REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, August 11, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Mayor and Board of Aldermen is hereby given by the undersigned. Said meeting shall be held on Tuesday, August 11, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call Meeting to Order and Roll Call

2. Opening Prayer and Pledge of Allegiance

3. Presented Items

A) Request to Address the Board, In Pursuit 5K Race/Walk Bringing Awareness to Prostate Cancer, September 12th (Brian D'Alfonso)

B) Notification of Southern Girls Resale Market Event (August 29th from 6:00 am - 1:00 pm) (City Clerk, Lindsay Kellum)

4. Approval of Consent Agenda Items

A) Request for Approval, Monthly Claims Docket

B) Request for Approval, July 14th Regular Meeting Minutes and August 6th Special Called Meeting Minutes (FY27 Budget Workshop #2)

C) Request to Attend Municipal Court Clerks Conference & Reimbursement for Travel Associated Costs, 9/16/26 - 9/18/26, Biloxi (Municipal Court Clerk)

D) Request for Approval, Travel Arrangements for GPD Officers, Training (9/13 - 9/19, Garland, Texas) - Request for Use of AirBnB for Cost-Saving Purposes

E) Request to Attend Small Town Conference and Reimbursement of Travel Associated Costs, October 8-9, Hattiesburg (Aldermen & Dept Heads)

F) Request for Approval of Training Registration, Fall 2026 CMO Elective Class, Ridgeland - October 1, 2026 (Aldermen, Dept. Heads)

G) Request to Attend Fall Municipal Clerk Conference & Reimbursement of Travel Associated Costs, 10/27-10/30 - Natchez, MS (City Clerk, Deputy City Clerks)

H) Request to Attend MML Board of Directors Meeting & Reimbursement of Travel Associated Costs, 9/17-9/18, Starkville (City Clerk)

I) Requesting Approval for Training and Travel Reimbursement to Attend a Two-Day Training for Transit Disaster Awareness at the Pearl Police Department (Tameshia Cooper, Dispatcher).

J) Requesting Approval for Training and Travel Reimbursement to Attend a Two-Day Training for Terrorism Awareness Training at Madison County EOC (Tameshia Cooper, Dispatcher).

K) Request for Approval, Removing Trimmer from Fixed Assets

L) Request for Approval, Kayo Place Street Lights

5. Monthly Budget Report

A) Monthly Budget Report(s)

B) Monthly Bank Reconciliations

C) Request for Approval to Amend FY26 Municipal Budget (PD Grants, Donations, Creation of Firearm Forfeiture Fund & Calhoun Station Parkway Balance Transfer)

6. New Business

A) Consideration of Griesson USA Corporation, Agreement to Pay A Fee in Lieu of Ad Valorem Taxes

B) Request for Approval, Lone Wolf Lease Modification Addendum

C) Request to Amend the City's Open Meetings Policy, Public Agenda Dissemination & Cell Phone Use (Alderman Powell and Alderwoman Campbell)

D) Discussion and Consideration of New Appointment for Mayor Pro Tempore (Alderwoman Campbell)

7. City Clerk, City Administration Matters & Grants Update (Lindsay Kellum)

A) General Administration Update (City Clerk)

B) Monthly Privilege License Report (Assistant City Clerk)

C) Monthly Grant Updates (City Clerk)

D) Notification of Grant Award and Request for Acceptance and Authorization for Mayor to Sign Agreement, FY27 DPS Traffic Services Grant (PD)

E) Request to Transfer the Remaining Balance Back to General Fund and Close the Bank Account, Calhoun Station Parkway Overlay Project

8. Planning and Zoning Director, P&Z/ Building Matters (Caine Dearman)

A) Planning and Zoning Update

B) Use Determination-Motor Fuel Sales

C) Code Violations

D) Request for Conditional Use-Project 26-040 SIP Outdoors

E) Consideration of Site Plan-Project 26-040.01 SIP Outdoors

F) Request for Conditional Use-Project 26-041 RPT Expansion

G) Consideration of Site Plan-Project 26-041.01 RPT Expansion

H) Request for Conditional Use-Project 26-044 Spin & Fold

I) Request for Variance-Project 26-047 Mack Haik

J) Request for Conditional Use-Project 26-045 D Noblin

K) Consideration of Site Plan-Project 26-046 D Noblin

L) Appeal to the MMBOA for Architectural Review-Project 26-046 D Noblin

M) Request to Address the Board, Lee Hutchinson (ARC, P&Z, Processes)

N) Discussion and Consideration of Amendment to Architectural Design Regulations and Guidelines Ordinance, Dissolution of Architectural Review Committee (Alderwoman Campbell)

9. Public Works Director, Public Works Matters (Chris Buckner)

A) Request for Approval, Cooperation Agreement with Madison County for Calhoun Station Parkway Road Improvements

B) Request for Approval, Purchase of New Mower

10. Police Chief, Police Department Matters (Chief Barry Hale)

A) General Update, Police Department (Chief Barry Hale)

11. Public Comment

12. Closed Session to Determine Need for Executive Session

13. Adjourn

Alderwoman Bates _____

Alderwoman Campbell _____

Alderman Powell _____

Alderman Taylor _____

Alderman Williams_____

ATTEST: DATE:

_____ _____

LINDSAY D. KELLUM
CITY CLERK

WALTER C MORRISON, IV
MAYOR

[Seal]


GLUCKSTADT RD
WEISENBERGER RD
HWY 51
Parking
Parking
Parking
Parking
Road Closure
Safety Area
Vendor/Entertainment Area
INDUSTRIAL BLVD
Parking
KIMBALL DR
Parking
BUSINESS PARK DR
DENIM WAY
LEVI STRAUSS DR
INDUSTRIAL DR S
I-55
I-55
I-55
I-55
CALHOUN STATION PKWY
PARKWAY EAST
PARKWAY EAST
Road Closure
N
E
S
W
0
400
Feet

Gluckstadt, MS

Docket of Claims Register

APPKT01091 - August 2026 Claims Docket

By Docket/Claim Number

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00003	A Complete Flag Source, Inc.	20260605					135.00
	63326	PD Flags	Invoice	08/05/2026	4x6 FT NYL MS	001-200-50500	80.00
					4x6 FT NYL US	001-200-50500	55.00
00220	Ace Bolt & Screw Co. Inc.	20260606					146.80
	770711	EMA Supplies	Invoice	07/22/2026	12/3 x 50' Heavy Duty Extension Cord	001-200-65000	139.90
					Leaktite-IPL Plastics	001-200-65000	6.90
00093	AgUp Equipment	20260607					866.57
	INV0004122	Repairs for John Deere Mower	Invoice	07/08/2026	20 AMP Fuse	001-301-57500	1.64
					Environmental Fee	001-301-57500	13.23
					Fuse	001-301-57500	3.14
					Labor - Diagnostic on Mower and Repa	001-301-57500	441.00
					Shop Supplies Fee	001-301-57500	13.23
					Starter	001-301-57500	276.40
					Switch	001-301-57500	79.95
	P53224	PW Repair	Invoice	07/28/2026	Toggle/Rocker Switch	001-301-57500	37.98
00411	Akros Academy of Jiu-Jitsu	20260608					160.00
	072026	JIU JITSU TRAINING	Invoice	07/30/2026	JIU JITSU TRAINING	001-200-61000	160.00
00507	Apex Performance Films, LLC	20260609					270.00
	373419596	Durango Tint	Invoice	06/26/2026	Durango Tint	001-200-90300	270.00
00407	Atco Manufacturing Company	20260610					192.00
	I0660095	Quickies	Invoice	07/14/2026	Quickies	001-301-50500	192.00
00436	AutoZone Parts, Inc.	20260611					198.52
	05607494903	15A Marine-Auto SKU	Invoice	07/28/2026	15A Marine-Auto SKU	001-301-91600	90.20
	05607495159	L&Garden Battery 2 SKU	Invoice	07/29/2026	L&Garden Battery 2 SKU	001-301-57500	58.75
	05607499420	Shoppro AF 5050	Invoice	08/04/2026	Shoppro AF 5050	001-301-50500	11.75
	05607499732	PW Supplies	Invoice	08/04/2026	Oil ABS 448 Fuller	001-301-52500	18.23
					Pak 16 Quart	001-301-50500	19.59
00006	Bear Creek Water Association	20260612					257.63
	072026CH	Water & Sewer (CH) - July 2026	Invoice	07/27/2026	Water & Sewer (CH) - July 2026	001-195-63003	36.38
	072026LW	Water & Sewer (LW) - July 2026	Invoice	07/27/2026	Water & Sewer (LW) - July 2026	001-195-63003	43.25
	072026PD	Water & Sewer (PD) - July 2026	Invoice	07/27/2026	Water & Sewer (PD) - July 2026	001-195-63003	178.00

Docket of Claims Register **APPKT01091 - Aug et**

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00108	Big 10 Tire Co.	20260613					2,427.22
	5124409	PD Vehicle Repair & Oil Change	Invoice	05/19/2026	Cabin Air Filter	001-200-57000	23.69
					Change Oil & Filter	001-200-52500	9.74
					Jeep Filter	001-200-52500	12.99
					Job Supplies	001-200-52500	7.99
					Job Supplies	001-200-57000	4.55
					QT Mobil Full Synthetic	001-200-52500	19.27
					Replace Cabin Air Filter	001-200-57000	14.25
	5124815	PD Oil Change	Invoice	06/10/2026	Change Oil & Filter	001-200-52500	10.41
					Job Supplies	001-200-52500	10.53
					Oil Filter	001-200-52500	12.99
					QT Mobil Full Synthetic	001-200-52500	16.06
	5125087	PD Vehicle Repair	Invoice	06/15/2026	G-Max Justice	001-200-57000	161.60
					Job Supplies	001-200-57000	3.10
					Mount & Balance	001-200-57000	20.00
					Tire Disposal	001-200-57000	6.00
					Tire Tax	001-200-57000	1.00
					TPMS Reset/Rubber Valve Stem	001-200-57000	5.87
	5125469	PD Oil Change	Invoice	07/01/2026	Change Oil & Filter	001-200-52500	10.41
					Job Supplies	001-200-52500	10.53
					Oil Filter	001-200-52500	12.99
					QT Mobil Full Synth.	001-200-52500	16.06
	5125509	PD Vehicle Repair	Invoice	07/01/2026	Air Filters	001-200-57000	23.99
					Change Oil & Filter	001-200-52500	10.41
					Job Supplies	001-200-52500	10.53
					Job Supplies	001-200-57000	3.93
					Job Supplies	001-200-57000	5.75
					Lug Nut	001-200-57000	47.94
					Oil Filter	001-200-52500	12.99
					QT Mobil Full Synth.	001-200-52500	16.06
					Replace Air Filter	001-200-57000	8.79
	5125547	PD Oil Change	Invoice	07/20/2026	Change Oil & Filter	001-200-52500	9.06
					Environmental Fee	001-200-52500	4.98
					GM Yukon Filter	001-200-52500	6.99
					Job Supplies	001-200-52500	9.21
					QT Mobil Full Synthetic	001-200-52500	24.73
	5125669	PD Oil Change	Invoice	07/07/2026	Change Oil & Filter	001-200-52500	11.59
					Jeep Filter	001-200-52500	12.99
					QT Mobil Full Synth.	001-200-52500	25.41
	5125738	2206 WATER PUMP	Invoice	07/16/2026	DIAGNOSTIC	001-200-57000	47.50
					DIAGNOSTIC JOB SUPPLIES	001-200-57000	5.70
					ENVIRONMENTAL	001-200-57000	4.98
					GATES PREMIUM OE MICRO-V BELT KC	001-200-57000	40.38

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	5125738	2206 WATER PUMP	Invoice	07/16/2026	JOB SUPPLIES	001-200-57000	51.17
					LABOR REMOVE & REPLACE WATER PU	001-200-57000	142.50
					MURRAY TEMPAERATURE CONTROL EI	001-200-57000	179.77
					PRESTONE MAX JEEP/RAM/DODGE/CH	001-200-57000	63.78
	5125874	BRAKES UNIT 2202	Invoice	07/23/2026	BRAKE LABOR	001-200-57000	95.00
					DURALAST PURSUIT BRAKE PADS D242	001-200-57000	109.35
					DURALAST PURSUIT BRAKE PADS D244	001-200-57000	0.01
					DURALAST PURSUIT DISC BRAKE ROTO	001-200-57000	747.48
					DURALAST PURSUIT DISC BRAKE ROTO	001-200-57000	0.01
					ENVIRONMENTAL	001-200-57000	4.98
					JOB SUPPLIES	001-200-57000	98.67
	5126351	PD Oil Change and Repair	Invoice	08/03/2026	Alignment	001-200-57000	129.99
					Change Oil & Filter	001-200-52500	7.33
					Environmental Fee	001-200-52500	4.98
					Job Supplies	001-200-52500	13.74
					Job Supplies	001-200-57000	15.60
					Oil Filter	001-200-52500	6.99
					QT Mobile Full Synthetic	001-200-52500	21.93
00008	Bridge & Watson, Inc.	20260614					11,455.42
	072026Admin	Admin Biling 6/24/26 - 7/16/26	Invoice	07/20/2026	Admin Biling 6/24/26 - 7/16/26	001-195-60101	6,374.40
	072026Comp	Comp. Plan Billing 6/23/26 - 7/6/26	Invoice	07/20/2026	Comp. Plan Billing 6/23/26 - 7/6/26	001-190-60101	5,081.02
00422	Bridgestone Americas, Inc	20260615					302.16
	202555	PW Tires	Invoice	07/15/2026	Firestone Tires	001-301-57000	300.16
					Waste Tire Fee	001-301-57000	2.00
00275	Broadway Hospitality LLC	20260616					1,238.65
	082026Maugh	Maugh Room C/N: 52661098	Invoice	08/05/2026	Maugh Room C/N: 52661098	001-140-61000	353.90
	082026Pickett	Pickett Room C/N: 52660938	Invoice	08/05/2026	Pickett Room C/N: 52660938	001-140-61000	353.90
	365116	Kellum Room C/N #52442788	Invoice	08/05/2026	Kellum Room C/N #52442788	001-140-61000	530.85
00599	Caine Dearman	20260617					225.36
	072026	MML Reimbursement	Invoice	08/03/2026	MML Reimbursement	001-190-61000	225.36
00634	Chris Buckner	20260618					41.39
	072026	MML Reimbursement	Invoice	08/03/2026	MML Reimbursement	001-301-61000	41.39
00393	Cintas Corporation	20260619					436.81
	4275889555	Weekly Rental Invoice	Invoice	07/15/2026	Weekly Rental Invoice	001-301-64000	111.96
	4276622406	Weekly Rental Invoice	Invoice	07/22/2026	Weekly Rental Invoice	001-301-64000	91.72
	4277387032	Weekly Rental Invoice	Invoice	07/29/2026	Weekly Rental Invoice	001-301-64000	131.75
	4278087704	Weekly Rental Invoice	Invoice	08/05/2026	Weekly Rental Invoice	001-301-64000	101.38
00119	Crystal Clean	20260620					3,291.00
	59684	Street Sweeping Services - July 2026	Invoice	07/31/2026	Street Sweeping Services - July 2026	001-301-68600	3,291.00

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00633	Daniel Sloma	20260621					113.24
	072026	MASRO Travel Reimbursement	Invoice	08/04/2026	MASRO Travel Reimbursement	001-200-61000	113.24
00090	Deviney Rental & Supply	20260622					456.52
	IV30680	PW Equipment Oil Change	Invoice	08/04/2026	1 GAL 15W-4	001-301-52500	82.50
					Assy Filter	001-301-52500	68.34
					Filter, HST	001-301-52500	96.13
					Filter, Oil	001-301-52500	16.55
					Oil, 2.5GA	001-301-52500	193.00
00374	Edko LLC	20260623					7,000.00
	377303	Drainage Herbicide Application	Invoice	07/27/2026	Drainage Herbicide Application	001-301-68100	2,800.00
	377304	Bermuda Release Application	Invoice	07/27/2026	Bermuda Release Application	001-301-68100	1,500.00
	377449	Post-Emergent Treatment on Parkway	Invoice	07/31/2026	Post-Emergent Treatment on Parkway	001-301-68100	2,700.00
00013	E-notice, Inc.	20260624					110.60
	9312ED76-0006	Advertise for Term Bids	Invoice	07/15/2026	Advertise for Term Bids	001-301-61500	110.60
00020	Entergy	20260625					9,671.78
	10021364812	Collective Bill (Traffic Signals)	Invoice	08/04/2026	Collective Bill (Traffic Signals)	001-301-63103	600.73
	20010926614	Lone Wolf Building	Invoice	07/17/2026	Lone Wolf Building	001-195-63001	493.35
	2026518225	Streetlights	Invoice	07/28/2026	Streetlights	001-301-63102	5,660.39
	380004515599	PD Station	Invoice	07/24/2026	PD Station	001-195-63001	2,917.31
00123	Flock Safety	20260626					33,000.00
	INV-98935	Flock LPR Camera Renewal	Invoice	07/13/2026	Flock LPR Camera Renewal	001-200-64000	33,000.00
00023	Fuelman	20260627					9,765.32
	NP70935665	Gas & Oil - PD/PW/Building & PD Repa	Invoice	08/03/2026	Gas & Oil - Building	001-280-52500	177.29
					Gas & Oil - PD	001-200-52500	6,885.10
					Gas & Oil - PW	001-301-52500	2,672.93
					Tire Repair - PD	001-200-57000	30.00

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Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00102	Hartley Equipment Company, Inc	20260628					1,184.02
	359143	PW Equipment Repair	Invoice	05/15/2026	Labor	001-301-57500	105.00
					Linkage Assy, Decklift	001-301-57500	92.20
					Shop Supplies	001-301-57500	5.00
	372597	PW Supplies	Invoice	07/21/2026	Oil 6.4 HP High Performance - Single B	001-301-52500	40.80
					Tuff Jug 2.5 Gallon Red	001-301-50500	37.99
	373058	PW Supplies	Invoice	07/23/2026	CF3 Pro Line	001-301-50500	66.99
					Oil 5.2 HP High Performance	001-301-52500	17.94
	373292	PW Equipment Repair	Invoice	07/24/2026	Air Filter	001-301-57500	10.60
					Carburetor	001-301-57500	57.85
					Chain Cut Loop	001-301-57500	28.99
					Labor	001-301-57500	87.49
					Pickup Body	001-301-57500	6.99
					Shop Supplies	001-301-57500	3.00
					Spark Plug	001-301-57500	7.12
	374578	Stihl Loop Handle Trimmer	Invoice	07/30/2026	Stihl Loop Handle Trimmer	001-301-91600	386.99
	375089	Credit 41 Non-Selective Herbicide	Invoice	08/03/2026	Credit 41 Non-Selective Herbicide	001-301-55800	59.99
	375217	TRM Head Autocut	Invoice	08/03/2026	TRM Head Autocut	001-301-57500	104.97
	375873	Pump, Fuel	Invoice	08/06/2026	Pump, Fuel	001-301-57500	64.11
00340	Highland Building Services, Inc.	20260629					2,150.00
	4195-A	Monthly Janitorial Services (CH) - Aug.	Invoice	08/01/2026	Monthly Janitorial Services (CH) - Aug.	001-195-69900	485.00
	4241-A	Monthly Janitorial Services (PD) - Aug.	Invoice	08/01/2026	Monthly Janitorial Services (PD) - Aug.	001-195-69900	1,390.00
	4245-A	Monthly Janitorial Services (LW) - Aug.	Invoice	08/01/2026	Monthly Janitorial Services (LW) - Aug.	001-195-69900	275.00
00186	Lewis Electric, Inc.	20260630					1,453.00
	M2026.49	Gluckstadt at Calhoun Light Fix	Invoice	05/05/2026	1 Man/1 Bucket Truck	001-301-57600	250.00
					1 Red Led Signal Lamp	001-301-57600	108.00
	M2026.89	Repairs to City Owned Signal Controlle	Invoice	07/16/2026	Repairs to City Owned Signal Controlle	001-301-57600	1,095.00
00067	Lindsay Kellum	20260631					50.74
	072026MML	MML Reimbursement	Invoice	07/14/2026	MML Reimbursement	001-140-61000	50.74
00178	Madison County Sheriff's Office	20260632					4,950.80
	GP-0426	Inmate Housing - April 2026	Invoice	05/02/2026	Inmate Housing - April 2026	001-200-68301	2,541.00
	GP-0526	Inmate Housing - May 2026	Invoice	06/03/2026	Inmate Housing - May 2026	001-200-68301	2,247.00
	GP-M0426	Inmate Medical - April 2026	Invoice	05/11/2026	Inmate Medical - April 2026	001-200-68301	83.84
	GP-M0526	Inmate Medical - May 2026	Invoice	06/06/2026	Inmate Medical - May 2026	001-200-68301	78.96

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Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00355	Michael Allen Willridge, Sr.	20260633					1,100.57
	3728	UNIT 2206 BATTERIES	Invoice	06/15/2026	AUXILIARY BATTERY	001-200-57000	198.36
					BATTERY	001-200-57000	342.99
					HAZMAT	001-200-57000	15.95
					LABOR DIAGNOSTIC	001-200-57000	145.00
					LABOR REMOVE AND REPLACE BATTER	001-200-57000	188.50
					LABOR SEASTS REMOVE AND REPLACE	001-200-57000	188.50
					SHOP SUPPLES	001-200-57000	21.27
00045	Mills, Scanlon, Dye & Pittman, At	20260634					18,698.25
	072026Court	Court Legal Billing - July 2026	Invoice	07/31/2026	Court Legal Billing - July 2026	001-110-60301	1,266.50
	072026General&Retainer	General Legal Services & Retainer - July	Invoice	07/31/2026	General Legal Services - July 2026	001-195-60301	11,510.75
					Retainer - July 2026	001-195-60301	3,000.00
	072026P&Z	P&Z Legal Billing - July 2026	Invoice	07/31/2026	P&Z Legal Billing - July 2026	001-190-60301	2,921.00
00047	Miss. Extension Center for Gover	20260635					1,000.00
	072026Kellum	Fall Mun. Clerk Conf. - Kellum	Invoice	07/23/2026	Fall Mun. Clerk Conf. - Kellum	001-140-61000	225.00
	072026Pickett	Fall Cert. MC Program Fee	Invoice	07/13/2026	Fall Cert. MC Program Fee	001-140-61000	325.00
	0820226Pickett	Fall Clerk Conf. - Pickett	Invoice	08/03/2026	Fall Clerk Conf. - Pickett	001-140-61000	225.00
	082026Maugh	Fall Clerk Conf. - Maugh	Invoice	08/03/2026	Fall Clerk Conf. - Maugh	001-140-61000	225.00
00352	Mississippi Department of Public	20260636					180.00
	90176539	Analytical Fees	Invoice	07/07/2026	Analytical Fees	001-200-60201	180.00
00043	Mississippi Department of Reven	20260637					38.00
	072026	F150 Tag	Invoice	05/18/2026	F150 Tag	001-200-50500	16.00
	072026-A	PD Tags (Silverado & F-150)	Invoice	07/27/2026	PD Tags (Silverado & F-150)	001-200-50500	22.00
00048	Mississippi Municipal League	20260638					125.00
	71894136	Bates Conference Registration	Invoice	07/31/2026	Bates Conference Registration	001-100-61000	125.00
00626	Mississippi Tent and Party Rental	20260639					4,825.00
	119305	Fourthfest Tent Rental	Invoice	07/04/2026	20x20 JT Lite	001-195-64600	400.00
					40 x 100 Navitrac Frame Tent	001-195-64600	2,000.00
					Delivery	001-195-64600	100.00
					Labor Install/Dismantle	001-195-64600	1,900.00
					Pickup	001-195-64600	100.00
					Tent Ox	001-195-64600	325.00
00199	Motorola Solutions, Inc.	20260640					66,825.20
	1162438437	MOTOROLA IN-CAR/BODY CAMERAS	Invoice	02/20/2026	MOTOROLA BODY CAMERAS	001-200-90200	37,867.61
					MOTOROLA IN-CAR CAMERAS	001-200-90300	28,957.59
00152	OP Plus	20260641					406.36
	1126378-0	PD Office Supplies	Invoice	06/11/2026	Bag, Trash, 38x58,60 GAL	001-200-50000	106.32
					Tissue, Bathroom, Cottonelle	001-200-50000	171.48
					Tissue, Multifold, W, 250/PK	001-200-50000	56.66
					Towel, Kitchen, 170SHTS	001-200-50000	71.90

Docket of Claims Register **APPKT01091 - Aug et**

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00053	Pennington & Trim Alarm Service	20260642					69.00
	884854	Wireless Monitoring & Access Control	Invoice	08/01/2026	Wireless Monitoring Service & Access (	001-195-63200	69.00
00228	Riverboat Company of Mississipp	20260643					339.92
	082026McCarty	McCarty Room Reserv. #GNB17193751	Invoice	08/04/2026	McCarty Room Reserv. #GNB17193751	001-200-61000	339.92
00057	Robert J Young Company	20260644					1,646.24
	INV8161345	Admin Copier & Overages - July 2026	Invoice	07/27/2026	Admin Copier & Overages - July 2026	001-195-64000	544.45
	INV8161346	LW Copier & Overages - July 2026	Invoice	07/27/2026	LW Copier & Overages - July 2026	001-190-64000	128.76
						001-280-64000	128.76
						001-301-64000	128.76
	INV8161347	Court Copier & Overages - July 2026	Invoice	07/27/2026	Court Copier & Overages - July 2026	001-110-64000	423.60
	INV8162798	PD Copier & Overages- July 2026	Invoice	07/27/2026	PD Copier & Overages- July 2026	001-200-64000	291.91
00627	Roy Chisholmv IV	20260645					5,500.00
	072026	American250 Legacy Doc. - Part 1	Invoice	07/17/2026	American250 Legacy Doc. - Part 1	001-195-69902	5,500.00
00058	Scott Insurance Services LLC	20260646					18,661.00
	59419	Commericial Fire - Renew Property	Invoice	06/11/2026	Commericial Fire - Renew Property	001-195-62500	14,298.00
	59420	Commercial Cyber & Priv. Liability - Re	Invoice	07/21/2026	Commercial Cyber & Priv. Liability - Re	001-195-62500	571.00
	59421	Inland Marine - Renew Equipment	Invoice	06/11/2026	Inland Marine - Renew Equipment (PD	001-200-62500	461.00
					Inland Marine - Renew Equipment (PW	001-301-62500	2,602.00
	59667	Crime Bond Renewal	Invoice	07/16/2026	Crime Bond Renewal	001-195-62500	729.00
00565	ShredAmerica Mississippi, LLC	20260647					179.90
	431740	Monthly Shredding Service (PD)	Invoice	07/22/2026	Fuel Surcharge	001-195-69900	14.95
					Monthly Shredding Service (PD)	001-195-69900	75.00
	431747	Monthly Shredding Service (CH)	Invoice	07/22/2026	Fuel Surcharge	001-195-69900	14.95
					Monthly Shredding Service (CH)	001-195-69900	75.00
00154	Southern Benefits Administrators	20260648					100.00
	26072402300000	Cafeteria Plan - Aug. 2026	Invoice	07/24/2026	Cafeteria Plan - Aug. 2026	001-195-60003	100.00

Docket of Claims Register **APPKT01091 - Aug et**

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00060	Southern Connection Police Supp	20260649					25,950.46
	AR005970	JACKET 26	Invoice	07/13/2026	EMBROIDERY	001-200-53500	6.00
					FLEXRS L/S BASE SHIRT	001-200-53500	78.99
					LIGHTWEIGHT SOFTSHELL JACKET	001-200-53500	107.99
	AR006525	UNIT 2601/2602 UPFIT	Invoice	07/29/2026	400W POWER INVERTER	001-200-90300	198.00
					FS MICROPULSE BRACKET	001-200-90300	40.00
					FS MICROPULSE ULTRA DUAL ULTRA 1	001-200-90300	853.20
					FS MICROPULSE ULTRA DUAL ULTRA 6	001-200-90300	482.40
					HAMMERHEAD PB BRACKETS	001-200-90300	310.00
					HAMMERHEAD PB PIT BARS	001-200-90300	1,240.00
					HAMMERHEAD PB WINGS	001-200-90300	704.00
					HAMMERHEAD PUSHBUMPER CENTER	001-200-90300	830.00
					HAVIS DOCKING STATION	001-200-90300	1,902.00
					HAVIS LAPTOP MOUNT PKG	001-200-90300	1,334.00
					JOTTO ARM REST	001-200-90300	176.40
					JOTTO BIO SEAT	001-200-90300	3,784.00
					JOTTO CUP HOLDER	001-200-90300	112.30
					JOTTO DESK CONSOLE DGS	001-200-90300	1,216.00
					JOTTO LOWER EXTENSION PANELS	001-200-90300	257.12
					JOTTO PATRIOT PARTITION	001-200-90300	1,950.00
					JOTTO WINDOW GUARDS BAR STYLE	001-200-90300	836.00
					LABOR	001-200-90300	5,600.00
					POWER DISTRIBUTION	001-200-90300	130.00
					SOS INTERSECTOR LED	001-200-90300	908.00
					SOS INTERSECTOR MOUNT	001-200-90300	56.00
					SOS INTERSECTOR MOUNT	001-200-90300	56.00
					SOS REPAIR PARTS DRIVERS FRONT BR	001-200-90300	90.00
					SOS REPAIR PARTS DRIVERS FRONT SH	001-200-90300	200.00
					SOS REPAIR PASS FRONT BRACKET	001-200-90300	90.00
					SOS REPAIR PASS FRONT SHROUD	001-200-90300	200.00
					SOS REPAIR PASS REAR BRACKETS	001-200-90300	90.00
					SOS REPAIR PASS REAR SHROUD	001-200-90300	300.00
	AR006526	PD Patrol Car Equipment	Invoice	07/29/2026	Motorola APX Remote Head Power	001-200-90300	65.00
					Motorola Solutions Remote Mount	001-200-90300	91.32
					SO Replacement Microphone	001-200-90300	77.00
	AR006761	31 VEST	Invoice	08/03/2026	POINT BLANK GUARDIAN CARRIER	001-200-53500	266.76
					POINT BLANK HILITE ONE CARRIER AXI	001-200-53501	972.00
	AR006851	Propper Men's EdgeTec Slick Pant	Invoice	08/05/2026	Propper Men's EdgeTec Slick Pant	001-200-53500	90.00
	AR006868	PD Uniforms	Invoice	08/05/2026	Merl Nova 3 Mid Tact WP Boot	001-200-53500	129.99
					Merl Nova 3 Tact Wide-BLK	001-200-53500	119.99
00481	Sunbelt Sealing, Inc.	20260650					16,000.00
	26-054-F	Crack Sealing in Germantown	Invoice	07/28/2026	Crack Sealing	001-301-91200	15,000.00
					Mobilization Fee	001-301-91200	1,000.00

Docket of Claims Register **APPKT01091 - Aug et**

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00409	Superior Tire Recappers, Inc.	20260651					25.00
	226097	Trailer Tire Mounted	Invoice	07/13/2026	Trailer Tire Mounted	001-301-57500	25.00
00361	The 20 LLC	20260652					7,928.40
	INVT20LLC-0088474	Monthly IT Services	Invoice	08/04/2026	Monthly IT Services	001-195-68800	7,928.40
00181	Thomson Reuters - West Paymen	20260653					802.63
	853946019	Monthly Clear Subscription	Invoice	08/01/2026	Monthly Clear Subscription	001-200-68800	802.63
00321	Waste Management of Mississip	20260654					382.48
	3327487-0078-5	PW Trash Pickup - Aug. 2026	Invoice	07/24/2026	PW Trash Pickup - Aug. 2026	001-301-64000	199.00
	3327623-0078-5	PD Trash Pickup - Aug. 2026	Invoice	07/24/2026	PD Trash Pickup - Aug. 2026	001-200-64000	183.48
00631	West Side Fund III, LLC	20260655					169.00
	082026Kellum	Kellum Room C/N:98285161	Invoice	07/30/2026	Kellum Room C/N:98285161	001-140-61000	169.00
					Total Claims: 51	**Total Payment Amount:**	**262,502.96**

Gluckstadt, MS

Docket of Claims Register

APPKT01088 - 8/11/26 Recurring Claims Docket, Other

By Docket/Claim Number

Vendor #	Vendor Name / Payable Number	Docket/Claim # / Payable Description	Payable Type	Payable Date	Item Description	Account Number	Payment Amount / Distribution Amount
00299	110 Percent, LLC	8112026					3,180.00
	INV0004086	August Rent, Lone Wolf	Invoice	08/03/2026	August Rent, Lone Wolf	001-195-68300	3,180.00
00166	Andrew Duggar	8112027					120.00
	INV0004089	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
00160	Charles Phillips King	8112028					120.00
	INV0004090	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
00609	James Lee Sahler	8112029					120.00
	INV0004106	ARC July Mtg	Invoice	08/07/2026	ARC July Mtg	001-190-60103	120.00
00163	Katrina B. Myricks	8112030					120.00
	INV0004091	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
00189	Kayce Leigh Saik	8112031					240.00
	INV0004092	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
	INV0004096	ARC July Mtg	Invoice	08/07/2026	ARC July Mtg	001-190-60103	120.00
00032	Kelly Dabbs Commercial, LLC	8112032					8,792.00
	INV0004085	August Rent, City Hall	Invoice	08/03/2026	August Rent, City Hal	001-195-68300	8,792.00
00452	Lauren Elizabeth Bishop	8112033					120.00
	INV0004094	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
00142	Marsha Weems Stacey	8112034					1,200.00
	INV0004088	August Court Services	Invoice	08/07/2026	August Court Services	001-110-60101	1,200.00
00149	Melanie Greer	8112035					240.00
	INV0004093	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
	INV0004097	ARC July Mtg	Invoice	08/07/2026	ARC July Mtg	001-190-60103	120.00
00134	Michael Devin Whitt	8112036					1,200.00
	INV0004087	August Court Services	Invoice	08/07/2026	August Court Services	001-110-60201	1,200.00
00517	Michael Patrick Beasley	8112037					120.00
	INV0004095	JULY P&Z	Invoice	08/07/2026	JULY P&Z	001-190-60103	120.00
00139	Mississippi Department of Public	8112038					214.72
	INV0004099	July Court Assessments	Invoice	08/03/2026	July Court Assessments	001-000-33000	214.72
00138	State General Fund (DFA)	8112039					13,148.18
	INV0004098	July Court Assessments	Invoice	08/03/2026	July Court Assessments	001-000-00203	13,148.18

Total Claims: 14 **Total Payment Amount: 28,934.90**

REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, July 14, 2026, at 6:00 PM

Minutes

This notice and agenda of the Regular Meeting of the Mayor and Board of Aldermen is hereby given by the undersigned. Said meeting shall be held on Tuesday, July 14, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call Meeting to Order and Roll Call

The Mayor called the July 14, 2026, Regular Meeting of the Mayor and Board of Aldermen to order. The Mayor presented the Notice of Regular Meeting of the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, acknowledged by all Aldermen (Exhibit “A”).

Board Members Present: Mayor Walter C. Morrison, Alderman John Taylor, Alderwoman Miya Warfield Bates, Alderman Chip Williams, Alderman Jayce Powell, and Alderwoman Jessie Campbell.

Staff Members Present: City Clerk Lindsay Kellum, Assistant City Clerk Scott Maugh, Deputy City Clerk Chasity Pickett, Public Works Director Chris Buckner, Planning and Zoning Director Caine Dearman, Code Enforcement Officer Christian Hall, Executive Assistant Janet Brooks, Chief of Police Barry Hale, Assistant Chief of Police Jeremy Slaven, and City Attorney Zachary Giddy.

2. Opening Prayer and Pledge of Allegiance

Pastor Brooks opened the meeting with prayer.

Alderman Powell led the Pledge of Allegiance.

No action taken.

3. Presented Items

A) Presentation & Request for Formal Acceptance of FY25 Audit Report (Simpson Goodman, Municipal Auditor - Bridgers, Goodman, Baird & Clarke, PLLC)

Simpson Goodman of Bridgers, Goodman, Baird & Clarke, PLLC, presented the city's FY2025 Audit Report and provided an overview of the audit findings. Mr. Goodman reported that the city received an unmodified (clean) audit opinion, the highest opinion available, and commended city staff for their cooperation and assistance throughout the audit process. He reviewed the city's

financial statements, capital assets, long-term debt, pension liability, and year-over-year financial activity. He responded to questions from Board members regarding prior period adjustments, capital assets, and construction in progress. Mr. Goodman advised that the audit reflected no material findings and characterized the city's audit performance as exemplary.

Following the presentation, the Mayor requested a motion to formally accept the FY2025 Audit Report (Exhibit “B”). Alderwoman Campbell made a motion to accept the FY2025 Audit Report, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

B) Notification of Second Annual Town Hall, Thursday, July 23rd at 6:00 pm (Gluckstadt Police Department)

The Mayor announced that the Gluckstadt Police Department would host its Second Annual Town Hall Meeting **on** Thursday, July 23, at 6:00 p.m**.** at the Gluckstadt Police Department. The public was encouraged to attend, meet with department heads and Board members, and ask questions regarding city services and operations.

No action taken.

4. Approval of Consent Agenda Items

At the Mayor’s discretion, the consent agenda was edited to add: Approval of travel reimbursement for Officer Daniel Sloma for the MASRO Conference, July 12-17, 2026 (Supplemental - Item F).

A) Approval of Claims Docket

B) Approval of June 9, 2026 Regular Meeting Minutes

C) Approval of July 7, 2026 Special Called Meeting Minutes (Budget Workshop #1)

D) Approval of Mississippi Tent Quote, Germanfest

E) Approval of Continuing Disclosure Engagement Letter for Bonds (FY25), Butler Snow

The Mayor requested a motion to approve the consent agenda with the addition of one agenda item related to Police Department Travel (Exhibit “C”). Alderman Powell made a motion to approve the consent agenda with the addition of one agenda item related to Police Department Travel, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

5. Monthly Budget Report

A) Monthly Budget Reports

The Mayor presented the monthly budget report(s.) (Exhibit "D")

No action taken.

B) Monthly Bank Reconciliations

The Mayor presented the monthly bank reconciliations. (Exhibit "E")

No action taken.

6. New Business

At the Mayor's discretion, edited to add Agenda item 6B

A) Consideration of Renewal of City Hall Lease (Kelly Dabbs)

The Mayor presented the proposed one-year renewal of the City Hall lease. The lease would continue at the current monthly rate of $8,792, with the city assuming responsibility for property taxes and insurance estimated at approximately $15,000 for the year. The Mayor noted that the extension would allow the city to continue operating at its current location for the upcoming year.

The Mayor requested a motion to approve the one-year lease renewal (Exhibit "F"). Alderman Taylor made a motion to approve the one-year lease renewal, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

B) Consideration of Adoption of Amendment to Animal Control Ordinance Regarding Nuisance Insects

The Mayor and Board were presented with a proposed amendment to the city's Animal Control Ordinance addressing nuisance insects. The matter arose following concerns about the keeping of honeybees in a residential neighborhood and their impact on neighboring residents' use and enjoyment of their property. Legal counsel explained that the proposed amendment adds provisions addressing the keeping or breeding of insects in a manner that creates a nuisance or affects the health, safety, and welfare of surrounding residents.

Following the discussion, the Mayor requested a motion to adopt the amended Animal Control Ordinance (Exhibit "G"). Alderman Powell made a motion to approve the amended Animal Control Ordinance, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

7. Old Business

A) Discussion of Appeal Process, Vertex Aerospace (Ad Valorem Exemption Denial)

The Board discussed a request from Vertex Aerospace regarding the denial of its ad valorem tax exemption for failing to submit the required application by the April 1 deadline. Legal counsel advised that the statutory period to appeal the Board's denial to Circuit Court had expired, although the company could request that the Board reconsider its prior decision.

Following the discussion, Alderman Williams made a motion to allow Vertex Aerospace an additional seven days to submit an application for consideration. The motion failed for lack of a second.

No action taken.

8. City Clerk, City Administration Matters & Grants Update (Lindsay Kellum)

Item 8G discussed before Item 8E

A) Monthly Update (City Clerk)

The City Clerk updated the board on city administration matters (Exhibit "H").

No action taken.

B) Monthly Privilege License Report (Assistant City Clerk)

The Assistant City Clerk updated the board with the monthly privilege license report (Exhibit "I").

No action taken.

C) Request to Add Mississippi Affordable College Savings Plan to List of Supplemental Benefits Offered by City (Employee Paid Benefit), State Treasurer's Office

The Mayor and Board were presented with a request to add the Mississippi Affordable College Savings Plan to the city's supplemental employee benefits. The program would provide employees with an optional college savings benefit through payroll deductions, with all contributions paid by participating employees and no cost to the city.

The Mayor requested a motion to approve adding the Mississippi Affordable College Savings Plan to the city's supplemental employee benefits (Exhibit "J"). Alderwoman Bates made the motion to add the Mississippi Affordable College Savings Plan to the city's benefits, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Monthly Grants Update (City Clerk and Assistant City Clerk)

The Assistant City Clerk updated the board with the monthly privilege license report (Exhibit "K").

No action taken.

E) Formal Acceptance of Grant Award, Exxon Good Neighbor Grant (EMA, PD)

The Mayor and Board were presented with a request to formally accept the $5,000 Exxon Good Neighbor Grant awarded to support the city's Emergency Management and Police Department operations.

The Mayor requested a motion to formally accept the Exxon Good Neighbor Grant (Exhibit “L”). Alderman Powell made a motion to accept the Exxon Good Neighbor Grant formally, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

F) Request for Formal Acceptance of FY24 Justice Assistance (JAG Grant), Police Department & Approval for Mayor to Sign Award Documents

The Mayor and Board were presented with a request to formally accept the FY24 Justice Assistance Grant (JAG) in the amount of $13,820 for the Police Department. The grant funds will be used to purchase new laptops compatible with the Department's recently implemented CAD system as part of ongoing equipment upgrades.

The Mayor requested a motion to formally accept the FY24 Justice Assistance Grant (Exhibit “M”). Alderwoman Campbell made a motion to accept the FY24 Justice Assistance Grant formally, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

G) Request for Approval to Apply for MDA/Visit Mississippi Tourism Grant (Germanfest)

The Mayor and Board were presented with a request for authorization to apply for an MDA/Visit Mississippi Tourism Grant to support Germanfest**,** with potential funding of up to $10,000. The City Clerk advised that the grant supports festivals and events and that a portion of the award would be dedicated to advertising and promotional activities in accordance with grant requirements.

The Mayor requested a motion to authorize submission of the MDA/Visit Mississippi Tourism Grant application (Exhibit “N”). Alderwoman Campbell made a motion to authorize submission of the MDA/Visit Mississippi Tourism Grant application, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

9. Planning and Zoning Director, P&Z/ Building Matters (Caine Dearman)

A) General Updates, Planning and Zoning

The Planning and Zoning Department Director addressed the board to provide a status update on planning and zoning matters.

No action taken.

B) Request for Conditional Use, Gluckstadt Park

The Mayor and Board were presented with a request for conditional use approval to allow city-owned property to be developed and utilized as Gluckstadt Park. The Planning and Zoning Director advised that a public hearing was held before the Planning and Zoning Commission, with no opposition received, and the Commission recommended approval of the conditional use.

The Mayor requested a motion to approve the conditional use for the city-owned property as Gluckstadt Park (Exhibit “O”). Alderwoman Bates made a motion to approve the conditional use for the city-owned property as Gluckstadt Park, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

C) Consideration of Site Plan, Gluckstadt Park

The Mayor and Board were presented with the proposed site plan for Gluckstadt Park. The proposed site plan includes the updated layout, including parking areas, pedestrian access, playgrounds, fitness amenities, pavilion, walking trails, restroom facilities, and stormwater management improvements. The Planning and Zoning Director also discussed the proposed primary park entrance from Gluckstadt Road, which would reduce the existing Church Road entrance to emergency and maintenance access only, pending acquisition of additional access. The Planning and Zoning Commission recommended approval of the site plan.

The Mayor requested a motion to approve the proposed site plan for Gluckstadt Park (Exhibit “P”). Alderman Powell made a motion to approve the proposed site plan for Gluckstadt Park, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Request for Conditional Use, Bear Creek Animal Hospital

The Mayor and Board were presented with a request for a conditional use permit to construct Bear Creek Animal Hospital, a proposed 4,000-square-foot veterinary clinic on Weisenberger Road. The conditional use was required to allow outdoor animal runs associated with the facility. The Planning & Zoning Director advised that the Planning and Zoning Commission conducted a public hearing and recommended approval of the conditional use.

The Mayor requested a motion to approve the conditional use permit for the Bear Creek Animal Hospital (Exhibit “Q”). Alderman Taylor made a motion to approve the conditional use permit for the Bear Creek Animal Hospital, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

E) Consideration of Site Plan, Bear Creek Animal Hospital

The Mayor and Board were presented with the proposed site plan for Bear Creek Animal Hospital. The Planning and Zoning Director advised that the development complies with the city's site development standards, including parking, setbacks, landscaping, screening, and drainage requirements.

The Mayor requested a motion to approve the proposed site plan for Bear Creek Animal Hospital (Exhibit “R”). Alderman Taylor made a motion to approve the proposed site plan for Bear Creek Animal Hospital, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

F) Consideration of Site Plan Amendment, Bedi Shell Station, Hwy 51

The Mayor and Board were presented with a site plan amendment for the Bedi Shell Station located at the intersection of Highway 51 and Stribling Road. The project previously received conditional use and site plan approval in 2024; however, construction was delayed, requiring the applicant to return through the site plan approval process. The Planning and Zoning Director explained that the amendment includes additional parking to accommodate future restaurant tenants and architectural enhancements, including replacing stucco with brick, increasing the height of the entrance tower, adding wood accents, and incorporating decorative faux windows where functional windows are not feasible. He also advised that the proposed revisions are an improvement over the previously approved design.

The Mayor requested a motion to approve the site plan amendment for the Bedi Shell Station located at the intersection of Highway 51 and Stribling Road (Exhibit “S”). Alderman Taylor made a motion to approve the site plan amendment for the Bedi Shell Station located at the intersection of Highway 51 and Stribling Road, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

G) Request for Ordinance Adoption, Architectural Design Standards

The Mayor and Board were presented with a proposed Architectural Design Standards ordinance for adoption. The Planning and Zoning Director noted that the standards had been developed over an extended period to provide clear and consistent design requirements for new development throughout the city. In addition to adopting the standards, he recommended revising the development review process by eliminating the Architectural Review Committee and assigning

architectural review responsibilities directly to the Planning and Zoning Commission to streamline the approval process.

Two ordinance options were presented for the Board's consideration: one adopting the new Architectural Design Standards while retaining the existing Architectural Review Committee process, and a second adopting the standards while repealing the Architectural Review Committee ordinance and transferring review responsibilities to the Planning and Zoning Commission.

Following the discussion, the Mayor requested a motion to approve the Architectural Design Standards (Exhibit “T”). Alderwoman Campbell made a motion to adopt the Architectural Design Standards and repeal the Architectural Review Committee ordinance (ordinance option #2), and it was seconded by Alderman Taylor.

Voting Yea: Alderwoman Campbell, Alderman Taylor

Voting Nay: Alderman Powell, Alderwoman Bates, Alderman Williams

The motion failed 2:3.

Alderman Powell then made a motion to adopt the Architectural Design Standards while retaining the existing Architectural Review Committee process (ordinance option #1), and it was seconded by Alderman Williams.

Voting Yea: Alderman Powell, Alderwoman Bates, Alderman Williams

Voting Nay: Alderwoman Campbell, Alderman Taylor

The Mayor declared the motion carried 3:2.

It is noted that Alderman Taylor and Alderwoman Campbell were in favor of supporting the Architectural Design Standards and adopting them as presented but were not in favor of keeping the Architectural Review Committee going forward, clarifying their vote.

10. Public Works Director, Public Works Matters (Chris Buckner)

A) Request for Approval, Selection of Architect for Park Pavilion and Fitness Area Restroom

The Mayor and Board were presented with a request by the Public Works Director to approve the selection of Robert Polk as the architect for the design of the Gluckstadt Park pavilion and fitness area restroom facilities. The PW Director explained that the selection was based on qualifications and experience, noting that Mississippi law requires architects to be selected based on qualifications rather than cost. Mr. Polk was recommended due to his extensive experience designing similar park and pavilion projects in Mississippi. Approval of the selection will allow the design process to move forward, enabling construction plans to be developed and the project to be prepared for bidding.

The Mayor requested a motion to approve the selection of Robert Polk as the architect for the design of the Gluckstadt Park pavilion and fitness area restroom facilities (Exhibit “U”). Alderman Taylor made a motion to approve the selection of Robert Polk as the architect for the design of

the Gluckstadt Park pavilion and fitness area restroom facilities, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

B) Request for Approval, Germantown Subdivision Crack Sealing

The Mayor and Board were presented with a request for approval to perform crack sealing in the Germantown Subdivision as part of the city's pavement preservation program. Two quotes were received, and the PW Director recommended awarding the project to Sunbelt Sealing as the lowest quote.

The Mayor requested a motion to approve the sealing of cracks in the pavement in the Germantown Subdivision to be completed by Sunbelt Sealing (Exhibit "V"). Alderman Powell made a motion to approve the sealing of cracks in the pavement in the Germantown Subdivision to be completed by Sunbelt Sealing, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderwoman Campbell

Abstained: Alderman Taylor

The Mayor declared the motion carried 4:0 with one abstention.

C) Request for Authorization to Advertise for Term Bids

The Mayor and Board were presented with a request for authorization to advertise for the city's annual term bids for various goods and services. The PW Director advised that most bids would be for one-year terms, except for the asphalt bids, which would continue on a six-month term due to market price fluctuations.

The Mayor requested a motion to authorize the advertisement for term bids (Exhibit "W"). Alderman Taylor made a motion to authorize the advertisement for term bids, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Authorization to Advertise for Bids, Construction of Park Property Bid

The Mayor and Board were presented with a request for authorization to advertise for bids for the construction of Gluckstadt Park.

The Mayor requested a motion to authorize the advertisement for construction bids (Exhibit "X"). Alderwoman Bates made a motion to authorize the advertisement for construction bids, and it was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

E) Request for Permission to Advertise for Bids, Park Equipment, and Installation

The Mayor and Board were presented with a request for authorization to advertise for bids for the purchase and installation of park equipment once the Gluckstadt Park construction bid package is finalized.

The Mayor requested a motion to authorize the advertisement for bids for the purchase and installation of park equipment (Exhibit “Y”). Alderwoman Campbell made a motion to authorize the advertisement for bids for the purchase and installation of park equipment, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

F) Authorization to Advertise for Maintenance Worker Position

The Mayor and Board were presented with a request to authorize an advertisement for a Maintenance Worker position within the Public Works Department to fill a vacancy with the city’s right-of-way crew. The PW Director advised that after evaluating current staffing levels, replacing the vacant position was necessary to maintain departmental operations.

The Mayor requested a motion to authorize an advertisement for a Maintenance Worker position within the Public Works Department (Exhibit “Z”). Alderwoman Bates made a motion to authorize an advertisement for a Maintenance Worker position within the Public Works Department, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

11. Police Chief, Police Department Matters (Chief Barry Hale)

A) General Update, Police Department (Chief Barry Hale)

The Chief of Police updated the board on law enforcement matters.

No action taken.

B) Request for Authorization to Open New Bank Account, PD Firearm Seizure Account

The Mayor and Board were presented with a request for authorization to establish a new bank account to receive proceeds from the sale of seized firearms. The Chief of Police stated that the recent auction generated approximately $13,000, which, by law, must be maintained in a separate

account and may only be used for authorized law enforcement purposes, including the purchase of body armor for police officers.

The Mayor requested a motion to authorize establishing a new bank account to receive proceeds from the sale of seized firearms (Exhibit “AA”). Alderman Powell made a motion to authorize establishing a new bank account to receive proceeds from the sale of seized firearms, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

12. Public Comment

No citizens signed up to the address board.

13. Closed Session to Determine Need for Executive Session

The Board determined there was no need to go into executive session.

No action taken.

14. Adjourn

Alderwoman Campbell made a motion to adjourn, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

ATTEST: DATE:

_____ _____

LINDSAY LEONARD KELLUM
CITY CLERK

WALTER C MORRISON, IV.
MAYOR

[Seal]

SPECIAL CALLED MEETING OF THE MAYOR AND BOARD OF ALDERMEN: FY2027 BUDGET WORKSHOP #2 OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Thursday, August 06, 2026 at 5:30 PM

Minutes

This notice and agenda of the Special Called Meeting of the Mayor and Board of Aldermen: FY2027 BUDGET WORKSHOP #2 is hereby given by the undersigned. Said meeting shall be held on Thursday, August 06, 2026, at 5:30 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

The business to be brought before the meeting shall be limited to the following:

1. Call Meeting to Order and Roll Call

The Mayor called the August 6, 2026, Special Called Meeting of the Mayor and Board of Aldermen to order (Budget Workshop #2). The Mayor presented the Notice of Special Called Meeting of the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi acknowledged by all Aldermen. (Exhibit “A”).

Board Members Present: Mayor Walter C. Morrison, Alderman John Taylor, Alderwoman Miya Warfield Bates, Alderman Chip Williams, Alderman Jayce Powell, and Alderwoman Jessie Campbell.

Staff Members Present: City Clerk Lindsay Kellum, Assistant City Clerk Scott Maugh, Planning & Zoning Director Caine Dearman, Building Official Christian Hall, Public Works Director Chris Buckner, Court Clerk Stephanie Burton, Chief of Police Barry Hale, Assistant Chief of Police Jeremy Slaven, and Financial Planner Tim Youngblood (via telephone), and Fire Chief Henry Davis; City Attorney John Scanlon and City Attorney Zachary Giddy were absent.

2. Opening Prayer and Pledge of Allegiance

No action taken.

3. Old Business

A) Discussion of FY27 Budget, Workshop #2 (Amended Draft)

City Financial Planner Tim Youngblood and City Clerk Lindsay Kellum presented the second draft of the proposed FY27 municipal budget (Exhibit "B") and discussed the following items with the Mayor and Board of Aldermen:

Revenue Projections, FY27:

- **City Millage Rate / FY27 Tax Levy**

Alderman Taylor stated he would be in favor of a motion to increase the city ad valorem tax levy from 12 mills to 16 mills (approximately $700,000.00) to cover the deficit created by the Police Department debt service payment due each year and bring the budget into the black, no longer operating at a deficit; Alderwoman Campbell stated she would support this motion for the same reasoning as Alderman Taylor, and added that the during the incorporation court proceedings, when Gluckstadt fought to become a city, an increase in ad valorem taxes was in the record as being necessary for the city to grow and provide essential services to the public; she further noted that it was not done as promised by the former board in their first term.

Alderman Powell stated he would not be in favor of a motion to raise taxes due to the city's general fund having approximately $3.5 million currently in the bank account and that with the growth of new businesses, increases in sales tax, and grant revenue, it is not necessary at this time; Alderman Williams stated he would support not raising taxes as well for the same reasoning as Alderman Powell.

Alderwoman Bates stated she would be in favor of a motion to increase the city ad valorem tax levy from 12 mills to 14 mills, with the understanding that the additional 2 mills (approximately $350,000.00) would be dedicated for the purpose of paying a portion of the Police Department debt service payment, and for no other purpose.

Then, the Mayor asked what the consensus was; all alderman stated they could be in support of raising the levy from 12 mills to 14 mills, with the understanding that the extra 2 mills would be dedicated solely to the purpose of paying a portion of the debt service payment.

The Mayor stated that he would have legal draft the proper Tax Levy Notice and Set the Public Hearing, with the consensus of raising from 12 mills to 14 mills, noting that the 2 extra mills will be dedicated to the Police Department debt service payment.

Estimated Expenditures Related to Personnel (Cost of Living Adjustments or Performance Based Pay Raises for Employees), FY27:

Alderwoman Campbell requested the baseline for consideration of FY27 raises start at a 3% cost of living adjustment for across the board, for all employees; she further requested that in the case Department Heads would like to advocate for more or less for their subordinates, based on completed job performance evaluations the board has reviewed, she would like to enter executive session to have each Department Head present their requests and discuss the performance of said employees.

4. Public Comment

No citizens signed up to the address board.

5. Closed Session to Determine Need for Executive Session

The Board considered entering closed session to determine whether to enter into executive session. The Mayor requested a motion. A motion was made by Alderman Taylor to enter closed session to determine the need for executive session, and it was seconded by Alderman Williams. *After calling for and taking a vote, the Mayor declared the motion carried unanimously.*

The Board then considered entering executive session. Alderman Campbell made a motion to enter executive session to *discuss job performance evaluations of all employees within each department and the consideration of FY27 raises and/or additional compensation above the 3% budgeted cost of living adjustment based on the job performance of the employees.* The motion was seconded by Alderman Taylor. *A public announcement was made that the Board had voted to enter into executive session to discuss job performance evaluations of all employees within each department and the consideration of FY27 raises and/or additional compensation above the 3% budgeted cost of living adjustment based on the job performance of the employees.*

No action taken.

A motion was made by Alderman Campbell made a motion to leave executive session and re-enter open session, and it was seconded by Alderman Taylor.

A public announcement was made that during executive session the Board took no action other than to re-enter open session.

6. Adjourn

There being no further business before the Board of Aldermen, the Mayor requested a motion to adjourn. A motion was made by Alderman Powell, Seconded by Alderwoman Taylor.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Campbell, Alderwoman Bates, Alderman Williams.

The Mayor declared the motion carried, and the meeting was adjourned.

ATTEST: DATE:

_____ _____

LINDSAY LEONARD KELLUM
CITY CLERK

WALTER C MORRISON, IV.
MAYOR

[Seal]

CITY OF GLUCKSTADT

MISSISSIPPI

MUNICIPAL COURT

MEMORANDUM

TO: Mayor & Board of Aldermen

FROM: Burton, Stephanie

DATE: 06/22/2026

SUBJECT: Request for Approval of Travel and Training for Municipal Court Clerk's Conference in Biloxi, MS.

I am requesting the Mayor, Board of Alderman, and Alderwomen to approve Stephanie Burton to attend The Municipal Court Clerk's Conference in Biloxi, MS the dates of the conference are September 16th – September 18th, 2026. This conference is a yearly mandatory conference for all Court Clerks to renew our certification. The Association will cover our hotel stay at check-in at the IP Resort located at 850 Bayview Ave in Biloxi, MS. while we attend the conference. I have included all documentation regarding the conference along with my hotel reservation for approval, thank you.

Sincerely,

Stephanie Burton, CC.

Outlook

2026 Mississippi Municipal Court Clerks Training Course

From municipal-courts-clerks@listserv.olemiss.edu <municipal-courts-clerks@listserv.olemiss.edu> on behalf of Mississippi Judicial College <msjudcol@olemiss.edu>
Date Mon 2026-06-22 10:44 AM
To municipal-courts-clerks@listserv.olemiss.edu <municipal-courts-clerks@listserv.olemiss.edu>

Municipal Court Clerk,

MJC is pleased to announce that the **2026 Mississippi Municipal Court Clerks Training Course** will be held at the IP Resort in Biloxi on **September 16-18, 2026**.

Conference Information:
The conference agenda will be posted on the MJC website on the upcoming conferences tab. All materials will be linked to the agenda. Attendees can download/print written materials from the MJC website.

Here is the link to the ***2026 Mississippi Municipal Court Clerks Registration***.

Hotel Information:
The hotel reservation deadline is **Thursday, August 20, 2026**.

MJC only covers the overnight rooms for **Wednesday, September 16**, and **Thursday, September 17**. Any additional night(s) will be your individual responsibility. If you choose to stay at another location, you will need to pay the hotel directly and submit your paid hotel folio showing a -0- balance with your travel reimbursement. If you choose to stay at an alternate location, MJC will reimburse the contracted nightly rate of **$112.36** towards your accommodations.

Please note that due to past last-minute hotel cancellations and "no show" charges to MJC's account, MJC is no longer providing a rooming list to the hotel. You will need to use a credit card number to make your online reservation. At check-in, all charges will be switched to MJC's account. Please see the additional information below.

Hotel Reservations:
Location: IP Resort, Biloxi, MS
Venue Address: 850 Bayview Ave, Biloxi, MS 39530
Group Link: MCCI26C – The hotel date is preselected for Tuesday arrival. You will need to select Wednesday – Friday. Friday is showing as unavailable on the website; however, the date is available to select for checkout.

Call-In Reservations:
IP Resort Room Reservations Department at (877) 335-4831 and ask for hotel reservations. When connected, identify yourself as being with a group by using Group Code **MCCI26C**. Please note that if

you make your reservations by phone, the hotel will ask you for a credit card number, but you charged a deposit. Please mention this to the person taking your reservations.

PAYMENT

Credit card will be charged at time of making online reservations for first night's room and tax. A credit card is also required at check-in.

If paying by check, if your check is not received within two weeks after making the reservation or by fourteen days prior to arrival, the reservation will automatically be cancelled. Payments will not be accepted within fourteen days or less of the arrival date.
The following information is REQUIRED and MUST BE INCLUDED when sending a check as prepayment for room:
o Name of Guest(s) on each reservation that the check amount is to cover
o Reservation Confirmation Number(s)
o Group/Convention Name
o Arrival Date for each reservation that check is to cover

Checks CANNOT be accepted at check-in or check-out.

Checks are to be mailed to the following address:
IP Casino Resort Spa
Attn: Accounts Receivable
850 Bayview Avenue
Biloxi, MS 39530

ARRIVAL & DEPARTURE

Check-in is at 4:00 p.m. All guests are required to present a valid credit or debit card at check-in along with a valid photo ID. A security deposit authorization of $100 will immediately be placed on the account of the card presented. If using a debit card, this authorization could affect the account balance for a period of up to 30 days.

Check-out time is 11:00 a.m.

Commuters:

If you prefer to commute to the conference, please be aware that you will be limited to mileage that is equivalent to the hotel contract rate for this conference. Commuter expenses are capped at one round-trip plus the overnight costs of staying in the host hotel for two (2) nights. Additionally, commuters are limited to Wednesday and Friday lunches for meal reimbursements.

Please let us know if you need any additional information. We are looking forward to seeing everyone at the IP Resort!

MJC Events Team
Anna-Sloan, Chelsey, Karen, Katie & Krisden

To unsubscribe from this group and stop receiving emails from it, send an email to municipal-courts-clerks+unsubscribe@listserv.olemiss.edu.

Outlook

Fwd: IP Casino Resort Spa Reservation Confirmation

From stephanie burton <srzimmerman0304@att.net>
Date Mon 2026-06-22 12:55 PM
To Stephanie Burton <stephanie.burton@gluckstadt.net>

~Stephanie Burton~

Sent from my iPhone

Begin forwarded message:

From: IP Casino Resort Spa <donotreply@boydgamingmail.com>
Date: June 22, 2026 at 12:17:20 PM CDT
To: STEPHANIE BURTON <>
Subject: IP Casino Resort Spa Reservation Confirmation

IP Casino Resort Spa Reservation Confirmation

IP Casino Resort Spa Resort Logo


IP Casino Resort Spa Resort Exterior

CONFIRMATION INFORMATION

Dear STEPHANIE BURTON

Please take a moment to review your reservation information below. You can make changes to this reservation by calling 877-335-4831.

Here are your reservation details:

Name:	STEPHANIE BURTON
Confirmation Number:	**TXX5K**
Arrival Date:	Wednesday, 09/16/2026

Departure Date:	Friday, 09/18/2026
Check-in Time:	04:00 PM
Check-out Time:	11:00 AM
Number of Nights:	2
Number of Rooms:	1
Room Type:	IP/D1
Room Description:	DLX KING NONSMK

Please note a refundable deposit equal to the first nights' room and tax will be charged on your credit card at the time of booking to guarantee your reservation. Cancellations must be made at least 24 hours prior to arrival to avoid forfeiting the deposit amount unless a non-refundable offer is booked, then no refund is provided. Packages, offers and special events may require different deposits and cancellation periods. $100 authorization is required at check-in. Reservations are non-transferrable. Rates do not include the nightly resort fee of $20.33 (tax included) which will be charged at check-in. If tax exempt, please present tax exemption form at check-in. Tax collected will be applied to balance and or refunded.

Reservation Information

Stay Total:	171.98
Stay Tax:	20.64
Stay Total w/Tax:	192.62

Deposit Received: .00

Date	Rate	Nights
9/16/26	96.31	2

This is an automated message. Please call 877-335-4831 if you have any questions or would like to make changes to your reservation.

Copyright © Boyd Gaming. All rights reserved. Privacy | Responsible Gaming
Gambling Problem? Call 1-800-GAMBLER

Outlook

Fwd: IP Casino Resort Spa Reservation Confirmation

From stephanie burton <srzimmerman0304@att.net>
Date Mon 2026-06-22 12:55 PM
To Stephanie Burton <stephanie.burton@gluckstadt.net>

~Stephanie Burton~

Sent from my iPhone

Begin forwarded message:

From: IP Casino Resort Spa <donotreply@boydgamingmail.com>
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To: STEPHANIE BURTON <>
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IP Casino Resort Spa Reservation Confirmation

IP
Casino • Resort • Spa



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9/16/26	96.31	2

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IP Casino Resort Spa - Biloxi
850 Bayview Avenue • Biloxi, MS 39530
ipbiloxi.boydgaming.com
1-888-946-2847

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Gambling Problem? Call 1-800-GAMBLER

MAYOR
Walter C. Morrison, IV
CITY CLERK
Lindsay Kellum
POLICE CHIEF
Barry Hale
MUNICIPAL COURT CLERK
Stephanie Gerlach
PLANNING & ZONING ADMIN
Caine Dearman
BUILDING OFFICIAL
Christian Hall
PUBLIC WORKS
Chris Buckner

CITY OF GLUCKSTADT

MISSISSIPPI

343 DISTRIBUTION DRIVE
GLUCKSTADT, MS 39110

ALDERMEN
Miya Bates
Jayce Powell
Chip Williams
John Taylor
Jessie Campbell

Date: July 30th, 2026
To: City Clerk Kellum, Chief Hale
Re: Travel arrangements

To provide accommodation for an upcoming training event being attended by four of our Officers, I have reserved an Airbnb listed property for the week of September 13th through the 19th. I have attached two hotel listings showing room rates in the area along with the receipt from Airbnb. In addition to the cost savings compared to staying in a hotel, the Airbnb property also provides secure parking for the agency vehicle(s) we'll be using to attend the course while transporting sensitive equipment.

Jeremy Slaven
Assistant Chief of Police

Your receipt from Airbnb

Receipt ID: RC8AB2SWSQ · July 28, 2026

Garland

6 nights in Garland

Sun, Sep 13, 2026 → Sat, Sep 19, 2026



Entire home/apt · 5 beds · 4 guests

Hosted by Christi Jeter

Confirmation code: HMR84FX8RZ

Go to itinerary · **Go to listing**

Traveler: Jeremy Slaven

Cancellation policy

Free cancellation before 3:00 PM on September 8. Cancel before check-in at 3:00 PM on September 13 for a partial refund.

Time shown is based on the location of the listing.

Price breakdown

$301.00 x 6 nights	$1,806.00
Long stay discount	-$153.10
Taxes Hotel Occupancy Tax (Texas) Hotel Occupancy Tax (Garland)	$214.88
Total (USD)	**$1,867.78**

Payment

MASTERCARD ···· 8237 July 28, 2026, 4:58:02 PM CDT	$1,867.78
Amount paid (USD)	**$1,867.78**

Have a question?

Find details about payments and refunds in **your payments**, or try the **Help Center**.

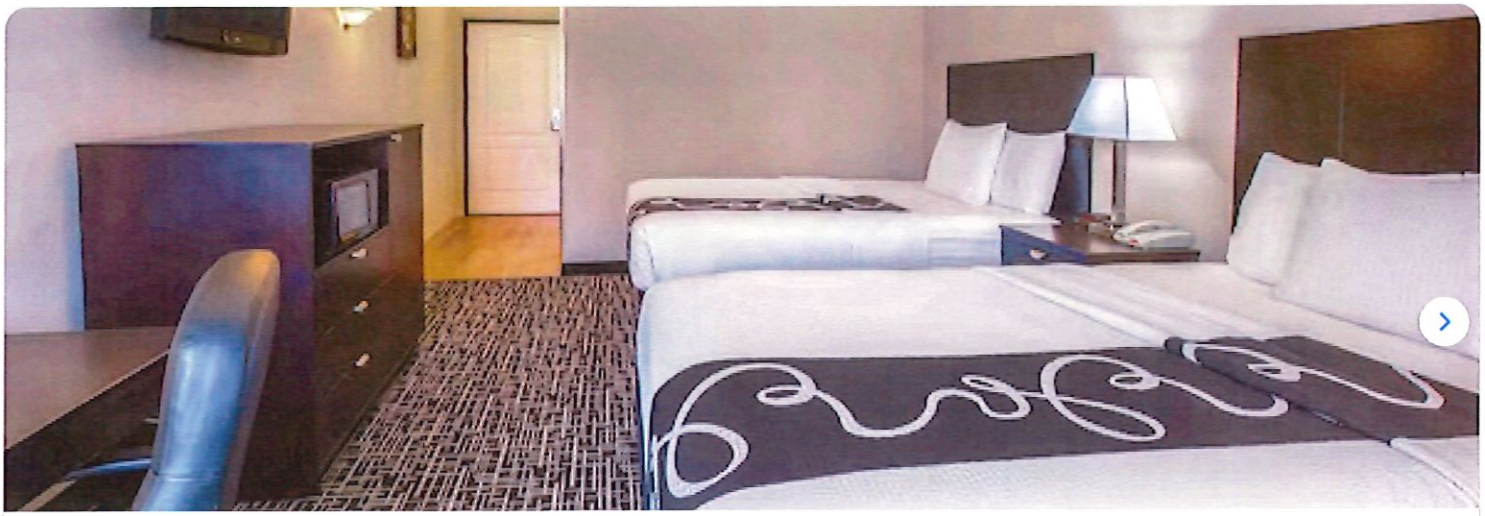
Airbnb Payments, Inc.

Airbnb Payments is a limited payment collection agent of your host. It means that upon your payment of the Total Price to Airbnb Payments, your payment obligation to your host is satisfied. Refund requests will be processed in accordance with: (i) the host's cancellation policy (available on the Listing); or (ii) Rebooking and Refund Policy Terms, available at **www.airbnb.com/terms**. Questions or complaints: contact Airbnb Payments, Inc. at +1 (844) 234-2500.

