

LAFAYETTE COUNTY BOARD OF SUPERVISORS

June 1st, 2026

5:00 PM

1. Call to Order
2. Approve Agenda
3. Approve minutes of regular meeting May 18th, 2026.
4. Accept jail meal log and affidavit from Jail Administrator per section 19-25-74.

AFFIDAVIT OF JOHNNY MCDONALD

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Before me personally appeared the undersigned, Johnny McDonald, who being known to me and first duly sworn, deposes and says as follows:

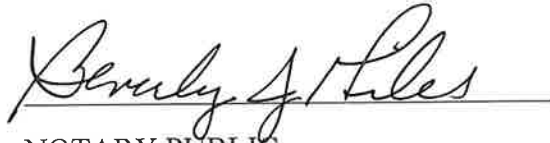
1. My name is Johnny McDonald. I am currently the Jail Administrator of the Lafayette County Detention Center. I was appointed to this position by Sheriff F.D. "Buddy" East on June 1, 2013.
2. As required by Miss. Code Ann. § 19-25-74, the Lafayette County Sheriff's Department maintains a log, showing the name of each prisoner, the date and time of incarceration and release, to be posted daily, which shall record the number of meals served to prisoners at each mealtime, and the hours of the day served (the "meal log").
3. I have reviewed invoice numbers **2000272819 and 2000273327** from Summit Foods in the amount of **\$7,811.55 and \$7,592.56**. These invoices are for the feeding of prisoners from **05/02/2026** to **05/15/2026**.
4. To the best of my knowledge, I find this invoice to be a true and correct match to the meal log in accordance with Mississippi Code Annotated § 19-25-74.
5. The meal log is being stored in the County Administrator's office and can be reviewed at any time.

Dated: 05/19/2026



Johnny McDonald

Sworn and subscribed before me this the 19th day of May, 2026.



NOTARY PUBLIC

My commission expires:

September 23, 2026



5. Approve claims docket for claim numbers

New Business

6. Consent Agenda:

a) Spread on the minutes monthly statement for Regions card. (Kate Victor)

Visa® Business

Credit Limit	\$16,500	Previous Balance	\$2,229.70
Available Credit	\$15,597	Payments	\$2,229.70
Billing Date	05/17/26	Credits	\$0.00
Days in Billing Cycle	30	Purchases/Other	
Payment Due Date	06/11/26	Debits/Other Fees	+\$902.81
Minimum Payment Due	\$10.00	Cash Advances	+\$0.00
		Interest Charges	+\$0.00
		Late Fees	+\$0.00
		New Balance	\$902.81

 LAFAYETTE CTY SHERIFF DE
 JOSEPH B EAST

 Account Number Ending In 7375
 Apr 18 - May 17, 2026

To ensure the proper credit, please include the payment coupon from this statement with your check. Failure to include this coupon can result in delayed processing and a late payment fee.

Interest Charges

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	Periodic Rate	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Interest Charge
PURCHASES	0.04587% (d)	16.740% (v)	\$0.00	\$0.00

 (d) Daily Periodic Rate
 (m) Monthly Periodic Rate
 (v) Variable Rate

001

200
571
\$220.00

200
475
\$682.81

Account Inquiries

Visit us online at www.regions.com	Call Customer Service, for Billing Inquiries or to Report a Lost or Stolen Card 1-800-253-2265 TTY 1-800-374-5791	Send Billing Inquiries To : P.O. BOX 216 BIRMINGHAM, AL 35201-0216	Mail Payments To : PO BOX 71075 CHARLOTTE, NC 28272-1075
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DETACH HERE: to ensure the proper credit, please include lower portion with your payment.

1075000220110689076100090281000010005

 REGIONS BANK
 P.O. BOX 11007
 BIRMINGHAM AL 35288-0001


Account Number Ending In	7375
Payment Due Date	06/11/26
Minimum Payment Due	\$10.00
New Balance	\$902.81


 REGIONS CREDIT CARD COMMERCIAL
 PO BOX 71075
 CHARLOTTE NC 28272-1075


 JOSEPH B EAST
 LAFAYETTE CTY SHERIFF DE
 PO BOX 1240
 OXFORD MS 38655-1240

**N0002253

Amount Enclosed \$ _____

 Make check or money order payable to:
Regions Bank

⑆ 500 206 161⑆ 0 2 20 1 10689076 1 ⑆ 20

Cardholder Activity

Tran Date	Post Date	Category	Reference Number	Transactions	Amount
04/17	04/20	8641	24073146107900014229583	THEIACP 703-8366767 VA	220.00 ✓
05/01	05/04	3604	24755426122271222939187	HILTON GARDEN INN 601-2613770 MS Check in Date: 04/29/26 Daily Rate \$0.00 Taxes: \$0.00	261.80 ✓
05/01	05/04	3604	24755426122271222939195	HILTON GARDEN INN 601-2613770 MS Check in Date: 04/29/26 Daily Rate \$0.00 Taxes: \$0.00	261.80 ✓
05/05	05/06	5812	24137466125500834032334	TST* YUL'S PLACE BILOXI MS	32.55 ✓
05/05	05/07	5812	24943006126425843514592	SALTGRASS BILOXI BILOXI MS	72.48 ✓
05/06	05/07	5811	24137466126500874429225	TST* THE OLE BILOXI FILLBILOXI MS	24.13 ✓
05/07	05/11	5814	24755426128171289128191	STARBUCKS 75395 BILOXI MS	30.05 ✓
05/08	05/11	0000	0020	PAYMENT - THANK YOU	2,229.70 CR

Anne M. Conerly

From: Alicia Watts
Sent: Thursday, April 16, 2026 9:52 AM
To: Purchasing Accountspayable
Subject: FW: Invoice/Order Confirmation

Line item 571



From: Joey East <jeast@lafayettesheriff.net>
Sent: Thursday, April 16, 2026 9:47 AM
To: Alicia Watts <AMWatts@lafayettesheriff.net>
Subject: FW: Invoice/Order Confirmation

From: The IACP <webteam@theiacp.org>
Sent: Thursday, April 16, 2026 9:14 AM
To: Joey East <jeast@lafayettesheriff.net>; nimbleinvoice@theiacp.org
Cc: Joey East <jeast@lafayettesheriff.net>
Subject: Invoice/Order Confirmation

You don't often get email from webteam@theiacp.org. [Learn why this is important](#)



**Order Confirmation
Receipt**

International Association of Chiefs of Police
PO Box 791852
Baltimore, MD 21279-1852 United States

Invoice / Order Number	Order 030
Date	4/16/2026

Phone: 703-836-6767
www.theiacp.org

IACP ID: 1771551

Joseph East
Sheriff
Lafayette County Sheriff's Department
711 Jackson Ave E
Oxford, MS 38655 United States

Hello Sheriff Joseph B East,

Order Summary

Memberships

Item	Quantity	Price	Total
Active Membership Dues - 1 Year	1	\$220.00	\$220.00

Total: \$220.00
Discount(s): \$0.00
Grand Total: \$220.00
Payment: \$220.00
Balance: \$0.00

Payment Summary

Date	Payment Details	Total Paid
4/16/2026	Credit Card — VISA Credit Card Last 4 Digits: 7375 Name on Card: Joseph B East	\$220.00

Thank you for your business!

You're all set, Leslie!

Confirmation number: 3451202019

We sent the details to s****s@lafayettesheriff.net.

Hotel Information



Hilton Garden Inn Hattiesburg

133 Plaza Dr
Hattiesburg, Mississippi 39402 USA
+1 601-261-3770

Stay Information

29 APR WED — **1** MAY FRI

Check-in: 3 pm

Check-out: 12 pm

Early check-in cannot be guaranteed. Contact the hotel to inquire about early check-in or late check-out.

Guest Information

Leslie Mills

Hilton Honors#:

Room 1 additional guest: Charles Jenkins

Room 2 additional guest: Scott Mills

2 rooms for 2 adults

Room and rate 1

1 King Bed \$238.00

Nami Ms State Confer

Room and rate 2

1 King Bed \$238.00

Nami Ms State Confer

Total room charge \$476.00

Total taxes \$47.60

Total for stay: \$523.60

Payment 7375 Nov 2027

Guarantee policy

There is a credit card required for this reservation.

Starbucks @
 Golden Nugget Biloxi
 Store # 75395
 151 Beach Blvd
 Biloxi, MS 39530
 (228) 436-7894

Saltgrass Steakhouse
 140 Beach Blvd
 Biloxi, MS 39530

Server: Taylor
 07:23 PM
 Table 30/1

DOB: 05/05/2026
 05/05/2026
 8/80007

Sale

75395007 Jessica

WS#: 2

CHK 3460
 5/7/2026 9:04 AM

To Go

1 HAM SWISS CROISNT 4.95
 Warmed
 1 SAUSG EGG & CHEDDR 5.25
 Warmed
 1 IMPOSSIBLE SAUSAGE 5.95
 Warmed
 1 BACON SAUSAGE 7.25
 Warmed

Subtotal \$23.40
 Tips \$5.01
 Tax \$1.64
 Payment \$30.05
 Change Due \$0.00
 VISA \$30.05
 XXXXXXXXXXXX7375

----- Check Closed -----
 5/7/2026 9:05 AM

Thank You!
 Please Visit Again Soon.
 Sign up for promotional emails
 Visit Starbucks.com/rewards
 Or download our app
 At participating stores
 Some restrictions apply

Sign here

Visa
 Card #*****7375
 Card Entry Method: NFC CHIP
 ***** ENV PURCHASE
 App Label:
 Mode:
 AID: a0000000031010
 TVR: 0000000000
 TSI:
 IAD: 06011203a00000
 ARC: 00

3145731

 VISA CREDIT
 Issuer

Approval: 09396G

Amount: \$62.04
 +Suggested Gratuity: \$10.44
 = Balance Due: \$72.48
 + Addl/Other Gratuity: 0
 = Grand Total: 72.48

I agree to pay the above
 total amount according to the
 card issuer agreement.

X [Signature]
 A suggested gratuity of 15% - 20%
 is customary. The amount of
 gratuity is always discretionary.

Guest Copy
 (REPRINT)

Yul's Place
530 Causeway Dr
Biloxi, MS 39532

Server: Ashley S
Check #34 Table T3
Guest Count: 6
Ordered: 5/4/26 8:05 PM

1 Fried Shrimp \$15.50
Fries
1 Boudin Eggrolls \$9.50

Subtotal \$25.00
Credit Card Surcharge (3.00%) \$0.75
Tax \$1.80
Tip \$5.00
Total \$32.55

Input Type C (EMV Chip Read)
VISA CREDIT xxxxxxxx7375
Time 8:38 PM
Transaction Type Sale
Authorization Approved
Approval Code 04537G
Payment ID PfgCftwmmjyR
Application ID A0000000031010
Application Label VISA CREDIT
Device ID 31e2eb180d3c893c
Card Reader BBPOS

JOSEPH EAST

Suggested Additional Tip:
+ 2%: (Tip \$0.50 Total \$28.05)
+ 3%: (Tip \$0.75 Total \$28.30)
+ 5%: (Tip \$1.25 Total \$28.80)
+ 7%: (Tip \$1.75 Total \$29.30)

Tip percentages are based on the check
price before discounts and taxes.

Thank You For Your Business!!!



The Ole Biloxi Fillin' Station
692 Howard Ave
Biloxi, MS 39530

Server: Erin P
Check #1 Table 2
Guest Count: 3
Ordered: 5/5/26 11:11 AM

1 Unsweet Tea \$3.00
1 Bacon Jam Burger \$16.00
French Fries

Subtotal \$19.00
Tax \$1.33
Tip \$3.80
Total \$24.13

Input Type C (EMV Chip Read)
VISA CREDIT xxxxxxxx7375
Time 11:42 AM
Transaction Type Sale
Authorization Approved
Approval Code 03735G
Payment ID RxXryWkNfmKg
Application ID A0000000031010
Application Label VISA CREDIT
Device ID 824276ea6f7f1199
Card Reader BBPOS

JOSEPH EAST

Powered by Toast

- b) Adopt resolution acknowledging the ninety-day delinquency list for solid waste accounts per section MS Code Section 19-5-22. (Kate Victor)

RESOLUTION

Upon Motion, Second, and by unanimous vote, a quorum being present, the following Resolution was adopted:

BE IT RESOLVED, pursuant to Senate Bill 2392 (2023), that amended, M.C.A., Section 19-5-22, the Lafayette County Board of Supervisors acknowledges the attached ninety (90) delinquency list ("Delinquency Notice") of its solid waste accounts, and shall provide a copy of this Resolution and attached Delinquency Notice to the Lafayette County Tax Collector no later than the tenth (10th) of this month, to be updated each succeeding month; further, that upon receipt of this Delinquency Notice, the County Tax Collector shall not issue nor renew a motor vehicle road and bridge privilege license for any motor vehicle owned by a person who is delinquent in the payment of their solid waste fees assessed and acknowledged by this Board.

Further, a copy of this Resolution and Delinquency Notice shall be transmitted to the Lafayette County Chancery Clerk, by electronic and other means as appropriate, to permit filing of any liens created by Section 19-5-22 pursuant to Section 1, (6) of the Statute.

Supervisor _____ voted _____

Supervisor _____ voted _____

Supervisor _____ voted _____

Supervisor _____ voted _____

Supervisor _____ voted _____

This the 1st day of June, 2026.

Board President

Attest: _____
Clerk of the Board

c) Approve deletion of fixed assets from inventory. (Kate Victor)

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 5/21/26
DEPARTMENT: CIRCUIT COURT

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
YALE PAPER FOLDING MACHINE

LOCATION: LAFAYETTE COUNTY CIRCUIT COURT

STICKER NUMBER: 102921
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

REASON FOR DELETION: BROKEN - OUT OF WARRANTY

NOTE: ALL ITEMS ABOVE LOCATED IN STAIRWELL ON EAST SIDE

Gulf Buob 5/21/2026
SIGNATURE OF DEPARTMENT HEAD DATE

Chuma Seneior, DC
Cal Vito 5/28/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: 102921
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: Chuma S.

LAFAYETTE COUNTY CAPITAL ASSET DELETION FORM

DATE: 5/21/26
DEPARTMENT: CIRCUIT COURT

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
YALE PAPER FOLDING MACHINE

LOCATION: LAFAYETTE COUNTY CIRCUIT COURT

STICKER NUMBER: 102921
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

STICKER NUMBER: _____
SERIAL NUMBER: _____

REASON FOR DELETION: BROKEN - OUT OF WARRANTY

NOTE: ALL ITEMS ABOVE LOCATED IN STAIRWELL ON EAST SIDE

Guff Buobh 5/21/2026
SIGNATURE OF DEPARTMENT HEAD DATE

Kelvin 5/28/26
COUNTY ADMINISTRATOR DATE

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes: _____
Retirement has been entered on Ledger: _____
Inventory Number: _____
Minute Book Number & Page: _____

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To: _____
Amount Received: _____
Receipt Number: _____
Junked-Received By: _____

- d) Authorize Friday, July 3rd, 2026 holiday closure of all County offices pursuant to Governor's proclamation. (Kate Victor)

STATE OF MISSISSIPPI

Office of the Governor



PROCLAMATION

WHEREAS, on July 4, 1776, the members of the Second Continental Congress adopted “The Unanimous Declaration of the Thirteen United States of America,” more commonly known as the Declaration of Independence, declaring to the British Crown why the Thirteen Colonies regarded themselves independent sovereign states and no longer subject to British rule. In this visionary document, Thomas Jefferson, its drafter, animated the new American Nation mooring it in two self-evident truths: [T]hat all men are created equal, [and thereby] endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the pursuit of Happiness;” and “Governments are instituted among men, deriving their just powers from the consent of the governed.” In ratifying and signing the Declaration of Independence, the delegates knew they were committing treason against the British Crown, and that death would be the punishment if captured. In the years that followed, a small rag-tag army of citizen soldiers under the command of General George Washington defeated the mightiest empire and professional army in the world and established the greatest Republic ever to exist; and

WHEREAS, in the words of John Adams to his beloved wife, Abigail, summarizing the events of July 4, 1776: “[T]he greatest Question was decided, which ever was debated in America, and a greater, perhaps, never was or will be decided among men. A Resolution was passed without one dissenting Colony ‘that these united Colonies, are, and of right ought to be free and independent States, and as such, they have, and of Right ought to have full Power to make War, conclude Peace, establish Commerce, and to do all the other Acts and Things, which other States might rightfully do...’”; and

WHEREAS, as recognized by President Ronald Reagan, July 4, 1776, launched “the American vision of creating a new nation of free people, a country that would be a light unto the nations, and a shining city upon a hill. . . . I know that you each will keep faith with that great American dream that burns within our souls and within the soul of every American”; and

WHEREAS, the tradition of annual patriotic celebrations on July 4th became widespread after the defeat of the British in the War of 1812, and Congress declared July 4th to be a federal holiday on June 28, 1870; and

WHEREAS, under the provisions of Mississippi Code § 3-3-7(1), the fourth day of July is recognized as Independence Day and declared a legal holiday in the State of Mississippi.

NOW, THEREFORE, I, Tate Reeves, Governor of the State of Mississippi, pursuant to the authority vested in me under the Constitution of the State of Mississippi and applicable statutes of the State of Mississippi, and consistent with the Federal holiday schedule, do hereby authorize the closing of all offices of the State of Mississippi on Friday, July 3, 2026, in observance of the two hundred and fiftieth birthday of the United States of America. GOD BLESS AMERICA!

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Mississippi to be affixed.

DONE in the City of Jackson, on the 28th day of April in the year of our Lord, two thousand and twenty-six, and of the Independence of the United States of America, the two hundred and fiftieth.



- e) Reappoint Brent Larson to Three Rivers Board of Directors for a term of five years.
(Kate Victor)

May 21, 2026

Lafayette County Board of Supervisors
Brent Larson, President
Post Office Box 1240
Oxford, MS 38655

Dear Board of Supervisors,

In accordance with the Three Rivers Planning & Development District, Inc. by-laws, Brent Larson's term on the Board of Directors ceases on July 1, 2026. This County Representative slot will serve for five years or until July 2031. The Board of Supervisors may take the following action:

- 1) Re-appoint Brent Larson for an additional five year term.
- 2) Appoint another Lafayette County Representative to replace Brent Larson.

Please take the necessary steps to fill this board position at your earliest convenience.

Please send a copy of the minutes with your appointed Board Member to Bonnie Kelley, Post Office Box 690, Pontotoc, MS 38863 or email to bkelly@trpdd.com

Thank you for your help and support.

Sincerely,



Vernon R. Kelley, III
Executive Director

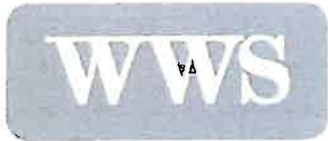
Three Rivers Planning & Development District serves as the fiscal and administrative agency for:

Three Rivers Solid Waste Management Authority
Three Rivers Area Agency on Aging (AAA)
Three Rivers CDE, Inc.
JMR, LLC

Three Rivers Community Investment, Inc.
The Mississippi Partnership for Workforce Development
GM&O Rails-to-Trails Recreational District of North Mississippi

Three Rivers Local Development Company, Inc.
Mississippi Access to Care (MAC)
Enhance Mississippi, LLC
The PUL Alliance

- f) Approve agreement with Watkins, Ward and Stafford for preparation of financial statements for the Lafayette County Reserve and Trust Fund. (Kate Victor)



WATKINS, WARD and STAFFORD
Professional Limited Liability Company
Certified Public Accountants

606 South 16th Street
Phone (662) 281-8900

Oxford, MS 38655
Fax (662) 281-8977

James L. Stafford, CPA
Harry W. Stevens, CPA
William B. Staggers, CPA
Michael W. McCully, CPA
R. Steve Sinclair, CPA
Marsha L. McDonald, CPA
Wanda S. Holley, CPA
Robin Y. McCormick, CPA/PFS
J. Randy Scrivner, CPA
Kimberly S. Caskey, CPA
Susan M. Lummus, CPA
Stephen D. Flake, CPA
John N. Russell, CPA

Anita L. Goodrum, CPA
Ricky D. Allen, CPA
Jason D. Brooks, CPA
Robert E. Cordle, Jr., CPA
Perry C. Rackley, Jr., CPA
Jerry L. Gammel, CPA
Clifford P. Stewart, CPA
Edward A. Maxwell, CPA
Bradley L. Harrison, CPA
Justin H. Keller, CPA
Dana R. Estes, CPA
April W. Posey, CPA
Lauren M. Bowen, CPA

May 4, 2026

The Board of Trustees

Lafayette County Reserve and Trust Fund

Oxford, MS

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for Lafayette County Reserve and Trust Fund.

We will apply the procedures described in the attachment to this letter to fulfill the Lafayette County Reserve and Trust Fund Board of Trustees' compliance in accordance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund. By signing this engagement letter, you agree to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement, which is to annually prepare a report setting forth in appropriate detail an accounting of the Fund and description of the financial condition of the Fund at the close of the 2026 Fiscal Year. We understand this engagement is required by Third Amended and Restated Trust Agreement dated July 6, 2021. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the AICPA. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. No other parties will be requested to agree to the procedures and acknowledge that the procedures performed are appropriate for their purposes. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the annual report in compliance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund. In addition, we have no obligation to perform any procedures beyond those to which you agree.

We plan to begin our procedures on approximately May 4, 2026 and, unless unforeseeable problems are encountered, the engagement should be completed by June 5, 2026.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Lafayette County Reserve and Trust Fund Board of Trustees. If we encounter restrictions in performing our procedures, we will discuss the matter with you. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. Our report is not expected to be restricted to the use of specified parties.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- You refuse to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- You fail to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the annual report of appropriate detail and description of the financial condition of the Fund, we will communicate such matters to you.

You are responsible for the annual report of appropriate detail of accounting and description of the financial condition of the Fund. In addition, you are responsible for providing us with (1) access to all information of which you or the appropriate party are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures, and (4) determining that the procedures herein listed are appropriate for complying with the laws followed under the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from the board that, among other things, will confirm the board's responsibility for the annual report of appropriate detail of accounting and description of the financial condition of the Fund in accordance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund.

Edward A. Maxwell, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

The fees for these services will be billed at our normal hourly rates. You will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. If significant additional time is necessary, we will discuss it with you and arrive at a fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 90 or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from knowing misrepresentations to us.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,



Edward A. Maxwell, CPA

Member

Watkins, Ward and Stafford, PLLC

Certified Public Accountants

RESPONSE:

This letter correctly sets forth the understanding of the Board of Trustees of the Lafayette County Reserve and Trust Fund.

By: _____

Title: _____

Date: _____



Lafayette County
MISSISSIPPI

300 North Lamar Blvd.
Oxford, MS 38655
662.234.6123
lafayettems.com

Brent Larson
District 1, President

John Morgan
District 2

Timothy Dale Gordon
District 3

Scott Allen
District 4

Greg Bynum
District 5, Vice President

Mike Roberts
Clerk of the Board
David O'Donnell
Board Attorney
Kate Victor
County Administrator

June 2, 2026

Watkins, Ward and Stafford, PLLC
606 South 16th Street
Oxford, MS 38655

In connection with your engagement to apply agreed-upon procedures to the Lafayette County Reserve and Trust Fund's compliance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund as of March 31, 2026, we confirm, to the best of our knowledge and belief, the following representations.

- 1) We acknowledge that we are responsible for complying with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund.
- 2) We are responsible for establishing and maintaining effective internal control over compliance.
- 3) We have provided you with all relevant information and access under the terms of our agreement.
- 4) We have disclosed to you all known matters contradicting our compliance with the specified requirements.
- 5) We have disclosed to you any communications from regulatory agencies, internal auditors, other independent practitioners or consultants, and others regarding possible noncompliance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund, including communications received between the date of our compliance with the specific requirements, March 31, 2026 and the date of your report, June 2, 2026.
- 6) We are not aware of any material noncompliance with the specified requirements.
- 7) We have disclosed to you all known events subsequent to the date of our compliance with the specified requirements, March 31, 2026, to the date of this letter and the date of your report, June 2, 2026, that would have a material effect on the specified requirements.

- 8) Our interpretation of Article 5.4 and Article 6.3(a)-(b) of the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund is as follows:

It is our interpretation that the five procedures described in the attachment to the engagement letter dated June 2, 2026 are sufficient to comply with Article 5.4 and Article 6.3 of the Third Amended and Restated Trust Agreement, dated July 6, 2021 of the Lafayette County Reserve and Trust Fund.

- 9) We have disclosed to you all known noncompliance with the Third Amended and Restated Trust Agreement dated July 6, 2021 of the Lafayette County Reserve and Trust Fund, including noncompliance occurring during or after the date of our compliance with the specified requirements, March 31, 2026.

Signature: _____

Title: _____

g) Approve and execute Certificate of Substantial Completion for a new Sheriff's Department Building. (Joel Hollowell)



**TRANSMITTAL
LETTER**

**PROJECT: A New Sheriff's Department Building
and Improvements at the Detention
Center— Phase 2 (Rebid 2)
Lafayette County Board of Supervisors
Oxford, Mississippi**

DATE: May 26, 2026

**TO: Joel Hollowell, Director of Development Services
300 North Lamar Boulevard
Oxford, MS 38655**

**ARCHITECT'S
PROJECT NO: 2020-30-2**

WE TRANSMIT:
 herewith under separate cover via
 in accordance with your request

FOR YOUR:
 signature distribution to parties information
 review & comment record use

THE FOLLOWING:
 Drawings Change Order Product Literature
 Specifications Application for Payment Shop Drawing / Submittals
 Contract Closeout Documentation Other

<u>COPIES</u>	<u>DATE</u>	<u>DESCRIPTION</u>
2	5/22/2026	AIA Document G704 – 2017 Certificate of Substantial Completion (signed by Architect)


REMARKS:

Joel,

**Please have Brent Larson sign and date both originals (on second page) and return to our office.
We will send you a fully executed copy once all Contract parties have signed.**

Thanks.

COPIES TO: FILE Howorth & Associates, Architects



BY: Paul A. Waddell, Assoc. AIA



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
A New Sheriff's Department Building and Improvements at the Detention - Center - Phase 2
711 Jackson Avenue
Oxford, Mississippi 38655

CONTRACT INFORMATION:
Contract For: General Construction

Date: 1/24/24

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: 5/22/26

OWNER: *(name and address)*
Lafayette County Board of Supervisors
Lafayette County Chancery Court Building
300 North Lamar Boulevard
Oxford MS 38655

ARCHITECT: *(name and address)*
Howorth Architects, P.A. d/b/a Howorth & Associates Architects
800 North Lamar Boulevard, Suite 4
Oxford, Mississippi 38655

CONTRACTOR: *(name and address)*
Flagstar Construction Company, Inc
2006 Aspen Cove
Brandon, Mississippi 39042

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*
The Work of the entire Contract, except as stated below.



ARCHITECT *(Signature)*

BY: Thomas S. Howorth, FAIA, President
(Printed name, title, and license number if required)

*Wednesday, May 20,
2026*

*Date Of Substantial
Completion*

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Substantial Completion Punch List, dated 5/21/26.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$25,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)
The Owner is responsible for security, maintenance, heat, utilities, damage to the Work and insurance.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR *(Signature)* **BY: R. Lee Kittrell, Vice-President** _____
(Printed name and title) *Date*

OWNER *(Signature)* **BY: Brent Larson, President** _____
(Printed name and title) *Date*



May 21, 2026

**A New Sheriff's Department Building
and Improvements at the
Detention Center— Phase 2 (Rebid 2)
Lafayette County Board of Supervisors**

SUBSTANTIAL COMPLETION INSPECTION PUNCH LIST

Professional's Punch List Inspection: May 20, 2026

ITEMS REQUIRING COMPLETION OR CORRECTION ARE AS FOLLOWS:

GENERAL:

- 1) Perform Final Cleaning per Section 01 77 00 in the Project Manual. Remove all waste materials, rubbish, tools and equipment from site. Remove any remaining temporary facilities and controls.
 - a) Clean and remove paint from all aluminum windows and other prefinished items not scheduled to be painted (e.g. – door hardware, cabinet hardware, electrical devices, cover plates, thermostats, diffusers, grills, light fixtures, etc.).
- 2) Deliver specified number of master keys, cylinder change keys, and blanks per lock to Owner, for all door locks in the building. Tag, label, and organize keys in key control cabinet.
- 3) Deliver all attic stock/extra materials to Owner. Refer to individual Sections in Div 9 of the Project Manual for specific quantities required.
- 4) Submit As-Built Project Record Documents, O&M Manuals and Warranties per Section 01 77 00 in the Project Manual. Deliver two (2) printed and bound hard copies and one (1) electronic copy on USB drive to the Professional who will transmit to the Owner.
 - a) If Owner's signature is required for roof Warranty, provide hard copies of Warranty for Owner to sign and return.
- 5) Provide Demonstration and Training per Section 01 77 00 and requirements in individual Sections of the Project Manual for the following systems and equipment:
 - a) 11 41 21 - Walk-in Coolers/Monitoring Alarm System.
 - b) All Div 23 Equipment for HVAC System.
 - c) 23 09 23 - Direct Digital Control System for HVAC.
 - d) 26 32 14 – Natural Gas Generator.
 - e) 28 31 00 – Fire Alarm System.
- 6) Provide third-party testing and certification of Fire Alarm System per Section 28 31 00.

- 7) Ensure that an ARC FLASH WARNING LABEL is affixed to all panelboards and electrical disconnect switches. Provide engraved nameplates on electrical equipment. Refer to the warning label detail (1-E0.1).
- 8) Complete Testing, Adjusting, and Balancing of HVAC system and submit reports per Section 23 05 93.
- 9) Have all fire extinguishers inspected and tagged (current tags are from January 2025).
- 10) Install vinyl reducer strips at all tile carpeting to LVT transitions at interior door thresholds.
- 11) Apply color match caulk to fill joints at all locations where LVT flooring is cut to fit around structural columns and H.M. door frames.

SITework:

- 1) Establish permanent stand of grass on slope North of building and at all disturbed area inside security chain-link fence.
- 2) Perform video inspection of all new storm drain piping 8-inches in diameter or greater and submit copy of video to Engineer, per Section 33 41 00. Repair any storm drain pipe found to be damaged, oval or egg shaped, and/or out of line horizontally or vertically.
- 3) Clean and remove excess grout and touch up areas where powder coat finish is damaged on modified guardrail sections at NW and SW corners of parking lot.
- 4) Install concrete collar around raised sanitary sewer cleanout next to curb on S. side of driveway to garage.
- 5) Replace broken cast iron grate at Inlet No. 2 in parking lot.

BUILDING EXTERIOR:

- 1) South Elevation
 - a) Touch up main entry door
 - b) Exterior GFCI receptacle cover shall be weatherproof while in use cover, constructed of die-cast metal.
 - c) Seal leaking joint in rear gutter of large aluminum canopy over main entrance (Door 107).
 - d) Repair or replace damaged splash block next to staff entrance door (103).
 - e) Install polymeric sand blend with #9 aggregate to consolidate pavement joints and prevent aggregate loss along dripline of cornice at entry plaza.
 - f) Seal downspout connections to rear gutter at canopies.
 - g) Seal perimeter joint between H.M. frame and brick at door to E. stair (130C).
 - h) Remove mortar and apply sealant to joints at ends of cast stone lintel on second floor double window and window immediately E. of the double window over main entrance.
 - i) Remove and reapply sealant to joints at ends of cast stone lintels on ground floor windows. Before reapplying sealant, scribe profile of lintel onto face of brick and use as

guide. Follow profile as closely as possible and do not allow sealant to spread beyond profile line.

2) West Elevation

- a) Install FDC sign at Fire Department Connection.
- b) Install chain and padlock at WPIV.
- c) Seal perimeter joint between H.M. frame and brick at door to W. stair (B201A).

3) North Elevation

- a) Pipe penetrations need to be sealed – Mechanical and Electrical.
- b) Exterior GFCI receptacle cover shall be weatherproof while in use cover, constructed of die-cast metal.
- c) Install cover plate at security camera rough-in next to door to E. stair (130A).
- d) Seal perimeter joint between H.M. frame and brick at door to E. stair (130A).
- e) Seal annular space at gas pipe penetration next to gas meter.
- f) Install gate posts, gates, and hardware at West end of equipment yard.
- g) Seal perimeter joint between H.M. frame and brick at Door at E. end of equipment yard (B21B).
- h) Reinstall pipe insulation where outflow condenser water piping was cut and new flange installed to replace coil section of fluid cooler.

4) East Elevation

- a) Install cover plate at security camera rough-in next to door to Sheriff's office (110B).
- b) Seal perimeter joint between H.M. frame and brick at door to Sheriff's office (110B).
- c) Seal open joints at ends of cast stone lintels on second floor windows.
- d) Seal joint between aluminum subsill and cast stone sill at N. window on ground floor.
- e) Remove and reapply sealant to joints at ends of cast stone lintels on ground floor windows. Before reapplying sealant, scribe profile of lintel onto face of brick and use as guide. Follow profile as closely as possible and do not allow sealant to spread beyond profile line.

5) Roof

- a) Install missing endcaps on top rails at access ladder between upper and lower roofs.

B2 BASEMENT FLOOR:

1) B200 Garage:

- a) 4" Sanitary sewer needs escutcheon ring
- b) Seismic cables need to be trimmed
- c) (1) low voltage box missing cover plate at starters

- d) Replace broken temperature probes on overhead condenser water piping next to pumps.
 - e) Repair damaged/chipped areas along edge of raised walk. Rub all exposed vertical faces of concrete at level changes.
 - f) Install J-mold at exposed edges of sheetrock at base of outside wall corners.
 - g) Replace weldless lock-link hand chain with welded chain for manual operation of O/H door.
 - h) Seal concrete floor.
- 2) B201 Stair:
- a) Patch and fill areas at inside corners under landing where ICF and/or concrete are exposed. Finish flush with adjacent gypsum board and/or steel. Paint to match adjacent surfaces.
- 3) B202 Fire Riser (Storage): No deficiencies observed.
- 4) B203 Lobby:
- a) Install stop at door to garage (B200B)
 - b) Move door stop at storage room door (B202) so that door handle does not contact wall.
 - c) Install reducer strip at exposed edge of LVT at door to garage.
 - d) Top of door to stair (B201B) rubbing against frame.
 - e) Touchup paint sprinkler piping near S. sprinkler head.
- 5) B204 Elevator: No deficiencies observed.
- 6) B205 Mechanical / Electrical:
- a) Replace broken temperature probe on water piping next to boiler.

B1 BASEMENT FLOOR:

- 1) B01 Stair: No deficiencies observed.
- 2) B02 Electrical:
 - a) Seal annular space at all floor penetrations with fire barrier sealant.
- 3) B03 Lobby: No deficiencies observed.
- 4) B05 Communications (Storage): No deficiencies observed.
- 5) B06 Evidence Storage:
 - a) Seal open joint under wall base at floor transitions with color match caulk.
- 6) B07 Storage (Special Ops):
 - a) Re-key cylindrical storeroom lockset on door per ASI#1.

- 7) B08 Armory: No deficiencies observed.
- 8) B10 Men's Lockers:
 - a) Repair chipped/damaged wood veneer at top latch side corner of door (B10).
- 9) B11 Toilet: No deficiencies observed.
- 10) B12 Shower:
 - a) Excessive grout or drywall mud on floor
 - b) Add strobe tied to fire alarm system.
 - c) Fix leaking shower head.
- 11) B13 Toilet: No deficiencies observed.
- 12) B14 Shower:
 - a) Excessive materials on floor
 - b) Mount robe hook H-1 (American Specialties, Inc. Model #7340-S) on wall outside shower (seat side) at 48" A.F.F.
 - c) Add strobe tied to fire alarm system.
 - d) Fix leaking shower head.
- 13) B15 Women's Lockers:
 - a) Install dome stop so that door does not hit lockers.
 - b) Remove and reinstall wall base at outside corner.
- 14) B16 Janitor:
 - a) Install FRP and caulk at mop sink.
- 15) B17 E911 Communications / Equipment:
 - a) Door missing bumpers.
 - b) Add strobe tied to fire alarm system.
- 16) B18 E911 Operations Center:
 - a) Repair/adjust soft close mechanisms in drawer slides so that all drawers soft close.
 - b) Repair chipped/damaged wood veneer at hinge side edge of door (B18).
- 17) B19 Evidence Storage:
 - a) Seal open joint under wall base at transitions in floor level with color match caulk.
- 18) B19A (North) Cooler:
 - a) Set cooler temperature to 40 degrees F and set alarms for 5 degrees F above or below specified temperature.

19) B19B (South) Cooler:

- a) Set cooler temperature to 40 degrees F and set alarms for 5 degrees F above or below specified temperature.

20) B21A Corridor (South):

- a) Relocate dome stop at storage room door (B05) so that lever handle on door does not hit pass-through lockers.

21) B21B Corridor (Northeast):

- a) Reduce discharge pressure on drinking fountain bubblers so that water does not overshoot drain basins.

22) B22 Toilet: No deficiencies observed.

23) B23 Toilet:

- a) Excessive materials on floor
- b) Ceramic needs cleaning (marks)

24) B24 E911 Office: No deficiencies observed.

GROUND FLOOR:

1) 100 Patrol:

- a) Sash lock catches when closing S. window in W. wall.

2) 101 Stair: No deficiencies observed.

3) 102 Electrical:

- a) Panels need internal and external labels.
- b) Door frame missing bumper.

4) 103 Lobby:

- a) Provide door closer with DSHO – Door Saver (Limiting Stop) Hold Open Arm at entrance door (103).
- b) Caulk joint between structural column and edge of sheetrock.
- c) Fix popped up floor tile at door to W. stair (101).

5) 104 Communications: No deficiencies observed.

6) 105 Uniform Storage (Admin. Asst.):

- a) Window missing part of sash lock.

7) 106 Reception:

- a) Repair/adjust soft close mechanisms in drawer slides so that all drawers soft close.

- 8) 107 Waiting:
- a) Install missing quarter round trim at LVP accent wall.
 - b) Tighten or replace loose toggle bolt at bottom right star rosette on cast aluminum seal.
 - c) Provide door closers with DSHO – Door Saver (Limiting Stop) Hold Open Arm at entrance doors (107).
 - d) Straighten crooked edges on painted accent striping (primarily on black stripe).
- 9) 108 Interview: No deficiencies observed.
- 10) 109 Administrative Assistant (Chief Deputy):
- a) Sash lock on window misaligned, won't fully engage.
- 11) 110 Sheriff:
- a) Remove panel sign outside restroom (at Sheriff's request).
- 12) 111 Toilet:
- a) Floor has excessive grout.
 - b) Mount robe hook H-1 (American Specialties, Inc. Model #7340-S) on wall outside shower at 48" A.F.F. (Verify which side Sheriff prefers).
 - c) Fix leaking shower head.
 - d) Valve that switches between wall shower and hand shower does not work.
 - e) Fix leaking condensate drain above ceiling at lavatory and replaced damaged ceiling panels.
 - f) Cracked ceiling panel at exhaust fan. Check exhaust fan support above ceiling.
- 13) 112 Chief Deputy (Exec. Asst.): No deficiencies observed.
- 14) 113 Break Room:
- a) Floor cleanout needs to be adjusted and caulked.
- 15) 114 Janitor:
- a) Mop sink caulk and FRP.
- 16) 115 Major:
- a) Ceiling tile needs changing due to drinking fountain leak.
- 17) 116 Major (Special Ops Captain):
- a) Touchup paint at head of window.
- 18) 117 Administrator (Open/Office):
- a) Sash lock catches when closing window.
- 19) 118 Office (Captains): No deficiencies observed.

- 20) 119 Records Clerk (Lieutenants): No deficiencies observed.
- 21) 120 Captain / Lieutenant (Sergeants): No deficiencies observed.
- 22) 121 Toilet (Patrol):
- a) Repair belly in sheetrock under light switch.
- 23) 122 Toilet (Admin):
- a) Red spacer tabs exposed in ceramic wall tile.
- 24) 123 Storage (Uniform Storage):
- a) Re-key cylindrical classroom lockset on door per ASI#1.
- 25) 124A Corridor (Southwest-Secure):
- a) Corners need touch up paint
 - b) Fix popped up floor tile at reception desk.
- 26) 124B Corridor (East-Secure):
- a) Install room identification panel sign at Office 109.
- 27) 124C Corridor (North): No deficiencies observed.
- 28) 125 Conference: No deficiencies observed.
- 29) 126 Corridor (Southeast-Unsecure): No deficiencies observed.
- 30) 127 Toilet (Public):
- a) Stained ceiling panel over door.
- 31) 128 Men's Restroom: No deficiencies observed.
- 32) 129 Women's Restroom:
- a) Stained ceiling panel in handicapped toilet stall.
 - b) Damaged ceiling grid in non-handicapped toilet stall.
- 33) 130 Stair (East):
- a) Patch and fill areas at inside corners under landings where ICF and/or concrete are exposed. Finish flush with adjacent gypsum board and/or steel. Paint to match adjacent surfaces.
 - b) Lock on security door does not lock properly (per Johnny).
 - c) Install reducer strip at exposed edge of LVT at security door.
 - d) Complete painting of security door and frame on jail side of door.

SECOND FLOOR:

- 1) 200 Training:
 - a) Fix warped/misaligned stop on E. side of middle window in N. wall.
- 2) 201 Stair:
 - a) Missing stops on N. window in W. wall.
- 3) 202 Electrical:
 - a) Seal annular space at all floor penetrations with fire barrier sealant.
 - b) Remove and reinstall LVT flooring around condenser water piping penetrations. Cut tile to fit tighter to pipe insulation and extend flooring to area between piping and wall. Seal remaining joint with color match caulk.
- 4) 203 Lobby:
 - a) Trim wall base at joint between structural column and edge of sheetrock so that end of base is flush with edge of sheetrock. Apply color match caulk as needed to fill open joint.
- 5) 204 Communications: No deficiencies observed.
- 6) 205 A/V Equipment: No deficiencies observed.
- 7) 206 Training Officer: No deficiencies observed.
- 8) 207 Conference:
 - a) Fix loose latch on W. window.
 - b) Repair/adjust soft close mechanisms in drawer slides so that all drawers soft close.
- 9) 208 Chief Investigator:
 - a) Fix gap between tile carpeting and structural column at NW corner.
- 10) 209 Interview:
 - a) Repair damaged sheetrock and touchup paint at SE corner.
- 11) 210 Investigators:
 - a) Repair chipped/damaged wood veneer at bottom of view panel in door (210).
 - b) Install vinyl reducer strip where tile carpeting transitions to LVT at hallway 217.
 - c) Tighten screws on sash lock and bumper pad at top and bottom sashes on SW window.
 - d) Sash lock catches when closing SE window.
 - e) Part of sash lock on upper sash is installed backwards on S. window in E. wall.
 - f) Tighten loose stops on middle window in E. wall.

12) 211 Office (Digital Forensics):

- a) Clean and remove scuff marks from base at N. wall.

13) 212 Office:

- a) Sash lock catches when closing window.
- b) Clean and remove scuff marks from base at S. wall.

14) 213 Janitor:

- a) Install FRP at mop sink.
- b) Walls need second coat of paint.

15) 214 Break Room:

- a) Repair/adjust soft close mechanisms in drawer slides so that all drawers soft close.
- b) Install dome stop so that door does not hit ice machine.

16) 215 Table & Chair Storage:

- a) Lights aren't turning off automatically.

17) 216A Corridor (West):

- a) Fix popped up floor tile at 3-way intersection behind table and chair storage.
- b) Fill open joint between end/bottom of wall base and edge of sheetrock with color match caulk at structural column at NW corner of 3-way intersection behind table and chair storage.
- c) Damaged ceiling grid above door to investigators' office (217).

18) 216B Corridor (Northeast): No deficiencies observed.

19) 217 Corridor (Southeast-Investigators): No deficiencies observed.

20) 218 Men's Restroom:

- a) Walls need grout repair.

21) 219 Women's Restroom: No deficiencies observed.

22) 220 Stair (East):

- a) Lock on security door does not lock properly (per Johnny).
- b) Install reducer strip at exposed edge of LVT at security door.
- c) Install door pull on jail side of security door.
- d) Install end caps on cut ends of existing handrails.
- e) Complete painting of security door and frame on jail side of door.

**END OF SUBSTANTIAL COMPLETION
INSPECTION PUNCH LIST**

- h) Travel authorization for Deputy Justice Court Clerk to Continuing Education Seminar for court interpreter credentialing program. (Sherrita Harris)



STATE OF MISSISSIPPI
ADMINISTRATIVE OFFICE OF COURTS
COURT INTERPRETER CREDENTIALING PROGRAM

CONTINUING EDUCATION SEMINAR
REGISTRATION FORM

DATE: June 15, 2026

Time: 8:00 a.m. - 5:00 p.m.
Mississippi State Supreme Court

LOCATION: 450 High Street
Jackson, MS 39201
Room: First Floor Training Room

REGISTRATION: FREE* REGISTRATION DEADLINE: June 8, 2026

PLEASE PRINT THE FOLLOWING INFORMATION:

Name: Gracie Suarez

Mailing Address: 84 CR 103
Oxford, MS 38655

Phone Number: 901-299-8504

E-mail (required): gsuarez@lafayettecoms.com

Mississippi Court Interpreter Identification Number:

Lunch and snacks will be provided.

Please send this completed form to via mail or email:

ADMINISTRATIVE OFFICE OF COURTS
COURT INTERPRETER CREDENTIALING PROGRAM

ATTN: DEENIE MILLER
P.O. BOX 117 JACKSON, MS 39205

deenie.miller@courts.ms.gov

**This Seminar is only open to Mississippi Certified and Registered Court Interpreters in good standing with the Administrative Office of Courts Court Interpreter Credentialing Program.*

If you have any questions, please contact Deenie Miller at deenie.miller@courts.ms.gov.

- i) Travel authorization for Sheriff to attend MS Sheriff's Association Summer conference in Biloxi, MS on 6/1/26-6/5/26. (Sheriff Joey East)
- j) Travel authorization for deputy to travel to MLEOTA Training Academy for interview and interrogation course on 6/2/26 – 6/5/26. (Sheriff Joey East)
- k) Travel authorization for three (3) deputies to attend 2026 MLEOA Summer Conference and Patrol Level CQB and Room Clearing Training in Biloxi, MS on 5/31/26-6/5/26. (Sheriff Joey East)
- l) Travel authorization for SRO's to attend 27th Annual Safe Schools Training Conference in Orange Beach, Al on 6/1/26 – 6/5/26. (Sheriff Joey East)
- m) Travel authorization for one deputy to attend MLEOTA Four Day Interview and Interrogation Course in Pearl, MS on 6/2/26-6/5/26. (Sheriff Joey East)
- n) Travel authorization for two deputies and IT Director to travel to Harrison County Live Crime Center tour and information gathering on 6/8/26-6/9/26. (Sheriff Joey East)

Translate

Conferences

Summer 2026

June 1-5, 2026

Golden Nugget
151 Beach Blvd.
Biloxi, MS 39530

Vendor Registration - FULL.

To make reservations call 1-800-777-7568, and identify yourself as participants of Mississippi Sheriffs' Association, group code (**S260300.**) or you may click on this link (*no group code needed if you use this link*):

<https://goldennuggetbiloxi.reztrip.com/ext/promoRate?property=1262&mode=b&pm=true&sr=948239&vr=3>

You must present a credit card number to hold your reservations.

Luxury King Rooms- \$119.99 + tax and resort fee
Luxury Two Queen Rooms- \$139.99 + tax and resort fee

The hotel does not take personal or company checks as method of payment on check-in day. Credit card or debit card is the only valid form of payment accepted at check-in. You must present your county tax I.D. document in-order for taxes to be waived.

The last day to make reservations will be **May 11, 2026.**

Please do not wait till the last minute to book your room. Once the room block is filled you will not be able to get the contract price.



COMMITTED TO
EXCELLENCE
IN LAW ENFORCEMENT

MLEOA
Conference

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 **MLEOA 2026 Summer Conference May 31st**
– June 5th, 2026 

[Jump to Registration](#)

The **Mississippi Law Enforcement Officers Association (MLEOA)** is proud to announce the **2026 Summer Conference**, taking place **May 31st – June 5th, 2026**.

This year’s conference will feature multiple training tracks designed to benefit officers



and public safety personnel across several disciplines. Training opportunities will include:

- ◆ **Motors**
- ◆ **K9**
- ◆ **Dispatch**
- ◆ **Firearms**
- ◆ **Patrol Level CQB (Close Quarters Battle)**

This conference will provide valuable training, networking opportunities, and professional development for law enforcement professionals across the state. More details on **registration, lodging, and the full training schedule** will be released soon.

Make plans now to attend and train with fellow professionals from across Mississippi!

\$100 conference fee is required **BEFORE** you attend. [Click here](#) to make a payment in another window. You may still register below before paying conference fee.

2026 Conference will be held at the Hollywood Casino, Gulf Coast

The \$109.00 room **discount code is S06CR26** and has extended to May 13 with no exceptions!

Hotel Check-In: 4:00 PM

🚫 Please note there will be NO early check-in available on May 31.

[Join today](#) if you are not a member!

Registration is now open. Choose your training below.

Need to pay conference fee? [Click here](#).

[Click here](#) to join today!



Motors Rodeo

+ Course Description

+ Objectives / Equipment

Register for Motors



Combat Shooting Course

+ Course Description

+ Objectives / Equipment

Register for Combat Shooting



Patrol Level CQB Training

+ Course Description

+ Objectives / Equipment

Register for CQB



K9 Training

+ Course Description

+ Objectives / Equipment

Register for K9



Dispatch Training

+ Course Description

Register for Dispatch

TAASRO 2026 Schedule

27th Annual "Safe Schools" Training Conference

June 1-5, 2026, Orange Beach Event Center, 4671 Wharf Parkway, AL 36561

All Times are Central Standard Time

Sunday, May 31, 2026

8:00 am - **NASRO Basic Course** - Orange Beach Middle and High
5:00 pm School 23908 Canal Road, Orange Beach, Alabama 36561

Early Registration - Orange Beach Event Center

3:00 pm -
6:00 pm

Monday, Jun 1, 2026

7:00 am Conference Registration will be held at Orange Beach
- 7:45 Event Center
am

8:00 am **Opening Ceremony**
- 9:00
am

9:00 am - Keynote **Kristina Anderson**, Virginia Tech Survivor
12:00 pm Speaker Koshkafoundation.com

12:00 pm Working
- 1:00 pm Lunch

1:00 pm - Keynote **James Englert**, *NASRO 1st Vice President*
3:00 pm Speaker *Deputy Sheriff, Douglas County Sheriff's Office*
Arapahoe High School Shooting 12/2013

Tuesday, Jun 2, 2026

8:00 am - Keynote **National Threat Assessment**
10:00 am Speaker **Center, NTAC**
Behavior Threat Assessment Management

10:00 am - Keynote **Jonathan Grusing**, *Former FBI Special*
12:00 pm Speaker *Agent*
The Most Dangerous Behaviors & You

12:00 pm - Working
1:00 pm Lunch

1:00 pm - Keynote **SST, Safer Schools Together**
3:00 pm Speaker *Radicalized Communities: Decoding Digital Leakage to*
Prevent Real-World Tragedy

Wednesday, Jun 3, 2026

8:00 am - Keynote **Dr. Bernard James**
12:00 pm Speaker *School Law Updates*

No Lunch

8:00 am - Breakout **Educator Active Shooter Experience**
 12:00 pm Session *(Separate registration \$25) _*

Family Night at Waterville
 6:30 pm - *(Must have conference ID) (5 per attendee) (Extra tickets \$10ea)*
 9:30 pm

Thursday, Jun 4, 2026

8:00 am - Keynote **FBI Field Office Birmingham and**
 9:00 am Speaker **Mobile**
Community Outreach

9:00 am - Keynote **ALSDE State Updates**
 12:00 pm Speaker **SchoolDog - State EOP Platform**
Fusion Center Updates
GeoComm- State Mapping Platform

12:00 pm - Working
 1:00 pm Lunch

1:00 pm - Meeting **TAASRO Business Meeting/Elections**
 3:00 pm **Regional Meetings/ Educator Updates**
Installation of Officers

Friday, Jun 5, 2026

8:00 am - Keynote Speaker **Aaron Stark** *"I was almost a School*
 10:00 am *Shooter"*

<https://www.apbspeakers.com/speaker/aaron-stark/>

Note: Classes and meeting times are subject to change
 Visit www.taasro.org for conference updates
 NASRO Basic Course Begins Sunday, May 31, 2026, at 8:00 CST

Orange Beach Middle & High School
 23908 Canal Road
 Orange Beach, Alabama 36561
 All other NASRO Courses will start on Monday, June 1, 2026.
 The time and location will be announced at the conference
 opening.

- o) Approve and authorize Board President to execute Amendment #1 to MOU between MS DFA and Lafayette County for SB2468 authorizing funding from 2024 Local Improvements Projects Fund. (Kate Victor)

**AMENDMENT #1 TO
MEMORANDUM OF UNDERSTANDING
BETWEEN
THE MISSISSIPPI DEPARTMENT OF FINANCE AND ADMINISTRATION (DFA)
AND
LAFAYETTE COUNTY (COUNTY)**

WHEREAS, Section 10(ji), Senate Bill 2468, 2024 Regular Legislative Session, authorized expenditures from the 2024 Local Improvements Projects fund in an amount not to exceed \$500,000.00 for the purpose of paying costs associated with crisis intervention beds for the Regional Mental Health Center; and

WHEREAS, on or about February 5, 2025, DFA and the County executed a Memorandum of Understanding (MOU) memorializing the terms and conditions under which the DFA may disburse said funds to the County; and

WHEREAS, pursuant to the MOU, on or about February 5, 2025, said funds were disbursed to the County; and

WHEREAS, Section 1(ji), House Bill 1653, 2026 Regular Legislative Session, amended Senate Bill 2468 to provide that said funds are for the purpose of paying costs associated with making facility improvements, including, but not limited to, a heater/chiller for the Regional Health Center.

NOW THEREFORE, IT IS HEREIN AGREED AMONG THE PARTIES AS FOLLOWS:

1. Pursuant to House Bill 1653, the \$500,000.00 disbursed by DFA to the County shall be used for the purpose of paying costs associated with making facility improvements, including, but not limited to, a heater/chiller for the Regional Health Center.
2. All terms and conditions established under the original MOU shall continue in full force and effect, and the County agrees to expend said funds for the lawfully designated purpose.

The parties hereto have caused this Amendment #1 to Memorandum of Understanding to be executed on the date of last signature below by their duly authorized representatives.

LIZ WELCH ,
EXECUTIVE DIRECTOR
MISSISSIPPI DEPARTMENT OF FINANCE AND ADMINISTRATION

DATE : _____

BRENT LARSON, BOARD PRESIDENT
LAFAYETTE COUNTY

DATE: _____

p) Spread on the minutes two position changes at Detention Center. (Sheriff Joey East)



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Detention Center

Employee Name: Jeremiah Carter

New Employee Existing

Full Time Part Time

Current Salary: \$21.⁷³/hr - \$47,622⁴⁰/yr

Current Position: Jailor

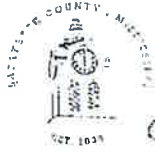
New Salary: \$22¹²/hr - \$48,492⁸⁰/yr

New Position: Assistant Supervisor

Effective Date of Hire: April 1, 2024

Signature of Department Head: [Signature]

Date Board approved: _____



Lafayette County

MISSISSIPPI

New Hire/Change in Position Form

Department: Lafayette County Detention Center

Employee Name: Owen Grasher

New Employee Existing

Full Time Part Time

Current Salary: \$21⁰³/hr \$46,088⁰⁰/yr

Current Position: Jailor

New Salary: \$26¹³/hr \$4633³³/month \$55,600⁰⁰/yr

New Position: Transport Officer

Effective Date of Hire: 06/01/2026

Signature of Department Head: Johnny McDonald

By Brenda Morgan

Date Board approved: _____

q) Spread on the minutes acceptance of Patrick Leahy Bullet Proof Vest grant award in amount of \$7,428.49. (Sheriff Joey East)



NEWS from BJA

OFFICE OF JUSTICE PROGRAMS • BUREAU OF JUSTICE ASSISTANCE

Dear Applicant,

The Office of Justice Programs' Bureau of Justice Assistance (BJA) is pleased to inform you that your jurisdiction will receive an award under the fiscal year (FY) 2025 Bulletproof Vest Partnership (BVP) program. These funds have been posted to your account in the BVP System. A complete list of FY 2025 BVP awards is available online here: <https://bja.ojp.gov/funding/fy25/bvp-awards.pdf>

Important: Jurisdictions must be registered and include updated banking information in the [System for Award Management \(SAM\)](#) to receive reimbursement. For more information about renewing and updating your existing SAM registration, or registering in SAM as a new entity, please visit <https://sam.gov/contacthelp>.

The FY 2025 award may be used for National Institute of Justice (NIJ) compliant armor-vests which were ordered after April 1, 2025. The deadline to request payments from the FY 2025 award is August 31, 2027 or until all available funds have been requested. Awards will not be extended past that date, and any unused funds will be forfeited.

As a reminder, body armor-vests purchased with BVP funds must have been tested through the [NIJ Compliance Testing Program](#) and found to comply with the most current NIJ body armor standards, appear on the [NIJ Compliant Products List](#) as of the date the body armor was ordered, be uniquely fitted, and be made in the United States. In addition, a written mandatory wear policy for uniformed patrol officers must have been in place at the time of application.

The federal portion of the costs for body armor-vests purchased under the BVP Program may not exceed 50 percent. However, jurisdictions may request a financial or natural disaster hardship waiver during the payment request process and receive up to 100 percent of the cost of each body armor-vest submitted for reimbursement. Additional information regarding match waivers can be found in the [BVP FAQs](#). Detailed instructions on the process for requesting a waiver and the documentation required can be found in the [Submitting Payment Requests in BVP User Guide](#).

Please contact the BVP Help Desk at 1-877-758-5787 or email vests@usdoj.gov if you have any questions regarding the above information. Please also visit the [BVP website](#) for additional information regarding the BVP Program.

Sincerely,

BVP Program Support Team
Bureau of Justice Assistance

Application Summary

Date Submitted to BVP: 12/30/25

Application Status: Approved by BVP

Application Summary for FY 2025 Regular Fund

Applicant	Quantity	Total Cost	Date Submitted	Status
LAFAYETTE COUNTY II	11	\$16,099.16	12/30/25	Approved by BVP View Details
Grand Totals:	11	\$16,099.16		

Award Summary for FY 2025 Regular Fund

Funds Type	Eligible Amount	Award	Date Approved	Status
Regular Fund	\$16,099.16	\$7,428.49	05/14/26	Approved by BVP
Grand Totals:	\$16,099.16	\$7,428.49		

- r) Approval and adoption of Resolution Approving Tax Pledge Agreement for The Lamar Tax Increment Financing Plan. (Kate Victor)

There came on for consideration the matter of approving a tax pledge and security agreement in connection with the issuance of tax increment financing bonds by the City of Oxford, Mississippi, and after a discussion of the subject matter, Supervisor _____ offered and moved the adoption of the following resolution:

RESOLUTION OF THE BOARD OF SUPERVISORS OF LAFAYETTE COUNTY, MISSISSIPPI APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TAX PLEDGE AND SECURITY AGREEMENT WITH THE CITY OF OXFORD, MISSISSIPPI IN CONNECTION WITH THE ISSUANCE OF TAX INCREMENT FINANCING BONDS OF SAID CITY FOR THE PURPOSE OF FINANCING THE COSTS OF INSTALLING AND CONSTRUCTING CERTAIN INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR THE DEVELOPMENT OF A RESIDENTIAL, COMMERCIAL, AND MIXED-USE DEVELOPMENT WITHIN SAID CITY AND SAID COUNTY; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Oxford, Mississippi (the "Board of Aldermen"), acting for and on behalf of the City of Oxford, Mississippi (the "City"), is authorized by Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "TIF Act"), to undertake redevelopment projects, including, but not limited to, the acquisition of project areas within the City, the removal of existing buildings and other improvements upon such project areas, the installation, construction or reconstruction of streets, utilities and site improvements on such project areas and/or preparatory work incidental thereto in order to encourage private redevelopment within the City; and

WHEREAS, the Board of Aldermen, acting for and on behalf of the City, is also authorized by the TIF Act to issue tax increment financing bonds to finance such redevelopment projects; and

WHEREAS, Updrafts Investments LLC (the "Developer") previously requested that the City issue its tax increment financing bonds, in one or more series, in a principal amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000), in order to make certain infrastructure improvements to facilitate the development of a project known as "The Lamar," a residential, commercial, and mixed-use development (the "Project") located on approximately forty-eight (48) acres within the city limits of the City (the "TIF District"); and

WHEREAS, the infrastructure improvements to be constructed in connection with the Project include, but are not limited to, the installation, rehabilitation and/or relocation of certain infrastructure improvements, including, but not limited to, the Molly Barr Road roundabout including "Main Street," improvements to North Lamar Boulevard including traffic lights and sidewalk improvements, Chickasaw Road sidewalk improvements, related architectural/engineering fees, attorney's fees, issuance costs, and other related soft costs, including, but not limited to, a debt service reserve fund, if required, and other costs that are eligible under the Act (collectively, the "Infrastructure Improvements") which Infrastructure Improvements may be constructed or installed within the TIF District or land adjacent to and serving the TIF District; and

WHEREAS, pursuant to the TIF Act, Lafayette County, Mississippi (the "County") is authorized to participate in the payment of debt service on tax increment financing bonds issued to provide financing for the Infrastructure Improvements; and

WHEREAS, on January 5, 2021, the Board of Aldermen adopted a resolution setting a public hearing to consider the approval of a *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021* (the "TIF Plan"), in connection with the Project, the issuance of such tax increment financing bonds, the financing of the Infrastructure Improvements and the compliance with the Act by the City and the County; and

WHEREAS, on January 19, 2021, after due notice and a public hearing in connection therewith, the Board of Aldermen adopted a resolution approving the TIF Plan, as authorized by the Act; and

WHEREAS, on March 1, 2021, the Board of Supervisors of the County (the "Governing Body") adopted a resolution setting a public hearing to consider the approval of the TIF Plan; and

WHEREAS, on March 15, 2021, after due notice and a public hearing in connection therewith, the Governing Body adopted a resolution approving the TIF Plan, as authorized by the Act; and

WHEREAS, on October 21, 2025, the Board of Aldermen, pursuant to Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), adopted a resolution approving the form of and authorizing the execution and delivery of an Interlocal Cooperation Agreement, by and between the City and the County (the "Interlocal Agreement"), providing for the pledge of certain taxes to be derived from the Project for the payment of debt service on such tax increment financing bonds; and

WHEREAS, on November 3, 2025, the Governing Body adopted a resolution approving the form of and authorizing the execution and delivery of the Interlocal Agreement pursuant to the Interlocal Act; and

WHEREAS, on March 2, 2026, the Attorney General of the State of Mississippi (the "State") approved the Interlocal Agreement; and

WHEREAS, pursuant to the Act and the Interlocal Agreement, in order to secure the repayment of any tax increment financing bonds issued pursuant to the TIF Plan, (a) the City agreed to pledge all of the tax revenues derived from the City's ad valorem tax levies on the "captured assessed value" (as defined in the Act) of the real and personal property comprising the TIF District (the "City's Ad Valorem Tax Increment"), and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment") and (b) the County agreed to pledge a portion of the tax revenues derived from the County's ad valorem tax levies on the "captured assessed value" of the real and personal property comprising the TIF District, as more particularly described in the Interlocal Agreement (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"); provided, however, that any tax increment financing bonds to be issued

were to be sized based upon seventy-five percent (75%) of the City's Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such tax increment financing bonds and up to seventy-five percent (75%) of the actual and anticipated County Tax Increment necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto; and

WHEREAS, the City is ready to proceed with the issuance of its tax increment financing bonds, in one or more taxable and/or tax-exempt series in connection with the Project to be designated as the City of Oxford, Mississippi Tax Increment Financing Bonds (The Lamar Project), Series 2026 (the "Series 2026 Bonds"), which Series 2026 Bonds shall not exceed a total aggregate principal amount of Two Million Nine Hundred Thousand Dollars (\$2,900,000); and

WHEREAS, in order to further secure the payment of the principal of and interest on the Series 2026 Bonds, the City and the County will enter into a Tax Pledge and Security Agreement (the "Pledge Agreement"); and

WHEREAS, there has been presented to the Governing Body at this meeting the form of the Pledge Agreement setting forth the agreement of the County and the City in connection with the pledge of the Tax Increment as security for the Series 2026 Bonds and related matters; and

WHEREAS, the Pledge Agreement is in appropriate form and is an appropriate document for the purposes identified; and

WHEREAS, in order for the City to proceed with the sale and issuance of the Series 2026 Bonds and the financing of the Infrastructure Improvements, it is necessary for the Governing Body to approve and enter into the Pledge Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY, ACTING FOR AND ON BEHALF OF THE COUNTY, AS FOLLOWS:

SECTION 1. The recitals contained in this resolution are incorporated herein as findings.