Payment processed by:
Airbnb Payments, Inc.
888 Brannan Street, San Francisco, CA 94103

Airbnb, Inc.
888 Brannan St, San Francisco, CA 94103
www.airbnb.com

Expedia



1/5

La Quinta Inn & Suites by Wyndham Garland Harbor Point

4 x Room, 2 Queen Beds, Non Smoking
2 Queen Beds • Sleeps 4 • 325 sq ft

Sun, Sep 13 - Sat, Sep 19 (6 nights)
Fully refundable before Sep 11

Any special/accessibility requests?

Price details

$78.88 x 4 rooms x 6 nights $713.00 off	$1,893.00
Taxes & fees	$246.08
Service fee Due at property	$31.84
Tax on fees Due at property	$4.16
Total (USD)	**$2,175.08**
Pay today	$2,139.08
Due at property	$36.00

Use a coupon

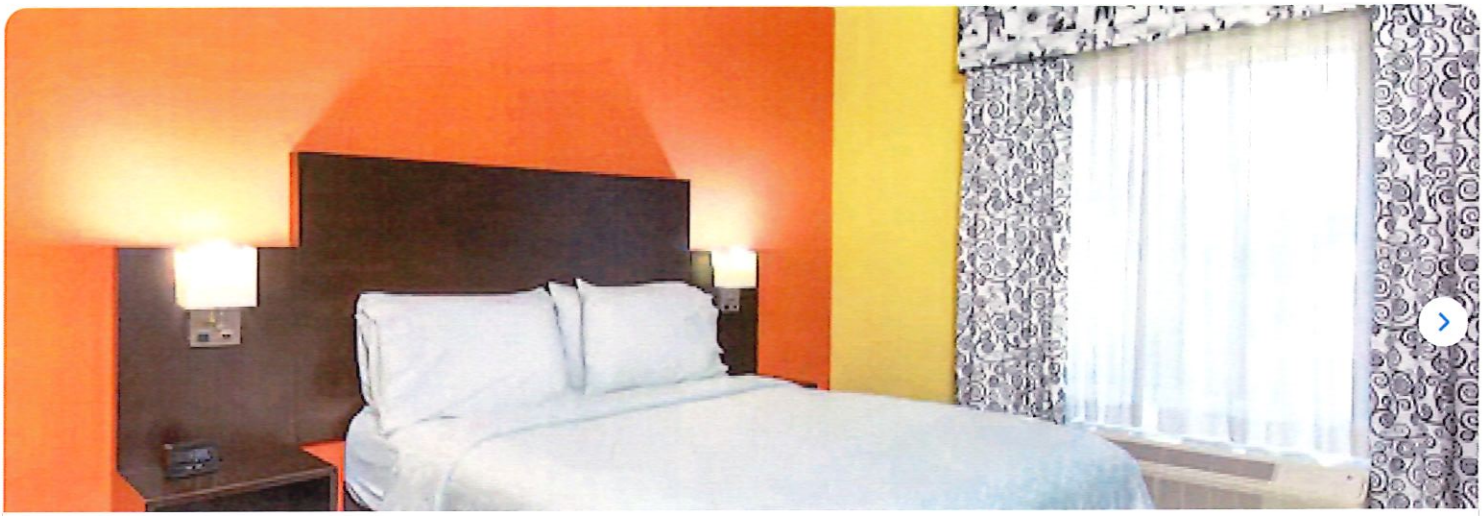
Earn $18.93 in OneKeyCash after this trip
Sign in Create an account

Who's checking in?

* Required

Use the same check-in information for all rooms

Expedia



1/5

Holiday Inn Garland by IHG

4 x Standard Room, 1 King Bed
1 King Bed • Sleeps 2 • 300 sq ft

Sun, Sep 13 - Sat, Sep 19 (6 nights)
Partially refundable

Any special/accessibility requests?

Price details

$80.83 x 4 rooms x 6 nights	$1,940.00
Taxes & fees	$252.20
Service fee Due at property	$42.48
Tax on fees Due at property	$5.52
Total (USD)	**$2,240.20**
Pay today	$2,192.20
Due at property	$48.00

Use a coupon

Earn $19.40 in OneKeyCash after this trip
Sign in Create an account

Who's checking in?

* Required

Use the same check-in information for all rooms



MML 2026 SMALL TOWN CONFERENCE

OCTOBER 8 - 9, 2026

LAKE TERRACE CONVENTION CENTER

HATTIESBURG, MS

MISSISSIPPI MML MUNICIPAL LEAGUE

Register online today at
mmlonline.com/conferences

REGISTRATION AND HOTEL INFORMATION IS AVAILABLE ONLINE NOW!

For assistance registering online, contact the MML office at 601-353-5854.

Mississippi Municipal League
600 East Amite Street, Suite 104
Jackson, MS 39201

PRSRT STD
US POSTAGE
PAID
JACKSON, MS
PERMIT NO 937

148 308
Lindsay Kellum
City Of Gluckstadt
343 Distribution Dr
Gluckstadt, MS 39110-8744

Section 4, Item E)

2026 MML Small Town Conference Draft Schedule of Events
October 8 – 9, 2026
Lake Terrace Convention Center | Hattiesburg, MS

Thursday, October 8, 2026

7:30 a.m.- 4:30 p.m.	**Registration**
7:30 a.m.- 8:30 a.m.	**Continental Breakfast with Platinum Sponsors**
8:30 a.m.- 12:00 p.m.	**CMO Classes**
12:00 p.m.- 1:30 p.m.	**Opening General Session Luncheon**
1:45 p.m.- 2:45 p.m.	**Concurrent Breakout Sessions**
2:45 p.m.- 3:45 p.m.	**Refreshment Break with Platinum Sponsors**
3:45 p.m.- 4:45 p.m.	**Concurrent Breakout Sessions**
5:00 p.m.	**Welcome Reception**

Friday, October 9, 2026

8:00 a.m.- 9:00 a.m.	**Registration**
8:30 a.m.- 10:30 a.m.	**Closing General Session Breakfast**

Conference Adjourns

DRAFT



MML 2026 SMALL TOWN CONFERENCE HOTELS

OCTOBER 8 - 9, 2026
LAKE TERRACE CONVENTION CENTER
HATTIESBURG, MS

DOUBLETREE - HOST HOTEL
601-296-0302
10 GATEWAY DRIVE
HATTIESBURG, MS 39402
STANDARD ROOM $159
CUT OFF: 9/16/2026
GROUP CODE – MS MUNICIPAL LEAGUE

HILTON GARDEN INN HATTIESBURG
601-261-3770
133 PLAZA DRIVE
HATTIESBURG, MS 39402
STANDARD ROOM $149
CUT OFF: 9/7/2026
GROUP CODE – MS MUNICIPAL LEAGUE 2026 SMALL TOWN CONFERENCE

TOWNEPLACE SUITES
601-582-2030
235 THORNHILL DRIVE
HATTIESBURG, MS 39402
STANDARD ROOM $107
CUT OFF: 9/16/2026
GROUP CODE – MISSISSIPPI MUNICIPAL LEAGUE 2026

HOLIDAY INN
601-990-9340
FIVE CONVENTION CENTER PLAZA
HATTIESBURG, MS 39401
STANDARD ROOM $139
CUT OFF: 9/23/2026
GROUP CODE – MISSISSIPPI MUNICIPAL LEAGUE (MML) SMALL TOWN

Payment due 30 days from receipt
Please make check payments to:
Mississippi Municipal League
600 E Amite Street
Ste 104
Jackson, MS 39201
601-353-5854

Invoice

Reference Number	71894136
Registered At	7/31/26, 10:16 AM

Registrant Details

Reference Number	Full Name	Registrant's Email Address	Registrant Type
71894136	Miya Bates	miya.bates@gluckstadt.net (mailto:miya.bates@gluckstadt.net)	Municipal Member

Selections

Selection	Quantity	Unit Price	Total
Municipal Member	1	$125.00	$125.00
Full Conference	1	$0.00	$0.00
		Total	**$125.00**

Billed To

Company	City of Gluckstadt
Full Name	Miya Bates
Line 1	343 Distribution Drive
City	Madison
State/Province/County	MS
Zip/Postal Code	39110
Country	United States

Registrant's Email Address	miya.bates@gluckstadt.net (mailto:miya.bates@gluckstadt.ne

Transactions

Date	Transaction Type	Amount
July 31, 2026	Order Amount	$125.00
	Balance Due	**$125.00**
	Payment Method	**Invoice**

www.mmlonline.com (http://www.mmlonline.com/)

Phone 601-353-5854 | Fax 601-355-6980

600 East Amite Street, Suite 104

Jackson, MS 39201

Registration Questions? - Please contact questions@american-tradeshow.com (mailto:questions@american-tradeshow.com?Subject=) or 985-240-5511 Hours: M-F 8 AM - 5 PM CST

THE MISSISSIPPI MUNICIPAL LEAGUE

IN CONJUNCTION WITH

THECENTERFOR GOVERNMENT & COMMUNITY DEVELOPMENT

IS PROUD TO ANNOUNCE A SERIES OF

CMO ELECTIVE EVENING CLASSES

THE CMO ELECTIVE COURSE

R-STEP: Issues in Planning and Zoning

Zoning and land use issues can be some of the most complex decisions local officials face. This session addresses common questions and real-world challenges in the municipal planning and zoning process around utility scale reliable energy projects.

WILL BE OFFERED AT THE THREE FOLLOWING LOCATIONS:

September 24th
Oxford
Oxford Conference Center
Deadline: Sep. 4th

October 1st
Ridgeland
Embassy Suites
Deadline: Sep. 14th

October 22nd
Hattiesburg
Holiday Inn North
REGISTRATION DEADLINE: October 8th

Dinner will start at 5:00
The class will start at 5:30

Cost of registration for one of the sessions is $25 and includes dinner 5:00-5:30). If you would like to attend a CMO night class, please complete the registration form below and return to the **MML office** along with payment. Attendees will receive three CMO elective credits for attending any ONE of the THREE sessions. (May not duplicate class)

Name: _____ Title: _____

Municipality: _____ Location of CMO Night Class: _____

Address: _____

City: _____ Zip: _____

Cell Phone: _____ Email: _____

Payment Method: ☐ Check # _____ ☐ Please Invoice _____ ☐ Charge: (See below)

To pay by credit card, please list an email address to receive electronic payment link:

PLEASE FAX REGISTRATION TO 601-353-6980 OR MAIL TO 600 E. AMITE STREET, STE. 104 JACKSON, MS 39201

NO REFUNDS WILL BE ISSUED

From: ext-cityclerks-request@lists.msstate.edu on behalf of Camp, Jason
To: MSU-EXT-cityclerks
Subject: Registration Open: Fall Municipal Clerk Conference
Date: Tuesday, July 28, 2026 2:48:23 PM
Attachments: image001.png

Fall Municipal Clerk Conference
October 28-30, 2026
Natchez Convention Center

Who Should Attend: The conference is open to all Municipal Clerks and Deputies. The conference counts as 1 of the 3 required conferences to complete the certification program.

What topics will be covered: While the schedule is still being set, the conference will focus on core skills needed to be successful as a municipal clerk. Legal Updates, Best Practices in Financial Management, Networking Opportunities, Leadership Development and more.

Registration Deadline: The registration deadline is September 28th. **All payments should be mailed 2 weeks before the event.**

Hotel: The host hotel information will be sent in the registration confirmation. The rate is $176.95 per Night + $17.95 required package. A very limited number of rooms are available on Tuesday night. Unless arriving for the executive committee meeting it is recommended you arrive on Wednesday. 70 rooms are available on Wednesday and Thursday night. The block may sell out quickly. If it does you are encouraged to look at additional properties in the area including Airbnb & VRBOs.

Schedule: Wednesday is set aside for the Executive committee meeting and committee meetings. All education will be held on Thursday and Friday.

Wednesday | October 28

10:30 – 3:00	Executive Committee Meeting
3:00- 5:00	MMCCA Committee Session and Reporting

Thursday | October 29

7:00 - 8:00	*Breakfast* (Provided)
8:00 – 8:15	Welcome & Announcements
8:15-9:45	Education Session
9:45-10:00	Break
10:00-12:00	Education Session

Noon- 1:00 Lunch (Provided)
1:00-5:00 Education Session

Friday | October 30

7:00 - 8:00 *Breakfast* (Provided)
8:00- 12:00 Education Session

Registration Link: https://fs8.formsite.com/MSUGCD/FallMMC/index

Jason Camp
Extension Specialist
Center for Government & Community Development
Mississippi State University Extension Service
Extending knowledge. Changing lives.

Schedule an appointment with me at https://calendly.com/jasoncamp

PO 9643 | Mississippi State, MS 39762
662-325-3141 (voice) | 662-325-8954 (fax) | Jason.Camp@msstate.edu| gcd.msucares.com

MISSISSIPPI STATE UNIVERSITY™ EXTENSION

600 East Amite Street
Suite 104
Jackson, MS 39201

601.353.5854
800.325.7641
Fax 601.353.6980
www.mmlonline.com

PRESIDENT
Mayor Hope Magee Jones
City of Collins

FIRST VICE PRESIDENT
Mayor Butch Lee
City of Brandon

SECOND VICE PRESIDENT
Mayor Robyn Tannehill
City of Oxford

EXECUTIVE DIRECTOR
Shari T. Veazey

TIME SENSITIVE: PLEASE RESPOND ASAP

July 22, 2026

Dear MML Member:

The MML Board of Directors has three scheduled meetings each year, one in each Supreme Court District, as stipulated in the MML Bylaws. The fall meeting is held each year in the Northern Supreme Court District. The winter meeting is held during the annual MML Mid-Winter Conference in Jackson in the Central Supreme Court District, and the summer meeting is held during the MML Annual Conference in Biloxi in the Southern Supreme Court District. Below are dates of the scheduled meetings during the 2026-2027 year. Please mark your calendar.

- **Fall BOD Meeting:** The first meeting of the Board of Directors will be held **Friday, September 18, 2026, at 8:30 a.m. at The Mill at Mississippi State University, in Starkville, MS** with breakfast being provided. A block of rooms has been reserved for Thursday night, September 17, 2026. Rooms are available at the Hampton Inn for $169 by calling 662-324-1333 using group code Municipal League Board Meeting, block closes on August 19, 2026. You may also reserve a room at The LaQuinta for $149 by calling 662-270-4100 using group code CGTMML, block closes on August 3, 2026.

- **Winter BOD Meeting:** Wednesday, January 13, 2027, 11:30 a.m. at the Jackson Convention Center, Jackson, Mississippi. Lunch will be served.

- **Summer BOD Meeting:** Sunday, June 27, 2027, 12:00 noon at the Beau Rivage in Biloxi. Lunch will be served.

You will receive a written notice regarding each regularly scheduled meeting at least three weeks prior to the meeting, along with a copy of the meeting agenda. **If you have an issue of new business that you wish to be considered for the BOD or Executive Committee agendas, you must submit it to the MML office in writing at least two weeks prior to the scheduled meeting for approval by the officers.**

Please indicate below your acceptance of this appointment and your attendance of the September meeting and return this form to the MML office as soon as possible. You can fax it to (601) 353-6980 or email it to info@mmlonline.com. If you must decline this appointment, please let the MML office know as soon as possible so that a replacement can be appointed. You will also need to review, sign, fax, or mail the MML Board of Directors' Code of Conduct form along with the acceptance letter.

We look forward to your service as a member of the MML Board of Directors. If you have any questions, please call the MML office at (601) 353-5854.

Sincerely,

Hope Magee Jones

Mayor Hope Magee Jones, Collins
2026 – 2027 MML President

cc: Shari T. Veazey
MML Executive Director

Please complete:

Name: Lindsay Kellum Municipality: City of Gluckstadt

✓ I will accept ____ I cannot accept

✓ I will attend September meeting ____ I cannot attend September meeting

Please Print:

Name: Lindsay Kellum Title: City Clerk

City: City of Gluckstadt Cell Phone: 601-946-7019

Email: lindsay.kellum@gluckstadt.net

SIGN HERE

*With this Signature, I am acknowledging that I have read, understand, and agree to adhere to the Code of Ethics for the MML Board of Directors**:

Board Member's Signature: Lindsay Kell

Date: 7/30/26

Code of Ethics for the MML Board of Directors*

Members of the Board of Directors of the MML are committed to observing and promoting the highest standards of ethical conduct in the performance of their responsibilities on the Board. Members pledge to accept this Code as a minimum guideline for ethical conduct and shall:

1. Faithfully abide by the articles of incorporation, bylaws and policies of the MML;
2. Exercise reasonable care, good faith and due diligence in governing and managing its affairs;
3. Fully disclose, at the earliest opportunity, information that may result in a perceived or actual conflict of interest;
4. Fully disclose, at the earliest opportunity, information of fact that would have significance in board decision-making;
5. Remain accountable for prudent fiscal management to members of the MML, the Board, and nonprofit sector, and where applicable, to government and funding bodies;
6. Strive to uphold those practices and assist other Members of the Board in upholding the highest standards of conduct;
7. Exercise the powers invested for the good of all members of the MML rather than for personal benefit;
8. Respect the confidentiality of sensitive information known to Board service and used for the purposes of governance and management; and
9. Maintain a professional level of courtesy, respect, and objectivity in all matters and activities.

RECEIVED
JUL 29 2026
BY: JB

CITY OF GLUCKSTADT

MISSISSIPPI
OFFICE OF THE POLICE DEPARTMENT
140 Gluckstadt Way, Gluckstadt, Mississippi 39110

CHIEF BARRY HALE — ASSISTANT CHIEF JEREMY SLAVEN

MEMORANDUM

TO: LT David Potvin

CC: Chief Barry Hale, Chief Jeremy Slaven

FROM: Dispatch Supervisor Kristen Baker

DATE: 05-18-2026

RE: Transit Disaster Awareness

I am writing to request approval for Dispatcher Tameshia Cooper to attend Transit Disaster Awareness training. This class will be held at the Pearl Police Department on October 5–6.

The cost of the training is $350.

This course will provide valuable knowledge and awareness regarding transit-related disasters and emergency response procedures. The training will help enhance preparedness and improve our department's ability to respond effectively during critical incidents.

Please let me know if any additional information is needed. Thank you for your consideration.

CITY OF GLUCKSTADT

MISSISSIPPI
OFFICE OF THE POLICE DEPARTMENT
140 Gluckstadt Way, Gluckstadt, Mississippi 39110

CHIEF BARRY HALE — ASSISTANT CHIEF JEREMY SLAVEN

MEMORANDUM

TO: LT David Potvin

CC: Chief Barry Hale, Chief Jeremy Slaven

FROM: Dispatch Supervisor Kristen Baker

DATE: 05-18-2026

RE: Terrorism Awareness

I am writing to request approval for Dispatcher Tameshia Cooper to attend Terrorism Awareness training. This class will be held at the Madison County EOC on November 2–3.

The cost of the training is $350.

This course will provide valuable knowledge and awareness regarding terrorism-related threats, preparedness, and response procedures. The training will help strengthen our department's ability to recognize and respond effectively to potential critical incidents.

Please let me know if any additional information is needed. Thank you for your consideration.

CITY OF GLUCKSTADT

MISSISSIPPI

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Chris Buckner, Public Works Director

DATE: 7/29/2026

SUBJECT: Request for Approval, Removing Trimmer from Fixed Assets

Public Works would like to remove a RedMax Trimmer (301-0090) from our active Fixed Assets list. The trimmer is damaged beyond its value for repair and should be decommissioned. We are asking the board to declare the value of this trimmer to be zero dollars. The trimmer will be kept in the Public Works shop for spare parts.

Please contact me if you have any questions.

CITY OF GLUCKSTADT

MISSISSIPPI

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Chris Buckner, Public Works Director

DATE: 7/29/2026

SUBJECT: Request for Approval, Kayo Place Street Lights

Public Works is requesting approval from the Mayor and Board of Aldermen for the installation of two new street lights on Kayo Place. These new street lights will enhance visibility and safety along Kayo Place as new businesses develop on this road. The estimated cost increase will be .

If you have any questions, please feel free to contact me.

ENTERGY MISSISSIPPI, LLC
Install / Remove / Upgrade Request Form EMAIL TO: builder@entergy.com

entergy **Effective 6/30/25**

Account Name: City of Gluckstadt **Phone Number:** _____

Account Number: 19233 6436 **Confirmation Fax Number:** _____

Date: July 24, 2026 **Name (Print):** _____

Authorized Signature: _____

Please reference the Instructional Guide before completing the below form.

INSTALL	REMOVE	High Pressure Sodium Size & Type
		100 watt High Pressure Sodium Open Bottom Streetlight(s)
		150 watt High Pressure Sodium Enclosed Streetlight(s)
		250 watt High Pressure Sodium Enclosed Streetlight(s)
		400 watt High Pressure Sodium Enclosed Streetlight(s)
		150 watt High Pressure Sodium Traditionaire Streetlight(s)
		250 watt High Pressure Sodium Traditionaire Streetlight(s)
		150 watt High Pressure Sodium Westminster Streetlight(s)
		250 watt High Pressure Sodium Shoebox Streetlight(s)
		250 watt High Pressure Sodium Mongoose Streetlight(s)
		400 watt High Pressure Sodium Teardrop Streetlight(s)
		400 watt High Pressure Sodium Interstate Streetlight(s)


Nema


Cobrahead


Acorn


Off Road


Traditionaire

LED Size & Type

		4,800 Lumen Nema Up to 6 ft Bracket Streetlight(s)
		4,800 Lumen Nema Over 6 ft Bracket Streetlight(s)
		9,100 Lumen Cobrahead Up to 6 ft Bracket Streetlight(s)
		9,100 Lumen Cobrahead Over a 6 ft Bracket Streetlight(s)
		12,300 Lumen Cobrahead Up to 6 ft Bracket Streetlight(s)
2		12,300 Lumen Cobrahead Over a 6 ft Bracket Streetlight(s)
		21,000 Lumen Cobrahead Up to 6 ft Bracket Streetlight(s)
		21,000 Lumen Cobrahead Over a 6 ft Bracket Streetlight(s)
		6,200 Lumen Traditional Streetlight(s)
		4,500 Lumen Traditional Streetlight(s)
		22,400 Lumen Shoebox Streetlight(s)
		8,400 Lumen Acorn Streetlight(s)
		5,500 Lumen Acorn Streetlight(s)
		26,200 Lumen Off Road Streetlight(s)

If this is a new (first time) installation, will the requested light(s) be installed on existing Entergy poles? _____ YES _____NO
Does existing pole(s) have secondary voltage facilites available? (A transformer or secondary voltage wiring?) _____YES _____ NO _____ NOT SURE

LOCATION OF LIGHT(S) to be Installed / Removed: please provide street adddress, 911 address, or directions such as:
Southwest corner of Jones & Washington, 3rd pole north on Main & Broadway. ATTACH SKETCH IF NEEDED

Install (2) 12,300 Lumen LED (C3) on Kayo Dr in Gluckstadt, MS
Will require duplex

DLOC: 57132 73536 and 57108 73537

Company Use Only:
Order Generated YES _____ NO_____
Sent To: Construction or Engineering

Estimated Completion Date:
Name:
Date:

ENTERGY MISSISSIPPI , LLC

Street Light Install / Remove / Upgrade Request Form

Instructional Guide

When completing the Mississippi Street Light Install / Removal / Upgrade form, please reference the below instructions for assistance.

For New installations - indicate the quantity to be installed by Size and Type in the Install Column.

To Upgrade - indicate the quantity of lights to be removed by Size and Type in the Remove column AND the quantity to be installed by Size and Type in the INSTALL column.

For Removal only - indicate the quantity to be removed by the Size and Type in the REMOVE column.

Location of Light(s) – always provide a 911 address, or specific directions for each streetlight(s). It is also a good practice to "mark" an Entergy pole with flagging tape where work is to be completed – install, remove, and upgrade.
Example – "102 Main Street across from Post Office and pole is marked with Yellow caution tape".
Also, attach any sketches, maps, or additional information that can help in the lighting process.

Watt vs Lumen Comparable Index for LED streetlight(s)*	**Entergy Label Convention (Listed On the Fixture)**
4,800 Lumen LED Nema is comparable to a 100 watt Open Bottom	**N1**
9,100 Lumen LED Cobra is comparable to a 150 watt Enclosed Bottom	**C2**
12,300 Lumen LED Cobra is comparable to a 250 watt Enclosed Bottom	**C3**
21,000 Lumen LED Cobra is comparable to a 400 watt Enclosed Bottom	**C4**
4,500 Lumen LED Traditional is comparable to a 100 watt Traditionaire	**PT7BK**
6,200 Lumen LED Traditional is comparable to a 150 watt Traditionaire	**PT8BK**
8,400 Lumen LED Acorn is comparable to a 150 / 250 watt Acorn	**PT4BK**
5,500 Lumen LED Acorn is comparable to 100 watt Acorn	**PT9BK**
26,200 Lumen LED Off Road is comparable to a 400 watt Off Road	**OR400GR**
22,400 Lumen LED Shoebox is comparable to a 400 watt Shoebox	**SB2BZ/ SB5BZ**

Entergy Mississippi
Prepared for City of Gluckstadt - Kayo Rd
Entergy Leased Lighting Estimate

Fixtures	Qty.	$	Monthly Cost
Install 12,300 Lumen LED (C3) on 10ft bkt	2	$ 15.63	$ 31.26
Install Duplex	250	$ 0.03	$ 7.50
Total Monthly Fixture Cost Difference			**$ 38.76**

Additional Monthly Cost
(riders not included)

Please note all above figures are preliminary estimates and facilities charges may vary from actual amounts. Costs are subject to rate fluctuations and adjustments monthly. This is a lighting design request for **City of Gluckstadt** and approval to proceed with the above installation. A (5) year Entergy Lighting Contract will be required upon design completion.
Entergy Account Number: 19233 6436

Estimated time of installation = TBD

I have read and acknowledge receipt of this estimate. Signed _____

Printed Name _____ **Title** _____

Date Signed _____

Monthly Cost Includes - Electric Usage, Zero Cost Maintenance and Zero Cost Installation for above lighting and facilities products . Entergy Lighting will be a Dusk to Dawn operation.

Prepared by Entergy Mississippi: Andrew Mitchell/ 601-925-6508/amitch4@entergy.com

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND							
Revenue							
Department: 000 - NON DEPARTMENT							
	7,393,856.10	11,627,890.60	16,819.53	9,120,305.49	0.00	-2,507,585.11	21.57%
Department: 000 - NON DEPARTMENT Total:	**7,393,856.10**	**11,627,890.60**	**16,819.53**	**9,120,305.49**	**0.00**	**-2,507,585.11**	**21.57%**
Revenue Total:	**7,393,856.10**	**11,627,890.60**	**16,819.53**	**9,120,305.49**	**0.00**	**-2,507,585.11**	**21.57%**
Expense							
Department: 100 - LEGISLATIVE - BOARD							
004 - PERSONNEL SERVICES	35,545.00	35,545.00	0.00	27,581.40	0.00	7,963.60	22.40%
005 - SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	100.00%
006 - CONTRACTUAL SERVICES	13,750.00	13,750.00	262.92	7,986.78	0.00	5,763.22	41.91%
Department: 100 - LEGISLATIVE - BOARD Total:	**49,795.00**	**49,795.00**	**262.92**	**35,568.18**	**0.00**	**14,226.82**	**28.57%**
Department: 110 - JUDICIAL/MUNICIPAL COURT							
004 - PERSONNEL SERVICES	204,748.16	204,748.16	0.00	170,808.15	0.00	33,940.01	16.58%
005 - SUPPLIES	8,000.00	8,000.00	0.00	3,138.52	0.00	4,861.48	60.77%
006 - CONTRACTUAL SERVICES	85,900.00	85,900.00	4,090.10	44,281.90	0.00	41,618.10	48.45%
009 - CAPITAL OUTLAY	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	100.00%
Department: 110 - JUDICIAL/MUNICIPAL COURT Total:	**302,148.16**	**302,148.16**	**4,090.10**	**218,228.57**	**0.00**	**83,919.59**	**27.77%**
Department: 120 - EXECUTIVE - MAYOR							
004 - PERSONNEL SERVICES	0.00	27,500.00	0.00	0.00	0.00	27,500.00	100.00%
005 - SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	100.00%
006 - CONTRACTUAL SERVICES	9,400.00	10,400.00	0.00	2,768.50	0.00	7,631.50	73.38%
Department: 120 - EXECUTIVE - MAYOR Total:	**9,900.00**	**38,400.00**	**0.00**	**2,768.50**	**0.00**	**35,631.50**	**92.79%**
Department: 130 - ELECTIONS							
006 - CONTRACTUAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Department: 130 - ELECTIONS Total:	**10,000.00**	**10,000.00**	**0.00**	**0.00**	**0.00**	**10,000.00**	**100.00%**
Department: 140 - ADMINISTRATION - FINANCIAL							
004 - PERSONNEL SERVICES	377,955.01	377,955.01	0.00	314,996.75	0.00	62,958.26	16.66%
005 - SUPPLIES	4,000.00	4,000.00	0.00	2,505.92	0.00	1,494.08	37.35%
006 - CONTRACTUAL SERVICES	58,020.00	58,020.00	2,492.87	42,612.94	0.00	15,407.06	26.55%
009 - CAPITAL OUTLAY	0.00	2,670.00	0.00	2,667.66	0.00	2.34	0.09%
Department: 140 - ADMINISTRATION - FINANCIAL Total:	**439,975.01**	**442,645.01**	**2,492.87**	**362,783.27**	**0.00**	**79,861.74**	**18.04%**

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 190 - PLANNING & ZONING							
004 - PERSONNEL SERVICES	100,766.16	158,266.16	0.00	118,718.84	0.00	39,547.32	24.99%
005 - SUPPLIES	1,900.00	1,900.00	0.00	454.51	0.00	1,445.49	76.08%
006 - CONTRACTUAL SERVICES	78,030.00	97,030.00	9,609.88	73,208.30	0.00	23,821.70	24.55%
009 - CAPITAL OUTLAY	1,250.00	1,250.00	0.00	0.00	0.00	1,250.00	100.00%
Department: 190 - PLANNING & ZONING Total:	**181,946.16**	**258,446.16**	**9,609.88**	**192,381.65**	**0.00**	**66,064.51**	**25.56%**
Department: 195 - ADMINISTRATION - GENERAL							
004 - PERSONNEL SERVICES	74,027.62	74,027.62	0.00	0.00	0.00	74,027.62	100.00%
006 - CONTRACTUAL SERVICES	993,450.00	965,450.00	76,671.95	733,175.71	0.00	232,274.29	24.06%
009 - CAPITAL OUTLAY	1,500.00	1,500.00	0.00	0.00	125.00	1,375.00	91.67%
Department: 195 - ADMINISTRATION - GENERAL Total:	**1,068,977.62**	**1,040,977.62**	**76,671.95**	**733,175.71**	**125.00**	**307,676.91**	**29.56%**
Department: 200 - POLICE							
004 - PERSONNEL SERVICES	1,775,480.29	1,832,480.29	0.00	1,572,560.97	0.00	259,919.32	14.18%
005 - SUPPLIES	158,200.00	163,200.00	12,793.97	124,919.13	3,891.74	34,389.13	21.07%
006 - CONTRACTUAL SERVICES	313,830.00	332,657.00	42,204.09	250,788.97	16,732.28	65,135.75	19.58%
009 - CAPITAL OUTLAY	388,468.42	568,956.17	91,273.94	395,369.71	146,978.84	26,607.62	4.68%
Department: 200 - POLICE Total:	**2,635,978.71**	**2,897,293.46**	**146,272.00**	**2,343,638.78**	**167,602.86**	**386,051.82**	**13.32%**
Department: 260 - FIRE							
006 - CONTRACTUAL SERVICES	60,000.00	60,000.00	0.00	60,000.00	0.00	0.00	0.00%
Department: 260 - FIRE Total:	**60,000.00**	**60,000.00**	**0.00**	**60,000.00**	**0.00**	**0.00**	**0.00%**
Department: 280 - BUILDING INSPECTION & CODE							
004 - PERSONNEL SERVICES	177,847.97	120,347.97	0.00	91,179.18	0.00	29,168.79	24.24%
005 - SUPPLIES	6,300.00	6,300.00	177.29	2,088.21	893.96	3,317.83	52.66%
006 - CONTRACTUAL SERVICES	12,000.00	12,000.00	128.76	3,519.95	0.00	8,480.05	70.67%
009 - CAPITAL OUTLAY	1,250.00	1,250.00	0.00	174.78	0.00	1,075.22	86.02%
Department: 280 - BUILDING INSPECTION & CODE Total:	**197,397.97**	**139,897.97**	**306.05**	**96,962.12**	**893.96**	**42,041.89**	**30.05%**
Department: 301 - STREETS							
004 - PERSONNEL SERVICES	628,310.79	628,310.79	0.00	484,746.87	0.00	143,563.92	22.85%
005 - SUPPLIES	163,700.00	163,700.00	6,873.53	90,079.69	7,028.76	66,591.55	40.68%
006 - CONTRACTUAL SERVICES	361,850.00	361,850.00	20,262.36	154,519.89	5,400.00	201,930.11	55.80%
009 - CAPITAL OUTLAY	503,500.00	837,305.00	16,477.19	75,735.33	191,585.00	569,984.67	68.07%
Department: 301 - STREETS Total:	**1,657,360.79**	**1,991,165.79**	**43,613.08**	**805,081.78**	**204,013.76**	**982,070.25**	**49.32%**
Department: 900 - TRANSFERS							
009 - CAPITAL OUTLAY	804,381.81	4,833,613.81	0.00	4,821,132.57	0.00	12,481.24	0.26%
Department: 900 - TRANSFERS Total:	**804,381.81**	**4,833,613.81**	**0.00**	**4,821,132.57**	**0.00**	**12,481.24**	**0.26%**
Expense Total:	**7,417,861.23**	**12,064,382.98**	**283,318.85**	**9,671,721.13**	**372,635.58**	**2,020,026.27**	**16.74%**
Fund: 001 - GENERAL FUND Surplus (Deficit):	**-24,005.13**	**-436,492.38**	**-266,499.32**	**-551,415.64**	**-372,635.58**	**-487,558.84**	**-111.70%**
Report Surplus (Deficit):	**-24,005.13**	**-436,492.38**	**-266,499.32**	**-551,415.64**	**-372,635.58**	**-487,558.84**	**-111.70%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
001 - GENERAL FUND	-24,005.13	-436,492.38	-266,499.32	-551,415.64	-372,635.58	-487,558.84
Report Surplus (Deficit):	**-24,005.13**	**-436,492.38**	**-266,499.32**	**-551,415.64**	**-372,635.58**	**-487,558.84**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 302 - MOSTF GRANT CAP. PROJ. FUND							
Revenue							
Department: 000 - NON DEPARTMENT							
	0.00	1,697,325.00	0.00	1,697,325.00	0.00	0.00	0.00%
Department: 000 - NON DEPARTMENT Total:	**0.00**	**1,697,325.00**	**0.00**	**1,697,325.00**	**0.00**	**0.00**	**0.00%**
Revenue Total:	**0.00**	**1,697,325.00**	**0.00**	**1,697,325.00**	**0.00**	**0.00**	**0.00%**
Expense							
Department: 301 - STREETS							
009 - CAPITAL OUTLAY	0.00	1,697,325.00	0.00	0.00	0.00	1,697,325.00	100.00%
Department: 301 - STREETS Total:	**0.00**	**1,697,325.00**	**0.00**	**0.00**	**0.00**	**1,697,325.00**	**100.00%**
Expense Total:	**0.00**	**1,697,325.00**	**0.00**	**0.00**	**0.00**	**1,697,325.00**	**100.00%**
Fund: 302 - MOSTF GRANT CAP. PROJ. FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,697,325.00**	**0.00**	**1,697,325.00**	**0.00%**
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,697,325.00**	**0.00**	**1,697,325.00**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
302 - MOSTF GRANT CAP. PROJ. F	0.00	0.00	0.00	1,697,325.00	0.00	1,697,325.00
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,697,325.00**	**0.00**	**1,697,325.00**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 303 - BCBS PARK GRANT							
Revenue							
Department: 000 - NON DEPARTMENT							
	0.00	2,331,907.00	0.00	2,331,907.00	0.00	0.00	0.00%
Department: 000 - NON DEPARTMENT Total:	**0.00**	**2,331,907.00**	**0.00**	**2,331,907.00**	**0.00**	**0.00**	**0.00%**
Revenue Total:	**0.00**	**2,331,907.00**	**0.00**	**2,331,907.00**	**0.00**	**0.00**	**0.00%**
Expense							
Department: 301 - STREETS							
009 - CAPITAL OUTLAY	0.00	2,331,907.00	0.00	0.00	0.00	2,331,907.00	100.00%
Department: 301 - STREETS Total:	**0.00**	**2,331,907.00**	**0.00**	**0.00**	**0.00**	**2,331,907.00**	**100.00%**
Expense Total:	**0.00**	**2,331,907.00**	**0.00**	**0.00**	**0.00**	**2,331,907.00**	**100.00%**
Fund: 303 - BCBS PARK GRANT Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,331,907.00**	**0.00**	**2,331,907.00**	**0.00%**
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,331,907.00**	**0.00**	**2,331,907.00**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
303 - BCBS PARK GRANT	0.00	0.00	0.00	2,331,907.00	0.00	2,331,907.00
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,331,907.00**	**0.00**	**2,331,907.00**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 104 - PD FIREARM SEIZURE ACCOUNT							
Revenue							
Department: 000 - NON DEPARTMENT							
	0.00	0.00	0.00	13,000.00	0.00	13,000.00	0.00%
Department: 000 - NON DEPARTMENT Total:	**0.00**	**0.00**	**0.00**	**13,000.00**	**0.00**	**13,000.00**	**0.00%**
Revenue Total:	**0.00**	**0.00**	**0.00**	**13,000.00**	**0.00**	**13,000.00**	**0.00%**
Fund: 104 - PD FIREARM SEIZURE ACCOUNT Total:	**0.00**	**0.00**	**0.00**	**13,000.00**	**0.00**	**13,000.00**	**0.00%**
Report Total:	**0.00**	**0.00**	**0.00**	**13,000.00**	**0.00**	**13,000.00**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
104 - PD FIREARM SEIZURE ACCO	0.00	0.00	0.00	13,000.00	0.00	13,000.00	0.00%
Report Total:	**0.00**	**0.00**	**0.00**	**13,000.00**	**0.00**	**13,000.00**	**0.00%**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 102 - PD FORFEITED FUNDS							
Revenue							
Department: 000 - NON DEPARTMENT							
	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00%
Department: 000 - NON DEPARTMENT Total:	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00%**
Revenue Total:	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00%**
Fund: 102 - PD FORFEITED FUNDS Total:	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00%**
Report Total:	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
102 - PD FORFEITED FUNDS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00%
Report Total:	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00%**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - PD BUILDING DEBT SERVICE FUND							
Revenue							
Department: 000 - NON DEPARTMENT							
	640,000.00	640,000.00	0.00	627,518.76	0.00	-12,481.24	1.95%
Department: 000 - NON DEPARTMENT Total:	**640,000.00**	**640,000.00**	**0.00**	**627,518.76**	**0.00**	**-12,481.24**	**1.95%**
Revenue Total:	**640,000.00**	**640,000.00**	**0.00**	**627,518.76**	**0.00**	**-12,481.24**	**1.95%**
Expense							
Department: 200 - POLICE							
006 - CONTRACTUAL SERVICES	1,000.00	1,000.00	0.00	500.00	0.00	500.00	50.00%
008 - DEBT SERVICE	639,000.00	639,000.00	0.00	627,018.76	0.00	11,981.24	1.87%
Department: 200 - POLICE Total:	**640,000.00**	**640,000.00**	**0.00**	**627,518.76**	**0.00**	**12,481.24**	**1.95%**
Expense Total:	**640,000.00**	**640,000.00**	**0.00**	**627,518.76**	**0.00**	**12,481.24**	**1.95%**
Fund: 200 - PD BUILDING DEBT SERVICE FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
200 - PD BUILDING DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 301 - STREET IMPROVEMENT CAP. PROJ. (GLUCKSTADT), STATE							
Revenue							
Department: 000 - NON DEPARTMENT							
	164,381.81	164,381.81	0.00	164,381.81	0.00	0.00	0.00%
Department: 000 - NON DEPARTMENT Total:	**164,381.81**	**164,381.81**	**0.00**	**164,381.81**	**0.00**	**0.00**	**0.00%**
Revenue Total:	**164,381.81**	**164,381.81**	**0.00**	**164,381.81**	**0.00**	**0.00**	**0.00%**
Expense							
Department: 301 - STREETS							
009 - CAPITAL OUTLAY	0.00	750,000.00	0.00	549,587.10	0.00	200,412.90	26.72%
Department: 301 - STREETS Total:	**0.00**	**750,000.00**	**0.00**	**549,587.10**	**0.00**	**200,412.90**	**26.72%**
Expense Total:	**0.00**	**750,000.00**	**0.00**	**549,587.10**	**0.00**	**200,412.90**	**26.72%**
Fund: 301 - STREET IMPROVEMENT CAP. PROJ. (GLUCKSTADT), STATE Surplus (Deficit):	**164,381.81**	**-585,618.19**	**0.00**	**-385,205.29**	**0.00**	**200,412.90**	**34.22%**
Report Surplus (Deficit):	**164,381.81**	**-585,618.19**	**0.00**	**-385,205.29**	**0.00**	**200,412.90**	**34.22%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
301 - STREET IMPROVEMENT CAI	164,381.81	-585,618.19	0.00	-385,205.29	0.00	200,412.90
Report Surplus (Deficit):	**164,381.81**	**-585,618.19**	**0.00**	**-385,205.29**	**0.00**	**200,412.90**

Gluckstadt, MS

My Budget Report
Group Summary
For Fiscal: FY26 Period Ending: 08/31/2026

Sub…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 300 - STREET IMPROVEMENT CAP FUND (CALHOUN STATION), FED							
Expense							
Department: 301 - STREETS							
006 - CONTRACTUAL SERVICES	82,702.44	82,702.44	0.00	63,616.40	0.00	19,086.04	23.08%
009 - CAPITAL OUTLAY	620,000.00	620,000.00	0.00	575,474.96	0.00	44,525.04	7.18%
Department: 301 - STREETS Total:	**702,702.44**	**702,702.44**	**0.00**	**639,091.36**	**0.00**	**63,611.08**	**9.05%**
Department: 900 - TRANSFERS							
009 - CAPITAL OUTLAY	328,850.00	328,850.00	0.00	0.00	0.00	328,850.00	100.00%
Department: 900 - TRANSFERS Total:	**328,850.00**	**328,850.00**	**0.00**	**0.00**	**0.00**	**328,850.00**	**100.00%**
Expense Total:	**1,031,552.44**	**1,031,552.44**	**0.00**	**639,091.36**	**0.00**	**392,461.08**	**38.05%**
Fund: 300 - STREET IMPROVEMENT CAP FUND (CALHOUN STATION), FED Total:	**1,031,552.44**	**1,031,552.44**	**0.00**	**639,091.36**	**0.00**	**392,461.08**	**38.05%**
Report Total:	**1,031,552.44**	**1,031,552.44**	**0.00**	**639,091.36**	**0.00**	**392,461.08**	**38.05%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
300 - STREET IMPROVEMENT CAI	1,031,552.44	1,031,552.44	0.00	639,091.36	0.00	392,461.08	38.05%
Report Total:	**1,031,552.44**	**1,031,552.44**	**0.00**	**639,091.36**	**0.00**	**392,461.08**	**38.05%**

Gluckstadt, MS

Bank Statement Register

GENERAL LEDGER, PUBLIC FUNDS

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00315

Bank Statement		General Ledger	
Beginning Balance	3,509,920.51	Account Balance	3,737,966.82
Plus Debits	740,407.93	Less Outstanding Debits	3,589.50
Less Credits	495,825.65	Plus Outstanding Credits	20,125.47
Adjustments	0.00	Adjustments	0.00
Ending Balance	3,754,502.79	Adjusted Account Balance	3,754,502.79

Statement Ending Balance	3,754,502.79
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

001-000-10100	CASH
001-100-44001	FEDERAL TAXES

Cleared Deposits

Item Date	Reference	Item Type	Description	Amount
06/26/2026	DEP0005072	Deposit	DEPOSIT CASH RECEIPTS	544.00
06/26/2026	DEP0005077	Deposit	CLPKT01474 BG:CC Payment	125.00
07/01/2026	DEP0005075	Deposit	DEPOSIT CASH RECEIPTS	2,991.50
07/06/2026	DEP0005080	Deposit	CLPKT01476 BG:CC Payment	200.00
07/06/2026	DEP0005083	Deposit	CLPKT01475 BG:Cash	11,662.60
07/07/2026	DEP0005084	Deposit	DEPOSIT CASH RECEIPTS	967.00
07/08/2026	DEP0005086	Deposit	DEPOSIT CASH RECEIPTS	213.00
07/08/2026	DEP0005089	Deposit	CLPKT01478 BG:Cash	740.00
07/08/2026	DEP0005089	Deposit	CLPKT01478 BG:CC Payment	25.00
07/08/2026	DEP0005091	Deposit	CLPKT01477 BG:CC Payment	1,043.50
07/08/2026	DEP0005091	Deposit	CLPKT01477 BG:Cash	18,575.74
07/08/2026	DEP0005094	Deposit	CLPKT01479 BG:CC Payment	25.00
07/09/2026	DEP0005095	Deposit	DEPOSIT CASH RECEIPTS	253.00
07/09/2026	DEP0005101	Deposit	CLPKT01481 BG:Cash	4,512.16
07/09/2026	DEP0005104	Deposit	CLPKT01482 BG:CC Payment	50.00
07/10/2026	DEP0005110	Deposit	CLPKT01484 BG:CC Payment	50.00
07/10/2026	DEP0005110	Deposit	CLPKT01484 BG:Cash	400.00
07/10/2026	DEP0005114	Deposit	CLPKT01485 BG:CC Payment	25.00
07/13/2026	DEP0005115	Deposit	DEPOSIT CASH RECEIPTS	511.50
07/13/2026	DEP0005118	Deposit	CLPKT01487 BG:WEB	25.00
07/13/2026	DEP0005121	Deposit	CLPKT01486 BG:Cash	225.00
07/13/2026	DEP0005121	Deposit	CLPKT01486 BG:CC Payment	25.00
07/14/2026	DEP0005122	Deposit	DEPOSIT CASH RECEIPTS	100.00
07/14/2026	DEP0005125	Deposit	CLPKT01488 BG:Cash	2,760.00

Cleared Deposits

Item Date	Reference	Item Type	Description	Amount
07/14/2026	DEP0005125	Deposit	CLPKT01488 BG:CC Payment	75.00
07/14/2026	DEP0005128	Deposit	CLPKT01489 BG:CC Payment	25.00
07/15/2026	DEP0005132	Deposit	CLPKT01491 BG:CC Payment	50.00
07/15/2026	DEP0005134	Deposit	CLPKT01490 BG:CC Payment	1,084.00
07/15/2026	DEP0005134	Deposit	CLPKT01490 BG:Cash	2,876.90
07/17/2026	DEP0005135	Deposit	DEPOSIT CASH RECEIPTS	338.00
07/17/2026	DEP0005138	Deposit	CLPKT01492 BG:Cash	470.00
07/17/2026	DEP0005141	Deposit	CLPKT01493 BG:CC Payment	25.00
07/20/2026	DEP0005149	Deposit	CLPKT01495 BG:CC Payment	25.00
07/21/2026	DEP0005142	Deposit	DEPOSIT CASH RECEIPTS	4,692.25
07/21/2026	DEP0005143	Deposit	DEPOSIT CASH RECEIPTS	93.75
07/21/2026	DEP0005146	Deposit	CLPKT01494 BG:Cash	6,731.50
07/21/2026	DEP0005146	Deposit	CLPKT01494 BG:CC Payment	2,118.25
07/22/2026	DEP0005150	Deposit	DEPOSIT CASH RECEIPTS	240.50
07/22/2026	DEP0005153	Deposit	CLPKT01496 BG:Cash	251.70
07/22/2026	DEP0005153	Deposit	CLPKT01496 BG:CC Payment	248.00
07/23/2026	DEP0005156	Deposit	CLPKT01497 BG:Cash	333.00
07/23/2026	DEP0005156	Deposit	CLPKT01497 BG:CC Payment	228.25
07/23/2026	DEP0005159	Deposit	CLPKT01498 BG:CC Payment	25.00
07/24/2026	DEP0005162	Deposit	CLPKT01499 BG:Cash	10,461.79
07/28/2026	DEP0005163	Deposit	DEPOSIT CASH RECEIPTS	4,275.50
07/28/2026	DEP0005166	Deposit	CLPKT01501 BG:CC Payment	75.00
07/28/2026	DEP0005169	Deposit	CLPKT01500 BG:Cash	5,949.43
07/28/2026	DEP0005169	Deposit	CLPKT01500 BG:CC Payment	525.00
07/29/2026	DEP0005172	Deposit	CLPKT01503 BG:CC Payment	25.00
07/29/2026	DEP0005175	Deposit	CLPKT01502 BG:Cash	266.00
07/30/2026	DEP0005179	Deposit	CLPKT01504 BG:Cash	645.50
07/30/2026	DEP0005182	Deposit	CLPKT01505 BG:CC Payment	50.00
07/31/2026	DEP0005205	Deposit	CLPKT01511 BG:CC Payment	647,400.05
			Total Cleared Deposits (53)	735,653.37

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
06/16/2026	3265	Check	Akros Academy of Jiu-Jitsu	-220.00
06/16/2026	3275	Check	Crystal Clean	-3,291.00
06/16/2026	3277	Check	Deviney Rental & Supply	-70.59
06/16/2026	3287	Check	It's Vinyl Y'all	-150.00
06/16/2026	3290	Check	Jeny Black Price	-350.00
06/16/2026	3294	Check	Mississippi Department of Public Safety (Cr	-120.00
06/16/2026	3311	Check	Strong Responder Solutions, LLC	-500.00
07/06/2026	3320	Check	110 Percent, LLC	-3,180.00
07/06/2026	3321	Check	Kelly Dabbs Commercial, LLC	-8,792.00
07/06/2026	3322	Check	Mississippi Department of Public Safety	-181.71

Item Date	Reference	Item Type	Description	Amount
07/06/2026	3323	Check	State General Fund (DFA)	-11,446.11
07/15/2026	3324	Check	Mississippi Association of School Resource (	-550.00
07/15/2026	3325	Check	Ace Bolt & Screw Co. Inc.	-12.80
07/15/2026	3326	Check	AgUp Equipment	-75.75
07/15/2026	3327	Check	Akros Academy of Jiu-Jitsu	-110.00
07/15/2026	3328	Check	Association of State Floodplain Managers	-185.00
07/15/2026	3329	Check	AutoZone Parts, Inc.	-246.35
07/15/2026	3330	Check	Barry Hale	-2,369.40
07/15/2026	3331	Check	Bear Creek Water Association	-267.61
07/15/2026	3332	Check	Big 10 Tire Co.	-709.87
07/15/2026	3334	Check	Bridgers, Goodman, Baird & Clarke PLLC	-28,000.00
07/15/2026	3335	Check	BW Medical, LLC	-300.00
07/15/2026	3336	Check	Canton Sanitary Landfill	-679.26
07/15/2026	3337	Check	CDW LLC	-38.26
07/15/2026	3338	Check	Chasity Pickett	-748.45
07/15/2026	3339	Check	Cintas Corporation	-557.30
07/15/2026	3340	Check	Classic Creations, Inc.	-206.30
07/15/2026	3341	Check	Crystal Clean	-3,291.00
07/15/2026	3342	Check	Custom Products Corporation	-600.82
07/15/2026	3343	Check	Dependable Pest Service, Inc.	-500.00
07/15/2026	3344	Check	Deviney Rental & Supply	-70.59
07/15/2026	3345	Check	E-notice, Inc.	-147.02
07/15/2026	3346	Check	Entergy	-3,494.65
07/15/2026	3347	Check	FireX Protection Systems, LLC	-665.00
07/15/2026	3348	Check	Flock Safety	-9,532.64
07/15/2026	3349	Check	FP Mailing Solutions	-126.90
07/15/2026	3350	Check	Fuelman	-9,560.20
07/15/2026	3351	Check	Hartley Equipment Company, Inc.	-386.17
07/15/2026	3352	Check	Hederman Brothers	-110.00
07/15/2026	3353	Check	Highland Building Services, Inc.	-2,150.00
07/15/2026	3354	Check	It's Vinyl Y'all	-3,411.00
07/15/2026	3355	Check	Jackson Mac Haik F LTD	-449.99
07/15/2026	3356	Check	Jeremy Slaven	-243.96
07/15/2026	3357	Check	Lewis Electric, Inc.	-600.00
07/15/2026	3358	Check	Lopez Linguistics, LLC	-258.35
07/15/2026	3359	Check	Lucky Town Square, LLC	-2,400.00
07/15/2026	3360	Check	M & G Enterprises, Inc.	-1,090.00
07/15/2026	3362	Check	MAGCOR (formerly MPIC, INC)	-69.00
07/15/2026	3363	Check	Michael Allen Willridge, Sr.	-300.15
07/15/2026	3364	Check	Michael K. Ozborn	-3,220.00
07/15/2026	3365	Check	Mills, Scanlon, Dye & Pittman, Attorneys at	-11,226.00
07/15/2026	3366	Check	Mississippi Department of Public Safety (Cr	-180.00
07/15/2026	3367	Check	OP Plus	-291.50
07/15/2026	3368	Check	Pennington & Trim Alarm Services, Inc	-69.00
07/15/2026	3369	Check	Phelps Dunbar LLP	-1,687.50

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
07/15/2026	3370	Check	Printables and More (G&W Marketing)	-3,253.74
07/15/2026	3371	Check	Puckett Rents	-950.20
07/15/2026	3372	Check	Revell Hardware Co., Inc.	-393.39
07/15/2026	3373	Check	Robert J Young Company	-1,474.72
07/15/2026	3374	Check	RPT Commercial, Inc.	-4,520.00
07/15/2026	3375	Check	ShredAmerica Mississippi, LLC	-179.90
07/15/2026	3376	Check	Sound Billing, LLC	-453.80
07/15/2026	3377	Check	Southern Benefits Administrators	-100.00
07/15/2026	3378	Check	Southern Connection Police Supplies, LLC	-559.98
07/15/2026	3380	Check	The 20 LLC	-7,968.40
07/15/2026	3381	Check	Thomson Reuters - West Payment Center	-802.63
07/15/2026	3384	Check	Waste Management of Mississippi, Inc.	-380.63
07/24/2026	3385	Check	Crystal Clean	-3,291.00
			Total Cleared Checks (68)	-143,817.59

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/16/2026	3275	Check Reversal	Crystal Clean Reversal	3,291.00
06/16/2026	3290	Check Reversal	Jeny Black Price Reversal	350.00
07/01/2026	DFT0002303	Bank Draft	Blue Cross Blue Shield Of Mississippi	-10,769.57
07/01/2026	DFT0002304	Bank Draft	Blue Cross Blue Shield Of Mississippi	-10,813.64
07/01/2026	MISC0000304	Miscellaneous	June 2026 Inverse $240.50 CC Payment	-240.50
07/01/2026	MISC0000306	Miscellaneous	Inverse of 6/30/26 $75 Erash Payment	-75.00
07/02/2026	EFT0000119	EFT	Payroll EFT	-66,175.43
07/07/2026	DFT0002235	Bank Draft	AT&T Mobility	-980.75
07/07/2026	DFT0002236	Bank Draft	Delta Utilities Aggregator, LLC	-46.62
07/07/2026	DFT0002237	Bank Draft	Entergy	-660.43
07/07/2026	DFT0002238	Bank Draft	Telepak Networks, Inc.	-467.11
07/07/2026	DFT0002239	Bank Draft	Telepak Networks, Inc.	-2,388.44
07/07/2026	DFT0002240	Bank Draft	IRS Taxpayer Assistance Center	-23,396.95
07/08/2026	DFT0002309	Bank Draft	Morgan White Administrators, Inc.	-683.82
07/08/2026	DFT0002310	Bank Draft	Morgan White Administrators, Inc.	-157.25
07/08/2026	DFT0002311	Bank Draft	Morgan White Administrators, Inc.	-696.30
07/08/2026	DFT0002312	Bank Draft	Morgan White Administrators, Inc.	-161.60
07/08/2026	DFT0002333	Bank Draft	Equipoint Partners, LLC	-1,340.45
07/08/2026	DFT0002334	Bank Draft	Equipoint Partners, LLC	-1,381.76
07/09/2026	DFT0002313	Bank Draft	American Family Life Assurance Company c	-137.57
07/09/2026	DFT0002314	Bank Draft	American Family Life Assurance Company c	-6.54
07/09/2026	DFT0002315	Bank Draft	American Family Life Assurance Company c	-290.58
07/09/2026	DFT0002316	Bank Draft	American Family Life Assurance Company c	-49.68
07/09/2026	DFT0002317	Bank Draft	American Family Life Assurance Company c	-216.45
07/09/2026	DFT0002318	Bank Draft	American Family Life Assurance Company c	-37.26
07/09/2026	DFT0002319	Bank Draft	American Family Life Assurance Company c	-151.81

Item Date	Reference	Item Type	Description	Amount
07/09/2026	DFT0002320	Bank Draft	American Family Life Assurance Company c	-6.54
07/09/2026	DFT0002321	Bank Draft	American Family Life Assurance Company c	-37.26
07/09/2026	DFT0002322	Bank Draft	American Family Life Assurance Company c	-216.45
07/09/2026	DFT0002323	Bank Draft	American Family Life Assurance Company c	-49.68
07/09/2026	DFT0002324	Bank Draft	American Family Life Assurance Company c	-290.58
07/10/2026	1412	EFT	Andrew Duggar	-120.00
07/10/2026	1413	EFT	Charles Phillips King	-120.00
07/10/2026	1414	EFT	Kayce Leigh Saik	-240.00
07/10/2026	1415	EFT	Lauren Elizabeth Bishop	-120.00
07/10/2026	1416	EFT	Marsha Weems Stacey	-1,200.00
07/10/2026	1417	EFT	Melanie Greer	-240.00
07/10/2026	1418	EFT	Michael Devin Whitt	-1,200.00
07/10/2026	1419	EFT	Michael Patrick Beasley	-120.00
07/10/2026	DFT0002305	Bank Draft	Mississippi Department of Revenue	-1,913.00
07/10/2026	DFT0002306	Bank Draft	Mississippi Department of Revenue	-2,007.00
07/10/2026	DFT0002307	Bank Draft Reversal	Mississippi Department of Revenue	3.00
07/10/2026	DFT0002308	Bank Draft	Mississippi Department of Revenue	-6.00
07/10/2026	DFT0002325	Bank Draft	Mississippi Deferred Compensation	-467.50
07/10/2026	DFT0002326	Bank Draft	Mississippi Deferred Compensation	-480.00
07/10/2026	DFT0002327	Bank Draft	Mississippi Public Employees Retirement Sy	-25,125.54
07/10/2026	DFT0002328	Bank Draft	Mississippi Public Employees Retirement Sy	-142.08
07/10/2026	DFT0002329	Bank Draft	Mississippi Public Employees Retirement Sy	-24,218.30
07/10/2026	DFT0002330	Bank Draft	Mississippi Public Employees Retirement Sy	-142.08
07/10/2026	DFT0002331	Bank Draft Reversal	Mississippi Public Employees Retirement Sy	19.57
07/10/2026	DFT0002332	Bank Draft	Mississippi Public Employees Retirement Sy	-54.94
07/13/2026	DFT0002284	Bank Draft	Mississippi Department of Employment Sec	-71.29
07/13/2026	DFT0002285	Bank Draft	Mississippi Department of Employment Sec	-105.04
07/13/2026	DFT0002286	Bank Draft	Mississippi Department of Employment Sec	-98.50
07/13/2026	DFT0002287	Bank Draft	Mississippi Department of Employment Sec	-161.12
07/13/2026	DFT0002288	Bank Draft	Mississippi Department of Employment Sec	-166.95
07/13/2026	DFT0002289	Bank Draft	Mississippi Department of Employment Sec	-11.55
07/13/2026	DFT0002290	Bank Draft	Mississippi Department of Employment Sec	-253.62
07/13/2026	DFT0002291	Bank Draft	Huntington National Bank	-471.66
07/13/2026	MISC0000309	Miscellaneous	Duplicate Ecrash Payment Correction	-25.00
07/14/2026	DFT0002293	Bank Draft	Madison County Tax Collector	-892.01
07/14/2026	DFT0002301	Bank Draft	BankPlus	-20.00
07/15/2026	1420	EFT	Jayce Powell	-349.99
07/15/2026	1420	Electronic Fund Transfer Re	Jayce Powell Reversal	349.99
07/17/2026	1421	EFT	Jayce Powell	-349.99
07/17/2026	EFT0000120	EFT	Payroll EFT	-66,089.83
07/28/2026	MISC0000307	Miscellaneous	Trey Smith Court Bond Deposited to Wrong	741.00
07/31/2026	DFT0002302	Bank Draft	BankPlus	-25.60
07/31/2026	DFT0002335	Bank Draft	IRS Taxpayer Assistance Center	-2,563.46
07/31/2026	DFT0002336	Bank Draft	IRS Taxpayer Assistance Center	-4,520.28
07/31/2026	DFT0002337	Bank Draft	IRS Taxpayer Assistance Center	-11,925.01

Cleared Other

Item Date	Reference	Item Type	Description	Amount
07/31/2026	DFT0002338	Bank Draft	IRS Taxpayer Assistance Center	-11,854.46
07/31/2026	DFT0002339	Bank Draft	IRS Taxpayer Assistance Center	-4,424.19
07/31/2026	DFT0002340	Bank Draft	IRS Taxpayer Assistance Center	-4.10
07/31/2026	DFT0002341	Bank Draft	IRS Taxpayer Assistance Center	-17.60
07/31/2026	DFT0002342	Bank Draft	IRS Taxpayer Assistance Center	-28.42
07/31/2026	EFT0000121	EFT	Payroll EFT	-67,735.93
			Total Cleared Other (77)	-347,253.50

Outstanding Deposits

Item Date	Reference	Item Type	Description	Amount
07/30/2026	DEP0005176	Deposit	DEPOSIT CASH RECEIPTS	2,370.50
07/30/2026	DEP0005179	Deposit	CLPKT01504 BG:CC Payment	160.00
07/31/2026	DEP0005183	Deposit	DEPOSIT CASH RECEIPTS	1,059.00
			Total Outstanding Deposits (3)	3,589.50

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
03/13/2026	153	Check	153	-119.07
07/15/2026	3333	Check	Bridge & Watson, Inc.	-11,181.50
07/15/2026	3361	Check	Madison County Sheriff's Office	-2,067.43
07/15/2026	3379	Check	Texas Tactical Police Offers Association	-3,720.00
07/15/2026	3382	Check	Venable Glass Services, LLC	-1,150.00
07/15/2026	3383	Check	W.W. Grainger, inc.	-744.81
07/29/2026	3386	Check	LVNV Funding, LLC (Mendelson Law Firm)	-834.86
			Total Outstanding Checks (7)	-19,817.67

Outstanding Other

Item Date	Reference	Item Type	Description	Amount
04/06/2026	DFT0002063	Bank Draft	Delta Utilities Aggregator, LLC	-162.26
04/06/2026	DFT0002064	Bank Draft	Delta Utilities Aggregator, LLC	-145.54
			Total Outstanding Other (2)	-307.80

Gluckstadt, MS

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	2	0.00	22.57	22.57
Bank Draft	57	-307.80	-147,606.39	-147,914.19
Check	75	-19,817.67	-143,817.59	-163,635.26
Deposit	56	3,589.50	735,653.37	739,242.87
EFT	13	0.00	-204,061.17	-204,061.17
Check Reversal	2	0.00	3,641.00	3,641.00
EFT Reversal	1	0.00	349.99	349.99
Miscellaneous	4	0.00	400.50	400.50
		-16,535.97	244,582.28	228,046.31

Gluckstadt, MS

Bank Statement Register

MOSTF ACCOUNT

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00319

Bank Statement		General Ledger	
Beginning Balance	1,697,325.00	Account Balance	1,697,325.00
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	1,697,325.00	Adjusted Account Balance	1,697,325.00

Statement Ending Balance	1,697,325.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

302-000-10100 CASH

Gluckstadt, MS

Bank Statement Register

BCBS Park Grant Fund

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00318

Bank Statement		General Ledger	
Beginning Balance	2,331,907.00	Account Balance	2,331,907.00
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	2,331,907.00	Adjusted Account Balance	2,331,907.00

Statement Ending Balance	2,331,907.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

303-000-10100 CASH

Gluckstadt, MS

Bank Statement Register

GLUCKSTADT ROAD WIDENING PROJECT

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00317

Bank Statement		General Ledger	
Beginning Balance	750,000.00	Account Balance	200,412.90
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	549,587.10
Adjustments	0.00	Adjustments	0.00
Ending Balance	750,000.00	Adjusted Account Balance	750,000.00

Statement Ending Balance	750,000.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

301-000-10100 CASH

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
07/15/2026	11	Check	Adcamp Inc.	-422,830.10
07/15/2026	12	Check	Traffic Control Products	-126,757.00
			Total Outstanding Checks (2)	-549,587.10

Gluckstadt, MS

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	2	-549,587.10	0.00	-549,587.10
		-549,587.10	0.00	-549,587.10

Gluckstadt, MS

Bank Statement Register

CALHOUN STATION PKWY OVERLAY PROJECT

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00316

Bank Statement		General Ledger	
Beginning Balance	392,361.08	Account Balance	392,361.08
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	392,361.08	Adjusted Account Balance	392,361.08

Statement Ending Balance	392,361.08
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

300-000-10100 CASH

Gluckstadt, MS

Bank Statement Register

COURT BOND ACCOUNT (HOLDING)

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00324

Bank Statement		General Ledger	
Beginning Balance	59,275.50	Account Balance	64,500.00
Plus Debits	8,100.00	Less Outstanding Debits	2,991.00
Less Credits	3,609.00	Plus Outstanding Credits	2,257.50
Adjustments	0.00	Adjustments	0.00
Ending Balance	63,766.50	Adjusted Account Balance	63,766.50

Statement Ending Balance	63,766.50
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

003-000-10100 CASH

Cleared Deposits

Item Date	Reference	Item Type	Description	Amount
07/08/2026	DEP0005089	Deposit	CLPKT01478 BG:Cash	1,000.00
07/08/2026	DEP0005091	Deposit	CLPKT01477 BG:CC Payment	1,700.00
07/14/2026	DEP0005125	Deposit	CLPKT01488 BG:Cash	300.00
07/22/2026	DEP0005153	Deposit	CLPKT01496 BG:CC Payment	1,100.00
07/30/2026	DEP0005179	Deposit	CLPKT01504 BG:Cash	4,000.00
			Total Cleared Deposits (5)	8,100.00

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
07/09/2026	75	Check	David Tedford (Court Bond Only)	-1,000.00
07/16/2026	76	Check	City of Gluckstadt	-2,609.00
			Total Cleared Checks (2)	-3,609.00

Outstanding Deposits

Item Date	Reference	Item Type	Description	Amount
07/08/2026	DEP0005091	Deposit	CLPKT01477 BG:Cash	2,250.00
07/28/2026	DEP0005169	Deposit	CLPKT01500 BG:Cash	741.00
			Total Outstanding Deposits (2)	2,991.00

Item Date	Reference	Item Type	Description	Amount
08/29/2025	41	Check	Quanzavious Vaughn	-28.75
10/15/2025	45	Check	Melissa Pace	-250.00
12/29/2025	52	Check	Arnoifo Ortiz	-1,950.00
05/27/2026	71	Check	Larry Holmes (Refund Only)	-28.75
			Total Outstanding Checks (4)	-2,257.50

Gluckstadt, MS

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	6	-2,257.50	-3,609.00	-5,866.50
Deposit	7	2,991.00	8,100.00	11,091.00
		733.50	4,491.00	5,224.50

Gluckstadt, MS

Bank Statement Register

ICE STATION SEARCH AND SEIZURE ACCOUNT

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00322

Bank Statement		General Ledger	
Beginning Balance	175.00	Account Balance	175.00
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	175.00	Adjusted Account Balance	175.00

Statement Ending Balance	175.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

100-000-10100 CASH

Gluckstadt, MS

Bank Statement Register

PD FIREARM SEIZURE ACCOUNT

Period 7/3/2026 - 7/31/2026

Packet: BRPKT00323

Bank Statement		General Ledger	
Beginning Balance	0.00	Account Balance	13,000.00
Plus Debits	13,000.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	13,000.00	Adjusted Account Balance	13,000.00

Statement Ending Balance	13,000.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

104-000-10100 CASH

Cleared Deposits

Item Date	Reference	Item Type	Description	Amount
07/17/2026	DEP0005187	Deposit	CLPKT01506 BG:Cash	13,000.00
			Total Cleared Deposits (1)	13,000.00

Gluckstadt, MS

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Deposit	1	0.00	13,000.00	13,000.00
		0.00	13,000.00	13,000.00

Gluckstadt, MS

Bank Statement Register

PD FORFEITED FUNDS ACCOUNT

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00321

Bank Statement		General Ledger	
Beginning Balance	10,330.00	Account Balance	10,330.00
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	10,330.00	Adjusted Account Balance	10,330.00

Statement Ending Balance	10,330.00
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

102-000-10100 CASH

Gluckstadt, MS

Bank Statement Register

POLICE STATION DEBT SERVICE FUND

Period 7/1/2026 - 7/31/2026

Packet: BRPKT00320

Bank Statement		General Ledger	
Beginning Balance	100.24	Account Balance	100.24
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	100.24	Adjusted Account Balance	100.24

Statement Ending Balance	100.24
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

200-000-10100 CASH

RESOLUTION AMENDING THE FISCAL YEAR ENDING 2026 MUNICIPAL BUDGET

WHEREAS, the City of Gluckstadt adopted its municipal operating budget in September 2025 and set forth therein the anticipated revenues to be collected and expenditures to be expended throughout the ensuing fiscal year; and,

WHEREAS, the City of Gluckstadt has previously amended its annual operating budget in November 2025, February 2026, April 2026, May 2026, and June 2026; and,

WHEREAS, the City of Gluckstadt now finds that it is necessary and desirable to make certain budget amendments to various funds to account for additional revenues received and additional necessary expenses to be incurred;

NOW THEREFORE BE IT RESOLVED, that the fiscal year ending 2026 municipal *General Fund* operating budget be and is hereby amended in accordance with the details set forth as follows:

1) That revenues (donations) be amended by increasing the amount by $8,500.00 to reflect receipt of funds from the 4th Annual Stadt Scramble Golf Tournament. The funds will be used for the purchase of police car equipment.