SECTION 2. This resolution is adopted pursuant to the Act and the Constitution of the State.

SECTION 3. Pursuant to the Act and the Interlocal Agreement, the Governing Body, acting for and on behalf of the County, hereby authorizes the County to enter into the Pledge Agreement with the City.

SECTION 4. The form of the Pledge Agreement in the form submitted to this meeting and attached hereto as Exhibit A, shall be, and the same hereby is, approved in substantially said form. The President and the Chancery Clerk of the County (the "Clerk") are hereby authorized and directed to execute and deliver the Pledge Agreement on behalf of the County with such

changes, insertions and omissions as may be approved by such officers, said execution being conclusive evidence of such approval.

SECTION 5. If any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution, but this resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

SECTION 6. All orders, resolutions, or proceedings of the Governing Body in conflict with any provision hereof shall be, and the same hereby are, repealed, rescinded, and set aside, but only to the extent of such conflict. This resolution shall become effective upon the adoption hereof.

Supervisor _____ seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Supervisor Brent Larson voted: _____
Supervisor John Morgan voted: _____
Supervisor Tim Gordon voted: _____
Supervisor Scott Allen voted: _____
Supervisor Greg Bynum voted: _____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the President declared the motion carried and the resolution adopted this ___ day of June 2026.

(SEAL)

President of the Board of Supervisors of
Lafayette County, Mississippi

Clerk of the Board of Supervisors of
Lafayette County, Mississippi

EXHIBIT A
PLEDGE AGREEMENT

TAX PLEDGE AND SECURITY AGREEMENT

This Tax Pledge and Security Agreement is dated as of _____, 2026 (this "Pledge Agreement") and executed by and between Lafayette County, Mississippi (the "County"), acting by and through its Board of Supervisors (the "Board"), and the City of Oxford, Mississippi (the "City"), acting by and through its Mayor and Board of Aldermen (the "Governing Body").

RECITALS

WHEREAS, the City and the County are authorized and empowered, either separately or jointly through Section 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), to undertake and carry out redevelopment projects within an area determined by the City to be in need of development and/or redevelopment and as designated appropriate for a development project in accordance with the Tax Increment Financing Act, Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "TIF Act" and, together with the Interlocal Act, the "Act"); and

WHEREAS, pursuant to the Act, the City and the County entered into the Interlocal Cooperation Agreement, dated as of November 1, 2025 (the "Interlocal Agreement"), for the purpose of assisting in the development of The Lamar (the "Project"), as set forth in more detail in the TIF Plan (defined below), and providing the method of financing various infrastructure improvements in connection thereto; and

WHEREAS, the Interlocal Agreement has been submitted to the Attorney General of the State of Mississippi and has been approved thereby and a copy of the Interlocal Agreement and the Attorney General's approval is attached hereto as **EXHIBIT A**; and

WHEREAS, on January 19, 2021, after notice and a public hearing, the City, acting by and through its Governing Body, adopted a resolution approving the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021* (the "TIF Plan") which covers the real property described in the TIF Plan and the improvements located thereon (the "TIF District"); and

WHEREAS, on March 15, 2021, after notice and a public hearing, the County, acting by and through its Board, adopted a resolution approving the TIF Plan; and

WHEREAS, the TIF Plan authorizes the issuance of tax increment financing bonds, in one or more series, in an amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000) in order to finance the installation and construction of various infrastructure improvements within the TIF District or on land adjacent to and serving the TIF District and the payment of certain costs in connection with the issuance of such tax increment financing bonds (the "Infrastructure Improvements"); and

WHEREAS, on May 19, 2026, the Governing Body adopted a resolution (the "Bond Resolution"), approving the sale and issuance of the City of Oxford, Mississippi Taxable Tax Increment Financing Bonds (The Lamar Project), Series 2026 (the "Series 2026 Bonds") in the principal amount of \$ _____ to provide financing for the Infrastructure Improvements; and

WHEREAS, the City is authorized, pursuant to the Act, the TIF Plan, and the Bond Resolution, to issue the Series 2026 Bonds; and

WHEREAS, pursuant to the Interlocal Agreement and the Bond Resolution, the Series 2026 Bonds will be secured by a pledge by the City of 100% of the incremental increase in the City's real and personal property ad valorem tax revenues generated from the Project within the TIF District (the "City's Ad Valorem Tax Increment"), and, if deemed necessary, 100% of the incremental increase in the City's sales tax rebates, except for any sales tax rebates received by the City as a result of its special Food, Beverage and Hotel Tax and Tourism Tax, generated from the Project within the TIF District (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment"); and

WHEREAS, pursuant to the Interlocal Agreement and the 2026 Bond Resolution, the County has agreed to execute this Pledge Agreement under which the County will provide additional security for the TIF Bonds by pledging to the City, or its designee, through this Pledge Agreement, that portion of the tax revenues derived from the County's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto as calculated pursuant to the formula provided in the Interlocal Agreement (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"), all in accordance with the Interlocal Agreement and the 2026 Bond Resolution; and

WHEREAS, the Series 2026 Bonds will be sized based upon seventy-five percent (75%) of the actual Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such bonds.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the County hereby agrees as follows:

Section 1. The Pledge. In order to provide additional security for payment of the TIF Bonds, the County hereby irrevocably pledges to the City for payment of a portion of the principal of and the interest on the TIF Bonds, the debt service reserve fund created pursuant to the Bond Resolution, and the fees and expenses associated with the TIF Bonds, one hundred percent (100%) of the County's Tax Increment. The amount of the tax revenues pledged and to be paid pursuant to this Pledge Agreement shall be determined on or before March 1 of each year and set forth in the Assessment Certificate of the County Tax Assessor (the "Assessment Certificate"), as executed in connection with the issuance of the TIF Bonds, subject to annual adjustment based on any change in each of the City and County millage rates as annually determined by the Governing Body and the Board, respectively, and the appraised value of the TIF District as determined by the County Tax Assessor. City and County ad valorem taxes for school district purposes shall not be subject to the pledge of ad valorem taxes set forth herein.

Section 2. Term of the Pledge. The pledge of tax revenues made pursuant to the Interlocal Agreement and this Pledge Agreement is irrevocable until such time as the entirety of

the principal of and interest on the TIF Bonds and any fees and expenses associated therewith have been paid in full, whether at maturity or otherwise.

Section 3. Payment of Pledged Taxes. The annual Assessment Certificate shall be delivered to the Chancery Clerk of the County who shall forthwith cause the County’s amount of taxes as set forth therein to be paid to the City Clerk of the City on or before March 1 of each year for payment, together with the City’s Tax Increment, of the debt service on the TIF Bonds in accordance with the Bond Resolution. After payment of the debt service on the TIF Bonds, any amounts of the Tax Increment remaining in the Bond Fund (as such terms are defined in the Bond Resolution) shall be moved by the City to the TIF Fund and distributed as provide in the Bond Resolution to the City and/or the County by the City Clerk in the amount of the City and County’s proportionate share of the Tax Increment. The City and the County shall deposit such excess Tax Increment to their respective general funds and used for any purpose authorize by law.

Section 4. Representations of the County. The County represents and warrants that this Pledge Agreement has been duly authorized by all necessary action on the part of the Board and upon execution and delivery will constitute a legal, valid, and binding obligation of the County, enforceable against the County in accordance with the terms and the provisions of this Pledge Agreement, except as may be limited bankruptcy laws or other creditors rights in general.

Section 5. Further Assurances. The County hereby agrees that at the request of the City that at any time, from time to time, that each will promptly execute and deliver all further instruments and documents and take all further action that may be necessary and desirable in order to carry out the transactions contemplated by this Pledge Agreement.

Section 6. Amendments. This Pledge Agreement may be amended from time to time upon the mutual written consent and agreement of both the City and the County, but no such amendment shall be effective with respect to any diminution of the amounts of tax revenues pledged pursuant to this Pledge Agreement.

Section 7. Agreement with registered owners of the TIF Bonds. Registered owners of the TIF Bonds shall be third party beneficiaries of the pledge under this Pledge Agreement and may enforce this Pledge Agreement by way of any remedy, proceeding in law or in equity available under the laws of the State of Mississippi and this Pledge Agreement shall constitute a contract with the respective registered owners of the TIF Bonds.

Section 8. Severability. Any provisions of this Pledge Agreement that are prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to such extent such prohibition of unenforceability without invalidating the remaining provisions hereof and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

Section 9. Execution in Counterparts. This Pledge Agreement may be executed by the parties hereto in separate counterparts, all of which taken together shall deem to constitute one and the same instrument. One or more counterparts of this Pledge Agreement may be delivered electronically or by facsimile with the intention that they will have the same effect as an original executed counterpart hereof.

IN WITNESS WHEREOF, the County has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

LAFAYETTE COUNTY, MISSISSIPPI

By _____
President of Board of Supervisors

ATTEST:

By _____
Chancery Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

IN WITNESS WHEREOF, the City has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

ATTEST:

By _____
City Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

EXHIBIT A

INTERLOCAL COOPERATION AGREEMENT

- s) Spread on the minutes Local Governments Disaster Recovery Emergency Loan Agreement. (Kate Victor)
- t) Reset public hearing for Nitrous Oxide ordinance for June 15th, 2026. (Sheriff Joey East)



LOCAL GOVERNMENTS DISASTER RECOVERY EMERGENCY LOAN AGREEMENT

BORROWER NAME: Lafayette County (BOS)

This Agreement is between the Mississippi Emergency Management Agency (MEMA), the Mississippi Department of Revenue (DOR), and the undersigned Borrower. This Agreement shall be effective on the date signed by the State and Borrower. It shall apply to all funds received by the Borrower pursuant to the Local Governments Disaster Recovery Emergency Loan Program Act. All certifications made by the Borrower within its loan application are fully incorporated into this agreement by reference.

Loan Details:

1. The Borrower is a County
2. Loan Amount: \$5,507,367.21
3. Public Assistance Project Number: 1065529
4. Dedicated revenue source to be used for repayment if funds are deemed ineligible:
Ad Valorem Taxes

The designated representative of the Borrower certifies that:

1. The representative has legal authority to accept loan funds on behalf of the Borrower and bind the Borrower to all certifications and terms of this agreement.
2. The Borrower will provide all necessary financial and managerial resources to meet the terms and conditions of receiving funds from the Local Governments Disaster Recovery Emergency Loan Program and the related federal funds used as original collateral for this agreement.
3. The Borrower will use the loan funds only for its public assistance project number 1065529
4. The Borrower understands that all FEMA reimbursement related to the above project number will be applied to the Borrower's loan balance and not paid directly to the Borrower.
5. The Borrower understands that following a final eligibility determination by FEMA through appeals or arbitration, a 3% per annum interest will be applied to any remaining loan balance, and the balance must be repaid within 2 years through its dedicated revenue source.
6. The Borrower understands that should it default by not repaying the loan within the designated timeframe in paragraph 5, MEMA must report the default to the MS Department of Revenue, and sales tax, use tax, or any other revenue to which it is entitled to by law will be used to satisfy the loan balance.
7. The Borrower shall provide Monthly Reports to MEMA that include the following information:
 - Project Worksheet #
 - FEMA Approval Amount (or estimate)
 - Loan Amount
 - Detailed list of all expenses paid for by loan proceeds (ie, Description, dates,


- amounts, etc)
 - All supporting documentation for all expenses paid for by loan funds (ie invoices, canceled checks, receipts, etc)
 - Percentage of completion for the project
8. The Borrower will give MEMA access to and the right to examine all records and documents related to the use of loan funds.
 9. The Borrower acknowledges that it is the Borrower's responsibility to ensure all Federal, State, and local laws, regulations, rules, and guidelines applicable to any loan funds and/or grant program are adhered to. If said laws, regulations, rules, and guidelines are not adhered to, responsibility for noncompliance is the Borrower's.
 10. The Borrower will comply with all federal and state statutes and regulations relating to nondiscrimination. Specifically, the Borrower will comply with federal civil rights laws and commit to providing its programs and services without discrimination in accordance with:
 - Title VI of the Civil Rights Act of 1964, which prohibits discrimination based on race, color, or national origin (including language).
 - Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination based on disability.
 - Title IX of the Education Amendments Act of 1972, which prohibits discrimination based on sex in education programs or activities.
 - Age Discrimination Act of 1975, which prohibits discrimination based on age.
 - U.S. Department of Homeland Security regulation 6 C.F.R. Part 19, which prohibits discrimination based on religion in social service programs.
 11. The Borrower further acknowledges that it is against the law to retaliate against anyone who takes action to oppose discrimination, files a grievance, or participates in the investigation of a grievance in accordance with the above authorities.
 12. The Borrower will comply with provisions of the Hatch Act limiting the political activities of public employees and 44 CFR Part 18, New Restrictions of Lobbying.
 13. The Borrower will comply with regulations implementing the Drug-Free Workplace Act of 1988.
 14. The Borrower will comply with provisions of the Davis-Bacon Act related to labor standards.
 15. The Borrower will not enter into cost-plus-percentage-of-cost contracts to complete the project subject to this agreement.
 16. The Borrower will not enter into any contract with any party that is debarred or suspended from the state of Mississippi and/or federal assistance programs.
 17. The Borrower will comply with all uniform administrative requirements which are set forth in 2 CFR Part 200 and the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended by Public Law 100-107, and implemented by 44 CFR Part 206.
 18. The Borrower understands and acknowledges that MEMA has the authority to review and audit all of its financial and program reports related to the Act, the loan funds, and the project number

subject to this agreement. The Borrower further understands and acknowledges that MEMA may address any adverse finding within those reports by remedies, including, but not limited to, reporting the findings to the Office of the Mississippi State Auditor, the MS Department of Revenue, and/or FEMA.

19. MEMA and DOR do in no way waive their sovereign immunity by entering into this agreement with the Borrower.

Borrower Agent:

Brent Larson
NAME (Print)


Brent Larson (May 27, 2026 14:49:04 CDT)
SIGNATURE

05/27/2026
DATE

DOR Representative:

Jan Craig
NAME (Print)


SIGNATURE

05/28/2026
DATE

MEMA Executive Director:

Stephen C. McCraney
NAME (Print)

SIGNATURE

DATE











Borrower-MEMA Agreement - Lafayette County (BOS) - Project 1065529

Final Audit Report

2026-05-28

Created:	2026-05-26
By:	Sam Hurst (sam.hurst@bdogov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeNauPvvhDppCf-vwqlocrJVztQxFje2

"Borrower-MEMA Agreement - Lafayette County (BOS) - Project 1065529" History

-  Document created by Sam Hurst (sam.hurst@bdogov.com)
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7. Consider removing from the table the Planning Commission recommendation to approve the Ste-Bil Grading, LLC conditional use permit request to develop an open pit dirt mine in a Rural (A-1) District on Lafayette County parcels 185-15-017, 185-15-020, 185-22-006, and 185-22-008, 81 CR 418. (Joel Hollowell)

(District 5) Consider the Planning Commission recommendation to approve the Ste-Bil Grading, LLC conditional use permit request to develop an open pit dirt mine in a Rural (A-1) District on Lafayette County parcels 185-15-017, 185-15-020, 185-22-006, and 185-22-008, 81 CR 418.

This is approximately 153 acres on the north side of CR 418 just east of Burney Branch. It is designated as Rural (A-1) District. The owner is CR 418, LLC. According to the Mississippi Secretary of State website, John W McCurdy II is a member of the LLC. According to Mr. McCurdy, JWM Development, Ste-Bil Grading, and Lonesome Oak, LLC are equal owners of the property. The applicant, Ste-Bil Grading, is a subcontractor working on the Hwy 7 four-lane expansion project. The applicant is proposing to develop an open pit dirt mine. The only outright permitted uses in the A-1 District are single-family residential and farming uses, but dirt mining may be permitted in any district as a conditional use.

Prior to the March Planning Commission meeting the applicant had already received an exempt permit from the Mississippi Department of Environmental Quality for a 4-acre dirt mine. This simply means that dirt mines that are less than 4-acres are not required to comply with the provisions of the Non-Coal Mississippi Surface Mining and Reclamation Rules and Regulations. According to the applicant, 4-acres would be all that is needed. However, the original application included parcel 185-22-003 and approximately 165 acres.

According to Section 2105.01 of the Lafayette County Zoning Ordinance, the Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

CR 418 is a State Aid Road. This means there is a surveyable right-of-way and the road may have been constructed or improved to handle a higher volume of and possibly heavier traffic. While this is true for CR 418, there are concerns that high volume heavy traffic could damage the road. There is also a concern about the increase in truck traffic through densely populated areas including Yocona Ridge and Franklin Farms subdivisions.

B. Off-street parking and loading areas.

There are no concerns about off street parking or loading.

C. Refuse and service areas.

NA

D. Utilities, with reference to locations, availability, and compatibility.

NA

E. Screening and buffering with reference to type, dimensions, and character.

With the developer only proposing a 4-acre dirt mine, there should be no problem providing the required buffer. However, with the developer seeking approval for 165 acres, meeting buffer requirements for an expanded dirt mine could be an issue.

F. Required yards and other open space.

See subsection E.

G. General compatibility with adjacent properties and other property in the district.

Compatibility is a concern. The originally proposed 4-acre mine was immediately west of a family home, 85 CR 418 and the 165 acres surround the home on three sides.

H. Any other provisions deemed applicable by the Board of Supervisors.

During the public hearing at the March Planning Commission meeting several residents expressed opposition to the proposed dirt mine. These individuals included Dr. Eric Richardson at 85 CR 418, Sarah Tutor a renter at 75 CR 418, Celeste Jordan at 123 CR 418, and Celeste Jordan's granddaughter Jordan Daniels who operates a farm on her grandmother's property.

Following the public hearing during the March meeting, Planning staff and Planning Commission members questioned why a conditional use permit would be required for 165 acres when only 4 acres are needed. The applicant stated that at the time of the March meeting he was not sure where he would find suitable material on the 165 acres. Fearing denial, the applicant asked the Planning Commission to table the application and allow him to dig multiple test holes to find the best material and then return in April with a more precise location for the mine. The Planning Commission tabled the application.

On April 27, 2026, the applicant returned with a conceptual site plan depicting a more precise location for the proposed dirt mine. Prior to discussion beginning Mrs. Daniels, citing Section 2107.04 of the Lafayette County Zoning Ordinance which states, "Any change proposed by an applicant for a variance, conditional use permit, or amendment to this Ordinance at the time of the hearing, except for conditions recommended by the Commission for variances or conditional use permits, shall require a rehearing before the Board of Supervisors with another public notice." questioned the procedure to allow the applicant to modify the original application, remove the item from the table, and not hold an additional public hearing in before the Planning Commission. Mrs. Daniels was informed

that because a public hearing was held during the March meeting at which time the applicant was instructed by the Planning Commission to pinpoint the 4-acre area and return, a public hearing would not be held. Planning Commission discussion and review resumed.

The Planning staff commented that with potential damage to a County maintained road, increased traffic through a densely populated residential area, and incompatibility issues, the Planning staff has reservations concerning this approval and would only support approval of a 4-acre site with the following conditions:

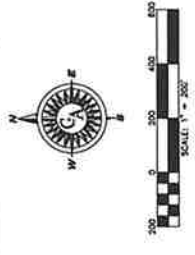
1. The mine must only be used for the duration of the Hwy 7 expansion project.
2. The development must comply with the provisions of the Mississippi Surface Mining and Reclamation Rules and Regulations (Non-Coal).
3. No work shall begin until all erosion control measures are in place and the developer has provided all documentation in accordance with MDEQ requirements in accordance with the Mississippi Surface Mining and Reclamation Rules and Regulations (Non-Coal).

The Planning Commission voted 3-0 to recommend approval of the 4-acre dirt mine with the proposed conditions.

Mrs. Daniels is still contending that this was a procedural error and has filed an appeal to the Board. She wishes to be heard prior to the recommendation from the Planning Commission.

LIMITS OF DISTURBANCE AREA

TOTAL DISTURBED AREA FOR THE WASTE OPERATION (INCLUDING MAIN ROAD, LANDING AREAS, ETC.) SHALL BE LIMITED TO A MAXIMUM OF 10% OF THE TOTAL UNDISTURBED AREA OF THE PROPERTY. THE DISTURBED AREA SHALL BE LIMITED TO THE APPROVED WASTE STORAGE AND TREATMENT AREAS, INCLUDING THE 4.4 ACRES OF WASTE STORAGE AND TREATMENT AREAS. THE DISTURBED AREA SHALL BE LIMITED TO THE APPROVED WASTE STORAGE AND TREATMENT AREAS, INCLUDING THE 4.4 ACRES OF WASTE STORAGE AND TREATMENT AREAS. THE DISTURBED AREA SHALL BE LIMITED TO THE APPROVED WASTE STORAGE AND TREATMENT AREAS, INCLUDING THE 4.4 ACRES OF WASTE STORAGE AND TREATMENT AREAS.



LEGEND

---	PROPERTY BOUNDARY LINE
---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK
---	EXISTING GRAVEL ASPHALT
---	EXISTING ROAD CENTERLINE
---	PROPOSED MAIN ROAD
---	WASTE STORAGE AND TREATMENT AREAS
---	WASTE OPERATION AREA
---	LANDSCAPING AND/OR BUFFER ROAD AREA

CONCEPTUAL SITE PLAN EXHIBIT (AERIAL)
 FOR
CR 418, LLC
PARCEL ID#: 185-22-006.00, 185-22-008.00, 185-15-020.00, 185-15-017.00, & 185-22-003.00

LAFAYETTE COUNTY, MISSISSIPPI
 APRIL, 2026
 SCALE: 1" = 200'
 CURRENT ZONING: A-1 (RURAL)
 PROPERTY AREA: 166.21 ACRES
 Prepared By:
GRANBERRY & ASSOCIATES
 CIVIL ENGINEERING FIRM
 146 WASHINGTON WALK LANE
 COVINGTON, MISSISSIPPI 38938
 PHONE: 662.331.9977
 DEVELOPER:
 STE-SE, CONSTRUCTION
 WATERFORD, MS 38685

To: Lafayette County Board of Supervisors
From: Debbie Bell
Re: Case 26-502, 418, LLC, Conditional Use, 81 County Road 418
Date: May 13, 2026

As a long-time resident of County Road 418, I am writing to object to this proposal to allow surface mining. I request that the following comments be included as part of the record of the Board of Supervisors' hearing on this matter on May 18, 2026. I respectfully request that the Board deny the proposal because the applicant has not met its burden of proof. "An individual seeking a conditional use permit bears the burden of proving by a preponderance of the evidence that he has met the elements necessary to obtain a permit." *Hinds v. City of Ocean Springs*, 883 So. 2d 111, 115 (Miss. 2004).

The Zoning Ordinance makes clear in its definitions that Conditional Use Permits are out of the ordinary in areas zoned agricultural: "Conditional Use (Special Exception): A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgment of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County **and would not adversely affect adjacent properties.**" (emphasis added). The Zoning Ordinance puts the responsibility on the Board of Supervisors to decide whether an otherwise inappropriate use (such as surface mining) should be approved. To approve it, the Board must find that the proposal has public value *and* that it will not adversely affect adjacent properties.

Section 2105 of the Zoning Ordinance states that the Board "shall not" grant a conditional use unless it believes that the applicant has made satisfactory arrangements for each of these elements: "A. Ingress and egress to property . . . with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. B. Off-street parking and loading areas. C. Refuse and service areas. D. Utilities, with reference to locations, availability, and compatibility. E. Screening and buffering with reference to type, dimensions, and character. F. Required yards and other open space. G. General compatibility with adjacent properties and other properties in the district. H. Any other provisions deemed applicable by the Board of Supervisors." Zoning Ordinance, Section 2105.

The Board is charged with protecting neighboring property from harm from an otherwise inappropriate use by requiring applicants to put on *real* proof – not just to make unsupported promises that it "will" meet the elements. This applicant has not done that. It has simply promised to meet the elements. For an example of a case in which an applicant for surface mining did provide sufficient proof, see *Barnes v. DeSoto County Bd. Supervisors*, 553 So. 2d 508, 512 (Miss. 1989) ("a long list of witnesses, both expert and lay, many pictures, maps, plats, and received evidence from both sides for three days"). And even in that case, the board imposed 15 conditions to protect neighbors. It is not the duty of the public to prove that the surface mining will cause damage – it is the applicant's duty to prove that it will NOT cause damage.

Because the proposed mine is located so close to neighboring homes, it is not likely that *any* conditions will prevent an adverse impact on those properties. With regard to other property in the area, the applicant has not provided evidence of the impact on traffic, other than to say there will be none. There is no proof regarding efforts to minimize noise, dust, or debris on the roads. There is no proof that the operation will not cause erosion that impacts the flood zone that lies below the proposed mining area. The Board is charged with protecting the community from the adverse effects of otherwise impermissible use. The applicant's proof falls so far short of meeting the preponderance of the evidence standard that it would be an abuse of discretion to approve the application.

Thank you for considering these comments.

Debbie Bell

Plea to Supervisors, May 17, 2026

By Neil White

Board members, my name is Neil White. And I'm here today to ask you to make a difficult decision. You see, the group that is requesting a variance — they remind me of *me* when I was in my 30s. Their aggressive, and they are hungry for a quick profit.

They're not bad people. But they acted poorly in this instance.

Dennis Goldman sold this property based on misleading statements about its use, lack of transparency about who would own it, and, frankly, dishonesty.

I can tell you two things. First, Dennis would have never sold the property had they been candid about its intended use. And, second, if someone doesn't hold them accountable for this kind of behavior, they will continue to act in this manner to gain an unfair edge in business. I know this from personal experience. If there are no consequences, they will continue.

So, I'm asking you to vote "no" to send two messages.

Send a message to these young businessmen — and to any others who want to do business in this county — that you are not going to tolerate, cooperate with, or grant variances or conditional use permits to people who are deceitful in these dealings.

And you can send a second message to the men and women who elected you. A "no" vote will let them know that you are going to protect them from this kind of behavior. They'll understand that you are all behind economic growth, jobs creation, and development, but they'll also understand you will only work with people who will treat them fairly.

I'm not insinuating that you shouldn't work with this group on other projects, but I believe you should deny this request.

It will be costly for them. And it should be.

It's the exact kind of consequence that will prevent this behavior in the future.

Thank you.

Neil White

18 May 2026

To the Lafayette County Board of Supervisors,

I am a longtime property owner and resident of Fudgetown Road (County Road 418), and I am writing to strongly object to the conditional use application by Ste-Bil Grading LLC for a surface mining operation at 81 County Road 418, directly adjacent to my property from West.

A surface mine is entirely incompatible with the surrounding area. Fudgetown Road (County Road 418) has always been an area known for its agricultural and rural life. There are many farms still in operation, including my own, as well as lush woodlands. Ste-Bil Grading LLC has already started to tear down trees and vegetation, making clear they do not value the natural resources of this area. A surface mine along with all the associated noise and heavy equipment, would destroy the natural beauty and tranquility of Fudgetown Road.

Further, a surface mining operation with heavy trucks would exacerbate traffic safety issues on Fudgetown Road. The Sheriff's Department has stated it cannot conduct traffic enforcement operations in the county, and drivers take advantage of that fact. Fudgetown Road has long, straight stretches, which allow drivers to get up to speed, with a severe curve in the middle. I am personally aware of 74 auto accidents in front of my property alone, some of them ending in death or medevacs. Industrial truck traffic would introduce substantially more risk to commuters and residents who use the road daily - not to mention the livestock and wildlife that also live along Fudgetown.

For all these reasons, I urge you to reject this application.

Sincerely,

Celeste Jordan

provided jump over

To: Lafayette County Board of Supervisors
From: Courtney Rogers
Re: Case 26-502, 418, LLC, Conditional Use, 81 County Road 418
Date: May 18, 2026

Regarding the matter before you today and referenced above, the policies and procedures of this governing body, Mississippi state law and the commitment made by each of you to your constituents support a solid denial of this request.

The applicant, contractor, businesses, business owners, pitchmen (including, at times, planning commissioners and building and planning staff) have cast this application for surface mining as an altruistic act to aid in the Mississippi State Highway 7 South expansion project. The planning commission heard from the Bram Billingsley, a subcontractor to Talbot Brothers, the primary contractor for the State of Mississippi in providing stabilizing earth/dirt for the Highway 7 project. Mr. Billingsley indicated to the commission that the basis for the conditional use exception being sought was to provide 80,000 cubic yards of dirt to replace soil at the highway site that had been deemed unsuitable. The commission accepted his account, though not a direct source of information from either the primary contractor, or the state entity responsible for the project, the Mississippi Department of Transportation (MDOT).

On May 13, 2026, I spoke with Brandon Smithey, MDOT Lead Engineer, overseeing the Highway 7 expansion. He indicated that the two parcels of property actively being mined by the Talbot Brothers via continuing use permit (CUP) approved by this board (Reference: Case 26-501, Talbot Brothers Contracting, Inc., Conditional Use, 597 Highway 9 W) will provide the contracted volume of dirt needed for the project, including 20,000 – 30,000 cubic yards of dirt, which was deemed unsuitable by MDOT. Therefore, there is no public need for another dirt mine for this project.

Additionally, there are no surface mining operations on County Road 418. This request activity, which is industrial by classification, **is not in keeping with the surrounding rural and agricultural properties**, rather the opposite end of the zoning spectrum. For the reasons that the Talbot Brothers CUP was supported by the planning commission, this CUP application should be denied.

Unlike the operating dirt mine on 9W, the **parcels identified in this request do not have direct access to Highway 7 South** and the **county roadway was not built for continuous trafficking by heavy dirt filled dump trucks**. The thousands of loads projected from mining less than three acres will damage the roadway, which is used heavily by young drivers, emergency vehicles, school buses and residents from surrounding county communities as a “major collector” roadway (p. 31, Comprehensive Plan) and one that the County has committed to establishing and maintaining as a “sense of arrival” through actions it will and will not allow (p. 18, Comprehensive Plan). A mining operation with a continuous stream of intimidating, heavy dirt dropping, metal clanking trucks runs contrary to a sense of arriving anywhere pleasant.

In addition, over the years, Fudgetown Road (County Road 418), as it is historically and affectionately known, has become a major thoroughfare, while retaining its standing as one of the county’s most beautiful country roads, largely as a result of longstanding resident land owners who value the natural beauty, wildlife and rural and farming lifestyle. **These values are consistent with the County’s commitment to “Preserve the best of Lafayette County’s**

rural resources (scenic views, rivers, streams, wetlands, tree canopy, and farmland) to the greatest extent possible (p. 12, Comprehensive Plan).

This change is not warranted, welcome or anything approaching considerate to property owners in the neighborhood. Notwithstanding the obvious drop in property values, quality of life and relative peace, this proposal compounds the very issues at the heart of the Highway 7 expansion, namely traffic flow, congestion and accidents. Highway 7 serves a primary conduit for visitors, commuters, transport trucks, delivery and service providers of all varieties between Oxford and communities to the south with a near constant state of peak of activity in the daytime, not to mention university sport weekends. During the expansion project, Fudgetown will feed regular traffic to a re-routed, dump truck intense, highway construction site for months to years. Adding more dump trucks to the mix beginning on Fudgetown, stopping less than 1 mile away at Old Highway 7 to access the current Highway 7, makes no sense and will only exacerbate problems on County Road 401, South Lamar (extended) as well as Highway 7 itself.

The property/parcels subject to this request are not appropriate for surface mining activities. Much of the property has steep slopes (Map 4.5, Comprehensive Plan) with a propensity for erosion and shifting of soil. While the planning commission indicated that topography changes were in their scope of responsibilities in evaluating requests, no topographical maps were referenced, no questions asked or acknowledgement that a surface mine will almost undoubtedly change the topography of not only the area in which it operates but surrounding areas.

With steep slopes still unidentified by degrees or any geological assessment provided, how the proposed mine would affect the surrounding waterways, Burney Branch to the west and the seasonal creek to the east, both of which feed the Yocona river (MS designated impaired waterway) is unknown. Additionally, one property owner within 250' of one or more parcels proposed for the dirt mine operation was not notified as an adjacent property owner. (on May 17, 2026, Shannon Cooper confirmed by phone.) As a result, both resident property owners are unable to attend the board meeting and deprived of the opportunity to share specific concerns. The property, which is not listed on the applicant's site map is subject to periodic standing water when water levels in the Yocona River rise. Additional flooding pressure due to erosion, sediment levels rising as a resulting from proposed activities, put undue stress and harm to this neighbor.

In addition, farmland parcels less than 250' from the potential offending activities will also be subject to additional flooding created unnecessarily.

Adjoining property owners to the east may have seasonal streams flood, overflow on to property, damaging many commercial trees and making property difficult to traverse. Additionally, sediment from the proposed activities may fill the waterway and cause a more chronic state flooded land. Protected wetlands to the south will be negatively impacted by waterway fluctuations. Soil erosion and flooding caused by dirt shifts along steep ridges will cause water to flow beyond the defined mine location.

Farmland adjoining to the west will also be subject to additional flooding if activities erode land allowing more sediment into Burney Branch, which would make it subject to more frequent flooding and crop failures.

The residential property near the proposed access road and the properties surrounded by the parcels subject to this review will bear some of the most direct impacts should this request be taken seriously. Two households with small children and young drivers will have to hear, see and navigate the excessive bombardment of an active surface mine trying to move as many loads out as possible to maximize profits.

Due to the topographical changes, the potential erosion, impacts to waterways, wetlands and the Fudgetown Bridge, was the Army Corps of Engineers consulted? What feedback, permitting requests or requirements were

provided? Should the planning commission have a geological study performed in order to base a decision prior to this board taking up such a risky application with very little control and no independent oversight proposed? The applicant limited the mine area to less than 4 acres, which exempted them from additional geological permitting and mining requirements by Mississippi Department of Environmental Quality (MDEQ), while leaving open future expansion of the proposed area.

This application and site map contains errors and misinformation is for a **business** use of an **industrial activity** that is simply not suitable for the area, which is rural, agricultural farmland, woodlands, hill country and wetlands with longstanding owner/residents. If county residents can be told that they should not have bought homes near an industrial park, if they didn't expect it may one day include an asphalt plant, then this applicant et al. can be told they should not have endeavored to use land zoned for rural and agricultural uses as commercial dirt pit.

Deny this request and honor your word.

Sincerely,

Courtney

AFFIDAVIT

STATE OF MISSISSIPPI

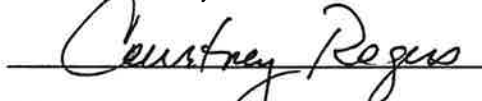
COUNTY OF LAFAYETTE

My name is **Courtney Rogers**, I am at least twenty-one (21) years of age. I am an adult resident citizen of Lafayette County, Mississippi. I have firsthand knowledge of the matters contained herein, and I am competent to affirm and testify to the same;

On May 13, 2026, I recorded audio of a conversation between Brandon Smithey, MDOT Highway Engineer, overseeing the Highway 7 South Expansion and me, related to dirt requirements for the project. The audio identified as **MDOT** is true and correct copy of the audio recorded by me. This audio is a fair and accurate representation of the recorded conversation at the time, for which I was personally present.

Further, affiant sayeth not.

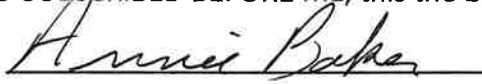
DATED, this the 18th day of May 2026.



COURTNEY ROGERS



SWORN TO AND SUBSCRIBED BEFORE ME, this the 18th day of May 2026:



NOTARY PUBLIC

My commission expires: *Oct 25, 2026*

Wednesday, May 5/13/2026, 10:57 – Ed Ziegler (MDOT)

Ed Ziegler [EZ]: Department of Transportation

Courtney Rogers [CR]: Hey, is this Brandon?

[EZ]: Uh, no, this is Ed Ziegler.

[CR]: Hey, Ed, I was given this number to reach Brandon Smithey. Is he available?

[EZ]: Uh, unfortunately Brandon is out in Oxford at the moment. Can I help you, or maybe take a message, or...

[CR]: Yeah, you might be able to help me. I don't know - what - do you have anything to do with that Seven south expansion?

[EZ]: Um, I – I don't necessarily know. I mean, Brandon is the project engineer over it. I've been out there inspecting, but not necessarily, but, um... If you're looking for something specific about it, we are probably gonna need to get Brandon involved, but um –

[CR]: Okay

[EZ]: I can give you his cell number, but

[CR]: That'd be great.

[EZ]: I'm gonna be honest with you, it's not going to be typical – uh - to find him here.

[CR]: Oh, I see. Okay. All right, well, if you'll give me that cell number, I'll call him there.

[EZ]: Yeah, if you don't mind, I'm looking it up.

[CR]: Sure. No hurry. And you're...

[EZ]: Thank goodness I don't have it memorized.

[CR]: Well, nobody memorizes numbers much anymore, do they?

[EZ]: No, they don't. Exactly.

[CR]: Like close family members, maybe, but that's about it.

[CR]: So, you're on the same...

[EZ]: You're right, if you ask me my number, I think I'd have to look it up, but... All right, but Brandon's number's gonna be (662) 296-9083.

[CR]: Okay, so (662) 296-9083.

[EZ]: That is correct, yeah.

[CR]: Okie doke. Well, I appreciate it. Thanks so much. Have a good one.

[EZ]: Okay, you're welcome.

[CR]: All right.

[EZ]: You too. Bye.

[CR]: Bye-bye.

Wednesday, May 5/13/2026, 10:59 AM – Brandon Smithey (MDOT)

Courtney Rogers [CR] Hello?

Brandon Smithey [BS] Yes, ma'am

[CR] Hey, is this Brandon?

[BS] Hello?

[CR] Yeah, Brandon?

[BS] Yes, ma'am, your phone was cutting out.

[CR] Oh, sorry about that. Can you hear me any better now?

[BS] Yeah, yeah, yeah. It just faded out for a second.

[CR] Okay, great.

[CR] Alright, this is Courtney Rogers. I'm calling from Oxford; and I'm calling regarding the Seven South, um, expansion, and I was told you're the right person to talk to, as the overall engineer.

[BS] Somebody done lied to you!

[CR] why's that?

[BS] I'm kidding you!

[CR] Nice try.

[BS] Yep. Oh, I'm the mule they put this load on. So, yes ma'am. I'm in charge.

[CR] Yeah, okay, well, good. Well, I know that you got your work cut out for you, and it is a big job, and we definitely appreciate, you know, the final product coming. So, uh thank you for that. I was calling regarding the dirt requirements, um, specifically, and uh we've had different people claim, you know, amounts of dirt that are required to help, you know, get the bridge... I mean, not the bridge, the road stabilized. And, um, I wanted to know how you get those, um, sources or resources, and if you have a preferred vendor list, people that are approved to do that, and how much you think you're gonna need, and if that's already committed by those folks.

[BS] Uh, that is beyond my scope, we have a requirement of type of dirt, yes. [cough] – sorry bout that. And depending on at what level we are, with the project, as we get up to subgrade... the dirt's required to meet density and stability requirements. So, at that point we're gonna process it and we'll come back in and use a topping on top of that. That's gonna be more of a - not exactly masonry sand, but very much a pure-type sand material that we'll do our topping and processing for the final strength before we - uh

[CR] Pave over it?

[BS] Put the asphalt on it.

[BS] Yes ma'am.

[BS] As far as the quantity required... Are estimated in the plans. We - uh - I don't know... We've had to excess off some dirt that was not suitable, that was supposed to be, that did not meet requirements. There's - I know that there was 20,000/30,000 yards of dirt there, that's... probably gonna have to be sourced... that was not originally on the plan. That we are gonna have to replace that dirt.

[CR] Okay, so, um...

[BS] As far as getting the dirt, it's all up to the contractor that is doing the work, and they have to find... a pit source to use, has to have a mining permit. And that's on their discretion to where they do such. Now, Talbot's is doing the dirt down there by the roundabout; have purchased maybe two parcels of land adjoining. They've got something at almost 200 acres. They've purchased for the use of dirt, that they've got down 9 S.

[CR] And will that produced enough to satisfy what was in the plan?

[BS] Yes, it should have enough to do what their, what their, uh... We got a 37-foot field, in that potato field down there - is what you're gonna see - uh sometime, later... they got about 10 feet up there now, but they got another... We gonna build a field a four-lane overpass through that bottom.

[CR] Oh, wow.

[BS] Yeah - By the end of summer, they both - both contractors, Ste-bil and Talbot are in a joint venture on this project and they both have intention to haul the majority, or the entirety of their dirt quantity this calendar year. Whether they make that or not is in the Lord's hands. But it's looking good right now.

[CR] Okay. But I mean um, based on the soil that's available on that 200 acres, is that what they're jointly removing? Is that not gonna be enough for what you've planned and the 20 or 30,000 extra replacement?

[BS] Well, that's what Talbot purchased for the sale. Bram... Billingsley has... bought or has a joint venture [cough] - sorry, I've got to find me a drink of water.

[CR] It's probably pollen. Yeah, I do this all the time.

[BS] Yeah. It hasn't been that bad, but I'm over here - I'm over here next to some woods, but evidently something over here is trying to make some [inaudible].

[CR] You alright?

[BS] Bram from Ste-bil is working on his own - uh - source there. Last I knew they were - they got bumped from the public hearing and supervisor's meeting, or whatever there. They're waiting for approval from the Lafayette County on their pit location there where they're gonna haul their dirt from.

[CR] Okay, so I guess...

[BS] They are gonna do it - they're gonna do that with intentions of using that dirt on multiple projects, with the end goal of setting it up for another neighborhood in Lafayette County, whenever they - whenever get that pit exhausted, they're gonna turn around and turn it into a residential development.

[CR] I see. So, um, the state then has, do you have an agreement with Talbot Brothers and Ste-bil already? - for the dirt, like a contract of some sort?

[BS] Well, well, we have a contract with Talbot, and beyond that, they can pick and choose where they source from. It just has to be - it has to an approved pit location. If somebody had a, was trying to get rid of some dirt off a lot or something, trying to remove a couple of thousand yards, or something, it wouldn't be a big deal on as far as not having a mining permit. Any - any source that they're using we're supposed to have; they're supposed to have a mining permit registered with the state to mine that dirt for state projects.

[CR] I see. And then the suitability, you know, you said this 20 or 30,000 yards, that's not gonna work for you. How, how do you know that the soil they have is gonna work for you?

[BS] It's their gamble, they have to, they, they, they know the requirement for what they gotta have to make density and stability. It's a dealer's choice of where they find to buy the dirt from. They've already, they've already both -

Talbot bought up here and Bram has – has one that they're working on getting approved. They're waiting on a – I guess zoning with the Lafayette County supervisors or something.

[CR] I see. So, I guess I'm still stuck on the 200 acres, um. Is there - so, Talbot Brothers is working with Ste-bil to get dirt, but isn't 200 acres gonna be more than enough for your project, or is it gonna need more than that?

[BS] Oh, yeah. Yeah, it should be. It's just... But, there, then again the - Bram, in the interest of profits has purchased his own land to be able to get dirt at a better price to ensure profit margins. [inaudible] It's dirt work, but at the end of the day, it's still, it's still a for-profit business.

[CR] I see. So, and you mean the profits are coming from the other projects, not from the highway, necessarily? Because you've already got a locked in price with, I guess, you do, with the Talbot brothers, since that's the one that's got the contract.

[BS] Yeah, like, we, we, we pay, we pay... dirt by the volume, so we pay cubic yards of dirt, we take surveys on it – middle of the month, third week of the month and run cross sections to determine the volume of dirt tall, to get them compensated at a fair rate - to pay them for what they've done.

[CR] Ok

[BS] Lord knows, fuel prices and everything else went up, but...

[CR] Okay. Yeah, well, they, yeah. I mean, I'm sure that that's a lot of dirt to move, but at least they've got a close location, it sounds like, right there on the highway.

[BS] Yeah, I think they got a - 5 miles – it was the closest, it was the closest dirt they could afford. They tried to buy some in a closer proximity, but they weren't able to make a purchase. One other one they were able to purchase, but it was - they done core samples on it, determined it not to be worthy.

[CR] Hmm

[BS] It has, it's that kinda dirt, it's that kinda – they were looking - they didn't want anything less than 80 to 100 acres to have it – to make sure they had something big enough to be able to use without having a lot of complaints by the neighbors.

[CR] Right, yeah, that's pretty important, I'd think. But I don't think they've got a lot of neighbors down that way, do they?

[BS] No, well they've got, where they're at down there now, I don't even know if there's a house that can even see the dirt pit where it's located. I think there's no – basically hunting land down there. Appeared to be forest hunting land. There's no - they're not disturbing anybody's beautiful views.

[CR] Right. Well, there are some nice ones out that way, so, um, that's good that they've got a good spot.

[BS] Yep.

[CR] Yep. All right, well, I appreciate your help, and, uh, if I have some more questions, can I give you a call back?

[BS] Yes ma'am.

[CR] Alright. Well, good luck with your project, and thank you again for all the work. We appreciate it.

[BS] Thank you

[CR] Alright, take care. Bye-bye.

[BS] Alright, bye.

AFFIDAVIT

STATE OF MISSISSIPPI

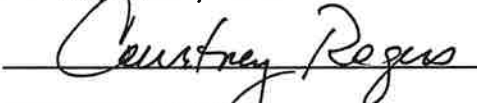
COUNTY OF LAFAYETTE

My name is **Courtney Rogers**, I am at least twenty-one (21) years of age. I am an adult resident citizen of Lafayette County, Mississippi. I have firsthand knowledge of the matters contained herein, and I am competent to affirm and testify to the same;

On May 13, 2026, I recorded audio of a conversation between Brandon Smithey, MDOT Highway Engineer, overseeing the Highway 7 South Expansion and me, related to dirt requirements for the project. The audio identified as **MDOT** is true and correct copy of the audio recorded by me. This audio is a fair and accurate representation of the recorded conversation at the time, for which I was personally present.

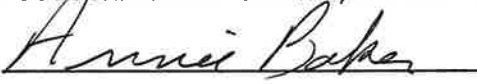
Further, affiant sayeth not.

DATED, this the 18th day of May 2026.


COURTNEY ROGERS



SWORN TO AND SUBSCRIBED BEFORE ME, this the 18th day of May 2026:


NOTARY PUBLIC

My commission expires: *Oct 25, 2026*

18 May 2026

Attachments:

- Attachment 1: Initial Application Exhibits_20260322.pdf
- Attachment 2: Transcript of Planning Commission Meeting_20260322.pdf
- Attachment 3: Audio Recording of Planning Commission Meeting_20260322.m4a
- Attachment 4: Revised Application Exhibits_20260427.pdf
- Attachment 5: Transcript of Planning Commission Meeting_20260427.pdf
- Attachment 6: Audio Recording of Planning Commission Meeting_20260427.m4a
- Attachment 7: Initial Objection.pdf
- Attachment 8: Affidavit of Jordan Daniels.pdf

PIP
↑

To the Lafayette County Board of Supervisors,

I am writing to challenge the flawed process by which Case 26-301 (Ste-Bil Grading, LLC, Conditional Use, 81 County Road 418 [Parcels 185-115-017, 185-15-020, 185-22-003, 185-22-006, and 185-22-008]) has been brought before you and request that you remand it back to the Planning Commission before making a decision.

1. The applicant did not properly notify an adjacent property owner. Shannon and Olivia Cooper own and reside at 82 County Road 418, which sits across the road from 81 CR 418, and were not formally notified of this or any prior hearings on this matter, as required. Section 2107.02 of the Zoning Ordinance defines 'adjacent property owners' as anyone 'owning land 250 feet from the subject property, (excluding the rights-of-way of streets or highways).' They do not have to share a property line.

2. The Planning Commission improperly excluded the public from providing comment on the revised application, which it reviewed and approved on April 27, 2026. I raised this same objection at that meeting, and the Planning Commission denied it. Mr. Garrett advised me to appeal to the Board.

First, a review of the facts:

- On 23 March 2026, Ste-Bil presented its initial application.
- It included a notional site plan for a 4-acre surface mining operation, though its request for a special exception covered the entire 165-acre property. See Attachment 1: Initial Application Exhibits.pdf.
- Two members of the Planning Commission - Mr. Garrett and Ms. Rosson - indicated they would reject the application without the applicant limiting the request to a specific 4 acres. See Attachment 2: Transcript of Planning Commission Meeting_20260322.pdf and Attachment 3: Audio Recording of Planning Commission Meeting_20260322.
- The applicant requested the Planning Commission table the issue to allow them an opportunity to update their application. See Attachment 2.
- The Planning Commission agreed and tabled the issue.
- The agenda for the following Planning Commission meeting on 27 April 2026 included the same agenda item, and the associated meeting materials showed an updated conditional site plan. See Attachment 4: Revised Application Exhibits_20260427.
- No public notice was issued and no public hearing was added to the 27 April 2026 agenda item.

None of these facts are in dispute.

I am challenging the failure to notify the public and the exclusion of public comment related to the rehearing of the issue. **This is in violation of Section 2107.04 of the Zoning Ordinance, which specifies that any change to a conditional use application requires a rehearing with another public notice.** See Attachment 5 Initial Objection_20260427.

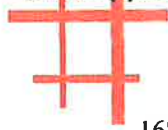
The Planning Commission raised three arguments against this objection:

- **2107.04 does not consider 'conditions recommended by the Planning Commission' to be changes that require a rehearing.** However, the Planning Commission did not recommend any conditions on 23 March. It tabled the topic. The applicant unilaterally made changes to increase the likelihood of a positive outcome. Mr. Garrett agreed with this assessment. See Attachment 5: Transcript of Planning Commission Meeting_20260427.pdf.
- **2107.04 is specific to public hearings before the Board, not the Planning Commission:** Mr. Hollowell himself responded to this argument, stating that the Board delegates authority to the Planning Commission to conduct public hearings. See Attachment 5: Transcript of Planning Commission Meeting_20260427.pdf and Attachment 6: Audio Recording of Planning Commission Meeting_20260322.mov. It therefore stands that they are subject to the same rules as the Board in exercising this delegated authority. More broadly, I would emphasize that the spirit of the rule is obvious: the public should be allowed to comment on any changes made to an application that originally required a public hearing.
- **No changes were made to the application:** This is the most perplexing of the arguments raised and also the one left unresolved. The applicant made several very obvious changes between 23 March and 27 April: 1) it changed the location of the proposed mine 2) it changed the scope of the application, reducing it from 165 acres to 4 acres and 3) it changed the ingress/egress drive and other pertinent features of the notional site plan. See Attachments 1 and 4. These changes affect proximity to neighboring houses, proximity to water ways, topography, and potential erosion concerns, just to name a few. All of these changes are of significant public interest that deserve public comment. **It is hard to understand how these changes could be so significant as to change the Planning Commission's vote from a 'hard no' to a unanimous yes, yet not significant enough to warrant engaging the public.** (It is worth remembering, there is actually no 'significance' test in the Zoning Ordinance. Section 2107.04 specifies *any change* to a conditional use permit requires a rehearing before the public.)
- Here it is worth noting *another* procedural deficiency. Although the Open Meetings Act requires - and Mr. Hollowell has committed to - providing the meeting materials for all Planning Commission meetings, the packet for the 27 April meeting did not include complete conditional use applications; only select attachments. I asked about this omission and Mr. Hollowell indicated it was a clerical error that would be corrected. See Attachments 4 and 5. As of today, the meeting packet still does not include the complete applications.

Finally, as Mississippi case law has made clear, when in doubt, local government should err on the side of openness and public participation: **"The Open Meetings Act was enacted for the benefit of the public and is to be construed liberally in favor of the public."** Board of Trustees of State Insts. of Higher Learning v. Miss. Publishers Corp., 478 So.2d 269, 276 (Miss. 1985)

Best,

Jordan Daniels
140 CR 418
Oxford, MS 38655



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

1686 Paddington Park Lane, Germantown, TN 38138
(662) 312-9672

February 16, 2026

Joel Hollowell
Lafayette County Planning/Building Department
300 North Lamar
Oxford, MS 38655

RE: CONDITIONAL USE LETTER REQUEST
165.21-Acre Property Located on CR 418
(Parcel ID#s: 185-22-006.00, 185-22-008.00, 185-15-020.00, 185-15-017.00, &
185-22-003.00)
Lafayette County, MS

Dear Joel:

On behalf of Ste-Bil Construction, we are submitting the attached request for **Conditional Use Application for a 165.21-acre parcel of land owned by CR 418, LLC**. The property is more specifically located east of Franklin Farms Subdivision and on the north side of CR 418 in Lafayette County.

According to Lafayette County's Zoning Map, the property is currently zoned A-1: Rural District. We are requesting a Conditional Use permit to operate a surface mining ("open-pit") operation. Attached is a Conceptual Site Plan which depicts a conceptual layout of the mining site, drives, and other pertinent features to be constructed on the site.

The requirements for granting a Conditional Use Permit, as defined by the Lafayette County Zoning Ordinance, and our conformance with those requirements are as follows:

- A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*
 - Ingress and egress shall be provided to the site by connecting directly to CR 418. The access drive will be of sufficient width and alignment (vertical and horizontal) to provide necessary emergency vehicular access as required by Lafayette County and the International Fire Code and all necessary permits will be obtained and the driveway/frontage road connection will conform to Lafayette County Standards.

- B. Off-street parking and loading areas.*
 - All parking and loading activities associated with the proposed surface mining operation will occur entirely on-site. Adequate off-street parking will be provided for employees, service vehicles, and occasional visitors in designated gravel or stabilized areas located away from CR 418. Loading, staging, and maneuvering of haul trucks and equipment will be conducted within the interior of the property, such that no loading, unloading, or queuing occurs within the public right-of-way. The site layout will be designed to accommodate large vehicle turning movements in a safe and efficient manner and to minimize conflicts between passenger vehicles and heavy equipment.

C. Refuse and service areas.

- Storage, collection and handling of all refuse will be in approved dumpster location and conform to the screening, structure, and location requirements of Lafayette County, and to the requirements set forth by the garbage collection services provider.

D. Utilities, with reference to locations, availability, and compatibility.

- The proposed mining operation will have minimal utility demands. Electrical service, if required, will be provided by the Northeast Mississippi Electric Power Association and extended to the site in a manner consistent with utility company standards. No municipal or rural water or sewer service is anticipated. Any water used for operational purposes (such as dust control or processing) will be sourced from offsite and managed in compliance with applicable state and federal permits. All utilities will be compatible with surrounding agricultural and rural land uses and will not adversely impact adjacent properties.

E. Screening and buffering with reference to type, dimensions, and character.

- The site benefits from its location approximately 350' north of CR 418 and from existing natural vegetation along portions of the property boundary. Existing tree cover and natural buffers will be preserved to the maximum extent practicable to provide visual screening from adjacent properties and the public roadway. We are proposing an undisturbed area and vegetative buffer of 50' around all property lines to allow for the existing natural vegetation to adequately screen the surrounding properties from the operations.

F. Required yards and other open space.

- The front and rear yard setback is being proposed to be fifty (50) feet and the side yard setbacks along are proposed to be twenty-five (25) feet. However, the controlling open space/buffer yard will be the 50' undisturbed buffer as previously mentioned. All other open areas that do not include any impervious surface will be appropriately landscaped and meet the requirements of Lafayette County Zoning Ordinance.

G. General compatibility with adjacent properties and other property in the district.

- The proposed surface mining operation is compatible with the surrounding rural and agricultural land uses within the A-1 zoning district. The operation will be conducted in compliance with all applicable regulations governing noise, dust, erosion control, stormwater management, and environmental protection. Due to its location, scale, and operational controls, the proposed use is not expected to adversely affect adjacent properties or interfere with existing agricultural or rural activities in the area.

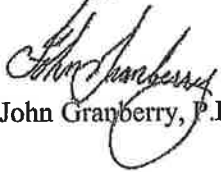
H. Any other provisions deemed applicable by the Board of Supervisors.

- The applicant is in the process of and will obtain and maintain all required permits and approvals from the Mississippi Department of Environmental Quality (MDEQ), including but not limited to a Surface Mining Permit, reclamation approval, and any required financial assurance or bonding. Reclamation of disturbed areas will be performed in accordance with MDEQ-approved reclamation plans and applicable state regulations, with the intent of returning the property to a stable, non-hazardous condition compatible with surrounding agricultural and rural land uses.

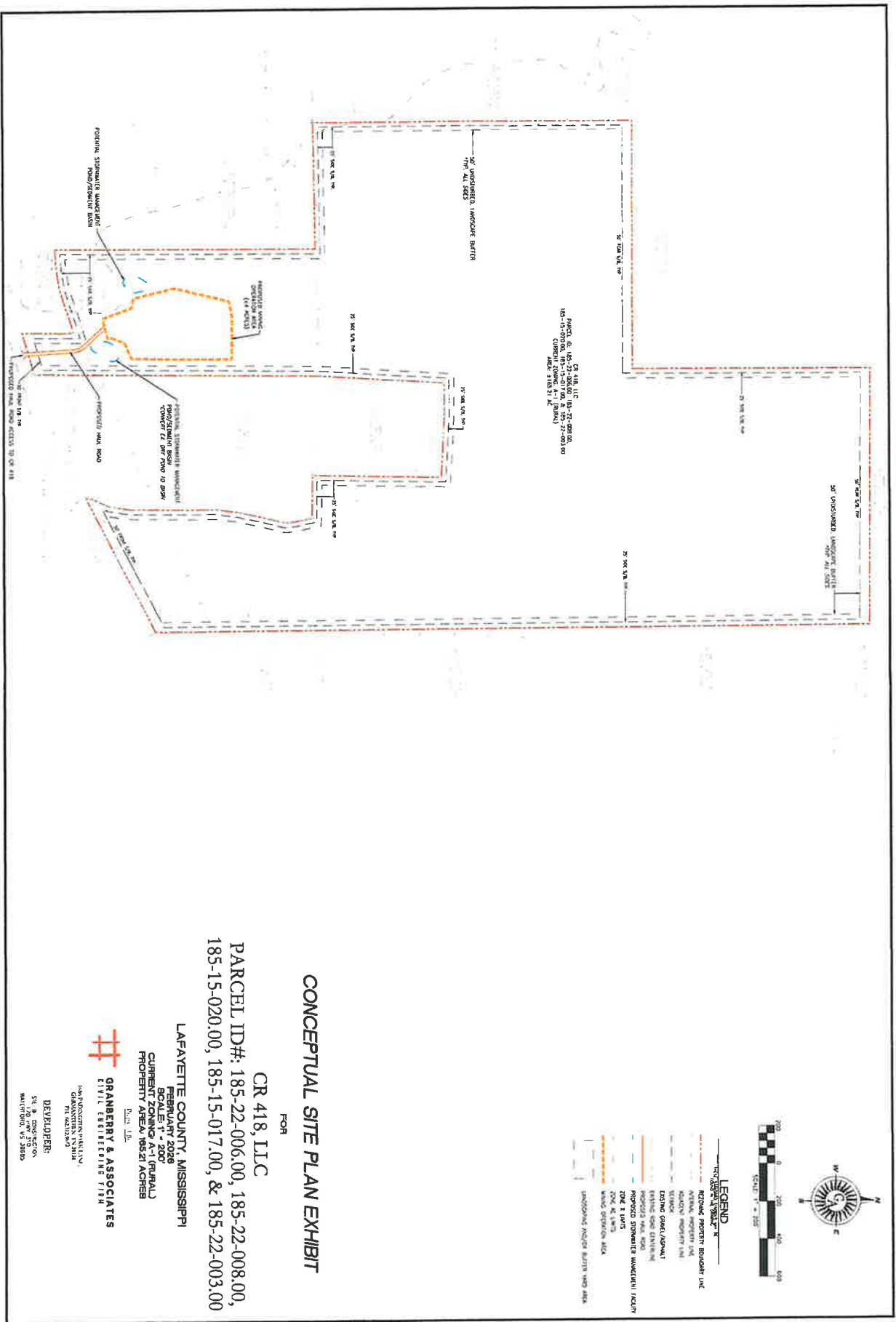
- All mining, stormwater management, and reclamation activities will be subject to inspection and oversight by the appropriate regulatory agencies to ensure continued compliance. The applicant further agrees to comply with all conditions of approval imposed by the Board of Supervisors and with all other permits and approvals required for access, environmental protection, and operational safety, as may be applicable to the proposed use.

We understand that this Conditional Use Permit in no way is approval of a Site Plan or allows for any construction activities to take place on the property. If approved for the Conditional Use, development of the property will follow all applicable Lafayette County Ordinances and Regulations and shall begin with application and submittal of a Site Plan to Lafayette County. If any other information is needed, please do not hesitate to contact me.

Sincerely,



John Granberry, P.E.