2) That the budget category of capital outlay in the Police Department be amended by increasing the amount by $8,500.00 to provide funds for the expenditure of donated funds to be used for the purchase of police car equipment.

3) That revenues (grant revenue) be amended by increasing the amount by $5,000.00 to reflect receipt of funds from ExxonMobil. The funds will be used for the police department's purchase of gas detectors/monitors.

4) That the budget category of contractual services in the Police Department be amended by increasing the amount by $5,000.00 to provide funds for the expenditure of grant funds to be used for the purchase of gas detectors/monitors.

5) That revenues (grant revenue) be amended by increasing the amount by $13,820.00 to reflect receipt of funds from the Mississippi Department of Public Safety (JAG). The funds will be used for the purchase laptop computers.

6) That the budget category of capital outlay in the Police Department be amended by increasing the amount by $13,820.00 to provide funds for the expenditure of grant funds to be used for the purchase of laptop computers.

7) That the budget category of personnel in the Police Department be amended by increasing the amount by $22,000.00 to provide funds for unforeseen overtime expenses. The funds for this increase will come from Police Department contractual services.

8) That the budget category of contractual services in the Police Department be amended by decreasing the amount by $22,000.00. These funds will be moved to Police Department personnel to provide funds for unforeseen overtime expenses.

9) That cash-on-hand be amended by increasing the amount by $392,361.08 to reflect receipt of surplus funds from *Street Improvement Capital Project Fund 1 (Calhoun Station Parkway Overlay)*. The capital project fund was initially funded by a transfer from the General Fund. This amount represents the total of funds that remained unspent after the completion of the Calhoun Station Parkway improvement project.

BE IT FURTHER RESOLVED that pursuant to the foregoing the fiscal year ending September 30, 2026, General Fund budget as restated is as follows:

City of Gluckstadt General Fund **RECEIPTS**	Final Budget as Adopted	First Amended Budget as Adopted	Second Amended Budget as Adopted	Third Amended Budget as Adopted	Fourth Amended Budget as Adopted	Fifth Amended Budget as Adopted	Proposed Amendments	Budget Including Adopted Amendments
Licenses & Permits:								
Privilege Licenses	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ -	$ 40,000.00
Building Permits	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	-	130,000.00
Zoning Permits	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	-	4,000.00
Franchise Fees/Taxes:								
Franchise Taxes (Public Utilities)	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	-	200,000.00
Intergovernmental Revenues:								
Federal Grants	489,600.00	489,600.00	489,600.00	489,600.00	489,600.00	489,600.00	-	489,600.00
State Grants	190,406.10	190,406.10	210,406.10	1,737,998.60	1,737,998.60	1,737,998.60	13,820.00	1,751,818.60
State Shared Revenues	3,481,600.00	3,481,600.00	3,481,600.00	3,481,600.00	3,481,600.00	3,481,600.00	-	3,481,600.00
County Shared Revenues	470,000.00	470,000.00	778,335.00	778,335.00	778,335.00	778,335.00	-	778,335.00
Fines and Forfeits	402,500.00	402,500.00	402,500.00	402,500.00	402,500.00	402,500.00	-	402,500.00
Interest	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	-	75,000.00
Miscellaneous:								
Donations	-	-	-	10,200.00	10,200.00	10,200.00	8,500.00	18,700.00
Public Record Requests	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	-	8,000.00
Other Revenue	-	-	-	-	-	2,331,907.00	5,000.00	2,336,907.00
Fee for Tax Collections	(52,000.00)	(52,000.00)	(52,000.00)	(52,000.00)	(52,000.00)	(52,000.00)	-	(52,000.00)
Transfers In	328,850.00	328,850.00	328,850.00	328,850.00	328,850.00	328,850.00	392,361.08	721,211.08
Total from All Sources, Other Than Taxation	$ 5,767,956.10	$ 5,767,956.10	$ 6,096,291.10	$ 7,634,083.60	$ 7,634,083.60	$ 9,965,990.60	$ 419,681.08	$10,385,671.68
Beginning Cash and Investment Balance	3,560,543.87	4,004,545.00	4,004,545.00	4,004,545.00	4,004,545.00	4,004,545.00	-	4,004,545.00
Total Receipts Other Than Ad Valorem Tax	9,328,499.97	9,772,501.10	10,100,836.10	11,638,628.60	11,638,628.60	13,970,535.60	419,681.08	14,390,216.68
Amount to be Raised by Ad Valorem Tax	1,573,900.00	1,573,900.00	1,573,900.00	1,573,900.00	1,573,900.00	1,573,900.00	-	1,573,900.00
TOTAL FROM ALL SOURCES	$10,902,399.97	$11,346,401.10	$11,674,736.10	$13,212,528.60	$13,212,528.60	$15,544,435.60	$ 419,681.08	$15,964,116.68

City of Gluckstadt General Fund DISBURSEMENTS	Final Budget as Adopted	First Amended Budget as Adopted	Second Amended Budget as Adopted	Third Amended Budget as Adopted	Fourth Amended Budget as Adopted	Fifth Amended Budget as Adopted	Proposed Amendments	Budget Including Adopted Amendments
Legislative - Board:								
Personnel Services	$ 35,545.00	$ 35,545.00	$ 35,545.00	$ 35,545.00	$ 35,545.00	$ 35,545.00	$ -	$ 35,545.00
Supplies	500.00	500.00	500.00	500.00	500.00	500.00	-	500.00
Contractual Services	13,750.00	13,750.00	13,750.00	13,750.00	13,750.00	13,750.00	-	13,750.00
Capital Outlay	-	-	-	-	-	-	-	-
Total	$ 49,795.00	$ 49,795.00	$ 49,795.00	$ 49,795.00	$ 49,795.00	$ 49,795.00	$ -	$ 49,795.00
Judicial - Municipal Court:								
Personnel Services	$ 204,748.16	$ 204,748.16	$ 204,748.16	$ 204,748.16	$ 204,748.16	$ 204,748.16	$ -	$ 204,748.16
Supplies	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	-	8,000.00
Contractual Services	85,900.00	85,900.00	85,900.00	85,900.00	85,900.00	85,900.00	-	85,900.00
Capital Outlay	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	-	3,500.00
Total	$ 302,148.16	$ 302,148.16	$ 302,148.16	$ 302,148.16	$ 302,148.16	$ 302,148.16	$ -	$ 302,148.16
Executive - Mayor:								
Personnel Services	$ -	$ 27,500.00	$ 27,500.00	$ 27,500.00	$ 27,500.00	$ 27,500.00	$ -	$ 27,500.00
Supplies	500.00	500.00	500.00	500.00	500.00	500.00	-	500.00
Contractual Services	9,400.00	9,400.00	9,400.00	9,400.00	9,400.00	9,400.00	-	9,400.00
Capital Outlay	-	-	-	-	-	-	-	-
Total	$ 9,900.00	$ 37,400.00	$ 37,400.00	$ 37,400.00	$ 37,400.00	$ 37,400.00	$ -	$ 37,400.00
Elections								
Contractual Services	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00
Total	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00
Administration - Financial:								
Personnel Services	$ 377,955.01	$ 377,955.01	$ 377,955.01	$ 377,955.01	$ 377,955.01	$ 377,955.01	$ -	$ 377,955.01
Supplies	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	-	4,000.00
Contractual Services	58,020.00	58,020.00	58,020.00	58,020.00	58,020.00	58,020.00	-	58,020.00
Capital Outlay	-	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	-	2,670.00
Total	$ 439,975.01	$ 442,645.01	$ 442,645.01	$ 442,645.01	$ 442,645.01	$ 442,645.01	$ -	$ 442,645.01
Planning & Zoning:								
Personnel Services	$ 100,766.16	$ 100,766.16	$ 158,266.16	$ 158,266.16	$ 158,266.16	$ 158,266.16	$ -	$ 158,266.16
Supplies	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	-	1,900.00
Contractual Services	78,030.00	78,030.00	78,030.00	98,030.00	98,030.00	98,030.00	-	98,030.00
Capital Outlay	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	1,250.00
Total	$ 181,946.16	$ 181,946.16	$ 239,446.16	$ 259,446.16	$ 259,446.16	$ 259,446.16	$ -	$ 259,446.16

City of Gluckstadt General Fund DISBURSEMENTS	Final Budget as Adopted	First Amended Budget as Adopted	Second Amended Budget as Adopted	Third Amended Budget as Adopted	Fourth Amended Budget as Adopted	Fifth Amended Budget as Adopted	Proposed Amendments	Budget Including Adopted Amendments
Administration - General:								
Personnel Services	$ 74,027.62	$ 74,027.62	$ 74,027.62	$ 74,027.62	$ 74,027.62	$ 74,027.62	$ -	$ 74,027.62
Supplies	-	-	-	-	-	-	-	-
Contractual Services	941,450.00	893,450.00	933,450.00	913,450.00	913,450.00	913,450.00	-	913,450.00
Capital Outlay	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	-	1,500.00
Total	$ 1,016,977.62	$ 968,977.62	$ 1,008,977.62	$ 988,977.62	$ 988,977.62	$ 988,977.62	$ -	$ 988,977.62
Police Department:								
Personnel Services	$ 1,775,480.30	$ 1,810,480.30	$ 1,810,480.30	$ 1,810,480.30	$ 1,810,480.30	$ 1,810,480.30	$ 22,000.00	$ 1,832,480.30
Supplies	158,200.00	158,200.00	163,200.00	163,200.00	163,200.00	163,200.00	-	163,200.00
Contractual Services	313,830.00	313,830.00	313,830.00	332,207.00	332,207.00	332,207.00	(17,000.00)	315,207.00
Capital Outlay	388,468.42	604,133.17	599,133.17	590,956.17	590,956.17	590,956.17	22,320.00	613,276.17
Total	$ 2,635,978.72	$ 2,886,643.47	$ 2,886,643.47	$ 2,896,843.47	$ 2,896,843.47	$ 2,896,843.47	$ 27,320.00	$ 2,924,163.47
Fire Department:								
Contractual Services	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ -	$ 60,000.00
Total	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ -	$ 60,000.00
Building Inspection:								
Personnel Services	$ 177,847.97	$ 177,847.97	$ 120,347.97	$ 120,347.97	$ 120,347.97	$ 120,347.97	$ -	$ 120,347.97
Supplies	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	-	6,300.00
Contractual Services	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	-	12,000.00
Capital Outlay	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	1,250.00
Total	$ 197,397.97	$ 197,397.97	$ 139,897.97	$ 139,897.97	$ 139,897.97	$ 139,897.97	$ -	$ 139,897.97
Street Department:								
Personnel Services	$ 628,310.81	$ 628,310.81	$ 628,310.81	$ 628,310.81	$ 628,310.81	$ 628,310.81	$ -	$ 628,310.81
Supplies	163,700.00	163,700.00	163,700.00	163,700.00	163,700.00	163,700.00	-	163,700.00
Contractual Services	361,850.00	361,850.00	361,850.00	361,850.00	361,850.00	361,850.00	-	361,850.00
Capital Outlay	503,500.00	503,500.00	837,305.00	837,305.00	837,305.00	837,305.00	-	837,305.00
Total	$ 1,657,360.81	$ 1,657,360.81	$ 1,991,165.81	$ 1,991,165.81	$ 1,991,165.81	$ 1,991,165.81	$ -	$ 1,991,165.81
Parks & Recreation:								
Personnel Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	-	-	-	593,777.78	-	-	-	-
Contractual Services	-	-	-	538,888.89	-	-	-	-
Capital Outlay	-	-	-	564,658.33	-	-	-	-
Total	$ -	$ -	$ -	$ 1,697,325.00	$ -	$ -	$ -	$ -
Transfers:								
Transfers out	$ 804,381.81	$ 804,381.81	$ 804,381.81	$ 804,381.81	$ 2,501,706.81	$ 4,833,613.81	$ -	$ 4,833,613.81
Total	$ 804,381.81	$ 804,381.81	$ 804,381.81	$ 804,381.81	$ 2,501,706.81	$ 4,833,613.81	$ -	$ 4,833,613.81
Total Disbursements	$ 7,365,861.26	$ 7,598,696.01	$ 7,972,501.01	$ 9,680,026.01	$ 9,680,026.01	$12,011,933.01	$ 27,320.00	$12,039,253.01
Ending Cash and Investment Balance	$ 3,536,538.71	$ 3,747,705.09	$ 3,702,235.09	$ 3,532,502.59	$ 3,532,502.59	$ 3,532,502.59	$ 392,361.08	$ 3,924,863.67
TOTAL DISBURSMENTS AND ENDING BALANCE	$10,902,399.97	$11,346,401.10	$11,674,736.10	$13,212,528.60	$13,212,528.60	$15,544,435.60	$ 419,681.08	$15,964,116.68

BE IT FURTHER RESOLVED, that the fiscal year ending 2026 *Street Improvement Capital Project Fund 1 (Calhoun Station Parkway Overlay)* budget be and is hereby amended in accordance with the details set forth as follows:

1) The beginning cash and investment balance for this fund was overstated by $100.00 when the fund's original, FYE2026 budget was adopted; therefore, the beginning cash balance is amended to the correct amount of $1,031,452.44. Likewise, the resulting transfer out in the amount of $328,850.00 was overstated and is amended to $328,750.00.

2) That the project for which the capital project fund was created is complete, and all liabilities and financial obligations of the city have been satisfied. Therefore, having been initially funded by a transfer from the *General Fund*, the remaining funds contained in contractual services ($19,086.04), capital outlay ($44,525.04), and transfers out ($328,750.00) totaling $392,361.08 shall be transferred to the *General Fund* cash balance.

BE IT FURTHER RESOLVED that pursuant to the foregoing the fiscal year ending September 30, 2026, *Street Improvement Capital Project Fund 1* budget as restated is as follows:

Street Improvement Capital Project Fund 1
(Calhoun Station Parkway Overlay)

RECEIPTS	Final Budget as Adopted	Proposed Amendments	Budget Including Adopted Amendments
Intergovernmental Revenue	$ -	$ -	$ -
Transfers In	-	-	-
Total from All Sources, Other Than Taxation	$ -	$ -	$ -
Beginning Cash and Investment Balance	$ 1,031,552.44	$ (100.00)	$ 1,031,452.44
Total Receipts Other Than Ad Valorem Tax	$ 1,031,552.44	$ (100.00)	$ 1,031,452.44
Amount to be Raised by Ad Valorem Tax	$ -	$ -	$ -
TOTAL FROM ALL SOURCES	$ 1,031,552.44	$ (100.00)	$ 1,031,452.44
DISBURSEMENTS			
Public Safety:			
Contractual Services	$ 82,702.44	$ (19,086.04)	$ 63,616.40
Capital Outlay	620,000.00	(44,525.04)	575,474.96
Total	$ 702,702.44	$ (63,611.08)	$ 639,091.36
Transfers Out	328,850.00	63,511.08	392,361.08
Total Disbursements	$ 1,031,552.44	$ (100.00)	$ 1,031,452.44
Ending Cash and Investment Balance	$ -	$ -	$ -
TOTAL DISBURSMENTS AND ENDING BALANCE	$ 1,031,552.44	$ (100.00)	$ 1,031,452.44

WHEREAS, through law enforcement efforts and court action resulting therefrom, the City of Gluckstadt Police Department is in receipt of certain funds and assets resulting from civil forfeiture, and such is best accounted in a newly created fund as hereafter named; and,

BE IT FURTHER RESOLVED, there be created separate and apart from the General Fund, and all other funds, a new fund named the *Police Firearm Seizure Fund* and said fund shall contain the revenues and expenses as hereinafter indicated.

BE IT FURTHER RESOLVED that pursuant to the foregoing, the fiscal year ending September 30, 2026 budget as restated and expanded to include the *Police Firearm Seizure Fund* is as follows:

Police Firearm Seizure Fund

RECEIPTS	Final Budget as Adopted	Proposed Amendments	Budget Including Adopted Amendments
Fines & Forfeitures	$ -	$ 13,000	$ 13,000
Total from All Sources, Other Than Taxation	$ -	$ 13,000	$ 13,000
Beginning Cash and Investment Balance	-	-	-
Total Receipts Other Than Ad Valorem Tax	$ -	$ 13,000	$ 13,000
Amount to be Raised by Ad Valorem Tax	-	-	-
TOTAL FROM ALL SOURCES	$ -	$ 13,000	$ 13,000
DISBURSEMENTS			
Public Safety:			
Supplies	$ -	$ 13,000	$ 13,000
Total	$ -	$ 13,000	$ 13,000
Total Disbursements	$ -	$ 13,000	$ 13,000
Ending Cash and Investment Balance	-	-	-
TOTAL DISBURSMENTS AND ENDING BALANCE	$ -	$ 13,000	$ 13,000

BE IT FURTHER RESOLVED that pursuant to Miss Code Ann. §21-35-25 the City Clerk is hereby authorized and directed to publish the foregoing amendments to the municipal budget within two (2) weeks of the adoption of this resolution.

The foregoing resolution having been first reduced to writing was moved for adoption by Alderman _____, and seconded by Alderman _____, with the vote thereon being as follows:

Alderman Miya Warfield Bates voted:	yes	no
Alderman Jessie Campbell voted:	yes	no
Alderman Jayce Powell voted:	yes	no
Alderman John Taylor voted:	yes	no
Alderman Chip Williams voted:	yes	no

SO RESOLVED this the 11th day of August 2026.

_____
WALTER C. MORRISON, IV
MAYOR

ATTEST:

_____
LINDSAY KELLUM
CITY CLERK

{Seal}

CITY OF GLUCKSTADT

MISSISSIPPI
OFFICE OF THE POLICE DEPARTMENT
140 Gluckstadt Way, Gluckstadt, Mississippi 39110

MEMORANDUM

To: Mayor & Board of Alderman

From: Barry Hale, Police Chief

Date: July 29, 2026

Subject: Requesting approval for budget amendments.

I am requesting approval for budget amendments in the amount of:

1. I need to move $8,000.00 from 001-200-68301 Prisoners Expenses to 001-200-430 Overtime.

2. I need to move $5,000.00 from 001-200-681 Other Services & Charges to 001-200-430 Overtime.

3. I need to move $5,000.00 that was taken out of Prisoners Expenses to be moved into Emergency Management for a grant (Gas Detectors) and move it to 001-200-430 Overtime.

4. I need to move $4,000.00 from 001-200-688 IT & Software Services to 001-200-430 Overtime.

5. I need to move $13,000.00 made from the auction of forfeited weapons into 001-200-53501 Uniforms-Bulletproof Vest Partnership.

6. I need to move $8,500.00 donated from the 4th Annual Stadt Scramble Golf Tournament to 001-200-903 Patrol Cars Equipment.

7. I need to move $75,000.00 donated by the state legislature to be used for a Drone and other equipment into 001-200-650 Emergency Management during the upcoming 2026-2027 fiscal year budget.

Barry Hale

Chief of Police
Gluckstadt Police Department

From: Lindsay Kellum
To: Tim Youngblood
Cc: Scott Maugh; Chris Buckner; Walter Morrison
Subject: Calhoun Station Parkway Project - August Budget Amendment
Date: Wednesday, August 5, 2026 3:36:00 PM
Attachments: image003.png
Calhoun Station Parkway Fund, Bank Statement_3184.pdf

Tim,

One more to add to the Aug. amendment – need to move the remaining amount of money from the CSP fund back to GF. I have attached the final bank statement here with no additional invoices anticipated or checks that would need to clear.

We need to transfer remaining balance back and close.

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130
(769) 567-2306
Lindsay.Kellum@gluckstadt.net

From: Lindsay Kellum
Sent: Thursday, July 9, 2026 2:41 PM
To: Chris Buckner <chris.buckner@gluckstadt.net>; Scott Maugh <scott.maugh@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <Walter.Morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: RE: Calhoun Station Parkway Project

Thank you for confirming. I will submit to board for August meeting, alongside a budget amendment.

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130

(769) 567-2306
Lindsay.Kellum@gluckstadt.net

From: Chris Buckner <chris.buckner@gluckstadt.net>
Sent: Thursday, July 9, 2026 2:33 PM
To: Scott Maugh <scott.maugh@gluckstadt.net>; Lindsay Kellum <lindsay.kellum@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: Re: Calhoun Station Parkway Project

We have paid the final payment for this project.

CHRIS BUCKNER
Public Works Director, City of Gluckstadt
107 Lone Wolf Dr
Gluckstadt, MS 39110
Cell: (769) 235-9629
Office: (769) 567-1758
Fax: (769) 567-2305
chris.buckner@gluckstadt.net

From: Scott Maugh <scott.maugh@gluckstadt.net>
Sent: Thursday, July 9, 2026 1:51 PM
To: Lindsay Kellum <lindsay.kellum@gluckstadt.net>; Chris Buckner <chris.buckner@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>

Subject: RE: Calhoun Station Parkway Project

Do not believe so for July.

SCOTT MAUGH
Assistant City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130
Office: (769) 567-2306
Fax: (769) 567-2305
Scott.Maugh@gluckstadt.net

From: Lindsay Kellum <lindsay.kellum@gluckstadt.net>
Sent: Thursday, July 9, 2026 1:28 PM
To: Chris Buckner <chris.buckner@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Scott Maugh <scott.maugh@gluckstadt.net>; Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: Calhoun Station Parkway Project
Importance: High

Good Afternoon Buck,

Do we anticipate any additional invoices from adcamp, engineers or other vendors related to the Calhoun Station Parkway Overlay Project? Also, do we have any invoices on July claims related (SM)?

As of today's date, we have a total of $392,361.08 remaining in that fund; if there will be no more payments made out of it, I have the need to credit back the general fund for debt service purposes (the GF loaned CSP fund the money initially) and close the account. In order to do so, I will need board approval to transfer and close, and it will likely require a budget amendment in August to move it back.

Please advise so we can plan accordingly.

Thanks!

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt

P.O. Box 2210
Madison, MS 39130
(769) 567-2306
Lindsay.Kellum@gluckstadt.net

RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI, GRANTING A FEE-IN-LIEU OF AD VALOREM TAXES, AND APPROVING AND AUTHORIZING THE EXECUTION OF A FEE-IN-LIEU OF AD VALOREM TAX AGREEMENT, PURSUANT TO MISSISSIPPI CODE SECTIONS 27-31-104 AND 27-31-105(2) AND A PROJECT COOPERATION AGREEMENT FOR AN ECONOMIC DEVELOPMENT PROJECT AND RELATED MATTERS.

WHEREAS, the Board of Supervisors (the "Board") of Madison County, Mississippi (the "County") hereby finds, adjudicates and determines as follows:

1. All references herein to "MCA §" shall mean the Mississippi Code of 1972, as amended;

2. The Board has taken up the matter of considering (1) a proposed Project Cooperation Agreement (a copy of which is attached hereto as **Exhibit "A"** and is referred to herein as the "PCA") by and between the Madison County Economic Development Authority, a Mississippi body politic ("MCEDA"), the County, and Griesson USA Corporation (the "Company"), a Delaware corporation, and (2) the granting of a fee-in-lieu of ad valorem taxes to the Company, and in connection therewith the approval and authorization of the execution of, either (a) a proposed fee-in-lieu of ad valorem tax agreement (a copy of which is attached hereto as **Exhibit "B"** and is referred to herein as the "County FILOT Agreement") by and between the County and the Company, or (b) a proposed fee-in-lieu of ad valorem tax agreement (a copy of which is attached hereto as **Exhibit "C"** and is referred to herein as the "City & County FILOT Agreement") by and between the County, the City of Gluckstadt, Mississippi (the "City") and the Company;

3. The Board hereby adopts and incorporates as its findings, determinations, adjudications and declarations for purposes of this Resolution all of the Recitals set forth in both the PCA and the County FILOT Agreement or the City & County Agreement, as applicable;

4. The Board further finds and determines that it will be in the best interest of the County and its residents that the Board approve and authorize the execution of the PCA and either the County FILOT Agreement or the City & County FILOT Agreement, as applicable, by the County, and that the terms and conditions of the PCA and either the County FILOT Agreement or the City & County FILOT Agreement, as applicable, will best promote and protect the public interest, convenience and necessity.

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

SECTION 1. Approval of the PCA. The PCA is hereby approved, and the President and Clerk of the Board are hereby authorized to execute and deliver the PCA under the seal of the County, for and on behalf of the County, in substantially the form attached hereto as **Exhibit "A"**, with such completions, changes, insertions and modifications as shall be approved by the Board attorney and the President and Clerk of the Board, the approval thereof by the Board attorney and the execution thereof by the President and Clerk of the Board to be conclusive evidence of such approval; all provisions of PCA, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the extent as if separately set out verbatim herein; and in the event of any conflict between the provisions of this resolution and the provisions of the PCA, the provisions of the PCA shall govern.

SECTION 2. Authorization of the County FILOT Agreement and Grant of a Fee-in-Lieu. The County FILOT Agreement is hereby approved and, subject to the execution by the Mississippi Development Authority ("MDA") of the County FILOT Agreement through its execution of the Certificate

of Final Approval attached as Exhibit "A" thereto, the fee-in-lieu of ad valorem taxes, as described in the County FILOT Agreement, is hereby granted; and the President and Clerk of the Board are hereby authorized to execute and deliver the County FILOT Agreement for and on behalf the County in substantially the form attached hereto as **Exhibit "B"**, with such completions, changes, insertions and modifications as shall be approved by the Board's attorney and the President of the Board, the approval thereof by the Board's attorney and the execution thereof by the President of the Board to be conclusive evidence of such approval; and all provisions of the County FILOT Agreement, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the extent as if separately set out verbatim herein; and in the event of any conflict between the provisions of this resolution and the provisions of the County FILOT Agreement, the provisions of the County FILOT Agreement shall govern.

SECTION 3. Alternative FILOT. To the extent that the Mayor and Board of Aldermen of the City, approve City and County FILOT Agreement within sixty (60) days of passage of this resolution, the City and County FILOT Agreement is hereby approved in lieu of the County FILOT Agreement; and the alternative approval thereof shall be subject to all the same executions, authorizations and approvals described in Sections 2 and 4 of this resolution.

SECTION 4. Authority of Agents. The President of the Board, Vice-President of the Board, Clerk of the Board and the attorneys and/or other agents or employees of the County are hereby authorized to do all things and to execute such instruments, (i) which are necessary for the performance by the County of its obligations set forth in the PCA and the County FILOT Agreement and/or (ii) which the President of the Board, with the advice of the attorney for the Board, deems necessary or desirable to effect the purposes hereof or to enable the County to perform its obligations hereunder or otherwise pursuant to the PCA and the County FILOT Agreement.

SECTION 5. Captions. The captions or headings of this resolution are for convenience only and in no way define, limit or describe the scope or intent of any provision of these resolutions.

SECTION 6. Board Minutes. The Clerk of the Board is hereby directed to spread a copy of this resolution on the minutes of this Board.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

After discussion, Supervisor Gerald Steen moved and Supervisor Paul Griffin seconded the motion to adopt the foregoing resolution and, the question being put to a roll call vote, the result was as follows:

Supervisor Casey Brannon	voted: Aye
Supervisor Trey Baxter	voted: Aye
Supervisor Gerald Steen	voted: Aye
Supervisor Karl M. Banks	voted: Absent
Supervisor Paul Griffin	voted: Aye

The motion having received the affirmative vote of a majority of the Supervisors present, the motion was declared passed by the President of the Board on this the 27th day of July, 2026.

Gerald Steen, President of the Board

ATTEST:

Ronny Lott, Clerk of the Board
(SEAL)

CHANCERY CLERK ★ MADISON COUNTY, MISSISSIPPI

Exhibit "A"

Project Cooperation Agreement ("PCA")

(see attached)

PROJECT COOPERATION AGREEMENT

BETWEEN

GRIESSON USA CORPORATION,

MADISON COUNTY, MISSISSIPPI

and

THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY

PREAMBLE

This Project Cooperation Agreement (this "Agreement") is made as of [_____], 2026 (the "Effective Date"), by and among the MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, a Mississippi body politic ("MCEDA"), MADISON COUNTY, MISSISSIPPI (the "County"), acting by and through its Board of Supervisors (the "County Board"), and Griesson USA Corporation, a Delaware corporation, duly qualified to conduct business in the State of Mississippi (the "State"), and all successors and assigns thereof (the "Company") (all of the foregoing being the "Parties" and each a "Party").

RECITALS

1. WHEREAS, the Company has been evaluating various states and locations within the United States to construct, develop, and operate a new food product manufacturing, warehousing and distribution facility and related facilities (collectively, the "New Facility," as more specifically defined herein), and the Company has selected the New Facility Site (as defined herein) in the County as its final, selected location for the New Facility;

2. WHEREAS, the Company also intends to acquire either (a) the existing food products manufacturing facility located at 228 Industrial Drive North, Madison, MS 39110 (the "Existing Facility"), or (b) all of the equity interests of the direct or indirect owner of the Existing Facility, and the Company intends to make or cause to be made improvements thereto and replacements and addition of equipment and other personal property therein (the "Existing Facility Expansion");

3. WHEREAS, the New Facility, together with the Existing Facility Expansion, is expected to result in (a) the creation of thirty (30) additional, full-time jobs in the County, in excess of the one hundred and four (104) existing full-time jobs currently maintained at the Existing Facility at the Effective Date; and (b) a Capital Investment (as defined below) of not less than Seventy Million Dollars ($70,000,000.00) in the County;

4. WHEREAS, MCEDA and the County recognize that the Company would not have pursued the location and development of the New Facility in the County without the benefits made available by law and this Agreement, and desire to encourage the Company to locate the New Facility on the New Facility Site in the County;

5. WHEREAS, MCEDA and the County further recognize that Company would not have pursued the acquisition of the Existing Facility or all of the equity interests of the direct or indirect owner of the Existing Facility, and thereafter the Existing Facility Expansion in the City of Gluckstadt, Mississippi (the "City") and the County without the benefits made available by law and this Agreement, and desire to encourage the Company to acquire the Existing Facility or all of the equity interests of the direct or indirect owner of the Existing Facility and undertake the Existing Facility Expansion in the City and the County;

6. WHEREAS, MCEDA, the County, and the Company each acknowledge that the commitments contained in this Agreement, including the Infrastructure Improvements (as defined herein) to be performed by MCEDA to support the Projects (as defined herein), constitute significant inducements to the Company upon which it has materially relied upon in making its decision to locate the New Facility in the County and to acquire the Existing Facility or all of the equity interests of the direct or indirect owner of the Existing Facility and undertake the Existing Facility Expansion in the City and County;

7. WHEREAS, MCEDA and the County each acknowledge that the Company desires to execute and be bound by this Agreement only *if and when* the acquisition of the Existing Facility occurs, and that without the occurrence of such acquisition, the Company has no desire to execute or be bound by this Agreement, and has no use of or advantage from the benefits made available by law and/or this Agreement; and

8. WHEREAS, the Parties desire to memorialize their understandings and intend that this Agreement will constitute their binding and definitive agreement concerning such proposals and inducements, subject to the terms and conditions as set forth therein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals and the mutual promises, agreements, and covenants contained in this Agreement, and other good and valuable consideration each to the other given and intending that the obligations in this Agreement be valid and legal obligations of each Party, the Parties mutually agree as follows:

ARTICLE I
DEFINITIONS; TERMINOLOGY OF AGREEMENT.

Section 1.01 Specific Defined Terms. Except as otherwise defined herein, the following capitalized terms shall be defined as follows:

"Affiliate" means any Person which Controls, is Controlled by, or is under common Control with another Person.

"Agreement" has the meaning ascribed to such term in the Preamble.

"Base Employment Level" means the one hundred and four (104) Full-Time Jobs maintained at the Existing Facility as of the Effective Date.

"Business Day" means any day that is not a Saturday, a Sunday or declared to be a federal holiday or holiday of the State of Mississippi.

"Capital Investment" means expenditures for either of the Projects by a Company Party, specifically including expenditures for either of the Projects at either respective Project Site, which are capitalizable under Applicable Accounting Rules, whether or not the Company Party elects to capitalize the same, as reflected in the financial statements of such Company Party, as applicable, including, without limitation: (a) the capitalizable cost of any investment by the Company Party in real property, real property improvements, such as buildings, fencing, and permanent foundations, and personal property associated with either Project; and (b) the capitalizable cost of Leasehold Interests. "Capital Investment" shall also include, without limitation, such expenditures for any new Property that has already been delivered to the Project Site but for which all or a portion of the cost thereof remains unpaid, but which yet unpaid costs are nonetheless contractually obligated to be expended by a Company Party for such Property.

"Certificate of Investment" means a certificate of the Company substantially in the form attached hereto as **Exhibit "G"** attesting to the amount of Minimum Capital Investment and Minimum Job Commitments which have been made.

"Certificate of Occupancy" means a certificate issued by the County certifying that the New Facility is complete and in compliance with applicable building codes and regulations and is suitable for occupancy and operation consistent with its intended use, but shall exclude any temporary certificate of occupancy.

"City" has the meaning ascribed to such term in the Recitals.

"Clawback Funds" means all funds, not to exceed the Infrastructure Improvements Cost Estimate, actually expended by MCEDA or which are unpaid but nonetheless contractually obligated to be expended by MCEDA in order to complete any Infrastructure Improvement in accordance with this Agreement.

"Commercial Operation Date" means, with respect to the New Facility, the date upon which the earlier of either of the following occurs: (a) the principal building comprising the New Facility has been completed such that the Company has begun the regular shipment of any foods products invoiced for sale to wholesale customers, exclusive of receipt, retrieval, storage, packaging, loading and shipment of goods associated with testing or trials of equipment or processes; (b) a Certificate of Occupancy is issued for the principal building comprising the New Facility; or (c) the Company has communicated to MCEDA and the County (without any obligation to do so) that the requirements set forth under the immediately preceding subsection (a) have been met, which the Company may determine at its commercially reasonable discretion.

"Commercial Operation Deadline" means December 31, 2031, as such date may be extended by one day for each day of delay due to a Force Majeure Event or an Inducer Delay.

"Company" has the meaning ascribed to such term in the Preamble.

"Company Parties" means the Company and any Affiliates thereof, and "Company Party" means the Company or any Affiliates thereof.

"Control" (including the correlative meanings of the terms "Controlled by" and "under common Control with" and "Controlling") means, with respect to any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the management policies of such Person, whether through the ownership of voting securities or by contract or otherwise.

"County" has the meaning ascribed to such term in the Preamble.

"County Board" has the meaning ascribed to such term in the Preamble.

"Effective Date" has the meaning ascribed to such term in the Preamble.

"**Energy Company**" means Entergy Mississippi, LLC, the regulated electric power utility that serves as the sole load serving entity for electrical power for both the New Facility and the Existing Facility.

"**Energy System Improvements**" has the meaning ascribed to such term in Section 5.04(a).

"Existing Facility" has the meaning ascribed to such term in the Recitals.

"Existing Facility Expansion" means the expansion of the Existing Facility comprised of all new personal property and improvements to real property acquired, developed, constructed, installed, operated and maintained on the Existing Facility Site on and after the Effective Date hereof.

"Existing Facility Site" means the parcel or parcels of real property described on **Exhibit "A"** attached hereto.

"Force Majeure Event" has the meaning ascribed to such term in Section 7.09.

"Full-Time Job" means (a)(i) a job that offers a minimum of 1,820 hours of an employee's time per year (which equates to 35 hours per week on average); and which shall be calculated based on the hours specified in such employee's employment letter or other documentation, or on the total hours worked (including any overtime), whichever is greater, for a full work year or (ii) a job for which the employee is compensated based on 1,820 hours for such annual period (including in each case an employee who, after hiring, elects to take unpaid time off or are on short term or long term disability); (b) the employee holding such job receives compensation subject to Mississippi income tax withholdings or which would have been subject to Mississippi income tax withholdings prior to January 1, 2024 if employed prior to such date and (c) the employee holding such job is eligible for and offered health insurance coverage funded in whole or at least fifty percent (50%) by the employee's employer. The term "Full-Time Job" also means that any employee meeting the preceding definition must also be either (i) a direct employee of a Company Party or (ii) an individual employed on a contractual basis through a third-party contracting service or by an independent contractor of a Company Party thereof but only to the extent that such employee is assigned on a full-time basis (as described above) to activities related to the operations of the Company Party at either of the Project Sites, and is under the will and control of the Company Party. Further, in order for such employee of a Company Party, or of a qualified third-party employee leasing enterprise or an independent contractor, to be considered a "Full-Time Job" for purposes of this Agreement, such employer must maintain and make available to MCEDA its employment records as required by the MDES and/or the Office of State Auditor to verify such employment data. Full-Time Jobs shall not include any job held by a non-County resident primarily performing remote work or primarily telecommuting from outside of the County. Any such telecommuting employee performing remote work must primarily work in the County for the respective job held thereby to qualify as a Full-Time Job under the preceding definition. For purposes of this definition of "Full-Time Job", "**primarily**" shall mean at least Nine Hundred Ten (910) Hours of an employee's time per year, or, for an employee who commences employment during a calendar year, at least a pro rata portion of such Nine Hundred Ten (910) Hours, calculated based on the portion of the calendar year during which such employee is employed.

"Gas Company" means Delta Utilities, the regulated natural gas utility company within whose certificated territory, as authorized by the Mississippi Public Service Commission, the New Project Site is located.

"**Gas System Improvements**" has the meaning ascribed to such term in Section 5.04(a).

"Inducer Delay" means any delay or failure (i) by MCEDA to timely Substantially Complete all of the Infrastructure Improvements by the respective deadline prescribed therefor in ARTICLE V, (ii) by the Gas Company to timely Substantially Complete the Gas System Improvements or (iii) by the Energy Company to timely Substantially Complete the Energy System Improvements, in each instance by the respective deadline prescribed therefor in Section 5.04.

"Job Creation Deadline" means December 31, 2032, as such date may be extended by one day for each day of delay due to a Force Majeure Event or an Inducer Delay.

"Job Creation Commitment" has the meaning ascribed to such term in Section 3.02(b).

"Job Maintenance Commitment" has the meaning ascribed to such term in Section 3.02(b).

"Job Maintenance Period" means a period of five (5) consecutive years following the earlier of (i) the year in which the Jobs Creation Commitment is satisfied; or (ii) the Job Creation Deadline.

"Infrastructure Improvements" means the Road Improvements, the Water System Improvements, and the Wastewater System Improvements.

"Infrastructure Improvements Cost Estimate" means, collectively, the sum of the Road Improvements Cost Estimate, the Water System Improvements Cost Estimate and the Wastewater System Improvements Cost Estimate, as such amount may be increased by mutual agreement of MCEDA and the Company.

"Investment Commitment" has the meaning ascribed to such term in Section 3.02(a); provided that, in determining the amount of the Capital Investment made by one or more Company Parties, the value of Leasehold Interests includes without limitation: (a) property leased by the Company under a capital lease or other type of financing lease; and (b) the cost of leasehold interests which could be capitalized on the Company's financial statements if the investment had been made by the Company, such as interests in a sale-leaseback and similar financial lease transactions.

"Investment Commitment Deadline" means December 31, 2031, as such date may be extended by one day for each day of delay due to a Force Majeure Event or an Inducer Delay.

"Leasehold Interests" means the property interests of both a Lessor and a Company Party in real or personal property comprising or situated at either Project Site, which is leased, subleased, or licensed to be used in connection with, or which is necessary for or are otherwise related to, the establishment or operation of either Project. For the determination of the Capital Investment, the value of Leasehold Interests includes: (a) the value of any real or personal property leased by a Company Party under a capital lease or other type of financing lease; and (b) the cost of Leasehold Interests which could be capitalized on the financial statements of a Company Party, if the investment had been made by such Company Party, in each case in connection with or which is necessary for or are otherwise related to the establishment or operation of either Project.

"MCA §" means a section of the Mississippi Code of 1972, as amended.

"MCEDA" has the meaning ascribed to such term in the Preamble hereof.

"MDA" means the Mississippi Development Authority.

"New Facility" and **"New Facility Project"** means a new food products manufacturing facility or facilities constructed, equipped and operated at the New Facility Site, including all real and personal property acquired, developed, constructed, equipped, operated and/or maintained, including buildings and other real property improvements, machinery, equipment and other personal property placed on, the New Facility Site after the Effective Date hereof.

"New Facility Site" means the parcel or parcels of real property described on **Exhibit "B"** attached hereto.

"Party" and **"Parties"** have the respective meanings ascribed to such term(s) in the Preamble.

"Permanent Facility Closure" means any permanent cessation of manufacturing operations of (a) the Existing Facility, as expanded by the Existing Facility Expansion, and/or (b) the New Facility, which shall be evidenced by either (1) written notice to the County by the Company that it will cease all manufacturing, warehousing and distribution operations at either or both Project Sites permanently, or (2) any actual cessation of such all manufacturing, warehousing and distribution operations at either or both Project Sites for twelve (12) or more consecutive months other than as a result of (i) a casualty loss event; provided that the Company makes reasonable efforts thereafter to repair and/or rebuild damaged portions of the Existing Facility, as expanded by the Existing Facility Expansion, and/or the New Facility , as applicable, and/or recommence any such operations; or (ii) an Inducer Delay or (iii) any other Force Majeure Event. Notwithstanding anything to the contrary contained herein, no Permanent Facility Closure shall be deemed to have occurred with respect to a Project Site if, at any time prior to or following the cessation of operations at the Existing Facility the Company shall, within two (2) years prior to or following such cessation of operations at the Existing Facility, construct or cause to be constructed new real property improvements and/or install or cause to be installed new personal property for the which the combined aggregate assessed value for ad valorem tax purposes (i.e., the value after applying the applicable assessment ratio) totals at least Two Million Two Hundred Eighty-Four Thousand Eight Hundred Eighty-Six Dollars ($2,284,886) in excess of the value of real and personal property, as determined ad valorem tax purposes, then currently located at the New Facility; provided that such amount may, at any time prior to or following the cessation of operations at the Existing Facility, be satisfied in whole or in part by the value of personal property relocated from the Existing Facility.

"Person" means any individual, general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative, association, foreign trust, or foreign business organization, and the heirs, executors, administrators, legal representatives, successors, and assigns of such "Person" where the context so permits.

"Project" means either the Existing Facility Expansion or the New Facility Project, as applicable, and "Projects" means both the Existing Facility Expansion and the New Facility Project.

"Project Commitment" means each of the Investment Commitment, the Job Creation Commitment and the Job Maintenance Commitment; and "Project Commitments" means, collectively, the Investment Commitment, the Job Creation Commitment and the Job Maintenance Commitment.

"Project Site" means the Existing Facility Site or the New Facility Site, and "Project Sites" shall refer to both the Existing Facility Site and the New Facility Site.

"Property" means all Existing Facility Property and all New Facility Property.

"PSA" has the meaning ascribed to such term in Section 4.02.

"Road Improvements" has the meaning ascribed to such term in Section 5.01(a) and **Exhibit "C"** attached hereto.

"Road Improvements Cost Estimate" has the meaning ascribed to such term in Section 5.01(b).

"State" has the meaning ascribed to such term in the Recitals.

"Substantial Completion" or **"Substantially Complete"** means, with respect to each Infrastructure Improvement, that such Infrastructure Improvement has been constructed and completed to such an extent that it is operational and the Company can utilize such Infrastructure Improvement for the New Facility without any material hindrance to New Facility operations including, without limitation, completion of all necessary inspections and receipt of all required approvals or permits. Without limiting the foregoing, (a) with respect to the Road Improvements, Substantial Completion means that all lanes of Road Improvements are open to vehicular and heavy truck traffic on a 24 hour a day, 7 day a week basis;(b) with respect to the Water Improvements and Wastewater Improvements, Substantial Completion means that such Infrastructure Improvements can provide water and sewer services, as applicable, to the New Facility Site, as contemplated by the Schedules and Exhibits attached hereto, in the capacities and subject to the standards required thereby, as applicable; and (c) with respect to the Gas System Improvements or Energy System Improvements, respectively, Substantial Completion means that such Gas System Improvements or Energy System Improvements, respectively, can provide natural gas services or energy services, respectively to the New Facility Site, as contemplated by **Exhibit F1** and **Exhibit F2**, both, as attached hereto, in the capacities and subject to the standards required thereby.

"Wastewater Improvements" has the meaning ascribed to such term in Section 5.03(b) and **Exhibit "E"** attached hereto.

"Wastewater System Improvements Cost Estimate" has the meaning ascribed to such term in Section 5.03(d).

"Water Association" has the meaning ascribed to such term in Section 5.02(a).

"Water Improvements" has the meaning ascribed to such term in Section 5.02(b) and **Exhibit "D"** attached hereto.

"Water System Improvements Cost Estimate" has the meaning ascribed to such term in Section 5.02(d).

Section 1.02 Terms Generally. The definitions of terms herein shall apply equally to the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms. The words "asset" and "property" shall be construed to have the same meaning and effect. The word "will" shall be construed to have the same meaning and effect as the word "shall." Unless the context requires otherwise (a) any definition of or reference to any agreement, instrument or other document herein shall be construed as referring to such agreement, instrument or other document as from time to time amended, supplemented, restated, amended and restated or otherwise modified (subject to any restrictions on such amendments, supplements, restatements, amendments or restatements or other modifications set forth in any such document), (b) any reference herein to any person shall be construed to include such person's permitted successors and assigns, (c) the words "herein," "hereof" and "hereunder," and words of similar import, shall be construed to refer to this Agreement in its entirety and not to any particular provision hereof, (d) all references herein to Articles, Sections, Exhibits, Schedules and Annexes shall be construed to refer to Articles and Sections of, and Exhibits, Schedules and Annexes to, this Agreement, unless otherwise indicated and (e) any reference to any law or regulation shall (i) include all statutory and regulatory provisions consolidating, amending, replacing or interpreting or supplementing such law or regulation, and (ii) unless otherwise specified, refer to such law or regulation as amended, modified or supplemented

from time to time. All references to "days" shall be construed to mean calendar days unless otherwise specified.

ARTICLE II
GENERAL OBLIGATIONS OF THE PARTIES

Section 2.01 The Company. Subject to Section 3.01, for and in consideration of the commitments of MCEDA and the County as expressed herein, the Company agrees to locate and develop each Project on its respective Project Site and to perform its other commitments stated herein.

Section 2.02 MCEDA. For and in consideration of the commitments of the Company and the County as expressed herein, MCEDA, pursuant to a resolution duly approved and adopted by its Board of Directors, agrees to perform its commitments stated herein.

Section 2.03 The County. For and in consideration of the commitments of MCEDA and the Company as expressed herein, the County, pursuant to a resolution duly approved and adopted by its County Board, agrees to perform its commitments stated herein.

ARTICLE III
THE COMPANY'S COMMITMENTS

Section 3.01 Location of the Projects. The Company agrees to locate and develop the Projects on their respective Project Sites subject to the terms and conditions of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, neither MCEDA nor the County shall have any obligation to perform any obligations thereof set forth in this Agreement unless and until all of the following have occurred: (a) the Company completes its acquisition of the Existing Facility, (b) the Company acquires the New Facility Site from MCEDA pursuant to the PSA and (c) the Company delivers written notice to MCEDA notifying MCEDA that the Company acquired the Existing Facility and the New Facility Site, and directing MCEDA to proceed with the design, engineering, construction and installation of the Infrastructure Improvements (the "Notice to Proceed"). Notwithstanding the preceding sentence, (1) the Company may terminate this Agreement with immediate effect and without any liability to MCEDA or the County hereunder, if the Company fails to acquire the Existing Facility and/or the New Facility Site (except to the extent such failure to acquire the New Facility Site results from any default by MCEDA under the PSA) and provide a Notice to Proceed to MCEDA in writing no later than December 31, 2026; and (2) MCEDA and the County may terminate this Agreement immediate effect and without any liability to the Company hereunder if the Company fails to acquire the Existing Facility and/or the New Facility Site (except to the extent such failure to acquire the New Facility Site results from any default by the MCEDA under the PSA) and MCEDA does not receive a Notice to Proceed from the Company in writing no later than December 31, 2026.

Section 3.02 Project Commitments. The Company commits that the Project will result in the following:

(a) a cumulative Capital Investment in the County by one or more Company Parties from any source or combination of sources, of not less than Seventy Million Dollars ($70,000,000), inclusive of any funds provided by the State to the Company or any Affiliate thereof to reimburse the Company of such Affiliate for Capital Investments made by thereby, in accordance with this Agreement by no later than the Investment Commitment Deadline (the "Investment Commitment"); and

(b) the creation in the County by one or more Company Parties, in excess of the Base Employment Level, of thirty (30) additional Full-Time Jobs with an overall average annual compensation, excluding the value of any benefits which are not subject to State or federal income tax, of at least Sixty-Four Thousand Five Hundred Dollars ($64,500.00), and the maintenance of such jobs for thirty (30) additional Full-Time Jobs, together with the Base Employment Level, for the duration of the Jobs Maintenance Period (the "Jobs Maintenance Commitment"). For purposes of this Agreement , (i) the determination of the number of new, Full-Time Jobs created in accordance with this subsection shall be based upon the total, actual number of the Full-Time Jobs as of December 31, 2032, as reported to the MDES by the employer thereof, which exceeds the Base Employment Level; and (ii) the determination of the number of Full-Time Jobs maintained in each calendar year of the Jobs Maintenance Period shall be based upon the total, actual number of the Full-Time Jobs as of December 31 of each such year, as reported to the MDES by the employer thereof.

Section 3.03 Legal Compliance. The Company agrees to comply, and to cause any other Company Parties to comply, in all material respects with all applicable federal, State and local laws related to the Projects and this Agreement, including without limitation the provision of any Company Party information and documentation (*e.g.,* employment data) required in connection with this Agreement.

Section 3.04 Mississippi Employment Protection Act. The Company acknowledges that each Company Party with any employees thereof in the State is subject to the applicable requirements of the Mississippi Employment Protection Act, MCA § 71-11-3, and hereby covenants and agrees to cause each Company Party to adhere to and abide by the applicable requirements of said Act. Subject to the foregoing, the Company specifically agrees that it will cause each Company Party with employees in the State to register and participate in the status verification system for all newly hired employees from the Effective Date of this Agreement. Subject to the foregoing, the Company will cause each Company Party with employees in the State to maintain records of such compliance as required by the Act and, upon request, cause any such Company Party to provide a copy of each such verification to the State. Subject to the foregoing, the Company further acknowledges that a violation of the Act will constitute a default hereunder and provide MECDA or the County with the right to terminate this Agreement and any further obligations of MCEDA or the County to provide any of the incentives described herein; provided, however, that the obligations of the Company set forth in ARTICLE VI shall survive such termination.

ARTICLE IV
THE PROJECT SITE

Section 4.01 The Project Sites.

(a) The Existing Facility Site is described in **Exhibit "A"** attached hereto.

(b) The New Facility Site is described in **Exhibit "B"** attached hereto.

Section 4.02 Conveyance of the New Facility Site. MCEDA hereby agrees to convey the New Facility Site to the Company or another Company Party designated thereby in accordance with, and subject to the Purchase and Sale Agreement dated as of [_____], 2026, by and among MCEDA and the Company (or another Company Party designated thereby), a copy of the form of which is attached hereto as **Exhibit "H"** (the "PSA").

ARTICLE V

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Section 5.01 Road Improvements.

(a) *Generally*. Using general funds available thereto for such purpose, MCEDA shall design, engineer, construct and install the public road improvements described in **Exhibit "C"** attached hereto (the "Road Improvements"). MCEDA represents and warrants that sufficient funds are available to MCEDA, and that MCEDA has the requisite authority to expend such funds, for the purposes and in the amount set forth in Section 5.01. The Company agrees that the Road Improvements, as described in Exhibit "C", will satisfy the access and egress, as well as traffic count, requirements of the New Facility once it is placed into operation.

(b) *Design and Construction*. The design and construction of the Road Improvements shall be coordinated with the Company or any other Company Parties designated thereby for such purpose to ensure that the Road Improvements will satisfy the needs of the New Facility, and the Company or any other Company Parties designated thereby for such purpose shall be provided with the opportunity to review the plans and specifications for the Road Improvements prior to MCEDA finalizing the same. Any review by the Company or any other Company Parties designated thereby for such purpose must be completed within forty-five (45) calendar days following receipt by the Company or any other Company Parties designated thereby.

(c) *Cost*. The estimated total cost of the Road Improvements is One Million Two Hundred Ninety-Three Thousand Seven Hundred Thirty-Five Dollars ($1,293,735.00), inclusive of construction, engineering, design, surveying, inspection, testing and contingencies (the "Road Improvements Cost Estimate"). If MCEDA determines that the actual costs of the Road Improvements will exceed the Road Improvements Estimate, and if the total of all Infrastructure Improvement Costs are determined by MCEDA to exceed the total Infrastructure Improvement Cost Estimate, MCEDA and the Company or any other Company Parties designated thereby for such purpose shall confer in good faith prior to awarding contracts for the construction of the Road Improvements to re-engineer the Road Improvements (subject to all applicable State and local road requirements) so that the total cost thereof is equal to or less than the Road Improvements Cost Estimate.

(d) *Timetable*. MCEDA agrees that the design and engineering of the Road Improvements shall commence within thirty (30) days after MCEDA receives the Notice to Proceed by Company, subject to delays arising from a Force Majeure Event. Upon Substantial Completion of the Road Improvements, MCEDA shall convey the Road Improvements to the County, which shall accept such conveyance and thereafter own, control, operate and maintain the Road Improvements as part of the County's public county road system. MCEDA agrees that the Road Improvements shall be Substantially Completed on or before the date that is One Hundred Eighty (180) days after MCEDA receives the Notice to Proceed. Any delay in the Substantial Completion of the Road Improvements shall result in an Inducer Delay.

(e) *Easements*. Where applicable, the Company agrees to provide, or cause one or more other Company Parties, as applicable, to provide, necessary easements and/or road rights-of-way across the New Facility Site to MCEDA or the County, as applicable, for the construction, operation and maintenance of the Road Improvements; provided, however, that no Company Party shall be required to agree to any such easement which would have a material adverse impact on its operations at New Facility.

Section 5.02 Water System Improvements.

(a) *Regulatory Authority.* MCEDA represents and warrants that the New Project Site is located within the certificated service territory of the Bear Creek Water Association (the "Water Association") as authorized by the Mississippi Public Service Commission (the "MPSC"), and that the Water Association has the requisite regulatory authority to provide potable water to the New Facility Site. MCEDA further represents and warrants that sufficient funds are available to MCEDA, and that MCEDA has the requisite authority to expend such funds, for the purposes and in the amount set forth in Section 5.02.

(b) *Generally.* Using general funds available thereto for such purpose, MCEDA shall, or shall cause the Water Association to, design, engineer, construct and install the water system improvements described in **Exhibit "D"** attached hereto (the "Water System Improvements"). The Company agrees that the Water System Improvements, as described in Exhibit "D", will satisfy the potable water volume needs of the New Facility once it is placed into operation.

(c) *Design and Construction.* The design and construction of the Water System Improvements shall be coordinated with the Company or any other Company Parties designated thereby for such purpose to ensure that the Water System Improvements will satisfy the needs of the New Facility and be compatible with the Water Association's water system and its future operation thereof, and the Company or any other Company Parties designated thereby for such purpose shall be provided with the opportunity to review the plans and specifications for the Water System Improvements such plans and specifications are finalized. Any review by the Company or any other Company Parties designated thereby for such purpose must be completed within forty-five (45) calendar days following receipt by the Company or any other Company Parties designated thereby.

(d) *Cost.* The estimated total cost of the Water System Improvements is Eighty-Six Thousand Twenty-One Dollars ($86,021.00), inclusive of construction, engineering, design, surveying, inspection, testing and contingencies (the "Water System Improvements Cost Estimate"). If MCEDA determines that the actual costs of the Water System Improvements will exceed the Water System Improvements Cost Estimate, and if the total of all Infrastructure Improvement Costs are determined by MCEDA to exceed the total Infrastructure Improvement Cost Estimate, MCEDA and the Company or any other Company Parties designated thereby for such purpose shall confer in good faith prior to awarding or permitting the awarding of any contracts for the construction of the Water System Improvements to re-engineer the Water System Improvements (subject to all applicable State and local requirements) so that the total cost thereof is equal to or less than the Water System Improvements Cost Estimate. MCEDA will pay or caused to be paid to the Water Association such amount as is necessary to complete the Water System Improvements, so long as such amount does not exceed the Water System Improvements Cost Estimate.

(e) *Timetable.* MCEDA agrees that the design and engineering of the Water System Improvements shall commence within thirty (30) days after MCEDA receives the Notice to Proceed by Company, subject to delays arising from a Force Majeure Event. MCEDA agrees that the Water System Improvements shall be Substantially Completed on or before the date that is One Hundred Eighty (180) days after MCEDA receives the Notice to Proceed. Any delay in the Substantial Completion of the Water System Improvements shall result in an Inducer Delay. To the extent that MCEDA holds any right, title or interest in or to the Water System Improvements or any portion thereof upon Substantial Completion of the Water System Improvements, MCEDA shall immediately convey any and all right, title and interest thereof in and to the Water System Improvements to the Water Association, which will thereafter own,

control, operate and maintain the Water System Improvements as part of the Water Associations wastewater system.

(f) *Invoicing*. The Company shall timely pay its monthly water utility invoices from the Water Association in accordance with the applicable law and the Water Association's rules and procedures concerning the payment of water bills by commercial customers.

(g) *Easements*. Where applicable, the Company agrees to provide, or cause one or more other Company Parties, as applicable, to provide, necessary water system utility easements across or under the New Facility Site to MCEDA or the Water Association, as applicable, for the construction, operation and maintenance of the Water System Improvements; provided, however, that no Company Party shall be required to agree to any such easement which would have a material adverse impact on its operations at New Facility.

Section 5.03 Wastewater System Improvements.

(a) *Regulatory Authority.* MCEDA represents that the New Project Site is located within the certificated service territory of the Water Association as authorized by the MPSC, and that the Water Association has the requisite regulatory authority to provide wastewater service to the New Facility Site. MCEDA further represents and warrants that sufficient funds are available to MCEDA, and that MCEDA has the requisite authority to expend such funds, for the purposes and in the amount set forth in Section 5.03.

(b) *Generally*. Using general funds available thereto for such purpose, MCEDA shall, or shall cause the Water Association to, design, engineer, construct and install the wastewater system improvements described in **Exhibit "E"** attached hereto (the "Wastewater System Improvements"). The Company agrees that the Wastewater System Improvements, as described in Exhibit "E", will satisfy the wastewater volume needs of the New Facility once it is placed into operation.

(c) *Design and Construction*. The design and construction of the Wastewater System Improvements shall be coordinated with the Company or any other Company Parties designated thereby for such purpose to ensure that the Wastewater System Improvements will satisfy the needs of the New Facility and be compatible with the Water Association's water system and its future operation thereof, and the Company or any other Company Parties designated thereby for such purpose shall be provided with the opportunity to review the plans and specifications for the Wastewater System Improvements such plans and specifications are finalized. Any review by the Company or any other Company Parties designated thereby for such purpose must be completed within forty-five (45) calendar days following receipt by the Company or any other Company Parties designated thereby.

(d) *Cost*. The estimated total cost of the Wastewater System Improvements is Three Hundred Fifty-Seven Thousand Three Hundred Forty-Seven Dollars ($357,347), inclusive of construction, engineering, design, surveying, inspection, testing and contingencies (the "Wastewater System Improvements Cost Estimate"). If MCEDA determines that the actual costs of the Wastewater System Improvements will exceed the Wastewater System Improvements Cost Estimate, and if the total of all Infrastructure Improvement Costs are determined by MCEDA to exceed the total Infrastructure Improvement Cost Estimate, MCEDA and the Company or any other Company Parties designated thereby for such purpose shall confer in good faith prior to awarding contracts for the construction of the Wastewater System Improvements to re-engineer the Wastewater System Improvements (subject to all applicable State and local requirements) so that the total cost thereof is equal to or less than the

Wastewater System Improvements Cost Estimate. MCEDA will pay or caused to be paid to the Water Association such amount as is necessary to complete the Wastewater System Improvements, so long as such amount does not exceed the Wastewater System Improvements Cost Estimate.

(e) *Timetable*. MCEDA agrees that the design and engineering of the Wastewater System Improvements shall commence within thirty (30) days after MCEDA receives the Notice to Proceed by Company, subject to delays arising from a Force Majeure Event. MCEDA agrees that the Wastewater System Improvements shall be Substantially Completed on or before the date that is One Hundred Eighty (180) days after MCEDA receives the Notice to Proceed. Any delay in the Substantial Completion of the Wastewater System Improvements shall result in an Inducer Delay. To the extent that MCEDA holds any right, title or interest in or to the Water System Improvements or any portion thereof upon Substantial Completion of the Water System Improvements, MCEDA shall immediately convey any and all right, title and interest thereof in and to the Water System Improvements to the Water Association, which will thereafter own, control, operate and maintain the Water System Improvements as part of the Water Associations wastewater system

(f) *Invoicing.* The Company shall timely pay its monthly wastewater utility invoices from the Water Association in accordance with the applicable law and the Water Association's rules and procedures concerning the payment of wastewater bills by commercial customers.

(g) *Easements*. Where applicable, the Company agrees to provide, or cause one or more other Company Parties, as applicable, to provide, necessary wastewater system utility easements across or under the New Facility Site to MCEDA or the Water Association, as applicable, for the construction, operation and maintenance of the Wastewater System Improvements; provided, however, that no Company Party shall be required to agree to any such easement which would have a material adverse impact on its operations at New Facility.

Section 5.04 Gas System Improvements; Energy System Improvements.

(a) *General.* The Gas System Improvements and the Energy System Improvements for the New Facility Project will be funded and installed by the Gas Company or the Energy Company, respectively, which are private (not public) utility providers, and which are not affiliated with MCEDA or the County. The Company therefore should have a separate agreement with the Gas Company with respect to the Gas System Improvements and the Energy Company with respect to the Energy System Improvements, respectively, and any other natural gas- or electrical power-related requirements of the Projects. Notwithstanding, the Gas System Improvements and the Energy System Improvements are described in that certain letter from the Gas Company, dated as of January 21, 2026 (attached hereto as "**Exhibit F1**" (the "**Gas System Improvements**") and the Will Service Notice dated January 26, 2026 by the Energy Company, attached as **Exhibits "F2"** to this Agreement (the "**Energy System Improvements**").

(b) *MCEDA Commitments*. MCEDA represents and warrants that it will use commercially reasonable efforts to ensure that the Gas Company and the Energy Company will honor their respective agreement with the Company with respect to funding and installing the Gas System Improvements and the Energy System Improvements, respectively, and achieving the Substantial Completion thereof on or before the latest deadline prescribe above for the Infrastructure Improvements. In furtherance of the foregoing, MCEDA shall provide reasonable assistance, as requested by the Company, to facilitate and expedite the funding, installation, and timely Substantial Completion of the Gas System Improvements and the Energy System Improvements, including serving as the Company's

liaison with the Gas Company or the Energy Company, as applicable, coordinating and participating in meetings and communications, escalating issues to appropriate decision-makers, and using commercially reasonable efforts to remove or mitigate any obstacles or delays affecting such improvements.

ARTICLE VI
REMEDIES FOR FAILURE TO PERFORM

Section 6.01 Generally. MCEDA has agreed to provide a significant contribution to fund the Infrastructure Improvements in support of the Projects in consideration for the Company's Project Commitments. In the event that the Company fails to achieve the Project Commitment minimums set forth below, the Parties agree that, except for such other remedies as are expressly provided for in in the PSA and/or in any fee-in-lieu of property tax agreement between the County and any Company Party (and other applicable party thereto), the sole and exclusive liability of the Company and the sole and exclusive remedy of MCEDA and/or the County shall be for the Company to repay MCEDA as provided in this ARTICLE VI.

Section 6.02 Progress Reporting. Within thirty (30) days following written request of MCEDA, however limited to one (1) request per calendar year, the Company will provide reasonable verification of its compliance with each of its Project Commitments, or prior to achieving any Project Commitment, its progress to date in achieving said objective. Upon achieving any of its Project Commitments, the Company shall provide notice and certification thereof to MCEDA.

Section 6.03 Failure to Satisfy Investment Commitment.

(a) In the event that all or any portion of the Clawback Funds have been expended by MCEDA in accordance herewith and the Company has failed to satisfy its Investment Commitment by the Investment Commitment Deadline, then, following notice and the applicable cure period, the Company shall promptly repay to MCEDA a pro rata portion of the Clawback Funds actually expended on Infrastructure Improvements, in accordance with the following formula:

Amount to be repaid = (a) * (1 – b/c)

a = the amount of Clawback Funds expended, less any amounts previously repaid by any Company Party pursuant to any other provision of this ARTICLE VI;

b = amount of the Capital Investment by any Company Party in the Projects; and

c = the amount of the Investment Commitment.

Section 6.04 Failure to Satisfy Job Commitments. In the event that the Jobs Creation Commitment is not satisfied on or before the Jobs Creation Deadline by the Company or any other Company Parties, or the Jobs Maintenance Commitment is not satisfied by the Company or any other Company Parties for any calendar year during the Jobs Maintenance Period, the Company shall, following any applicable cure period, promptly repay to MCEDA a pro rata portion of the Clawback Funds actually expended on Infrastructure Improvements in accordance with the following formula:

Amount to be repaid = a * (1 – b/c) * (1/d)

a = the amount of Clawback Funds expended, less any amounts previously

repaid by any Company Party pursuant to any other provision of this ARTICLE VI;

b = the number of additional Full-Time Jobs, in excess of the Base Employment Level, actually created or maintain/applicable, for the applicable calendar year;

c = the number of required to satisfy the Jobs Creation Commitment; and

d= the number of years that comprise the Jobs Maintenance Period.

Section 6.05 Failure to Commence Construction of the New Facility. In the event that all or a portion of the proceeds of the Clawback Funds are actually expended or are contractually obligated to be expended on Infrastructure Improvements, and construction of the New Facility Project has not, materially commenced (as evidenced by the commencement of clearing, grubbing and grading activities on the New Facility Site) on or before the date that is one (1) year from the Effective Date hereof (as such date may be extended by one day for each day of delay due to a Force Majeure Event or an Inducer Delay), or such earlier date that the Company notifies MCEDA of its decision not to proceed with New Facility Project, the Company shall pay to MCEDA, within ninety (90) days following written demand by MCEDA of such payment, the total of Clawback Funds that have actually been expended or have been contractually obligated to be expended on Infrastructure Improvements in accordance with this Agreement.

Section 6.06 Failure to Commence Commercial Operations. In the event that all or a portion of the proceeds of the Clawback Funds are actually expended on the Infrastructure Improvements, and the Commercial Operation Date fails to occur on or before the Commercial Operation Deadline, the Company shall pay to MCEDA, within ninety (90) days following written demand by MCEDA of such payment, the total of Clawback Funds that have actually been expended on Infrastructure Improvements in accordance with this Agreement; provided, however, the Company shall not be liable for any payment to MCEDA under this Section 6.06 if a Certificate of Occupancy has not been issued to the Company prior to the Commercial Operation Deadline due to no fault of the Company.

Section 6.07 Cure Period. MCEDA shall provide the Company with written notice of any default by the Company of any of its Project Commitments or other obligations under this Agreement and the Company shall have ninety (90) days following receipt of such notice to satisfy any unsatisfied Project Commitment or cure such other default prior to any payment obligation of the Company arising under this ARTICLE VI or otherwise under this Agreement becoming due and owing to MCEDA.

ARTICLE VII
MISCELLANEOUS

Section 7.01 Entire Agreement. This Agreement constitutes the entire agreement between the Company, MCEDA, and the County for the purposes stated herein, and no other offers, agreements, understandings, warranties, or representations exist between the Company, MCEDA, and the County, except for the PSA and/or in any fee-in-lieu of property tax agreement between the County and any Company Party (and other applicable party thereto) and which are in no way abridged or modified by this Agreement.

Section 7.02 Severability. If any clause, provision or paragraph of this Agreement is held to be illegal or invalid by any court, or improper, or untenable, the illegality or invalidity of such clause, provision or paragraph shall not affect any remaining clauses, provisions or paragraphs hereof, and this Agreement

shall be construed and enforced as if such illegal or invalid clause, provision or paragraph had not been contained herein.

Section 7.03 Amendments. Any amendments, revisions or other modifications to this Agreement shall be in writing and signed by all parties who are affected by such amendment or their respective successors and assigns.

Section 7.04 Waiver. No delay or omission to exercise any right or power by any party shall be construed to be a waiver thereof. In the event any provision contained herein shall be waived by any Party hereto, such waiver shall apply to that Party only and shall not be deemed to waive any other provision hereunder. To the extent that any Party's performance is subject to any regulatory or governing body approvals or requires approval by qualified electors under applicable law, that Party or those Parties shall have no obligation to perform and shall not be liable for non-performance, unless and until such regulatory or governing body approves or authorizes such performance, or such approval of the qualified electors is obtained; provided, however, all Parties affected thereby shall use their best reasonable efforts to secure such approval or authorization.

Section 7.05 Further Assurances. The Parties agree to execute and deliver such additional instruments and documents, provide such additional financial or technical information, and to take such additional actions as may be reasonably required from time to time in order to accomplish the realization of the incentives contained herein.

Section 7.06 Governing Law; Venue. This Agreement, and all claims or causes of action (whether in contract, tort or statute) that may be based upon, arise out of or relate to this Agreement, or the negotiation, execution or performance of this Agreement (including any claim or cause of action based upon, arising out of or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), shall be governed by, and enforced in accordance with, the internal laws of the State, including its statutes of limitation and without regard to conflict of law principles. All disputes regarding this Agreement, and all claims or causes of action (whether in contract, tort or statute) that may be based upon, arise out of or relate to this Agreement, or the negotiation, execution or performance of this Agreement (including any claim or cause of action based upon, arising out of or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), must be brought or filed in state court in Madison County, Mississippi. Such court shall be the exclusive forum and jurisdiction for such disputes. The Parties agree that their choice of laws and exclusive forum set forth above are mandatory and shall not be deemed permissive.