CONCEPTUAL SITE PLAN EXHIBIT

FOR

CR 418, LLC

PARCEL ID#: 185-22-006.00, 185-22-008.00, 185-15-020.00, 185-15-017.00, & 185-22-003.00

LAFAYETTE COUNTY, MISSISSIPPI

FEBRUARY 2026
SCALE: 1" = 200'
CURBERT & ASSOCIATES (LAFAYETTE)
PROPERTY AREA: 165.21 ACRES

GRANBERRY & ASSOCIATES
 CIVIL ENGINEERING FIRM

DEVELOPER:
 CR 418, LLC
 185-15-020.00, 185-15-017.00, & 185-22-003.00
 WALTERS, VA 38989

NOTICE OF EXEMPT OPERATION

This form shall be filed with the Office of Geology, Mining and Reclamation Division only for operations affecting 4 acres or less and greater than 1320 feet from another mine. NOTE: Local, county, federal or other state agencies may also require permits before mining can be done on your site. This is your responsibility.

Name of applicant/operator: STE-BIL GRADING, INC., COLLINS SIMPSON

170 Hwy 310 Waterford, MS 38685

Mailing address:

662.816.0852

Telephone number:

Do you have any other exempt mining operations on file? [X] yes [] no

Do you plan to file for a permit and expand this site later? [] yes [X] no

LOCATION

NW 1/4 of NW 22 of Section 22, Township 9S, Range 3W, County LAFAYETTE

Include a map or aerial photo marked with site location with this form.

Name of land owner: STE-BIL GRADING, INC.

170 Hwy 310 Waterford, MS 38685

Mailing address:

662.816.0852

Telephone number

Date operation to begin 1/1/2026 BORROW DIRT Date operation to end (estimated) 1/1/2029

Material to be mined BORROW DIRT Number of acres to be mined 3 (A)*

Total acres to be affected by operation (mine, roads, storage, etc.) 4 (B)*

Is operation closer than 1,320 feet (1/4 mile) to another mine? [X] no [] yes*

*If items A or B exceed 4 acres or you answered YES above, you need to apply for a MINING PERMIT.

Applicant/operator: COLLINS SIMPSON

By

Timothy C Simpson

Signature

Date: 12/8/2025 Position VICE-PRESIDENT

For Office of Geology use only

Date:

3/16/26

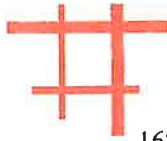
By

Division Director Mining and Reclamation Division



**STE-BIL GRADING
MINING PIT
LOCATION MAP**

OXFORD, MS 38655



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

1686 Paddington Park Lane, Germantown, TN 38138
(662) 312-9672

February 24, 2026

TO: LAFAYETTE COUNTY RESIDENT AND/OR PROPERTY OWNER

RE: LAFAYETTE COUNTY PLANNING COMMISSION

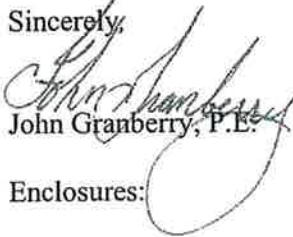
On Monday, March 23, 2026 at 5:30 p.m., the Planning Commission will meet to hear a request by Ste-Bil Construction for a Conditional Use Permit to operate a surface mining operation on land with the Parcel ID#s: 185-22-006.00, 185-22-008.00, 185-15-020.00, 185-15-017.00, & 185-22-003.00. The property is more specifically located east of Franklin Farms Subdivision and on the north side of CR 418 in Lafayette County. A Conceptual Site Plan is attached for your review.

PLEASE FEEL FREE TO CONTACT THE PLANNING DEPARTMENT AT 662-236-0237 FOR UPDATES AND INSTRUCTIONS ON HOW TO ATTEND THE MEETING. PUBLIC COMMENTS, QUESTIONS OR CONCERNS CAN BE SUBMITTED VIA EMAIL TO planning@lafayettecoms.com OR IN WRITING TO THE PLANNING DEPARTMENT.

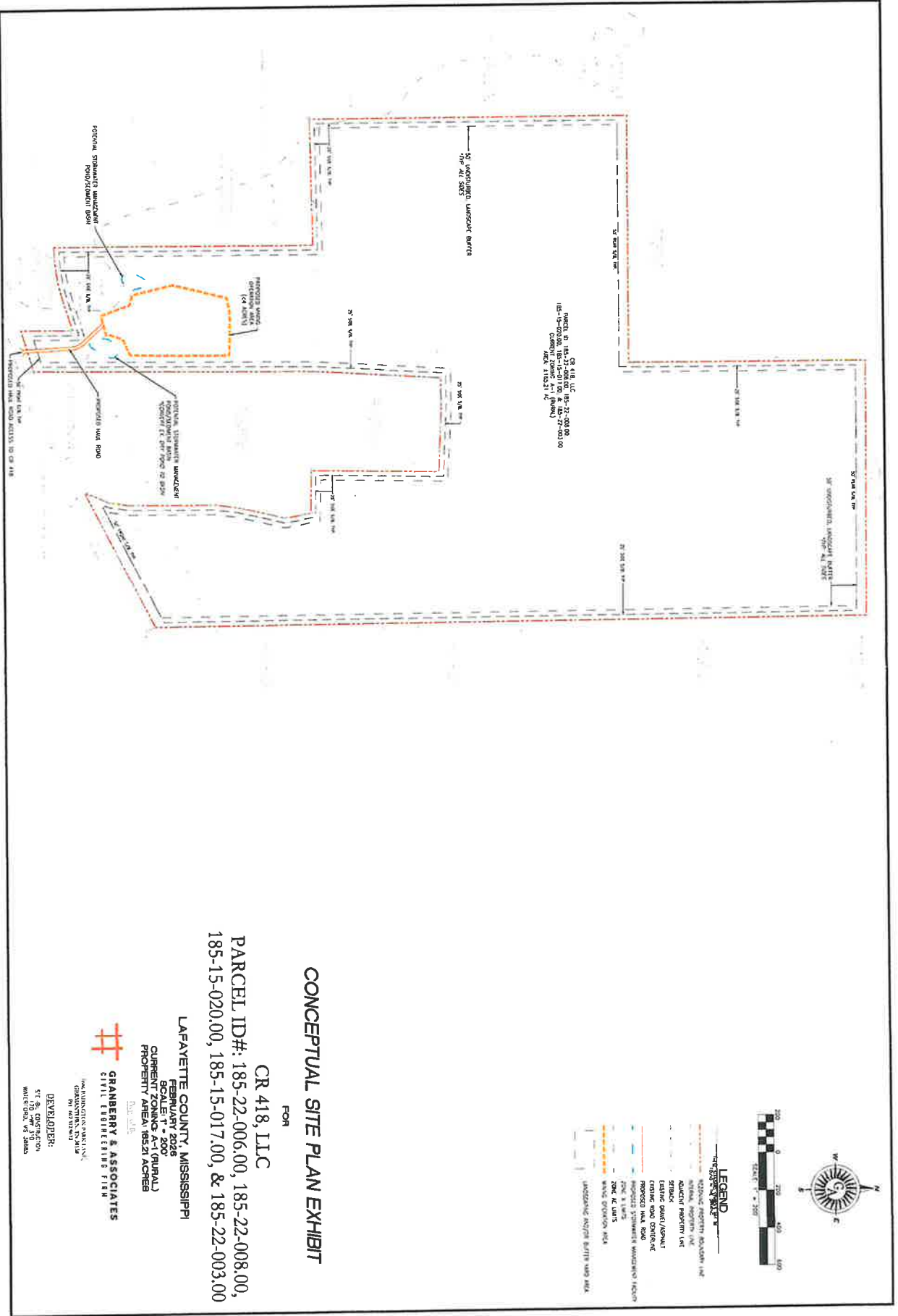
You are hereby notified of this meeting as a neighboring property owner and, as per instructions above, invited to respond accordingly.

If you have any questions or need additional information, please contact Lafayette County at (662) 236-0237 or me at (662) 312-9672.

Sincerely,


John Granberry, P.E.

Enclosures:



CONCEPTUAL SITE PLAN EXHIBIT

FOR
CR 418, LLC

**PARCEL ID#: 185-22-006.00, 185-22-008.00,
185-15-020.00, 185-15-017.00, & 185-22-003.00**

LAFAYETTE COUNTY, MISSISSIPPI

**FEBRUARY 2026
SPALDEN COUNTY (RURAL)
PROPERTY AREA 165.21 ACRES**

**GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM**

**DEVELOPER:
CR 418, LLC
185-22-006.00
185-22-008.00
185-15-020.00
185-15-017.00
185-22-003.00**

Attachment 2: Transcript of Planning Meeting for March 22, 2026

Editor Notes: If someone did not introduce themselves, I marked them as Unknown.

0:00-4:20 [not transcribed, see audio recording]

4:20-21:51 [Edited by Jordan Daniels]

Ray Garrett: The first item is Case 26-301, ST, Bill Grating, LLC, conditional use, 81 County Road, 418, parcels, 185-115-017, 185-15-020, 185-22-003, 185-22-006, and 185-22-008. Uh, who is here on regards to that matter?

John Grandberry: Hi, I'm John Grandberry, Granberry and Associates on the record. At the last planning commission meeting, we presented our case for a conditional use permit for the property for mining [unclear] operation. As you are all aware, conditional use is required for surface mining on any property in the county. Since that time, we have gone out and performed our exploratory efforts, and identified the 4 acres, the maximum of 4 acres, that would be utilized for the mining operation, as was asked of us at the last Planning Commission, and we provided that map to the county...[unclear].

Joel Hollowell: You should have that map.

[Unknown]: Right here.

Garrett: It was tabled. Is there a motion to bring the matter back before the commission by removing it from the table?

[Unknown]: I make a motion

[Unknown]: Second

Garrett: All in favor?

James Thompson, Tyler Gore: Aye.

Garrett: It carries unanimously. Yes, ma'am.

Jordan Daniels: Is now the right time to make a procedural point?

Garrett: You may.

Daniels: Ok. Hi, my name is Jordan Daniels. I am a resident of Lafayette County, and I believe that adding this agenda item back to the agenda without renotifying the public or providing for

an additional public hearing after changes having made the application, violates Section 2107.4 of the Zoning Ordinance. I've provided copies here for you all.

Garrett: Mr. Hollowell does the Planning Department have a statement to make before I address this?

Hollowell: So, it does say, except for conditions recommended by the commission for variances or conditional use purposes, shall require a rehearing. What you ask them to do was go back and determine a particular area. So I believe that that does not pertain to this particular case.

Garrett: And do you agree with her and what she has said, that this specifically addresses the Board of Supervisors and not the Planning Commission?

Hollowell: So, I do agree that this does specifically address the Board of Supervisors, but the Board of Supervisors has the authority to allow this Board to review these cases, and that's what they determine are, they depend on this commission, to do, is to review those cases, and then bring it to them in the form of a recommendation.

Garrett: And, ma'am, I understand your procedural point, but I do disagree with you, not because of addressing the Board of Supervisors, but because it was tabled. It was not voted on, it was not ruled on. And so, we're moving from the table to go forward. And as Mr. Hollowell pointed out, and [unclear] pointed out, I don't know how what exactly these two gentlemen said because I don't remember. But I'm the one that specifically said, I was a hard no until they could come with where the 4 acres were. And Mr. Granberry said, "We want to table it at that point or shortly after that point." Now, in truth, shortly after was several minutes, because there was quite a bit of discussion beyond me saying I was a hard no until they did that. But he did table it, and it's my understanding, the only thing you were changing, sir, is saying you have now delineated 4 acres that you want to say, this is where it's gonna be.

Grandberry: That's correct. The actual application is not changing as a whole.

Garrett: Do you agree?

Hollowell: I do agree, yes.

Daniels: May I respond?

Garrett: You may.

Daniels: First, to the specific point you made about conditions that the Planning Commission may place on this, my understanding is those are conditions upon approval. You did not approve this at the last Planning Commission, and you did not actually make these conditions upon the application. You said that you would deny this request as it stands. The applicant then

requested to make changes to their own application in order to avoid being denied. That is very different than conditions upon approving an application.

Garrett: I would agree with you on that, as far as different from conditions upon an approved application, because we did not approve it. It was tabled. It was not withdrawn. It was not voted on for it to be approved or denied. So I think by its very nature of being tabled can be brought back up. Now, you have every right to challenge it with the Board of Supervisors or anybody else and, say, Ray Garrett told him to do something that Ray Garrett should not have said he had to do. In fairness to you, ma'am, David O'Donnell's not here to say, one way or the other. And so, if these two gentlemen want to leave it on the table, they've got two votes, but I will tell you straight up, like I said, I was a hard no until he did it. It wasn't, it was not withdrawn, it was tabled. And so I think it's still before the commission.

Daniels: And could I ask how neighbors who were not here at the time of the last Planning Commission would know that it was tabled to today?

Garrett: Number one, it was tabled until it was withdrawn. Number two, this is not a public hearing.

Daniels: That's what I'm challenging.

Garrett: Okay, the public hearing was closed. This is a vote on a condition - of whether or not they can have a conditional used, so...

Daniels: But conditional use applications require a public hearing.

Garrett: Yeah, and there has already been a public hearing on that conditional use application.

Daniels: And the zoning ordinance states if there's a change to an application that requires a public hearing, a new public notice is required and a new rehearing is required.

Garrett: Okay, ma'am, I understand what you're saying. What I'm asking you is, what is your change? What I mean by that is they applied for a conditional use on 165 acres. You're now say, in accordance with what we said at the last meeting, they have said, "We are not doing anything except specifically telling you what four acres we want to use." I mean, I don't see how that changes their request other than limiting them.

Daniels: Well, the map has changed. Has it not?

Garrett: How has the map changed other than, instead of saying, "We want a 165 acre blanket condition" - which I was very adamant I was not going to vote for because it's not necessary - they've now said, "We were told" - and, Mr. Grandberry, I'll give you the opportunity to say if I'm wrong - but I understand they are now saying, "We were told to go out and do your exploratory holes, whether that be borings or dig, and come back and tell us exactly you want to put it." And

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my understanding based on this map is you're saying, "This is where that four acres is gonna be."

Grandberry: That's correct. The map is a supplement to the application. The application has not changed.

Garrett: So I don't think there's anything done, other than saying, instead of asking for 165 acres, there in essence now asking for four acres, and I assume - well, not assume, I can see on the map - some type of access road, and that would go through their property. The owner would not have to [unclear].

Daniels: You would not consider that a substantial change to their application?

Garrett: Ma'am, again, there's two other votes up here, but my answer to you is Ray Garrett does not.

Daniels: Are there other questions?

Garrett: All right. Just to make the record clear, she has made a procedural point that she does not believe it is properly before the Commission. I'm gonna put on the record that there is a vote to either proceed with it, as is, or to say that there has to be renote. Before I do that, Mr. Hollowell, is there any further comment that you want back on the behalf of the planning staff since Mr. O'Donnell's not here? And, well, it's going to be me that said that, it's going to be you that gets the call.

Hollowell: No..[unclear].

Garrett: Gentlemen, do y'all want to proceed? Or do y'all want to say this can't come off the table unless there's notice of a new hearing, a new public hearing?

Tyler Gore: I'd like to proceed.

Garrett: I need both.

Garrett: All right, that makes it three-oh to proceed, ma'am.

Daniels: Thank you.

Garrett: All right. Mr. Hollowell what do you want to say before the commission before the commission asks for questions today?

Hollowell: Well we still maintain our previous positions as many as planning staff. We listed several conditions that we would be willing to support a four acre dirt mine under the conditions that: Number one, the mine must only be used for the duration of the Highway 7 expansion

project. Number two, the development must comply with the provisions of the Mississippi surface mining and reclamation rules and regulations. Number three, no work shall begin until all erosion control measures are in place, and the developer has provided all documentation, in accordance with the MDEQ requirements, in accordance with the Mississippi surface mining and reclamation rules and regulations.

Garrett: Anything you need to address about that?

Grandberry: No sir, other than we provided an erosion control plan today to Joel, providing the swift narrative tomorrow to Joel. I have to take a look at something in the field. So, regardless of what this commission does, it wouldn't move forward until those things are actually properly filed? [unclear exchange]. All right? Anything, for you, Mr. Gore?

Gore: Did your soil bores tell you everything you need to know?

Grandberry: Yeah, we actually used equipment and excavated to find them, you know, find those sample material.

Garrett: All right, you satisfied that your dirt mile would require only four acres?

Grandberry: Yes, sir, if it did, for whatever reason, the project, unforeseen circumstances of Highway 7 Project, which is the whole reason for the initial need for the dirt, because of unsuitable soil. If it did expand, and I expanded, we obviously would be back before you all, and or before the Mississippi Department of Environmental Quality for a full mining notice of intent, in accordance with their rules and regulations.

Garrett: Joel, I have a question for you as to the request that they made. My understanding correctly, this is a request for a specific 4 acres that they've designated on their map.

Hollowell: That is correct.

Garrett: It's gonna be used for the duration of highway 7. And so if this board votes to give a conditional use, conditional use is: number one, for a 4 acre mine in a specific area. And number two, it does not run with the land. So if they come back next week or 2 years from now, they're at ground zero as far as conditional use other than just one specific mine.

Hollowell: That's correct.

Garrett: Is that your understanding, Mr. Grandberry?

Grandberry: Yes, sir.

And I want to point out that, as Mr. Greenberry has pointed out, I want to do a successful site plan, and the notes, file [unclear] of disturbance. The 4 acres does include the road into the dirt mines. How much does that cover? Approximately half an acre?

Grandberry: It's a little more than that, it's almost a whole acre.

Garrett: So you're digging a 3 acre mine and having an acre, give or take, for the road?

Grandberry: Yes, sir. Unless we can, obviously, get away with a smaller road, less disturbance, you know, some [unclear]...

Garrett: But you're asking for 4 acres, not 4.1?

Grandberry: Four acres.

Garrett: Mr. Hollowell, if it were approved, would there be any way to county could stop them if it became five acres?

Hollowell: Yes, we could shut them down. As well as MDEQ would shut them down.

Garrett: That's what I'm saying. What I'm getting at is, I wanna be fair to this lady that made an argument that I think was well thought out. I disagree with it on the merits, 'cause it was tabled, but at the same time, I want to make sure that everybody's perfectly clear, we're talking about four acres, four acres only, and for a one time use. And that being, my statements, are there other questions or comments from the committee?

Gore: So, Joel, we couldn't even stop them from a road going in there, right? We can't even stop them. If they want to build a road in there, there's nothing we can do about it, correct?

Hollowell: Well, so, yes, an individual could build a road into their property. Yes.

Gore: And we can't stop them from cutting the timber.

Hollowell: We can't stop them from cutting the timber.

Gore: We can stop them from changing the topography, we can limit where they dig their dirt, but we can't stop them from building roads in their property or cutting their timber or whatever else they choose.

Hollowell: That is correct.

Gore: Is your client here? They are? Just curious if they'd make a comment to the public on Highway 7. There's a huge amount of dirt that does not, to me, look like suitable soil. I just feel like it would be good to speak on that matter. There is a need for this dirt. I mean, I'm seeing for

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myself, there's huge mounds of dirt on this side of Highway 7 right now, that does not look suitable to me, and, so I'm assuming that's why it's been excavated, to bring in suitable structural fill, correct?

[Ste-Bil rep, not introduced]: Correct, and there's also a need for more dirt outside of what's being used on the site. So when we started, we were short on a balance of nearly 80,000 yards, and that balance is increasing as we find unsuitable soil in the project. So it was vital that we found another source of dirt.

Garrett: All right, nobody can predict the future, but is four acres gonna be adequate for the foreseeable needs?

[Ste-Bil rep]: It's kind of like the last question, before, when you wanted the 4 acres and we mapped that out today, yes. The 4 acres are suitable to do what we need for building the road, but as I said earlier, those conditions are changing. So we may find more bad dirt and we may not. Depending upon those changes, we may be back here asking for an additional acre or 2 acres in 6 months or 18 months.

Garrett: Mr. Hollowell, just for clarification, do you believe that expanding it to say, "Hey, we thought we were good, but we now need two more acres or four more acres," would require another public hearing?

Hollowell: I do, yes.

Garrett: Okay, so she would be correct. That would be a change. And anything beyond the 4 acres would require another public hearing? You understand that?

[Ste-Bil rep]: Correct.

Garrett: Anything else from the commission? Alright, is there a motion, one way or other, as to whether to send this to the Board of Supervisors or not?

[Unknown]: [Unclear] with conditions.

Garrett: Right, and those conditions would be 4 acres and 4 acres only.

[Unknown]: That's correct.

Garrett: Complying with all MDEQ requirements. And you can't go - it's a one-time use, once Highway 7 [unclear].

[Unknown]: [motion to approve]

Garrett: All in favor?

Gore, Thompson: Aye.

Garrett: All right, it carries 3-0, sir.

[Ste-Bil rep]: Thank you.

0:21:5-1:26:55 [not transcribed, see audio recording]

1:26:55-1:28:05 [edited by Jordan Daniels]

Daniels: Hi, Jordan Daniels again. I am not speaking for or against this application, but I do have a question just on the exhibits that were attached for today's hearing. I don't see any actual applications. All I see are maps. Are there other documents that you're considering? And like, what are you actually approving?

Hollowell: So, the application [unclear]...

[Planning staff member]: I don't remember exactly what all is in there.

Daniels: There are no applications for the conditional uses. There is for the rezoning, that's it.

Hollowell: This was not on the website?

Daniels: No.

Hollowell: It was just the maps...

[Unknown planning staff member]: It was the only thing that was in their packet...

Hollowell: Okay. Well, so, what we provided to them, we provided on the website, or at least I thought we did. But we may have a [unclear] getting all of that together, but we'll get it up on there.

Garrett: We're talking about this?

Daniels: That's right.

Hollowell: I thought this was in there because we included it in their packet.

Daniels: So you'll add that after?

Hollowell: We will.

Daniels: Ok, thank you.

1:28:05-1:46:37 [not transcribed, see audio recording]

Attachment 5: Transcript of Planning Meeting for April 27, 2026

Editor Notes: If someone did not introduce themselves, I marked them as Unknown.

37:30-1:45:27 [Edited by Jordan Daniels]

Ray Garrett: That brings us to item M. Another public hearing. Ste-Bil Grading Conditional Use 41 County Road 122 [sic] Parcels 185-115-017, 185-15-020, 185-22-003, 185-22-006, and 185-22-008. Who is here on behalf of Ste-Bil Grading?

[Unknown]: Yes, sir.

[Unknown]: When is that Board?

[Unknown]: April 20th.

John Grandberry: John Grandberry with Grandberry and Associates, for the record, and as you mentioned, the subject parcels we are requesting conditional use approval to operate a surface mining open pit mining operation. I've listed the items, the A-F, and we plan on addressing all those in our upcoming site plan.

As everyone knows, this is off of CR 418. Ingress and egress to the property - the property makes a U shape, if you will. And we plan on accessing it currently off of the West side. It's a little closer to where we believe there will be suitable material to mine. One of the reasons for the entire property requests was because we are unsure exactly where the suitable material will come from right now. There's been some operation as to try to locate suitable material. The applicant has obtained a Mining Notice of Exempt Operations.

Once we move forward past this step of the operation, we'll turn around and submit the site plan, which will address all of the details as far as your ingress/egress, design of the roadway, design of the exact location of the mining operation, and address all of your storm water requirements as well. So right now, as you all know, the conditional use is conceptual [unclear]. There will be parking of employees running the equipment, the mining equipment. Our parking layout will be included in the forthcoming site plan.

The refuse and service areas, same as, similar to what would be in any surface mining operation. There's not much refuse or stored materials that require collection and handling. The utilities, we don't have any. We have no need for utilities on the site. It is an open pit mining operation. We don't have a need for utilities other than for water that would be stored in a tank or truck that would continue to keep the roads wet to prevent any dust. Outside of that we don't really have any need for any sanitary or public utility service. Screening and buffering - our proposed site is located off of CR 418 approximately 350'. That may change given the location of suitable material to mine.

Right now we have the benefit of being located off of 418 such that the existing vegetation helps buffer everything. The required yards and open space - it's 50' as required. We are meeting all the requirements of the Lafayette County Ordinance. There are requirements in the Mississippi Department of Environmental Quality of 300' from any residential structure. The applicant, has applied for the mining permit. They granted the mining permit, so I'm sure he met those requirements of 300' buffer from residential structures.

As with any conditional use, compatibility with adjacent land - everything out there is A-1 district and that's pretty typical. A mining operation is typical with this district as it conforms to standard agricultural practices, that would normally be addressed in this area. Everything else - this mining permit and operation is to be used for the Highway 7 widening and expansion. That's the main and quite possibly the only use for the dirt coming out of the mine would be used for.

As far as future development of the site plan and details, traffic impact studies and anything else that may come forth, as you all know that is addressed at the time of site plan approval and submittal. Right now, the conditional use would give us the comfort to move forward with our final design and development of permitting and site plans and resubmittal to the county. That's all.

Garrett: This is a public hearing. Is there anyone in the audience who wishes to be heard regarding this matter? I got two, three hands. The gentleman right there caught my attention first, then that person, then the person in the back, then number four over here, and number five. We'll do you one at a time. State your name, and how close do you live to this property.

Mr. Goldman: My name is Dennis Goldman. I have property, my family's property, directly adjacent to that property on 75 County Road 418, directly in front of where this surface mine operation is proposed. We own approximately 100 acres of farmland on the south side of the frontage there. That property has been in my family for about 122 years. We are opposed to a surface mining operation at this location.

For the past six months, Ste-Bil construction has been working on a bridge at Burney Branch. During that time, they have caused severe damage to our yard, our driveway, surrounding property. They have shown total disregard for our property. They've even blocked our driveways when the resident of that house - I don't live in that house, but there's somebody who lives there. There was heavy equipment in the driveway. When she would try to go to work, she would ask them to move it, and they would refuse to do it. So on or about March 18th, I believe last Wednesday, I got a call. They had started work on this project. I thought there was going to be a hearing to determine that this week. I found out Wednesday morning they were not on the property. If you notice on the site plan there, there's a road that's proposed on the proposed parcel. They were not just on that property; they were on our property. They were removing vegetation. They removed our gate. They removed our fence. They were removing whole trees, removing whole trees from our property. They actually had excavators moving toward the house. I got a call from the resident. She was filming all this. She asked them stop. They refused. They laughed at her. They continued. I called the county, got the numbers of people

involved. I called John Grandberry. No return call. I called John McCurdy. No return call. I called Bram Billingsley, the owner of Ste-Bil Construction. Nobody returned my calls. So instead I got a call from the excavator operator who was on the property. He was on my property at that time. He said, "What do you want?" I said, "You're on my property." It's clearly marked, there's orange markers down the property. I asked him, "Would you stop taking down our trees? Would you stop destroying our property?" They were removing all the vegetation. And he laughed, and he said "Talk to my boss, go right ahead." So it was only when a deputy sheriff went out and told them they needed to leave our property - they didn't want to do it then, they wanted to continue. They said it was easier to get it out of my property than build a road where they're supposed to.

So we've got a lot of concerns about this kind of [unclear] and this mining operation. Number one is this is a higher elevation and I think removing the vegetation, removing the trees, and mining this operation, is going to change the water flows. Everybody knows, when we change the foliage and the soil there, it's gonna change the way the water flows down into Burney Branch. Our property on the south side fronts Burney Branch on both sides. And our farming operation depends on that land to plant crops. Burney Branch already floods a good bit, so this could impact the property downstream.

Removal of trees is likely to result in burning large debris piles, which produces smoke and air floating embers, uncontrolled fire spread. So we want to know what measures are being taken, if they are gonna burn these trees, they're piling them up already. Last week, they got a huge pile right there next to our property. So if they burn those right there next to our house, what's the danger? I understand they want to get the permit for 165 acres, but they're only gonna mine 4 acres. But are we gonna grant that permit not knowing where they're gonna mine?

Our house is probably 100-120' from this mine operation. There's another residential home on the adjacent property just East. There are a lot of homes through there. These parcels identified in this request have been in my family for over 120 years. The land once served as the homes and farms of Joe Fudge and members of his family, and that's why it's called Fudgetown.

Last fall I was approached by Wil Matthews, who expressed interest in purchasing part of the property - this 165 acres - for his family. He said he wanted to raise his boys on farmland, take care of the land. They wanted horses. He wanted to turkey hunt, and he had no plans for ever developing the property. I don't have a contract saying he can't develop it, but I took him at his word or I would've never sold this property to him. Now it appears that they're not only gonna destroy the property but they also have plans for future development.

Fudgetown has long been a meaningful place for many families. It's more than land. It's a community. These people live up and down County Road 418, and that's their only access. I think this mining operation would not only be a danger to our home and the homes around out it, but the residents up and down there. They're gonna have trucks coming in and out of that property on 418. There's gonna be a lot of mud, a lot of trucks, a lot of traffic. I think it creates a dangerous situation. So from the property aspect to the personal aspect, I just think it's a

dangerous thing to let these guys who are already showing a disregard for property and lack of respect for the people. That's why I'm opposed.

Garrett: Thank you. I have a couple of questions. Number one, you said bright orange markings. When was that survey done?

Goldman: November to December.

Garrett: Of this year?

Goldman: Well the past year.

Garrett: So you're sure of the property line?

Goldman: Yeah it was just surveyed.

Garrett: Did you have it done or did the adjoining property owner have it down?

Goldman: Well it was a joint survey between Wil Matthews and us.

Garrett: What I'm getting at is - based on what you're telling me - there shouldn't be a dispute as to those markings that you're describing being in the right place.

Goldman: No

Garrett: My second question - you referred to a bunch of trees being piled up

Goldman: Yes sir

Garrett: I want to know what kind of area they're clearing. You said something about building a road. It's also been represented they don't know where they're going to put the dirt pit. Are they clearing an area that's wide enough for a road? Or are they clearing an area that's big enough for a dirt pit?

Goldman: Not big enough for a dirt pit I wouldn't think. If you look at where the road is proposed, that's a one acre square. They started clearing on my side of that property, which is probably $\frac{3}{4}$ of an acre between there and the house. So they were clearing that $\frac{3}{4}$ of an acre on my property, and about $\frac{1}{2}$ of an acre on that side where the road is gonna be. They were just clearing and removing vegetation and trees, underbrush.

Garrett: I haven't been out there and I apologize. I've had some personal issues that have made me not travel. But what I'm asking is - are they clearing an area for a roadway, or are they clearing a much larger area?

Goldman: It's larger than a roadway.

Kate Rosson: Can you state your name again?

Goldman: Dennis Goldman

Rosson: And what's the address of your property?

Goldman: 75 County Road 418. It's directly in front.

Rosson: I'm looking at LLCs.

Goldman: H&V of Mississippi

Rosson: Ok that's you?

Goldman: Yes

Rosson: Got it.

Garrett: Ma'am you're already coming, so come ahead. We'll get to all of you.

53:20

Sara Tudor: My name is Sara Tudor, and I actually reside at 75 County Road 418. Mr. Goldman, they actually own it, but I've been there now for about ten years. I am the one that has been affected by Ste-Bil as far as working on the bridge and the issues he discussed that we've had. My concern is that we have seen a substantial disregard over and over for the property.

But even more so that they have not provided what is required by the MS Code Section 17-1-3 provides that zoning regulations are adopted for the purpose of the health, safety, morale, and general welfare of the community. MS Code Section 17-1-9 further requires zoning regulation be made in accordance with the comprehensive plan, and be designed to lessen congestion in the streets, secure safety from fire and other dangers, facilitate adequate transportation and public requirements, conserve property values, and encourage the most appropriate use of the land.

The Lafayette County Zoning Ordinance imposes many [unclear] for conditional uses. Section 2105.01 states, "The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning ingress/egress, with particular reference to vehicular and pedestrian safety, traffic flow and control, and access in case of fire or catastrophe; off-street parking and loading areas; refuse and service areas; utilities, with reference to locations, availability, and compatibility; screening and buffering with reference to type, dimensions, and character; required yards and other open space.

The issue is that the burden is on the applicant and is not on us as residents of the area to prove why this is not a good idea. There are so many gaps in this application. It's deficient. There's no critical studies, there's no plans, there's no evaluations. I spoke to the Mississippi Department of Environmental Quality. The application for the mine - they received it on Wednesday, March 18th. That's the day that they began taking down the trees and taking down the gates. There has been no storm water application, per the Mississippi Department of Environmental Quality. Instead of proof, the record contains broad conclusions and promises. That's not enough under Mississippi law or Section 2105.01 of the Lafayette County Zoning Ordinance. The law requires proof not promises because if we went on promises they'd all be broke already.

The health and safety risks are substantial. Surface mining generates dust, particulate matter, diesel emissions, noise vibrations, and heavy truck traffic. Those conditions create considerable risk to respiratory health, quiet enjoyment of the property, sleep, and day-to-day quality of life for nearby residents. Surface disturbances and clearing also increase erosion and sediment runoff. The proposed tract sits at a higher elevation than nearby homes and roads. Disturbing heavily wooded land above residences and waterways creates a very real risk that runoff and sediment would move down the hill towards neighboring properties and public roads.

The traffic danger is significant. I don't know if you are familiar with where 418 [is](#). It's already grown substantially on 401 and the amount of traffic we have on that road is dangerous. I live directly on it. I have to be careful pulling out it's so dangerous. If you add heavy trucks - we already have M&N Excavators at the end of 418. So we already have a flow of heavy trucks, dump trucks, constantly coming in and out. We're gonna double or triple that by now adding a surface mine running all day long. The good thing about M&N is that they go out for the day, and we don't see them again until that evening. This operation is gonna be a consistent flow non-stop. I live directly next door to it and it's peaceful out there. [unclear] constant flow of traffic, we will never be able to leave our driveways because of how dangerous it is.

Another issue is the flooding. Burney Branch Creek, where the bridge has been replaced, there has been sediment left already. It is higher than what it was previously. This past rainstorm that we had, [unclear] I would say probably 50' out from the banks. You take out all of these trees that are currently absorbing and controlling and helping with that, you're gonna add to it. And Yocona Subdivision will be flooded. It was to their back fences when it flooded this last time. You add more to it, it's definitely going to flood that subdivision.

But the bigger concern that I have, there is also serious compliance and credibility issues that the Commission cannot ignore. Public records reflect that JWM Development LLC entered into MDEQ Order #721622 relating to Lafayette County project Highlands Subdivision Phase XII. According to the [unclear] report, MDEQ identified violations including failure to implement Storm Water Pollution Prevention Plan, failure to maintain erosion controls, failure to meet [unclear] limitation requirements, and failure to maintain weekly inspection reports. There was a fine, a civil penalty in the amount of \$14,000. This is not minor paperwork defects. This shows

the consistency and inaccuracy of the individuals who are wanting to perform this. There's no reassurance for us as residents that they are going to do anything that they're supposed to. I mean, there's already violations - there's numerous violations.

The proposal is a dramatic industrial use in a rural agricultural setting. The governing question is not whether mining can be described in a few reassuring sentences. The governing question is whether the applicant has proven with substantial evidence that all mandatory conditional use standards have been met, that neighboring properties will be protected, roads and public safety will be protected, and the environmental harms have actually been studied and addressed. And on this record, the answer is no. They haven't. They can't provide us with anything.

Before there is a vote, I just want to this committee to take into consideration and to know that moving forward with this fails to meet the requirements of Lafayette County Zoning Ordinance and would constitute an arbitrary and capricious decision under Mississippi law. I respectfully request denial of this conditional use permit as the bigger issue is that they're applying for four acres because, under the Mississippi Department of Environmental Quality, you get an exemption from going through the geological studies and having to apply for certain permits. But as you know, they've applied for 165 acres of conditional use so that they can see what soil is good enough to pull to put on Highway 7. How do we know where it's really going to be mined at? That's the question. How do we know? We don't know. If you give them a conditional use for 165 acres, they can go for this 4 acres, then another 4 acres, then another 4 acres. And before you know it, the whole 165 acres is mined. And they've gotten through with it because it's 4 acres at a time. I spoke to the Mississippi Department of Environmental Control - I mean Environmental Quality - and they are the ones who said that that is how they get around having to apply for the correct permits for having to mine the full parcel. So I just hope it is taken into consideration what has transpired and what continues to transpire. And that the burden of proof is on them to prove they're going to do what they're supposed to and they have not met those requirements or guidelines.

Garrett: Thank you, ma'am.

Tudor: Thank you.

Garrett: Who was number three? Come ahead sir.

1:02:14

Erik Richardson: My name is Dr. Eric Richardson. I represent my wife and five children, and we actually live in the very middle. We're the little shoebox there in the middle right next to the proposed mine. I have a statement I'd like to read. It's short and I'd be happy to answer questions if necessary. We do live in the very middle of this proposed surface mining operation and we do ask the Lafayette County Planning Commission to recommend rejection of this application.

Number one, this mining application lacks all "general compatibility with adjacent properties and other property in the district." That's from the Zoning Ordinance.

Number two, this plan to haul heavy dirt and equipment and dump trucks would substantially damage and worsen the "vehicular safety and convenience and traffic flow and control" in our community, on our road.

Number three, page 14 of the Zoning Ordinance of Lafayette County, MS, states conditional use means "A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgment of the Board of Supervisors promote" - and I emphasize the word *promote* - "the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties." Instead of promoting, this mining operation will damage three of these five listed requirements in our rules, namely public health and safety in our neighborhood would be damaged. It will clearly and surely damage the property values of adjacent properties. It will clearly damage our quality of life via, "noise, vibration, odors, or other objectionable characteristics," again that's from the Zoning Ordinance.

This plan is totally against the character of our neighborhood. It goes against all existing usages in our community and is, in fact, an incompatible usage and counter to the current and existing usages that have existed for decades, if not the last century, on Fudgetown Road. Our road is full of livestock, cattle, horses, goats, and jackasses - it's in the Bible, it's a clean word - poultry, chickens, ducks, geese, gardens to grow vegetables and to grow flowers, and row crops which you can see from the road easily. We will regularly run across a tractor in the middle of Fudgetown Road, so be careful. If site context and protecting existing usages are to play a role in our planning and zoning, then this mining operation must be rejected.

This 165 acres is an old farm that has one house on it. I tried to buy it last year so that I could expand my farm and my pasture grass. I was outbid by this set of development companies that evidently plan to number one, start a four acre surface mine; and then, number two, expand the mining and excavation to all 165 acres, thus destroying all of the rolling wooded hills surrounding my home and farm. And then number three, to pave and develop "200 houses" after it is excavated, destroyed, and then rezoned. Why else would they ask for a permit on all 165 acres? It is obvious that there is more going on here than a four acre situation.

Fudgetown Road and our rural agricultural community consists of homes with ten to twenty acres or more. It is rural in nature. Traffic flow and control, safety and convenience, are already a major problem on this road, which is heavily used as a cut through road as well as local traffic. The noise and air pollution, vibration, and destruction of property values produced by the mining operation will be right off to the west side of the front porch to my house, my home.

Regarding screening and buffering, the site plan shows only a 25' side buffer surrounding my entire property. With the surface mining operation having the characteristics more consistent with an Industry, Heavy zone usage, it would seem more appropriate to use a 40' wide buffer, as

is listed on pg. 37 of the Zoning Ordinance. This would help “protect and preserve the appearance, character, value, and safety of the total urban area and nearby properties.” And to “preserve property values and ensure compatibility of uses.” The trees are already there along the property line. A 40’ buffer would require no planning or fencing. There are many reasons why our community asks the Planning Commission to reject this permit. I have listed several but not all of the reasons. But please be clear, with my plea, our community does not want this. Thank you.

Garrett: You said this will be right off your front porch?

Richardson: My house sits just east.

Garrett: I got the map. I understand where you’re at. My question is it’s right off your front porch. You heard what was said about the site plan that’s already happened. Tell me how big that spot is, how wide it is.

Richardson: Well, I haven’t walked it. I did see the excavators. I do know that they ripped a pathway right up through the middle of somebody’s property that evidently wasn’t their own. But I haven’t walked it. It’s not my property. So I can’t specifically answer that.

Garrett: Fair enough.

Richardson: They tore up some stuff and they tore up some mature trees.

Garrett: Thank you sir.

1:09:08

Reid Posey: Good evening. Reid Posey, Dunbar and Davis. I’m here on behalf of Debbie Bell. She resides on County Road 418, I believe has already sent a letter to the county as part of the file. I’m gonna let the contents of that letter speak for itself. I’m not gonna try to [unclear], I know better than that. Mainly, and we kind of touched on it on a little bit, there’s this regulatory requirement. It forbids mining operations within 300’ of the nearest occupied dwelling unless it’s been waived by the owner occupant thereof. These two occupied dwellings don’t appear on this conceptual site plan anywhere. I don’t know a way to confirm without that that they are meeting this regulatory requirement. If they don’t, the regulation specifies that this is therefore land unsuitable for mining. If these two occupants, as far any waivers go, you’ve got H&V of Mississippi, Mr. Goldman, and you’ve got the Christensens [sic], so I think there’s no question that they have not waived their objections to this. Further, just reviewing the file - I don’t know if they supplemented this or not - but I didn’t see any proof of notice to Mr. Goldman, as an adjacent landowner. Therefore I think it’s deficient on its notice requirement as well. Mr. Grandberry I believe made a comment about somebody submitting, maybe even acquiring a permit from MDEQ that would show they’re compliant with the 300’ regulation. I’m not aware of any permit; I didn’t see one online. Or if someone’s made an application, if there is one, I’d like

to see a copy. But I'm not aware that that exists. In light of those things - I'll just be brief - we don't think that this application complies with [unclear] regulations. I would ask the commission not to recommend approval of the application and in light of the nearby residences, if you do recommend approval, we certainly would ask that it be subject to several conditions and limitations. I would ask that the area of the mining operation be limited to less than 4 acres. We would ask for limitations on the hours of operation. Any noise control measures, road maintenance, cleanup, any conditions or limitations that this Commission would deem appropriate. Thank you.

Garrett: Mr. Hollowell, in reference to [unclear], have they complied?

[Unclear]

1:12:30

Celeste Jordan: My name is Celeste Jordan. I am a longtime property owner and resident of Fudgetown Road, that's County Road 418, and I am writing to strongly object to the conditional use application by Ste-Bil Grading LLC for a surface mining operation at 81 County Road 418, directly adjacent to my property from West.

A surface mine is entirely incompatible with the surrounding area. Fudgetown Road (County Road 418) has always been an area known for its agricultural and rural life. It is a community. There are many farms still in operation, including my own, as well as lush woodlands. The grading company has already started to tear down trees and vegetation, making clear they do not value the natural resources of this area. And I can tell you from looking at it, it's bigger than a driveway. A surface mine along with all the other associated noise and heavy equipment, would destroy the natural beauty and tranquility of Fudgetown Road.

Further, a surface mining operation with heavy trucks would exacerbate traffic safety issues on Fudgetown Road. The Sheriff's Department has stated it cannot conduct traffic enforcement operations in the county, and drivers take advantage of that fact. Fudgetown Road has long, straight stretches, which allow drivers to get up speed, with a severe curve in the middle on my property. I am personally aware of 74 auto accidents in front of my property alone since I've owned my farm, some of them ending in death or medevac removal. Industrial truck traffic would introduce substantially more risk to commuters and residents who use the road daily, to bike riders, to people who run, to people who walk - not to mention the livestock and the wildlife that also live along Fudgetown.

For all these reasons, I urge you to reject their application.

Garrett: Thank you very much, ma'am. The gentleman toward the back...

1:15:05

[Unknown]: [unclear] and we live on Fudgetown Road also. [unclear] My concerns are pretty much what everybody has said here. You want to know who you're doing business with. It looks to me like these people don't have a track record that you can count on. It's a pretty drawing and they say they're gonna do nice things. But their track record says otherwise. It sounds to me like y'all have already made your minds up on what you're gonna do and this is just a little exercise. I hope you take your job seriously. You're the Planning Commission. If you go around Oxford and Lafayette County, it's been blessed. Everybody wants to be here. It's also turning into a nightmare. It seems like wherever they want to build something, y'all let them build it. There's not concept about the traffic, the resources, or anything. Again, all I can see is more traffic on that highway and it's not built for it. So I encourage you to hold their feet to the fire. If you're gonna make them do it, do it. Make them follow the law. I don't understand how you can apply for a permit and start working the same day, if what has been said here today is true. Y'all ought to make them do the right thing. That's what your job is.

Garrett: By my count that is everybody that raise their hand. Is there anybody else other than this lady that wishes to be heard?

1:17:03

Jordan Daniels: I just wanted to first submit the written statement from my grandmother, Celeste Jordan. I also would like to submit a written statement on behalf of another adjacent property owner for many years, more than 25 years, Mark Tew and Linda Boulton who couldn't be here today. And then I'd like to submit a written statement of my own. In this written statement, you'll see on page 2 an image of the destruction that we've all been mentioning to existing vegetation and trees. That should help you give an idea of what they've been up to this past week.

First before we get started on the content, I do want to recognize, I was able to go onto the website and access all the exhibits for today's discussion. So I appreciate that, and appreciate you all for continuing to improve this process. I know I give you all grief sometimes, but I really do appreciate the effort.

Now on the topic of County Road 418, I'd like to really reiterate and dig into some of the points that Ms. Sara made earlier today regarding the requirements in our Zoning Ordinance and the specifically burden of proof. Section 2105 of the Zoning Ordinance states "The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following..." Then it lists A-G, which are very specific criteria and tests they must meet. And it also has criterion H which is open to the Board to interpret as they see fit.

For the sake of brevity, I just want to highlight a few examples taken from the actual application to show how the applicant how the applicant has responded to these requirements. For criterion B "Off-street parking and loading areas," the application states, "All parking and loading activities...will occur entirely on site," "Adequate off-street parking will be provided," "The site

layout will be designed to accommodate large vehicle turning movements." However, there's no parking, loading, or turnaround areas shown in the conceptual site plan at all. These are just words.

On criterion E "Screening and buffering," its application states, "Existing tree cover and natural buffers will be preserved to the maximum extent possible...We are proposing an undisturbed area and vegetative buffer of 50' around all property lines..." You can see for yourselves in front of you exactly what that promise is worth.

On criterion G "General compatibility with adjacent properties," its application states, "The proposed surface mining operation is compatible with the surrounding rural and agricultural land uses within the A-1 zoning district..." That's it. One sentence. There are two other sentences about regulations that are not pertinent to this criterion. It does not any facts to support this. It is an assertion. I did hear earlier a representative of theirs said that mining is a standard agricultural practice. This is news to me. I would like to see the evidence substantiating that. In fact, I'm pretty sure it's that kind of practice that got us the Dust Bowl. We have learned since then, you do not just rip up top soil that's been built over decades.

So my question to you all is - is this satisfactory to the Planning Commission? Is this the type of application that you would like to see. And I'd like to point out also, thanks in part to the exhibits you made public today, we're able to see that many of the components of this application were copied and pasted from other conditional use permit applications. That shows you exactly how much thought they're giving to these.

It is discouraging, if I'm honest, to see that time and time again, this Commission has overlooked the text of its own Zoning Ordinance by placing the burden of proof on the public rather than the requestor. Yet, the public continues to show up here. Continues to make the case for our communities.

Today, the Planning Commission has received pages and pages of very thoughtful, fact-based objections from neighbors and concerned citizens. And on the flip side, a list of unsupported assertions from the application. I look forward to hearing how you will weigh these two very different perspectives. Thank you.

[Unknown]: How many people here are against this?

Courtney Rogers: That's all of us.

1:22:11

Garrett: Alright that's everybody that raised their hand and said they wanted to speak. With that I declare the public hearing closed. Mr. Grandberry, can you come back and we'll start talking about your conditional use.

Grandberry: Alright. If I may address some of the comments.

Garrett: Address mine first. I want to know where the four acres is.

Grandberry: So the four acres, the reason we applied for the full 165 acres was because we did not have an exact location of where the mine will be located because it will be based on what is usable soil. Without having a preliminary idea of where that is, that four acres is a moving target until we understand where that soil will come from. That is the reason that it's not clearly defined. It will change and will be addressed when a site plan is submitted for a defined four acres.

Garrett: You're an engineer. Tell me what you gotta do to tell what soil is and is not compatible.

Grandberry: Visually inspect it is the most efficient way, which is what the applicant was in the process of doing. He did make an honest mistake in clearing off of his property and off of his property line 30-40'.

Garrett: What I want to know is what do you gotta do to go out and tell me

Grandberry: Take a backhoe out there and dig down. Visually inspect the soil.

Garrett: How big a hole?

Grandberry: Deep enough to get down to..

Garrett: Alright not to be crass, I just buried one of my son's dogs. I dug a hole 6x4' wide. If you take a backhoe that's about two scoops. If you go 8 or 9' is that sufficient sample or not?

Grandberry: It depends on the grade of the adjacent property because they're obviously gonna try to get as much soil off of the property in the four acres as possible.

Garrett: Can you tell me whether or not Tract A of the four acres is compatible or not with a sample from a backhoe or not?

Grandberry: With multiple locations, yes.

Garrett: On the four acres?

Grandberry: Yes.

Garrett: And that would tell you one way or the other?

Grandberry: Yes.

Garrett: And that would not be cost prohibitive?

Grandberry: Should not be.

Garrett: Mr. Grandberry, I'm not picking on you, but you know I'm direct. I don't like games. Either tell me the four acres or I'm a hard no.

Grandberry: yeah so exactly why we're here today is we do want to know the exact four acres.

Garrett: You got four other votes but I'm a hard no until you know.

Grandberry: I don't believe it'd be very reasonable to allow or disallow somebody without the knowledge of the property. If we go out there and clear without this conditional use, then we are in complete violation.

Garrett: You don't need to ask for conditional use to dig eighteen 10' holes.

Grandberry: We will do that.

Garrett: My point is you can dig a hole on your property and you can tell this Commission what four acres you want to use. Again, I don't know who Ste-Bil is, so I'm not going to buy into anything about what they have or have not done because I don't know. But just like I am on dimensional variances by developers that make subdivisions too big. I don't want 165 acres that needs more acres, if you can't tell me what 4 acres you're going to use.

Grandberry: So it sounds like this is a cart before horse.

Garrett: That's what I'm saying you're doing.

Garrett: Well we know that there will be, hopefully if it's approved, a surface mining operation on the 165, we just don't know where it will be exactly.

John McCurdy: Mr. Garrett, can I speak to that?

Garrett: Are you the owner?

Grandberry: He is.

McCurdy: I own the property.

Garrett: Are you Ste-Bil?

McCurdy: I leased it to Ste-Bil.

Garrett: Is Ste-Bil here? Then he can speak.

[Unknown Ste-Bil rep]: So the four acres that's proposed in that map is the four acres that we believe we can obtain sufficient soil for the Highway 7 widening project. We are in the process of building the access road, or clearing the access road into the property to dig holes, which 8-10' is not deep enough on 4 acres. You'd need to go deeper to obtain the yardage to build the highway.

Garrett: What I'm saying is 8-10 acres [sic] as dimensions on the surface - is that a big enough area to say if that soil is usable or not?

[Unknown Ste-Bil rep]: On four acres, you may need to go 25'.

Garrett: Alright, how big is the hole in the top gotta be?

[Unknown Ste-Bil rep]: It doesn't have to be more than 5' wide.

Garrett: So you can tell me what 4 acres out of the 165 you're gonna use before you ask me to give you a conditional use for 165 acres - yes or no? Because if the answer is you can't do it, then I'm a hard no. If the answer is you won't do it, I'm hard no. You've got four other people. That's who you need to talk to.

[Unknown]: Would we be allowed to go out and begin that operation without having approval?

Garrett: Mr. Hollowell, can they do this test?

Hollowell: So that's what I was gonna say to clear up some misunderstanding about what or may not be going on. First of all, staff engineer Erik Jones did talk with Mr. Billingsley and advised him to stop until all of this was settled. You can clear an acre without having to have an MDEQ permit, as you know. If you clear more than an acre or you begin dirt work on more than an acre, from one acre to five acres, it requires a small construction permit. MDEQ basically has an application, and you in-house [unclear]. That is part of the reason why they're asking for the four acre site is because they would not be required to have a large construction permit. So technically he could clear some trees to get into the property, dig some test holes without having to have site approval or conditional use permit approval.

[Unknown]: And that would solve the problem of where it would be?

[Unknown Ste-Bil rep]: We can do that. Also I want to note we're not digging this hole with a shovel or a small excavator. We're digging 25' in the ground. It's a 100,000 lb machine. So you're not just gonna be able to walk it through the trees. We're in the process of clearing the road to dig the test holes and were told to stop.

Garrett: Alright, how wide's your excavator?

[Unknown Ste-Bil rep]:15'

Garrett: So 30' strips ought to have it clear, right?

[Unknown Ste-Bil rep]:Probably.

Garrett: So what's the problem with going to where you want to dig your hole?

[Unknown Ste-Bil rep]: There isn't one.

Garrett:There are other people on the commission. I've made myself abundantly clear.

[Unknown Ste-Bil rep]: I'm asking only, does that give us permission to clear access into the property and dig the test holes?

Hollowell: So clearing means you're taking down the trees. You're not grading. You're taking down the trees, you're parking an excavator, you're digging a hole.

[Unknown Ste-Bil rep]:It may or may not be all in one area.

[Unknown Ste-Bil rep]: I don't know if everybody's following what we're talking about but we're talking about discovery the soil that's suitable to use.

Garrett: What I'm asking you is what's the minimum you have to do to determine what 4 acres you want to use?

[unclear back and forth]

Garrett: It's just like the old land man, you dig your test wells before [unclear]

Grandberry: The reason for the conditional use is obviously that they are willing to go out and do this before they are even assured that there will be allowed to be a mining permit on this property. Typically...right, it is, it is a business risk. Typically you wouldn't take that risk unless you were needing to do it in an expedient manner.

Garrett: I would agree with that and I'm not trying to be a jerk, or as Dr. Richardson said a jackass, but I don't appreciate someone telling me they're gonna have a 4 acre mine and they didn't know where on 165 acres they're gonna put it so they gotta have a conditional use, that's a blanket. That's less than 2.5% of your total area that you're ask for a conditional use. That doesn't make sense, Mr. Grandberry, mathematically.

Grandberry: Understand. At this time could I clear up a couple of additional points that were made. First, it's been said several times that they started work on March 18th, which I believe

that is correct, that that is the same day they applied for the notice of exempt operations. They applied December the 8th. So there's that. It was not the same day.

Like I said before, he accidentally, honest mistake, cleared that 30-40' strip off the property. I believe he has agreed to and will be replacing the fence and gate and everything that was damaged. As it's been mentioned that MDEQ does not require an LCnOI for anything less than 5 acres. Per the MNOI Notice of Exempt Operations Mining Permit Operations, he is required to have a SWPPP, an erosion control plan, kept on site, very similar to a small construction notice of intent. So that has been done, and is being done or he wouldn't have the permit.

There's been talks of the construction of the bridge and everything he did or did not do in construction of the bridge. The bridge was widened to allow for additional flow of Burney Branch, so I know that extended the project some time. So I know that was an issue with the timeline of the bridge being constructed. That's why it was extended.

The other thing is, it was mentioned of past grievances. I don't know of Ste-Bil Construction. I am familiar with JMW Development, and I will say there has been a lot of issues with compliance, but it's all related to contractor implementation of the erosion control plan or lack thereof. That is not the developer's - while he is on the permit at the end of the day that's who MDEQ - the implementation of that plan is a contractor requirement. As of about 6-8 months, maybe a year ago, the contractor we were having a lot of issues with that has led to a lot of non-compliance issues, JWM no longer uses that contractor. Since that time, there have been no other issues with compliance. And he hasn't stopped developing, as you all know.

I don't know what else to say other than promoting safety and welfare of the public was mentioned. I don't think there's a bigger project that would promote the safety and welfare of this county than the widening of Highway 7 where this dirt will be used for.

I do understand the issue with not narrowing down and specifying the 4 acres. We would 100% be willing to do that and move forward with the description of the 4 acres. If that could be made a condition, along with any other setback and buffer conditions on the property. That is why we're here is because with conditional uses there are additional conditions that you may place on us, like the setbacks or landscape buffers. If y'all feel that it needs to be - somebody said 40', 50' - whatever it is that y'all feel is the need to protect adjacent properties, obviously that is a condition we'd be willing to accept.

1:35:52

Garrett: Before I let the other four say whatever they want to say, I want to clear something up just so you and I and everybody else in here is on the same page. I heard everything you just said. I agree with 99.9% of it. What I mean by that is, disputes with other property lines, [unclear]. What did or did not happen with other properties, that's in the past. That's between DEQ, fine, whatever. I gave my hard no on the one thing - tell me what 4 acres. Now you got 4 other votes, you may still pass. You need to talk to them.

Grandberry: Thank you.

[Unknown, possibly Chad Cregar]: I have a comment. So is there not enough dirt material from Highway 9 that we've already approved the dirt material?

Grandberry: That's a question for Ste-Bil but they're working conjunction with Talbot...you're talking about the Talbot Brothers?

[Unknown, possibly Chad Cregar]: Yeah we approved it last.

[Unknown Ste-Bil rep]: There is not. Their section of the project is gonna require 1.5 million cubic yards for [unclear], and when you add another construction company and more trucks to a more defined area, that causes more conjunction [sic] and more traffic issues versus the two pits out, don't have as much traffic flow problems. They're already causing enough on their end of the job, and if you add the dirt that we need into that pit then we're transporting dirt through more intersections, affecting more traffic, more people, and it's not feasible.

[Unknown] Along with that, [unclear] is timing. How do you get enough trucks on one four acre site to satisfy the needs of the project, and it just can't be done.

[Unknown Ste-Bil rep]: We're both teaming up on the project, working simultaneously on both sections. So it wouldn't be a thing where we could go to their pit when they got done. We're actively working on our part of the job currently, as they are on their part. Another thing I'd like to add on the 4.5 acres is that we don't know today how much dirt we will need. It could possibly be only 50,000 yards and we could get it off of 2.5 acres. We applied for the 4.5 acres with the intention of having enough area, if we ran into bad soil, which we are running into now, on the project.

[Unknown]: [unclear]

[Unknown Ste-Bil rep]: On the Highway 7 job itself we're hitting bad soil. It's gonna require us to haul it off and import better material.

[Unknown]: Someone spoke earlier about the brush piles, [unclear]

[Unknown Ste-Bil rep]: We would probably move that material to the 4 acre site where we are going to mine the dirt, move it to the center of that 4-acre site and clean out around it, and apply for a burn permit, the same as we did on the Highway 7 project. That the county approved, and we burned all the trees.

[Unknown]: [unclear]

[Unknown Ste-Bil rep]: That's correct. And a water truck on site.

[Unknown]: Did y'all look at other sites?

[Unknown Ste-Bil rep]: We have.

[Unknown]: This was the best fit?

[Unknown Ste-Bil rep]: It was, due to the area where we need our material for the job and the other areas that were available to get the dirt.

[Unknown]: You would agree that you probably got off on the wrong foot with the property line, the fence, the gates? Have you addressed that with the home owner?

[Unknown Ste-Bil rep]: There has been some discussion but we are 100% clear on the fact that we're willing to replace the gate and the fence that was damaged. It was a mistake that was made. Nobody's denying that it was a mistake on our behalf, and we're gonna do whatever we need to make it right.

I would like to add to Mr. Grandberry's statement that we're talking about traffic flow and public safety and citizens of the county's safety and their well-being. I think this job is a critical path to accomplish all of those things. And this material is needed to move this job forward. So I just ask that that be considered.

Rosson: I don't think there's a question as to whether the material is needed. The question is, what four acres is it? There's nothing to discuss here anymore until you can tell us what four acres it is. Taking a lease, that's a business decision. I'm also a no at this point.

Garrett: Any other questions, comments from the commission?

[Unknown commissioner]: Can I say something. So this dirt is for Highway 7 - that's exclusively what you're using this dirt for? There's no other trucks, no other contractors.

[Unknown Ste-Bil rep]: No sir.

[Unknown commissioner]: As to Highway 7, [unclear]?

[Unknown Ste-Bil rep]: We're gonna replant that area and establish grass growth on it, per our requirement with MDEQ, like we have in the past several mining operations we've done in numerous counties all over the state.

[Unclear back and forth]

Hollowell: [Unclear] adequate provision for A-H. Ingress/egress, we have a great concern, and potential for damage to county-maintained roads. [unclear] The pit that was approved for the

Talbot Brothers, that would be on a state highway. If you were hauling out of 122, I know that's a long ways away, but those roads were designed for that type of heavy traffic. This road was not designed for that. It is a state aid road but it was not designed for that type of traffic. There's also the concern about density of the population in residential areas, that could be a safety concern. And then as far as incompatibility or compatibility, there's concern obviously with homes being so close, Dr. Richardson's home is surrounded by this property, about 65 acres. So there's obvious concerns. With all that said, it's with reservations that the planning staff would only support approval of a four-acre site and until today did not understand exactly why they were asking for the 165 acres. We would not approve of 165. We would recommend waiting until testing is done. We would also recommend - and this is coming from our engineer sitting up here as well - that you could potentially bore those sites rather than...

[Unknown]: It's cost prohibitive.

Hollowell: Well, so there's that. So I would only support a four ace site, we believe it could be done without major disruptions but there will need to be some conditions. That it only be for the duration of the Highway 7 project, and the mine must comply with the provisions of the Mississippi Surface Mining Reclamation Rules and Regulations, so that would be for a large, a full mine. That would require you be 300' from a residence. And then no work would begin other than testing until all erosion control measures are in place and you have proof that you are in compliance with Mississippi Surface Mining Reclamation Rules and Regulations. That would be the only way we would support moving forward.

Grandberry: If everyone's done with questions and everything, before we do take a vote, we understand everybody's concerns. We would like to ask to table it at this time and work to clearly identify four acres that would be outlined on the permit application, if that's ok, and come back before you all at the next Planning Commission meeting.

Garrett: He has asked to table it. Will there be a motion made by a member to move that it be tabled?

[Unknown commission member]: [Unclear]

Garrett: All in favor?

[Multiple commission members]: Aye

Garrett: Alright it's tabled unanimously.

Grandberry: Thank you.

1:45:27 - end [not transcribed, see audio recording]

Attachment 7 Initial Objection

27 April 2026

To the Lafayette County Planning Commission,

On 23 March 2026, the Planning Commission voted to table a decision on Case 26-301 (Ste-Bil Grading, LLC, Conditional Use, 81 County Road 418 [Parcels 185-115-017, 185-15-020, 185-22-003, 185-22-006, and 185-22-008]) after the applicant requested an opportunity to update their application with additional details related to the site location. It should be noted that the applicant made this request following indications from some Commission members that they would vote to deny the request absent those changes.