Section 7.07 Notices. All communications and notices expressly provided for herein shall be sent, by registered first class mail, postage prepaid, or by nationally recognized courier for delivery on the next Business Day, or by e-mail (with such e-mail to be promptly confirmed in writing sent by mail or overnight courier as aforesaid) as follows:

THE COMPANY:	Griesson USA Corporation 1105 W Peachtree Street NE, Suite 1000, Atlanta, Georgia, 30309 Attention: Legal E-Mail: legal@griesson.us

With a copy to:	Smith, Gambrell & Russell, LLP 1105 West Peachtree Street, NE Suite 1000 Atlanta, GA 30309 Attention: Florian A. Stamm Email: fstamm@sgrlaw.com
MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS:	125 West North Street P. O. Box 608 Canton, MS 39046 Attention: President, Board of Supervisors
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY:	135 Mississippi Parkway Canton, Mississippi 39046 Attention: Executive Director
With a copy to:	Jones Walker LLP 3100 North State Street, Ste 300 Jackson, Mississippi 39126 Attention: Christopher S. Pace

or to such other address as the receiving Party shall have most recently forwarded to the sending party pursuant to the provisions of this Section 7.07.

Section 7.08 Assignment.

(a) This Agreement is not generally assignable by MCEDA or the County.

(b) The Company may assign, partially assign, or otherwise transfer this Agreement and the benefits provided herein to any other Company Party without the consent of, but with prompt notice to, MCEDA and the County. Provided, however, for Company to be relieved of its duties and obligations under this Agreement, the written consent of MCEDA and the County must first be obtained.

(c) The Company may assign all or part of its rights and obligations to the Project under this Agreement including all Exhibits and Schedule attached hereto as a collateral assignment to any Company Party's lenders or bondholders (without the prior consent of MCEDA or the County. In the event of a collateral assignment to any Company Party's lenders or bondholders, MCEDA and/or County, as applicable, shall promptly provide to such lenders or bondholders any consent to collateral assignment reasonably requested by the lenders or bondholders, provided that any such assignment shall not release the Company from their performance obligations hereunder.

(d) Except as provided in Sections 7.08(b) and (c), the Company may not assign, partially assign or otherwise transfer this Agreement and the benefits provided herein without first obtaining the written consent of MCEDA and the County to such assignment or transfer, which consent shall not be unreasonably withheld.

Section 7.09 Force Majeure. For purposes of this Section 7.09 and any other obligations of any party set forth in this Agreement which may be delayed due to a Force Majeure Event, a "Force Majeure Event" means any of the following, which are beyond the reasonable control of such party, could not reasonably have been foreseen thereby as of the Effective Date and the effects of which could not reasonably have been avoided or overcome by such party: act of God, labor strikes or organized labor shortages of regional or national origin not directed solely at the Company, work stoppage or slow-downs, riots, sabotage, war, terrorist act, epidemic, pandemic, quarantine, governmental executive order, civil or military commotion or disturbance, nuclear or natural catastrophes, environmental contamination not caused or permitted to be caused by such party, governmental orders, acts or omissions, changes in laws or regulations, fire, explosion, earthquake, hurricane or tropical depression, generalized lack of availability, in the State or County, of raw materials, equipment, labor or energy or other utilities and any other causes, whether of the kind herein enumerated or otherwise, not within the control of such party and which by the exercise of due diligence, such party is or would have been unable to prevent or overcome and which has a material adverse effect on the performance of such party's obligations herein; provided that, should such party claim the inability to perform an obligation based upon a Force Majeure Event, then such party shall promptly notify the other parties of the facts supporting such claim, the obligations affected by the alleged Force Majeure Event, the anticipated delay in performance and the actions being undertaken by such party claiming the Force Majeure Event to minimize the harm to the other parties. Where the effects of a Force Majeure Event are temporary, any associated delay in the performance by a party hereto of its obligations hereunder shall apply only as long as the duration of the specific Force Majeure Event(s) for which notice was provided to the other parties prevents performance by the party claiming a Force Majeure Event of its obligations hereunder. The party claiming a Force Majeure Event shall notify the other parties hereto as soon as the specific Force Majeure Event(s) for which notice was provided ceases to impede performance of its obligations hereunder. The party claiming a Force Majeure Event is required to take all reasonable measures to limit the effect of the Force Majeure Event(s) upon performance of such party's obligations under this Agreement. For clarification and avoidance of confusion, interruptions, delays, suspension, or other adverse impacts to the performance by any party hereto of its obligations under this Agreement arising from or related to COVID-19 other than (i) a government mandated shutdown and/or (ii) governmental requirements implemented after the Effective Date, which are beyond the control of such party and that make the performance by such party of its obligations hereunder impossible or commercially impractical, shall not constitute a Force Majeure Event, and shall not give rise to a claim for relief under this Section. Notwithstanding the preceding sentence, if the number of employees employed or caused to be employed by the Company or other Company Parties, if any, at either Project Site is reduced, whether due to illness or quarantine of such employees due to an epidemic or pandemic officially declared or otherwise recognized by the Centers for Disease Control and Prevention agency of the United States Department of Health and Human Services (or any successor governmental entity) and the Governor of the State (including but not limited to COVID-19), to a level at which it is impossible or commercially impractical to continue commercial operations thereon resulting in a temporary suspension or shutdown of commercial operations thereof, such suspension or shutdown shall constitute a Force Majeure Event subject to the provisions of this Section.

Section 7.10 Construction Means and Methods. Notwithstanding any of the approval rights granted to the Company under the terms of this Agreement, in no event shall the Company have control over, charge of, or any responsibility for construction means, methods, techniques, sequences, or procedures or for safety precautions and programs in connection with any work to be performed hereunder by MCEDA, including, without limitation, the Infrastructure Improvements, except to the extent expressly permitted by this Agreement.

Section 7.11 Counterparts; Electronic Transmittals. This Agreement may be signed in separate counterparts and delivered by electronic transmission, each of which counterpart so executed shall be deemed to be an original, and all such separate counterparts shall together constitute one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docusign.com) is to constitute effective execution and delivery of this Agreement as to the Parties. Signatures of any Party transmitted by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docusign.com) are to be deemed to be such Party's original signatures for all purposes.

IN WITNESS WHEREOF, the Company has caused its name to be subscribed by a duly authorized officer, MCEDA has caused its name to be hereunto subscribed by its Executive Director, and the County has caused its name to be hereunto subscribed by the President of the Board of Supervisors and attested by the Clerk of the Board.

[SIGNATURES ON FOLLOWING PAGES]

Griesson USA Corporation

_____
DATE

By: _____
Name: Christopher R. Scholz
Title: President

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY

_____
DATE

BY: _____
Name: Joseph P. Deason
Title: Executive Director

MADISON COUNTY, MISSISSIPPI

_____
DATE

BY: _____

Name: Gerald Steen
Title: President, Board of Supervisors,
Madison County, Mississippi

ATTESTED BY:

_____

_____
Chancery Clerk,
Madison County, Mississippi

EXHIBIT A

Existing Facility Site Description

A certain parcel of land situated in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being that certain parcel of land now or formerly in the name of Madison County Economic Development Authority and being more particularly described as follows:

Commencing at a found PK Nail at the intersection of Church Road and Old Jackson Road (as both are now in use, December 2001) and marking the Northeast corner of said Section 21, Township 8 North, Range 2 East and being North 00° 48' 22" West 5298.79 feet from an existing iron pin found, recognized as the Southeast corner of said Section 21;

Thence run South 00°48' 22" East along the East line of said Section 21, for a distance of 2429.49 feet to a point;

Thence leaving said East line of Section 21, Township 8 North, Range 2 East, run West for a distance of 110.34 feet to a 1/2 inch iron pin set marking the Point of Beginning of the herein described DBC Corporation parcel, same being the intersection of the South right-of-way line of the proposed Industrial Drive North with the West right-of-way line of the proposed widening of Old Jackson Road;

Thence along said West right-of-way line of proposed widening of Old Jackson Road, run South 00° 44' 00" East 665.17 feet to a 1/2 inch iron pin set on the South line of the aforesaid Madison County Economic Development Authority parcel;

Thence along said South line, run South 89° 50' 29" West 1047.01 feet to an iron pin found marking the Southwest corner of said Madison County Economic Development Authority parcel;

Thence along the West line of said Madison County Economic Development Authority parcel, same being the East right-of-way line of proposed Industrial Drive North, run North 00° 04' 05" East 352.94 feet to a 1/2 inch iron pin set marking the point of curvature of a curve to the right;

Thence continuing along said East right-of-way line of proposed Industrial Drive North and with said curve to the right, run Northeasterly an arc distance of 495.13 feet to a 1/2 inch iron pin set. Said curve to the right having a radius of 315.45 feet, an interior angle of 89° 55' 55" and a chord distance of 445.85 feet which bears North 45° 02' 02" East;

Thence along the South right-of-way line of said proposed industrial Drive North, run East 722.63 feet to the Point of Beginning containing 15.462 acres (673,503 square feet).

A fifteen (15) foot wide permanent utility, drainage and transportation easement having been reserved by the Madison County Economic Development Authority along the West and North boundary lines of the above described 15.462 acre tract.

EXHIBIT B

New Facility Site Description

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 15 degrees 35 minutes 41 seconds East for a distance of 5,472.79 feet for a Point of Beginning; (SPC WEST: N: 1,108,040.08 E: 2,372,82.44.16); thence run North 00 degrees 28 minutes 27 seconds West for a distance of 820.53 feet to a set 1/2 inch capped rebar; thence run North 35 degrees 37 minutes 41 seconds East for a distance of 294.90 feet to a set 1/2 inch capped rebar thence run North 09 degrees 37 minutes 42 seconds East for a distance of 111.73 feet to a set 1/2 inch capped rebar on the Eastern right-of-way line of Old Jackson Road; thence run along said curve to the left in a Northeasterly direction for a distance of 275.75 feet (chord bearing of North 40 degrees 17 minutes 26 seconds East, chord distance of 274.53 feet) to a set 1/2 inch capped rebar; thence leaving said right-of-way run North 89 degrees 28 minutes 06 seconds East for a distance of 80.08 feet to a set 1/2 inch capped rebar; thence run North 89 degrees 46 minutes 33 seconds East for a distance of 633.43 feet to a found 1/2 inch capped rod; thence run South 86 degrees 53 minutes 00 seconds East for a distance of 497.66 feet to a found 1/2 inch capped rod; thence run South 00 degrees 08 minutes 43 seconds East for a distance of 1314.56 feet to a found 1/2 inch capped rod; thence run South 89 degrees 43 minutes 59 seconds West for a distance of 15.45 feet; thence run South 00 degrees 13 minutes 31 seconds West for a distance of 35.85 feet thence run South 89 degrees 45 minutes 01 seconds West for a distance of 1215.68 feet to the Point of Beginning; all lying and being situated in the South Half of the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 39.92 acres, more or less.

EXHIBIT C

Road Improvements

[to be provided by the County/MCEDA consistent with the Company's requirements and instructions set forth below]

The roadway shall be suitable for servicing a medium-sized cookie manufacturing facility. It must accommodate the passage of heavy goods vehicles (HGVs), including trucks delivering raw materials and packaging supplies, as well as trucks transporting finished goods. The road infrastructure shall ensure safe, reliable, and efficient access for such vehicular traffic always.

Detailed specifications regarding the construction and design of the roadway shall be defined, discussed, and mutually agreed upon at a later stage between the cookie manufacturing company and the competent authorities responsible for the road construction in accordance with Section 5.01 (b).

Traffic & Capacity Assumptions

Expected Daily Traffic (Typical Range)

- Truck trips: estimated 20–50 per day (Silo Trucks, Trucks for raw material and finished goods)
- Employee vehicles: 300–800 per day
- Peak hour: shift changes + logistics overlap

All required studies & approvals to be supplied by MCDEA.

EXHIBIT D

Water System Improvements

[to be provided by the County/MCEDA consistent with the Company's instructions and requirements set forth below]

	New Project Site	Both Project Sites
Energy	5.2 MVA	9.5 MVA
Water	3,628,000 gal	5,900,000 gal
Waste Water	2,900,000 gal	4,720,000 gal
Gas	32,960 MCF	55,000 MCF

[latest will serve letter to be attached]

EXHIBIT E

Wastewater System Improvements

[to be provided by the County/MCEDA consistent with the Company's instructions and requirements set forth below]

	New Project Site	Both Project Sites
Energy	5.2 MVA	9.5 MVA
Water	3,628,000 gal	5,900,000 gal
Waste Water	2,900,000 gal	4,720,000 gal
Gas	32,960 MCF	55,000 MCF

[latest will serve letter to be attached]

EXHIBIT F1

Gas System Improvements

[to be inserted once finalized taking into consideration the requirements set out below]

	New Project Site	Both Project Sites
Energy	5.2 MVA	9.5 MVA
Water	3,628,000 gal	5,900,000 gal
Waste Water	2,900,000 gal	4,720,000 gal
Gas	32,960 MCF	55,000 MCF

Minimum Daily Quantity requirement: 10,000 cf/h.

[Latest Will Serve Letter by Delta Utilities to be attached]

EXHIBIT F2

Energy System Improvements

[to be inserted once finalized taking into consideration the requirements set out below]

	New Project Site	Both Project Sites
Energy	5.2 MVA	9.5 MVA
Water	3,628,000 gal	5,900,000 gal
Waste Water	2,900,000 gal	4,720,000 gal
Gas	32,960 MCF	55,000 MCF

[Latest Will Serve Letter by Entergy to be attached]

EXHIBIT G

Form – Certificate of Investment

PROJECT SUMMARY

Project	
Locality (County and City, if applicable)	
Date of Certificate of Investment	

CAPITAL INVESTMENT SINCE PROJECT INCEPTION

Total Capital Investment	$

TO BE CERTIFIED BY AN AUTHORIZED REPRESENTATIVE OF THE UNDERSIGNED:

I certify that I have examined this Certificate of Investment, and to the best of my knowledge and belief, it is true, correct, and complete.

[COMPANY NAME],
a [_____]

By: _____

Name: _____

Title: _____

Date:_____

EXHIBIT H

PSA Form

[will be attached once the PSA is finalized]

Exhibit "B"

County FILOT Agreement

(see attached)

GRIESSON USA CORPORATION
AGREEMENT TO PAY A FEE
IN LIEU OF AD VALOREM TAXES

This Ad Valorem Tax Agreement (this "Agreement") is made and entered into effective as of July ____, 2026 (the "Effective Date"), by and among: Madison County, Mississippi (the "County"), acting by and through its Board of Supervisors (the "County Board"); the County Tax Assessor (the "Tax Assessor"), the County Tax Collector (the "Tax Collector" and collectively with the County Board and the Tax Assessor, the "Taxing Authorities"), and Griesson USA Corporation, a Delaware corporation, duly qualified to conduct business in the State of Mississippi, and all successors and assigns thereof (the "Company") (each of the foregoing being a "Party" and all being collectively the "Parties"). The Mississippi Development Authority ("MDA") joins this agreement through its execution of the Certificate of Final Approval attached as **Exhibit "A"** for the purposes stated in said Certificate.

RECITALS:

1. WHEREAS, the Company has acquired or intends to acquire the existing food products manufacturing facility located at 228 Industrial Drive North, Madison, MS 39110 (the "Existing Facility") and intends to make improvements thereto and replace and add equipment and other personal property therein (the "Existing Facility Expansion");

2. WHEREAS, the Company has also been evaluating various states and locations within the United States to construct, develop, and operate a new food manufacturing facility and related facilities (collectively, the "New Facility," as more specifically defined herein), which when combined with the Existing Facility Expansion is expected to result in (a) the retention of one hundred four (104) existing jobs for anyone who qualifies as an employee under the Fair Labor Standards Act and/or other applicable state or local laws (including, in particular, any person who receives an IRS Form W-2 from the Company) (each, an "Employee", and collectively, the "Employees") at the Existing Facility, (b) the creation of jobs for at least thirty (30) additional Employees in at the New Facility, and (c) a Capital Investment (as defined below) of no less than Seventy Million Dollars ($70,000,000.00) in the County;

3. WHEREAS, the Company has selected the New Facility Site (as defined below) in the County to locate and develop the New Facility;

4. WHEREAS, as a result of the Company's Existing Facility Expansion in the County, and the location of the New Facility in the County, the County and its citizens will benefit from a significant enhancement to the local ad valorem tax base and an annual source of new ad valorem tax and fee-in-lieu of ad valorem tax revenues, as well as the retention of existing jobs, and the creation of new jobs, in the County, over the life of the Project (as defined herein);

5. WHEREAS, the County acknowledges that the Company would not have pursued development of the Existing Facility Expansion in the County and the New Facility in the County without the benefits made available by law and this Agreement, and desire to encourage the Company to locate the Existing Facility Expansion in the County and the New Facility in the County for the benefit of the citizens thereof, and the County and the Company each acknowledges that the commitments contained in this Agreement constitute significant inducements to the Company, which it has relied upon in making its decision to locate the Existing Facility Expansion in the County and the New Facility in the County;

6. WHEREAS, the County has negotiated with the Company for a fee-in-lieu abatement for the Project and for the payment of a fee-in-lieu of ad valorem taxes in accordance with MCA § 27-31-104 and -105(2), as applicable, and subject to the terms and conditions of this Agreement; and

7. WHEREAS, the Parties desire to memorialize their understandings and intend that this Agreement will constitute their binding and definite agreement concerning the grant of the Fee-in-Lieu tax abatement negotiated among the Parties and the Company's resulting obligation to make fee-in-lieu payments in accordance with this Agreement.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals and the mutual promises, agreements, and covenants contained in this Agreement, and other good and valuable consideration each to the other given and intending that the obligations in this Agreement be valid and legal obligations of each Party, the Parties mutually agree as follows:

SECTION 1. Definitions; Terminology of Agreement. For purposes of this Agreement, the following terms have the following meanings.

1.1. "Additional Participant" means any Person, which is disclosed to the County and the Tax Assessor in accordance with Section 11 hereof, owning or having an interest in any Co-Located Property that is subject to appraisal by the Tax Assessor or is otherwise subject to ad valorem taxation.

1.2. "Affiliate" means any Person which Controls, is Controlled by, or is under common Control with another Person.

1.3. "Agreement" has the meaning set forth in the Preamble.

1.4. "Applicable Accounting Rules" means the accounting principles generally recognized as applicable to any FIL Participant whose Capital Investment is included for any purpose under this Agreement and pursuant to which that FIL Participant regularly prepares and maintains its financial and accounting books and records, and which incorporate Generally Accepted Accounting Principles or International Financial Reporting Standards, as appropriate.

1.5. "Assessment Year" means the calendar year beginning on the First Assessment Date and each succeeding calendar year during the FIL Term.

1.6. "Project" means that portion of the Project located on and supporting the Project Site.

1.7. "Capital Investment" means any expenditures by the Company or any other FIL Participant for the Project from any source or combination of sources, specifically including any expenditures for any Property which may be capitalized under Applicable Accounting Rules, whether or not the Company or such other FIL Participant, as applicable, elects to capitalize the same, as reflected in the financial statements of the Company or such other FIL Participant, as applicable, including, without limitation: (a) all costs associated with the acquisition, installation and/or construction of, or capital leasehold interest in, land and other real property interests, any buildings and other real property improvements, fixtures, equipment (such as racks, automation systems, shelving systems, storage systems, pallets, tugs, yard trucks, fork trucks and similar fixtures and equipment used in a regional

distribution center), machinery, landscaping, fire protection, depreciable fixed assets, engineering and design costs, wetland mitigation costs, environmental mitigation costs, permitting costs, and any other costs associated with the foregoing that may be capitalized under Applicable Accounting Rules, including, but not limited to, any costs of replacements of, repair parts for or services to repair, any of the foregoing and payments to utilities to fund infrastructure and upgrades required by the Project, whether located in the Project Site or elsewhere, even if such improvements are not owned by or taxable to the Person making the contribution; and (b) all contributions, if any, to any utility provider which are utilized thereby to acquire, install and/or construct any utility-related infrastructure in the County required or desirable for the Project, even if such infrastructure will not be owned by the Company; and (c) the capitalizable cost of Leasehold Interests. For avoidance of doubt, Capital Investment is defined and used in this Agreement for the purposes of determining compliance with the minimum capital investment requirement of MCA § 27-31-104 and the term "Minimum Capital Investment" as used herein, and shall not govern the determination of or value of any Property for purposes of determining Taxes Otherwise Payable for the Company or any other FIL Participant, which shall be determined in accordance with and governed by State ad valorem tax laws. "Capital Investment" shall also include, without limitation, such expenditures for any new Property that has already been delivered to the Project Site but for which all or a portion of the cost thereof remains unpaid, but which yet unpaid costs are nonetheless contractually obligated to be expended by the Company or any FIL Participant for such Property.

1.8. "Certificate of Investment" means a certificate of the Company substantially in the form attached hereto as **Exhibit "E"** attesting to the amount of Capital Investment which has been made.

1.9. "City" means the City of Gluckstadt, Mississippi, in which the Existing Facility is located.

1.10. "Commercial Operation Date" or "COD" means, with respect to the New Facility, the date upon which the principal building comprising the New Facility has been completed such that the Company has begun the shipment of any foods products invoiced for sale to wholesale customers in the ordinary course of business and in accordance with Company's day-to-day business operations, once established, which excludes, amongst others, the receipt, retrieval, storage, packaging, loading and shipment of goods associated with testing or trials of food products, equipment or processes, whether performed against payment of a fee or offered free of charge.

1.11. "Co-Located Property" means Property located on the Project Site, which is owned by or is taxable to any Person other than the Company, and which is reasonably used in, or reasonably necessary for the operation of the Project. Co-located Property does not include the taxable interests of a Lessor that are subject to appraisal by the Tax Assessor or are otherwise subject to ad valorem taxation, but does include any taxable interests of any FIL Participant (other than the Company), as lessee, sublessee or licensee of Leasehold Interests, that are subject to appraisal by the Tax Assessor or is otherwise subject to ad valorem taxation.

1.12. "Community College" means the Mississippi community college in whose district the New Project Sites are located.

1.13. "Company" has the meaning set forth in the Preamble.

1.14. "Company Minimum FIL Amount" means, for each Assessment Year and the corresponding annual FIL Payment due from the Company with respect thereto in accordance with this Agreement, the amount calculated pursuant to the formula prescribed on **Exhibit "D"**.

1.15. "Control" (including the correlative meanings of the terms "Controlled by" and "under common Control with" and "Controlling") means, with respect to any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the management policies of such Person, whether through the ownership of voting securities or by contract or otherwise.

1.16. "County" has the meaning set forth in the Preamble.

1.17. "County Board" has the meaning set forth in the Preamble.

1.18. "Effective Date" has the meaning set forth in the Preamble.

1.19. "Existing Facility Expansion Project" means the expansion of the Existing Facility comprised of all Existing Facility Property acquired, developed, constructed, installed, operated and maintained, including buildings and other real property improvements, machinery, equipment and other personal property placed into service on the Existing Facility Site on and after January 1, 2026, until the expiration of the FIL Term.

1.20. "Existing Facility Property" means all property interests, including real property improvements and easements, together with all personal property, acquired, constructed, installed or otherwise placed into service on the Existing Facility Site on and after January 1, 2026, which would otherwise be subject to ad valorem taxation to a FIL Participant in the County but for this Agreement and which are used in, necessary for or related to the establishment or operation of the Existing Facility, as expanded by the Existing Facility Expansion Project, at the New Facility Site, including all (i) buildings, fencing, foundations, supporting structures, infrastructure related to the Existing Facility, as expanded by the Existing Facility Expansion Project, (ii) machinery, equipment and other personal property associated with the Existing Facility, as expanded by the Existing Facility Expansion Project, as well as (iii) raw materials, work-in-process inventories and finished goods inventories to the extent not exempt under a free port warehouse exemption granted by the County pursuant to MCA § 27-31-51 *et seq.* (*i.e.*, a free port warehouse exemption). The term "Existing Facility Property" includes all otherwise taxable Leasehold Interests in any real or personal property acquired, constructed, installed or otherwise placed into service on the Existing Facility Site on and after January 1, 2026. Existing Facility Property also includes all Existing Facility Property that becomes part of the Existing Facility, as expanded by the Existing Facility Expansion Project, during the FIL Term, and Existing Facility Property which replaces during the FIL Term any real or personal property previously placed, installed or constructed on the Existing Facility Site prior to January 1, 2026. Specifically excluded from the definition of Existing Facility Property is (a) the New Facility Site or any Leasehold Interests therein, together with (b) any and all other real or personal property, or portions of or interests in any real or personal property located at the Existing Facility Site prior to January 1, 2026. Any real or personal property or ownership interests that are taxable to any utility provider are expressly excluded from this definition of Existing Facility Property.

1.21. "Existing Facility Site" means the parcel or parcels of real property described on **Exhibit "C"** attached hereto.

1.22. "Fee-in-Lieu" or "FIL" "Fee-in-Lieu" or "FIL" means that tax abatement provided for in MCA § 27-31-104 and 27-31-105(2).

1.23. "FIL Amount" means the amount of the Fee-in-Lieu payment obligation of each FIL Participant for a particular Assessment Year as provided by MCA § 27-31-104 and 27-31-105(2) as set forth in Section 5.1.

1.24. "FIL Payment" means the payment by the Company of each annual FIL Amount made in lieu of all Taxes Otherwise Payable by the Company in accordance herewith. If any other FIL Participant's Property becomes subject to the Fee-in-Lieu granted herein pursuant to Section 11, the term FIL Payment shall also refer to the payment by each such other FIL Participant, as applicable, of each annual FIL Amount owed by such FIL Participant.

1.25. "FIL Participant" means the Company, any Lessor or any Additional Participant, as applicable, that has become or becomes subject to the Fee-in-Lieu granted by this Agreement in accordance with Section 11 hereof.

1.26. "FIL Term" means the thirty (30) Assessment Years of the Fee-in-Lieu as defined in Section 6.1.

1.27. "First Assessment Date" has the meaning set forth in Section 6.1.

1.28. "Force Majeure Event" has the meaning set forth in Section 13.8.

1.29. "Inducer Delay" has the meaning ascribed to such term in the Project Cooperation Agreement.

1.30. "Leasehold Interests" means the interests of Lessors other than the Company or any Additional Participant, together with the interests of the Company or any Additional Participant other than any Lessors, in Property, which is leased, subleased, or licensed to be used in connection with or which is necessary for or are otherwise related to the establishment or operation of the Project, including without limitation: (a) Property leased under a capital lease or other type of financing lease; (b) leasehold interests which could be capitalized on the financial statements of the Company or an Additional Participant (other than a Lessor), if the investment had been made by the Company or such Additional Participant; and (c) real property and/or improvements leased to a Company or any Additional Participant (other than a Lessor) as part of any Project Site or improvements thereon.

1.31. "Lessor" means a Person, other than the Company or any Additional Participant, which is the lessor, sublessor or licensor of Leasehold Interests, and which is disclosed to the Taxing Authorities in accordance with Section 11 hereof.

1.32. "Local School District" means the local, K-12 public school district in which the Project Sites are located, but excluding each Community College.

1.33. "MCA §" means a section of the Mississippi Code of 1972, as amended.

1.34. "MDA" has the meaning set forth in the Preamble.

1.1 "MDOR" means the Mississippi Department of Revenue.

1.35. "Minimum Capital Investment" means an aggregate Capital Investment of at least Sixty Million Dollars ($60,000,000) by or on behalf of all FIL Participants in the Project as required by MCA § 27-31-104(a) and/or and 27-31-105(2), which is made after January 1, 2026. For determination of the Minimum Capital Investment, the value of Leasehold Interests includes without limitation: (a) property leased by the Company under a capital lease or other type of financing lease; and (b) the cost of leasehold

interests which could be capitalized on the Company's financial statements if the investment had been made by the Company, such as interests in a sale-leaseback and similar financial lease transactions.

1.36. "New Facility Project" means all New Facility Property comprising a new food products manufacturing facility or facilities constructed, equipped and operated at the New Facility Site, together with all New Facility Property acquired, developed, constructed, equipped, operated and/or maintained, including buildings and other real property improvements, machinery, equipment and other personal property placed on, the New Facility Site on or prior to the Effective Date hereof, at any time thereafter and during the FIL Term.

1.37. "New Facility Property" means shall mean all property interests, including the real property such as the New Facility Site, real property interests such as easements, and real property improvements, together with all personal property, which would otherwise be subject to ad valorem taxation to the Company or any other FIL Participant in the County but for this Agreement and which comprise a part of or which are located upon the New Facility Site, and are used in, necessary for or related to the establishment or operation of the New Facility Project thereon, including all (i) buildings, fencing, foundations, supporting structures, infrastructure related to the New Facility Project, (ii) machinery, equipment and other personal property associated with the New Facility Project, as well as (iii) raw materials, work-in-process inventories and finished goods inventories to the extent not exempt under a free port warehouse exemption granted by the County pursuant to MCA § 27-31-51 *et seq.* (*i.e.*, a free port warehouse exemption). The term "New Facility Property" includes all otherwise taxable Leasehold Interests and Co-Located Property owned by or taxable to a FIL Participant at the New Facility Site. New Facility Property also includes all New Facility Property that becomes part of the New Facility Project during the FIL Term, including New Facility Property added to the New Facility Project and New Facility Site, which replaces New Facility Property previously installed or constructed. Any real or personal property or ownership interests that are taxable to any utility provider are expressly excluded from this definition of New Facility Property.

1.38. "New Facility Site" means the parcel or parcels of real property described on **Exhibit "C"** attached hereto.

1.39. "Party" and "Parties" have the respective meanings set forth in the Preamble.

1.40. Permanent Facility Closure" has the meaning ascribed to such term in the Project Cooperation Agreement.

1.41. "Person" means any individual, general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative, association, foreign trust, or foreign business organization, and the heirs, executors, administrators, legal representatives, successors, and assigns of such "Person" where the context so permits.

1.42. "Project" mean the Existing Facility Expansion Project, together with the New Facility Project, which for purposes of this Agreement, MCA § 27-31-104(a) and/or and 27-31-105(2) shall be deemed to comprise a project for purposes of this Agreement.

1.43. "Project Cooperation Agreement" or "PCA" means that certain Project Cooperation Agreement, dated as of July ___, 2026, by and among the Company, the County and the Madison County Economic Development Authority.

1.44. "Project Sites" means the Existing Facility Site and the New Facility Site, and "Project Site" shall refer to either the Existing Facility Site or the New Facility Site.

1.45. "Property" means all Existing Facility Property and all New Facility Property and includes any parcel of land, real property improvement, or item of personal property.

1.46. "School Taxes" means all Taxes levied and assessed by the County for Local School District and Community College purposes.

1.47. "State" has the meaning set forth in the Preamble.

1.48. "Tax Assessor" has the meaning set forth in the Preamble.

1.49. "Tax Collector" has the meaning set forth in the Preamble.

1.50. "Taxes" shall mean all ad valorem taxes, including County ad valorem taxes, School Taxes, special levies, and assessments in the nature of ad valorem or property taxes, and State taxes levied or assessed under MCA § 27-39-329, but excluding any ad valorem taxes levied by the City.

1.51. "Taxes Otherwise Payable" means all Taxes that would, but for this Agreement and the Fee-in-Lieu granted herein, be leviable, assessable, and collectible for any Assessment Year of the FIL Term with respect to or upon the Property subject to the FIL that year.

1.52. "Taxing Authorities" has the meaning set forth in the Preamble.

SECTION 2. Qualification, Fee-in-Lieu Grant and Approval.

2.1. Eligibility Determination. The Taxing Authorities agree that the Company and any other FIL Participants are eligible for the Fee-in-Lieu granted herein pursuant to MCA §§ 27-31-104(1)(a) or 27-31-105(2) , as applicable, for each of the following reasons: (i) the New Facility Project is a "new enterprise" of the type enumerated in MCA § 27-31-101, which specifically includes "manufacturing" facilities; and (ii) the Existing Facility Expansion Project is an expansion of a "manufacturing or other enterprise of public utility as enumerated in MCA § 27-31-101.

2.2. Grant of Fee-in-Lieu. The County, upon motion made, carried, and spread upon the official minutes approved, or pursuant to a resolution duly approved and adopted, by the County Board in the form and manner required by law, hereby contracts for and grants to the Company and the Project, together with all other FIL Participants, if any, the Fee-in-Lieu as described in this Agreement for the FIL Term, conditioned upon and subject to (i) the Minimum Capital Investment first being made, and (ii) MDA granting its approval as provided in Section 2.3. The FIL granted in this Agreement is subject to the other terms and conditions of this Agreement applicable to the FIL.

2.3. MDA Approval. Upon execution of this Agreement by the Taxing Authorities and the Company, the Certificate of Final Approval attached as **Exhibit "A"** will be submitted by the Taxing Authorities or the Company to the MDA for its consideration and approval as required by MCA § 27-31-104(3). By executing the Certificate of Final Approval attached as **Exhibit "A"**, the MDA agrees that the Company and the Project, together with all other FIL Participants, if any, are eligible for the Fee-in-Lieu granted herein and gives its statutorily required final approval for the Fee-in-Lieu granted herein.

2.4. Binding Commitments. Pursuant to MCA §§ 27-31-104(4) and 27-31-107, this Agreement constitutes a binding obligation of each Party (including any future County Board) up to and through the FIL Term upon execution of this Agreement by the Parties and approval by MDA, and no application or approval under MCA § 27-31-107 is or shall be required.

SECTION 3. Property Subject to Fee-in-Lieu. All Property installed or subject to appraisal by the Tax Assessor or otherwise subject to ad valorem taxation on either of the Project Sites prior to or during the FIL Term, other than that which is otherwise exempt from ad valorem taxation, is included in and subject to the Fee-in-Lieu granted hereby for a period of up to ten (10) Assessment Years for each individual Property item, as provided in Section 6 and subject to Section 6.3, including Property owned by or taxable to FIL Participants and, subject to Section 12, any Property which replaces other Property and Property which is added to the Project during the FIL Term.

SECTION 4. Scope of Abatement. The Fee-in-Lieu granted herein shall abate and be in lieu of all Taxes Otherwise Payable and the obligations herein of each FIL Participant to make its respective FIL Payments will be in lieu of any obligation thereof to pay Taxes Otherwise Payable with respect to the Property subject to the FIL.

SECTION 5. Amount of Fee-in-Lieu.

5.1. FIL Amount. The FIL Amount payable by each FIL Participant is as follows:

(a) Company FIL Amount. Subject to Section 7.3, the FIL Amount payable by the Company for each Assessment Year during the FIL Term will equal the greater of (i) one-third (1/3) of the Taxes Otherwise Payable by the Company for each Assessment Year as provided in MCA § 27-31-104(5) and not a stated or fixed dollar amount, or (ii) the Company Minimum FIL Amount .

(b) Other FIL Participant FIL Amounts. The FIL Amount payable by each FIL Participant other than the Company for each Assessment Year of the FIL Term shall equal one-third (1/3) of the Taxes Otherwise Payable by such FIL Participant for that Assessment Year as provided in MCA § 27-31-104(5) and not a stated or fixed dollar amount. For the avoidance of any doubt, all Parties understand and agree that the Company will in no way be liable for any FIL Amount payable by any other FIL Participant.

SECTION 6. Fee-in-Lieu Term.

6.1. Total FIL Term. The FIL Term shall be thirty (30) Assessment Years commencing on the first January 1st on or after which both of the following events have occurred (the "First Assessment Date"), subject to **Exhibit "B"** attached to this Agreement:

(a) the Minimum Capital Investment has been made; and

(b) the Commercial Operation Date of the New Facility.

If any Property comprised of real property improvements or personal property are subject to ad valorem taxation in any year which begins prior to the occurrence of the Commercial Operation Date of the New Facility, then the Company may elect to designate January 1 of that year as the First Assessment Date and begin the FIL Term on that First Assessment Date by providing notice of the election to the Taxing Authorities, provided that the Minimum Capital Investment has been made prior to such election by the Company. No later than April 1 of the Assessment Year beginning on the First Assessment Date, the Company shall

provide to the Taxing Assessor a Certificate of Investment as to the Minimum Capital Investment; provided, however, no Certificate of Investment will be required if the total true value of Property used by the Tax Assessor to calculate the Taxes Otherwise Payable for the first Assessment Year exceeds the Minimum Capital Investment amount of Sixty Million Dollars ($60,000,000.00).

6.2. Reserved.

6.3. FIL for Individual Items of Property Limited to Ten Years. As provided in MCA § 27-31-104(4), no individual item of the Property will be subject to the Fee-in-Lieu for more than ten (10) Assessment Years. Any individual item of Property which is constructed, installed, or otherwise placed into service prior to the FIL Term or during the first twenty (20) years of the FIL Term will be subject to the Fee-in-Lieu for ten (10) Assessment Years. Any individual item of Property placed into service in year twenty-one (21) of the FIL Term or thereafter will be subject to the Fee-in-Lieu for a period equal to only the remaining years of the FIL Term.

6.4. Taxation after Expiration of FIL. After the FIL has expired as to any item or parcel of Property and it is no longer subject to the Fee-in-Lieu granted herein *(i.e.,* after the FIL has expired as to that Property), such Property shall be assessed and taxed based upon State ad valorem tax laws and regulations, reflecting the effect of all applicable depreciation and the industrial multiplier/trending factors.

6.5. No Special Levies/Taxing Districts. Following the execution of this Agreement by all of the Parties and continuing through the expiration of the FIL Term, no special tax levies in the nature of taxes, franchise fees, or special assessments will be imposed by the Taxing Authorities against any Property on the Project Site which are not imposed generally against all commercial and industrial property located in the ad valorem tax district in which the Project Site is located. Furthermore, at no time following the execution of this Agreement by all of the Parties and continuing through the FIL Term until the expiration thereof, will any of the Taxing Authorities form, authorize, or cause to be formed or authorized, any new taxing district authorized by State law, which is comprised solely of either Project Site or of both Project Sites or of any portion of either Project Site or of both Project Sites together with one or more adjoining parcels, except as expressly required by State law and done and in strict accordance with State law applicable to formation of such taxing district or otherwise done with the consent of the Company.

SECTION 7. FIL Payments.

7.1. FIL Payments. During each year of the FIL Term, the Company and each other FIL Participant will make to the Tax Collector the FIL Payment applicable to it according to the process set forth in **Exhibit "B"** and as required by MCA § 27-31-104 and this Agreement for each such Assessment Year.

7.2. Separate Liabilities. Under no circumstances will any FIL Participant be jointly, severally, or otherwise liable for any other FIL Participant's failure to remit the other FIL Participant's FIL Payment or any other amount due pursuant to this Agreement or applicable law, nor will the failure of any other FIL Participant to comply with the terms of this Agreement constitute a breach of this Agreement or provide the Taxing Authorities with any grounds to suspend or terminate this Agreement with respect to the Company. The intent of all Parties is that, while all FIL Participants collectively share the tax benefits offered by MCA § 27-31-104, each FIL Participant is individually responsible for complying with its own reporting, FIL Payment, and any tax payment requirements under State law. The Company will file and use its commercially reasonable efforts to cause each other FIL Participant to file, documentation or applications required by the ad valorem tax exemption laws of the State to result in all Property being taxed as provided for in this Agreement.

7.3. Alternative Company Minimum FIL Amount. Notwithstanding any other provision of this Agreement to the contrary, in the event that the FIL Payments payable by all FIL Participants (subject to any adjustment applicable pursuant to Section 13.4) for any Assessment Year during the FIL Term is less than corresponding Company Minimum FIL Amount calculated pursuant to **Exhibit "D"** attached hereto for any such Assessment Year and resulting FIL Payment, then the Company Minimum FIL Amount calculated pursuant to **Exhibit "D"** for such Assessment Year shall apply to the exclusion of any other calculation prescribed by this Agreement to determine such FIL Amount and the corresponding FIL Payment due and payable by Company for such Assessment Year shall be the corresponding Company Minimum FIL Amount calculated pursuant to **Exhibit "D."**

SECTION 8. Apportionment. The Tax Collector shall deliver each FIL Payment to the County Board, which shall apportion among and make payment to the Local School District as follows:

8.1. Local School District Share. The Local School District share of each annual FIL Payment shall be calculated and apportioned thereto on a pro rata basis based upon the proportion that the millage rate imposed for the Local School District by the appropriate levying authority bears to the total ad valorem tax millage rate imposed for all purposes in the same year or as otherwise may be required pursuant to applicable law, and shall then be paid to the Local School District.

8.2. County Share. The remaining balance of each annual FIL Payment (*i.e.*, the balance remaining after the remittances and allocations described in Sections 8.1 above) shall be allocated to the County, out of which the County shall make disbursements to the extent required by applicable State law, including any required disbursements by the County to any Community College, and/or pursuant to any written agreements to which the County is a party.

8.3. Use of FIL Proceeds. The Parties agree that the respective portions of FIL Payment proceeds may be used at the discretion of the County Board, and by the governing board of the Local School District, for any lawful purposes. Neither the Company nor any other FIL Participant shall be responsible or otherwise liable for any failure of the Tax Collector or the County Board to apportion the proceeds of each FIL Payment in accordance with the requirements herein or as required by applicable law.

SECTION 9. Assessment and Collection. The Taxing Authorities and the Company agree that the assessment and collection procedures set forth in **Exhibit "B"** will be followed with respect to the determination of Taxes, Taxes Otherwise Payable, each FIL Amount, and each FIL Payment. MDA expresses no opinion or agreement with regard to such matters.

SECTION 10. Other Ownership Interests Subject to the FIL. All provisions of this Agreement shall apply to the Company and to each other FIL Participant whose Property becomes subject to the Fee-in-Lieu granted hereby pursuant to Section 11, provided, however, that (a) the Tax Collector and the Company may agree to include the FIL Payment obligation for certain Leasehold Interests within the Company's FIL Amount; and (b) the Tax Collector and any other FIL Participant may agree to include the FIL Payment obligation for certain Leasehold Interests within such other FIL Participant's FIL Amount.

SECTION 11. Identification of Other FIL Participants. Each Person (other than the Company) eligible to be a FIL Participant (subject to this Section 11), or the Company on behalf of any such Person, will provide written notice to the County and the Tax Assessor, on or before April 1 of the Assessment Year during which any Property of such Person that has been constructed, installed, or otherwise placed into service on the Project Site first becomes subject to assessment. Upon giving notice, such Person and its

Property which is the subject of the notice, becomes subject to the Fee-in-lieu granted in this Agreement (subject to Section 6.3) and such Person that is the subject of the notice will be a FIL Participant and be deemed a Party to this Agreement. For the avoidance of doubt, a FIL Participant, other than the Company, or the Company on behalf of such other FIL Participant, need only provide such written notice to the County and the Tax Assessor one time (*i.e.*, on or before the April 1 following the addition of any Property to the Project Site by such FIL Participant for the first time). Notice in subsequent Assessment Years shall not be required for originally installed Property to remain abated or for additions and replacement property of that FIL Participant to be added to the FIL, provided that the FIL Participant files a personal property rendition as required by MCA § 27-35-23.

SECTION 12. Reasonable Assistance to Cause the City to Join in this Agreement. Because the Existing Facility is located within the City, the County will cooperate and assist the Company and the Madison County Economic Development Authority to petition and encourage the City to join in this Agreement as a party hereto and to grant to the Company, in the same manner as the County with respect to the Existing Facility, a fee-in-lieu of City ad valorem taxes with respect to expansions of, and additions to, the Existing Facility pursuant to MCA §§ 27-31-101 and 105, as applicable. Further, to the extent that any ordinance, policy or guideline of the City must be waived by the City in order to join in this Agreement and grant to the Company any fee-in-lieu of City ad valorem taxes, such obligation of the County set forth in this Section shall include petitioning and encouraging the City to grant such waiver to the such waiver is permitted by applicable law.

SECTION 13. Suspensions/Termination of Fee-in-Lieu.

13.1. Suspension for Non-Payment. Without limiting, and notwithstanding any other rights and remedies available to the Taxing Authorities arising from any failure by any FIL Participant to timely pay any FIL Payment due in accordance with this Agreement or to otherwise pay any other Taxes otherwise due and payable on Property, the County Board may, following notice to the FIL Participant and the cure period in accordance with Section 13.7, in its reasonable discretion, suspend the participation by any FIL Participant in the Fee-in-Lieu granted by this Agreement or any other exemption granted by the County Board for the Project until such time that said payment is made by the FIL Participant; provided that any such payment remitted after its due date (*i.e.*, February 1) shall be subject to the same penalties and interest that would otherwise apply to any ad valorem taxes paid late after such due date. In the event of a dispute regarding the value of any Property, the FIL or the FIL Amount, a timely payment under protest or the posting of an appeal bond in accordance with applicable law will be deemed a timely payment.

13.2. Termination for Non-Payment. Without limiting, and notwithstanding any other rights and remedies available to the Taxing Authorities arising from any failure by any FIL Participant to timely pay any FIL Payment due in accordance with this Agreement or to otherwise pay any other Taxes otherwise due and payable on Property for a period of more than ninety (90) days following notice to such FIL Participant and the expiration of cure period in accordance with Section 13.7, the County Board may, in its sole discretion and following notice to the FIL Participant, terminate such FIL Participants participation in this Agreement upon written notice thereof to such FIL Participant; provided that any such termination by the County Board shall commence effective as of January 1 of the year such unpaid amount was payable. All Parties further acknowledge and agree that, in the event the Company's participation in this Agreement is terminated pursuant to this 13.2, the County Board may additionally terminate this Agreement in its entirety upon written notice thereof to each FIL Participant (other than the Company), with termination of this Agreement in its entirety to become effective on January 1 of the year following the date such unpaid amount was payable by the Company.

13.3. Termination for Permanent Facility Closure. The County Board may, following notice to the Company and the cure period in accordance with Section 13.7, in their respective sole discretion, terminate the Fee-in-Lieu granted by this Agreement upon the occurrence of any Permanent Facility Closure.

13.4. Termination for Materially Delayed First Assessment Date. If the First Assessment Date has not occurred by January 1, 2034, as such date may be extended due to any delay caused by an Inducer Delay or a Force Majeure Event, the County Board shall have the right, but not the obligation, to terminate this Agreement.

13.5. Termination Upon Material Delay or Default Achieving Investment Target. If the Company and/or one of more other FIL Participants fail to make or cause to be made a cumulative Capital Investment in the County for the Project of at least Seventy Million Dollars ($70,000,000) on or before January 1, 2033 (as such date may be extended due to any permitted delay resulting from an Inducer Delay or a Force Majeure Event), the County Board may, following notice to the Company and the cure period in accordance with Section 13.7, in their respective reasonable discretion, terminate the Fee-in-Lieu granted by this Agreement.

13.6. Notice and Cure Period. Notwithstanding the foregoing, no suspension or termination of this Agreement by the County Board may occur unless the County first gives written notice specifying the conditions giving rise to the suspension or termination of this Agreement to the Company and any other affected FIL Participant(s), who each shall have ninety (90) days to cure such condition(s).

13.7. Effective Date and Effect of a Suspension or Termination. For avoidance of doubt, any suspension of the Fee-in-Lieu under this Section 13 shall not extend the FIL Term. Further, any such suspension or any adjustment of the FIL percentage pursuant to Section 13.6 shall be deemed to commence effective as of January 1 of the year in which such suspension or FIL percentage adjustment is approved by the County pursuant to this Section 13 and, notwithstanding the subsequent payment of the past due amount by the FIL Participant or other curative action after the expiration of the cure period prescribed by Section 13.7, the suspension or FIL percentage adjustment shall continue until December 31 of such year. Similarly, any termination of the Fee-in-Lieu under this Section 13 shall be deemed to commence effective as of January 1 of the year in which such suspension is approved by the County pursuant to this Section 13. The Parties acknowledge and agree that, in addition to the possible suspension or termination of the FIL applicable to the Company or any other FIL Participant pursuant to this Section 13, subject to as set forth in Section 13.6 and 13.7, no provision of this Agreement shall in any way limit or restrict the authority of the Taxing Authorities granted thereto by MCA §§ 27-41-1 *et seq.* and 27-41-101 *et seq.* to sell Property of the Company or any other FIL Participant (the extent such Person failed to timely pay its FIL Amount due after notice and a timely opportunity to cure) and collect and apply the sale proceeds to any such past due FIL Amounts payable thereby in the same manner as past due ad valorem taxes.

13.8. This Section 13 is the sole remedy of the County in case of a default, as described and subject to the requirements set forth in Sections 13.1 through 13.5. Notwithstanding any other provision of this Agreement to the contrary, should the County Board suspend or adjust the Fee-in-Lieu percentage pursuant to this Section 13, all other obligations of the Parties under the Agreement shall continue to remain in full force and effect. Should the County Board terminate this Agreement pursuant to this Section 13 as to that Governing Body, the Agreement shall continue to remain in full force and effect by and between all remaining Parties; provided that if the County Board terminates this Agreement (a) under

Section 13.2 due an uncured payment failure by the Company, or (b) under Sections 13.3, 13.4 or 13.5, this Agreement shall be terminated with respect to all Parties and written notice of such termination shall be provided to each FIL Participant, effective on January 1 of the year following the incident giving rise to such termination.

13.9. Without limiting any other rights and remedies available to any of the Taxing Authorities arising from a default by the Company and/or any FIL Participant of any obligation thereof set forth herein, the Fee-in-Lieu granted hereby may be additionally subject to suspension and/or termination in accordance with MCA §§ 27-31-104, 27-31-111 and 27-31-113 and any other applicable law.

13.10. For purposes of this Section 13 and any other obligations of any Party set forth in this Agreement which may be delayed due to an Inducer Delay or an event of force majeure, a "Force Majeure Event" means, with respect to such Party, any event or occurrence that (a) is not within the reasonable control of such Party or, (b) was not reasonably foreseeable at the time of execution of this Agreement, or if reasonably foreseeable, could not have reasonably been avoided or overcome by such Party through the exercise of commercially reasonable diligence, and (c) reasonably prevents, hinders, or delays such Party from performing its obligations under this Agreement, including any of the following events and occurrences: any act of God; act of a public enemy; war; riot; sabotage; blockage; embargo; failure or inability to secure materials or supplies through ordinary sources, including by reason of shortages or priority; generalized lack of availability in the State or in the State or County, of raw materials, equipment, labor or energy or other utilities and any other causes; labor strike, lockout, or other labor or industrial disturbance (whether or not on the part of agents or employees of such Party); civil disturbance; terrorist act; power outage; fire; flood; windstorm; hurricane; earthquake; landslides; lightning; tornadoes; storms; washouts; droughts; or other casualty; insurrection; epidemic; pandemic; arrests; restraint of government and people; quarantine, explosions; breakage or accident to machinery, transmission pipes or canals; partial or entire failure of utilities; any change in law, order, regulation, or other action of any governing authority; any failure by any local or State governing body to issue any material permit or material approval necessary for the construction or operation of the Project within the timeframe stated by such local or State governing body to process and issue such permit or approval following the submission by the Party seeking such permit or approval of a complete and accurate application or petition therefor; or any other cause or event not within the reasonable control of the Party, including but not limited to, insufficient, unavailable or delayed utilities for the Project. "Force Majeure Event" shall also include any hardship event involving a Party such as a material deterioration in general economic conditions, significant market disruptions, extraordinary increases or decreases in prices, supply chain disruptions, or comparable events, provided that such circumstances were not reasonably foreseeable at the time of entering into this Agreement and are beyond the reasonable control of such Party. Any delay in the performance of any of the duties or obligations of a Party will not be considered a breach of this Agreement and the time required for performance will be extended for the period equal to the delay, provided that such delay is caused, directly or indirectly, by a Force Majeure Event. Any Party claiming the occurrence of a Force Majeure Event will give prompt notice to the other Parties of such cause and will take whatever commercially reasonable steps are necessary to relieve the effect of such cause. In the event of a Force Majeure Event, the Party claiming the occurrence of a Force Majeure Event shall reasonably notify the Parties of the facts supporting such claim, the obligations affected by the alleged Force Majeure Event, the anticipated delay in performance and the actions being undertaken by such Party claiming a Force Majeure Event to minimize the duration and impact of the Force Majeure Event. No Force Majeure Event shall excuse, waive, or permit any delay in the payment or remittance of any FIL Amounts already due, accrued, and owing from any FIL Participant in accordance with this Agreement.

SECTION 14. Miscellaneous.

14.1. Assignment and Other Ownership Changes.

(a) This Agreement may be assigned without the consent of, but with prompt notice to, the Granting Authorities if it is assigned to: (i) any Person which assumes ownership of the Project and agrees to be bound by the obligations and commitments of the Agreement, (ii) an Affiliate of the Company, or (iii) to any assignee in connection with any merger, reorganization, sale of all or substantially all of its assets or any similar transaction. In the event of such an assignment, the Parties further agree that the tax benefits granted herein shall inure to the benefit of the Company's successors and assigns which may lawfully receive the benefits hereunder. This Agreement shall be binding upon the Parties, their respective assigns and successors in title, and any owner of the Project which benefits from this Agreement.

(b) This Agreement may be partially assigned by the Company to any Person which has taxable interest in Property, which agrees to be bound by the obligations and commitments of this Agreement without the consent of, but with prompt notice to, the Taxing Authorities. Upon assignment, such Person will become a FIL Participant, subject to Section 11. In the case of a partial assignment, notice to the applicable Taxing Authorities pursuant to Section 11 may include a request that the permitted assignee's taxable ownership interests be separately assessed from that of the Company with the FIL applied thereto.

(c) The Company (and any other FIL Participant) may also collaterally assign this Agreement to any lender, bondholder or equity investor providing any financing for the Project or any portion thereof, without the consent of, but with prompt notice to, the Taxing Authorities, provided that any such assignment shall not release the Company or any other FIL Participant from their respective obligations hereunder. The Taxing Authorities shall reasonably cooperate with the Company with respect to any such financing by executing a consent to collateral assignment on normal and customary terms if so requested by a FIL Participant.

(d) Following the assignment of any part of this Agreement to any assignee permitted by subsections (a) or (b) above, all references to the Company in the assigned portions of the Agreement shall, upon and following the assignment, be deemed to solely refer to the permitted assignee.

14.2. Notices, Statements and Payments. Any notice or statement required to be given pursuant to the terms and provisions of this Agreement shall be in writing and sent by a nationally recognized overnight courier for delivery on the following business day; by first-class U.S. mail, postage prepaid, registered or certified; or by email (with such email to be confirmed promptly in writing sent by mail or overnight courier as previously provided) addressed as follows, and payments of FIL Payments will be made to the Tax Collector as follows:

Company at:

Griesson USA Corporation
1105 W Peachtree Street NE,
Suite 1000,
Atlanta, GA, 30309
Attn: Legal

with a copy to:

Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, NE
Suite 1000,
Atlanta, GA 30309
Attention: Florian A. Stamm

County at:

Madison County Board of Supervisors
125 West North Street
Canton, MS 39046
Attention: President, Board of Supervisors

with a copy to:

Madison County Chancery Clerk
146 West Center Street
Canton, MS 39046

MDA at:

Mississippi Development Authority
501 North West Street (39201)
P. O. Box 849
Jackson, Mississippi 39205-0849
Attention: Executive Director

Tax Assessor at:

Madison County Tax Assessor
171 Cobblestone Drive
Madison, MS 39110
or
P.O. Box 292
Canton, MS 39046

Tax Collector at:

Madison County Tax Collector
146 West Center Street
Canton, MS 39046
or
P.O. Box 113
Canton, MS 39046

or to such other address as the receiving Party shall have most recently forwarded to the sending Party.

14.3. Amendment; Waiver. This Agreement may be amended, modified, or superseded, and any of the terms, covenants, representations, warranties or conditions may be waived, only by a written instrument executed by the Parties or, in the case of a waiver, by or on behalf of the Party that is waiving compliance. The failure or delay of any Party at any time or times to require the performance of any provision of this Agreement will not affect the right of that Party at a later time or times to enforce same. No waiver by any Party of any condition, or of any breach of any term, covenant, representation, or warranty contained in this Agreement, in any one or more instances, will be deemed to be or be construed as a further or continuing waiver of any condition or breach or a waiver of any other condition or of any breach of any other term, covenant, representation, or warranty.

14.4. Further Assurances. Each Party to this Agreement will take all action and execute further instruments or documents as any Party may from time to time reasonably request in order to confirm, carry out, or more fully effectuate the transactions and results contemplated by this Agreement, or which

may be necessary for the Company (and any other FIL Participant, if applicable) to realize all of the benefits contemplated under this Agreement. The Company acknowledges and agrees that it will file, and use its commercially reasonable effort to cause each other FIL Participant to file, such documentation or applications as may be required by the laws of the State to result in all of the Property being taxed and/or FIL Payments calculated as provided for in this Agreement. Each of the Taxing Authorities agrees to promptly consider and approve any such documentation or applications to the extent required to ensure that all Property is taxed and/or FIL Payments are made as provided in this Agreement.

14.5. Governing Law, Disputes Over Valuation, and Forum Selection. This Agreement, and all claims or causes of action (whether in contract, tort or statute) that may be based upon, arise out of, or relate to this Agreement, or the negotiation, execution, or performance of this Agreement (including any claim or cause of action based upon, arising out of, or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), shall be governed by, and enforced in accordance with, the internal laws of the State, including its statutes of limitation and without regard to conflict of law principles. All disputes regarding this Agreement, and all claims or causes of action (whether in contract, tort, or statute) that may be based upon, arise out of, or relate to this Agreement, or the negotiation, execution, or performance of this Agreement (including any claim or cause of action based upon, arising out of, or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), must be brought or filed in state court in the First Judicial District of Hinds County, Mississippi, if MDA is a necessary party; or the County, if MDA is not a necessary party. Such court shall be the exclusive forum and jurisdiction for such disputes. The Parties agree that their choice of laws and exclusive forum set forth above are mandatory and shall not be deemed permissive. In the event of any legal or equitable action arising from this Agreement, each FIL Participant that is a party to such legal or equitable action shall provide, in the manner prescribed by Section 14.2, written notice of such action to the MDA.

14.6. Headings & Construction. The captions and headings of this Agreement are solely for purposes of convenience, are not to be construed as a part of this Agreement, and shall not be construed as defining or limiting in any way the scope or intent of the provisions hereof. Whenever herein the singular number is used, the same shall include the plural and words of any gender shall include each other gender

14.7. Successors and Assigns. All the provisions herein contained shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties, to the same extent as if each successor and assign were in each case named as a party to this Agreement.

14.8. Presumption. No presumption will apply in favor of any Party hereto in the interpretation of this Agreement or in the resolution of any ambiguity of any provision hereof.

14.9. Incorporation by Reference. All exhibits referenced as being attached hereto are hereby incorporated by reference and expressly made a part of this Agreement for all purposes as if fully copied herein.

14.10. Tax Officials. To the extent not otherwise already specifically covered by this Agreement, the Tax Assessor and the Tax Collector agree to abide by all of the terms and provisions of this Agreement as he, she or they, as applicable, involve or require acquiescence, approval or implementation of the Tax Assessor and the Tax Collector.

14.11. Authority. Each of the Parties recognizes, acknowledges, represents, and warrants that the obligations set forth herein are the valid and binding obligations of such Party, enforceable in a court of competent jurisdiction against such respective Party in accordance with the terms hereof and that the terms and provisions of this Agreement and the execution hereof have been authorized and approved, as required by law.

14.12. Entire Agreement. This Agreement constitutes the entire agreement among the Parties with respect to the subject matter hereof *(i.e.,* ad valorem taxes) and supersedes any prior understandings, agreements, or representations by or among the Parties, whether written or oral, to the extent such are covered by the subject matter hereof.

14.13. Severability. In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

14.14. Counterparts; Electronic Transmittals. This Agreement may be signed in separate counterparts and delivered by electronic transmission, each of which counterpart so executed shall be deemed to be an original, and all such separate counterparts shall together constitute one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, *e.g.,* www.docusign.com) is to constitute effective execution and delivery of this Agreement as to the Parties. Signatures of the Parties transmitted by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, *e.g.,* www.docusign.com) are to be deemed to be their original signatures for all purposes.

IN WITNESS WHEREOF, the County, the Tax Assessor, the Tax Assessor, the Tax Collector and the Company have executed this Agreement on the actual dates set forth opposite their respective names with the understanding that the effective date of this Agreement is the date shown in the first paragraph of this Agreement.

[SIGNATURES ON FOLLOWING PAGES]

MADISON COUNTY, MISSISSIPPI,
acting by and through its Board of Supervisors

By:_____
Gerald Steen
President, Board of Supervisors of
Madison County Mississippi

Date:_____, 2026

ATTEST & SEAL:

By:_____
Ronny Lott
Clerk, Board of Supervisors of
Madison County Mississippi

Date:_____, 2026

TAX ASSESSOR

By:_____
Norman A. Cannady, Jr.
Madison County Tax Assessor

Date: _____, 2026

TAX COLLECTOR

By:_____
C.J. Garavelli
Madison County Tax Collector

Date: _____, 2026

GRIESSON USA CORPORATION
a Delaware corporation

By:_____
Christopher R. Scholz
President

Date: _____, 2026

EXHIBIT "A"

CERTIFICATE OF FINAL APPROVAL
OF THE
MISSISSIPPI DEVELOPMENT AUTHORITY

MDA hereby approves this Agreement as follows:

(a) MDA agrees that the Project as defined herein is eligible for the benefits offered pursuant to MCA §§ 27-31-104 and/or 27-31-105(2) provided that the $60,000,000 minimum capital investment requirement prescribed by MCA § 27-31-104 is satisfied;

(b) MDA agrees that the FIL Amounts, as defined herein, and allocation thereof satisfy the minimum payment requirements of MCA §§ 27-31-104 and/or 27-31-105(2);

(c) The duration of the Fee-in-Lieu does not exceed the maximum period permitted by State law; and

(d) MDA agrees that this Agreement has been duly negotiated and approved.

MDA EXPRESSES NO OPINION, APPROVAL OR DISAPPROVAL OF ANY PROVISIONS HEREIN REGARDING THE COMPUTATION OF THE TRUE VALUE OF ANY PROPERTY OR ANY OTHER MATTERS EXCEPT FOR THOSE SPECIFICALLY AND EXPRESSLY ENUMERATED ABOVE. SUCH MATTERS ARE BEYOND THE SCOPE OF MDA'S AUTHORITY AND RESPONSIBILITY UNDER MCA §§ 27-31-104 AND/OR 27-31-105(2).

Notwithstanding any provision of the Agreement to the contrary, venue for any legal or equitable action against the MDA arising from this Agreement shall be in Hinds County, Mississippi.

MISSISSIPPI DEVELOPMENT AUTHORITY

By:_____
William V. Cork,
Executive Director

Date: _____ _____, 2026

EXHIBIT "B"

ASSESSMENT AND COLLECTION

1. Assessment.

The Parties agree that the following principles of ad valorem tax assessment will apply to the determination of Taxes and Taxes Otherwise Payable:

(a) Assessment Prior to First Assessment Date. Consistent with applicable State law, including any MDOR regulations, and the policy and practice of the Tax Assessor, the Parties agree that Land and any interests therein will be taxable prior to the First Assessment Date under its then-current classification, although it may be reclassified as industrial property for assessment purposes thereafter. If State law requires that any personal property and/or real property improvements constituting Property be assessed prior to the issuance of a COD, the Tax Assessor agrees that such Property will be assigned a *de minimis* or zero value, as legally permitted by State law, MDOR regulations and/or guidelines established in the property appraisal manuals of the MDOR, to reflect that the Project is not yet in operation. Notwithstanding the foregoing, if any change in said policy and practice of the Tax Assessor is required by State law or MDOR regulations, the Tax Assessor agrees that such change shall be applied to all commercial taxpayers in the County.

(b) Appraisal and Valuation. During the FIL Term, the Parties will follow then-current State law with respect to the assessment of ad valorem taxes in order to determine the Taxes Otherwise Payable, including but not limited to then current MDOR regulations and guidelines established in the appraisal manuals of the MDOR. For avoidance of doubt, the Parties agree that the current statutory procedures include the following:

(i) Rendition. By April 1 of each calendar year, including April 1 of each Assessment Year, each FIL Participant will provide a rendition of its otherwise taxable personal property in the form required by the Tax Assessor as provided in MCA § 27-35-23, and the Tax Assessor shall record on the ad valorem tax rolls all Property in the name of the appropriate owner(s) thereof. In the event that any FIL Participant fails timely to file its rendition as and when due, the Taxing Authorities shall have the right to impose and levy any penalties and/or interest authorized or mandated by State law against such party arising from such failure to file its rendition; however, in no event shall any failure to timely file a personal property rendition by a FIL Participant confer upon any of the Taxing Authorities the right to suspend or terminate this Agreement as to that FIL Participant except to the extent expressly authorized by State law and this Agreement.

(ii) Assessment Ratio and Classification. As of the Effective Date, the Project constitutes Class II and Class III property and is subject to an assessment ratio of fifteen percent (15%) of true value because the Project constitutes neither Single-family, owner-occupied, residential real property, nor public utility properties, such as those owned by railroad, pipeline, electric power, and similar companies, nor tagged motor vehicles.

(iii) Cost. For purposes of assessment, "cost" includes installation costs and all other direct expenses properly chargeable to capital asset accounts, but shall not include the cost of any non-taxable or tax exempt assets, contributions in aid of construction or other payments for facilities owned by utility companies or other third parties, or any "soft costs" or indirect costs not directly attributable to the purchase and installation of Property, such as capitalized interest or allocations of management overhead, whether or not the same are capitalized. The documents cost of personal Property will constitute the upper limit of true value for assessment purposes during the FIL Term.

(iv) Depreciation and other Adjustments. The Tax Assessor and each FIL Participant will confer to reach agreement as to the proper class life and industrial multiplier/trending factors for personal Property, or components thereof, installed on the Project Site. Upon presentation of sufficient and credible evidence of additional physical deterioration or functional obsolescence, economic obsolescence, or accelerated depreciation due to special circumstances related to the operation of the Project, consistent with recognized appraisal principles, the Tax Assessor will consider a reduction in the depreciated value reflected by the applicable class life to the extent consistent with and permitted by then current State law, MDOR regulations, and guidelines established in the appraisal manuals of the MDOR. The Tax Assessor may obtain the approval for any such agreement or reduction from the MDOR.

(v) Protest and Appeal. Any dispute regarding the assessment of ad valorem taxes in order to determine the Taxes Otherwise Payable shall follow the procedures for the protest and appeal of ad valorem tax assessments under state law, including those set forth in MCA §§ 27-55-1 *et seq*. and the filing of an appeal bond, if applicable.

2. Collection of Fee-in-Lieu Amount

The Parties agree that the following principles of ad valorem tax collection will apply to the determination of the FIL Amount and billing and collection of the FIL Payment:

(a) Calculation and Billing of Fee-in-Lieu. For each Assessment Year, the Tax Collector shall apply the applicable tax millage to the assessed value of the Property then subject to the Fee-in-Lieu granted herein to determine the Taxes Otherwise Payable. The FIL Amount for each FIL Participant on such FIL Participant's Property for each Assessment Year shall be the amount calculated in accordance with Section 5. The Tax Collector shall provide each FIL Participant with a written statement setting forth the Fee-in-Lieu Amount due therefrom for such year and the underlying calculations used to compute such Fee-in-Lieu Amount. The Collector shall use his or her best efforts to provide to each FIL Participant its respective written statement of its FIL Amount by December 15th of each Assessment Year, but in no event will such statement be provided later than December 31st of each year.

(b) Millage Changes. If the aggregate ad valorem tax millage rate is increased or decreased and such increase or decrease is applicable generally to all taxpayers located in the same taxing district as the Project Site, then the Fee-in-Lieu Amount or amount payable under an exemption will be increased or decreased based upon such higher or lower aggregate annual millage.

(c) Fee-in-Lieu Lien and Payment Due Date. As provided for ad valorem taxation pursuant to MCA §§ 27-35-1 and 27-41-41, each annual Fee-in-Lieu obligation, shall be a lien on the Property on January 1 of the relevant Assessment Year and of the relevant FIL Participant, and each FIL Participant shall make its FIL Payment related to that Assessment Year to the Tax Collector by February 1 of the following year. The Parties agree that the provisions applicable to the collection of delinquent ad valorem taxes under state law, including MCA § 27-41-1 et seq., shall apply to delinquent FIL Payments.

EXHIBIT "C"

EXISTING FACILITY SITE DESCRIPTION & NEW FACILITY SITE DESCRIPTION

Existing Facility Site Description:

A certain parcel of land situated in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being that certain parcel of land now or formerly in the name of Madison County Economic Development Authority and being more particularly described as follows:

Commencing at a found PK Nail at the intersection of Church Road and Old Jackson Road (as both are now in use, December 2001) and marking the Northeast corner of said Section 21, Township 8 North, Range 2 East and being North 00° 48' 22" West 5298.79 feet from an existing iron pin found, recognized as the Southeast corner of said Section 21;

Thence run South 00°48' 22" East along the East line of said Section 21, for a distance of 2429.49 feet to a point;

Thence leaving said East line of Section 21, Township 8 North, Range 2 East, run West for a distance of 110.34 feet to a 1/2 inch iron pin set marking the Point of Beginning of the herein described DBC Corporation parcel, same being the intersection of the South right-of-way line of the proposed Industrial Drive North with the West right-of-way line of the proposed widening of Old Jackson Road;

Thence along said West right-of-way line of proposed widening of Old Jackson Road, run South 00° 44' 00" East 665.17 feet to a 1/2 inch iron pin set on the South line of the aforesaid Madison County Economic Development Authority parcel;

Thence along said South line, run South 89° 50' 29" West 1047.01 feet to an iron pin found marking the Southwest corner of said Madison County Economic Development Authority parcel;

Thence along the West line of said Madison County Economic Development Authority parcel, same being the East right-of-way line of proposed Industrial Drive North, run North 00° 04' 05" East 352.94 feet to a 1/2 inch iron pin set marking the point of curvature of a curve to the right;

Thence continuing along said East right-of-way line of proposed Industrial Drive North and with said curve to the right, run Northeasterly an arc distance of 495.13 feet to a 1/2 inch iron pin set. Said curve to the right having a radius of 315.45 feet, an interior angle of 89° 55' 55" and a chord distance of 445.85 feet which bears North 45° 02' 02" East;

Thence along the South right-of-way line of said proposed industrial Drive North, run East 722.63 feet to the Point of Beginning containing 15.462 acres (673,503 square feet).

A fifteen (15) foot wide permanent utility, drainage and transportation easement having been reserved by the Madison County Economic Development Authority along the West and North boundary lines of the above described 15.462 acre tract.