The agenda for the following Planning Commission meeting on 27 April 2026 included the same agenda item, and the associated meeting materials show an updated conditional site plan. However, the Planning Department did not provide an additional public notice on the agenda item nor did the agenda provide for another public hearing. This is in violation of Section 2107.04 of the Zoning Ordinance, which specifies that any changes to a conditional use permit require a rehearing with another public notice.

I request that the issue be further tabled until such time as the Planning Department can provide the required public notice and include a public hearing on the agenda.

Best,

Jordan Daniels

Reference: Section 2107.4 Changes to an Application for Variance, Conditional Use Permit, or Zoning Ordinance Amendment (Including Rezonings)

2107.04 : Any change proposed by an applicant for a variance, conditional use permit, or amendment to this Ordinance (including rezoning applications) at the time of the hearing, except for conditions recommended by the Commission for variances or conditional use permits, shall require a rehearing before the Board of Supervisors with another public notice.

Note that while this provision does not explicitly reference public hearings at the Planning Commission, the spirit of the rule is clear: the public should be allowed to comment on any changes made to an application that require a public hearing. As Mississippi case law has made clear, **"The Open Meetings Act was enacted for the benefit of the public and is to be construed liberally in favor of the public."** Board of Trustees of State Insts. of Higher Learning v. Miss. Publishers Corp., 478 So.2d 269, 276 (Miss. 1985)

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

1. My name is **Jordan Daniels**, I am at least twenty-one (21) years of age. I am an adult resident citizen of Lafayette County, Mississippi. I have firsthand knowledge of the matters contained herein, and I am competent to affirm and testify to the same;
2. On March 22, 2026 and April 27, 2026, I recorded audio of the proceedings of the Lafayette County Planning Commission related to a conditional use request along County Road 418. The audio identified as **Attachment 3 Audio Recording of Planning Commission Meeting_20260322.m4a** and **Attachment 6 Audio Recording of Planning Commission Meeting_20260427.m4a** is a true and correct copy of the audio recorded by me.
3. I later transcribed the sections of each audio recording that were relevant to Case 26-301 to the best of my ability. The transcriptions identified as **Attachment 2 Transcript of Planning Commission Meeting_20260322.pdf** and **Attachment 5 Transcript of Planning Commission Meeting_20260427.pdf** are fair and accurate representations of the proceedings recorded at the time, for which I was personally present and witnessed.

Further, affiant sayeth not.

DATED, this the 18th day of May 2026.



JORDAN DANIELS

SWORN TO AND SUBSCRIBED BEFORE ME, this the 18th day of May 2026.



NOTARY PUBLIC

My commission expires:

My Commission Expires Jan 2, 2028



8. Consider the Planning Commission recommendation to approve the Cottages at Woodson Ridge Farms plat amendment. (Joel Hollowell)

(District 2) Consider the Planning Commission recommendation to approve the Cottages at Woodson Ridge Farms plat amendment.

The Cottages at Woodson Ridge Farms is a 33-unit single-family residential condominium development located near the intersection of CR 215 and CR 202. Ingress/egress to the development is via Private Road 2068 which connects to CR 215 and Farmstead Lane which connects to CR 202.

Twenty-two units have been built in this development. The proposed amendment simply moves one building envelope to a different location within the development.

No one expressed opposition during the Planning Commission meeting. The Planning Commission voted 5 – 0 to recommend approval.

The Planning staff supports this recommendation.

9. Consider the Planning Commission recommendation to approve the Albert Rayford request for final manufactured home rental complex site plan approval on Lafayette County parcel 106-14-002, 170 CR 242. (Joel Hollowell)

(District 2) Consider the Planning Commission recommendation to approve the Albert Rayford request for final manufactured home rental complex site plan approval on Lafayette County parcel 106-14-002, 170 CR 242

This property is located on the south side of CR 242 near the CR 2007 and CR 244 intersections. The owner and developer is Mr. Albert Rayford. Mr. Rayford owns approximately 260 acres in the area. All his property as well as all neighboring property is designated as Agricultural (A-2) district. There is an existing single-family dwelling on the property that Mr. Rayford is converting into a duplex. Mr. Rayford is also proposing to subdivide four one-acre lots and install four manufactured homes. His plan is to leave each home and one-acre lot to each of his grandchildren in his will. Until that time, he plans to rent the homes. Mr. Rayford received conditional use permit approval for the project from the Board of Supervisors on May 18, 2026, with the following conditions:

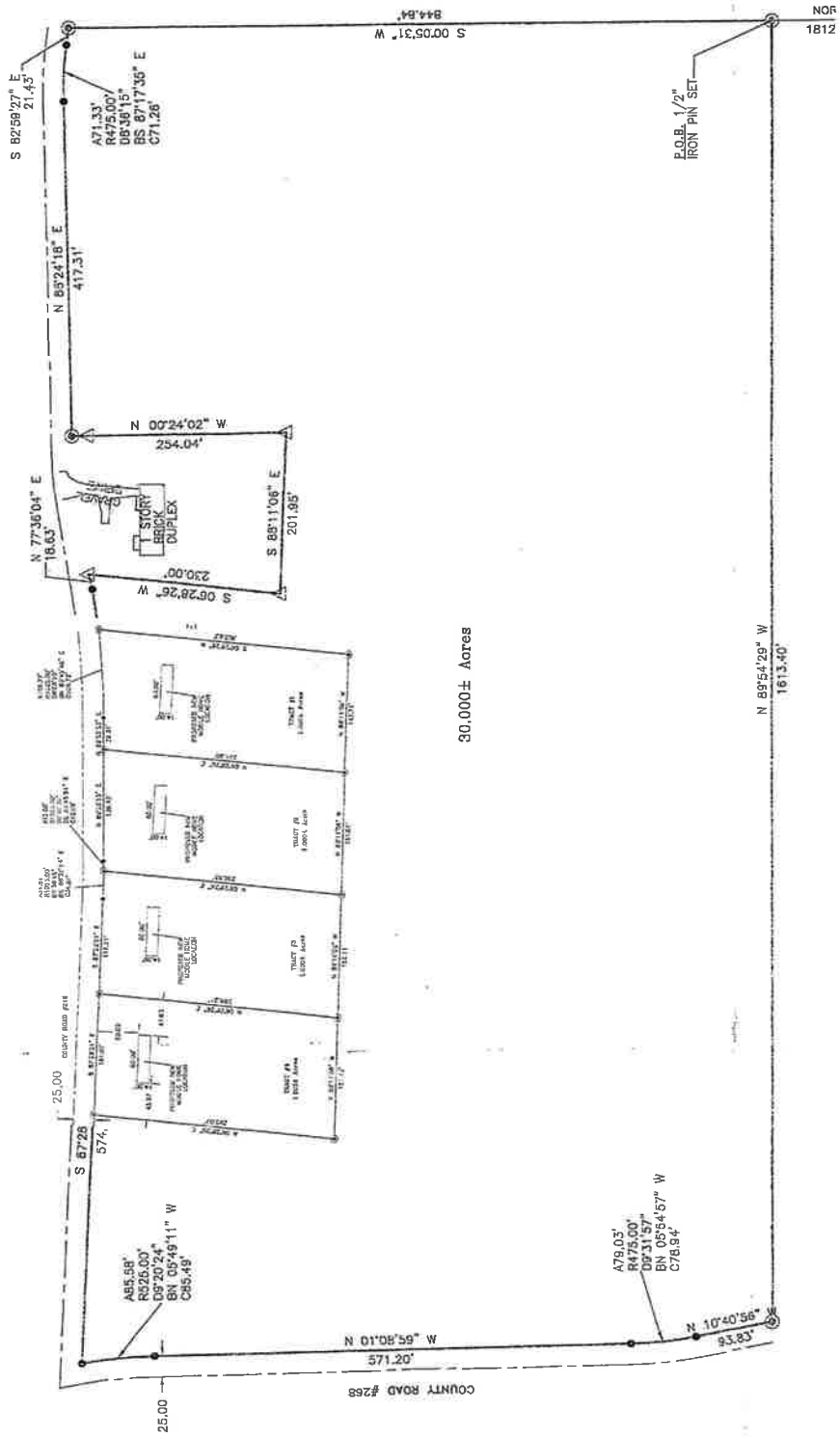
1. The developer must install a filler plug per Fire Code official's recommendations.
2. The developer should be permitted to develop 1-acre lots in lieu of the requirements of Article IIIA Section 1G Parking, Article IIIA Section 1I Recreation Area, Article IIIA Section 1 M Landscaping of the Lafayette County Land Development Standards and Regulations.

He has now returned seeking site plan approval.

With the proposal meeting the requirements of the Lafayette County Zoning Ordinance and Land Development Standards and Regulations, the Planning Commission voted 5 – 0 to recommend approval.

The Planning staff supports this recommendation.

Rayford Property - CR 242



10. Consider the Planning Commission recommendation to approve the York Developments request for final site plan approval for Space Box Mini Storage, 353 CR 101. (Joel Hollowell)
11. Consider executive session.
12. Recess

(District 2) Consider the York Developments request for final site plan approval for Space Box Mini Storage, 353 CR 101

This is approximately 5.1 acres that belongs to BVL Oxford, LLC. According to the Mississippi Secretary of State website, Bennett V. York is the LLC manager. This property is designated as Commercial Medium Density (C-2) District. On January 6, 2025, the developer received site plan approval to develop a 22-unit facility providing flexible storage/office space for lease on the front half of the property. On April 20, 2026, the Board of Supervisors approved a conditional use permit to develop a mini-warehouse facility on the remainder of the property with the following condition:

1. The proposed site plan must comply with all yard, setback, buffering and screening requirements. Lafayette County reserves the right to determine adequate provisions.

The developer has now returned seeking final site plan approval.

With the proposed site plan meeting all requirements of the Lafayette County Zoning Ordinance and Land Development Standards and Regulations. The Planning Commission voted 5 – 0 to recommend final site plan approval.

The Planning staff supports recommendation.

SPACE BOX MINI-STORAGE OXFORD, MISSISSIPPI APRIL, 2026



LEGEND	
	PROPERTY LINE
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED DRAINAGE AREA
	PROPOSED DRAINAGE FLOW ARROW
	PROPOSED DRAINAGE PIPE
	PROPOSED DRAIN MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED SILT FENCE

INDEX	
SHEET NO.	TITLE
C1	CENTER SHEET
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	EROSION CONTROL PLAN
C5	WATER MANAGEMENT PLAN
C6	EROSION CONTROL DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS



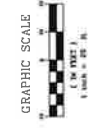
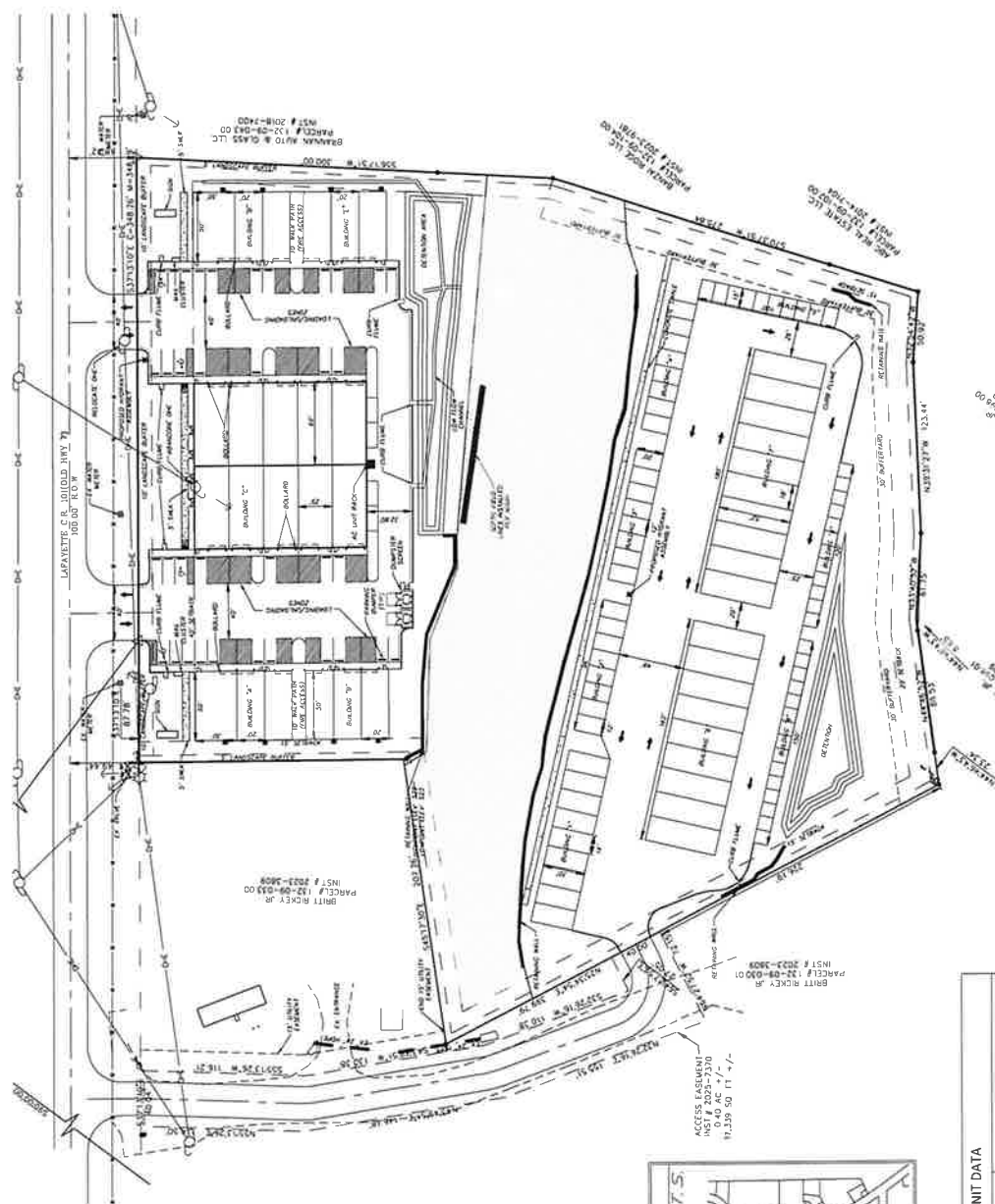
BEN W. SMITH
MISSISSIPPI R.L.S. NO. 1909
DATE: APRIL 30, 2026

REVIEW SET



SMITH WALKER
ENGINEERING & SURVEYING

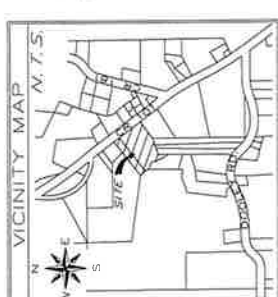
8180 AIRWAYS BOULEVARD, SUITE B
SOUTHAVEN, MISSISSIPPI 38671
PH: (662) 393-3346 • FAX: (662) 535-6183



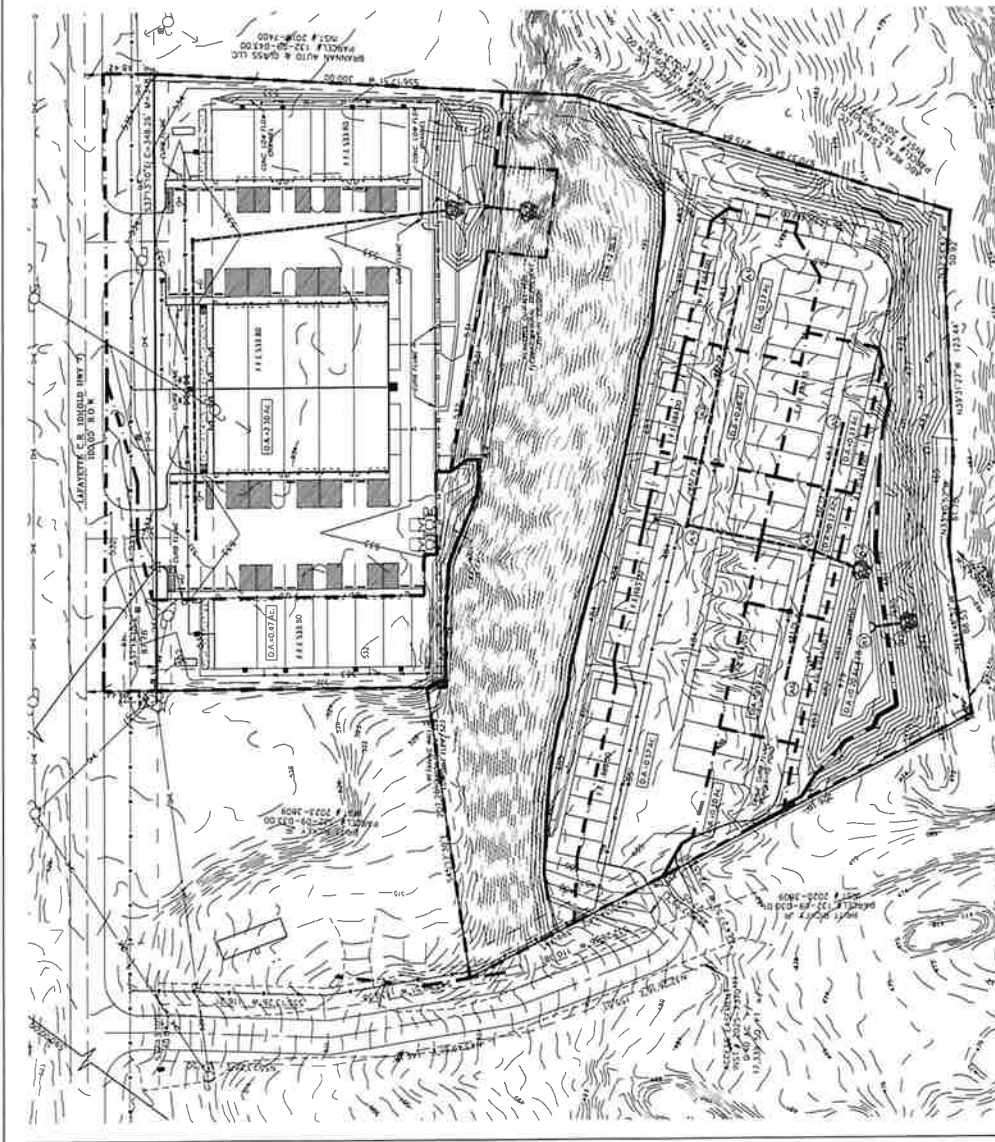
MAHARLE COUNTY, MISSISSIPPI
SITE PLAN
 S9, T-8-S, R-3-W
 DESIGN BY SW
 DESIGN NO. SW
 DATE: _____
 SCALE: 1" = 20'
 REVIEWED: _____
 DATE: _____

SPACE BOX
 DEVELOPER: WORKDEVELOPMENTS
 117 Sheffield Lane, Hattiesburg, MS 38402
 ENGINEER: SHIRAZI-GEORGE ENGINEERING, LLC

SPECIAL FLOOD HAZARD STUDY
 SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD ZONE AS SHOWN ON THE MAP OF MAHARLE COUNTY, MISSISSIPPI, EFFECTIVE DATE OF NOVEMBER 28, 2019



UNIT DATA	
10' x 10'	27 UNITS
10' x 15'	30 UNITS
12' x 20'	24 UNITS
14' x 30'	9 UNITS
18' x 52'	39 UNITS



POND INFORMATION

75-YEAR PRE-DEVELOPED RUNOFF
 $T_c = 9 \text{ min}$
 $C = 0.50$

25-YEAR POST DEVELOPED RUNOFF
 (BY-PASSING POND)
 $T_c = 5 \text{ min}$
 $C = 0.00$

25-YEAR POST DEVELOPED RUNOFF
 (POST FLOODING)
 $T_c = 5 \text{ min}$
 $C = 0.81$

Orst elev. = 10.49 cfs
 Orst elev. = 10.49 cfs

POND DATA

Slope (ft)	Exc. (ft)	Storage (cu ft)	Runoff (cfs)
0	477.75	0	0.00
0.25	478.00	38	0.16
1.25	479.00	1,128	0.94
2.25	480.00	3,362	1.33
3.25	481.00	6,433	1.83
4.25	482.00	10,831	2.59

Orst1-cw = 10.49 cfs (25-year post. inflow)
 Orst1-cw = 12.50 cfs (100-year pond inflow)
 Orst1 (POND OUTFLOW) = 1.22 cfs (25-year)
 Orst1 (POND OUTFLOW) = 1.31 cfs (100-year)
 Orst1 (TOTAL) = 12.29 cfs (25-year)
 Orst1 (TOTAL) = 14.52 cfs (100-year)
 W.S. = 479.68 (25-year)
 W.S. = 481.93 (100-year)

POND OUTLET - SEE DETAIL ON SHEET C8

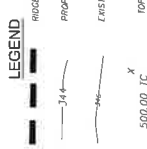
STORM DRAINAGE - STRUCTURE DATA

STR. NO.	STR. TYPE	STR. INVERT ELEV.	INVERT ELEV.	AREA (AC)	25-YEAR POST DEVELOPED RUNOFF (CFS)
A1	MANHOLE	482.30	482.30	0.12	0.39
A2	MANHOLE	481.93	481.93	0.12	0.39
A3	MANHOLE	481.56	481.56	0.12	0.39
A4	MANHOLE	481.19	481.19	0.12	0.39
A5	MANHOLE	479.82	479.82	0.12	0.39
A6	MANHOLE	479.45	479.45	0.12	0.39
A7	MANHOLE	479.08	479.08	0.12	0.39
B1	MANHOLE	478.71	478.71	0.12	0.39
B2	MANHOLE	478.34	478.34	0.12	0.39
B3	MANHOLE	477.97	477.97	0.12	0.39

STORM DRAINAGE - PIPE DATA (HP-STORM - n=0.012)

FROM	TO	PIPE DIA. (IN.)	SLOPE (%)	LENGTH (FT)	PIPE CAPACITY (GPM)	PIPE VELOCITY (FT/SEC)	FRAN AREA (AC)
A1	A2	18	0.00	30	137	3.72	0.17
A2	A3	18	0.00	30	137	3.72	0.17
A3	A4	18	0.00	30	137	3.72	0.17
A4	A5	18	0.00	30	137	3.72	0.17
A5	A6	18	0.00	30	137	3.72	0.17
A6	A7	18	0.00	30	137	3.72	0.17
B1	B2	18	0.00	30	137	3.72	0.17
B2	B3	18	0.00	30	137	3.72	0.17

NOTE:
 1. ALL STORM DRAINAGE MATERIALS, INSTALLATION AND CONSTRUCTION SHALL CONFORM TO THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. ** POND DISCHARGE SHALL BE TO THE NEAREST AVAILABLE DRAINAGE FACILITY.
 3. 1" (TOP OF PIPE)



1. B.M. THE PROJECT BENCHMARK IS IRON PIN LOCATED AT THE INTERSECTION OF THE PROPERTY AND BOUNDARY 6.7 FEET FROM A LOT POLE. ELEVATION: 33.80



500.00 IC
 X

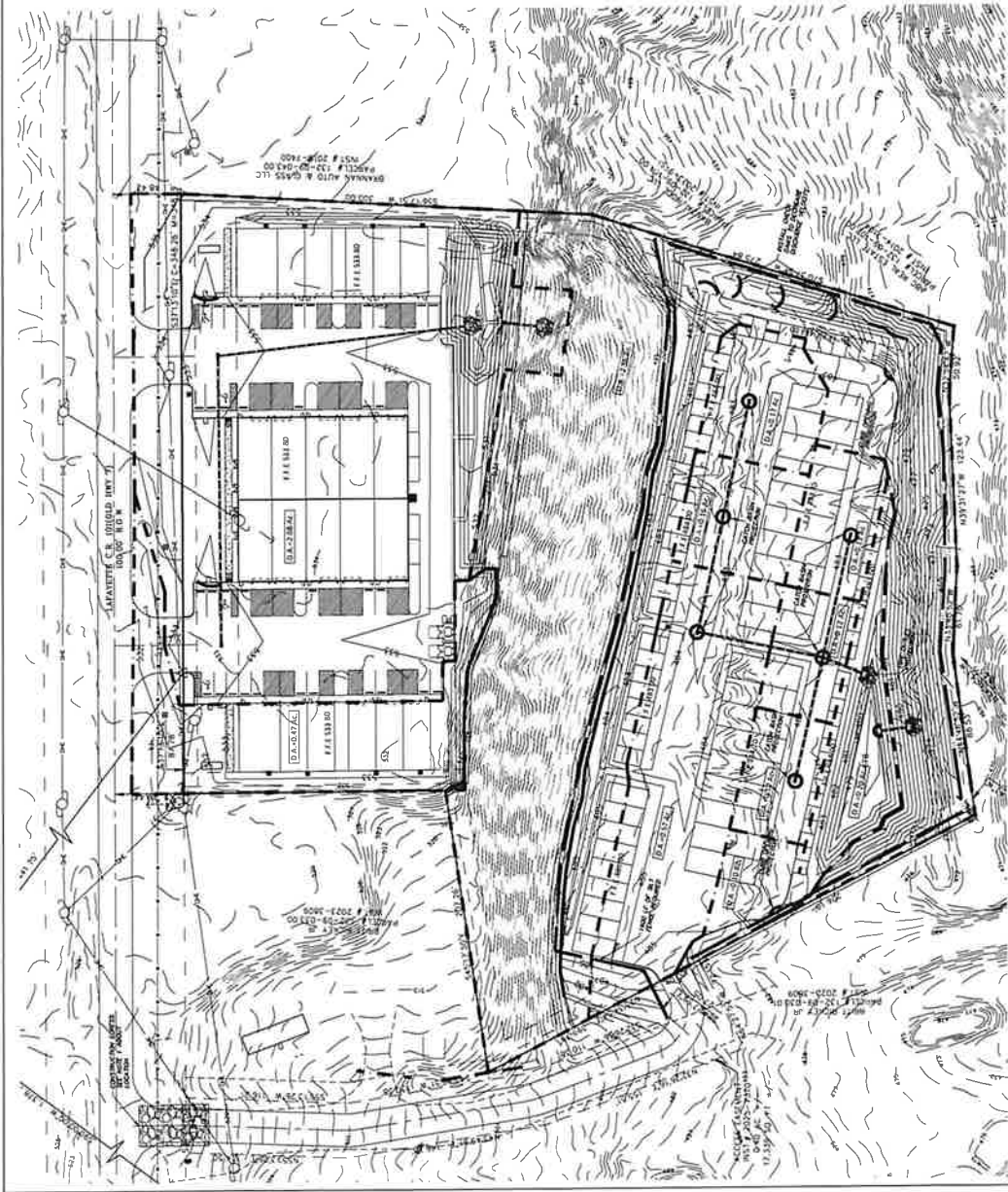
GRADING AND DRAINAGE NOTES

- CONTRACTOR TO VERIFY EXISTING UTILITIES COMPANY LOCATIONS AND DEPT. OF TRANSPORTATION RECORD DRAWINGS FOR ALL UTILITIES BEFORE ANY EXCAVATION BEGINS.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT PER THE GRADING AND DRAINAGE PLAN. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- ESTABLISH PERMANENT VEGETATION WITH SOIL SOD ON ALL DISTURBED AREAS.
- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- CLEAR AND GRUB ALL AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR. ALL EXISTING UTILITIES SHALL BE PROTECTED AND ALL EXISTING STAMPS, ROOTS AND INACTIVE DRAINAGE STRUCTURES SUCH AS TREE TRUNKS, FENCES, TRASH, BRUSH, BORED OBSERVATIONS SUCH AS TREE TRUNKS, SHALL BE REMOVED AND THE AREA SHALL BE REVEGETATED WITH MATERIAL ON THE SITE WILL NOT BE PERMITTED.
- FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR DRY DENSITY (ASTM D-1557).
- THE MOISTURE CONTENT OF FILL SOILS SHALL BE WITHIN THE RANGE OF ±1% OF THE OPTIMUM MOISTURE CONTENT.
- SUBGRADES SHALL BE PROPERLY FILL WITH A LARGER DUMP THICK TO DETECT ZONES OF UNUSUAL AND/OR EXCESSIVE FILL SOILS. EXCESSIVE WATER AND DEBRIS. ALL FILL SHALL BE PLACED AND COMPACTED IN LIFTS OF 6 INCHES OR LESS IN COMPACTED THICKNESS.
- THE CONTRACTOR SHALL ENSURE ANY STOCKPILED SOILS ARE WELL DROWNED AND ARE NOT ALLOWED TO INCREASE MOISTURE CONTENT UPON COMPLETION OF FILLING OPERATIONS. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. IF THE SUBGRADE SHALL BECOME DEGRADED, IT SHALL BE REPAIRED AND RECOMPACTED PRIOR TO FLOOR SLAB PLACEMENT.
- IN ALL AREAS OF CONSTRUCTION, TRENCHES SHALL BE STRIPPED AS NEARLY AS POSSIBLE TO THE ORIGINAL GRADE. ALL EXCESSIVE FILL SHALL BE DISPOSED OF OFFSITE. IMMEDIATELY AFTER CONSTRUCTION, EXCESS SOILS SHALL BE STRIPPED AS NEARLY AS POSSIBLE TO THE ORIGINAL GRADE. ALL EXCESSIVE FILL SHALL BE DISPOSED OF OFFSITE.
- FILL MATERIAL SHALL CONSIST OF NATURALLY OCCURRING EARTH MATERIALS WITH A LIQUID LIMIT LESS THAN 45% AND A PLASTICITY INDEX LESS THAN 15%. ALL FILL SHALL BE PLACED AND COMPACTED TO THE PROPOSED GRADING AND DRAINAGE PLAN. ALL FILL SHALL BE PLACED AND COMPACTED TO THE PROPOSED GRADING AND DRAINAGE PLAN.
- IF PUMPING BEGINS, COMPACTED SHALL BE STOPPED IMMEDIATELY AND DOES NOT OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE PUMPING AND DOES NOT OCCUR.
- FRAME ALL NECESSARY OR REQUIRED SHEETING BRACING, PUMPING & BRACING OF THE CONSTRUCTION RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING PHASES OF CONSTRUCTION.

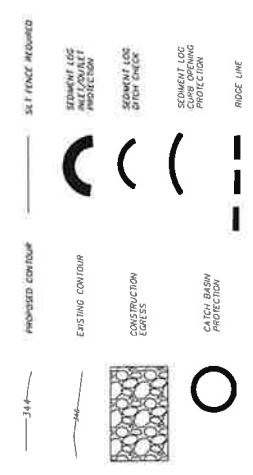
LAUREL COUNTY, MISSISSIPPI
GRADING AND STORAGE PLAN
 MINI STORAGE
 SHEET NO. 10
 PROJECT NO. 24-36
 DATE: 11/18/24
 SCALE: 1" = 40'
 REVISIONS:
 DATE: 11/18/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

ENGINEER: [Signature]
 112 SW 11th Ave, Gulfport, MS 39002
 ENGINEER: [Signature]

DATE: 11/18/24



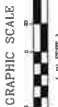
LEGEND



EROSION CONTROL NOTES:

1. THE CONSTRUCTION COVER IS SHOWN AS A GRAPHIC REPRESENTATION ONLY. CONSTRUCTION SHALL PROVIDE A CONSTRUCTION COVER AT A LOCATION APPROVED BY THE OWNER.
2. ALL HEADWALLS TO RECEIVE A MINIMUM 10" X 10" X 18" GRADE "C" RIP RAP OVER FILTER CLOTH.
3. THE FENCE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO ONLY USE THE DESIGNATED CONSTRUCTION ENTRANCE FOR ALL INGRESS AND EGRESS.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR SEDIMENT LOGS WHERE NECESSARY TO PREVENT DOWNSTREAM EROSION. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE GOVERNING AGENCY.
5. ALL EROSION PROTECTION OR SEDIMENT CONTROL MEASURES SHOWN SHALL BE USED AS REQUIRED BY THE GOVERNING AGENCY TO PREVENT EROSION, SEDIMENTATION, AND/OR POLLUTION OF ADJACENT PROPERTIES.
6. ALL NEW CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED, AND/OR SOOLED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
7. SEDIMENT SHOULD BE REMOVED AND DISPOSED OF PROPERLY WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE AND PRIOR TO THE FINAL REMOVAL OF THE CONTROL.
8. INSPECTION OF THE EROSION CONTROL MEASURES SHALL BE CONDUCTED AS PART OF THE SWPPP. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE GOVERNING AGENCY.
9. WHEN A DISBURSED AREA WILL BE LEFT UNDEVELOPED FOR FIVE DAYS OR MORE, THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATION PRACTICES SHALL BE IMPLEMENTED WITHIN THE CALENDAR DAYS.
10. THE AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 2.40 ACRES.
11. DETENTION POND SHALL ACT AS A TEMPORARY SEDIMENT BASIN WITH SWIMMER SEE EROSION CONTROL DETAIL SHEET.