New Facility Site Description

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 15 degrees 35 minutes 41 seconds East for a distance of 5,472.79 feet for a Point of Beginning; (SPC WEST: N: 1,108,040.08 E: 2,372,82.44.16); thence run North 00 degrees 28 minutes 27 seconds West for a distance of 820.53 feet to a set 1/2 inch capped rebar; thence run North 35 degrees 37 minutes 41 seconds East for a distance of 294.90 feet to a set 1/2 inch capped rebar thence run North 09 degrees 37 minutes 42 seconds East for a distance of 111.73 feet to a set 1/2 inch capped rebar on the Eastern right-of-way line of Old Jackson Road; thence run along said curve to the left in a Northeasterly direction for a distance of 275.75 feet (chord bearing of North 40 degrees 17 minutes 26 seconds East, chord distance of 274.53 feet) to a set 1/2 inch capped rebar; thence leaving said right-of-way run North 89 degrees 28 minutes 06 seconds East for a distance of 80.08 feet to a set 1/2 inch capped rebar; thence run North 89 degrees 46 minutes 33 seconds East for a distance of 633.43 feet to a found 1/2 inch capped rod; thence run South 86 degrees 53 minutes 00 seconds East for a distance of 497.66 feet to a found 1/2 inch capped rod; thence run South 00 degrees 08 minutes 43 seconds East for a distance of 1314.56 feet to a found 1/2 inch capped rod; thence run South 89 degrees 43 minutes 59 seconds West for a distance of 15.45 feet; thence run South 00 degrees 13 minutes 31 seconds West for a distance of 35.85 feet thence run South 89 degrees 45 minutes 01 seconds West for a distance of 1215.68 feet to the Point of Beginning; all lying and being situated in the South Half of the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 39.92 acres, more or less.

EXHIBIT "D"

FORMULA FOR DETERMINING COMPANY MINIMUM FIL AMOUNT

For each of the Assessment Years during the FIL Term for which the sum of:

(a) one-third (1/3) of the Taxes Otherwise Payable by the Company for any such Assessment Year; plus

(b) the total of all FIL Payments payable by all FIL Participants other than the Company pursuant to this Agreement for any such Assessment Year, minus

(c) the total portions of all FIL Payments payable by all FIL Participants, which are subject to remittance to the Local School District pursuant to Section 8.1 and to each Community College pursuant to Section 8; plus

(c) the total amount of all County ad valorem taxes payable by all FIL Participants for any Property located at or comprising any part of the Project Site, except for the "mandated levies" described in MCA § 27-39-329 and any School Taxes, for any such Assessment Year;

is less than Two Hundred Twenty-Five Thousand Dollars ($225,000) (the "Company Minimum FIL Amount"), then the Company Minimum FIL Amount due and payable by the Company for such Assessment Year shall, if applicable, equal the sum of the following:

(ii) such Company Minimum FIL Amount, minus

(iii) the sum of items (b) through (c) immediately above.

EXHIBIT "E"

Form – Certificate of Investment

PROJECT HARVEST LINE SUMMARY

Project	
Locality (County and City, if applicable)	
Date of Certificate of Investment	

CAPITAL INVESTMENT SINCE PROJECT HARVEST LINE INCEPTION

Total Capital Investment	$

TO BE CERTIFIED BY AN AUTHORIZED REPRESENTATIVE OF THE COMPANY:

I certify that I have examined this report, and to the best of my knowledge and belief, it is true, correct, and complete.

Company: _____

By: _____

Name: _____

Title: _____

Date: _____

Exhibit "C"

County and City FILOT Agreement

(see attached)

GRIESSON USA CORPORATION
AGREEMENT TO PAY A FEE
IN LIEU OF AD VALOREM TAXES

This Ad Valorem Tax Agreement (this "Agreement") is made and entered into effective as of July ____, 2026 (the "Effective Date"), by and among: Madison County, Mississippi (the "County"), acting by and through its Board of Supervisors (the "County Board"); the City of Gluckstadt, Mississippi (the "City" and together with the County, each a "Local Authority," and collectively, the "Local Authorities"), acting by and through its Mayor and Board of Aldermen (the "City Board," and together with the County Board, each a "Governing Board" and collectively, the "Governing Boards"); the County Tax Assessor (the "Tax Assessor"), the County Tax Collector (the "Tax Collector" and collectively with the Governing Boards and the Tax Assessor, the "Taxing Authorities"), and Griesson USA Corporation, a Delaware corporation, duly qualified to conduct business in the State of Mississippi, and all successors and assigns thereof (the "Company") (each of the foregoing being a "Party" and all being collectively the "Parties"). The Mississippi Development Authority ("MDA") joins this agreement through its execution of the Certificate of Final Approval attached as **Exhibit "A"** for the purposes stated in said Certificate.

RECITALS:

1. WHEREAS, the Company has acquired or intends to acquire the existing food products manufacturing facility located at 228 Industrial Drive North, Madison, MS 39110 (the "Existing Facility") and intends to make improvements thereto and replace and add equipment and other personal property therein (the "Existing Facility Expansion");

2. WHEREAS, the Company has also been evaluating various states and locations within the United States to construct, develop, and operate a new food manufacturing facility and related facilities (collectively, the "New Facility," as more specifically defined herein), which when combined with the Existing Facility Expansion is expected to result in (a) the retention of one hundred four (104) existing jobs for anyone who qualifies as an employee under the Fair Labor Standards Act and/or other applicable state or local laws (including, in particular, any person who receives an IRS Form W-2 from the Company) (each, an "Employee", and collectively, the "Employees") at the Existing Facility, (b) the creation of jobs for at least thirty (30) additional Employees in at the New Facility, and (c) a Capital Investment (as defined below) of no less than Seventy Million Dollars ($70,000,000.00) in the County;

3. WHEREAS, the Company has selected the New Facility Site (as defined below) in the County to locate and develop the New Facility;

4. WHEREAS, as a result of the Company's Existing Facility Expansion in the City and County, and the location of the New Facility in the County, the Local Authorities and their citizens will benefit from a significant enhancement to the local ad valorem tax base and an annual source of new ad valorem tax and fee-in-lieu of ad valorem tax revenues, as well as the retention of existing jobs, and the creation of new jobs, in the City and County, over the life of the Project (as defined herein);

5. WHEREAS, the Local Authorities acknowledge that the Company would not have pursued development of the Existing Facility Expansion in the City and the County and the New Facility in the County without the benefits made available by law and this Agreement, and desire to encourage the Company to locate the Existing Facility Expansion in the City and the County and the New Facility in the County for the benefit of the citizens thereof, and the Local Authorities and the Company each acknowledges that the commitments contained in this Agreement constitute significant inducements to

the Company, which it has relied upon in making its decision to locate the Existing Facility Expansion in the City and the County and the New Facility in the County;

6. WHEREAS, the Local Authorities have negotiated with the Company for a fee-in-lieu abatement for the Project and for the payment of a fee-in-lieu of ad valorem taxes in accordance with MCA § 27-31-104 and -105(2), as applicable, and subject to the terms and conditions of this Agreement; and

7. WHEREAS, the Parties desire to memorialize their understandings and intend that this Agreement will constitute their binding and definite agreement concerning the grant of the Fee-in-Lieu tax abatement negotiated among the Parties and the Company's resulting obligation to make fee-in-lieu payments in accordance with this Agreement.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals and the mutual promises, agreements, and covenants contained in this Agreement, and other good and valuable consideration each to the other given and intending that the obligations in this Agreement be valid and legal obligations of each Party, the Parties mutually agree as follows:

SECTION 1. Definitions; Terminology of Agreement. For purposes of this Agreement, the following terms have the following meanings.

1.1. "Additional Participant" means any Person, which is disclosed to the County and the Tax Assessor in accordance with Section 11 hereof, owning or having an interest in any Co-Located Property that is subject to appraisal by the Tax Assessor or is otherwise subject to ad valorem taxation.

1.2. "Affiliate" means any Person which Controls, is Controlled by, or is under common Control with another Person.

1.3. "Agreement" has the meaning set forth in the Preamble.

1.4. "Applicable Accounting Rules" means the accounting principles generally recognized as applicable to any FIL Participant whose Capital Investment is included for any purpose under this Agreement and pursuant to which that FIL Participant regularly prepares and maintains its financial and accounting books and records, and which incorporate Generally Accepted Accounting Principles or International Financial Reporting Standards, as appropriate.

1.5. "Assessment Year" means the calendar year beginning on the First Assessment Date and each succeeding calendar year during the FIL Term.

1.6. "Project" means that portion of the Project located on and supporting the Project Site.

1.7. "Capital Investment" means any expenditures by the Company or any other FIL Participant for the Project from any source or combination of sources, specifically including any expenditures for any Property which may be capitalized under Applicable Accounting Rules, whether or not the Company or such other FIL Participant, as applicable, elects to capitalize the same, as reflected in the financial statements of the Company or such other FIL Participant, as applicable, including, without limitation: (a) all costs associated with the acquisition, installation and/or construction of, or capital

leasehold interest in, land and other real property interests, any buildings and other real property improvements, fixtures, equipment (such as racks, automation systems, shelving systems, storage systems, pallets, tugs, yard trucks, fork trucks and similar fixtures and equipment used in a regional distribution center), machinery, landscaping, fire protection, depreciable fixed assets, engineering and design costs, wetland mitigation costs, environmental mitigation costs, permitting costs, and any other costs associated with the foregoing that may be capitalized under Applicable Accounting Rules, including, but not limited to, any costs of replacements of, repair parts for or services to repair, any of the foregoing and payments to utilities to fund infrastructure and upgrades required by the Project, whether located in the Project Site or elsewhere, even if such improvements are not owned by or taxable to the Person making the contribution; and (b) all contributions, if any, to any utility provider which are utilized thereby to acquire, install and/or construct any utility-related infrastructure in the County required or desirable for the Project, even if such infrastructure will not be owned by the Company; and (c) the capitalizable cost of Leasehold Interests. For avoidance of doubt, Capital Investment is defined and used in this Agreement for the purposes of determining compliance with the minimum capital investment requirement of MCA § 27-31-104 and the term "Minimum Capital Investment" as used herein, and shall not govern the determination of or value of any Property for purposes of determining Taxes Otherwise Payable for the Company or any other FIL Participant, which shall be determined in accordance with and governed by State ad valorem tax laws. "Capital Investment" shall also include, without limitation, such expenditures for any new Property that has already been delivered to the Project Site but for which all or a portion of the cost thereof remains unpaid, but which yet unpaid costs are nonetheless contractually obligated to be expended by the Company or any FIL Participant for such Property.

1.8. "Certificate of Investment" means a certificate of the Company substantially in the form attached hereto as **Exhibit "E"** attesting to the amount of Capital Investment which has been made.

1.9. "Commercial Operation Date" or "COD" means, with respect to the New Facility, the date upon which the principal building comprising the New Facility has been completed such that the Company has begun the shipment of any foods products invoiced for sale to wholesale customers in the ordinary course of business and in accordance with Company's day-to-day business operations, once established, which excludes, amongst others, the receipt, retrieval, storage, packaging, loading and shipment of goods associated with testing or trials of food products, equipment or processes, whether performed against payment of a fee or offered free of charge.

1.10. "City Board" has the meaning set forth in the Preamble.

1.11. "Co-Located Property" means Property located on the Project Site, which is owned by or is taxable to any Person other than the Company, and which is reasonably used in, or reasonably necessary for the operation of the Project. Co-located Property does not include the taxable interests of a Lessor that are subject to appraisal by the Tax Assessor or are otherwise subject to ad valorem taxation, but does include any taxable interests of any FIL Participant (other than the Company), as lessee, sublessee or licensee of Leasehold Interests, that are subject to appraisal by the Tax Assessor or is otherwise subject to ad valorem taxation.

1.12. "Community College" means the Mississippi community college in whose district the New Project Sites are located.

1.13. "Company" has the meaning set forth in the Preamble.

1.14. "Company Minimum FIL Amount" means, for each Assessment Year and the corresponding annual FIL Payment due from the Company with respect thereto in accordance with this Agreement, the amount calculated pursuant to the formula prescribed on **Exhibit "D"**.

1.15. "Control" (including the correlative meanings of the terms "Controlled by" and "under common Control with" and "Controlling") means, with respect to any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the management policies of such Person, whether through the ownership of voting securities or by contract or otherwise.

1.16. "County" has the meaning set forth in the Preamble.

1.17. "County Board" has the meaning set forth in the Preamble.

1.18. "Effective Date" has the meaning set forth in the Preamble.

1.19. "Existing Facility Expansion Project" means the expansion of the Existing Facility comprised of all Existing Facility Property acquired, developed, constructed, installed, operated and maintained, including buildings and other real property improvements, machinery, equipment and other personal property placed into service on the Existing Facility Site on and after January 1, 2026, until the expiration of the FIL Term.

1.20. "Existing Facility Property" means all property interests, including real property improvements and easements, together with all personal property, acquired, constructed, installed or otherwise placed into service on the Existing Facility Site on and after January 1, 2026, which would otherwise be subject to ad valorem taxation to a FIL Participant in the City and County but for this Agreement and which are used in, necessary for or related to the establishment or operation of the Existing Facility, as expanded by the Existing Facility Expansion Project, at the New Facility Site, including all (i) buildings, fencing, foundations, supporting structures, infrastructure related to the Existing Facility, as expanded by the Existing Facility Expansion Project, (ii) machinery, equipment and other personal property associated with the Existing Facility, as expanded by the Existing Facility Expansion Project, as well as (iii) raw materials, work-in-process inventories and finished goods inventories to the extent not exempt under a free port warehouse exemption granted by the City and County pursuant to MCA § 27-31-51 *et seq*. (*i.e.*, a free port warehouse exemption). The term "Existing Facility Property" includes all otherwise taxable Leasehold Interests in any real or personal property acquired, constructed, installed or otherwise placed into service on the Existing Facility Site on and after January 1, 2026. Existing Facility Property also includes all Existing Facility Property that becomes part of the Existing Facility, as expanded by the Existing Facility Expansion Project, during the FIL Term, and Existing Facility Property which replaces during the FIL Term any real or personal property previously placed, installed or constructed on the Existing Facility Site prior to January 1, 2026. Specifically excluded from the definition of Existing Facility Property is (a) the New Facility Site or any Leasehold Interests therein, together with (b) any and all other real or personal property, or portions of or interests in any real or personal property located at the Existing Facility Site prior to January 1, 2026. Any real or personal property or ownership interests that are taxable to any utility provider are expressly excluded from this definition of Existing Facility Property.

1.21. "Existing Facility Site" means the parcel or parcels of real property described on **Exhibit "C"** attached hereto.

1.22. "Fee-in-Lieu" or "FIL" "Fee-in-Lieu" or "FIL" means that tax abatement provided for in MCA § 27-31-104 and 27-31-105(2).

1.23. "FIL Amount" means the amount of the Fee-in-Lieu payment obligation of each FIL Participant for a particular Assessment Year as provided by MCA § 27-31-104 and 27-31-105(2) as set forth in Section 5.1.

1.24. "FIL Payment" means the payment by the Company of each annual FIL Amount made in lieu of all Taxes Otherwise Payable by the Company in accordance herewith. If any other FIL Participant's Property becomes subject to the Fee-in-Lieu granted herein pursuant to Section 11, the term FIL Payment shall also refer to the payment by each such other FIL Participant, as applicable, of each annual FIL Amount owed by such FIL Participant.

1.25. "FIL Participant" means the Company, any Lessor or any Additional Participant, as applicable, that has become or becomes subject to the Fee-in-Lieu granted by this Agreement in accordance with Section 11 hereof.

1.26. "FIL Term" means the thirty (30) Assessment Years of the Fee-in-Lieu as defined in Section 6.1.

1.27. "First Assessment Date" has the meaning set forth in Section 6.1.

1.28. "Force Majeure Event" has the meaning set forth in Section 13.8.

1.29. "Inducer Delay" has the meaning ascribed to such term in the Project Cooperation Agreement.

1.30. "Leasehold Interests" means the interests of Lessors other than the Company or any Additional Participant, together with the interests of the Company or any Additional Participant other than any Lessors, in Property, which is leased, subleased, or licensed to be used in connection with or which is necessary for or are otherwise related to the establishment or operation of the Project, including without limitation: (a) Property leased under a capital lease or other type of financing lease; (b) leasehold interests which could be capitalized on the financial statements of the Company or an Additional Participant (other than a Lessor), if the investment had been made by the Company or such Additional Participant; and (c) real property and/or improvements leased to a Company or any Additional Participant (other than a Lessor) as part of any Project Site or improvements thereon.

1.31. "Lessor" means a Person, other than the Company or any Additional Participant, which is the lessor, sublessor or licensor of Leasehold Interests, and which is disclosed to the Taxing Authorities in accordance with Section 11 hereof.

1.32. "Local Authority" and "Local Authorities" have the respective meanings set forth in the Preamble.

1.33. "Local School District" means the local, K-12 public school district in which the Project Sites are located, but excluding each Community College.

1.34. "MCA §" means a section of the Mississippi Code of 1972, as amended.

1.35. "MDA" has the meaning set forth in the Preamble.

1.36. "MDOR" means the Mississippi Department of Revenue.

1.37. "Minimum Capital Investment" means an aggregate Capital Investment of at least Sixty Million Dollars ($60,000,000) by or on behalf of all FIL Participants in the Project as required by MCA § 27-31-104(a) and/or and 27-31-105(2), which is made after January 1, 2026. For determination of the Minimum Capital Investment, the value of Leasehold Interests includes without limitation: (a) property leased by the Company under a capital lease or other type of financing lease; and (b) the cost of leasehold interests which could be capitalized on the Company's financial statements if the investment had been made by the Company, such as interests in a sale-leaseback and similar financial lease transactions.

1.38. "New Facility Project" means all New Facility Property comprising a new food products manufacturing facility or facilities constructed, equipped and operated at the New Facility Site, together with all New Facility Property acquired, developed, constructed, equipped, operated and/or maintained, including buildings and other real property improvements, machinery, equipment and other personal property placed on, the New Facility Site on or prior to the Effective Date hereof, at any time thereafter and during the FIL Term.

1.39. "New Facility Property" means shall mean all property interests, including the real property such as the New Facility Site, real property interests such as easements, and real property improvements, together with all personal property, which would otherwise be subject to ad valorem taxation to the Company or any other FIL Participant in the County but for this Agreement and which comprise a part of or which are located upon the New Facility Site, and are used in, necessary for or related to the establishment or operation of the New Facility Project thereon, including all (i) buildings, fencing, foundations, supporting structures, infrastructure related to the New Facility Project, (ii) machinery, equipment and other personal property associated with the New Facility Project, as well as (iii) raw materials, work-in-process inventories and finished goods inventories to the extent not exempt under a free port warehouse exemption granted by the County pursuant to MCA § 27-31-51 *et seq.* (*i.e.*, a free port warehouse exemption). The term "New Facility Property" includes all otherwise taxable Leasehold Interests and Co-Located Property owned by or taxable to a FIL Participant at the New Facility Site. New Facility Property also includes all New Facility Property that becomes part of the New Facility Project during the FIL Term, including New Facility Property added to the New Facility Project and New Facility Site, which replaces New Facility Property previously installed or constructed. Any real or personal property or ownership interests that are taxable to any utility provider are expressly excluded from this definition of New Facility Property.

1.40. "New Facility Site" means the parcel or parcels of real property described on **Exhibit "C"** attached hereto.

1.41. "Party" and "Parties" have the respective meanings set forth in the Preamble.

1.42. "Permanent Facility Closure" has the meaning ascribed to such term in the Project Cooperation Agreement.

1.43. "Person" means any individual, general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative, association, foreign trust, or foreign business organization, and the heirs, executors, administrators, legal representatives, successors, and assigns of such "Person" where the context so permits.

1.44. "Project" mean the Existing Facility Expansion Project, together with the New Facility Project, which for purposes of this Agreement, MCA § 27-31-104(a) and/or and 27-31-105(2) shall be deemed to comprise a project for purposes of this Agreement.

1.45. "Project Cooperation Agreement" or "PCA" means that certain Project Cooperation Agreement, dated as of July ___, 2026, by and among the Company, the County and the Madison County Economic Development Authority.

1.46. "Project Sites" means the Existing Facility Site and the New Facility Site, and "Project Site" shall refer to either the Existing Facility Site or the New Facility Site.

1.47. "Property" means all Existing Facility Property and all New Facility Property and includes any parcel of land, real property improvement, or item of personal property.

1.48. "School Taxes" means all Taxes levied and assessed by the County for Local School District and Community College purposes.

1.49. "State" has the meaning set forth in the Preamble.

1.50. "Tax Assessor" has the meaning set forth in the Preamble.

1.51. "Tax Collector" has the meaning set forth in the Preamble.

1.52. "Taxes" shall mean all ad valorem taxes, including City and County ad valorem taxes, School Taxes, special levies, and assessments in the nature of ad valorem or property taxes, and State taxes levied or assessed under MCA § 27-39-329.

1.53. "Taxes Otherwise Payable" means all Taxes that would, but for this Agreement and the Fee-in-Lieu granted herein, be leviable, assessable, and collectible for any Assessment Year of the FIL Term with respect to or upon the Property subject to the FIL that year.

1.54. "Taxing Authorities" has the meaning set forth in the Preamble.

SECTION 2. Qualification, Fee-in-Lieu Grant and Approval.

2.1. Eligibility Determination. The Taxing Authorities agree that the Company and any other FIL Participants are eligible for the Fee-in-Lieu granted herein pursuant to MCA §§ 27-31-104(1)(a) or 27-31-105(2) , as applicable, for each of the following reasons: (i) the New Facility Project is a "new enterprise" of the type enumerated in MCA § 27-31-101, which specifically includes "manufacturing" facilities; and (ii) the Existing Facility Expansion Project is an expansion of a "manufacturing or other enterprise of public utility as enumerated in MCA § 27-31-101.

2.2. Grant of Fee-in-Lieu. Each of the Local Authorities, upon motions made, carried, and spread upon the official minutes approved, or pursuant to a resolution duly approved and adopted, by their respective Governing Boards in the form and manner required by law, hereby contracts for and grants to the Company and the Project, together with all other FIL Participants, if any, the Fee-in-Lieu as described in this Agreement for the FIL Term, conditioned upon and subject to (i) the Minimum Capital Investment first being made, and (ii) MDA granting its approval as provided in Section 2.3. The FIL granted in this Agreement is subject to the other terms and conditions of this Agreement applicable to the FIL.

2.3. MDA Approval. Upon execution of this Agreement by the Taxing Authorities and the Company, the Certificate of Final Approval attached as **Exhibit "A"** will be submitted by the Taxing Authorities or the Company to the MDA for its consideration and approval as required by MCA § 27-31-

104(3). By executing the Certificate of Final Approval attached as **Exhibit "A"**, the MDA agrees that the Company and the Project, together with all other FIL Participants, if any, are eligible for the Fee-in-Lieu granted herein and gives its statutorily required final approval for the Fee-in-Lieu granted herein.

2.4. Binding Commitments. Pursuant to MCA §§ 27-31-104(4) and 27-31-107, this Agreement constitutes a binding obligation of each Party (including any future governing boards of each of the Local Authority) up to and through the FIL Term upon execution of this Agreement by the Parties and approval by MDA, and no application or approval under MCA § 27-31-107 is or shall be required.

SECTION 3. Property Subject to Fee-in-Lieu. All Property installed or subject to appraisal by the Tax Assessor or otherwise subject to ad valorem taxation on either of the Project Sites prior to or during the FIL Term, other than that which is otherwise exempt from ad valorem taxation, is included in and subject to the Fee-in-Lieu granted hereby for a period of up to ten (10) Assessment Years for each individual Property item, as provided in Section 6 and subject to Section 6.3, including Property owned by or taxable to FIL Participants and, subject to Section 12, any Property which replaces other Property and Property which is added to the Project during the FIL Term.

SECTION 4. Scope of Abatement. The Fee-in-Lieu granted herein shall abate and be in lieu of all Taxes Otherwise Payable and the obligations herein of each FIL Participant to make its respective FIL Payments will be in lieu of any obligation thereof to pay Taxes Otherwise Payable with respect to the Property subject to the FIL.

SECTION 5. Amount of Fee-in-Lieu.

5.1. FIL Amount. The FIL Amount payable by each FIL Participant is as follows:

(a) Company FIL Amount. Subject to Section 7.3, the FIL Amount payable by the Company for each Assessment Year during the FIL Term will equal the greater of (i) one-third (1/3) of the Taxes Otherwise Payable by the Company for each Assessment Year as provided in MCA § 27-31-104(5) and not a stated or fixed dollar amount, or (ii) the Company Minimum FIL Amount .

(b) Other FIL Participant FIL Amounts. The FIL Amount payable by each FIL Participant other than the Company for each Assessment Year of the FIL Term shall equal one-third (1/3) of the Taxes Otherwise Payable by such FIL Participant for that Assessment Year as provided in MCA § 27-31-104(5) and not a stated or fixed dollar amount. For the avoidance of any doubt, all Parties understand and agree that the Company will in no way be liable for any FIL Amount payable by any other FIL Participant.

SECTION 6. Fee-in-Lieu Term.

6.1. Total FIL Term. The FIL Term shall be thirty (30) Assessment Years commencing on the first January 1st on or after which both of the following events have occurred (the "First Assessment Date"), subject to **Exhibit "B"** attached to this Agreement:

(a) the Minimum Capital Investment has been made; and

(b) the Commercial Operation Date of the New Facility.

If any Property comprised of real property improvements or personal property are subject to ad valorem taxation in any year which begins prior to the occurrence of the Commercial Operation Date of the New

Facility, then the Company may elect to designate January 1 of that year as the First Assessment Date and begin the FIL Term on that First Assessment Date by providing notice of the election to the Taxing Authorities, provided that the Minimum Capital Investment has been made prior to such election by the Company. No later than April 1 of the Assessment Year beginning on the First Assessment Date, the Company shall provide to the Taxing Assessor a Certificate of Investment as to the Minimum Capital Investment; provided, however, no Certificate of Investment will be required if the total true value of Property used by the Tax Assessor to calculate the Taxes Otherwise Payable for the first Assessment Year exceeds the Minimum Capital Investment amount of Sixty Million Dollars ($60,000,000.00).

6.2. Reserved.

6.3. FIL for Individual Items of Property Limited to Ten Years. As provided in MCA § 27-31-104(4), no individual item of the Property will be subject to the Fee-in-Lieu for more than ten (10) Assessment Years. Any individual item of Property which is constructed, installed, or otherwise placed into service prior to the FIL Term or during the first twenty (20) years of the FIL Term will be subject to the Fee-in-Lieu for ten (10) Assessment Years. Any individual item of Property placed into service in year twenty-one (21) of the FIL Term or thereafter will be subject to the Fee-in-Lieu for a period equal to only the remaining years of the FIL Term.

6.4. Taxation after Expiration of FIL. After the FIL has expired as to any item or parcel of Property and it is no longer subject to the Fee-in-Lieu granted herein *(i.e.,* after the FIL has expired as to that Property), such Property shall be assessed and taxed based upon State ad valorem tax laws and regulations, reflecting the effect of all applicable depreciation and the industrial multiplier/trending factors.

6.5. No Special Levies/Taxing Districts. Following the execution of this Agreement by all of the Parties and continuing through the expiration of the FIL Term, no special tax levies in the nature of taxes, franchise fees, or special assessments will be imposed by the Taxing Authorities against any Property on the Project Site which are not imposed generally against all commercial and industrial property located in the ad valorem tax district in which the Project Site is located. Furthermore, at no time following the execution of this Agreement by all of the Parties and continuing through the FIL Term until the expiration thereof, will any of the Taxing Authorities form, authorize, or cause to be formed or authorized, any new taxing district authorized by State law, which is comprised solely of either Project Site or of both Project Sites or of any portion of either Project Site or of both Project Sites together with one or more adjoining parcels, except as expressly required by State law and done and in strict accordance with State law applicable to formation of such taxing district or otherwise done with the consent of the Company.

SECTION 7. FIL Payments.

7.1. FIL Payments. During each year of the FIL Term, the Company and each other FIL Participant will make to the Tax Collector the FIL Payment applicable to it according to the process set forth in **Exhibit "B"** and as required by MCA § 27-31-104 and this Agreement for each such Assessment Year.

7.2. Separate Liabilities. Under no circumstances will any FIL Participant be jointly, severally, or otherwise liable for any other FIL Participant's failure to remit the other FIL Participant's FIL Payment or any other amount due pursuant to this Agreement or applicable law, nor will the failure of any other FIL Participant to comply with the terms of this Agreement constitute a breach of this Agreement or provide the Taxing Authorities with any grounds to suspend or terminate this Agreement with respect to the Company. The intent of all Parties is that, while all FIL Participants collectively share the tax benefits offered by MCA § 27-31-104, each FIL Participant is individually responsible for complying with its own

reporting, FIL Payment, and any tax payment requirements under State law. The Company will file and use its commercially reasonable efforts to cause each other FIL Participant to file, documentation or applications required by the ad valorem tax exemption laws of the State to result in all Property being taxed as provided for in this Agreement.

7.3. Alternative Company Minimum FIL Amount. Notwithstanding any other provision of this Agreement to the contrary, in the event that the FIL Payments payable by all FIL Participants (subject to any adjustment applicable pursuant to Section 13.4) for any Assessment Year during the FIL Term is less than corresponding Company Minimum FIL Amount calculated pursuant to **Exhibit "D"** attached hereto for any such Assessment Year and resulting FIL Payment, then the Company Minimum FIL Amount calculated pursuant to **Exhibit "D"** for such Assessment Year shall apply to the exclusion of any other calculation prescribed by this Agreement to determine such FIL Amount and the corresponding FIL Payment due and payable by Company for such Assessment Year shall be the corresponding Company Minimum FIL Amount calculated pursuant to **Exhibit "D."**

SECTION 8. Apportionment. The Tax Collector shall deliver each FIL Payment to the County Board, which shall apportion among and make payment to the Local School District and City as follows:

8.1. Local School District Share. The Local School District share of each annual FIL Payment shall be calculated and apportioned thereto on a pro rata basis based upon the proportion that the millage rate imposed for the Local School District by the appropriate levying authority bears to the total ad valorem tax millage rate imposed for all purposes in the same year or as otherwise may be required pursuant to applicable law, and shall then be paid to the Local School District.

8.2. City Share. After remittance and allocation of the portion of the FIL Payment as described in Section 8.1 above for an Assessment Year, the share of the remaining balance of each annual FIL Payment payable to the City will be calculated and apportioned to the City on a pro rata basis based upon the proportion of the millage rate imposed for the City by its Governing Board to the total ad valorem tax millage rate imposed for all purposes in the same year, and then paid to the City; provided that the City's share of each FIL Payment shall be calculated solely with respect to the portion of each FIL Payment calculated pursuant to Section 5.1 based on the Taxes Otherwise Payable only for Existing Facility Property, and the City shall receive no portion of any FIL Payment with respect to any New Facility Property.

8.3. County Share. The remaining balance of each annual FIL Payment (*i.e.*, the balance remaining after the remittances and allocations described in Sections 8.1 through 8.2 above) shall be allocated to the County, out of which the County shall make disbursements to the extent required by applicable State law, including any required disbursements by the County to any Community College, and/or pursuant to any written agreements to which the County is a party.

8.4. Use of FIL Proceeds. The Parties agree that the respective portions of FIL Payment proceeds may be used at the discretion of the Governing Boards of the City and the County, and by the governing board of the Local School District, for any lawful purposes. Neither the Company nor any other FIL Participant shall be responsible or otherwise liable for any failure of the Tax Collector or any Governing Board to apportion the proceeds of each FIL Payment in accordance with the requirements herein or as required by applicable law.

SECTION 9. Assessment and Collection. The Taxing Authorities and the Company agree that the assessment and collection procedures set forth in **Exhibit "B"** will be followed with respect to the

determination of Taxes, Taxes Otherwise Payable, each FIL Amount, and each FIL Payment. MDA expresses no opinion or agreement with regard to such matters.

SECTION 10. Other Ownership Interests Subject to the FIL. All provisions of this Agreement shall apply to the Company and to each other FIL Participant whose Property becomes subject to the Fee-in-Lieu granted hereby pursuant to Section 11, provided, however, that (a) the Tax Collector and the Company may agree to include the FIL Payment obligation for certain Leasehold Interests within the Company's FIL Amount; and (b) the Tax Collector and any other FIL Participant may agree to include the FIL Payment obligation for certain Leasehold Interests within such other FIL Participant's FIL Amount.

SECTION 11. Identification of Other FIL Participants. Each Person (other than the Company) eligible to be a FIL Participant (subject to this Section 11), or the Company on behalf of any such Person, will provide written notice to the Local Authorities and the Tax Assessor, on or before April 1 of the Assessment Year during which any Property of such Person that has been constructed, installed, or otherwise placed into service on the Project Site first becomes subject to assessment. Upon giving notice, such Person and its Property which is the subject of the notice, becomes subject to the Fee-in-lieu granted in this Agreement (subject to Section 6.3) and such Person that is the subject of the notice will be a FIL Participant and be deemed a Party to this Agreement. For the avoidance of doubt, a FIL Participant, other than the Company, or the Company on behalf of such other FIL Participant, need only provide such written notice to the Local Authorities and the Tax Assessor one time (*i.e.*, on or before the April 1 following the addition of any Property to the Project Site by such FIL Participant for the first time). Notice in subsequent Assessment Years shall not be required for originally installed Property to remain abated or for additions and replacement property of that FIL Participant to be added to the FIL, provided that the FIL Participant files a personal property rendition as required by MCA § 27-35-23.

SECTION 12. Not applicable.

SECTION 13. Suspensions/Termination of Fee-in-Lieu.

13.1. Suspension for Non-Payment. Without limiting, and notwithstanding any other rights and remedies available to the Taxing Authorities arising from any failure by any FIL Participant to timely pay any FIL Payment due in accordance with this Agreement or to otherwise pay any other Taxes otherwise due and payable on Property, each Governing Board may, following notice to the FIL Participant and the cure period in accordance with Section 13.7, in its reasonable discretion, suspend the participation by any FIL Participant in the Fee-in-Lieu granted by this Agreement or any other exemption granted by the Governing Boards for the Project until such time that said payment is made by the FIL Participant; provided that any such payment remitted after its due date (*i.e.*, February 1) shall be subject to the same penalties and interest that would otherwise apply to any ad valorem taxes paid late after such due date. In the event of a dispute regarding the value of any Property, the FIL or the FIL Amount, a timely payment under protest or the posting of an appeal bond in accordance with applicable law will be deemed a timely payment.

13.2. Termination for Non-Payment. Without limiting, and notwithstanding any other rights and remedies available to the Taxing Authorities arising from any failure by any FIL Participant to timely pay any FIL Payment due in accordance with this Agreement or to otherwise pay any other Taxes otherwise due and payable on Property for a period of more than ninety (90) days following notice to such FIL Participant and the expiration of cure period in accordance with Section 13.7, each Governing Board may, in its sole discretion and following notice to the FIL Participant, terminate such FIL Participants

participation in this Agreement upon written notice thereof to such FIL Participant; provided that any such termination by a Governing Board shall commence effective as of January 1 of the year such unpaid amount was payable. All Parties further acknowledge and agree that, in the event the Company's participation in this Agreement is terminated pursuant to this 13.2, each Governing Board may additionally terminate this Agreement in its entirety upon written notice thereof to each FIL Participant (other than the Company), with termination of this Agreement in its entirety to become effective on January 1 of the year following the date such unpaid amount was payable by the Company.

13.3. Termination for Permanent Facility Closure. Each Governing Board may, following notice to the Company and the cure period in accordance with Section 13.7, in their respective sole discretion, terminate the Fee-in-Lieu granted by this Agreement upon the occurrence of any Permanent Facility Closure.

13.4. Termination for Materially Delayed First Assessment Date. If the First Assessment Date has not occurred by January 1, 2034, as such date may be extended due to any delay caused by an Inducer Delay or a Force Majeure Event, each Governing Board shall have the right, but not the obligation, to terminate this Agreement.

13.5. Termination Upon Material Delay or Default Achieving Investment Target. If the Company and/or one of more other FIL Participants fail to make or cause to be made a cumulative Capital Investment in the County for the Project of at least Seventy Million Dollars ($70,000,000) on or before January 1, 2033 (as such date may be extended due to any permitted delay resulting from an Inducer Delay or a Force Majeure Event), the Governing Board of the County may, following notice to the Company and the cure period in accordance with Section 13.7, in their respective reasonable discretion, terminate the Fee-in-Lieu granted by this Agreement.

13.6. Notice and Cure Period. Notwithstanding the foregoing, no suspension or termination of this Agreement by any Governing Board may occur unless the respective Local Authority first gives written notice specifying the conditions giving rise to the suspension or termination of this Agreement to the Company and any other affected FIL Participant(s), who each shall have ninety (90) days to cure such condition(s).

13.7. Effective Date and Effect of a Suspension or Termination. For avoidance of doubt, any suspension of the Fee-in-Lieu under this Section 13 shall not extend the FIL Term. Further, any such suspension or any adjustment of the FIL percentage pursuant to Section 13.6 shall be deemed to commence effective as of January 1 of the year in which such suspension or FIL percentage adjustment is approved by a Local Authority pursuant to this Section 13 and, notwithstanding the subsequent payment of the past due amount by the FIL Participant or other curative action after the expiration of the cure period prescribed by Section 13.7, the suspension or FIL percentage adjustment shall continue until December 31 of such year. Similarly, any termination of the Fee-in-Lieu under this Section 13 shall be deemed to commence effective as of January 1 of the year in which such suspension is approved by a Local Authority pursuant to this Section 13. The Parties acknowledge and agree that, in addition to the possible suspension or termination of the FIL applicable to the Company or any other FIL Participant pursuant to this Section 13, subject to as set forth in Section 13.6 and 13.7, no provision of this Agreement shall in any way limit or restrict the authority of the Taxing Authorities granted thereto by MCA §§ 27-41-1 *et seq*. and 27-41-101 *et seq*. to sell Property of the Company or any other FIL Participant (the extent such Person failed to timely pay its FIL Amount due after notice and a timely opportunity to cure) and

collect and apply the sale proceeds to any such past due FIL Amounts payable thereby in the same manner as past due ad valorem taxes.

13.8. This Section 13 is the sole remedy of each Local Authority in case of a default, as described and subject to the requirements set forth in Sections 13.1 through 13.5. Notwithstanding any other provision of this Agreement to the contrary, should a Governing Body of a Local Authority suspend or adjust the Fee-in-Lieu percentage pursuant to this Section 13, all other obligations of the Parties under the Agreement shall continue to remain in full force and effect. Should a Governing Body of a Local Authority terminate this Agreement pursuant to this Section 13 as to that Governing Body, the Agreement shall continue to remain in full force and effect by and between all remaining Parties; provided that if the Governing Boards of both Local Authorities terminate this Agreement (a) under Section 13.2 due an uncured payment failure by the Company, or (b) under Sections 13.3, 13.4 or 13.5, this Agreement shall be terminated with respect to all Parties and written notice of such termination shall be provided to each FIL Participant, effective on January 1 of the year following the incident giving rise to such termination.

13.9. Without limiting any other rights and remedies available to any of the Taxing Authorities arising from a default by the Company and/or any FIL Participant of any obligation thereof set forth herein, the Fee-in-Lieu granted hereby may be additionally subject to suspension and/or termination in accordance with MCA §§ 27-31-104, 27-31-111 and 27-31-113 and any other applicable law.

13.10. For purposes of this Section 13 and any other obligations of any Party set forth in this Agreement which may be delayed due to an Inducer Delay or an event of force majeure, a "Force Majeure Event" means, with respect to such Party, any event or occurrence that (a) is not within the reasonable control of such Party or, (b) was not reasonably foreseeable at the time of execution of this Agreement, or if reasonably foreseeable, could not have reasonably been avoided or overcome by such Party through the exercise of commercially reasonable diligence, and (c) reasonably prevents, hinders, or delays such Party from performing its obligations under this Agreement, including any of the following events and occurrences: any act of God; act of a public enemy; war; riot; sabotage; blockage; embargo; failure or inability to secure materials or supplies through ordinary sources, including by reason of shortages or priority; generalized lack of availability in the State or County, of raw materials, equipment, labor or energy or other utilities and any other causes; labor strike, lockout, or other labor or industrial disturbance (whether or not on the part of agents or employees of such Party); civil disturbance; terrorist act; power outage; fire; flood; windstorm; hurricane; earthquake; landslides; lightning; tornadoes; storms; washouts; droughts; or other casualty; insurrection; epidemic; pandemic; arrests; restraint of government and people; quarantine, explosions; breakage or accident to machinery, transmission pipes or canals; partial or entire failure of utilities; any change in law, order, regulation, or other action of any governing authority; any failure by any local or State governing body to issue any material permit or material approval necessary for the construction or operation of the Project within the timeframe stated by such local or State governing body to process and issue such permit or approval following the submission by the Party seeking such permit or approval of a complete and accurate application or petition therefor; or any other cause or event not within the reasonable control of the Party, including but not limited to, insufficient, unavailable or delayed utilities for the Project. "Force Majeure Event" shall also include any hardship event involving a Party such as a material deterioration in general economic conditions, significant market disruptions, extraordinary increases or decreases in prices, supply chain disruptions, or comparable events, provided that such circumstances were not reasonably foreseeable at the time of entering into this Agreement and are beyond the reasonable control of such Party. Any delay in the performance of any of the duties or obligations of a Party will not be considered a breach of this Agreement and the time required for performance will be extended for the period equal to the delay, provided that such delay is caused, directly or indirectly, by a Force Majeure Event. Any Party claiming the occurrence of a Force Majeure Event will give

prompt notice to the other Parties of such cause and will take whatever commercially reasonable steps are necessary to relieve the effect of such cause. In the event of a Force Majeure Event, the Party claiming the occurrence of a Force Majeure Event shall reasonably notify the Parties of the facts supporting such claim, the obligations affected by the alleged Force Majeure Event, the anticipated delay in performance and the actions being undertaken by such Party claiming a Force Majeure Event to minimize the duration and impact of the Force Majeure Event. No Force Majeure Event shall excuse, waive, or permit any delay in the payment or remittance of any FIL Amounts already due, accrued, and owing from any FIL Participant in accordance with this Agreement.

SECTION 14. Miscellaneous.

14.1. Assignment and Other Ownership Changes.

(a) This Agreement may be assigned without the consent of, but with prompt notice to, the Granting Authorities if it is assigned to: (i) any Person which assumes ownership of the Project and agrees to be bound by the obligations and commitments of the Agreement, (ii) an Affiliate of the Company, or (iii) to any assignee in connection with any merger, reorganization, sale of all or substantially all of its assets or any similar transaction. In the event of such an assignment, the Parties further agree that the tax benefits granted herein shall inure to the benefit of the Company's successors and assigns which may lawfully receive the benefits hereunder. This Agreement shall be binding upon the Parties, their respective assigns and successors in title, and any owner of the Project which benefits from this Agreement.

(b) This Agreement may be partially assigned by the Company to any Person which has taxable interest in Property, which agrees to be bound by the obligations and commitments of this Agreement without the consent of, but with prompt notice to, the Taxing Authorities. Upon assignment, such Person will become a FIL Participant, subject to Section 11. In the case of a partial assignment, notice to the applicable Taxing Authorities pursuant to Section 11 may include a request that the permitted assignee's taxable ownership interests be separately assessed from that of the Company with the FIL applied thereto.

(c) The Company (and any other FIL Participant) may also collaterally assign this Agreement to any lender, bondholder or equity investor providing any financing for the Project or any portion thereof, without the consent of, but with prompt notice to, the Taxing Authorities, provided that any such assignment shall not release the Company or any other FIL Participant from their respective obligations hereunder. The Taxing Authorities shall reasonably cooperate with the Company with respect to any such financing by executing a consent to collateral assignment on normal and customary terms if so requested by a FIL Participant.

(d) Following the assignment of any part of this Agreement to any assignee permitted by subsections (a) or (b) above, all references to the Company in the assigned portions of the Agreement shall, upon and following the assignment, be deemed to solely refer to the permitted assignee.

14.2. Notices, Statements and Payments. Any notice or statement required to be given pursuant to the terms and provisions of this Agreement shall be in writing and sent by a nationally recognized overnight courier for delivery on the following business day; by first-class U.S. mail, postage prepaid, registered or certified; or by email (with such email to be confirmed promptly in writing sent by

mail or overnight courier as previously provided) addressed as follows, and payments of FIL Payments will be made to the Tax Collector as follows:

Company at:

Griesson USA Corporation
1105 W Peachtree Street NE,
Suite 1000,
Atlanta, GA, 30309
Attn: Legal

with a copy to:

Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, NE
Suite 1000,
Atlanta, GA 30309
Attention: Florian A. Stamm

City at:

City of Gluckstadt, Mississippi
343 Distribution Drive,
Madison, MS 39110
Attention: Mayor

with a copy to:

Mills Scanlon Dye & Pittman
800 Avery Boulevard
Suite 101
Ridgeland, MS 39157
Attn: Zachary Giddy

County at:

Madison County Board of Supervisors
125 West North Street
Canton, MS 39046
Attention: President, Board of Supervisors

with a copy to:

Madison County Chancery Clerk
146 West Center Street
Canton, MS 39046

MDA at:

Mississippi Development Authority
501 North West Street (39201)
P. O. Box 849
Jackson, Mississippi 39205-0849
Attention: Executive Director

Tax Assessor at:

Madison County Tax Assessor
171 Cobblestone Drive
Madison, MS 39110
or
P.O. Box 292
Canton, MS 39046

Tax Collector at:

Madison County Tax Collector
146 West Center Street
Canton, MS 39046
or
P.O. Box 113
Canton, MS 39046

or to such other address as the receiving Party shall have most recently forwarded to the sending Party.

14.3. Amendment; Waiver. This Agreement may be amended, modified, or superseded, and any of the terms, covenants, representations, warranties or conditions may be waived, only by a written instrument executed by the Parties or, in the case of a waiver, by or on behalf of the Party that is waiving compliance. The failure or delay of any Party at any time or times to require the performance of any provision of this Agreement will not affect the right of that Party at a later time or times to enforce same. No waiver by any Party of any condition, or of any breach of any term, covenant, representation, or warranty contained in this Agreement, in any one or more instances, will be deemed to be or be construed as a further or continuing waiver of any condition or breach or a waiver of any other condition or of any breach of any other term, covenant, representation, or warranty.

14.4. Further Assurances. Each Party to this Agreement will take all action and execute further instruments or documents as any Party may from time to time reasonably request in order to confirm, carry out, or more fully effectuate the transactions and results contemplated by this Agreement, or which may be necessary for the Company (and any other FIL Participant, if applicable) to realize all of the benefits contemplated under this Agreement. The Company acknowledges and agrees that it will file, and use its commercially reasonable effort to cause each other FIL Participant to file, such documentation or applications as may be required by the laws of the State to result in all of the Property being taxed and/or FIL Payments calculated as provided for in this Agreement. Each of the Taxing Authorities agrees to promptly consider and approve any such documentation or applications to the extent required to ensure that all Property is taxed and/or FIL Payments are made as provided in this Agreement.

14.5. Governing Law, Disputes Over Valuation, and Forum Selection. This Agreement, and all claims or causes of action (whether in contract, tort or statute) that may be based upon, arise out of, or relate to this Agreement, or the negotiation, execution, or performance of this Agreement (including any claim or cause of action based upon, arising out of, or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), shall be governed by, and enforced in accordance with, the internal laws of the State, including its statutes of limitation and without regard to conflict of law principles. All disputes regarding this Agreement, and all claims or causes of action (whether in contract, tort, or statute) that may be based upon, arise out of, or relate to this Agreement, or the negotiation, execution, or performance of this Agreement (including any claim or cause of action based upon, arising out of, or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), must be brought or filed in state court in the First Judicial District of Hinds County, Mississippi, if MDA is a necessary party; or the County, if MDA is not a necessary party. Such court shall be the exclusive forum and jurisdiction for such disputes. The Parties agree that their choice of laws and exclusive forum set forth above are mandatory and shall not be deemed permissive. In the event of any legal or equitable action arising from this Agreement, each FIL Participant that is a party to such legal or equitable action shall provide, in the manner prescribed by Section 14.2, written notice of such action to the MDA.

14.6. Headings & Construction. The captions and headings of this Agreement are solely for purposes of convenience, are not to be construed as a part of this Agreement, and shall not be construed as defining or limiting in any way the scope or intent of the provisions hereof. Whenever herein the singular number is used, the same shall include the plural and words of any gender shall include each other gender

14.7. Successors and Assigns. All the provisions herein contained shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties, to the same extent as if each successor and assign were in each case named as a party to this Agreement.

14.8. Presumption. No presumption will apply in favor of any Party hereto in the interpretation of this Agreement or in the resolution of any ambiguity of any provision hereof.

14.9. Incorporation by Reference. All exhibits referenced as being attached hereto are hereby incorporated by reference and expressly made a part of this Agreement for all purposes as if fully copied herein.

14.10. Tax Officials. To the extent not otherwise already specifically covered by this Agreement, the Tax Assessor and the Tax Collector agree to abide by all of the terms and provisions of this Agreement as he, she or they, as applicable, involve or require acquiescence, approval or implementation of the Tax Assessor and the Tax Collector.

14.11. Authority. Each of the Parties recognizes, acknowledges, represents, and warrants that the obligations set forth herein are the valid and binding obligations of such Party, enforceable in a court of competent jurisdiction against such respective Party in accordance with the terms hereof and that the terms and provisions of this Agreement and the execution hereof have been authorized and approved, as required by law.

14.12. Entire Agreement. This Agreement constitutes the entire agreement among the Parties with respect to the subject matter hereof *(i.e.,* ad valorem taxes) and supersedes any prior understandings, agreements, or representations by or among the Parties, whether written or oral, to the extent such are covered by the subject matter hereof.

14.13. Severability. In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

14.14. Counterparts; Electronic Transmittals. This Agreement may be signed in separate counterparts and delivered by electronic transmission, each of which counterpart so executed shall be deemed to be an original, and all such separate counterparts shall together constitute one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, *e.g.,* www.docusign.com) is to constitute effective execution and delivery of this Agreement as to the Parties. Signatures of the Parties transmitted by facsimile, electronic mail, or other means of electronic transmission (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, *e.g.,* www.docusign.com) are to be deemed to be their original signatures for all purposes.

IN WITNESS WHEREOF, the County, the City, the Tax Assessor, the Tax Assessor, the Tax Collector and the Company have executed this Agreement on the actual dates set forth opposite their respective names with the understanding that the effective date of this Agreement is the date shown in the first paragraph of this Agreement.

[SIGNATURES ON FOLLOWING PAGES]

MADISON COUNTY, MISSISSIPPI,
acting by and through its Board of Supervisors

By:_____
Gerald Steen
President, Board of Supervisors of
Madison County Mississippi

Date:_____, 2026

ATTEST & SEAL:

By:_____
Ronny Lott
Clerk, Board of Supervisors of
Madison County Mississippi

Date:_____, 2026

CITY OF GLUCKSTADT, MISSISSIPPI,
acting by and through its Mayor and Board of Aldermen

By:_____
Walter C. Morrison, IV
Mayor

Date: _____, 2026

ATTEST & SEAL:

By:_____
Lindsay Kellum
City Clerk

Date: _____, 2026

TAX ASSESSOR

By:_____
Norman A. Cannady, Jr.
Madison County Tax Assessor

Date: _____, 2026

TAX COLLECTOR

By:_____
C.J. Garavelli
Madison County Tax Collector

Date: _____, 2026

GRIESSON USA CORPORATION
a Delaware corporation

By:_____
Christopher R. Scholz
President

Date: _____, 2026

EXHIBIT "A"

CERTIFICATE OF FINAL APPROVAL
OF THE
MISSISSIPPI DEVELOPMENT AUTHORITY

MDA hereby approves this Agreement as follows:

(a) MDA agrees that the Project as defined herein is eligible for the benefits offered pursuant to MCA §§ 27-31-104 and/or 27-31-105(2) provided that the $60,000,000 minimum capital investment requirement prescribed by MCA § 27-31-104 is satisfied;

(b) MDA agrees that the FIL Amounts, as defined herein, and allocation thereof satisfy the minimum payment requirements of MCA §§ 27-31-104 and/or 27-31-105(2);

(c) The duration of the Fee-in-Lieu does not exceed the maximum period permitted by State law; and

(d) MDA agrees that this Agreement has been duly negotiated and approved.

MDA EXPRESSES NO OPINION, APPROVAL OR DISAPPROVAL OF ANY PROVISIONS HEREIN REGARDING THE COMPUTATION OF THE TRUE VALUE OF ANY PROPERTY OR ANY OTHER MATTERS EXCEPT FOR THOSE SPECIFICALLY AND EXPRESSLY ENUMERATED ABOVE. SUCH MATTERS ARE BEYOND THE SCOPE OF MDA'S AUTHORITY AND RESPONSIBILITY UNDER MCA §§ 27-31-104 AND/OR 27-31-105(2).

Notwithstanding any provision of the Agreement to the contrary, venue for any legal or equitable action against the MDA arising from this Agreement shall be in Hinds County, Mississippi.

MISSISSIPPI DEVELOPMENT AUTHORITY

By:_____
William V. Cork,
Executive Director

Date: _____ _____, 2026

EXHIBIT "B"

ASSESSMENT AND COLLECTION

1. Assessment.

The Parties agree that the following principles of ad valorem tax assessment will apply to the determination of Taxes and Taxes Otherwise Payable:

(a) Assessment Prior to First Assessment Date. Consistent with applicable State law, including any MDOR regulations, and the policy and practice of the Tax Assessor, the Parties agree that Land and any interests therein will be taxable prior to the First Assessment Date under its then-current classification, although it may be reclassified as industrial property for assessment purposes thereafter. If State law requires that any personal property and/or real property improvements constituting Property be assessed prior to the issuance of a COD, the Tax Assessor agrees that such Property will be assigned a *de minimis* or zero value, as legally permitted by State law, MDOR regulations and/or guidelines established in the property appraisal manuals of the MDOR, to reflect that the Project is not yet in operation. Notwithstanding the foregoing, if any change in said policy and practice of the Tax Assessor is required by State law or MDOR regulations, the Tax Assessor agrees that such change shall be applied to all commercial taxpayers in the City and County.

(b) Appraisal and Valuation. During the FIL Term, the Parties will follow then-current State law with respect to the assessment of ad valorem taxes in order to determine the Taxes Otherwise Payable, including but not limited to then current MDOR regulations and guidelines established in the appraisal manuals of the MDOR. For avoidance of doubt, the Parties agree that the current statutory procedures include the following:

(i) Rendition. By April 1 of each calendar year, including April 1 of each Assessment Year, each FIL Participant will provide a rendition of its otherwise taxable personal property in the form required by the Tax Assessor as provided in MCA § 27-35-23, and the Tax Assessor shall record on the ad valorem tax rolls all Property in the name of the appropriate owner(s) thereof. In the event that any FIL Participant fails timely to file its rendition as and when due, the Taxing Authorities shall have the right to impose and levy any penalties and/or interest authorized or mandated by State law against such party arising from such failure to file its rendition; however, in no event shall any failure to timely file a personal property rendition by a FIL Participant confer upon any of the Taxing Authorities the right to suspend or terminate this Agreement as to that FIL Participant except to the extent expressly authorized by State law and this Agreement.

(ii) Assessment Ratio and Classification. As of the Effective Date, the Project constitutes Class II and Class III property and is subject to an assessment ratio of fifteen percent (15%) of true value because the Project constitutes neither Single-family, owner-occupied, residential real property, nor public utility properties, such as those owned by railroad, pipeline, electric power, and similar companies, nor tagged motor vehicles.

(iii) Cost. For purposes of assessment, "cost" includes installation costs and all other direct expenses properly chargeable to capital asset accounts, but shall not include the cost of any non-taxable or tax exempt assets, contributions in aid of construction or other payments for facilities owned by utility companies or other third parties, or any "soft costs" or indirect costs not directly attributable to the purchase and installation of Property, such as capitalized interest or allocations of management overhead, whether or not the same are capitalized. The documents cost of personal Property will constitute the upper limit of true value for assessment purposes during the FIL Term.

(iv) Depreciation and other Adjustments. The Tax Assessor and each FIL Participant will confer to reach agreement as to the proper class life and industrial multiplier/trending factors for personal Property, or components thereof, installed on the Project Site. Upon presentation of sufficient and credible evidence of additional physical deterioration or functional obsolescence, economic obsolescence, or accelerated depreciation due to special circumstances related to the operation of the Project, consistent with recognized appraisal principles, the Tax Assessor will consider a reduction in the depreciated value reflected by the applicable class life to the extent consistent with and permitted by then current State law, MDOR regulations, and guidelines established in the appraisal manuals of the MDOR. The Tax Assessor may obtain the approval for any such agreement or reduction from the MDOR.

(v) Protest and Appeal. Any dispute regarding the assessment of ad valorem taxes in order to determine the Taxes Otherwise Payable shall follow the procedures for the protest and appeal of ad valorem tax assessments under state law, including those set forth in MCA §§ 27-55-1 *et seq*. and the filing of an appeal bond, if applicable.

2. Collection of Fee-in-Lieu Amount

The Parties agree that the following principles of ad valorem tax collection will apply to the determination of the FIL Amount and billing and collection of the FIL Payment:

(a) Calculation and Billing of Fee-in-Lieu. For each Assessment Year, the Tax Collector shall apply the applicable tax millage to the assessed value of the Property then subject to the Fee-in-Lieu granted herein to determine the Taxes Otherwise Payable. The FIL Amount for each FIL Participant on such FIL Participant's Property for each Assessment Year shall be the amount calculated in accordance with Section 5. The Tax Collector shall provide each FIL Participant with a written statement setting forth the Fee-in-Lieu Amount due therefrom for such year and the underlying calculations used to compute such Fee-in-Lieu Amount. The Collector shall use his or her best efforts to provide to each FIL Participant its respective written statement of its FIL Amount by December 15th of each Assessment Year, but in no event will such statement be provided later than December 31st of each year.

(b) Millage Changes. If the aggregate ad valorem tax millage rate is increased or decreased and such increase or decrease is applicable generally to all taxpayers located in the same taxing district as the Project Site, then the Fee-in-Lieu Amount or amount payable under an exemption will be increased or decreased based upon such higher or lower aggregate annual millage.

(c) Fee-in-Lieu Lien and Payment Due Date. As provided for ad valorem taxation pursuant to MCA §§ 27-35-1 and 27-41-41, each annual Fee-in-Lieu obligation, shall be a lien on the Property on January 1 of the relevant Assessment Year and of the relevant FIL Participant, and each FIL Participant shall make its FIL Payment related to that Assessment Year to the Tax Collector by February 1 of the following year. The Parties agree that the provisions applicable to the collection of delinquent ad valorem taxes under state law, including MCA § 27-41-1 et seq., shall apply to delinquent FIL Payments.

EXHIBIT "C"

EXISTING FACILITY SITE DESCRIPTION &
NEW FACILITY SITE DESCRIPTION

Existing Facility Site Description:

A certain parcel of land situated in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being that certain parcel of land now or formerly in the name of Madison County Economic Development Authority and being more particularly described as follows:

Commencing at a found PK Nail at the intersection of Church Road and Old Jackson Road (as both are now in use, December 2001) and marking the Northeast corner of said Section 21, Township 8 North, Range 2 East and being North 00° 48' 22" West 5298.79 feet from an existing iron pin found, recognized as the Southeast corner of said Section 21;

Thence run South 00°48' 22" East along the East line of said Section 21, for a distance of 2429.49 feet to a point;

Thence leaving said East line of Section 21, Township 8 North, Range 2 East, run West for a distance of 110.34 feet to a 1/2 inch iron pin set marking the Point of Beginning of the herein described DBC Corporation parcel, same being the intersection of the South right-of-way line of the proposed Industrial Drive North with the West right-of-way line of the proposed widening of Old Jackson Road;

Thence along said West right-of-way line of proposed widening of Old Jackson Road, run South 00° 44' 00" East 665.17 feet to a 1/2 inch iron pin set on the South line of the aforesaid Madison County Economic Development Authority parcel;

Thence along said South line, run South 89° 50' 29" West 1047.01 feet to an iron pin found marking the Southwest corner of said Madison County Economic Development Authority parcel;

Thence along the West line of said Madison County Economic Development Authority parcel, same being the East right-of-way line of proposed Industrial Drive North, run North 00° 04' 05" East 352.94 feet to a 1/2 inch iron pin set marking the point of curvature of a curve to the right;

Thence continuing along said East right-of-way line of proposed Industrial Drive North and with said curve to the right, run Northeasterly an arc distance of 495.13 feet to a 1/2 inch iron pin set. Said curve to the right having a radius of 315.45 feet, an interior angle of 89° 55' 55" and a chord distance of 445.85 feet which bears North 45° 02' 02" East;

Thence along the South right-of-way line of said proposed industrial Drive North, run East 722.63 feet to the Point of Beginning containing 15.462 acres (673,503 square feet).

A fifteen (15) foot wide permanent utility, drainage and transportation easement having been reserved by the Madison County Economic Development Authority along the West and North boundary lines of the above described 15.462 acre tract.

New Facility Site Description

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 15 degrees 35 minutes 41 seconds East for a distance of 5,472.79 feet for a Point of Beginning; (SPC WEST: N: 1,108,040.08 E: 2,372,82.44.16); thence run North 00 degrees 28 minutes 27 seconds West for a distance of 820.53 feet to a set 1/2 inch capped rebar; thence run North 35 degrees 37 minutes 41 seconds East for a distance of 294.90 feet to a set 1/2 inch capped rebar thence run North 09 degrees 37 minutes 42 seconds East for a distance of 111.73 feet to a set 1/2 inch capped rebar on the Eastern right-of-way line of Old Jackson Road; thence run along said curve to the left in a Northeasterly direction for a distance of 275.75 feet (chord bearing of North 40 degrees 17 minutes 26 seconds East, chord distance of 274.53 feet) to a set 1/2 inch capped rebar; thence leaving said right-of-way run North 89 degrees 28 minutes 06 seconds East for a distance of 80.08 feet to a set 1/2 inch capped rebar; thence run North 89 degrees 46 minutes 33 seconds East for a distance of 633.43 feet to a found 1/2 inch capped rod; thence run South 86 degrees 53 minutes 00 seconds East for a distance of 497.66 feet to a found 1/2 inch capped rod; thence run South 00 degrees 08 minutes 43 seconds East for a distance of 1314.56 feet to a found 1/2 inch capped rod; thence run South 89 degrees 43 minutes 59 seconds West for a distance of 15.45 feet; thence run South 00 degrees 13 minutes 31 seconds West for a distance of 35.85 feet thence run South 89 degrees 45 minutes 01 seconds West for a distance of 1215.68 feet to the Point of Beginning; all lying and being situated in the South Half of the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 39.92 acres, more or less.

EXHIBIT "D"

FORMULA FOR DETERMINING COMPANY MINIMUM FIL AMOUNT

For each of the Assessment Years during the FIL Term for which the sum of:

(a) one-third (1/3) of the Taxes Otherwise Payable by the Company for any such Assessment Year; plus

(b) the total of all FIL Payments payable by all FIL Participants other than the Company pursuant to this Agreement for any such Assessment Year, minus

(c) the total portions of all FIL Payments payable by all FIL Participants, which are subject to remittance to the Local School District pursuant to Section 8.1 and to each Community College pursuant to Section 8; plus

(c) the total amount of all County ad valorem taxes and City ad valorem taxes payable by all FIL Participants for any Property located at or comprising any part of the Project Site, except for the "mandated levies" described in MCA § 27-39-329 and any School Taxes, for any such Assessment Year;

is less than Two Hundred Twenty-Five Thousand Dollars ($225,000) (the "Company Minimum FIL Amount"), then the Company Minimum FIL Amount due and payable by the Company for such Assessment Year shall, if applicable, equal the sum of the following:

(ii) such Company Minimum FIL Amount, minus

(iii) the sum of items (b) through (c) immediately above.

EXHIBIT "E"

Form – Certificate of Investment

PROJECT HARVEST LINE SUMMARY

Project	
Locality (County and City, if applicable)	
Date of Certificate of Investment	

CAPITAL INVESTMENT SINCE PROJECT HARVEST LINE INCEPTION

Total Capital Investment	$

TO BE CERTIFIED BY AN AUTHORIZED REPRESENTATIVE OF THE COMPANY:

I certify that I have examined this report, and to the best of my knowledge and belief, it is true, correct, and complete.

Company: _____

By: _____

Name: _____

Title: _____

Date: _____

CITY OF GLUCKSTADT

MISSISSIPPI

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Buckner, Chris

DATE: 7/29/2026

SUBJECT: Request for Approval, Lone Wolf Lease Modification Addendum

Public Works is requesting approval from the Mayor and Board of Alderman for a modification addendum for the lease agreement for the Lone Wolf Drive property. The term of the lease is fourteen months, beginning 9/1/26 and ending 10/31/27. Monthly rent will be $3,370.00. The addendum and further details are attached for review.

If you have any questions, please contact me.

LEASE MODIFICATION ADDENDUM No. 2

This Lease Modification Addendum dated this 20th day of July 2026 is to be attached and is hereby made a part of the lease dated 12/01/2023 by and between **110 Percent, LLC**, as Landlord, and Tenant, **The City of Gluckstadt, Mississippi,** which said lease amendment is located in 107 Lone Wolf, City of Madison, County of Madison, State of Mississippi.

NOW THEREFORE, it is hereby agreed by and between **110 Percent, LLC** a Mississippi limited liability company, as Landlord, and, **The City of Gluckstadt, Mississippi**, as Tenant for good and valuable consideration, the receipt of which is hereby acknowledged, that said Lease is hereby modified, altered, and changed as follows:

1. **TERM**

   The term of lease Amendment shall be extended starting September 1, 2026 for a period of (14) fourteen months, commencing September 1, 2026 and terminating on October 31, 2027.

2. **MINIMUM MONTHLY RENT**

   Tenant shall pay to Landlord, in advance, Minimum Monthly Rent during the 14-month term as follows in the rent schedule below.

   Months 1-14 - $3,370.00 Due the 5th day of each month.

3. **OPTION TO EXTEND**

   N/A

It is agreed that the Lease shall be and shall remain in full force and effect only as the same is specifically modified herein. All covenants' terms, obligations and conditions of said original Lease, dated 12/01/2023 and lease amendment dated 20th day of July 2026, shall be and shall remain in full force and effect only as the same is specifically modified herein. All covenants, terms, obligations, and conditions of said Lease, as amended by lease modification NO. 2 are hereby ratified and confirmed.

The provisions of the Lease Addendum dated 7/20/2026 shall bind and inure to the benefit of parties hereto, their successors and assigns.

IN WITNESS WHEREOF, Landlord and Tenant, acting by and through their duly authorized representatives, duly executed this Lease Modification Agreement, each acknowledging receipt of an executed copy hereof, as of the date first set forth above, but actually on the dates set forth below.

LANDLORD:

110 Percent, LLC
A Mississippi Limited Liability Company

By: _____
Printed Name: STEVE FOLK
Title: PARTNER.
Date: JULY 20, 2026

TENANT:

The City of Gluckstadt, Mississippi

By: _____
Printed Name: _____
Title: _____
Date: _____

CITY OF GLUCKSTADT, MISSISSIPPI

OFFICIAL OPEN MEETINGS PROCEDURAL POLICY

This Open Meetings Procedural Policy is drafted and published in compliance with the Mississippi Open Meetings Act of 1972, Section 24-41-1 thru 24-41-17, Mississippi Code of 1972.

It shall be the policy of the City of Gluckstadt (herein referred to as the "City") that the following procedures and implementation of the referenced act are hereby and herein adopted and shall be complied with by the City and by any individual in attendance at board meetings conducted by the Mayor & Board of Aldermen.

I. Regular Monthly Meetings of the Mayor & Board of Aldermen

1.1 Time: The Mayor and Board of Aldermen (the "Board") shall hold its regular meeting on the second Tuesday of each month beginning at 6:00 o'clock p.m. If the day fixed for any regular meeting of the Board falls upon a day designated by law as a legal state or national holiday, such meeting shall be held at the same hour on the next succeeding day, not a holiday.

1.2 Place: Regular meetings of the Board shall be held in the municipal boardroom at City Hall, located at 343 Distribution Drive, Gluckstadt, Mississippi: provided that the Board may recess any meeting to such other place as it may deem necessary, desirable, or convenient. If the meeting is recessed to some other place, notice of the location of the meeting shall be posted in a location accessible to the public at the municipal board room or elsewhere within City Hall. At such time that the City has a functioning public website, proper notice shall be posted on the website.

1.3 Telephonic Meetings: The Mayor and Board of Aldermen may conduct any meeting through teleconference or video means. A quorum of the Board as prescribed by law may be at different locations for the purpose of conducting a meeting through teleconference or video means provided that the equipment used is located at the place where the Board normally meets or at a public location specified in any notice of a special meeting, and provided that the equipment allows all members of the Board and members of the public who attend the meeting to hear the deliberations of City business.

II. Special Called Meetings of the Mayor & Board of Aldermen

2.1 The Mayor or any two Board members may call a special meeting of the Mayor and Board of Aldermen for the transaction of important business. To call the special meeting a written notice calling the meeting, including its time, place, and matters to be addressed, signed by the Mayor or Board Members calling it, must be posted within one hour at City Hall and disseminated timely via email to the full Board by the City Clerk. The notice must be served at least three hours before the time of the meeting fixed upon the notice. At such time that

the City has a functioning public website, proper notice shall be posted on the website. In the event any procedures specified herein for the calling of a special meeting conflict with any future amendment to Mississippi state law, the provisions of state law will control.

III. Meeting - Recessed

3.1 Any regular meeting of the Mayor and Board of Aldermen may be recessed by appropriate Board action to reconvene on a day and time and at a location fixed by order of the Board and duly entered in the minutes of the meeting which is recessed.

IV. Agenda

4.1 All items of business or other matters to be officially considered for action of the Mayor and Board of Aldermen shall be submitted to the City Clerk by the Friday prior to the City Clerk's agenda preparation week, whereupon the City Clerk shall immediately arrange a list of such business items or matters according to the order of business as set forth in Section 1-10 of this procedural policy and furnish each member of the Board, Mayor and City Attorney with a copy of the same as far in advance of the meeting as time for preparation will permit, but no later than close of business on the Friday prior to each Board meeting. Any city department head, or member of the Board may, however, bring before the Board any urgent or emergency matter for Board consideration, supplemental to the agenda of a regular meeting, providing the addition has been authorized by the Mayor.

V. Presiding Officer

5.1 The presiding officer of the Board of Aldermen shall be the Mayor, or in his absence, the Mayor pro tempore. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board of Aldermen. He shall state every question coming before the Board, announce the decision of the Board on all subjects and decide all questions of order, subject, however, to an appeal to the Board, in which event a majority vote of the Board shall govern and conclusively determine such question of order. Such appeal shall be immediately presented and voted upon by the Board.