NOTICE: FLOOD HAZARD SHOWN BY GRAPHIC DETERMINATION. THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA PER FLOOD MAP NUMBER 28071C014C, LAZARUS COUNTY, MISSISSIPPI, EFFECTIVE DATE OF NOVEMBER 18, 2011.



GRAPHIC SCALE
1" = 40'



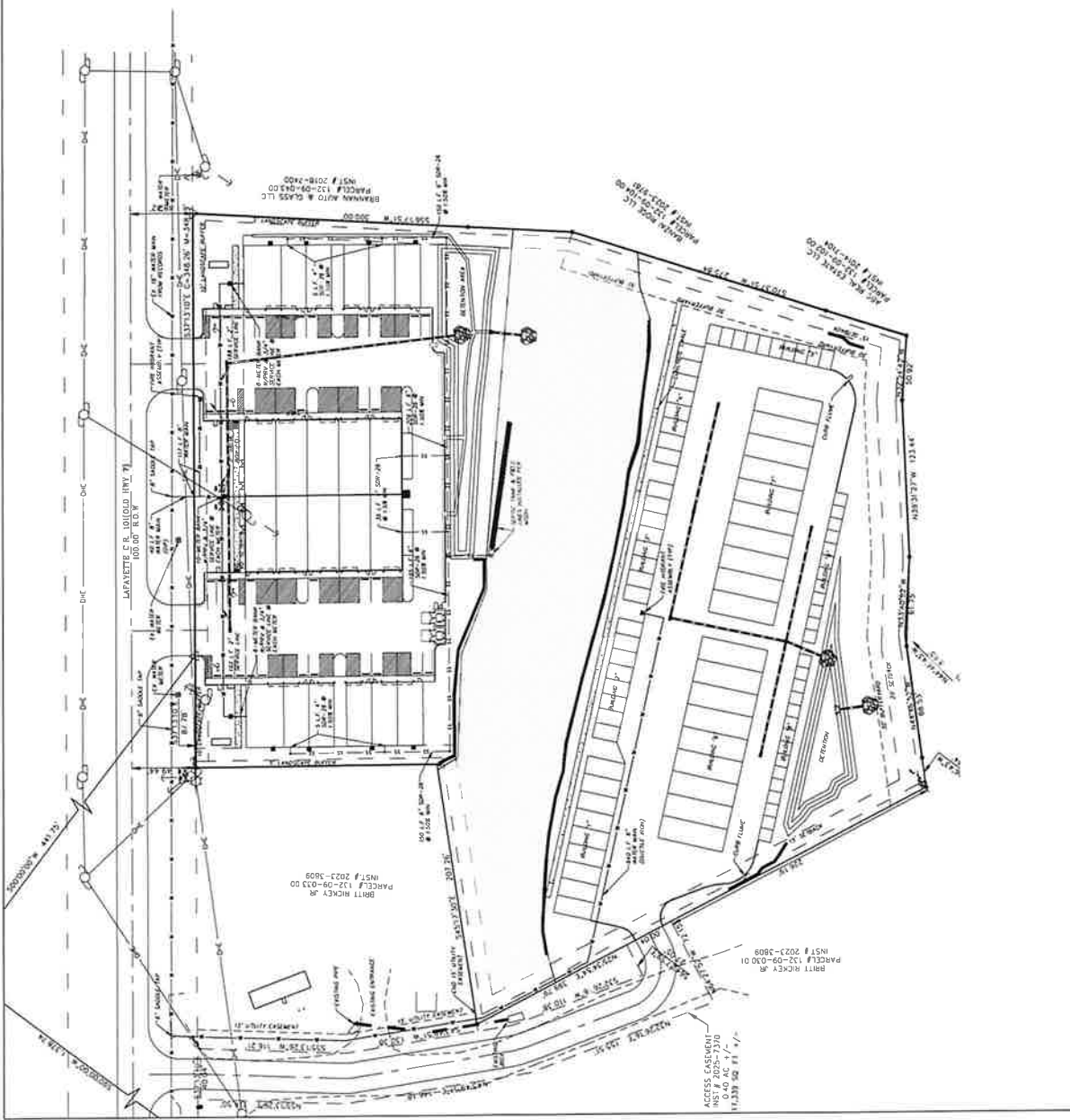
THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36
IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY

SPACE BOX

DEVELOPER: Y&K DEVELOPMENTS
113 SHELBY LANE, INTERSTATE, MS 39102
ENGINEER: BATTIVELLE ENGINEERING & SURVEYING, LLC

**LAZARUS COUNTY, MISSISSIPPI
STORMWATER POLLUTION PREVENTION PLAN
MINI STORAGE**

PROJECT NO. 2023-001
DATE: 10/20/23
SCALE: 1" = 40'
DRAWN BY: JTB
REVIEWED: JTB

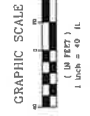


NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH UTILITY COMPANY OF THE LOCATION OF THE UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND.
2. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL APPROVED BY THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
3. ALL WATER MAINS SHALL BE OF 6" DUCTILE IRON UNLESS OTHERWISE NOTED. ALL WATER MAINS SHALL BE TAP AT THE STREET TO FIRST SET OF METER BANKS SHALL BE DIP.
4. TRACER WIRES ARE REQUIRED ON ALL SERVICES.
5. PRIOR TO SUBMITTING BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY SERVICES WILL BE AFFECTED BY THE PROJECT AND TO OBTAIN A SCHEDULE OF WORK FOR THE PROJECT.
6. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES. THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
7. 3" CORPORATION STOPS SHALL BE FB 1000-30 ALL GRIP COMPRESSION.
8. 4" CURB STOPS SHALL BE FORD (PWP-3) BALL VALVE B11-133W.



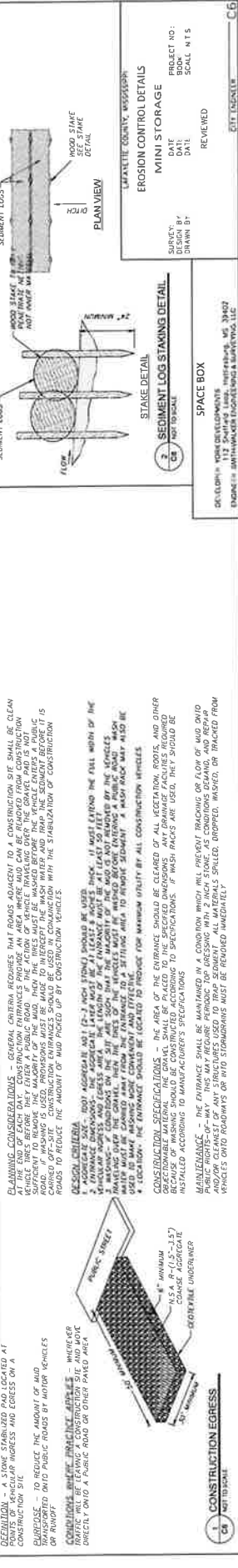
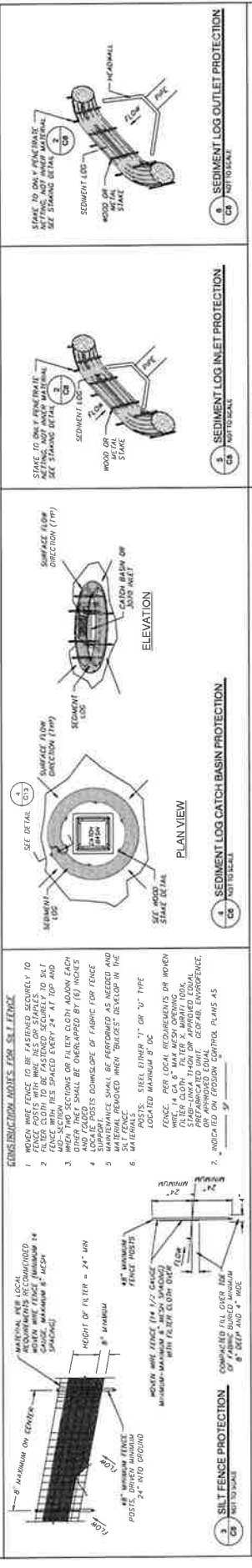
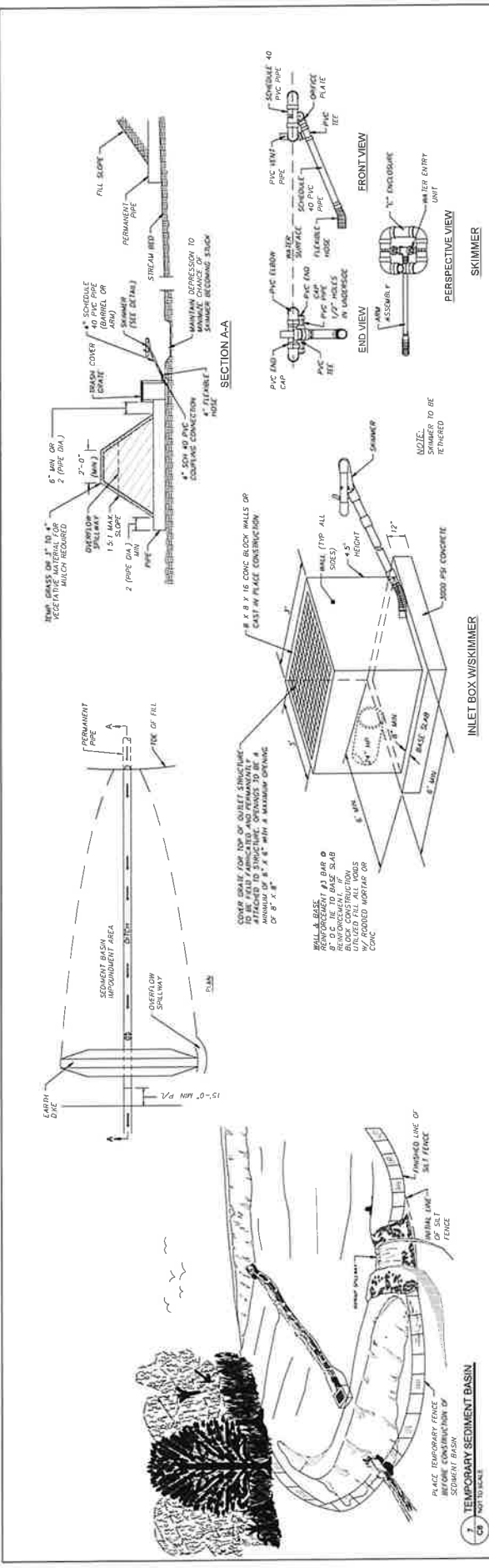
THE B.M. PROJECT BENCHMARK IS IRON PIN LOCATED AT THE CORNER OF THE INTERSECTION OF THE PROPERTY ALSO KNOWN AS THE CORNER OF THE INTERSECTION 6.9 FEET FROM A LIGHT POLE. ELEVATION: 533.85



GRAPHIC SCALE

OXFORD COUNTY, MISSISSIPPI
WATER & SEWER PLAN
MINI STORAGE
 SURVEY: SW
 DATE: 01/11/2023
 DRAWN BY: SW
 PROJECT NO.:
 SCALE: 1" = 40'

SPACE BOX
 DEVELOPER: YORK DEVELOPMENTS
 1173 Shreveport, Louisiana, MS 39402
 ENGINEER: GATTONI ENGINEERING & SURVEYING, LLC
 REVIEWED: [Signature]
 DATE: 01/11/2023



CONSTRUCTION NOTES FOR SILT FENCE

1. WOODEN FENCE TO BE EXTENDED REGULARLY TO THE END OF EACH DAY. CONSTRUCTION ENTRANCES PROVIDE AN AREA WHERE MUD CAN BE REMOVED FROM CONSTRUCTION VEHICLE TIRES BEFORE THEY ENTER A PUBLIC ROAD. THE ACTION OF VEHICLE TRAVELING OVER THE GRAVEL AND IS NOT ALLOWED TO BE A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND RAMP THE SEDIMENT BEFORE IT IS RELEASED TO THE ROAD. THE WASH WATER MUST BE COLLECTED IN A TRAP AND RAMPED TO THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES.
2. APPROXIMATE SIZE - 100' APPROXIMATE (2'-3" HIGH STAKES) SHOULD BE USED.
3. FENCING MUST BE MAINTAINED AT ALL TIMES. THE FENCING MUST BE AT LEAST 50' FEET FROM THE ROAD.
4. WASHING OF CONDITIONS ON THE SILT AND SOILS THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES.
5. WASHING OF CONDITIONS ON THE SILT AND SOILS THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES.
6. WASHING OF CONDITIONS ON THE SILT AND SOILS THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES.

DESIGN CRITERIA

1. APPROXIMATE SIZE - 100' APPROXIMATE (2'-3" HIGH STAKES) SHOULD BE USED.
2. APPROXIMATE SIZE - 100' APPROXIMATE (2'-3" HIGH STAKES) SHOULD BE USED.
3. APPROXIMATE SIZE - 100' APPROXIMATE (2'-3" HIGH STAKES) SHOULD BE USED.
4. APPROXIMATE SIZE - 100' APPROXIMATE (2'-3" HIGH STAKES) SHOULD BE USED.

CONSTRUCTION SPECIFICATIONS

THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBSTACLES. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH PANS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.

CONSTRUCTION EGRESS

CONSTRUCTION EGRESS - WHEREVER DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA.

1 TEMPORARY SEDIMENT BASIN
 NOT TO SCALE

2 SEDIMENT LOG CATCH BASIN PROTECTION
 NOT TO SCALE

3 SILT FENCE PROTECTION
 NOT TO SCALE

4 CONSTRUCTION EGRESS
 NOT TO SCALE

5 INLET BOX WISKIMMER
 NOT TO SCALE

6 SEDIMENT LOG OUTLET PROTECTION
 NOT TO SCALE

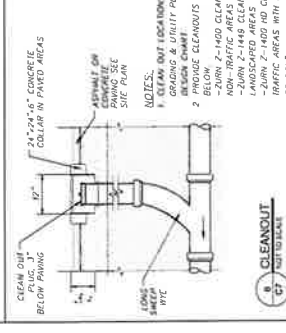
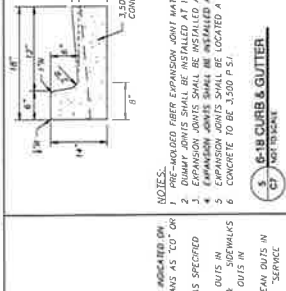
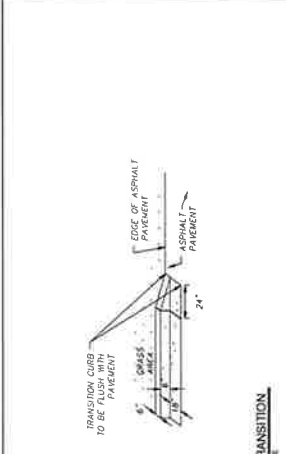
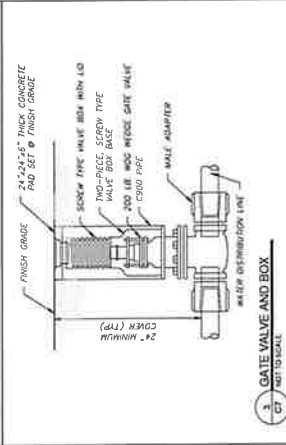
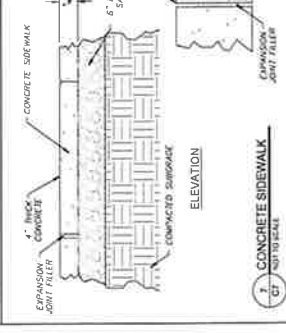
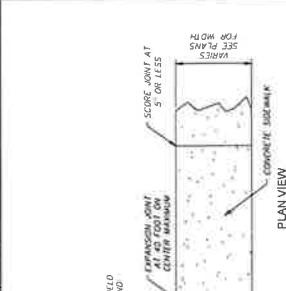
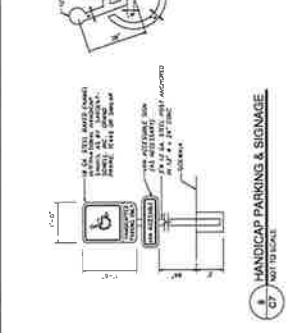
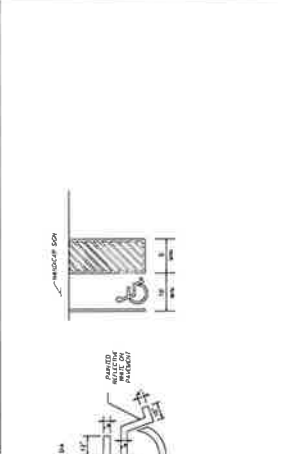
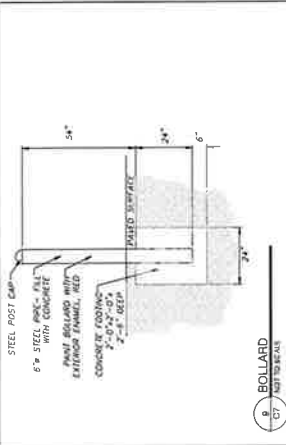
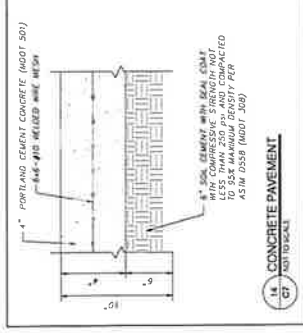
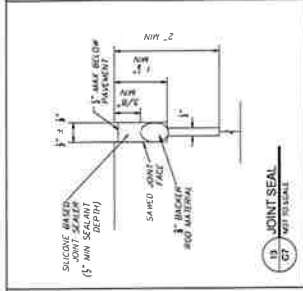
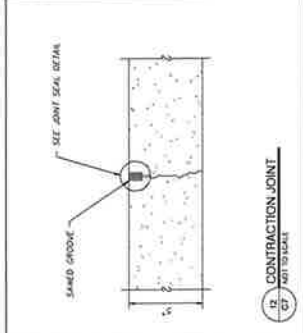
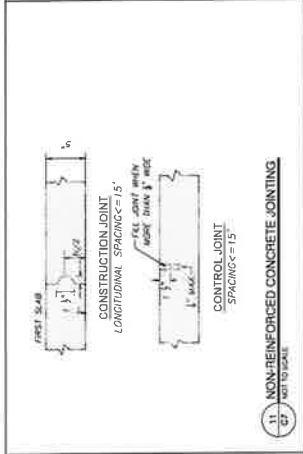
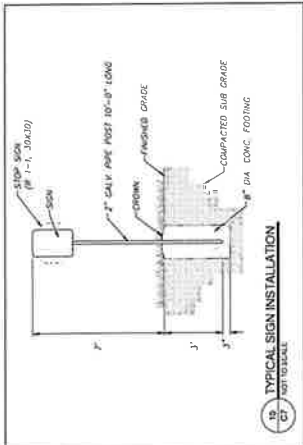
7 SEDIMENT LOG STAKING DETAIL
 NOT TO SCALE

8 EROSION CONTROL DETAILS
 NOT TO SCALE

9 SPACE BOX
 NOT TO SCALE

DEVELOPER: YORK DEVELOPMENTS
 1115 S. W. 10th Ave., Miramar, FL 33025
 ENGINEER: BRITTON/ANDERSON/LOPEZ/RODRIGUEZ ARCHITECTS, INC.

DATE: _____
 PROJECT NO.: _____
 DRAWN BY: _____
 SCALE: N.T.S.
 REVIEWED: _____
 EIT: KENTLER



10 TYPICAL SIGN INSTALLATION
NOT TO SCALE

11 NON-REINFORCED CONCRETE JOINTING
NOT TO SCALE

12 CONTRACTION JOINT
NOT TO SCALE

13 JOINT SEAL
NOT TO SCALE

14 CONCRETE PAVEMENT
NOT TO SCALE

15 BOLLARD
NOT TO SCALE

16 HANDICAP PARKING & SIGNAGE
NOT TO SCALE

17 CURB TRANSITION
NOT TO SCALE

18 CURB & GUTTER
NOT TO SCALE

19 CLEANOUT
NOT TO SCALE

20 GATE VALVE AND BOX
NOT TO SCALE

21 ASPHALT PAVEMENT SECTION
NOT TO SCALE

22 CURB OPENING & CONCRETE FLUME
ELEVATION VIEW

23 CONCRETE CURB OPENING/FLUME
ELEVATION VIEW

24 CONCRETE CURB OPENING/FLUME
ELEVATION VIEW

CONSTRUCTION DETAILS
MINI STORAGE
PROJECT NO.
DATE
SCALE: N.T.S.
REVISED

SPACE BOX
DEVELOPER: URM DEVELOPMENTS
111 Spotted Lane, Millersburg, VA 21107
ENGINEER: BENTON & BOWLES LLP

NOTES:
1. PRE-CASTED FIBER EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FOOT CENTERS MAXIMUM.
3. EXPANSION JOINTS SHALL BE INSTALLED AT 40 FOOT CENTERS MAXIMUM.
4. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
5. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
6. CONCRETE TO BE 3,500 P.S.I.

NOTES:
1. GRADING & UTILITY PLANS AS "C" OR "D" OR "E" SHALL BE REFERENCED.
2. PROVIDE CLEANOUTS AS SPECIFIED.
3. PROVIDE CLEANOUTS IN NON-TRAFFIC AREAS & SIDEWALKS.
4. PROVIDE CLEANOUTS IN LANDSCAPED AREAS.
5. PROVIDE CLEANOUTS IN TRAFFIC AREAS WITH A SERVICE STATION.

NOTES:
1. PRE-CASTED FIBER EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FOOT CENTERS MAXIMUM.
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4. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
5. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
6. CONCRETE TO BE 3,500 P.S.I.

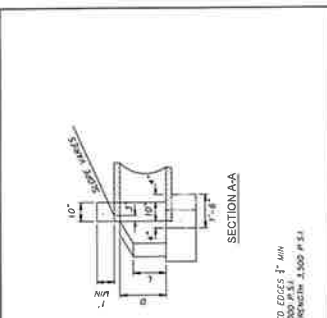
CONSTRUCTION DETAILS
MINI STORAGE
PROJECT NO.
DATE
SCALE: N.T.S.
REVISED

SPACE BOX
DEVELOPER: URM DEVELOPMENTS
111 Spotted Lane, Millersburg, VA 21107
ENGINEER: BENTON & BOWLES LLP

NOTES:
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4. PROVIDE CLEANOUTS IN LANDSCAPED AREAS.
5. PROVIDE CLEANOUTS IN TRAFFIC AREAS WITH A SERVICE STATION.

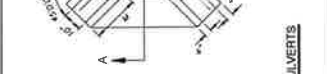
NOTES:
1. PRE-CASTED FIBER EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FOOT CENTERS MAXIMUM.
3. EXPANSION JOINTS SHALL BE INSTALLED AT 40 FOOT CENTERS MAXIMUM.
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5. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
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NOTES:
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5. EXPANSION JOINTS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM INLET STRUCTURES.
6. CONCRETE TO BE 3,500 P.S.I.



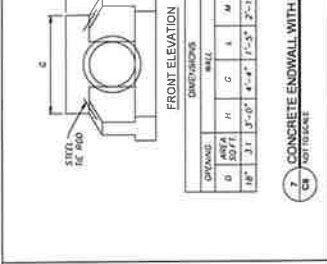
FRONT ELEVATION

DIMENSIONS	WALL	FOOTING	RE INOBS
OVERALL	H	A	F
AREA	N	M	J
BASE	18" ± 1/8"	24" ± 1/8"	24" ± 1/8"



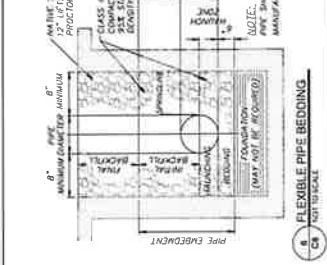
NOTES:
 1. CHAMFER ALL EXPOSED EDGES 1" MIN.
 2. CONCRETE DESIGN STRENGTH: 3,500 PSI

CONCRETE ENDWALL WITH 45° WINGS FOR PIPE CULVERTS
 CS NOT TO SCALE



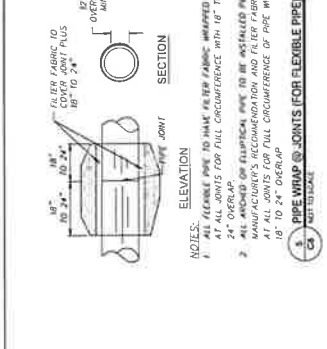
NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

FLEXIBLE PIPE BEDDING
 CS NOT TO SCALE



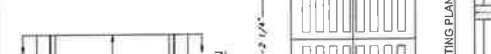
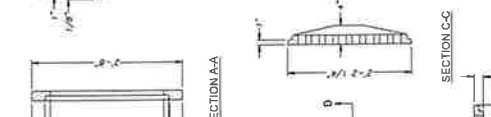
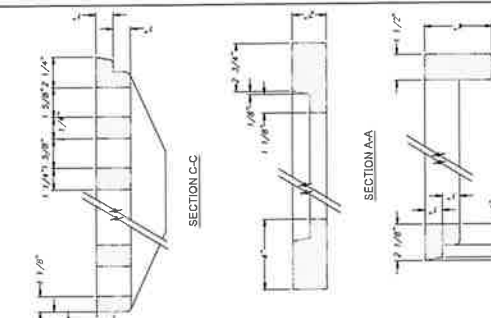
NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

FIRE HYDRANT ASSEMBLY
 CS NOT TO SCALE

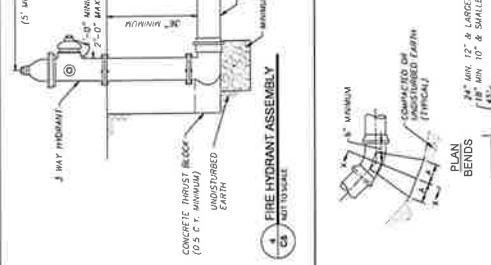
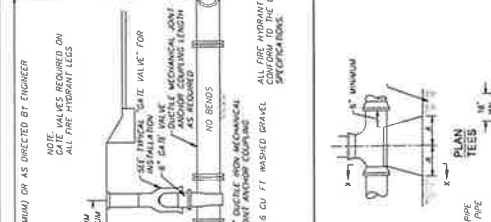


NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

RETAINING WALL
 CS NOT TO SCALE

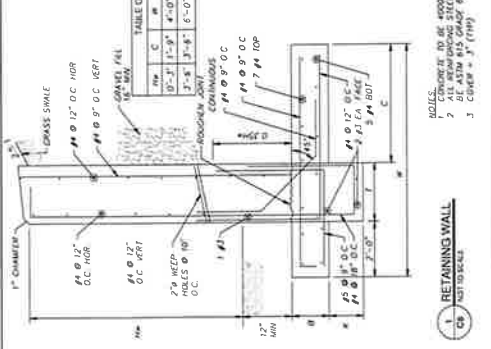


1. RIM & GRATING FOR #11 INLET
 CS NOT TO SCALE



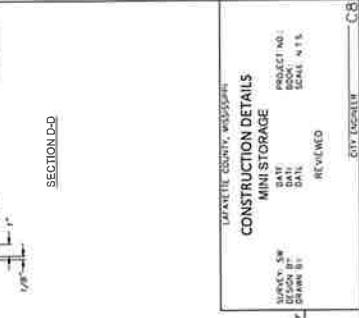
NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

CONSTRUCTION DETAILS MINI STORAGE
 CS NOT TO SCALE

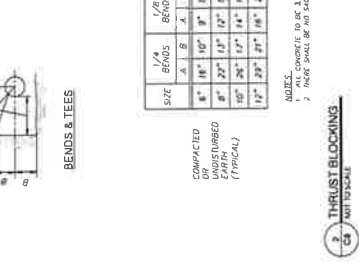
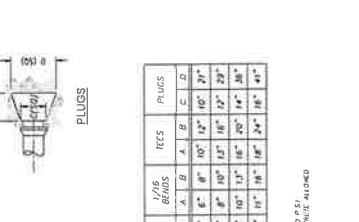


NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

CROSS SECTION POND OUTLET STRUCTURE
 CS NOT TO SCALE

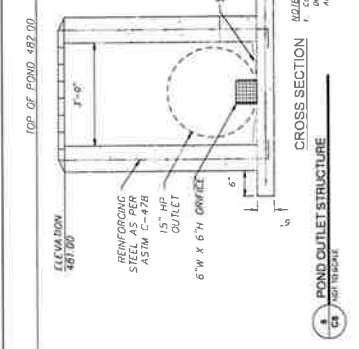


1. RIM & GRATING FOR #11 INLET
 CS NOT TO SCALE



NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

CONSTRUCTION DETAILS MINI STORAGE
 CS NOT TO SCALE



NOTES:
 1. ALL CONCRETE TO BE 3,000 PSI.
 2. ALL STEEL TO BE A36 GRADE UNLESS OTHERWISE NOTED.

CROSS SECTION POND OUTLET STRUCTURE
 CS NOT TO SCALE

UNION COUNTY, MISSOURI
 PROJECT NO. 24-23
 DATE: 11/17/20
 SCALE: N.T.S.
 REVIEWED: [Signature]
 DRAWN BY: [Signature]

INC. GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36.
 IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY.
 DWG. NO. 24-23-01
 DATE: 11/17/20
 SCALE: N.T.S.
 REVIEWED: [Signature]
 DRAWN BY: [Signature]

SPACE BOX
 DWG. NO. 24-23-01
 DATE: 11/17/20
 SCALE: N.T.S.
 REVIEWED: [Signature]
 DRAWN BY: [Signature]

THRUST BLOCKING
 CS NOT TO SCALE

PLUGS
 CS NOT TO SCALE

TABLE OF DIMENSIONS

SIZE	1/4" BENDS	1/2" BENDS	3/4" BENDS	1" BENDS	1 1/4" BENDS	1 1/2" BENDS	1 3/4" BENDS	2" BENDS	2 1/2" BENDS	3" BENDS	3 1/2" BENDS	4" BENDS	4 1/2" BENDS	5" BENDS	5 1/2" BENDS	6" BENDS
A	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"	38"
B	4"	6"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"
C	4"	6"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"
D	4"	6"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"

CS NOT TO SCALE