VI. Calling of Meeting to Order & Roll Call

6.1 The Mayor, or in his absence, the Mayor pro tempore, shall take the chair precisely at the hour appointed for the Board meeting, and shall immediately call the Board to order. In the absence of the Mayor, or Mayor pro tempore, the City Clerk or the Clerk's deputy, shall call the Board to order, whereupon a temporary chairman shall be elected by the members of the Board present. Upon the arrival of the Mayor or Mayor pro tempore, the temporary chairman shall immediately relinquish the chair upon the conclusion of the business immediately before the Board.

6.2 Before proceeding with the business of the Mayor and Board of Aldermen, the City Clerk or the Clerk's deputy shall take the roll of the members. The names of those present shall

be entered in the minutes. The Clerk will announce those present and absent at the call of the Mayor during the roll call order of business.

VII. Quorum

7.1 A majority of all members elected to the Board of Aldermen shall constitute a quorum at any regular or special meetings of the Board. At any time after the meeting has been called to order, no official business may be transacted by the Board in the absence of a quorum.

VIII. Order of Business

8.1 All meetings of the Board of Aldermen shall be opened to the public. Promptly at the hour set by law on the day of each regular meeting, the members of the Board, Mayor, City Clerk and City Attorney shall take their regular stations in the meeting room and the business of the Board shall be taken up for consideration and disposition in the following order, generally (subject to additions):

(1) Call to Order & Roll Call (Establishment of a Quorum)
(2) Opening Prayer & Pledge of Allegiance
(3) Approval of Minutes of the Previous Meeting(s)
(4) Approval of Claims Docket / Payment of Expenditures
(5) Monthly Budget Report
(5) Announcements or Special Recognitions
(7) Consent Agenda
(8) Old Business (carried forth from previous meetings)
(9) New Business
(9) City Administration/City Clerk: Update
(10) Planning & Zoning/ Building Official: Update
(11) Reports of Standing & Special Committees (if any)
(12) Public Comment
(13) Announcements, if any
(14) Determination of Executive Session (if applicable)
(15) Adjourn

8.2 All matters which are considered to be routine by the Mayor and Board of Aldermen will be enacted under the Consent Agenda by one motion without separate discussion of these items. If discussion is desired by the Mayor, any member of the Board of Aldermen or any citizen, that item will be removed from the Consent Agenda and will be considered separately at the same meeting at an appropriate point in the meeting.

IX. Minutes, Approval of Minutes & Record of Voting

9.1 A copy of the minutes of the previous regular meeting, and any intervening meeting of the Board of Aldermen, duly prepared according to Mississippi law, shall be made available

to all Board members at the City Hall at least two (3) hours prior to the meeting at which they are to be approved.

9.2 The minutes of the previous meeting of the Board of Aldermen, and any appropriate intervening special meetings, shall be adopted and approved as required by state law. The minutes shall be adopted and approved as printed and distributed to the Board unless corrections to such minutes are requested and considered prior to their adoption. A Board member may request, at the time of their approval, a reading of the minutes or portions thereof.

9.3 All actions of the Board of Aldermen requiring a vote shall be recorded in the minutes by individual board members as either "Aye," "Nay" or "Abstained." Members introducing and seconding motions will also be recorded. While abstentions are recorded by name, the number of those abstaining is always counted on the "prevailing" side of the numerical vote count when calculating percentages needed for passage of a motion, unless a contrary vote counting method is required by state law. Should the City Clerk, Mayor, or any Board member be uncertain as to the individual disposition of the votes, a Division of the Board or Roll Call vote may be called.

9.4 In accordance with the Open Meetings Act, minutes shall be kept of all meetings, whether in open or executive session, showing the members present and absent; the date, time and place of the meeting; an accurate recording of any final actions taken at such meeting; and a record, by individual member, of any votes taken; and any other information that the Mayor or Board requests be included or reflected in the minutes. The minutes shall be recorded within a reasonable time not to exceed thirty (30) days after recess or adjournment and shall be open to public inspection during regular business hours.

X. Robert's Rules of Order

10.1 The Board shall be governed in all matters of procedure by the provisions of this procedural policy and applicable provisions of state law. "Robert's Rules of Order" may be used as a general guide in the event either this policy or state law is silent as to a point of procedure. However, "Robert's Rules of Order" is subordinated to provisions of this policy, state law, and final decisions of the Presiding Officer or majority of the Board. Exhibit "A."

XI. Debate: Rules & Limitations

11.1 The presiding officer and Board members may debate and vote as allowed by Mississippi statutes. The Mayor or such other member of the Board as may be presiding may debate from the chair, subject only to such limitations of debate as are imposed by these rules on all members, and shall not be deprived of any of the rights and privileges of a Board member by reason of his acting as the presiding officer, except as provided by Mississippi statutes.

11.2 Every member desiring to speak shall address the chair, and upon recognition by the presiding officer, shall confine himself to the question under debate, avoiding all personalities and indecorous language.

11.3 A member, once recognized, shall not be interrupted when speaking, unless it is to call him to order as otherwise provided in the article. If a member, while speaking, is called to order, he shall cease speaking until the question of order is determined, and, if in order, he shall be permitted to proceed. The Mayor or presiding officer will enforce such procedure as necessary to maintain order in discussion.

11.4 Debate, discussion or the addressing of any matter by an individual Board member or citizen will be limited to five minutes per occasion of officially obtaining the floor. Limited extensions of time may be granted to the person who has the floor by the presiding officer upon request. Changes in the time limit on debate may be adopted by proper motion, second and vote of the Board at any time. No member shall speak more than once on any subject under discussion until all other members of the Board have had the opportunity to speak.

11.5 A Board member may request through the Mayor or presiding officer that an abstract of his statement on any subject under consideration by the Board be entered in the minutes. Any Board member shall likewise have the right to have the reason for his dissent or protest against any action of the Board entered on the minutes.

XII. Procedure for Introduction and Passage of Ordinances & Resolutions

12.1 Ordinances, resolutions, and other matters or subjects requiring action by the Board may be introduced by and sponsored by any member of the Board and by no other person. The City Attorney, City Clerk or other department head may present ordinances, resolutions, and other matters to the Board, and any Board member may assume sponsorship thereof by introducing same and moving its adoption.

12.2 Each ordinance, resolution or other matters or subjects requiring action by the Board shall be introduced in the form of a motion, duly seconded, and discussed prior to voting on the measure. Discussion may precede and follow formal introduction of motions, if deemed necessary by the presiding officer.

XIII. Motion to Reconsider; Motion to Rescind

13.1 A motion to reconsider any action taken by the Board may be made only during the meeting such action was taken or during the next subsequent recessed meeting. Such motion to reconsider must be made by a Board member who voted on the prevailing side of the original issue. A motion to rescind any action taken by the Board may be made after the adjournment of the meeting when such action was taken, after receiving the advice of counsel regarding any intervening third-party rights. A motion to rescind may be made by any Board member.

XIV. Suspension of the Rules

14.1 A motion to suspend the procedural rules of the Board may be introduced when it is desired to temporarily suspend the operation of some standing rule in order to take emergency action, or action which is determined to enhance the efficient dispensation of business before the Board.

XV. Citizens Addressing the Board

15.1 The Mayor or presiding officer of the Board may provide opportunity during Board meetings for discussion by interested persons or their authorized representatives on any specific matter before the Board, that is outlined on the agenda, prior to final passage: provided, that the preference shall be given to any person, who, at least by the Friday immediately preceding the Board meeting, shall have requested opportunity for discussion by written notice directed to the City Clerk (email, fax or letter). In addition, if a member of the public wishes to address the Board concerning an item on the agenda at the meeting, a sign-up sheet will be provided at the start of the meeting. Comment must be limited to items before the Board on the agenda at the time of the meeting.

15.2 Any person may direct a written communication to the Board on any matter concerning the City's business on the agenda by directing the communication to the Board through the City Clerk. Any such written communication, if appropriate, shall be placed on the agenda of the next regular Board meeting under the order of business where the item or subject is addressed or under public comment.

15.3 After a motion is made in the Board, no person except a member of the Board shall address the Board, without having the submitted above-described written request and properly obtaining the floor through the presiding officer.

15.4 The presiding officer of the Board shall from time to time make such rules as he may deem necessary to fulfill and carry out the intent of the provisions of this section.

15.5 Additional Notes Concerning Public Participation / Comment:

Legislative Intent of Mississippi Open Meetings Act:

Every member of every public board and commission in this state should always bear in mind that the spirit of the Act is that a citizen spectator, including any representative of the press, has just as much right to attend the meeting and see and hear everything that is going on as has any member of the board or commission.

The Mississippi Ethics Commission has opined:

A public body may, but is not required to, allow members of the public to address the public body during a public meeting. Shows v. Madison County School Board, Open Meetings Case M-12032. While public bodies are certainly encouraged to allow for public

interaction in their meetings, refusing to allow members of the public to speak at a board meeting does not violate the Open Meeting Act.

XVI. Manner of Addressing Board & Time Limit

16.1 Each person addressing the Board shall stand, request to be recognized, and if granted, shall give his/her name and address of residence for the record. Unless further time is granted by the presiding officer, each person shall limit their address to five minutes. The presiding Officer may limit the number of persons who may address the Board on an Agenda item. All remarks shall be addressed to the Mayor, and the Board as a whole; not to the City Attorney, City Clerk, or any other City employee. No person, other than the Board and the person having the floor shall be permitted to enter into any discussion or asking a question of the Board without the permission of the Mayor or presiding officer. Questions may be posed directly to the Mayor, not specific Board members, the City Attorney, or any City employees present. The Board is under no obligation under the Mississippi Open Meetings Act to answer questions posed by members of the public in a board meeting setting but may choose to do so at their discretion.

XVII. Decorum - Generally

17.1 Board Members

While the Board is in session, the members shall preserve decorum and order, and no member shall, by conversation or otherwise, delay or interrupt the proceedings or the peace of the Board, nor disturb any member while speaking, nor refuse to obey the orders of the Board or its presiding officer, except as otherwise provided in this article.

17.2 Other Individuals & General Public

No person shall make personal, impertinent, derogatory, insulting, or slanderous remarks, nor otherwise disturb the order and decorum of any Board meeting. The Sergeant-At-Arms, at the direction of the presiding officer, shall remove any person violating the provisions of this subsection.

17.3 Preservation; Sergeant-At-Arms

The Chief of Police or such members of the Police Department as he may designate, shall be Sergeant-At-Arms of the Board meetings. He shall carry out all orders and instructions given by the Mayor or presiding officer for the purpose of maintaining order and decorum at the Board meetings. He shall maintain a system of security, including but not limited to a screening of attendees, and shall enforce provisions of state law and local ordinance with respect to weapons and other items.

XVIII. Committees

18.1 All special committees shall be appointed by the Mayor, unless otherwise directed by the Board of Aldermen.

18.2 The Board shall have such standing committees as it may establish.

18.3 Meetings of all committees may be held at such times and at such locations as the committee shall determine for its convenience. The committee, at its discretion, may determine who, besides its members, may be present, subject to the Mississippi Open Meetings Law.

18.4 All committees of the Board shall make their reports in writing when so directed by the presiding officer. All reports shall be filed with the City Clerk and minutes of Committee meetings approved in accordance with the Open Meetings Law.

XIX. Executive Session

19.1 The Board will follow the procedure outlined in Section 25-41-7 of the Mississippi Open Meetings Act concerning the holding of Executive Sessions. Exhibit "B."

XX. Motions to Adjourn

20.1 A motion to adjourn shall always be in order and shall be decided without debate.

_____

WALTER C. MORRISON, IV

MAYOR

We the undersigned Aldermen acknowledge that this open meeting procedural policy was adopted by the board on the 15th day of February, 2022.

Alderwoman Bates_____

Alderman Powell_____

Alderman Slay_____

Alderman Taylor_____

Alderwoman Williams_____

ATTEST: DATE:

_____ _____

LINDSAY D. KELLUM
CITY CLERK

CITY OF GLUCKSTADT, MISSISSIPPI

OFFICIAL OPEN MEETINGS PROCEDURAL POLICY

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1.2 Place: Regular meetings of the Board shall be held in the municipal boardroom at City Hall, located at 343 Distribution Drive, Gluckstadt, Mississippi: provided that the Board may recess any meeting to such other place as it may deem necessary, desirable, or convenient. If the meeting is recessed to some other place, notice of the location of the meeting shall be posted in a location accessible to the public at the municipal board room or elsewhere within City Hall. At such time that the City has a functioning public website, proper notice shall be posted on the website.

1.3 Telephonic Meetings: The Mayor and Board of Aldermen may conduct any meeting through teleconference or video means. A quorum of the Board as prescribed by law may be at different locations for the purpose of conducting a meeting through teleconference or video means provided that the equipment used is located at the place where the Board normally meets or at a public location specified in any notice of a special meeting, and provided that the equipment allows all members of the Board and members of the public who attend the meeting to hear the deliberations of City business.

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the City has a functioning public website, proper notice shall be posted on the website. In the event any procedures specified herein for the calling of a special meeting conflict with any future amendment to Mississippi state law, the provisions of state law will control.

III. Meeting - Recessed

3.1 Any regular meeting of the Mayor and Board of Aldermen may be recessed by appropriate Board action to reconvene on a day and time and at a location fixed by order of the Board and duly entered in the minutes of the meeting which is recessed.

IV. Agenda

4.1 All items of business or other matters to be officially considered for action of the Mayor and Board of Aldermen shall be submitted to the City Clerk by the Friday prior to the City Clerk's agenda preparation week, whereupon the City Clerk shall immediately arrange a list of such business items or matters according to the order of business as set forth in Section 1-10 of this procedural policy and furnish each member of the Board, Mayor and City Attorney with a copy of the same as far in advance of the meeting as time for preparation will permit, but no later than close of business on the Friday prior to each Board meeting. Any city department head, or member of the Board may, however, bring before the Board any urgent or emergency matter for Board consideration, supplemental to the agenda of a regular meeting, providing the addition has been authorized by the Mayor.

4.2 The City Clerk shall publish the public agenda no later than 10:00 a.m. the day prior to the meeting. Any additions or supplements made to the agenda after the public agenda has been published will be made available to the public at the time of the meeting.

V. Presiding Officer

5.1 The presiding officer of the Board of Aldermen shall be the Mayor, or in his absence, the Mayor pro tempore. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board of Aldermen. He shall state every question coming before the Board, announce the decision of the Board on all subjects and decide all questions of order, subject, however, to an appeal to the Board, in which event a majority vote of the Board shall govern and conclusively determine such question of order. Such appeal shall be immediately presented and voted upon by the Board.

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6.2 Before proceeding with the business of the Mayor and Board of Aldermen, the City Clerk or the Clerk's deputy shall take the roll of the members. The names of those present shall be entered in the minutes. The Clerk will announce those present and absent at the call of the Mayor during the roll call order of business.

VII. Quorum

7.1 A majority of all members elected to the Board of Aldermen shall constitute a quorum at any regular or special meetings of the Board. At any time after the meeting has been called to order, no official business may be transacted by the Board in the absence of a quorum.

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8.1 All meetings of the Board of Aldermen shall be opened to the public. Promptly at the hour set by law on the day of each regular meeting, the members of the Board, Mayor, City Clerk and City Attorney shall take their regular stations in the meeting room and the business of the Board shall be taken up for consideration and disposition in the following order, generally (subject to additions):

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(5) Monthly Budget Report
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(9) New Business
(9) City Administration/City Clerk: Update
(10) Planning & Zoning/ Building Official: Update
(11) Reports of Standing & Special Committees (if any)
(12) Public Comment
(13) Announcements, if any
(14) Determination of Executive Session (if applicable)
(15) Adjourn

8.2 All matters which are considered to be routine by the Mayor and Board of Aldermen will be enacted under the Consent Agenda by one motion without separate discussion of these items. If discussion is desired by the Mayor, any member of the Board of Aldermen or any citizen, that item will be removed from the Consent Agenda and will be considered separately at the same meeting at an appropriate point in the meeting.

IX. Minutes, Approval of Minutes & Record of Voting

9.1 A copy of the minutes of the previous regular meeting, and any intervening meeting of the Board of Aldermen, duly prepared according to Mississippi law, shall be made available to all Board members at the City Hall at least two (3) hours prior to the meeting at which they are to be approved.

9.2 The minutes of the previous meeting of the Board of Aldermen, and any appropriate intervening special meetings, shall be adopted and approved as required by state law. The minutes shall be adopted and approved as printed and distributed to the Board unless corrections to such minutes are requested and considered prior to their adoption. A Board member may request, at the time of their approval, a reading of the minutes or portions thereof.

9.3 All actions of the Board of Aldermen requiring a vote shall be recorded in the minutes by individual board members as either "Aye," "Nay" or "Abstained." Members introducing and seconding motions will also be recorded. While abstentions are recorded by name, the number of those abstaining is always counted on the "prevailing" side of the numerical vote count when calculating percentages needed for passage of a motion, unless a contrary vote counting method is required by state law. Should the City Clerk, Mayor, or any Board member be uncertain as to the individual disposition of the votes, a Division of the Board or Roll Call vote may be called.

9.4 In accordance with the Open Meetings Act, minutes shall be kept of all meetings, whether in open or executive session, showing the members present and absent; the date, time and place of the meeting; an accurate recording of any final actions taken at such meeting; and a record, by individual member, of any votes taken; and any other information that the Mayor or Board requests be included or reflected in the minutes. The minutes shall be recorded within a reasonable time not to exceed thirty (30) days after recess or adjournment and shall be open to public inspection during regular business hours.

X. Robert's Rules of Order

10.1 The Board shall be governed in all matters of procedure by the provisions of this procedural policy and applicable provisions of state law. "Robert's Rules of Order" may be used as a general guide in the event either this policy or state law is silent as to a point of procedure. However, "Robert's Rules of Order" is subordinated to provisions of this policy, state law, and final decisions of the Presiding Officer or majority of the Board. Exhibit "A."

XI. Debate: Rules & Limitations

11.1 The presiding officer and Board members may debate and vote as allowed by Mississippi statutes. The Mayor or such other member of the Board as may be presiding may debate from the chair, subject only to such limitations of debate as are imposed by these rules on all members, and shall not be deprived of any of the rights and privileges of a Board member by reason of his acting as the presiding officer, except as provided by Mississippi statutes.

11.2 Every member desiring to speak shall address the chair, and upon recognition by the presiding officer, shall confine himself to the question under debate, avoiding all personalities and indecorous language.

11.3 A member, once recognized, shall not be interrupted when speaking, unless it is to call him to order as otherwise provided in the article. If a member, while speaking, is called to order, he shall cease speaking until the question of order is determined, and, if in order, he shall be permitted to proceed. The Mayor or presiding officer will enforce such procedure as necessary to maintain order in discussion.

11.4 Debate, discussion or the addressing of any matter by an individual Board member or citizen will be limited to five minutes per occasion of officially obtaining the floor. Limited extensions of time may be granted to the person who has the floor by the presiding officer upon request. Changes in the time limit on debate may be adopted by proper motion, second and vote of the Board at any time. No member shall speak more than once on any subject under discussion until all other members of the Board have had the opportunity to speak.

11.5 A Board member may request through the Mayor or presiding officer that an abstract of his statement on any subject under consideration by the Board be entered in the minutes. Any Board member shall likewise have the right to have the reason for his dissent or protest against any action of the Board entered on the minutes.

XII. Procedure for Introduction and Passage of Ordinances & Resolutions

12.1 Ordinances, resolutions, and other matters or subjects requiring action by the Board may be introduced by and sponsored by any member of the Board and by no other person. The City Attorney, City Clerk or other department head may present ordinances, resolutions, and other matters to the Board, and any Board member may assume sponsorship thereof by introducing same and moving its adoption.

12.2 Each ordinance, resolution or other matters or subjects requiring action by the Board shall be introduced in the form of a motion, duly seconded, and discussed prior to voting on the measure. Discussion may precede and follow formal introduction of motions, if deemed necessary by the presiding officer.

XIII. Motion to Reconsider; Motion to Rescind

13.1 A motion to reconsider any action taken by the Board may be made only during the meeting such action was taken or during the next subsequent recessed meeting. Such motion to reconsider must be made by a Board member who voted on the prevailing side of the original issue. A motion to rescind any action taken by the Board may be made after the adjournment of the meeting when such action was taken, after receiving the advice of counsel regarding any intervening third-party rights. A motion to rescind may be made by any Board member.

XIV. Suspension of the Rules

14.1 A motion to suspend the procedural rules of the Board may be introduced when it is desired

to temporarily suspend the operation of some standing rule in order to take emergency action, or action which is determined to enhance the efficient dispensation of business before the Board.

XV. Citizens Addressing the Board

15.1 The Mayor or presiding officer of the Board may provide opportunity during Board meetings for discussion by interested persons or their authorized representatives on any specific matter before the Board, that is outlined on the agenda, prior to final passage: provided, that the preference shall be given to any person, who, at least by the Friday immediately preceding the Board meeting, shall have requested opportunity for discussion by written notice directed to the City Clerk (email, fax or letter). In addition, if a member of the public wishes to address the Board concerning an item on the agenda at the meeting, a sign-up sheet will be provided at the start of the meeting. Comment must be limited to items before the Board on the agenda at the time of the meeting.

15.2 Any person may direct a written communication to the Board on any matter concerning the City's business on the agenda by directing the communication to the Board through the City Clerk. Any such written communication, if appropriate, shall be placed on the agenda of the next regular Board meeting under the order of business where the item or subject is addressed or under public comment.

15.3 After a motion is made in the Board, no person except a member of the Board shall address the Board, without having the submitted above-described written request and properly obtaining the floor through the presiding officer.

15.4 The presiding officer of the Board shall from time to time make such rules as he may deem necessary to fulfill and carry out the intent of the provisions of this section.

15.5 Additional Notes Concerning Public Participation / Comment:

Legislative Intent of Mississippi Open Meetings Act:

Every member of every public board and commission in this state should always bear in mind that the spirit of the Act is that a citizen spectator, including any representative of the press, has just as much right to attend the meeting and see and hear everything that is going on as has any member of the board or commission.

The Mississippi Ethics Commission has opined:

A public body may, but is not required to, allow members of the public to address the public body during a public meeting. Shows v. Madison County School Board, Open Meetings Case M-12032. While public bodies are certainly encouraged to allow for public

interaction in their meetings, refusing to allow members of the public to speak at a board meeting does not violate the Open Meeting Act.

XVI. Manner of Addressing Board & Time Limit

16.1 Each person addressing the Board shall stand, request to be recognized, and if granted, shall give his/her name and address of residence for the record. Unless further time is granted by the presiding officer, each person shall limit their address to five minutes. The presiding Officer may limit the number of persons who may address the Board on an Agenda item. All remarks shall be addressed to the Mayor, and the Board as a whole; not to the City Attorney, City Clerk, or any other City employee. No person, other than the Board and the person having the floor shall be permitted to enter into any discussion or asking a question of the Board without the permission of the Mayor or presiding officer. Questions may be posed directly to the Mayor, not specific Board members, the City Attorney, or any City employees present. The Board is under no obligation under the Mississippi Open Meetings Act to answer questions posed by members of the public in a board meeting setting but may choose to do so at their discretion.

XVII. Decorum - Generally

17.1 Board Members

While the Board is in session, the members shall preserve decorum and order, and no member shall, by conversation or otherwise, delay or interrupt the proceedings or the peace of the Board, nor disturb any member while speaking, nor refuse to obey the orders of the Board or its presiding officer, except as otherwise provided in this article.

17.2 Other Individuals & General Public

No person shall make personal, impertinent, derogatory, insulting, or slanderous remarks, nor otherwise disturb the order and decorum of any Board meeting. The Sergeant-At-Arms, at the direction of the presiding officer, shall remove any person violating the provisions of this subsection.

17.3 Preservation; Sergeant-At-Arms

The Chief of Police or such members of the Police Department as he may designate, shall be Sergeant-At-Arms of the Board meetings. He shall carry out all orders and instructions given by the Mayor or presiding officer for the purpose of maintaining order and decorum at the Board meetings. He shall maintain a system of security, including but not limited to a screening of attendees, and shall enforce provisions of state law and local ordinance with respect to weapons and other items.

XVIII. Committees

18.1 All special committees shall be appointed by the Mayor, unless otherwise directed by the Board of Aldermen.

18.2 The Board shall have such standing committees as it may establish.

18.3 Meetings of all committees may be held at such times and at such locations as the committee shall determine for its convenience. The committee, at its discretion, may determine who, besides its members, may be present, subject to the Mississippi Open Meetings Law.

18.4 All committees of the Board shall make their reports in writing when so directed by the presiding officer. All reports shall be filed with the City Clerk and minutes of Committee meetings approved in accordance with the Open Meetings Law.

XIX. Executive Session

19.1 The Board will follow the procedure outlined in Section 25-41-7 of the Mississippi Open Meetings Act concerning the holding of Executive Sessions. Exhibit "B."

XX. Motions to Adjourn

20.1 A motion to adjourn shall always be in order and shall be decided without debate.

_____

WALTER C. MORRISON, IV

MAYOR

We the undersigned Aldermen acknowledge that this open meeting procedural policy was adopted by the board on the 15th day of February, 2022.

Alderwoman Bates_____

Alderman Powell_____

Alderman Slay_____

Alderman Taylor_____

Alderwoman Williams_____

ATTEST: DATE:

_____ _____

LINDSAY D. KELLUM
CITY CLERK

CITY OF GLUCKSTADT, MISSISSIPPI

OFFICIAL OPEN MEETINGS PROCEDURAL POLICY

This Open Meetings Procedural Policy is drafted and published in compliance with the Mississippi Open Meetings Act of 1972, Section 24-41-1 thru 24-41-17, Mississippi Code of 1972.

It shall be the policy of the City of Gluckstadt (herein referred to as the "City") that the following procedures and implementation of the referenced act are hereby and herein adopted and shall be complied with by the City and by any individual in attendance at board meetings conducted by the Mayor & Board of Aldermen.

I. Regular Monthly Meetings of the Mayor & Board of Aldermen

1.1 Time: The Mayor and Board of Aldermen (the "Board") shall hold its regular meeting on the second Tuesday of each month beginning at 6:00 o'clock p.m. If the day fixed for any regular meeting of the Board falls upon a day designated by law as a legal state or national holiday, such meeting shall be held at the same hour on the next succeeding day, not a holiday.

1.2 Place: Regular meetings of the Board shall be held in the municipal boardroom at City Hall, located at 343 Distribution Drive, Gluckstadt, Mississippi: provided that the Board may recess any meeting to such other place as it may deem necessary, desirable, or convenient. If the meeting is recessed to some other place, notice of the location of the meeting shall be posted in a location accessible to the public at the municipal board room or elsewhere within City Hall. At such time that the City has a functioning public website, proper notice shall be posted on the website.

1.3 Telephonic Meetings: The Mayor and Board of Aldermen may conduct any meeting through teleconference or video means. A quorum of the Board as prescribed by law may be at different locations for the purpose of conducting a meeting through teleconference or video means provided that the equipment used is located at the place where the Board normally meets or at a public location specified in any notice of a special meeting, and provided that the equipment allows all members of the Board and members of the public who attend the meeting to hear the deliberations of City business.

II. Special Called Meetings of the Mayor & Board of Aldermen

2.1 The Mayor or any two Board members may call a special meeting of the Mayor and Board of Aldermen for the transaction of important business. To call the special meeting a written notice calling the meeting, including its time, place, and matters to be addressed, signed by the Mayor or Board Members calling it, must be posted within one hour at City Hall and disseminated timely via email to the full Board by the City Clerk. The notice must be served at least three hours before the time of the meeting fixed upon the notice. At such time that

the City has a functioning public website, proper notice shall be posted on the website. In the event any procedures specified herein for the calling of a special meeting conflict with any future amendment to Mississippi state law, the provisions of state law will control.

III. Meeting - Recessed

3.1 Any regular meeting of the Mayor and Board of Aldermen may be recessed by appropriate Board action to reconvene on a day and time and at a location fixed by order of the Board and duly entered in the minutes of the meeting which is recessed.

IV. Agenda

4.1 All items of business or other matters to be officially considered for action of the Mayor and Board of Aldermen shall be submitted to the City Clerk by the Friday prior to the City Clerk's agenda preparation week, whereupon the City Clerk shall immediately arrange a list of such business items or matters according to the order of business as set forth in Section 1-10 of this procedural policy and furnish each member of the Board, Mayor and City Attorney with a copy of the same as far in advance of the meeting as time for preparation will permit, but no later than close of business on the Friday prior to each Board meeting. Any city department head, or member of the Board may, however, bring before the Board any urgent or emergency matter for Board consideration, supplemental to the agenda of a regular meeting, providing the addition has been authorized by the Mayor.

4.2 The City Clerk shall publish the public agenda no later than 12:00 p.m. the day of the meeting. No substitutions or additions shall be made to the published agenda, except in the case of an emergency or other legally necessary circumstance.

V. Presiding Officer

5.1 The presiding officer of the Board of Aldermen shall be the Mayor, or in his absence, the Mayor pro tempore. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board of Aldermen. He shall state every question coming before the Board, announce the decision of the Board on all subjects and decide all questions of order, subject, however, to an appeal to the Board, in which event a majority vote of the Board shall govern and conclusively determine such question of order. Such appeal shall be immediately presented and voted upon by the Board.

VI. Calling of Meeting to Order & Roll Call

6.1 The Mayor, or in his absence, the Mayor pro tempore, shall take the chair precisely at the hour appointed for the Board meeting, and shall immediately call the Board to order. In the absence of the Mayor, or Mayor pro tempore, the City Clerk or the Clerk's deputy, shall call the Board to order, whereupon a temporary chairman shall be elected by the members of the Board present. Upon the arrival of the Mayor or Mayor pro tempore, the temporary chairman shall immediately relinquish the chair upon the conclusion of the business immediately before the Board.

6.2 Before proceeding with the business of the Mayor and Board of Aldermen, the City Clerk or the Clerk's deputy shall take the roll of the members. The names of those present shall be entered in the minutes. The Clerk will announce those present and absent at the call of the Mayor during the roll call order of business.

VII. Quorum

7.1 A majority of all members elected to the Board of Aldermen shall constitute a quorum at any regular or special meetings of the Board. At any time after the meeting has been called to order, no official business may be transacted by the Board in the absence of a quorum.

VIII. Order of Business

8.1 All meetings of the Board of Aldermen shall be opened to the public. Promptly at the hour set by law on the day of each regular meeting, the members of the Board, Mayor, City Clerk and City Attorney shall take their regular stations in the meeting room and the business of the Board shall be taken up for consideration and disposition in the following order, generally (subject to additions):

(1) Call to Order & Roll Call (Establishment of a Quorum)
(2) Opening Prayer & Pledge of Allegiance
(3) Approval of Minutes of the Previous Meeting(s)
(4) Approval of Claims Docket / Payment of Expenditures
(5) Monthly Budget Report
(5) Announcements or Special Recognitions
(7) Consent Agenda
(8) Old Business (carried forth from previous meetings)
(9) New Business
(9) City Administration/City Clerk: Update
(10) Planning & Zoning/ Building Official: Update
(11) Reports of Standing & Special Committees (if any)
(12) Public Comment
(13) Announcements, if any
(14) Determination of Executive Session (if applicable)
(15) Adjourn

8.2 All matters which are considered to be routine by the Mayor and Board of Aldermen will be enacted under the Consent Agenda by one motion without separate discussion of these items. If discussion is desired by the Mayor, any member of the Board of Aldermen or any citizen, that item will be removed from the Consent Agenda and will be considered separately at the same meeting at an appropriate point in the meeting.

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X. Robert's Rules of Order

10.1 The Board shall be governed in all matters of procedure by the provisions of this procedural policy and applicable provisions of state law. "Robert's Rules of Order" may be used as a general guide in the event either this policy or state law is silent as to a point of procedure. However, "Robert's Rules of Order" is subordinated to provisions of this policy, state law, and final decisions of the Presiding Officer or majority of the Board. Exhibit "A."

XI. Debate: Rules & Limitations

11.1 The presiding officer and Board members may debate and vote as allowed by Mississippi statutes. The Mayor or such other member of the Board as may be presiding may debate from the chair, subject only to such limitations of debate as are imposed by these rules on all members, and shall not be deprived of any of the rights and privileges of a Board

member by reason of his acting as the presiding officer, except as provided by Mississippi statutes.

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XIII. Motion to Reconsider; Motion to Rescind

13.1 A motion to reconsider any action taken by the Board may be made only during the meeting such action was taken or during the next subsequent recessed meeting. Such motion to reconsider must be made by a Board member who voted on the prevailing side of the original issue. A motion to rescind any action taken by the Board may be made after the adjournment of the meeting when such action was taken, after receiving the advice of counsel regarding any intervening third-party rights. A motion to rescind may be made by any Board member.

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14.1 A motion to suspend the procedural rules of the Board may be introduced when it is desired to temporarily suspend the operation of some standing rule in order to take emergency action, or action which is determined to enhance the efficient dispensation of business before the Board.

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15.1 The Mayor or presiding officer of the Board may provide opportunity during Board meetings for discussion by interested persons or their authorized representatives on any specific matter before the Board, that is outlined on the agenda, prior to final passage: provided, that the preference shall be given to any person, who, at least by the Friday immediately preceding the Board meeting, shall have requested opportunity for discussion by written notice directed to the City Clerk (email, fax or letter). In addition, if a member of the public wishes to address the Board concerning an item on the agenda at the meeting, a sign-up sheet will be provided at the start of the meeting. Comment must be limited to items before the Board on the agenda at the time of the meeting.

15.2 Any person may direct a written communication to the Board on any matter concerning the City's business on the agenda by directing the communication to the Board through the City Clerk. Any such written communication, if appropriate, shall be placed on the agenda of the next regular Board meeting under the order of business where the item or subject is addressed or under public comment.

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interaction in their meetings, refusing to allow members of the public to speak at a board meeting does not violate the Open Meeting Act.

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16.1 Each person addressing the Board shall stand, request to be recognized, and if granted, shall give his/her name and address of residence for the record. Unless further time is granted by the presiding officer, each person shall limit their address to five minutes. The presiding Officer may limit the number of persons who may address the Board on an Agenda item. All remarks shall be addressed to the Mayor, and the Board as a whole; not to the City Attorney, City Clerk, or any other City employee. No person, other than the Board and the person having the floor shall be permitted to enter into any discussion or asking a question of the Board without the permission of the Mayor or presiding officer. Questions may be posed directly to the Mayor, not specific Board members, the City Attorney, or any City employees present. The Board is under no obligation under the Mississippi Open Meetings Act to answer questions posed by members of the public in a board meeting setting but may choose to do so at their discretion.

XVII. Decorum - Generally

17.1 Board Members

While the Board is in session, the members shall preserve decorum and order, and no member shall, by conversation or otherwise, delay or interrupt the proceedings or the peace of the Board, nor disturb any member while speaking, nor refuse to obey the orders of the Board or its presiding officer, except as otherwise provided in this article.

Board members shall refrain from using their cellular phones or other mobile devices while a meeting is in session, and any such device shall remain out of sight. In the event of a family or business emergency, the member should exit the meeting to handle their personal business.

17.2 Other Individuals & General Public

No person shall make personal, impertinent, derogatory, insulting, or slanderous remarks, nor otherwise disturb the order and decorum of any Board meeting. The Sergeant-At-Arms, at the direction of the presiding officer, shall remove any person violating the provisions of this subsection.

17.3 Preservation; Sergeant-At-Arms

The Chief of Police or such members of the Police Department as he may designate, shall be Sergeant-At-Arms of the Board meetings. He shall carry out all orders and instructions given by the Mayor or presiding officer for the purpose of maintaining order and decorum at the Board meetings. He shall maintain a system of security, including but not limited to a screening of attendees, and shall enforce provisions of state law and local ordinance with respect to weapons and other items.

XVIII. Committees

18.1 All special committees shall be appointed by the Mayor, unless otherwise directed by the Board of Aldermen.

18.2 The Board shall have such standing committees as it may establish.

18.3 Meetings of all committees may be held at such times and at such locations as the committee shall determine for its convenience. The committee, at its discretion, may determine who, besides its members, may be present, subject to the Mississippi Open Meetings Law.

18.4 All committees of the Board shall make their reports in writing when so directed by the presiding officer. All reports shall be filed with the City Clerk and minutes of Committee meetings approved in accordance with the Open Meetings Law.

XIX. Executive Session

19.1 The Board will follow the procedure outlined in Section 25-41-7 of the Mississippi Open Meetings Act concerning the holding of Executive Sessions. Exhibit "B."

XX. Motions to Adjourn

20.1 A motion to adjourn shall always be in order and shall be decided without debate.

_____

WALTER C. MORRISON, IV

MAYOR

We the undersigned Aldermen acknowledge that this open meeting procedural policy was adopted by the board on the 15th day of February, 2022.

Alderwoman Bates_____

Alderman Powell_____

Alderman Slay_____

Alderman Taylor_____

Alderwoman Williams_____

ATTEST: DATE:

_____ _____

LINDSAY D. KELLUM
CITY CLERK

REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, July 08, 2025, at 6:00 PM

Minutes

This notice and agenda of the Regular Meeting of the Mayor and Board of Aldermen is hereby given by the undersigned. Said meeting shall be held on Tuesday, July 08, 2025, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

The business to be brought before the meeting shall be limited to the following:

This notice and agenda of the Regular Meeting of the Mayor and Board of Aldermen is hereby given by the undersigned. Said meeting shall be held on Tuesday, July 8, 2025, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1.Call Meeting to Order and Roll Call

The Mayor called the July 8, 2025, Regular Meeting of the Mayor and Board of Aldermen to order. The Mayor presented the Notice of Regular Meeting of the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, acknowledged by all Aldermen. (Exhibit "A").

Board Members Present: Mayor Walter C. Morrison, Alderman John Taylor, Alderwoman Miya Warfield Bates, Alderman Chip Williams, Alderman Jayce Powell, and Alderwoman Jessie Campbell.

Staff Members Present: City Clerk Lindsay Kellum, Assistant City Clerk Scott Maugh, Deputy City Clerk Chasity Pickett, Public Works Director Chris Buckner, Planning and Zoning Director William Hall, Chief of Police Barry Hale, Assistant Chief of Police Jeremy Slaven, Lieutenant Stephen Tucker, Grant Administrator Ruth Stogner, Executive Assistant Janet Brooks, and City Attorneys Jerry Mills, John Scanlon (via phone), and Zachary Giddy.

2. Opening Prayer and Pledge of Allegiance

Pastor Brooks opened the meeting with prayer.

Alderman Powell led the Pledge of Allegiance.

No action taken.

3. Presented Items

The Mayor revised the regular agenda to take up item 3-B first.

A) Presentation of Officer of the Quarter, Officer Kori Stewart (Chief Hale)

Chief Barry Hale recognized Officer Kori Stewart for her outstanding performance and dedication to duty, which earned her the distinguished honor of Officer of the Quarter. In recognition of her excellence in policing, Officer Stewart was presented with a certificate and gift cards generously donated by various local businesses.

No action taken.

B) Presentation of Certificates of Commendation for Lieutenant David Potvin, Officer Kerry Minninger, and Dispatch Supervisor Kristen Baker

Chief Hale appeared before the Board to recognize Lieutenant David Potvin, Officer Kerry Minninger, and Dispatch Supervisor Kristen Baker for their outstanding service and excellence in policing. Chief Hale commended each individual as a valuable asset to the Gluckstadt Police Department and expressed appreciation for their dedication and professionalism. Certificates of Commendation were presented to each recipient in recognition of their exemplary service.

No action taken.

4. Approval of Consent Agenda Items

A) Approval of Claims Docket

B) Approval to Pay Supplemental July Claim (Submitted Late): Request for Travel Reimbursement for BOAM Conference (Hall and Jones)

C) Approval of June 10, 2025, Regular Meeting Minutes

D) Approval of June 18, 2025, Special Called Meeting Minutes

E) Request for Approval for Sergeant Duane Montgomery to Attend Advanced Search & Seizure and Advanced Traffic Stops (Brandon Civic Center) & Reimbursement of Related Travel Expenses.

F) Request for Approval for Officer Kori Stewart to Attend Advanced Search & Seizure and Advanced Traffic Stops (Brandon Civic Center) & Reimbursement of Related Travel Expenses.

G) Request a 2025 Ford F150 # 2501 (Sgt. Brian McCarty's) to be Unmarked

H) Request to Purchase Four (4) Microsoft Surface Pro Tablets

I) Requesting Functional Trainer Gym Equipment be Formally Accepted by the Board and Placed on City Fixed Assets

The Mayor requested a motion to approve the consent agenda. (Exhibit "B"). Alderman Taylor made a motion to approve the consent agenda, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

5. Monthly Budget Report

A) Monthly Budget Reports

The Mayor presented the monthly budget report(s). (Exhibit "C")

No action taken.

B) Monthly Bank Reconciliations

The Mayor presented the monthly bank reconciliations. (Exhibit "D")

No action taken.

6. New Business

The Mayor revised the regular agenda to include items 6-C and 6-D.

A) Discussion of City Sponsored Germanfest 2026 (Alderman Powell)

Alderman Powell led a discussion regarding the City's sponsorship of Germanfest 2026. The Mayor and Board expressed support for the City's continued involvement and discussed preliminary ideas and potential plans of action for the 2026 celebration. The Mayor suggested that he and Alderman Powell meet to further discuss matters related to the event, including the budget, committee appointments, and planning considerations for Fiscal Year 2026. Additionally, the Mayor and Board discussed the possibility of partnering with the Gluckstadt Rotary Club for the 2026 Fourth Fest in an effort to expand and enhance the celebration beyond this year's event.

No action taken.

B) Discussion and Approval of Order Appointing City Attorney & Setting Compensation (Mills, Scanlon, Dye & Pittman)

Attorney Mills approached the Board and presented information regarding the proposed appointment of the law firm Mills, Scanlon, Dye & Pittman as City Attorney. (Exhibit "E"). Following the discussion, the Mayor requested a motion to approve the Order Appointing Mills, Scanlon, Dye & Pittman as the City Attorney for the City of Gluckstadt. Alderman Powell made the motion to approve the Order Appointing Mills, Scanlon, Dye & Pittman as the City Attorney, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

C) Planning and Zoning Appointments

The Mayor and Board presented nominations for appointments to the Planning and Zoning Board.

The following individuals were nominated for appointment:

Mayor's Appointees: Melanie Greer & Andrew Duggar

Alderwoman Bates' Appointee: Katrina Myricks

Alderman Powell's Appointee: Kayce Saik

Alderman Taylor's Appointee: Phillips King

Alderwoman Campbell's Appointee: Lauren Bishop

Alderman Williams' Appointee: Patrick Beasley

The Mayor requested a motion to approve the above-listed Planning and Zoning Board appointments. A motion was made by Alderman Powell to approve the above-listed Planning and Zoning Board appointments, and the motion was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Election of Mayor Pro Tempore

The Board held a discussion regarding the election of Mayor Pro Tempore. The Board discussed the individual elected resigning from the position after serving one year of the Mayor's four-year term, thereby allowing for rotation among the Board.

Alderwoman Bates made a motion to elect Alderman Jayce Powell to serve as Mayor Pro Tempore. The motion was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

7. Grant Administrator, Grant Status Updates (Ruth Marie Stogner)

A) Current Grants

The Grant Administrator updated the board on general grant administration matters and the status of active grants.

No action taken.

B) Mayoral Health Council

Dr. Sheila Spann appeared before the Board to explain the purpose and function of the Mayoral Health Council, particularly for the benefit of the newly elected Aldermen. She informed the

Board and those in attendance of the upcoming Health Fair hosted by the Mayoral Health Council, scheduled for Thursday, July 10, 2025, at 9:00 a.m. Dr. Spann extended an invitation and encouraged all to attend and support the event.

No action taken.

C) Justice Assistance Grant (JAG) FY 2023

The Mayor requested a motion for permission to accept the Justice Assistance Grant (JAG) FY 2023. (Exhibit "F"). A motion to accept the Justice Assistance Grant (JAG) FY 2023 was made by Alderwoman Bates and seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) FY 2025 PTS Grant Modification

The Mayor requested a motion for permission to accept the modified FY 2025 PTS Grant. (Exhibit "G"). Alderman Powell made a motion to grant permission to accept the modified FY 2025 PTS Grant, and the motion was seconded by Alderman Williams.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

8. City Clerk, City Administration Matters (Lindsay Kellum)

A) General Update, City Administration (City Clerk)

The City Clerk updated the board on city administration matters. (Exhibit "H").

No action taken.

B) Monthly Privilege License Update (Assistant City Clerk)

The Assistant City Clerk updated the board with the monthly privilege license report. (Exhibit "I")

No action taken.

C) Request for Approval of Updated Interlocal Agreement with Madison County Tax Collector / Assessor (City Clerk)

The Mayor requested a motion to approve the updated Interlocal Agreement between the City of Gluckstadt and the Madison County Tax Collector/Assessor. (Exhibit "J"). A motion was made by Alderwoman Bates to approve the updated Interlocal Agreement between the City of Gluckstadt and the Madison County Tax Collector/Assessor and was seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) FY26 Budget Season Reminders (City Clerk)

City Clerk, Lindsay Kellum, provided the Mayor and Board with reminders and important information regarding the upcoming Fiscal Year 2026 Budget Season. The Clerk outlined key dates, procedural requirements, and expectations to ensure timely and accurate preparation of the City's budget.

No action was taken.

E) Request to Draft Notice and Advertise for Public Depository Bid (4 Year Term, Statutorily)

The Mayor requested a motion to authorize the draft of a notice and advertising for bids for the City's Public Depository, in accordance with statutory requirements, for a four-year term. (Exhibit "K"). A motion to authorize the draft of a notice and advertising for bids for the City's Public Depository was made by Alderwoman Campbell and seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

F) Discussion and Request for Approval of Resolution Selecting 2025 MML Voting Delegates (City Clerk)

The Mayor requested nominations for an Alderman to serve as the City's voting delegate for the 2025 MML Conference and adoption of Resolution selecting 2025 MML Voting Delegates. (Exhibit "L"). Alderwoman Campbell made a motion for Alderwoman Miya Bates to serve as the City's voting delegate. Alderman Taylor seconded the motion.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

The Mayor next requested a nomination for an Alderman to serve as the City's alternate voting delegate for the 2025 MML Conference. Alderman Williams made a motion for Alderman Jayce Powell to serve as the City's alternate voting delegate. Alderwoman Campbell seconded the motion.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

G) Request for Approval to Implement Mandatory Annual Cyber Security Training for City Staff

The Mayor requested a motion to approve the implementation of mandatory annual cybersecurity training for all City staff. (Exhibit "M"). " Alderman Powell made a motion to approve mandatory annual cybersecurity training for all City staff, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

9. Building Official, Planning and Zoning Matters (William Hall)

A) General Update, Planning and Zoning/Building Department

The Planning and Zoning / Building Dept. Director addressed the board to provide a status update on rentals and other business in his department.

No action taken.

B) Discussion and Consideration of 1743 Hwy 51 Texaco Sign Variance

The Board held a discussion regarding a request for a sign variance for the property located at 1743 Highway 51 (Texaco). Following consideration, the Mayor requested a motion to approve or deny the request for a sign variance for the property located at 1743 Highway 51 (Texaco). (Exhibit "N"). Alderwoman Campbell made a motion to deny the request for a sign variance for the property located at 1743 Highway 51 (Texaco), and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

10. Public Works Department (Chris Buckner)

A) Request for Authorization to Advertise for Term Bids

The Mayor requested a motion for authorization for the Public Works Department to advertise for term bids. (Exhibit "O"). Alderman Taylor made a motion to approve the request for authorization for the Public Works Department to advertise for term bids, and the motion was seconded by Alderman Williams.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

B) Request for Approval, Paving Bear Creek Crossing & Bradshaw Ridge Subdivisions

The Mayor requested a motion for approval to pave the streets in the Bear Creek Crossing and Bradshaw Ridge subdivisions. (Exhibit "P"). Alderwoman Bates made a motion for approval to pave the streets in the Bear Creek Crossing and Bradshaw Ridge subdivisions, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

C) Request for Approval, Pavement Striping

The Mayor requested a motion to approve pavement striping for Distribution Drive, Hazelton Cove, American Way, and Enterprise Drive. (Exhibit "Q"). Alderman Powell made a motion to approve pavement striping for Distribution Drive, Hazelton Cove, American Way, and Enterprise Drive, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Request for Approval, MOA with MDOT for I-55 Overhead Lighting

The Mayor requested a motion to approve MOA with MDOT for I-55 Overhead Lighting. (Exhibit "R"). Alderwoman Campbell made a motion to approve MOA with MDOT for I-55 Overhead Lighting, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

E) Request for Approval, Signing SS4A Support Letter

The Mayor requested a motion to approve the signing of a support letter for the Safe Streets 4 All (SS4A) Grant initiative. (Exhibit "S"). Alderman Powell made a motion to approve the signing of a support letter for Safe Streets 4 All (SS4A) Grant initiative, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

11. Police Chief, Police Department Matters (Chief Barry Hale)

A) General Update, Police Department

The Chief of Police updated the board on law enforcement matters.

No action taken.

B) Discussion of New Police Department and Municipal Court, Roof Inspection

The Mayor led a discussion regarding the condition of the roof at the new Police Department and Municipal Court facility and noted that the roof is covered under a 20-year warranty.

No action taken.

C) Request to Post Job Description (Advertise) and Begin Interviews for School Resource Officer Position, Police Department

The Mayor requested a motion to post the job description and begin the interview process for the School Resource Officer position for the Police Department. (Exhibit "T"). Alderman Williams made a motion to post the job description and begin the interview process for the School Resource Officer position for the Police Department, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

D) Request for Approval to Purchase a 2025 Chevrolet Tahoe PPV 2WD

The Mayor requested a motion to approve the lowest and best quote from Rogers Dabb Chevrolet for the purchase of a 2025 Chevrolet Tahoe PPV 2WD for the Police Department. (Exhibit "U"). Alderman Powell made a motion to approve the lowest and best quote from Rogers Dabb Chevrolet for the purchase of a 2025 Chevrolet Tahoe PPV 2WD for the Police Department, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

12. Public Comment

Kimberly Fox, representing the Bear Creek Crossing Homeowners Association, appeared before the Board to address concerns regarding a rental tenant in the Bear Creek Subdivision who is currently involved in litigation with the HOA. The matter involves alleged violations related to Rental and Clean-Up Ordinances, Code Enforcement Section 21.19.11, and conditions deemed a menace to public health and safety requiring adjudication. Ms. Fox formally requested assistance from the City in identifying a solution to the ongoing issue. Planning and Zoning Director William Hall acknowledged he was aware of the property in question and stated that he would conduct a site visit to further assess the situation.

No action was taken.

13. Closed Session to Determine Need for Executive Session

The Board considered entering closed session to determine whether to enter into executive session. The Mayor requested a motion. A motion was made by Alderman Taylor to enter into closed session to determine the need for executive session, and it was seconded by Alderman Powell. *After calling for and taking a vote, the Mayor declared the motion carried unanimously*

The Board then considered entering executive session. Alderwoman Bates made a motion to enter executive session to discuss one matter of litigation regarding annexation and two personnel

matters, and it was seconded by Alderman Williams. *After calling for and taking a vote, the Mayor declared the motion carried unanimously.*

The Board entered executive session. A public announcement was made by the City Clerk that the Board had entered executive session to discuss annexation and personnel matters.

A) Discussion of Annexation and Decision to Appeal ($500 Bond)

The Board held a discussion with City Attorney Mills regarding the ongoing annexation matter and the decision to proceed with filing an appeal, which includes the submission of a required $500 bond as part of the legal process. The Mayor requested a motion to approve the filing of the appeal and the payment of the bond. A motion to approve the filing of the appeal and the payment of the bond was made by Alderman Powell and seconded by Alderwoman Campbell.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell

The Mayor declared the motion carried.

B) Discussion of Personnel Matters

The Board discussed two personnel matters. No action taken.

Alderman Powell made a motion to leave executive session and it was seconded by Alderman Taylor. The Board voted unanimously to leave executive session and re-enter open session.

A public announcement was made by the City Attorney that during executive session, the Board voted to authorize the City Attorney to file an appeal of the annexation and authorize the payment of bond, and to re-enter open session.

14. Adjourn

Alderman Taylor made a motion to adjourn, seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Williams, Alderwoman Bates, Alderman Taylor, Alderwoman Campbell.

The Mayor declared the motion carried.

Walter Morrison

WALTER C. MORRISON, IV
MAYOR

ATTEST:

Lindsay Kellum

LINDSAY D. KELLUM
CITY CLERK

DATE: 8/12/25

[Seal]

CITY OF GLUCKSTADT

MISSISSIPPI

OFFICE OF THE CITY CLERK

MEMORANDUM

TO: Mayor & Board of Aldermen

FROM: Lindsay Kellum, City Clerk

DATE: August 11, 2026

SUBJECT: General Update, City Administration

The City Clerk will provide a brief update on the below city administration matters and answer questions.

Items:

- Finance & Budget
- Grants Management
- Accounts Payable
- Fixed Assets
- Training & Education
- Human Resources and Payroll
- Communications and Website
- Public Records Requests
- Events & Chamber of Commerce

CITY OF GLUCKSTADT

MISSISSIPPI

OFFICE OF THE CITY CLERK

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Scott Maugh, Deputy City Clerk

DATE: 08/06/2026

SUBJECT: Privilege & Transient Vendor License Report (Monthly Update)

From July 1, 2026, to July 31, 2026, the City of Gluckstadt processed forty-four (44) Regular Privilege Licenses.

The amount of fees collected in 2026 to date is as follows:

Privilege: $28,760.30
Transient: $0

					DISTRIBUTION				
ID	ISSUED TO	DATE	PACKET	TYPE	FEE	PENALTY	TAX	INTEREST	TOTAL
0000010	VERACITY, LLC	7/09/2026	00515	Payment	33.00-	.00	.00	.00	33.00-
0000029	BEN NELSON GOLF & U	7/14/2026	00518	Payment	1,840.00-	.00	.00	.00	1,840.00-
0000032	CIA WHOLESALE INC.	7/08/2026	00513	Payment	25.00-	.00	.00	.00	25.00-
0000037	MADISON AESTHETIC &	7/10/2026	00516	Payment	30.00-	.00	.00	.00	30.00-
0000038	AC EXPERTS LLC	7/15/2026	00519	Payment	20.00-	.00	.00	.00	20.00-
0000041	KTA-TATOR, INC.	7/21/2026	00522	Payment	30.00-	.00	.00	.00	30.00-
0000045	DELOACH FAMILY CLIN	7/15/2026	00519	Payment	20.00-	.00	.00	.00	20.00-
0000047	PUCKETT RENTS	7/15/2026	00519	Payment	1,840.00-	.00	.00	.00	1,840.00-
0000048	SS MEDICAL, INC.	7/15/2026	00519	Payment	40.00-	.00	.00	.00	40.00-
0000052	MAGNOLIA CONCESSION	7/22/2026	00523	Payment	20.00-	.00	.00	.00	20.00-
0000054	GLUCKSTADT BODY SHO	7/28/2026	00526	Payment	30.00-	.00	.00	.00	30.00-
		7/28/2026	00526	Payment	10.00-	.00	.00	.00	10.00-
0000055	DESAI SK HOLDINGS,	7/23/2026	00524	Payment	87.00-	.00	.00	.00	87.00-
0000058	FLEET MORRIS PETROL	7/06/2026	00512	Payment	55.00-	.00	.00	.00	55.00-
0000061	CUSTOMIZED MASSAGE	7/09/2026	00515	Payment	20.00-	.00	.00	.00	20.00-
0000064	DIXIE EQUINE MEDICI	7/09/2026	00515	Payment	30.00-	.00	.00	.00	30.00-
0000067	HARTLEY EQUIPMENT C	7/06/2026	00512	Payment	1,840.00-	.00	.00	.00	1,840.00-
0000070	JACKSON TRUCK CENTE	7/24/2026	00525	Payment	1,860.00-	.00	.00	.00	1,860.00-
0000079	MADISON MAC HAIK CH	7/21/2026	00522	Payment	920.00-	.00	.00	.00	920.00-
0000094	EMPIRE PHARMACEUTIC	7/28/2026	00526	Payment	92.50-	.00	.00	.00	92.50-
0000103	STORAGEMAX GLUCKSTA	7/28/2026	00526	Payment	20.00-	.00	.00	.00	20.00-
0000175	GERMANTOWN DENTAL	7/06/2026	00512	Payment	33.60-	.00	.00	.00	33.60-
0000186	EL SOMBRERO	7/23/2026	00524	Payment	111.00-	.00	.00	.00	111.00-
0000189	BRYAN TIRES SERVICE	7/08/2026	00514	Payment	28.00-	.00	.00	.00	28.00-
0000194	MADISON COUNTY SPOR	7/08/2026	00514	Payment	66.00-	.00	.00	.00	66.00-

					DISTRIBUTION				
ID	ISSUED TO	DATE	PACKET	TYPE	FEE	PENALTY	TAX	INTEREST	TOTAL
0000195	CENTRAL TOWER COMMU	7/06/2026	00512	Payment	20.00-	.00	.00	.00	20.00-
0000196	CCS CONTRACTOR EQUI	7/08/2026	00513	Payment	81.00-	.00	.00	.00	81.00-
0000200	BRANDON SERVICE COM	7/09/2026	00515	Payment	1,840.00-	.00	.00	.00	1,840.00-
		7/09/2026	00515	Payment	2.00-	.00	.00	.00	2.00-
0000204	PULLEN WINDOWS & DO	7/14/2026	00518	Payment	920.00-	.00	.00	.00	920.00-
0000205	ENCORE	7/09/2026	00515	Payment	20.00-	.00	.00	.00	20.00-
0000209	BRACKISH HOLDINGS,	7/08/2026	00513	Payment	440.00-	.00	.00	.00	440.00-
0000211	BRACKISH HOLDINGS,	7/08/2026	00513	Payment	45.00-	.00	.00	.00	45.00-
0000219	GLUCKSTADT PHARMACY	7/30/2026	00527	Payment	150.00-	.00	.00	.00	150.00-
0000300	STONE GROUND COFFEE	7/22/2026	00523	Payment	22.00-	.00	.00	.00	22.00-
		7/22/2026	00523	Payment	.20-	.00	.00	.00	.20-
0000303	THOMPSON REALTY AND	7/10/2026	00516	Payment	20.00-	.00	.00	.00	20.00-
0000309	D.B.C. CORP.	7/13/2026	00517	Payment	140.00-	.00	.00	.00	140.00-
0000310	STA-HOME HEALTH AGE	7/21/2026	00522	Payment	99.00-	.00	.00	.00	99.00-
0000312	CHEROKEE BRICK AND	7/06/2026	00512	Payment	20.00-	.00	.00	.00	20.00-
0000418	FLORALS BY BRITTANY	7/08/2026	00513	Payment	20.00-	.00	.00	.00	20.00-
0000419	KHF GROUP, LLC	7/13/2026	00517	Payment	20.00-	.00	.00	.00	20.00-
0000420	BLURTON, BANKS, AND	7/15/2026	00519	Payment	42.90-	.00	.00	.00	42.90-
0000421	NEXRENT EQUIPENT R	7/24/2026	00525	Payment	22.60-	.00	.00	.00	22.60-

FEE CODE TOTALS BY TYPE

FEE CODE	TYPE	COUNT	DISTRIBUTION FEE	PENALTY	TAX	INTEREST	TOTAL
AMUSEMENT	Payment	1	45.00CR	0.00	0.00	0.00	45.00CR
BEER FLAT	Payment	2	30.00CR	0.00	0.00	0.00	30.00CR
MANOVER11	Payment	2	161.00CR	0.00	0.00	0.00	161.00CR
Over11	Payment	4	273.90CR	0.00	0.00	0.00	273.90CR
Schdl-A	Payment	15	11,837.50CR	0.00	0.00	0.00	11,837.50CR
Schdl-B	Payment	23	548.40CR	0.00	0.00	0.00	548.40CR
VENDING	Payment	4	130.00CR	0.00	0.00	0.00	130.00CR

GRAND TOTAL FOR PERIOD 13,025.80CR

TOTALS BY TRANSACTION TYPE

TYPE	COUNT	DISTRIBUTION FEE	PENALTY	TAX	INTEREST	TOTAL
Payment	44	13,025.80CR	0.00	0.00	0.00	13,025.80CR
TOTAL FOR PERIOD	44					13,025.80CR

SELECTION CRITERIA

REPORT OPTIONS:

LICENSE RANGE:	THRU ZZZZZZZZZZ
PACKET RANGE:	0 THRU 99999
TRANSACTION RANGE:	7/01/2026 THRU 7/31/2026
LICENSE STATUS:	All
LICENSE CODE:	All
FEE CODE:	All

PRINT OPTIONS:

PRINT TOTALS ONLY:	NO

TRANSACTION TYPE OPTIONS:

ALL:	YES
PAYMENT:	YES
REFUND CHECK:	YES
REVERSE PAYMENT:	YES
REVERSE REFUND:	YES

ADJUSTMENT OPTIONS:

ADJUSTMENT CODE:	ALL

*** END OF REPORT ***

CITY OF GLUCKSTADT ACTIVE GRANTS											
REPORT: CITY CLERK'S OFFICE (GRANT ADMINISTRATION)											
NO.	DEPARTMENT	GRANT NAME & SOURCE	GRANT FUNDING YEAR	PURPOSE	AMOUNT	AWARDED	BREAKDOWN OF ITEMS REQUESTED	MATCH	STATUS	EXPENDED FUNDS TO DATE	REIMBURSEMENT TO DATE
1	POLICE	STATE AND LOCAL CYBER SECURITY GRANT PROGRAM	FY2022	CYBERSECURITY PROTECTION (CITY SYSTEMS)	$53,010.00	9/1/2025	$11,700.00 - CAP. OUTLAY EQUIPMENT (FIREWALL, POWER SUPPLY); $41,310.00 - CONTRACTUAL SERVICES: INTRUSION DETECTION/PREVENTION SOFTWARE	NONE	SUBMITTED FOR CLOSEOUT AND REIMBURSEMENT 7/30/26.	$50,382.71	NONE AT THIS TIME
2	POLICE	MISSISSIPPI OFFICE OF HIGHWAY SAFETY: POLICE TRAFFIC SERVICES GRANT	FY2026	PERSONNEL & EQUIPMENT	$39,999.00	7/23/2025	$35,000.00 - PERSONNEL: SALARIES &OVERTIME; $45.OO - CONTRACTUAL SERVICES (SHIPPING); $4,954.00 - CAP. OUTLAY EQUIPMENT (VEHICLE OUTFITTING)	NONE	REPORTS & RIEMBURSEMENT SUBMISSIONS FILED MONTHLY	$28,164.85	$25,508.09
3	POLICE	PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP	FY2025	POLICE PROTECTION VESTS	$5,731.64	9/26/2024	$5,731.64 -CAPITAL OUTLAY EQUIPMENT (OFFICER, VESTS)	$2,865.82	$865.00 RIEMBURSEMENT RECEIVED, JUNE 2026	$3,628.00	$1.279.5
4	PUBLIC WORKS	FEDERAL HIGHWAY ADMINISTRATION: SURFACE TRANSPORTATION BLOCK GRANT (MDOT/LPA)	FY2024	CALHOUN STATION PKWY OVERLAY	$759,000.00	5/14/2024	CONSTRUCTION PHASE OF CALHOUN STATION PKWY OVERLAY PROJECT	$189,750.00	PROJECT COMPLETE; REQUESTING BOARD APPROVAL AND BUDGET AMENDMENT IN AUGUST TO TRANSFER REMAINING FUNDS TO REIMBURSE GF $392,361.08 AND CLOSE OUT BANK ACCT.	$706,388.92	$496,063.09
5	POLICE / EMA	HOMELAND SECURITY GRANT PROGRAM	FY2025	MOBILE COMMAND TRAILER & GENERATOR	$30,000.00	10/1/2025	$30,000.00 - CAP. OUTLAY TRAILERS AND EQUIPMENT	NONE	SUBMITTED FOR CLOSEOUT AND REIMBURSEMENT 3/15/26; AWAITING FEMA HOLD TO BE LIFTED FOR REIMBURSEMENT.	$31,323.00	NONE TO DATE
6	POLICE	HOMELAND SECURITY GRANT PROGRAM	FY2025	POLICE EQUIPMENT (MOBILE RADIOS & CHARGERS)	$49,150.00	10/1/2025	$47,050.00 - CAP. OUTLAY EQUIPMENT; $1700.00 - SUPPLIES; $400.00 - CONTRACTUAL SERVICES	NONE	SUBMITTED FOR CLOSEOUT AND REIMBURSEMENT 3/15/26; AWAITING FEMA HOLD TO BE LIFTED FOR REIMBURSEMENT.	$47,971.30	NONE TO DATE
7	PARKS/ PUBLIC WORKS	MISSISSIPPI OUTDOOR STEWARDSHIP TRUST FUND	FY2026	OUTDOOR RECREATION AND CONSERVATION (PARK ACQUISITION AND IMPROVEMENTS)	$1,527,592.50	1/13/2026	SUBMITTED FOR MUCK EXCAVATION, BANK STABILIZATION, EROSION CONTROL MEASURES, WALKING TRAILS, NATIVE PLANT RESORATION, KAYAK LAUNCH, PARKING LOT CONSTRUCTION	$169,732.50	FIRST QUARTER REPORT FILED 7/15/26; PRELIMINARY ENGINEERING WORK STARTED.	NONE TO DATE	NONE TO DATE
8	CITY ADMIN.	AMERICA 250 GRANT (LEGACY GRANT)	FY2026	CELEBRATION OF AMERICA'S SEMI-QUINCENTENNIAL ANNIVERSARY (250); LEGACY GRANT - PERMANENT HISTORICAL PROJECT	$20,000.00	12/22/2025	$20,000: GLUCKSTADT HISTORICAL PROJECT (DOCUMENTARY, HISTORY OF GLUCKSTADT)	$20,000 (50% MUST BE IN CASH, REMAINDER CAN BE IN-KIND)	RESEARCH AND FILMING PHASE CONTINUES. FIRST INVOICE TO BE PAID OUT AUGUST 2026	$5,500.00	$18,000 INITIAL CHECK RECEIVED

9	ADMIN.	G.A. CARMICHEAL FAMILY HEALTH CENTER: MAYORAL HEALTH COUNCIL PROGRAM	FY2026	MAYORAL HEALTH COUNCIL	$6,000.00	10/14/2025	$6000.00 - HEALTH COUNCIL COORDINATOR & ACTIVITIES	NONE	JULY TOWN HALL HELD SUCCESSFULLY; PROSTATE CANCER WALK FOR FALL; AWAITING SUBMISSION OF MAY, JUNE& JULY INVOICES & DOCUMENTATION FROM DR. SPANN FOR REVIEW AND APPROVAL BY LK; JAN AND FEBRUARY REIMBURSEMENT CHECK ISSUED TO SPANN TO BRING TO CITY 8/10/26.	$1,650.00	$1225.00 (PENDING CHECK DROPOFF 8/10/26)
10	POLICE	BUREAU OF JUSTICE ASSISTANCE: JUSTICE ASSISTANCE GRANT	FY2024	EQUIPMENT & TECHNOLOGY	$13,816.30	7/8/2026	$13,816.30 - LAPTOPS (COMPATIBLE WITH CAD)	NONE	AWARD ACCEPTANCE 7/14/26; SIGNED DOCUMENTS SENT TO JAG 7/15/26; FIRST QUARTERLY REPORT DUE 8/10/26.	NONE TO DATE	NONE TO DATE
11	POLICE	MISSISSIPPI OFFICE OF HIGHWAY SAFETY: POLICE TRAFFIC SERVICES GRANT	FY2027	PERSONNEL & EQUIPMENT	$29,098.00	7/15/2026	$25,000 PERSONNEL - SALARIES & OVERTIME; $3,798 EQUIPMENT; $300 CONTRACTUAL	NONE	ORIGINALLY APPLIED FOR $39, 248 ; AWARD NOTICE FOR $29,098 RECEIVED 7/15/26; PENDING BOA ACCEPTANCE AND APPROVAL TO SIGN DOCUMENTS AT 8/11/26 MEETING; NEW FORMULA CUT AWARDED AMOUNTS ACROSS THE BOARD, PER DPS.	NONE TO DATE	NONE AT THIS TIME
12	PARKS/ PUBLIC WORKS	BCBS PRIVATE GRANT, PARK DEVELOPMENT	FY2026	PARK DEVELOPMENT (PRIMARY), PLAYGROUND EQUIPMENT, ETC.	$2,331,907.00	5/6/2026	CITY PARK DEVELOPMENT; PLAYGROUND, SPLASH PAD, WALKING TRAILS, ETC.	NONE	AWARDED 5/6/26; NEW ACCOUNT SET UPON 6/18, AFTER BOA APPROVAL 6/9/26; WORKING ON BID PROCESS & NOTICE WITH CB NOW.	NONE TO DATE	$2,331,907.00
13	PARKS/ PUBLIC WORKS	DELTA REGIONAL AUTHORITY: COMMUNITY INFRASTRUCTURE PROGRAM FUNDING (CMPDD)	FY2026	GLUCKSTADT PARK DEVELOPMENT: (WATER & SEWER OR PARK ACCESS ROAD)	$250,000 - $1,000,000.00	TBD	GLUCKSTADT PARK DEVELOPMENT: (WATER & SEWER OR PARK ACCESS ROAD)	WE QUALIFY FOR $0.00 MATCH BUT IT IS ENCOURAGED TO MATCH A PERCENTAGE OF TOTAL PROJECT CONSTRUCTION COSTS; ENGINEERING FEES)	AUTHORIZATION TO APPLY, BOA 6/9/26; APPLICATION DUE BY AUGUST 24, 2026; REMOVE, DO NOT HAVE CONSTRUCTION PLANS COMPLETED YET IN ORDER TO APPLY; POTENTIAL SPECIAL CALLED MEETING TO APPROVE APPLICATION PENDING CONSTRUCTION PLAN REVIEW AND MATCH DETERMINATION?	NONE TO DATE	NONE TO DATE

14	PARKS/ PUBLIC WORKS	MISSISSIPPI OUTDOOR STEWARDSHIP TRUST FUND	FY2027	OUTDOOR RECREATION AND CONSERVATION (PARK ACQUISITION AND IMPROVEMENTS); HELP WITH ORIGINAL PARK MATCH OR DRAINAGE INFRASTRUCTURE.	$169,732.50	TBD	OUTDOOR RECREATION AND CONSERVATION (PARK ACQUISITION AND IMPROVEMENTS); HELP WITH ORIGINAL PARK MATCH OR DRAINAGE INFRASTRUCTURE.	TBD	AUTHORIZATION TO APPLY, BOA 6/9/26; NEW FUNDING CYCLE OPENS AUGUST 3, DEADLINE OF SEPTEMBER 18, 2026.	NONE TO DATE	NONE TO DATE
15	PARKS/ PUBLIC WORKS	MDOT LPA GRANT	FY2026	INTERSECTION GEOMETRIC IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATIONS,(GLUCKSTADT RD/ DEES WAY AND CALHOUN STATION PKWY	TOTAL FOR PROJECT: $1,220, 000.000; LPA PORTION OF PROJECT IS $950,000.00	$760,000.00 FEDERAL MPO AWARDED	INTERSECTION GEOMETRIC IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATIONS,(GLUCKSTADT RD/ DEES WAY AND CALHOUN STATION PKWY	$190,000.00 MATCH TO COVER LPA PORTION; $270,000.00 OUT OF POCKET NOT COVERED BY GRANT MATCH = $460,000.00 (SPREAD OVER FY27-FY28)	BOA APPROVED US TO APPLY IN JANUARY; AWARDED; SIGNED DOCUMENTS RECEIVED BY MDOT; AWAITING PROJECT ACTIVATION NOTIFICATION.	NONE TO DATE	NONE TO DATE
16	GENERAL ADMIN: EVENTS/ TOURISM	MDA/ VISIT MISSISSIPPI TOURISM DEVELOPMENT GRANT (EVENTS & FESTIVALS)	FY2027	FINANCIAL ASSISTANCE WITH TOURISM PROJECTS: EVENTS & FESTIVALS (PRIMARILY ADVERTISING & PROMOTION)	$5,000 - $10,000	TBD	FINANCIAL ASSISTANCE WITH TOURISM PROJECTS: EVENTS & FESTIVALS (PRIMARILY ADVERTISING & PROMOTION)	50% OF FUNDS MUST BE USED TOWARD ADVERTISING / PROMOTION	LK DRAFTED APPLICATION AND APPLIED BY 7/17/26 DEADLINE; PENDING NOTIFICATION OF AWARD.	NONE TO DATE	NONE TO DATE

From: Lekisha M. Noel
To: Barry Hale; Lindsay Kellum; Scott Maugh; Walter Morrison
Subject: FY27 agreement
Date: Wednesday, July 15, 2026 2:03:57 PM
Attachments: Certification on Conflict of Interest.pdf
FY27 Agreement Cover Letter.pdf
Gluckstadt PT.pdf

Good afternoon

I have attached your FY27 agreement and cover letter. Please review and follow instructions in the cover letter.

Thanks,

Lekisha Noel
Occupant Protection/Police Traffic Services
Division Director II
Mississippi Office of Highway Safety
Division of Public Safety Planning
601-987-9513

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

STATE OF MISSISSIPPI
TATE REEVES, GOVERNOR
DEPARTMENT OF PUBLIC SAFETY
SEAN J. TINDELL, COMMISSIONER

July 15, 2026

Walter C. Morrison IV, Mayor
City of Gluckstadt
Gluckstadt Police Department
343 Distribution Dr.
Gluckstadt, MS 39110

Project Number: PT-2027-PT-26-61
Funding Source and Title: 402 Police Traffic Services FY27

Dear Mayor Morrison:

Enclosed please find the Mississippi Office of Highway Safety (MOHS) and Gluckstadt Police Department Grant Agreement for the Fiscal Year 2027. Your agency has been approved for **402 Police Traffic Services** funding, in the amount of **$29,098.00**, pending final review and approval by NHTSA of the FY27 Annual Grant Application.

The enclosed agreement is not fully executed until both the agency Authorized Signatory Official (Mayor, Board of Supervisor President, Director, Commissioner, etc.), the PSP Executive Director/Governor's Representative and the MOHS Office Director, have signed and dated the agreement. Grant activities are not to be implemented and performed, until the agency receives a fully executed copy of the agreement. A copy of the executed agreement will be provided to the agency after the required Grant Implementation meeting.

All FY27 grant activities begin October 1, 2026 and must be concluded by September 30, 2027. In addition, the FY27 Sub-Grantee Closeout Report must be received by the Mississippi Office of Highway Safety, no later than 5:00 p.m. on November 15, 2027.

Please thoroughly read the Grant Agreement, Certifications and Assurances, Fiscal Control and Fund Accounting Procedures, as changes have been made for FY27. **Your completed original copy grant agreement and all required documents must be returned to the MOHS by 5:00 p.m. on August 28, 2026**. Please make sure that you complete items 1-9 in their entirety and all documents are an **original signature signed in BLUE ink** by the Authorized Signatory Official (Mayor, Board of Supervisor President, Director, Commissioner, etc.).

1. Signature Page
2. State Certification and Assurance: Pursuit Policies; (Enforcement grants only)
3. Enclose a copy of your agency's Pursuit Policy (Enforcement grants only)
4. Assurance of Understanding Requirement for Sub-grantees (PI&E and Enforcement grants)
5. Local Governmental Resolution Agreement and Authorization to Proceed (If Applicable)
6. Designation of Secondary Signatory Official Form (If Applicable)
7. MOHS Fiscal Control and Fund Accounting Procedures (PI&E and Enforcement grants)
8. Enclose a copy of your agency's **Leave policy** (policy should include personal and/or vacation, sick, holiday, and military leave)
9. Enclose a copy of your agency's **Overtime Policy** and a **Payroll Schedule** (schedule should include beginning and ending dates of pay periods and paycheck dates for October 1, 2026–September 30, 2027)

Failure to return your completed grant agreement and required documents by the above date may result in the reallocation of grant funds. Please mail the original completed grant agreement and all required documents to the following address:

Mississippi Office of Highway Safety
Attn: Leslie M. Travis, Bureau Director of Programs
P.O. Box 958
Jackson, Mississippi 39205

Please feel free to contact me at 601-987-9513 or lnoel@dps.ms.gov if you should have any questions concerning the completion of the grant agreement.

Sincerely,

Lekisha Noel

Lekisha Noel
Occupant Protection/Police Traffic Service
Division Director
Mississippi Office of Highway Safety
Mississippi Department of Public Safety Planning

FY27 MOHS LAW ENFORCEMENT GRANT AGREEMENT

Mississippi Office of Highway Safety
P.O. Box 958
Jakson, MS 39205

1.Sub-grantee's Name & Mailing Address: **City of Gluckstadt, Gluckstadt Police Department** **343 Distribution Dr.** **Gluckstadt, MS 39110** **Telephone Number: (769) 567-2306** **E-Mail: Lindsay.kellum@Gluckstadtms.com**	2. Effective Date of Grant: **October 1, 2026** 3. Subgrant Number: **PT-2027-PT-26-61** 4. Grant Identifier (Funding Source & Year): **402 Police Traffic Services FY27** 5. Beginning and Ending Dates: **October 1, 2026 – September 30, 2027** 6. Subgrant Payment Method: _X_ Cost Reimbursement Method

7. ALN # - 20.600	8. UEI # - SG35WLMPH9X6	9. Congressional District: 2 & 3
10. A:FAIN #: 69A3752330004020MS0 69A3752430004020MS0 69A3752330SUP4020MS0 69A3752430SUP4020MS0	11.A: Initial Federal Award Date: 10/1/2022 & 10/1/2023	11.C: Additional Federal Award Date:
10.B. Federal Awarding Agency: NHTSA	11.B: Secondary Federal Award Date:	12. Research and Development Grant: ____Yes __X__ No Continuation Grant: X Yes ____ No

13. The following funds are obligated:

A. COST CATEGORY		B. SOURCE OF FUNDS		C. MATCH	D. RATIO%	
(1) Personal Services-Salary	**$25,000.00**	(1) Federal	**$29,098.00**			
(2) Personal Services-Fringe	**$0.00**	(2) State				
(3) Contractual Services	**$300.00**	(3) Local				
(4) Travel	**$0.00**	(4) Other				
(5) Equipment	**$3,798.00**	Total:	**$29,098.00**			
(6) Commodities	**$0.00**	**E. TOTAL OF ALL FEDERAL GRANTS THROUGH MOHS TO AGENCY:**				
(7) Indirect Costs	**$0.00**	Number of Grants: 1	**402PT**			**TOTAL**
TOTAL	**$29,098.00**	TOTAL:	**$29,098.00**			**$29,098.00**

The Sub-Grantee agrees to operate the program outlined in this Agreement in accordance with all provisions of this Agreement as included herein. The following sections are attached and incorporated into this Agreement: Final Approved Agreement which includes: Sub-Grantee Signature Sheet; Sub-Grantee Targets, Performance Measures and Strategies; Task by Quarter; Cost Summary Support Sheet; Agreement of Understanding and Compliances; Designation of Secondary Official (If Applicable); Fiscal Control and Fund Accounting Procedures.

All policies, terms, conditions, and provisions listed in funding guidelines, grant agreement, and agreement of understanding which has been provided to Sub-Grantee, are also incorporated into this agreement, and Sub-Grantee agrees to fully comply therewith.

14. Approved for Grantee: _____ Signature Date **Helen Porter, Office Director, MS Office of Highway Safety** _____ Signature Date **Joshua Bromen, Executive Director / Governor's Representative**	15. Approved for Sub-Grantee: _____ Signature Date **Name: Walter C. Morrison, IV.** **Title: Mayor**

FY27 Sub-Grantee Project Description (Law Enforcement)

MOHS Law Enforcement grant programs are provided with Federal grant funds to local police departments, sheriff's and state agencies for enforcement in jurisdictions all across Mississippi. All jurisdictions will provide enforcement, for hours that are specified in each agency Agreement, in support of the PTS program. These enforcement grants will be coordinated with the national campaigns, along with any state blitz campaigns that the MOHS develops for FY27.

All law enforcement agencies participating in the MOHS Law Enforcement grant program will utilize data to target the need and deploy resources bases on problem identification and traffic trends in the agency locale and make adjustments to the program as needed.

Law Enforcement agencies use the funding for salaries part-time, contractual services, and equipment that has been reviewed and approved by the MOHS. All information on the budget can be found on the Cost Summary Support Sheet. The agency will generate at least (1) earned media campaign during the blitz campaigns.

FY27 Sub-Grantee-Target(s), Performance Measures and Strategies

Agency Name: City of Gluckstadt/Gluckstadt Police Department

List the target(s) that the sub-grantee will accomplish during the FY27 grant year. Performance measures should be set to help the sub-grantee accomplish the target(s) for the grant year. Strategies must be listed to show how the strategies will be implemented to meet the performance measures and to accomplish the target(s) set by the agency.

Target(s):

The jurisdiction/agency of **Gluckstadt Police Department** will maintain the number of unbelted fatalities from **0** in 2023 to **0** by the end of 2027.

The jurisdiction/agency of **Gluckstadt Police Department** will reduce the number of unbelted injuries from **4** in 2023 to **0** by the end of 2027.

The jurisdiction/agency of **Gluckstadt Police Department** will maintain the number of speed fatalities from **0** in 2022 to **0** by the end of 2027

The jurisdiction/agency of **Gluckstadt Police Department** will reduce the number of speed injuries from **4** in 2023 to **0** by the end of 2027.

Performance Measures:

Maintain the number of grant funded Seatbelt citations from **106** in FY25 to **106** in FY27.

Maintain the number of grant funded Child Restraint citations from **17** in FY25 to **17** in FY27.

Increase the number of grant funded Speed citations from **257** in FY25 to **260** in FY27.

Strategies:
Overtime Enforcement
8 Checkpoints
40 Saturation Patrols
Generate Earned Media
Publicize patrol activities results (after occurrence)
Attend Troop LEL Network Meeting
Participate in the National blitz campaigns with enhanced PT enforcement: Click It or Ticket – Memorial Day
Participate in the State blitz campaigns with enhanced PT enforcement: Christmas/New Year's, Super Bowl, 4th of July, Labor Day

FY27 MOHS TASKS BY QUARTERS

Agency Name: City of Gluckstadt, Gluckstadt Police Department

PROJECTION TASKS BY QUARTERS:

SCHEDULE PROJECTION OF TASKS BY QUARTERS
List the performance schedule of tasks by quarters referring specifically to the Statement of Tasks in the narrative description and defining the components of tasks to be accomplished by quarters. Tasks that extend beyond one quarter should specify the elements of the tasks that are to be performed for the particular quarters.
1st QUARTER (OCTOBER, NOVEMBER & DECEMBER) Conduct not less than **2** checkpoints during quarter. Conduct not less than **10** saturation patrols during quarter. Issue a minimum of **26** Seat Belt citations during quarter, to reach a goal of **106** for FY2027. Issue a minimum of **4** Child Restraint citations during quarter, to reach a goal of **17** for FY2027. Issue a minimum of **65** Speed citations during quarter, to reach a goal of **260** for FY2027. Submit all required reporting documents by scheduled date(s) as defined in agreement by MS Office of Highway Safety, i.e. (Monthly Cost Reporting Worksheets for reimbursement, Monthly Activity reports, etc.) **Additional Tasks:** Participate in the State Christmas/New Year's blitz campaign with enhanced PT enforcement and earned media with at least one (1) newspaper, television, social media or radio presentation.
Projected Expenditures for 1st Quarter: $7,274.50

FY27 MOHS TASK BY QUARTERS

Agency Name: City of Gluckstadt/Gluckstadt Police Department

PROJECTION TASK BY QUARTERS

SCHEDULE PROJECTION OF TASKS BY QUARTERS
List the performance schedule of tasks by quarters referring specifically to the Statement of Tasks in the narrative description and defining the components of tasks to be accomplished by quarters. Tasks that extend beyond one quarter should specify the elements of the tasks that are to be performed for the particular quarters.
2nd QUARTER (JANUARY, FEBRUARY & MARCH) Conduct not less than **2** checkpoints during quarter. Conduct not less than **10** saturation patrols during quarter. Issue a minimum of **26** Seat Belt citations during quarter, to reach a goal of **106** for FY2027. Issue a minimum of **4** Child Restraint citations during quarter, to reach a goal of **17** for FY2027. Issue a minimum of **65** Speed citations during quarter, to reach a goal of **260** for FY2027. Submit all required reporting documents by scheduled date(s) as defined in agreement by MS Office of Highway Safety, i.e. (Monthly Cost Reporting Worksheets for reimbursement, Monthly Activity reports, etc.) **Additional Tasks:** Participate in the State Christmas/New Year's blitz campaign with enhanced PT enforcement and earned media with at least one (1) newspaper, television, social media or radio presentation.
Projected Expenditures for 2nd Quarter: $7,274.50

FY27 MOHS TASK BY QUARTERS

Agency Name: City of Gluckstadt/ Gluckstadt Police Department

PROJECTION TASK BY QUARTERS

SCHEDULE PROJECTION OF TASKS BY QUARTERS
List the performance schedule of tasks by quarters referring specifically to the Statement of Tasks in the narrative description and defining the components of tasks to be accomplished by quarters. Tasks that extend beyond one quarter should specify the elements of the tasks that are to be performed for the particular quarters.
3RD QUARTER (APRIL, MAY & JUNE) Conduct not less than **2** checkpoints during quarter. Conduct not less than **10** saturation patrols during quarter. Issue a minimum of **27** Seat Belt citations during quarter, to reach a goal of **106** for FY2027. Issue a minimum of **4** Child Restraint citations during quarter, to reach a goal of **17** for FY2027. Issue a minimum of **65** Speed citations during quarter, to reach a goal of **260** for FY2027. Submit all required reporting documents by scheduled date(s) as defined in agreement by MS Office of Highway Safety, i.e. (Monthly Cost Reporting Worksheets for reimbursement, Monthly Activity reports, etc.) . **Additional Tasks:** Participate in the National Click It or Ticket Memorial Day blitz campaign with enhanced PT enforcement and earned media with at least one (1) newspaper, television, social media or radio presentation.
Projected Expenditures for 3rd Quarter: $7,274.50

FY27 MOHS TASK BY QUARTERS

Agency Name: City of Gluckstadt/ Gluckstadt Police Department

PROJECTION TASK BY QUARTERS

SCHEDULE PROJECTION OF TASKS BY QUARTERS
List the performance schedule of tasks by quarters referring specifically to the Statement of Tasks in the narrative description and defining the components of tasks to be accomplished by quarters. Tasks that extend beyond one quarter should specify the elements of the tasks that are to be performed for the particular quarters.
4TH QUARTER (JULY, AUGUST & SEPTEMBER) Conduct not less than **2** checkpoints during quarter. Conduct not less than **10** saturation patrols during quarter. Issue a minimum of **27** Seat Belt citations during quarter, to reach a goal of **106** for FY2027. Issue a minimum of **5** Child Restraint citations during quarter, to reach a goal of **17** for FY2027. Issue a minimum of **65** Speed citations during quarter, to reach a goal of **260** for FY2027. Submit all required reporting documents by scheduled date(s) as defined in agreement by MS Office of Highway Safety, i.e. (Monthly Cost Reporting Worksheets for reimbursement, Monthly Activity reports, etc.) **Additional Tasks:** Participate in the State 4th of July and Labor Day blitz campaign with enhanced PT and earned media with at least one (1) newspaper, television, social media or radio presentation.
Projected Expenditures for 4th Quarter: $7,274.50

FY27 Mississippi Office of Highway Safety-Cost Summary Support Sheet

1. Applicant Agency: City of Gluckstadt/Gluckstadt Police Department			
2. Subgrant Number: PT-2027-PT-25-41	3. Grant ID: 402 Police Traffic Services FY27	4. Beginning: October 1, 2026	5. Ending: September 30, 2027
6. Activity: Police Traffic Services Enforcement			

7. Category & Line Item	8. Description of item and/or Basis for Valuation	9. Budget		
		Federal	All Other	Total
Personal Services-Salary	Officers Overtime or Regular Time above and beyond normal work hours @ approx. $39.47 per hour X approx. 634 hrs. = $25,023.98 not to exceed **$25,000.00** **Total Salaries: $25,000.00**	**$25,000.00**		**$25,000.00**
Contractual Services	Installation of Radar @ approx. $150.00 each x 2 = **$300.00** **Total Contractual Services: $300.00**	**$300.00**		**$300.00**
Equipment	Stalker 2 Antenna Radar @ approx. $1,899.00 each x 2 = **$3,798.00** **Total Equipment: $3,798.00**	**$3,798.00**		**$3,798.001**
	TOTALS	**$29,098.00**		**$29,098.00**

Mississippi Office of Highway Safety

FY27 Agreement of Understanding and Compliance

This Agreement made and entered into by and between the State of Mississippi by and through the MS Office of Highway Safety, hereinafter referred to as State, and the Governmental Unit or agency named in this application, hereinafter referred to as Sub-Grantee.

WHEREAS, the National Highway Traffic Safety Act of 1966, as amended, provides Federal funds to the State for approved highway safety projects for the purpose of reducing injuries and fatalities as result of motor vehicle crashes, and

WHEREAS, the State may make said funds available to state, county, and municipal agencies and/or government or political subdivisions and/or non-profit entities upon application and approval by State and the National Highway Traffic Safety Administration (NHTSA) if applicable, and

WHEREAS, the Sub-Grantee must comply with the requirements listed herein, to be eligible for Federal funds in approved highway safety projects, and

WHEREAS, the State is obligated to reimburse NHTSA out of its funds for any ineligible or unauthorized expenditures for which Federal funds have been claimed and payment received, and

WHEREAS, the Sub-Grantee has submitted an application for Federal funds for highway safety projects:

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

I. REIMBURSEMENT OF ELIGIBLE EXPENSES

A. It is mutually agreed that upon written application by Sub-Grantee and approval by State and NHTSA (if applicable), State will obligate Federal funds to Sub-Grantee account for reimbursement of eligible expenditures as set forth in the application.

B. It is understood that the State has the right to monitor and pre-audit any and all claims presented for reimbursement. Arrangements have been made for the financial and compliance audit required by 2CFR Subpart F, which is to be conducted within the prescribed audit reporting cycle (failure to furnish an acceptable audit, as determined by the cognizant Federal agency, may result in denial or require return of Federal funds). It is mutually agreed and promised that Sub-Grantee reimburse State for any ineligible or unauthorized expenditure for which Federal funds have been claimed and payment received as determined by a State or Federal audit.

C. It is also understood, pursuant to 2 CFR 200.337, the Federal awarding agency, Inspectors General, the Comptroller General of the United States, the pass-through entity, or any of their authorized representatives (such as National Highway Traffic Administration otherwise known as NHTSA), must have the right of access to any documents, papers, or other records of the non-Federal entity which are pertinent to the Federal Award, in order to make audits, examinations, excerpts, and transcripts. The right also includes timely and reasonable access to the non-Federal entity's personnel for the purpose of interview and discussion related to such documents.

D. It is further agreed that where reimbursement is made to Sub-Grantee in installments, State shall have the right to withhold any installments to make up reimbursement(s) received for any ineligible or unauthorized expenditure until such time as the ineligible claim is made up or corrected by Sub-Grantee.

E. Unless otherwise directed, Sub-Grantees must submit monthly reimbursement, activity reports and back up

documentation, by the **10th working day** of the following month to receive reimbursement for pr
Reports reflect the status of project implementation and progress toward reaching goals. Each activity report shall describe the project status and shall be submitted to the State, no later than the 10th working day following the end of the month.

F. Final Closeout Report and Reimbursement Claim with all required documentation must be received to MS Office of Highway Safety within forty-five (45) days of completion of the project **(Close of Business (COB) November 15th)**. Appropriate forms will be provided to the Project Director. All required due dates for MOHS documents are provided in the Project Director's Guide.

Any Sub-Grantee delinquent in submitting monthly reimbursement, monthly activity, and/or final accomplishment reports, or incomplete progress reports that lack sufficient detail of progress during the period in question, may be subject to having submitted reimbursement requests delayed, pending additional justification. Once completed reports are received, reimbursement requests will be processed.

II. ON-SITE MONITORING AND EVALUATION

Pursuant to Federal guidelines, the State has developed a plan for evaluating all projects. Each Sub-Grantee will be required to have at least one (1) on-site monitoring visits during the grant year. All written documents will be reviewed to determine progress, problems and reimbursements of the project. The State evaluates all sub recipient's risk of noncompliance with Federal statutes, regulations and the terms and conditions of the sub-award for the purposes of determining the appropriate level of sub recipient monitoring.

III. PROPERTY AGREEMENT

- Facilities and equipment acquired under this agreement for use in highway safety program areas shall be used and kept in operation for highway safety purposes by the MS Office of Highway Safety; or the State, by formal agreement with appropriate officials of a political subdivision, State agency, or non-profit entities.
- It is mutually agreed and promised that the Sub-Grantee shall immediately notify the MS Office of Highway Safety, if any equipment purchased under this project ceases to be used in the manner set forth by the project agreement. In such event, Sub-Grantee further agrees to transfer or otherwise dispose of such equipment, as directed by the MS Office of Highway Safety.
- It is mutually agreed and promised by the Sub-Grantee that no equipment will be conveyed, sold, salvaged, transferred, etc., without the express written approval of the MS Office of Highway Safety.
- It is mutually agreed and promised that the Sub-Grantee shall maintain, or cause to be maintained for its useful life, any equipment purchased under this project. Former sub-grantees(no longer active in the grant program) are required to submit equipment reports/updates on the equipment purchased with federal funds for the extent of the useful life.
- Each Sub-Grantee of federal grant funds has a financial management system that complies with the minimum requirements of 2 CFR Part 200 (Super Circular).
- All equipment awarded in this project agreement must be ordered within ninety (90) days after project implementation. If unforeseen circumstances arise which prohibit this being accomplished, the MS Office of Highway Safety must be notified as to the reason for the delay and projected purchase date of the equipment.
- Property records must be maintained that include a description of the property, a serial number or other identification number, the source of the property, who holds the title, the acquisition date, cost of the property, percentage of Federal participation in the cost of the property, the location use and condition of the property and any ultimate disposition data including the data of disposal and sale price of the property.
- A physical inventory of the property must be taken and the results reconciled with the property records at least once a year for the useful life of the property.
- A control system must be developed to ensure adequate safeguards to prevent loss, damage or theft of the property. Any loss, damage or theft shall be investigated.

- Adequate maintenance procedures must be developed to keep the property in good and working conditi
- If the Sub-Grantee is authorized or required to sell the property, proper sales procedures must be established to ensure the highest possible return. Sale of items must be approved by the MOHS.
- Costs for equipment items are allowable only as part of a comprehensive program effort. All approved equipment must be included on the Federal Conformation Product List (CPL), where applicable. Approved equipment purchased with federal funds, must be in compliance of the Buy America Act (23 U.S.C. 313).
- Where major multi-purpose equipment is to be purchased, costs shall be factored, based on utilization for highway safety purposes.
- Approved equipment with a purchase price of $10,000.00, must be approved in writing from the National Highway Traffic Safety Administration, before the purchase of approved equipment purchased with federal funds.

IV. STAFFING

Positions covered by this project that are funded 100% or 2080 enforcement hours must be new positions. If staff of the Sub-Grantee agency is transferred to work on this project, the agency must replace the vacant position with a new hire. Salaries in this project are for the purpose of remuneration for personal services over and above the present manpower level of the agency. All positions require detailed activity documentation, as directed by MS Office of Highway Safety.

The Individual Officer(s) on this project is defined as an officer working enforcement at approximately 2080 hours at an approximate rate of pay per hour.

V. GENERAL PROJECT REQUIREMENTS

A. Agreements, Modifications and Revisions

- The Sub-grantee must return original copies of agreements, modifications, and revisions to MOHS physical address. All original documents require an **original signature signed in BLUE ink** by the Authorized Signatory Official (Mayor, Board of Supervisor President, Director, Commissioner, etc.). MOHS will not accept a secondary signatory official signature or initials.

- In the fully executed grant agreement, the Cost Summary Support Sheet details all allowable cost for which MOHS approved and will reimburse an agency. Any cost not listed in the fully executed grant agreement and/or an approved modification/revision will not be reimbursed.

- All recipients of MOHS federal grant funds must be able to track funds under the requirements of 2CFR 200.302. from the initial expense to the final receipt of reimbursement and provide documentation to back-up the amount spent with federal grant funds.

- No budget modification requests will be accepted by the MS Office of Highway Safety before **January 1st** (the second quarter) and after **July 31st.** Any proposed changes in this Agreement that would result in changes in the scope, character, or complexity of the agreement, require a Letter and Budget Modification Request to the MS Office of Highway Safety signed by the Authorized Signatory Official. Changes to the Agreement will not be effective, until both parties have executed the modification.

B. Any change to out-of-state travel approved in the Grant Agreement, must have prior written approval by the MS Office of Highway Safety for changes. Requests for change should be submitted to the MS Office of Highway Safety not less than thirty (30) days before the intended date of travel on Agency letterhead.

- Out of State Travel - All federal funded **out of state travel** requires expenses incurred to be placed on the authorized travel voucher. All cost must be based on current state and federal policies.
- In State Travel - All federal funded **in state travel** requires itemized receipts for expenses incurred, as well as the authorized travel voucher. All cost must be based on current state and federal policies.
- In State Travel - Meals can only be claimed with an overnight hotel stay.

- In State Travel – Hotel rates must be based on DFA travel policy for State agencies. Non-State agen must follow the agency's current travel policy.
- Meal cost, taxes, and fees (credit card, delivery, service, etc.) are approved cost included in the allocated amount under travel in the grant agreement. Because these costs are associated with travel and needed to carry out project activities, they are considered allowable, reimbursable cost for meals. The amount allowed for individual meals should not exceed the daily maximum reimbursement rate approved in the grant agreement.
- Fares, fees, and surcharges for taxi, shuttle, airport transportation services, ride sharing services (Uber, Lyft, etc.) to and from a hotel are allowable and require an itemized receipt. The amount allowed for transportation should not exceed the maximum reimbursement amount approved in the grant agreement. Fuel surcharges are only allowable on any ride sharing service if no surcharges are applied for paying with a credit card.
- MOHS reimburse travel according to Section 25-3-41, Mississippi Code of 1972, establishes guidelines for travel reimbursement of the State of Mississippi, and of any department, institution, board or commission thereof. It also provides that the Mississippi Department of Finance and Administration (DFA) shall promulgate rules and regulations to effectuate economies for all expenses authorized under this section. All rules and regulations contained herein apply to all MOHS sub-grantees.

C. The Mississippi Office of Highway Safety can only reimburse sub-grantees for grant funded activity. If a sub-grantee is on non-grant related activities for more than 15 minutes; after such time, they should revert to their own agency funding.

D. The Local Governmental Resolution Agreement and Authorization to Proceed included within this Agreement, must be completed by the Authorizing Official, to accept on behalf of the agency that is represented in this Agreement for federal funding to defray the cost of the project described in the award. The City/County seal is required. This document is not applicable to State agencies.

E. Sub-Grantee must submit any proposed agreements for contractual services to the MS Office of Highway Safety. Contractual Services must be submitted sixty (60) days prior to acceptance, due to the fact that contracts **must have** review and approval by DPS and NHTSA.

F. Any program income earned by projects financed in whole or in part with Federal funds must be documented and accounted for. Program income earned during the project period shall be retained by the Sub-Grantee and used for project related expenses or to offset eligible expenses, with the approval of the MS Office of Highway Safety.

G. The Assurance of Understanding included within this Agreement, must be completed by the Authorizing Official, to accept on behalf of the agency that is represented in this Agreement for federal funding to defray the cost of the project described in the award.

H. Sub-Grantee **must maintain** in the Agency grant file, the most current copy of the following policies with the Application for funding. If Agency does not have a current policy, please inform the MS Office of Highway Safety of the un-availability of the policy.
   - Seat belt policy (Must Retain a Copy);
   - Warning citation policy (If Applicable);
   - Pursuit policy (Must Retain a Copy);
   - Checkpoint policy (If Applicable);
   - Saturation patrol policy (If Applicable); and
   - DUI enforcement policy (If Applicable)
   - Agency seat belt survey procedures must be provided if usage rate is identified as a performance measure within agreement (If Applicable)

I. Sub-Grantee **must submit** to the MS Office of Highway Safety a copy of the following policy(s):
- Agency Payroll Schedule- Payroll period begin and payroll end dates & check date);
- Agency Leave policy (personal and/or vacation, sick, holiday, and military); and
- Agency Overtime Policy
- Fiscal Control and Fund Accounting Procedures
- Pursuit Policy (Law Enforcement Only)
- In-Direct Cost Agreement (If Applicable)

J. All training received under federal funded programs must be program related and the Sub-Grantee **must** maintain a copy of the certificate of completion and **must** be available for inspection in the Sub-Grantee grant file. A copy of the certificate of completion **must** be submitted to the MOHS for reimbursement of training expenses.

K. All Instructor related training **must be** included within the grant Agreement under Strategies to receive reimbursement.

L. Costs for the following equipment items are allowable only if a part of a comprehensive program effort. All allowable equipment must be included on the Federal Conformation Product List (CPL):
- Police traffic radar and other speed measuring devices used by the police (devices must meet the recommended federal guidelines)
- Alcohol testing
- Mobile video systems

M. A Property Inventory form **must** be completed for all equipment. All equipment cost exceeding $1,000.00 and/or all computer equipment, will be tagged with a Department of Public Safety inventory control number. All equipment will be maintained on the MOHS inventory data base. All equipment purchased with grant funds must be available for inspection. A copy of the most current Property Inventory form must be available in the Agency's grant file.

N. The cost of training is allowable using DOT/NHTSA developed, equivalent, or endorsed curriculum. Documentation must be provided in order to receive reimbursement for a Individual Officer's salary for training. MOHS will reimburse an officer's salary, as long as the proper documentation is submitted such as a Certificate of Completion or Certificate of Attendance.

O. Development costs of new training curriculum and materials are allowable, if they will not duplicate materials already developed for similar purposes by DOT/NHTSA or by other states. This does not preclude modifications of present materials necessary to meet particular state and local instructional needs.

P. Execution of Agreement: Grant Agreements are not effective until all parties (MOHS, PSP Executive Director/Governor's Rep and the Sub-Grantee) have fully executed (signed and dated) the Grant Agreement.

Q. Implementation of Agreement: All Sub-Grantees **are required** to attend a mandatory grant implementation meeting. Failure to attend one (1) of the available mandatory grant implementation meetings will result in rescinding of the grant funds allocated for the project.

R. Agreements: Unless otherwise authorized in writing by the MS Office of Highway Safety, the Sub-Grantee shall not assign any portion of the work to be performed under this Agreement, or execute any Agreement, amendment or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this Agreement without the prior written concurrence of the MS Office of Highway Safety. Any subcontract under this Agreement must include all required and/or applicable clauses and provisions of this agreement.

S. Sub-Grantee failure to meet all reporting, attendance at meeting(s), scheduled events and timely submis reimbursement requests set forth in the Agreement by the MS Office of Highway Safety, may result in the withholding of reimbursement payments.

T. Project Commencement: Unless otherwise indicated within the grant agreement, sub-grantee program activity will begin within **(30) days of the approved start date**, after signed approval of the grant agreement by the MOHS Director. If program activity does not begin within this time period, the program may be subject to cancellation and funds may be reallocated.

U. Termination of Agreement:
- In the event of Sub-Grantee noncompliance with any of the provisions of this agreement, the MS Office of Highway Safety may terminate this Agreement by giving the Sub-Grantee a thirty (30) day notice. Before issuing notice of termination of this Agreement, the MS Office of Highway Safety, shall allow the Sub-Grantee a reasonable opportunity to correct noncompliance issues. For noncompliance with the nondiscrimination section of this agreement or with any of the said rules, regulations or orders, this agreement may be canceled, terminated, or suspended in whole or in part.
- The Sub-Grantee may terminate its participation in this agreement by notifying and submitting the required closeout documentation to the MS Office of Highway Safety, thirty (30) days in advance of the termination date.

VI. UNALLOWABLE COST

The provisions stated in the following section serve as a guide in describing costs that are ***not allowable*** for highway safety funding. See NHTSA Highway Safety Grant Funding Guidance.

The following are unallowable:

A. Unallowable Costs for Facilities and Construction:
- Highway construction, maintenance, or design other than design of safety features of highways incorporated into Roadway Safety guidelines
- Construction or reconstruction of permanent facilities, such as paving, driving ranges, towers and non-portable skid pads
- Highway safety appurtenances including longitudinal barriers (such as guardrails), sign supports (except as allowed under Allowable Costs with Conditions for selected Items, Part II.A.2.), luminaire supports, and utility poles (FHWA safety construction Federal-aid funds are available)
- Construction, rehabilitation, or remodeling for any buildings or structures or for purchase of office furnishings and fixtures;

Examples of office furnishings and fixtures
- Desk
- Chair
- Table
- Shelving
- Coat Rack
- Credenza
- Bookcase
- Filing Cabinet
- Floor covering
- Office Planter
- Storage Cabinet
- Portable Partition
- Picture, Wall Clock
- Draperies & Hardware
- Fixed Lighting/Lamp

- Land (except for Section 2010 motorcycle safety grant funds used to purchase facilities which includes the purchase of land.)

B. Unallowable Equipment Costs:
- Fixed and portable truck scales (Motor Carrier safety program funds are available for truck scales)

- Traffic signal preemption systems (FHWA Federal-aid highway program funds are available.)
- Automated traffic enforcement systems may not be purchased, operated, or maintained with Section 402 funds. (23 U.S.C. 402(c)(4)(A) and 23 CFR Part 1300.13(c)).
- Radars or other speed measuring devices using Impaired Driving Countermeasures and Alcohol Impaired Driving Countermeasures grant funds.

C. Unallowable Training Costs:

- Training of Special Traffic Enforcement Program (STEP) law enforcement officers.
- An individual's salary while pursuing training or the salary of the individual's replacement (except when the individual's salary is already supported with highway safety funds under an approved project).
- Overtime for law enforcement attending drug recognition expert training.

D. Unallowable Program Administration:

- General costs of government - For States, local governments and Indian Tribes, the general costs of government are unallowable except as provided in 2 CFR 200.475 Travel Cost. (Reference 2 CFR 200.444 and 2 CFR 200.475).
- Alcoholic beverages for any consumption purposes or techniques for determining driver impairment are not allowable. (Reference 2 CFR 200.423).
- Drug impaired activities, equipment and drug impaired training is not allowable using Sections 154/164 funds.
- Entertainment costs, including amusement and social activities and expenses directly associated with such costs(tickets to shows or sporting events, meals, lodging, rentals, transportation, and gratuities). 2 CFR 200.438.

E. Lobbying:

- Federal - the cost of influencing the U.S. Congress and Federal agency officials for activities associated with obtaining grants, contracts, cooperative agreements or loans.
- State and Local-No Federal funds may be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., grassroots) lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds to engage in direct contact with State or local legislative officials, in accordance with customary State practice, even if it urges legislative officials to favor or oppose the adoption of a specific pending legislative proposal. (23 CFR Part 1300)

F. Additional Items Unallowable:

- Cell phones, guns, and office furniture are ***not*** allowable for purchase with these funds under any circumstances.
- The cost of promotional items and memorabilia, including models, gifts and souvenirs are unallowable advertising and public relations costs. (2 CFR Part 200.421(e)(3). Promotional items that are unallowable can include t-shirts, hats, key chains, bumper stickers, etc.
- Costs are ***not*** allowable to pay for an employee's salary while pursuing training, nor to pay the salary of the employee's replacement except where the employee's salary is supported 100% under an approved project.
- Supplanting, includes: (a) replacing routine and/or existing State or local expenditures with the use of Federal grant funds and/or (b) using Federal grant funds for costs of activities that constitute general expenses required to carry out the overall responsibilities of State, local, or Federally-recognized Indian tribal governments.
- The MOHS **will not reimburse** for the assistance of providing training to law enforcement officers through specialized training activities, unless approved in the MOHS Agreement. Any training or training assistance that is claimed and not listed in the approved MOHS Agreement will not be reimbursed.
- Cost to purchase program advertising space in the mass communication media is ***not*** allowable for Sub-Grantees.

CERTIFICATIONS AND ASSURANCES
FEDERAL CERTIFICATIONS AND ASSURANCES

NONDISCRIMINATION
(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

The Sub-Grantee will comply with all Federal statutes and implementing regulations relating to Nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 (42 U.S.C. 2000d *et seq.*, 78 stat. 252)
Prohibits discrimination on the basis of race, color, national origin and 49 CFR part 21.
THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES Act of 1970, (42 U.S.C. 4601)
Prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects.
FEDERAL-AID HIGHWAY ACT OF 1973, (23 U.S.C. 324 *et seq.)* AND TITLE IX OF THE EDUCATION AMENDMENTS OF 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686)
Prohibit discrimination on the basis of sex.
SECTION 504 OF THE REHABILITATION ACT OF 1973, (29 U.S.C. 794 *et seq.)*
As amended, prohibits discrimination on the basis of disability and 49 CFR part 27.
THE AGE DISCRIMINATION ACT OF 1975, as amended, (42 U.S.C. 6101 *et seq.)*
Prohibits discrimination on the basis of age.
THE CIVIL RIGHTS RESTORATION ACT OF 1987, (Pub. L. 100-209)
Broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, sub-recipients and contractors, whether such programs or activities are Federally-funded or not.
TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT (42 U.S.C. 12131-12189)
Prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing and 49 CFR parts 37 and 38.

The Sub-Grantee—

- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;

- Will administer the program in a manner that reasonably ensures that any of its sub recipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non-Discrimination Authorities identified in this Assurance;

- Agrees to comply (and require any of its sub recipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;

- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;

- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause, "During the performance of this contract/funding agreement, the contractor/funding recipient agrees":

1. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time.
2. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 2l and herein.
3. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA.
4. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part.
5. To insert this clause, including paragraphs (1) through (5), in every subcontract and sub agreement and in every solicitation for a subcontract or sub-agreement that receives Federal funds under this program.

POLITICAL ACTIVITY (HATCH ACT)

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

The Sub-Grantee will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

CERTIFICATION REGARDING FEDERAL LOBBYING

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section

1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil pe[illegible] than $10,000 and not more than $100,000 for each such failure.

RESTRICTION ON STATE LOBBYING

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

Instructions for Primary Certification (Sub-Grantees)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.

4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms *covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,* as used in this clause, are defined in 2 CFR parts 180. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary tier participant further agrees by submitting this proposal that it will include t "Instructions for Lower Tier Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to check the System for Award Management Exclusions website (https://www.sam.gov)

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency may terminate the transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters—Primary Tier Covered Transactions

1. The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:
   (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;
   (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of record, making false statements, or receiving stolen property;
   (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
   (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary tier participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Lower Tier Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms *covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,* as used in this clause, are defined in 2 CFR parts 180. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department of agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (https:www.sam.gov).

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

<u>Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transactions</u>

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

CERTIFICATION ON CONFLICT OF INTEREST 23 CFR 1300 APPENDIX A

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

No employee, officer or agent of a State or its subrecipient who is authorized in an official capacity to negotiate, make, accept or approve, or to take part in negotiating, making, accepting or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward. Based on this policy:

1. The recipient shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.

a) The code or standards shall provide that the recipient's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential sub-awardees, including contractors or parties to subcontracts.

b) The code or standards shall establish penalties, sanctions or other disciplinary actions for violations, as permitted by State or local law or regulations.

2. The recipient shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE

(APPLIES TO SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

The Sub-Grantee and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

BUY AMERICA ACT

The Sub-Grantee and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or sub recipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the Sub-Grantee must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

MS OFFICE OF HIGHWAY SAFETY CERTIFICATIONS AND ASSURANCES

Alcohol/Impaired Driving/Occupant Protection/Police Traffic Services and High Visibility Enforcement (HVE) Participation Compliance

(Applies only to Law Enforcement Sub-Grantees)

1. Law Enforcement Sub-Grantees **will use** the following criteria to help identify locations in each city/county for intensified enforcement including checkpoints and saturation patrols:
   - Unusual incidents of alcohol/ drug related crashes/fatalities
   - Alcohol/ drug impaired driving violations
   - Unusual number of nighttime single vehicle crashes/fatalities (Impaired, Unbelted and Speed)
   - Any other documented alcohol/ drug related vehicular incidents
   - Citation data related to restrained and unrestrained occupants

- Unusual incidents of unbelted crashes/fatalities
- Seatbelt/Child restraint violations
- Unusual incidents of teen crashes/fatalities
- Unusual incidents of speed crashes/fatalities

2. Law enforcement agencies funded with Federal Highway Safety funds administered by the MS Office of Highway Safety for the purpose of HVE Enforcement Participation must comply with the following:

3. Sub-Grantee **must engage** in three (3) sustained enforcement blitz periods during the national campaigns for Christmas/New Year's, Memorial Day, and the Labor Day Holiday by conducting checkpoints and/or saturation patrols.

4. Sub-Grantee **will engage** in two (2) sustained enforcement blitz periods during Super Bowl Sunday, 4th of July Holiday Period, and any additional sustained enforcement periods coordinated by the MOHS by conducting checkpoints and/or saturation patrols during the state campaigns.

5. For each of the national blitz campaigns, Sub-Grantee **must maintain** relevant statistics and **submit** a blitz form reporting the total number of citations issued, checkpoints, saturation patrols, arrests, and other citations/relevant statistics by the MOHS required deadline. Failure to comply with this requirement may result in delay of reimbursement payments.

6. Sub-Grantee **is required** to generate earned media (example: press conference, TV, radio, social media or print news articles) before, during, or after High Visibility Enforcement (HVE) state and national blitz campaign events and must submit documentation after the occurrence as required by MOHS.

DUI/Impaired Compliance
High Visibility Enforcement (HVE) and Public Information and Education (PI&E)
Applies only to Sub-Grantees funded with Impaired Driving (405d), Alcohol (154),
and/or any Police Traffic Service (402) funds used for Impaired Driving and/or Alcohol enforcement

Law enforcement and State agencies funded with Federal Highway Safety funds administered by the MS Office of Highway Safety for the purpose of DUI/Impaired activities must comply with the following:

- Sub-Grantee **agrees and commits** to have the Individual Officer(s) (if applicable) and/or other officers assigned to work DUI/Impaired enforcement to engage their efforts during peak hours when most impaired drivers are likely driving under the influence.

- Individual DUI/Impaired Officer(s) shift hours ***will include*** **4:00 p.m. and no later than 7:00 a.m. and will include Thursday, Friday, Saturday and Sunday.**

- Overtime hours for DUI/Impaired Enforcement ***will include*** **4:00 p.m. and no later than 7:00 a.m. and will include Thursday, Friday, Saturday, and Sunday.**

- Proper justification may be requested by MOHS regarding **other dates or time periods** within the jurisdiction for needed enforcement outside the above shifts.

- Specific DUI/Impaired activities in which the Individual Officer(s) (if applicable) and/or other officers assigned to work enforcement **will include** checkpoints, saturation patrols and other impaired driving enforcement activities as designated.

- The Sub-Grantee must participate in the National Drive Sober or Get Pulled Over campaigns endorsed by the National Highway Traffic Safety Administration.

- The Sub-Grantee **will engage** in **all** activities as described in the High Visibility Enforcement (HVE) Participation Compliance.

- The Sub-Grantee **will engage** in sustained enforcement blitz periods during Super Bowl Sunday, 4th of July Holiday Period, and any additional sustained enforcement periods coordinated by the MOHS by conducting checkpoints and/or saturation patrols during the State campaigns.

- The Sub-Grantee **will generate** earned media (example: press conference, tv, social media, radio or print news articles) either before, during, or after national blitz campaign events and must submit documentation after the occurrence as required by MOHS.

Blitz Campaigns – Enforcement Grant: Sub-grantees are to conduct enhanced enforcement during blitz periods based on their funding source. Each sub-grantee funded under 154 Alcohol and 405d Alcohol and Drug Impaired Driving grant funds must participate in the National Blitz Campaigns for Drive Sober of Get Pulled Over with enhanced DUI enforcement.

National Drive Sober or Get Pulled Over campaign with enhanced enforcement: Christmas/ New Year's
National Drive Sober or Get Pulled Over campaign with enhanced enforcement: Labor Day
State blitz campaigns with enhanced enforcement: Super Bowl, Memorial Day, 4th of July

Blitz Campaigns – PI&E Grant: Sub-grantees are to collaborate with law enforcement for the National Drive Sober or Get Pulled Over campaigns and State campaigns and generate earned media with at least one (1) newspaper, television, social media or radio presentation.

Occupant Protection/Police Traffic Services
High Visibility Enforcement (HVE) and Public Information and Education (PI&E)
Applies only to Sub-Grantee funded with 402 (OP), 402(PTS) or 405(B)

Law enforcement and State agencies funded with Federal Highway Safety funds administered by the MS Office of Highway Safety for the purpose of Occupant Protection/Police Traffic Service activities must comply with the following:

- Occupant Protection/Police Traffic Services activities for STEP officers assigned to work enforcement overtime **will include** checkpoints, saturation patrols and other 402 OP/PT specific enforcement activities as designated.

- Sub-Grantee funded under a 402/405(b) Occupant Protection/Police Traffic Services Federal grant funds **must participate** in the National Click It or Ticket Campaign Mobilization and Child Passenger Safety week endorsed by the NHTSA

- The Sub-Grantee **will engage** in sustained enforcement blitz periods during Super Bowl Sunday, 4th of July Holiday Period, and any additional sustained enforcement periods coordinated by the MOHS by conducting checkpoints and/or saturation patrols during the State campaigns.

- Sub-Grantee **will submit** HVE blitz forms containing the number of child restraint/safety belt citations, etc. and **submit** by the reporting deadline set forth by the MS Office of Highway Safety for national blitz campaigns. Failure to comply with this requirement may result in the delay of reimbursement payments.

- Sub-Grantee **will generate** earned media (example: press conference, TV, social media, radio or pr articles) either before, during, or after national blitz campaign events and must submit documentation after the occurrence as required by MOHS.

- The Sub-Grantee **will engage** in **all** activities as described in the High Visibility Enforcement (HVE) Participation Compliance.

Blitz Campaigns – Enforcement Grant: Sub-grantees are to conduct enhanced enforcement during blitz periods based on their funding source. Each sub-grantee funded under 402 Occupant Protection and Police Traffic Services grant funds must participate in the National Blitz Campaigns for Click It or Ticket with enhanced OP or PTS enforcement.

National Click It or Ticket campaign with enhanced enforcement: Memorial Day
State blitz campaigns with enhanced enforcement: Christmas/New Year's, Super Bowl, 4th of July, Labor Day

Blitz Campaigns – PI&E Grant: Sub-grantees are to collaborate with law enforcement for the National Click It or Ticket campaign, State campaigns and Child Passenger Safety week and generate earned media with at least one (1) newspaper, television, social media or radio presentation.

Law Enforcement Liaison Participation Compliance
(Applies only to Law Enforcement Liaison Sub-Grantees)

Law enforcement agencies funded with Federal Highway Safety funds administered by the MS Office of Highway Safety for the purpose of LEL Coordination Participation must comply with the following:

Sub-Grantee with a LEL Network Coordination Grant **must** sign the MOHS Law Enforcement Liaison Agreement. A LEL serves as a liaison between the Mississippi Office of Highway Safety and the state's law enforcement community. LELs help promote and enhance state and national highway safety programs, initiatives, and campaigns.

Sub-Grantee with a LEL Network Coordination Grant **must hold** a LEL Network meeting to promote State/County/Local networking for the Christmas/New Year's, Memorial Day, and Labor Day national blitz campaigns, blitz reporting, and PI&E efforts.

Sub-Grantee with a LEL Network Coordination Grant **must allow** the LEL network coordinators to assist the MS Office of Highway Safety in promoting and gathering statistics from the NHTSA national blitz campaigns.

Sub-Grantee with a LEL Network Coordination Grant **will promote** MOHS highway safety countermeasures and enforcement strategies.

Audit Requirements:

Law enforcement, state, local, non-profit agencies funded with Federal Highway Safety funds administered by the MS Office of Highway Safety for the purpose of grant activity must comply with the following (2 CFR§200.501):

(a) *Audit required.* A non-Federal entity that expends $1,000,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single or program-specific audit conducted for that year in accordance with the provisions of this part.

(b) *Single audit.* A non-Federal entity that expends $1,000,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single audit conducted in accordance with §200.514 Scope of audit except when it elects to have a program-specific audit conducted in accordance with paragraph (c) of this section.

(c) *Program-specific audit election.* When an auditee expends Federal awards under only one Federal program (excluding R&D) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of the auditee, the auditee may elect to have a program-specific audit conducted in accordance with §200.507 Program-specific audits. A program-specific audit may not be elected for R&D unless all of the Federal awards expended were received from the same Federal agency, or the same Federal agency and the same pass-through entity, and that Federal agency, or pass-through entity in the case of a sub recipient, approves in advance a program-specific audit.

(d) *Exemption when Federal awards expended are less than $1,000,000.* A non-Federal entity that expends less than $1,000,000 during the non-Federal entity's fiscal year in Federal awards is exempt from Federal audit requirements for that year, except as noted in §200.503 Relation to other audit requirements, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and Government Accountability Office (GAO).

(e) *Federally Funded Research and Development Centers (FFRDC).* Management of an auditee that owns or operates a FFRDC may elect to treat the FFRDC as a separate entity for purposes of this part.

(f) *Sub-recipients and Contractors.* An auditee may simultaneously be a recipient, a sub recipient, and a contractor. Federal awards expended as a recipient or a sub recipient are subject to audit under this part. The payments received for goods or services provided as a contractor are not Federal awards. Section §200.331 Sub recipient and contractor determinations sets forth the considerations in determining whether payments constitute a Federal award or a payment for goods or services provided as a contractor.

(g) *Compliance responsibility for contractors.* In most cases, the auditee's compliance responsibility for contractors is only to ensure that the procurement, receipt, and payment for goods and services comply with Federal statutes, regulations, and the terms and conditions of Federal awards. Federal award compliance requirements normally do not pass through to contractors. However, for procurement transactions in which the contractor is made responsible for meeting program requirements, the auditee must ensure those requirements are met, including by clearly stating the contractor's responsibilities within the contract and reviewing the contractor's records to determine compliance. Also, when these procurement transactions relate to a major program, the scope of the audit must include a determination of whether these transactions comply with Federal statutes, regulations, and the terms and conditions of a Federal award.

(h) *For-profit sub recipient.* This subpart does not apply to for-profit organizations. As necessary, the pass through entity is responsible for establishing requirements to ensure compliance by for-profit subrecipients. The subaward with a for-profit subrecipient must describe applicable compliance requirements and the for-profit subrecipient's compliance responsibility. Methods to ensure compliance for Federal awards made to for-profit subrecipients may include pre-award audits, monitoring throughout the performance of the subaward, and post-award audits. See also §200.332 Requirements for pass-through entities.

Sub-Grantees <u>are required</u> to provide a copy of the jurisdiction/agency(s) most recent A-133 audit with the Grant Application. If an agency doesn't meet the A-133 audit requirement, MOHS requires a financial audit with the submission of the Grant Application. An agency that receives an updated audit during the grant year <u>is required</u> to provide a copy of the audit to the MOHS.

STATE CERTIFICATION AND ASSURANCE
CERTIFICATION AND STANDARD ASSURANCE REQUIREMENT FOR:
(APPLIES TO LAW ENFORCEMENT SUB RECIPIENTS AS WELL AS SUB-GRANTEES)

CONCERNING: STATE, COUNTY AND LOCAL EMERGENCY RESPONSE AND VEHICULAR PURSUIT POLICIES

When truly applicable and in full cooperation with the MS Office of Highway Safety, all grant and/or Sub-Grantee recipients (regardless of the type of entity or the amount awarded) must show substantial compliance with the following statutory requirement: On or after January 1, 2005, **each state, county and local law enforcement agency that conducts emergency response and vehicular pursuits shall adopt written policies and training procedures that set forth the manner in which these operations shall be conducted**. Each law enforcement agency may create its own policies or adopt an existing model. All pursuit policies created or adopted by any law enforcement agency must address situations in which police pursuits cross over into other jurisdictions. Law enforcement agencies which do not comply with the requirements of this provision are subject to the withholding of any state funding or state administered federal funding. (MS Code Annotated § 45-1-43)

The obligation of a Sub-Grantee is to formulate, implement, and maintain certain written pursuit policies and training procedures which specifically set forth how these operations shall be conducted in accordance with State law. Note that "recipient" means any state, county or local law enforcement agency that conducts emergency response and vehicular pursuits and which may also receive any state funding or state administered federal funding.

A true copy of the law enforcement agency's emergency response and vehicular pursuit policy with pertinent training procedures must be retained in the agency grant file and be available for review. However, when otherwise allowed to submit an alternative for the required documentary confirmation, recipient must specifically identify and acknowledge the use of viable pertinent policies and training procedures, as these factors may be especially expressed through an appropriate letter or timely memorandum of understanding. All relevant information submitted or received by the MOHS, becomes an actual documented part of the grant documentation and thus will be placed within the MOHS master file for grants.

During any occurrence or time period for application, selection, award, implementation or close out of a grant or an award, if the grantee, Sub-Grantee, or recipient does not show compliance with the statute emphasized above, the grantee, Sub-Grantee or recipient is subject to the withholding of any state funding or state administered federal funding. Failure of grantee, Sub-Grantee or recipient to communicate the relevant policy that is required by statute may lead to adverse cost adjustment, disallowance of costs and/or recovery of pertinent project funds. Such recovery may be accomplished on the basis of offset levied against any and all advanced funding, requests for reimbursements, or award of funds.

As the Authorized Official for, _____ **(Sub-Grantee Name)**, I certify by my signature below, that I have fully read and I am cognizant of our duties and responsibilities under the emergency response and vehicular pursuit policies statute. Therefore, I hereby comply with this Certification and Standard Assurance requirement by retaining true copy of the applicable state, county or local emergency response and vehicular pursuit policies with training procedures which are pertinent to this organization. A copy of the vehicular pursuit policy must be maintained in the Sub-Grantee agency grant file.

Authorizing Official's Signature
(Mayor, Board President, Commissioner, Director)

Date

Print Authorizing Official's Name

Authorizing Official's Title

ASSURANCE OF UNDERSTANDING REQUIREMENT FOR SUB-GRANTEES:

This original signed form (blue ink only) must be returned to the MS Office of Highway Safety, within forty-five (45) days of receiving the attached grant award letter.

As the Authorized Official for, _____**(Sub-Grantee Name)**, I certify by my signature below, that I have fully read and am cognizant of our duties and responsibilities under this requirement. I acknowledge by my signature below, that I understand that the Grant Agreement is not effective until all parties (MOHS, PSP Executive Director/Governor's Rep and Authorized Official) have signed, dated and fully executed the Grant Agreement.

As the Authorized Official, my signature below assures that Federal funds will not be used to supplant State or local funds and that Federal funds will be used to supplement existing funds for program activities and not to replace those funds which have been appropriated for the same purpose.

Therefore, the Agency, I represent agrees to comply and adhere to all Federal, State and MS Office of Highway Safety Certifications and Assurances and their conditions.

Authorizing Official's Signature
(Mayor, Board President, Commissioner, Director)

Date

Print Authorizing Official's Name

Authorizing Official's Title

LOCAL GOVERNMENTAL RESOLUTION AGREEMENT AND AUTHORIZATION TO PROCEED

WHEREAS, the _____
(Governing Body of Unit of Government)

Herein called the **"SUB-GRANTEE"** has thoroughly considered the problem addressed in the application (Program Funding Source) **402 POLICE TRAFFIC SERVICES** and has reviewed the project described in the agreement; and

WHEREAS, under the terms of Public Law 89-564 as amended, the United States of America has authorized the Department of Transportation, through the Mississippi Office of Highway Safety to make federal contracts to assist local governments in the improvement of highway safety,

NOW THEREFORE BE IT RESOLVED BY THE _____
(Governing Body of Unit of Government)

IN THE JURISDICTION_____ MISSISSIPPI, THIS _____Day of _____, 20_____ AS FOLLOWS:

1. That the project above is in the best interest of the Sub-Grantee and the general public.
2. _____ is authorized to accept, on behalf of the Sub-Grantee,
(Name and Title of Representative)
an award in the form prescribed by the Mississippi Office of Highway Safety for federal funding in the amount of $_____to be made to the Sub-Grantee defraying the cost of the
(Federal Dollar Requested)
project described in the award.
3. One original or certified copy of this resolution must be included as part of the award referenced above.
4. That this resolution shall take effect immediately upon its adoption.

(If Applicable)
DONE AND ORDERED IN OPEN MEETING BY_____
(Chairman of Board / Mayor)

Alderman/Councilperson_____offered the foregoing resolution and moved its adoption, which was seconded by Alderman/Councilperson_____and was duly adopted.

Date: _____ **Seal (City/County Seal is required)**

Attest By: _____

Title: _____

Mississippi Office of Highway Safety
Designation of Secondary Signatory Official

Pursuant to the MS Department of Public Safety's requirements that the signatory official is the only person authorized to sign official documentation in relation to the sub-grant, such as monthly financial cost reporting worksheets, the **(agency/department name)** _____City of Philadelphia_____ has authorized and approved **(print designated secondary signatory official name)** _____ to sign any/all forms related to this contract.

Upon approval of this request said person will then be **Responsible/Liable**, as the signatory official, for claims submitted by them to this agency. The approval of this request will allow this person to complete required documentation in the absence and/or on behalf of the signatory official.

Name: _____ Title: _____
(Designated Secondary Signatory Official)

Organization Name: _____

Mailing Address: _____

City: _____ Zip Code:_____

Telephone Number: ( ) _____ Cellular Number: ( ) _____

Email Address: _____

Signature of Designated Secondary Signatory Official: _____

Appointed by Authorizing Official: _____Date: _____
(Mayor, Board President, Commissioner, Director) **(Print Name)**

Signature: _____ Title:_____
(Authorizing Official)

Mississippi Office of Highway Safety
Fiscal Control and Fund Accounting Procedures

All recipients of MOHS federal grant funds must be able to track funds under the requirements of 2CFR 200.302 from the initial expense to the final receipt of reimbursement and provide documentation to back-up the amount spent with federal grant funds.

Federal regulations prohibit the commingling of Federal grant funds with funds from other sources and require grant recipients to maintain separate accounting over grant funds to ensure the funds are used for authorized purposes only. Federal grant funds cannot be commingled with general operating funds.

The Mississippi Office of Highway Safety has established the following criteria that must be met by all agencies receiving MOHS funds:

All recipients of MOHS funds are required to follow the federal regulations prohibiting the commingling of federal funds and maintain appropriate financial records that fully disclose the amount and disposition of MOHS funds received. Adequate record keeping includes financial documentation for disbursements.

All recipients of MOHS funds will follow the requirement above, establish and maintain both fiscal and program controls and funds accounting procedures acceptable to the Mississippi Office of Highway Safety, to assure the proper expenditure and disbursement of all funds and for program management and execution. Books and records will be kept and maintained until audited by the MOHS, federal granting agency, Office of the Inspector General, or any other agency requesting records, who shall have the right to access to any pertinent books, documents, papers, or other records of the sub-grantee, which are pertinent to the award, in order to make audits, examinations, excerpts and transcripts. The rights to access are limited to the required retention period, but last as long as the records are retained (Reference 2CFR 200.337). Records must be maintained for a period of at least three years. Before destruction of any record, written approval must be obtained from the Mississippi Office of Highway Safety. These records include, but are not limited to:

- Financial report covering expenditures of the grant
- General ledger, cash receipts journals, cash disbursements journals, and other subsidiary records
- Approved budget and subsequent modifications
- Indirect cost allocation plans
- All invoices, billings, and reporting worksheets
- All personnel records of individuals paid with grant funds, including time sheets,
- wage authorization, tax withholdings forms, employment applications and other relevant data
- Inventory records for all property purchased with grant funds showing acquisition data, cost of property, identification number, bid information, and the use of the property
- Bank statements and reconciliations;
- Internal and external audit reports and project evaluation

We have read and understand all Fiscal Control and Fund Accounting Procedures as shown above and agree to comply with these conditions in the operation of the grant.

Authorizing Official's Signature
(Mayor, Board President, Commissioner, Director)

Date

Print Authorizing Official's Name

Authorizing Official's Title

MISSISSIPPI
Office of Highway Safety

Mississippi Office of Highway Safety

Certification on Conflict of Interest 23 CFR 1300 Appendix A
(Applies to Subrecipients)

Attention Sub-grantee,

Please note this certification on Conflict of Interest. A copy of this document should be placed in your agency's grant file.

General Requirements

No employee, officer or agent of a State or its subrecipient who is authorized in an official capacity to negotiate, make, accept or approve, or to take part in negotiating, making, accepting or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward. Based on this policy:

1. The recipient shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.

a. The code or standards shall provide that the recipient's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential sub-awardees, including contractors or parties to subcontracts.

b. The code or standards shall establish penalties, sanctions or other disciplinary actions for violations, as permitted by State or local law or regulations.

2. The recipient shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

If you have any questions, please contact your MOHS Program Manger.

From: Lindsay Kellum
To: Tim Youngblood
Cc: Scott Maugh; Chris Buckner; Walter Morrison
Subject: Calhoun Station Parkway Project - August Budget Amendment
Date: Wednesday, August 5, 2026 3:36:00 PM
Attachments: image003.png
Calhoun Station Parkway Fund, Bank Statement_3184.pdf

Tim,

One more to add to the Aug. amendment – need to move the remaining amount of money from the CSP fund back to GF. I have attached the final bank statement here with no additional invoices anticipated or checks that would need to clear.

We need to transfer remaining balance back and close.

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130
(769) 567-2306
Lindsay.Kellum@gluckstadt.net

From: Lindsay Kellum
Sent: Thursday, July 9, 2026 2:41 PM
To: Chris Buckner <chris.buckner@gluckstadt.net>; Scott Maugh <scott.maugh@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <Walter.Morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: RE: Calhoun Station Parkway Project

Thank you for confirming. I will submit to board for August meeting, alongside a budget amendment.

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130

(769) 567-2306
Lindsay.Kellum@gluckstadt.net

From: Chris Buckner <chris.buckner@gluckstadt.net>
Sent: Thursday, July 9, 2026 2:33 PM
To: Scott Maugh <scott.maugh@gluckstadt.net>; Lindsay Kellum <lindsay.kellum@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: Re: Calhoun Station Parkway Project

We have paid the final payment for this project.

CHRIS BUCKNER
Public Works Director, City of Gluckstadt
107 Lone Wolf Dr
Gluckstadt, MS 39110
Cell: (769) 235-9629
Office: (769) 567-1758
Fax: (769) 567-2305
chris.buckner@gluckstadt.net

From: Scott Maugh <scott.maugh@gluckstadt.net>
Sent: Thursday, July 9, 2026 1:51 PM
To: Lindsay Kellum <lindsay.kellum@gluckstadt.net>; Chris Buckner <chris.buckner@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>

Subject: RE: Calhoun Station Parkway Project

Do not believe so for July.

SCOTT MAUGH
Assistant City Clerk, City of Gluckstadt
P.O. Box 2210
Madison, MS 39130
Office: (769) 567-2306
Fax: (769) 567-2305
Scott.Maugh@gluckstadt.net

From: Lindsay Kellum <lindsay.kellum@gluckstadt.net>
Sent: Thursday, July 9, 2026 1:28 PM
To: Chris Buckner <chris.buckner@gluckstadt.net>; Amber Trotter <Amber.Trotter@gluckstadt.net>
Cc: Scott Maugh <scott.maugh@gluckstadt.net>; Walter Morrison <walter.morrison@gluckstadt.net>; Tim Youngblood <youngbld@planning-consultants.com>
Subject: Calhoun Station Parkway Project
Importance: High

Good Afternoon Buck,

Do we anticipate any additional invoices from adcamp, engineers or other vendors related to the Calhoun Station Parkway Overlay Project? Also, do we have any invoices on July claims related (SM)?

As of today's date, we have a total of $392,361.08 remaining in that fund; if there will be no more payments made out of it, I have the need to credit back the general fund for debt service purposes (the GF loaned CSP fund the money initially) and close the account. In order to do so, I will need board approval to transfer and close, and it will likely require a budget amendment in August to move it back.

Please advise so we can plan accordingly.

Thanks!

LINDSAY LEONARD KELLUM, CMC
City Clerk, City of Gluckstadt

P.O. Box 2210
Madison, MS 39130
(769) 567-2306
Lindsay.Kellum@gluckstadt.net

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor & Board of Aldermen

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Planning and Zoning-Update

We have a packed agenda for you tonight with several new proposed projects, code violations, and a use determination.

The Planning and Zoning Commission did meet on July 28th, 2026. We have included the draft minutes for your consideration. Our next PNZ meeting is August 25th, 2026, at 6:00 in the City Hall Boardroom.

The Architectural Review Commission had our Regular meeting on July 21st, 2026. The draft minutes are attached for your consideration.

The PNZ and Building departments had a total of 15 new permits and/or submissions with total fees in the amount of $10,019.00 as of August 3rd, 2026. Permit log showing the new entries are attached for your review.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi ("the Board"), was duly called, held, and conducted on Tuesday, July 28, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Patrick Beasley
Lauren Bishop
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

Zachary L. Giddy, City Attorney
Caine Dearman, Chris Buckner, and Christian Hall, City of Gluckstadt

Chairman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Kayce Saik opened the meeting with prayer and Chairman Melanie Greer led the Pledge of Allegiance.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of Minutes-Regular Meeting June 23rd, 2026

4. New Business

A) Public Hearing-Project 26-040-SIP Outdoors Conditional Use

B) Consideration of Site Plan-Project 26-040.01 SIP Outdoors

C) Public Hearing-Project 041-RPT Expansion Conditional Use

D) Consideration of Site Plan-Project 26-041.01 RPT Expansion

E) Public Hearing-Project 26-044-Spin & Fold Conditional Use

F) Public Hearing-Project 26-047-Mac Variance

G) Public Hearing-Project 26-045-D Noblin Conditional Use

H) Consideration of Site Plan-Project 26-046 D Noblin

5. Old Business

6. Public Comment

7. Next Meeting

A) Next Regular Meeting-August 25th 2026

8. Adjourn

The Board considered the Minutes of the June 23, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

Public Hearing for Application for Conditional Use Permit for Project 26-040 - Sip Outdoors

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Sip Outdoors for property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine

Dearman presented the Application for Sip Outdoors and stated the Applicant is seeking a conditional use to allow for meat processing on the subject property. The subject property is presently zoned C-2. Mr. Dearman further advised the Board that the Mayor and Board of Aldermen recently voted to allow deer/meet processing as a conditional use in a C-2 zone. Mr. Dearman further advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Patrick McCraw appeared and spoke on behalf of the Applicant. Mr. McCraw advised that Applicant plans to do an expansion to add to its existing retail business currently located on the subject property and to provide the services of venison and beef processing. He further advised that Applicant will also have pre-made/pre-packaged meals for sale from local retailers.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow deer/meat processing on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan
Project 26-040.01 - Sip Outdoors

The Board next considered the site plan submitted by Sip Outdoors for an addition to add deer/meat processing services at its current retail property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Sip Outdoors. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add landscaping along road frontage and the existing gravel outside of fence will be paved. Mr. Dearman further stated that he recommends adding a fence along the north side of the property bordered with the church. Applicant advised that carcass disposal will be through a third-party company who provides a dumpster for the carcasses. The dumpster will be located inside the fenced portion of the property. Applicant is adding 1,900 sq. ft. addition to existing structure on property. On motion by Commissioner Andrew Duggar and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with additional fencing along the northern property border with church. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit
for Project 26-041 - Rick's Pro Truck (RPT)

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Estel Commercial Properties, LLC for property located at 170

Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Estel Commercial Properties, LLC is the current owner of the subject property. The subject property is presently zoned C-2. Mr. Caine Dearman advised the Board that the Applicant represented by Mr. Richard Estel who owns Ricks Pro Truck (RPT) is seeking a conditional use to allow for mixed use with retail and warehouse facilities. Mr. Dearman further advised the Board that notice posting and publication requirements were met and there has been no feedback from publication and posting. Mr. Joseph Orr appeared and spoke on behalf of Applicant stating Applicant plans an addition for bifurcated building with a portion being retail and a portion being warehouse/storage. RPT does not do repairs and only installs accessories and tires. The proposed expansion will have a separate entrance from RPT with curb cut and addition of sidewalk. The proposed warehouse will house wheels, rims, accessories, etc. for RPT. Applicant's plan consists of 6,000 sq. ft. of retail and 7,600 sq. ft. of warehousing.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow mixed use with retail and warehouse facilities on the subject property in the C-2 zoning district with the condition that additional entrance not allowed and must utilize RPT existing entryway. The Chairman declared the motion carried.

Site Plan
Project 26-041.01 - Rick's Pro Truck (RPT)

The Board next considered the site plan submitted by Estel Commercial Properties, LLC for property located at 170 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Ricks Pro Truck (RPT). Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add a dumpster with enclosure to be utilized by new facility and existing building. Mr. Dearman further stated that any dirt work done in floodway must be done so that existing drainage ditch is not altered and drainage remains flowing. It is recommended to add pedestrian access from sidewalk to retail. Mr. Dearman further advised that 35 parking spaces are required and the site plan shows 42; however, the widths are 9.5' which will be adjusted as required and Applicant will still have sufficient parking after adjustment. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the addition of pedestrian access where entry was shown and meeting parking requirements. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Project 26-044 – Spin & Fold

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Daniel Wooldridge for Spin & Fold for property located at 160 Weisenberger Road, Suite A in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-001/04.02. Mr. Dearman presented the Application for Spin & Fold and stated the Applicant is seeking a conditional use to allow a laundromat style facility on the subject property. The subject property is presently zoned C-2. LA FLOR, LLC is the current owner of the property. Mr. Dearman further advised the Board that notice posting and publication requirements were met and the city received feedback in favor of the laundromat facility. Mr. Daniel Wooldridge appeared and spoke on behalf of Application. Mr. Wooldridge advised that washers and dryers have been removed from the front of the building and replaced to allow for dropoffs and pickups. The existing building will be remodeled – separated for three different businesses. One business will be the laundromat and one will be a cleaner with the middle portion vacant. The laundromat will be mainly dropoffs and pickups with an option for self-service. Proposed hours of operation are 7:00 a.m. till 7:00 p.m.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow a laundromat facility on the subject property in the C-2 zoning district with the conditions that 1) final floor plan provided; 2) provide ratio of dropoff v. self-service; 3) hours of operation shall be 7:00 a.m. till 7:00 p.m.; and 4) the conditional use granted will cease to exist if subject business closes. The Chairman declared the motion carried.

Public Hearing for Sign Variance for Project 26-047 – Mac Haik

Chairman Melanie Greer opened the Public Hearing on the Application for Variance from the Sign Regulations by Gator Sign Company on behalf of Mac Haik for property located at 160 Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/20.00. Mr. Cain Dearman presented the Application for Mac Haik requesting a variance for two ground mounted signs at 9’5” and for one pylon sign at 29’ 10.” Mr. Dearman discussed the application and advised that the city’s current sign requirements do not allow ground signs to exceed 6’ without a variance. Mr. Dearman further advised that two ground signs are allowed because they are located on two separate parcels.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested variance for Applicant to allow a pylon sign and ground sign height over 6' on the subject property. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Project 26-045 – D Noblin

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Danny Gray for property located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Commissioner Lauren Bishop recused from discussion and voting. Mr. Dearman presented the Application of Danny Gray for D. Noblin Furniture Store and stated the Applicant is seeking a conditional use to allow a furniture store on the subject property. The subject property is presently zoned C-2. Mr. Dearman advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Dearman further advised that a conditional use is required to allow the proposed big box retail furniture store of approximately 32,000 sq. ft. Mr. Daniel Wooldridge, Grant Gray and Mason Gray all appeared and spoke on behalf of Applicant. Applicant plans to remodel existing structure consisting of 17,570 sq. ft. and add an additional new portion of 15,145 sq. ft. Commissioners expressed concerns over a big box retail establishment at this location with regard to the "Village District" set forth in the Architectural Guidelines and Regulations. Applicant representatives stated that traffic will be minimal and the proposed store will be a showroom, not a warehouse. Proposed store hours are 10:00 a.m. till 7:00 p.m. Monday through Friday and 10:00 a.m. till 6:00 p.m. on Saturday.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted 3-2 to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow for the big box retail furniture store on the subject property in the C-2 zoning district with no recommendations and/or conditions. Andrew Dugger, Katrina Myricks, and Patrick Beasley voted Yea. Phillips King and Kayce Saik voted Nay. The Chairman declared the motion carried.

Site Plan for Project 26-046 – D Noblin

The Board next considered the site plan submitted by Danny Gray for D Noblin Furniture Store to be located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Caine Dearman advised the Commissioners that the

subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for D Noblin Furniture Store. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add paving for parking and landscaping – 55 spaces are required and 98 are planned. Applicant will add a dumpster with enclosure. Applicant will also add sidewalk along frontage of property on Calhoun Station Parkway and along Gluckstadt Way. On motion by Commissioner Katrina Myricks and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the recommendations that sidewalk along Gluckstadt Way be removed and that the Architectural Standards are met and approved by the Architectural Review Committee. The Chairman declared the motion carried.

OLD BUSINESS

None.

PUBLIC COMMENT

None.

NEXT MEETING

Next Regular Meeting-August 25th 2026.

There was no further business to be presented.

ADJOURN

Commissioner Phillips King moved that the meeting be adjourned. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____day of _____, 2026.

_____
MELANIE GREER, Chairman

_____
KAYCE SAIK, Vice Chairman/Secretary

Regular Meeting of the Architectural Review Committee
of the City of Gluckstadt, Mississippi
Tuesday, July 21, 2026, at 3:00 PM

Minutes

The business of this meeting with Committee Members Kayce Saik, Melanie Greer and Lee Sahler were as follows:

1. Chairman Kayce Saik called the meeting to order; all members of the board were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer giving the Pledge of Allegiance.
3. **Consideration of Minutes**:
   Melanie Greer made the motion to approve the minutes for June 16, 2026, regular meeting as presented. Lee Sahler seconded the motion with all members voting "AYE" the motion carried.
4. **New Business**
   - **A) Consideration of Architectural Review – 26-040.01 (SIP Outdoors)**
     i. Caine Dearman, Planning and Zoning Director, presented the proposed expansion project which includes enclosing the existing east side porch to create a Deer Processing facility which will match the existing building materials. Adding refrigeration units and landscaping along the west frontage. Pat McGraw, the owner of SIP Outdoors, spoke and discussed the business.
     ii. The Committee made the following recommendations:
       - Ensure the fencing is eight feet in height
     iii. Lee Sahler made the motion to approve, Melanie Greer seconded the motion with all members voting "AYE"; the motion carried.

   - **B) Consideration of Architectural Review – 26-041.01 (Rick's Pro Truck Expansion)**
     i. Caine Dearman, Planning and Zoning Director, presented the proposed project which will consist of a mixed use of a retail store, warehouse space and storage facility.
     ii. Jospeh Orr, Architect, spoke on behalf of Rick's Pro Truck
     iii. The Committee made the following recommendations:
       - Extend the roof elevation of the South side and slope to the north side disguising the roof from the Southern view
       - Add detail/design to the frontage of the building.

- Remove or replace the metal siding with brick on the north side.

iv. Lee Sahler made the motion to approve; Melanie Greer seconded the motion with all members voting "AYE"; the motion carried.

C) Consideration of Architectural Review – 26-046 (D Noblin)

i. Caine Dearman, Planning and Zoning Director, presented the proposed renovation and addition to the existing Callaway's building which included renovating the existing 17, 570 square feet, adding an additional 15,000 square feet. Daniel Woolridge, the Designer, explained the project was the Village Mid-Century architectural style.

ii. Committee member, Lee Sahler, recused himself from this vote due.

iii. Remaining Committee members discussed tabling this review until a new design can be submitted due to this not being what the City was looking for in the Village District and it looked too commercially

iv. Melanie Greer made the motion to table; Kayce Saik seconded the motion with both members voting "AYE"; the motion carried.

5. **Old Business**
   No action taken
6. **Public Comment**
   i. Lee Hutchinson addressed the board regarding the newly adopted Architectural Standards.

7. **Next Meeting**
   A) Regular Meeting August 18, 2026, 3:00 PM City Hall

8. **Adjourn**
   Melanie Greer made a motion to adjourn; Kayce Saik seconded the motion with all members voting "AYE" the motion carried.

WITNESS OUR HANDS, this the _____ day of _____,2026.

_____
KAYCE SAIK, Chairman

_____
MELANIE GREER, Vice Chairman

August 2026 - MBOA Permit Log

	Type	Street #	Street Name	Applicant	Contractor	Applied Date	Fees
1	Sign	311	CALHOUN STATION PKWY	PLATO FELIZ	RAINBOW SIGNS	8/3/2026	$ 90.00
2	Remodel Commercial	111	DEES DR.	RAY FAMILY CHIROPRACTIC	DELTA DUO RENOVATIONS	7/29/2026	$ 266.00
3	Sign	109	ENTERPRISE DRIVE	OPEN & SHUT HARDWARE, LLC		7/23/2026	$ 60.00
4	Accessory Commercial	412	BUSINESS PARK DR.	BEACH BABE BEIGNETS		7/23/2026	$ 50.00
5	Sign	120	AUTOBAHN LOOP	CALIBER COLLISION CENTERS	RAINBOW SIGNS	7/21/2026	$ 150.00
6	Addition Commercial	154	CALHOUN STATION PKWY	DELTA WINGS, LLC	LEGACY CONSTRUCTION & DEVEL	7/20/2026	$ 2,472.00
7	New Building Commercial	1064	GLUCKSTADT ROAD	GERMANTOWN WINE & SPIRITS	BEDI CONSTRUCTION	7/14/2026	$ 6,052.00
8	VARIANCE	160	AUTOBAHN LOOP	MAC HAIK CANTON	GATOR SIGN COMPANY	7/9/2026	$ 250.00
9	Re-Roof	124	PLANTERS ROW	AMANDA PARKER	HIGH AND DRY ROOFING & CONST	7/8/2026	$ 79.00
10	Accessory Commercial	140	AUTOBAHN LOOP	JOSEPHINE'S KITCHEN		7/7/2026	$ 50.00
11	Accessory Commercial	140	AUTOBAHN LOOP	SNO BIZ		7/7/2026	$ 50.00
12	Accessory Commercial	140	AUTOBAHN LOOP	SMOKIN 7		7/7/2026	$ 50.00
13	Accessory Commercial	259	CALHOUN STATION PKWY	FUNNY FACE FOODS		7/2/2026	$ 50.00
14	CONDITIONAL USE	170	CALHOUN STATION PKWY	ESTEL COMMERCIAL PROPERTIES		7/1/2026	$ 250.00
15	Site Plan Review	170	CALHOUN STATION PKWY	ESTEL COMMERCIAL PROPERTIES		7/1/2026	$ 100.00
							$ 10,019.00

07/01/2026 thru 08/03/2026 - TOTAL $10,019.00

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor & Board of Aldermen

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Use Determination-Motor Fuel Sales

When a certain Use is proposed to me and I cannot determine if it is allowed or what type of Use it is (permitted vs conditional), it is incumbent upon my role as PNZ Director to request that determination from the MMBOA. The Use of Motor Fuel Sales without a Convenience Store has been proposed to my office, or maybe better stated as a Stand-alone Motor Fuel Sales. Section 408-Special Provisions Applying to Certain Uses in the Zoning Ordinance has a specific section (408.02) pertaining to Convenience Stores with Motor Fuel Sales. This section details out where and how many Convenience Stores are allowed throughout the city. To summarize, essentially (2) per intersection and no other stores within 4000 LF of that intersection. Originally, these were allowed as Conditional Use in the C-1 zone and permitted outright in the C-2 zone.

Ordinance 2024-15 made several text amendments to the Zoning Ordinance including Convenience Stores with or without Motor Fuel Sales. This Ordinance removed this from the C-1 Zone and the C-2 Zone and placed it as a Conditional Use in the I-2 zone. I interpret this as it is allowed in the I-2 if and only if it meets the requirements set forth in Section 408.02 in the Zoning Ordinance.

With that said the Zoning Ordinance, Text Amendment (2024-15) and our definitions are all specific to Convenience Stores with or without Motor Fuels Sales not Stand-alone Motor Fuel Sales. In layman's terms, typical gas stations that sell fuel, beer, food and butterfingers. No where does it mention a stand-alone fueling center or a Supermarket with a fuel sales element. I do understand the need to limit typical gas stations, but I believe this is an entirely different concept than a Convenience Store with Motor Fuel Sales.

Costco, Sam's and Kroger provide household supplies and groceries on a large scale and most have a stand-alone fueling element to their business that is typically focused solely on motor fuel sales. With that said can a stand-alone fueling station (No store) or a Supermarket with a motor

fuel sales element within the C-2 zone be allowed if it meets the original requirements of Section 408.02, and if so, is it permitted outright or as a Conditional Use?

.

CITY OF GLUCKSTADT

MISSISSIPPI

BUILDING OFFICIAL AND CODE ENFORCEMENT OFFICER

MEMORANDUM

TO: Mayor & Board of Aldermen

FROM: Christian Hall - Building Official and Code Enforcement Officer

DATE: 08/04/2026

SUBJECT: Code Enforcement

Following a few selective Gluckstadt on the Go complaints regarding derelict vehicles, our office sent notices to numerous addresses via certified mail. These notices contained language from our adopted code regarding motor vehicles that are inoperative, unlicensed, and its requirement to store these inside a garage or similar structure. The notice advised the recipient that they would have 20 calendar days to remove/move/relocate the offending vehicle(s) from their property. Most of these letters were received and action was taken. The following are properties are still in violation: 287 Church Rd, 283 Church Rd, 233 Church Rd, 136 Minninger Blvd. Pursuant to our Zoning Ordinance we are seeking recommendation from the Mayor and BOA as to our next steps with these uncorrected violations.

In addition to the properties named in this memo, we have pending, several more properties with the same or similar issue that have deadlines which have not matured as of today but will soon. We are seeking recommendations for these properties should they fail to come into compliance.

Ref:

International Property Maintenance Code – 302.8

Zoning Ordinance – 406.03

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Request for Conditional Use-Project 26-040 SIP Outdoors

SIP Outdoors is planning a small addition to their existing building in order to provide meat processing services and sales to their customers. As determined in the MMBOA meeting on June 9th, small scale meat processing will be allowed in the C-2 zone as Conditional Use. Applicant request approval of Conditional Use to add this element to their business. They have a solid plan for the process, and the owner is here to discuss it with the Board.

We held a Public Hearing at the PNZ meeting on 7/28/26. The PNZ Commission voted to recommend approval of this Conditional Use. There was no public opposition to this.

REQUEST FOR CONDITIONAL USE APPLICATION

Subject Property Address: 412 Business Park Drive

Owner: Patrick L McCraw

Address: 116 Chadwyck Place
Madison MS 39110

Phone No. 601-966-6782

Applicant: Sip Outdoors

Address: 412 Business Park Drive
Madison MS 39110

Phone No. 601-427-9354

Current Zoning District: _____

Requirements of Applicant:

1. Letter stating reason for requested conditional use.
2. Copy of the written legal description.
3. Site plan of property.
4. $250.00 fee required for processing.
5. Site Plan, building elevations and foundation drawing on 8.5" x 11".

Requirements for Granting Conditional Uses: *(Section 3005.01 – Zoning Ordinance)*

A conditional use shall not be granted unless satisfactory provisions and arrangements have been met concerning all the following:

(a). Ingress and egress to property and proposed structures.
(b). Off-street parking and loading areas.
(c). Refuse and service areas.
(d). Utilities, with reference 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 property in the district.
(h). Any other provisions deemed applicable by the Mayor/Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/Board of Aldermen meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a conditional use.

Applicant Signature _____ Date 10/30/2024

Property Owner Signature _____ Date _____

Letter of Intent and
Business Overview
Sip Outdoors, LLC
412 Business Park Drive
Madison, MS 39110

To Whom it May Concern,

This letter is submitted in support of the site plan application for Sip Outdoors to add a deer processing facility to be located at 412 Business Park Drive Madison, Mississippi.

The purpose of this business is to provide our many local hunters with a clean, safe, and professionally operated facility for processing legally harvested deer into a variety of meat products for personal consumption. Services will include custom processing and packaging of venison into cuts such as tenderloins, steaks, roasts, ground venison, sausage and other specialty products based on customer preferences.

Our area has a strong hunting tradition, and deer hunting remains a popular outdoor activity for many residents and visitors. The proposed business will meet an existing community need by offering a convenient local option for hunters to have their harvested deer professionally processed, packaged, and prepared. This service will help reduce the need for hunters to travel long distances to processing facilities and will support the responsible utilization of harvested wildlife as a food source.

In addition to serving local hunters, the business is expected to provide several positive benefits to the area, including:

- Supporting the local outdoor recreation and hunting community.
- Encouraging the full utilization of harvested deer as a sustainable food source.
- Providing a convenient and professional processing option in our community.
- Contributing to the local economy through business activity and potential employment opportunities.
- Generating additional traffic to nearby businesses from customers visiting area.
- Operating in accordance with all applicable health, sanitation, environmental, and local regulatory requirements.

The facility will be designed and operated to maintain a clean, orderly, and professional appearance. All processing activities, waste handling, and sanitation procedures will be conducted in compliance with applicable state and local regulations to minimize impacts on neighboring properties and ensure public safety.

Thank you for your consideration of this application. Our goal is to establish a business that

serves the needs of the local hunting community while being a responsible and valued member of the community. We appreciate the opportunity to bring this service to the community and are available to provide any additional information that may be needed.

Sincerely,

Patrick McCraw
Owner
Sip Outdoors
601-966-6782
pat@sipoutdoors.com

Madison County, MS
I CERTIFY THIS INSTRUME
5/15/2024 3:22:45 PM
INST. 1004304 PAGE 1 OF 4
BOOK W - 4439/792
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: BL D.C.

Instrument Prepared by and Return to:
Bradley M Reeves
MS Bar No.: 101947
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601)-898-4420
Covtitle.com
File No.: CT23-08-545

Indexing Instructions:
Lot 4, Gluckstadt Business Park,
SE1/4 of SW1/4 of Section 21, T8N, R2E,
Madison County, Mississippi

Property Derivation:
Book 1754 at Page 151

Grantor:
24 Valley Field Road South
Sandy Hook, CT 06482
(203) 733-2422

Grantee(s):
116 Chadwyck Place
Madison, MS 39110
(601) 966-6782

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **RALO PROPERTIES, LLC, a Mississippi limited liability company** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **SIP DEVELOPMENT LLC, a Mississippi limited liability company** ("Grantees"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

> Lot 4, Gluckstadt Business Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet C at Slide 175, reference to which is hereby made in aid of and as a part of this description.
>
> And being the same property described in instrument recorded in Book 1754 at Page 151.

AND ALSO:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93) using a-combined factor of 0.99994590524 and a delta-alpha angle of negative (+) 00 degrees 06 minutes 52.56832 seconds as determined specifically for the Mississippi State Highway No. 55 Project, more specifically identified as State Project Number [103063/201000] by the Mississippi Department of Transportation.

Commence at a 2" iron pipe found at the southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, said iron pipe being defined by State Plane Coordinates of N 1, 097,470.84 and E 2,371,885.27. From said Point of Commencement run North 80 degrees 16 minutes 22 seconds West a distance of 2878.16 feet to a point on the northern boundary line of Grantor's property, being on the existing Eastern right of way of Business Park Drive and on the proposed eastern right of way line of Industrial Drive. Extended at a point 33.022 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 160+ 47.328 of Industrial Drive. extended, said point being defined by state plane coordinates of N 1,097,957.13 and E 2,369,048.49 and hereinafter referred to as the Point of Beginning.

From said Point of Beginning run along the northern boundary line of Grantor's property, North 88 degrees 19 minutes 38 seconds East a distance of 188.50 feet to the Grantor's property, South 00 degrees 38 minutes 06 seconds East a distance of 241.62 feet to the southeast corner of Grantor's property; thence run along the southern boundary line of Grantor's property, South 89 degrees 55 minutes 39 seconds West a distance of 31.96 feet to a point on the proposed eastern right of way line of Industrial Drive Extended at a point 30.00 feet easterly of and perpendicular from the centerline survey of the above described State Project at station 157+80.27 of Industrial Drive Extended;

thence run along the proposed eastern right of way line of Industrial Drive Extended the following courses and distances: North 01 degrees 00 minutes 53 seconds West a distance of 19.76 feet to a point 30.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+00.028 of Industrial Drive Extended; North 11 degrees 20 minutes 48 seconds West a distance of 103.96 feet to a point 35.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+90.00 of Industrial Drive Extended; North 39 degrees 20 minutes 55 seconds West a distance of 99.26 feet to a point 35.00 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 159+75.00 of Industrial Drive Extended; North 63 degrees 26 minutes 01 seconds West a distance of 84.30 feet back to the Point of Beginning.

The above described parcel of land contains .40 acres, more or less, and is situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.

The above described parcel of land being all of the Grantor's property as recorded in Deed Book 2124, Page 149 that lies northeasterly of the proposed State Project right of way of Industrial Drive Extended.

And being the same property described in instrument recorded in Book 3675 at Page 281.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances or severances of any kind, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, Grantor and Grantee agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

(*Signature Page to Warranty Deed follows*)

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

RALO PROPERTIES, LLC,
a Mississippi limited liability company

By: _____
Ralph Pasquarella, Member

STATE OF Connecticut

COUNTY OF Fairfield

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of May, 2024, within my jurisdiction, the within named Ralph Pasquarella, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his/her representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public

GINA CAVALIERE
Notary Public, State of Connecticut
My Commission Expires Apr. 30, 2027

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 5/15/2024 3:22:45 PM AND RECORDED IN W BOOK:4439 PAGE:792

(Signature Page to Warranty Deed)

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 6/30/2026 4:14:12 PM

SIP OUTDOORS
C/O SIP DEVELOPMENT LLC
118 CHADWYCK PL
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments **Account: 2026101 SIP OUTDOORS** **$250.00**

2026101 250.00CR

Total Balance Due: $250.00

Payment Method: Check Payor: SIP OUTDOORS Reference: 1030 Amount: $250.00

Total Payment Received: $250.00

Change: $0.00

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0085
Notice ID	AgLY5U9W7R7fUpfIUGet
Publisher	Madison County Journal
Date of issue	Jul 7, 2026
Date due	Aug 7, 2026
Amount due	**$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

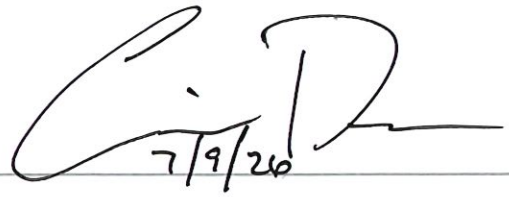
=== Notes ===
Notice Name: Conditional Use - Sip Outdoors

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/VEETzbiCvV2TOhKIFdnJ/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0085 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$22.28
Tax	0.00
Processing Fee	7.23
Amount due	$29.51



Pay here: https://www.column.us/invoices/VEETzbiCvV2TOhKIFdnJ/pay

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222.**

Notice ID: AgLY5U9W7R7fUpfIUGet | **Proof Updated: Jul. 07, 2026 at 02:48pm CDT**
Notice Name: Conditional Use - Sip Outdoors

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.1

Number of Lines: 27

07/09/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00
Subtotal	$22.28
Tax	$0.00
Processing Fee	$7.23
Total	**$29.51**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 412 Business Park Drive
Madison County Parcel No.
082E-21-023/00.00

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the conditional use application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: July 9, 2026

7/8/26





RENDERINGS

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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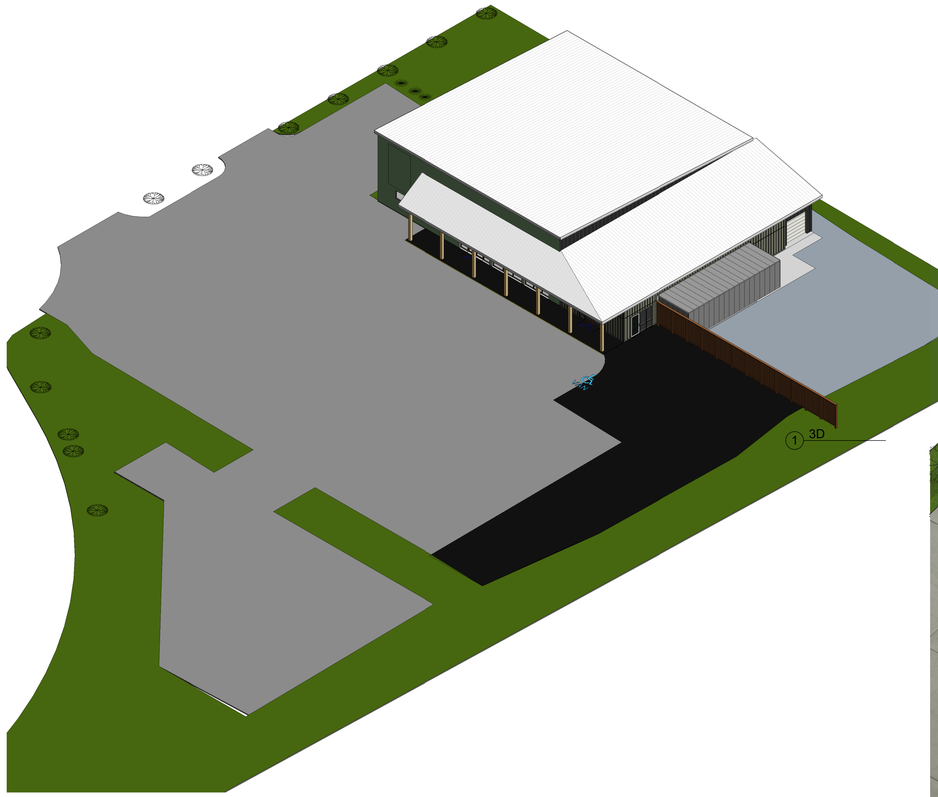
SIP OUTDOORS

SIP DEVELOPMENT LLC

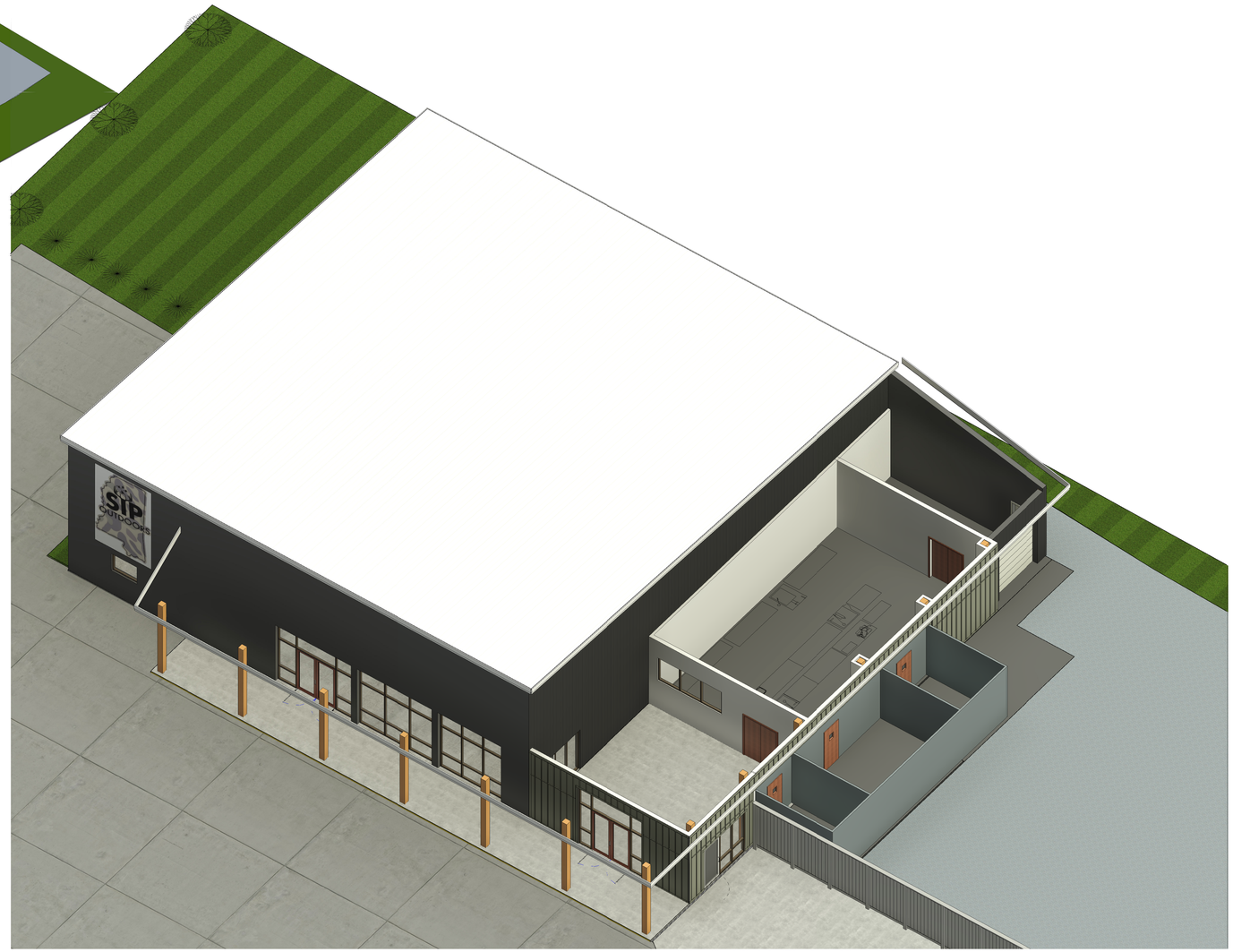
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:38:52 AM

SHEET
A0



1 3D



2 3D ISOMETRIC

3D VIEW AND ISOMETRIC

Scale:

RGPA / pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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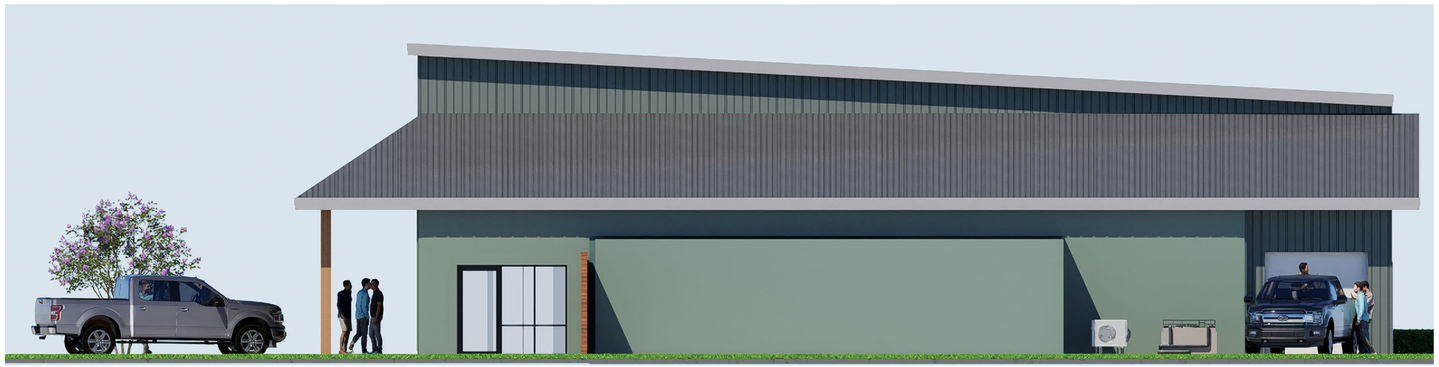
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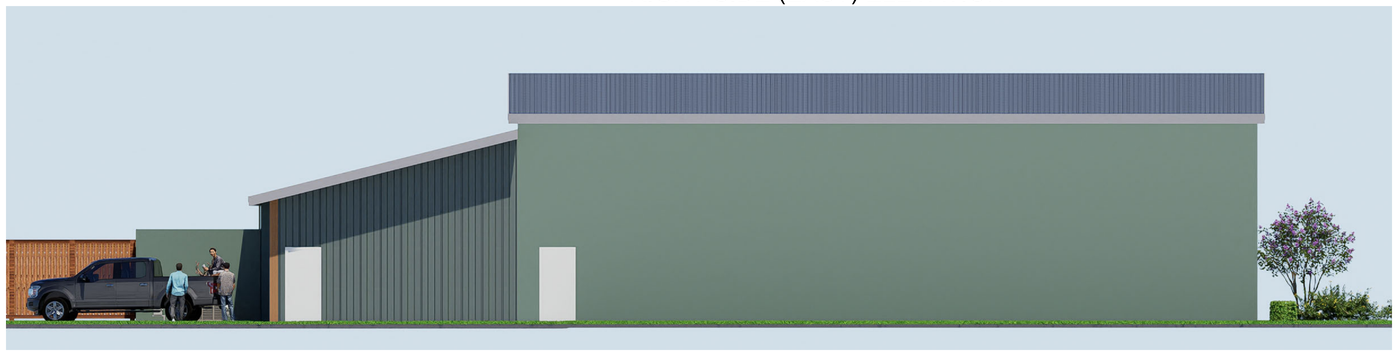
SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:06 AM

SHEET
A1



RIGHT SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION



STREET (WEST) ELEVATION

SIP OUTDOORS

EXTERIOR COLOR & FINISH SAMPLE BOARD

Prepared for: Planning Board / Design Review
Scope: Board-and-batten porch enclosure, wood screen fence, & painted condenser (cooler) screening
Date: July 9, 2026 | **Sheet:** CB-1

PRIMARY FIELD COLOR — TO MATCH EXISTING BUILDING

SPECIFIED

SHERWIN-WILLIAMS

Evergreen Fog
SW 9130

HEX	RGB	LRV	Family
#95978A	149 · 151 · 138	30	Grayed Sage

Application: Metal wall panels to match existing store; exterior of condenser (cooler) units screened behind new wood fence, painted to recede.

APPROVED EQUAL

OR EQUAL

BENJAMIN MOORE

Louisburg Green
HC-113

HEX	LRV
#9C9E87	33.8

Provided as an approved equal for contractor flexibility. Field-verify against physical chip and existing panel prior to order.

COORDINATING EXTERIOR FINISHES — PER RENDERING

Accent Green — deeper
Board-and-batten field / lower walls. Selection pending — to be matched & added on request.

Natural Wood
Porch posts & beams, batten trim, and privacy screen fence — sealed/stained cedar tone.

PBR Metal Roof
Exposed-fastener PBR panel — dark bronze, matte. Main roof & porch shed.

Colors shown are digital approximations for review only and will vary by screen and printer. Final color to be verified against the manufacturer's physical fan-deck chip and a jobsite draw-down, compared to the existing building panel in open shade. Metal-panel sheen may read slightly different from a flat paint chip; verify hue and value, not gloss.

SIP Outdoors
Exterior Finish Board — CB-1

ALL COLORS USED WILL MATCH EXISTING BUILDING
COMPUTER RENDERINGS DO NOT MATCH
EXACT COLOR OF THE BUILDING EXISTING GREEN



FRONT (SOUTH)ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
REGISTERED ARCHITECT
STATE OF MISSISSIPPI

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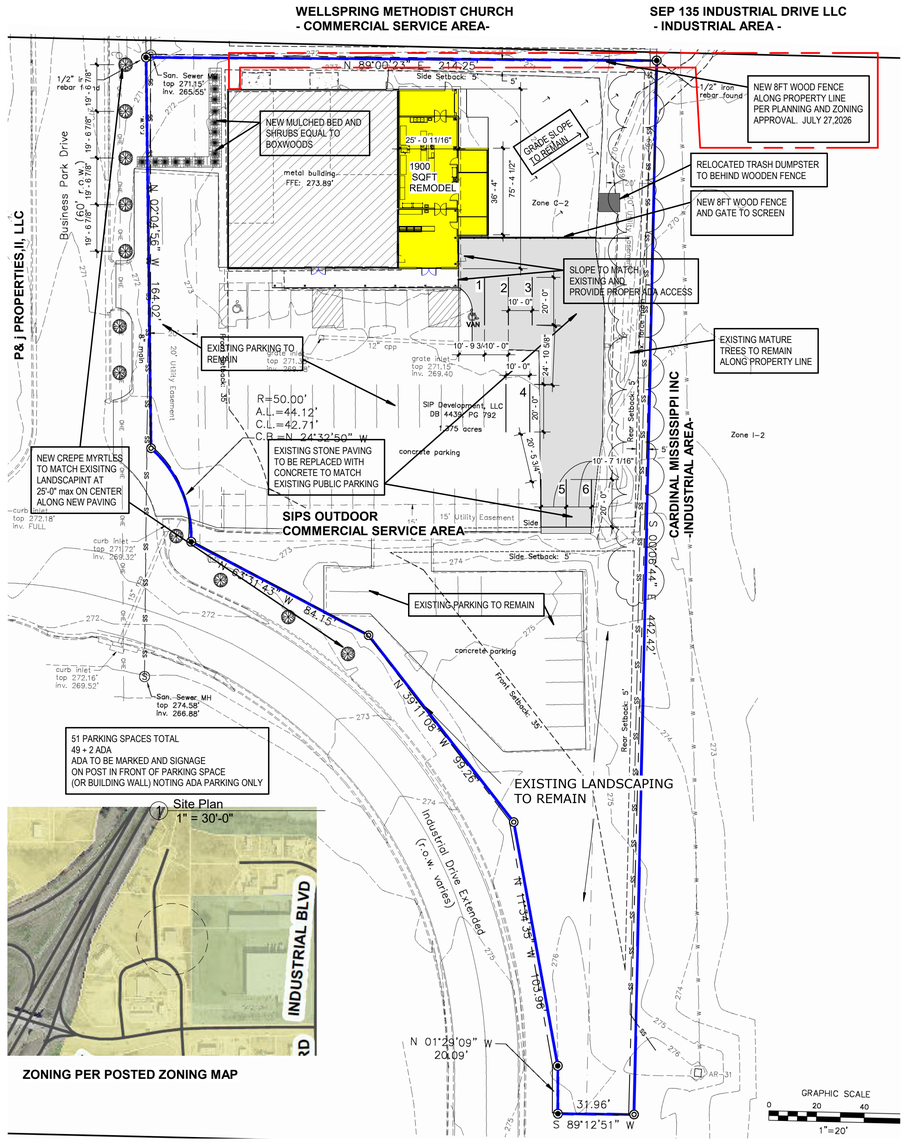
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SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:10 AM

SHEET
A2





EXISTING BUILDING



SIDE AREA TO BE ENCLOSED

SITE PLAN
Scale: 1" = 30'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
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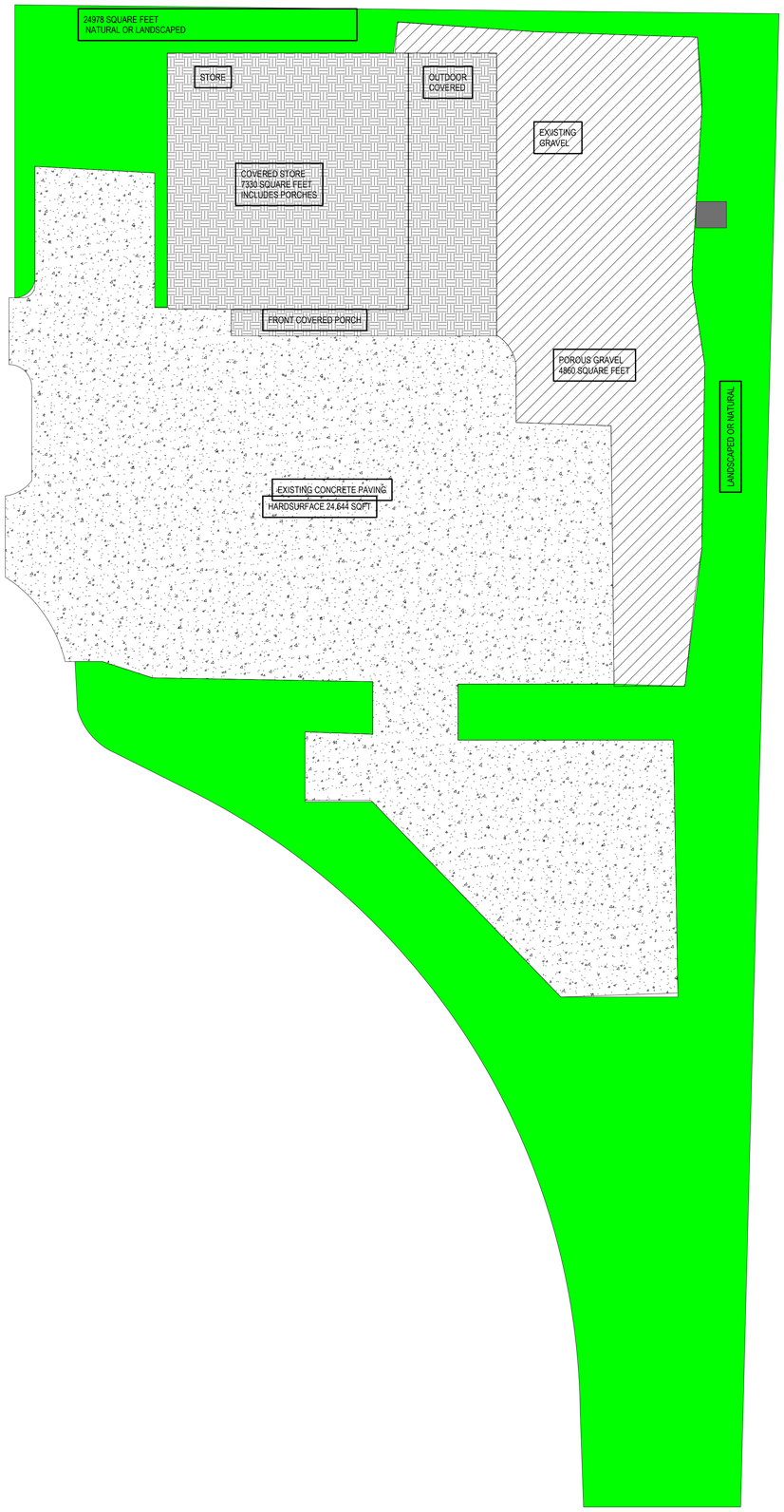
ARCHITECTURAL REVIEW PRINT
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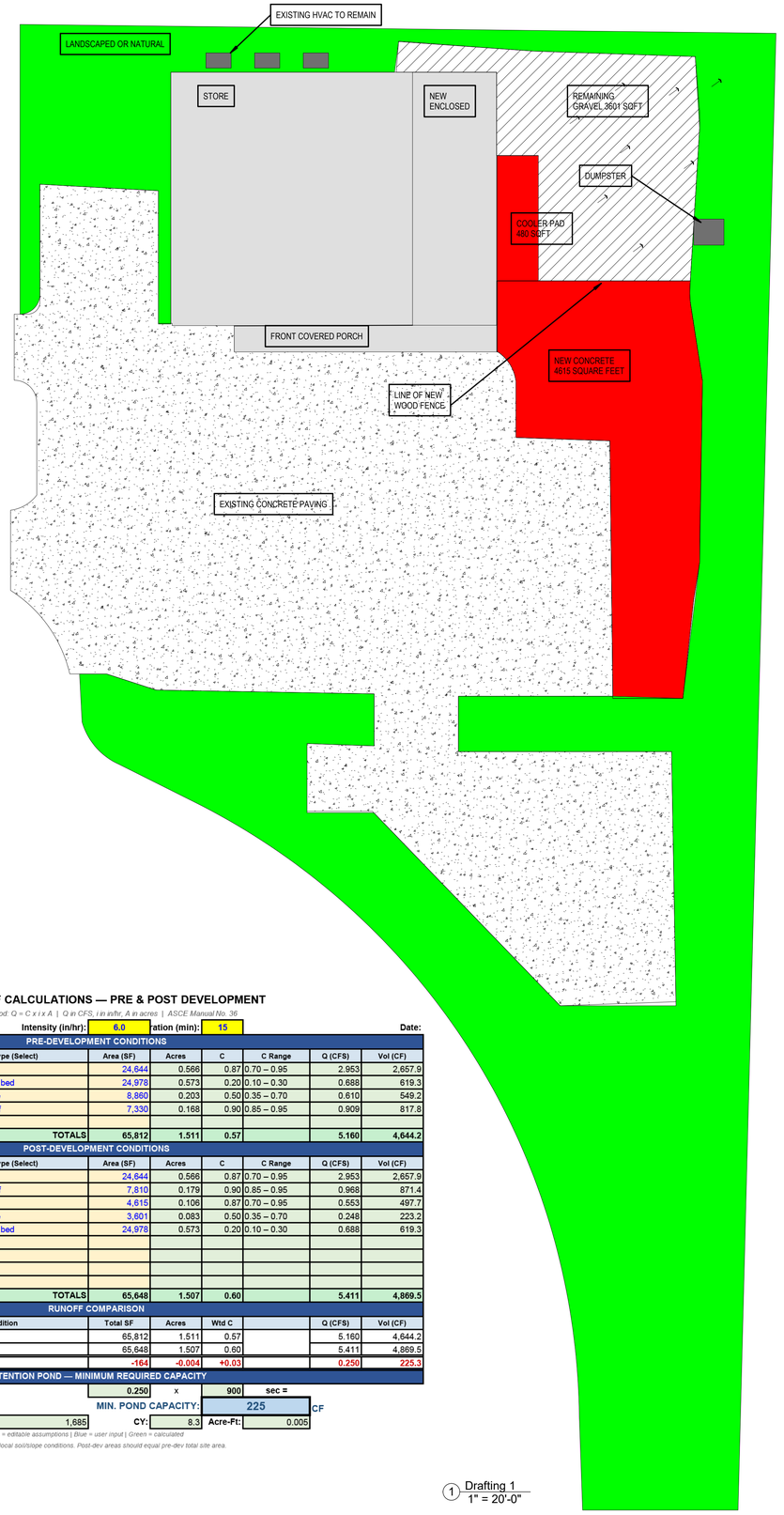
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SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/30/2026
9:16:21 AM

SHEET
C-1





SITE RUNOFF CALCULATIONS — PRE & POST DEVELOPMENT

Rational Method: Q = C x i x A | Q in CFS, i in in/hr, A in acres | ASCE Manual No. 36

Proj: SIPS OUTDOOR — Intensity (in/hr): 6.0 — ration (min): 15 — Date:

PRE-DEVELOPMENT CONDITIONS

#	Area Description	Surface Type (Select)	Area (SF)	Acres	C	C Range	Q (CFS)	Vol (CF)
1	Existing Parking Area	Concrete pavement	24,644	0.566	0.87	0.70 – 0.95	2.953	2,657.9
2	Existing Landscaped /Natural	Landscaped / planting bed	24,978	0.573	0.20	0.10 – 0.30	0.688	619.3
3	Existing Stone Parking	Gravel / crushed stone	8,860	0.203	0.50	0.35 – 0.70	0.610	549.2
4	Existing Building /Covered	Metal / membrane roof	7,330	0.168	0.90	0.85 – 0.95	0.909	817.8
5								
		TOTALS	65,812	1.511	0.57		5.160	4,644.2

POST-DEVELOPMENT CONDITIONS

#	Area Description	Surface Type (Select)	Area (SF)	Acres	C	C Range	Q (CFS)	Vol (CF)
1	Existing Paving to Reamin	Concrete pavement	24,644	0.566	0.87	0.70 – 0.95	2.953	2,657.9
2	Building Footprint	Metal / membrane roof	7,810	0.179	0.90	0.85 – 0.95	0.968	871.4
3	New Paving	Concrete pavement	4,615	0.106	0.87	0.70 – 0.95	0.553	497.7
4	Remaining Stone	Gravel / crushed stone	3,601	0.083	0.50	0.35 – 0.70	0.248	223.2
5	Landscaped / Planting Beds	Landscaped / planting bed	24,978	0.573	0.20	0.10 – 0.30	0.688	619.3
6								
7								
8								
9								
		TOTALS	65,648	1.507	0.60		5.411	4,869.5

RUNOFF COMPARISON

Condition	Total SF	Acres	Wtd C		Q (CFS)	Vol (CF)
Pre-Development	65,812	1.511	0.57		5.160	4,644.2
Post-Development	65,648	1.507	0.60		5.411	4,869.5
NET INCREASE	-164	-0.004	+0.03		0.250	225.3

RETENTION POND — MINIMUM REQUIRED CAPACITY

Net Increase Q (CFS): 0.250 x 900 sec =

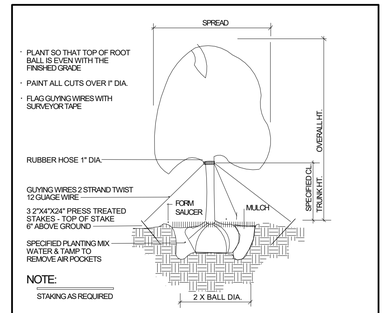
MIN. POND CAPACITY: 225 CF

Gallons: 1,685 CY: 8.3 Acre-Ft: 0.005

Q = C x i x A (CFS) | Vol = Q x duration (sec) | Pond = net Q x duration | Yellow = editable assumptions | Blue = user input | Green = calculated

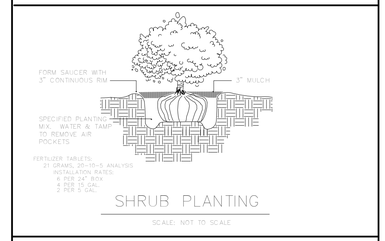
C values per ASCE Manual No. 36. Unhide Ref_Coefficients sheet to adjust for local soil/slope conditions. Post-dev areas should equal pre-dev total site area.

1 Drafting 1
1" = 20'-0"



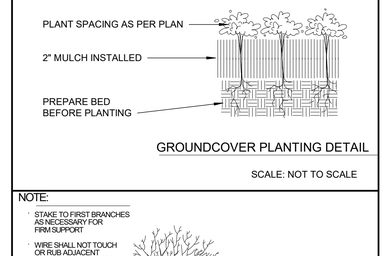
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

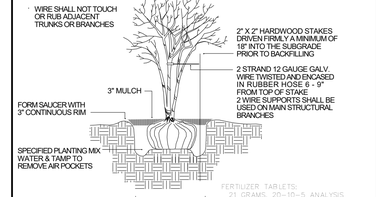


GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE

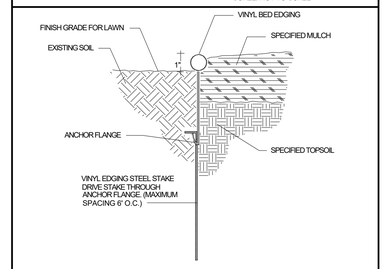
NOTE:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE

SITE AREAS

Scale: As indicated

2 Lanscape Plant Details1

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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Jackson, MS
STATE OF MISSISSIPPI

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SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:20 AM

SHEET
L-1

303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

> **Advisory 303.3 Beveled.** A change in level of ½ inch (13 mm) is permitted to be ¼ inch (6.4 mm) vertical plus ¼ inch (6.4 mm) beveled. However, in no case may the combined change in level exceed ½ inch (13 mm). Changes in level exceeding ½ inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

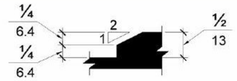


Figure 303.3
Beveled Change in Level

303.4 Ramps. Changes in level greater than ½ inch (13 mm) high shall be *ramped*, and shall comply with 405 or 406.

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS: 1. Animal containment areas shall not be required to comply with 303.
2. *Areas of sport activity* shall not be required to comply with 303.

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.



Figure 303.2
Vertical Change in Level

CHAPTER 4: ACCESSIBLE ROUTES

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

402.1 General. *Accessible* routes shall comply with 402.

402.2 Components. *Accessible* routes shall consist of one or more of the following components: walking surfaces with a *running slope* not steeper than 1:20, doorways, *ramps*, *curb ramps* excluding the flared sides, elevators, and platform lifts. All components of an *accessible* route shall comply with the applicable requirements of Chapter 4.

> **Advisory 402.2 Components.** Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an *accessible* route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The *running slope* of walking surfaces shall not be steeper than 1:20. The *cross slope* of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.
EXCEPTION: Within *employee work areas*, clearances on *common use circulation paths* shall be permitted to be decreased by *work area equipment* provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.
EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

406.3 Sides of Curb Ramps. Where provided, *curb ramp* flares shall not be steeper than 1:10.

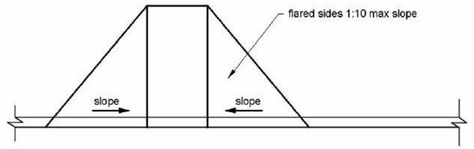


Figure 406.3
Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of *curb ramps*. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the *curb ramp*, excluding flared sides, leading to the landing.
EXCEPTION: In *alterations*, where there is no landing at the top of *curb ramps*, *curb ramp* flares shall be provided and shall not be steeper than 1:12.

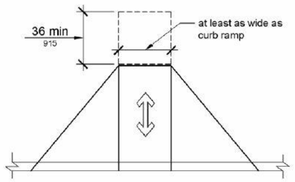


Figure 406.4
Landings at the Top of Curb Ramps

406.5 Location. *Curb ramps* and the flared sides of *curb ramps* shall be located so that they do not project into vehicular traffic lanes, parking *spaces*, or parking access aisles. *Curb ramps* at *marked crossings* shall be wholly contained within the markings, excluding any flared sides.

406 Curb Ramps

406.1 General. *Curb ramps* on *accessible* routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the *curb ramp* shall not be steeper than 1:20. The adjacent surfaces at transitions at *curb ramps* to *walks*, gutters, and streets shall be at the same level.

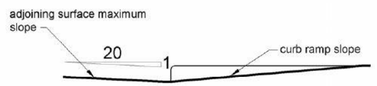


Figure 406.2
Counter Slope of Surfaces Adjacent to Curb Ramps

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

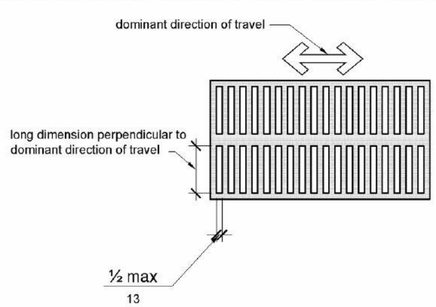


Figure 302.3
Elongated Openings in Floor or Ground Surfaces

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking *spaces* shall comply with 502. Where parking *spaces* are marked with lines, width measurements of parking *spaces* and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking *spaces* or access aisles are not adjacent to another parking *space* or access aisle, measurements shall be permitted to include the full width of the line defining the parking *space* or access aisle.

502.2 Vehicle Spaces. Car parking *spaces* shall be 96 inches (2440 mm) wide minimum and van parking *spaces* shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
EXCEPTION: Van parking *spaces* shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

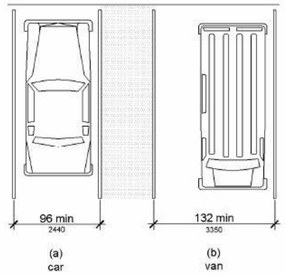


Figure 502.2
Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking *spaces* shall comply with 502.3. Access aisles shall adjoin an *accessible* route. Two parking *spaces* shall be permitted to share a common access aisle.

> **Advisory 502.3 Access Aisle.** Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

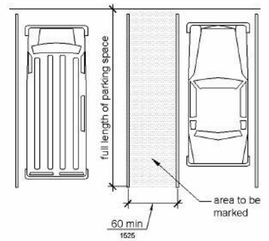


Figure 502.3
Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking *spaces* shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking *spaces* they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

> **Advisory 502.3.3 Marking.** The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the *vehicular way*. Access aisles shall be permitted to be placed on either side of the parking *space* except for angled van parking *spaces* which shall have access aisles located on the passenger side of the parking *spaces*.

> **Advisory 502.3.4 Location.** Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking *spaces* and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking *spaces* they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

> **Advisory 502.4 Floor or Ground Surfaces.** Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking *spaces* for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

> **Advisory 502.5 Vertical Clearance.** Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

502.6 Identification. Parking *space* identification signs shall include the International Symbol of *Accessibility* complying with 703.7.2.1. Signs identifying van parking *spaces* shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

> **Advisory 502.6 Identification.** The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking *spaces* and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent *accessible* routes.

> **Advisory 502.7 Relationship to Accessible Routes.** Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up *space* 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an *accessible* route and shall not overlap the *vehicular way*.

503.3.1 Width. Access aisles serving vehicle pull-up *spaces* shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up *spaces* they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

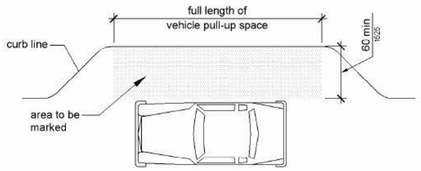


Figure 503.3
Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up *spaces* and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up *space* they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up *spaces*, access aisles serving them, and a vehicular route from an *entrance* to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

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SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:22 AM

SHEET
LS-2

ADA RULES
Scale:

GROUND AND FLOOR SURFACES:

4.5.1 Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip resistant, and comply with section 4.5 A.D.A. rules and regulations.

CHANGES IN LEVEL:

4.5.2 Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with section 4:7 or 4:8 A.D.A. rules and regulations.

DOORS:

Doors shall be of the pivoted or side hinged swinging type. The door shall have an opening force of 5 lb. force max. Forces shall be applied to the latch side (typ.). Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. (Exception: In group B occupancies, key-locking hardware may be used on the main exit when the main exit consists of a single door or pair of doors if there is a readily visible durable sign on or adjacent to the door stating: "This Door To Remain Unlocked During Business Hours". The sign shall be in letters not less than 1 inch high on a contrasting background. The single door or both leaves of a pair of doors must be free to swing without operation of any latching device when unlocked.) Manually operated edge, or surface mounted flush bolts and surface bolts are prohibited. When exit doors are used in pairs and approved automatic flush bolts are used. The door leaf having the automatic flush bolts shall have no door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation. The interior hinged door shall have an opening force of 5 lb. force max.

4.13.8 Thresholds at Doorways. Thresholds at doorways shall not exceed 1/2 in (13 mm) in height for exterior sliding doors or 1/2 in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2.

4.13.9 Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 inches (1220 mm) above finished floor.

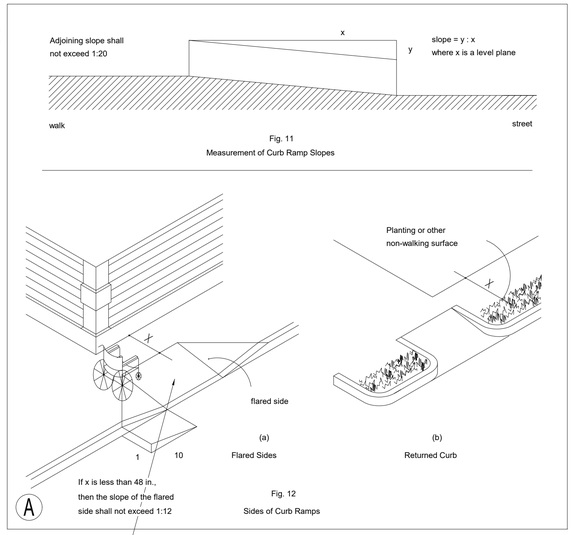


Fig. 11
Measurement of Curb Ramp Slopes

Fig. 12
Sides of Curb Ramps

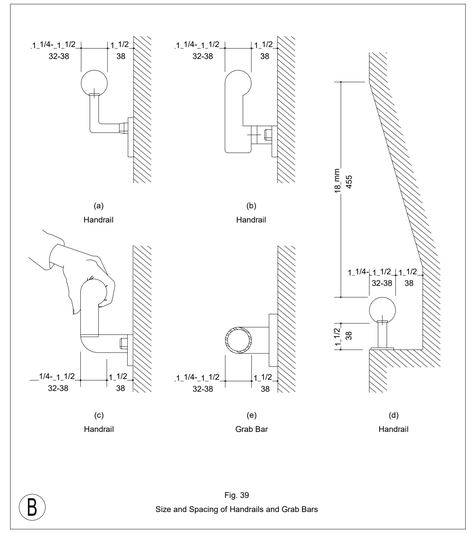


Fig. 39
Size and Spacing of Handrails and Grab Bars

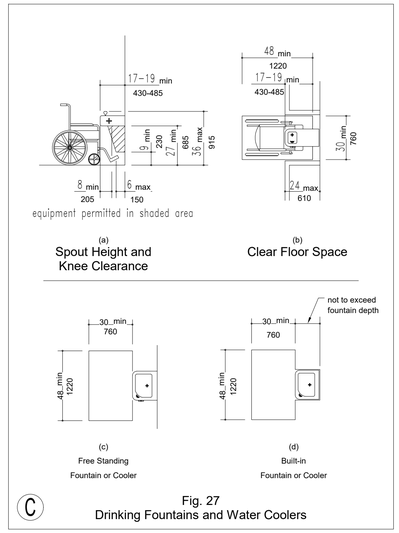


Fig. 27
Drinking Fountains and Water Coolers

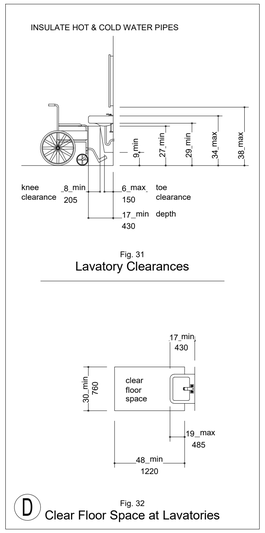


Fig. 32
Clear Floor Space at Lavatories

PROVIDE RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" (23mm), A HEIGHT OF NOMINAL 0.2" (5mm) AND A CENTER-TO-CENTER SPACING
OF NOMINAL 2.35" (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING
SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

RAMPS:

4.7.11 Islands. Any raised islands in crossings shall be cut through level with the street or have curb ramps at both sides and a level area at least 48 in (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (see Fig. 15(a) and (b)).

4.8.1 General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

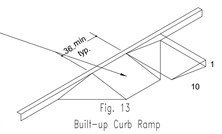
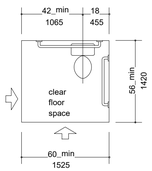
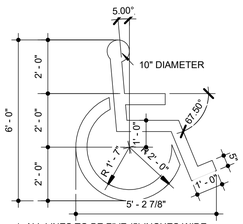


Fig. 13
Built-up Curb Ramp

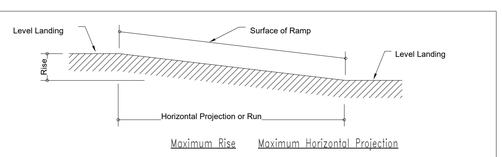


Clear Floor Space at Water Closets



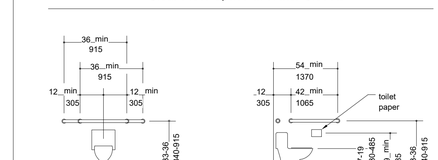
1. ALL LINES TO BE FIVE (5) INCHES WIDE.

2. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL CENTER SYMBOL IN STALL - ONE COAT WHITE PAINT



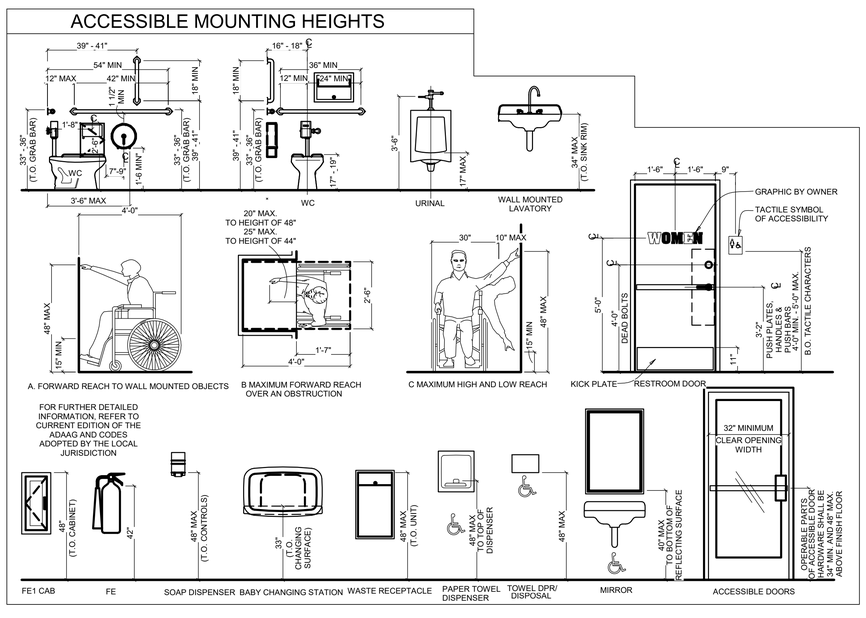
Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

Fig. 16
Components of a Single Ramp Run and Sample Ramp Dimensions



(a) Back Wall
(b) Side Wall

Fig. 29
Grab Bars at Water Closets



4 ada
3/8" = 1'-0"

2 ACCESSIBLE SYMBOL
3/8" = 1'-0"



SIGNAGE:

4.30.4 RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS). LETTERS AND NUMERALS SHALL BE RAISED 1/32 IN, UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8 IN (16 MM) HIGH, BUT NO HIGHER THAN 2 IN (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN (152 MM) MINIMUM IN HEIGHT.

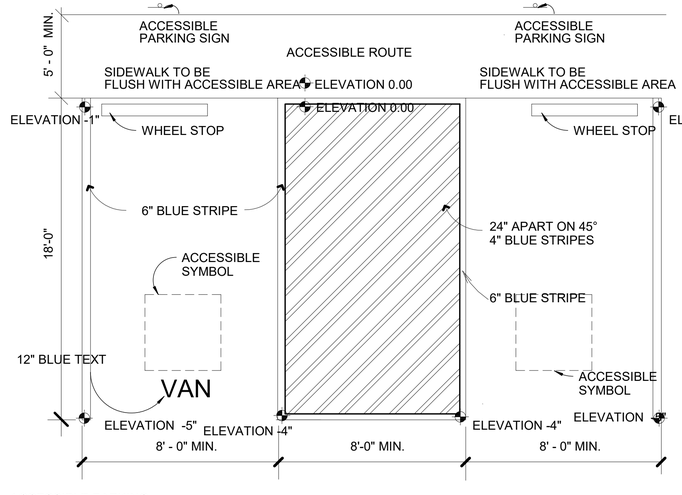
4.30.5 FINISH AND CONTRAST. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

4.30.6 MOUNTING LOCATION AND HEIGHT.
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 IN (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

ACCESSIBILITY REQUIREMENTS

SCALE : N.T.S.

3 ada ext signage
1" = 10'-0"



1 ACCESSIBLE PARKING
1/8" = 1'-0"

ADA DIMENSIONS

Scale: As indicated

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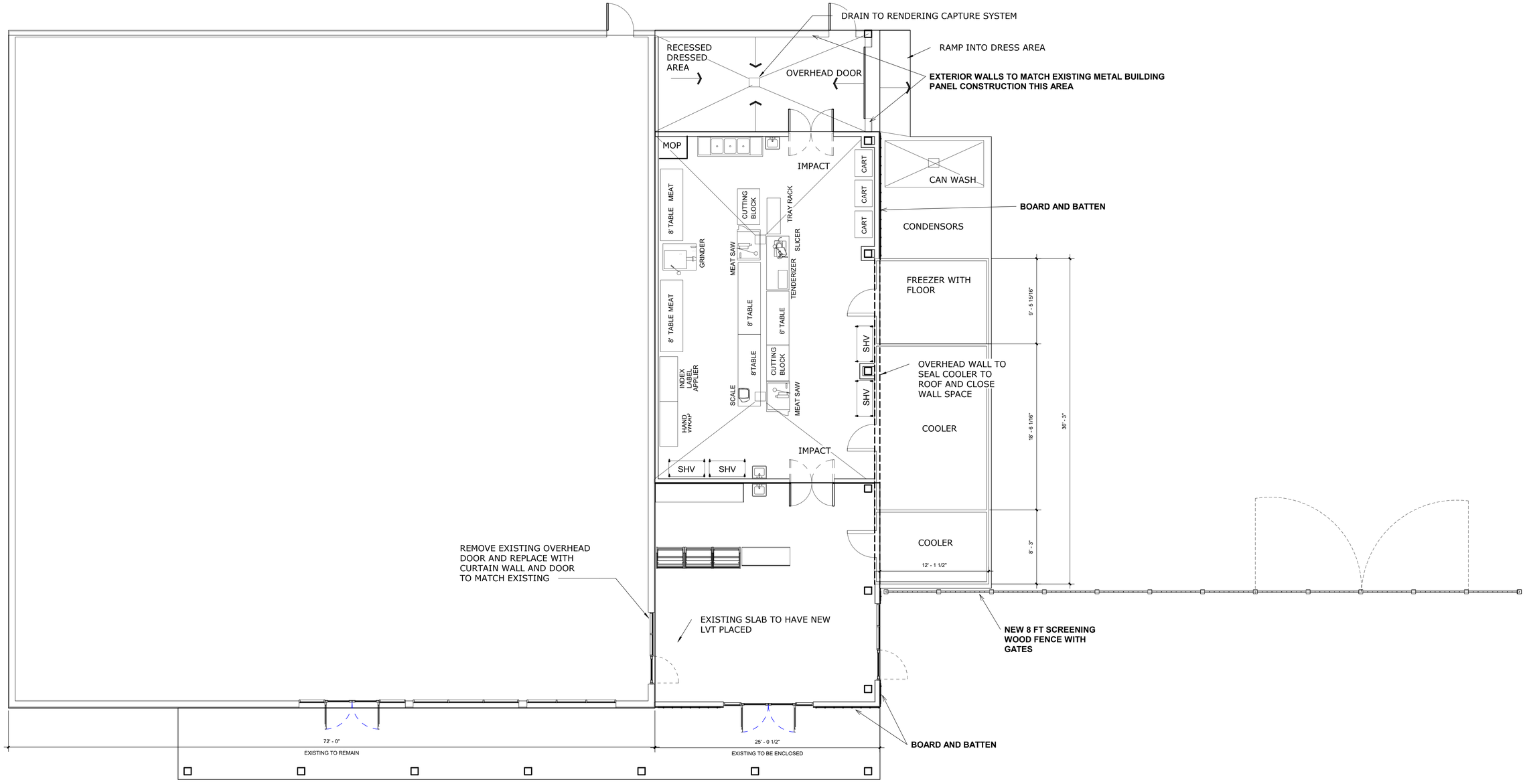
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SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:24 AM

SHEET
LS-3



1 LAYOUT DENOTED
3/16" = 1'-0"

VAN

FLOOR LAYOUT DIMENSION

Scale: 3/16" = 1'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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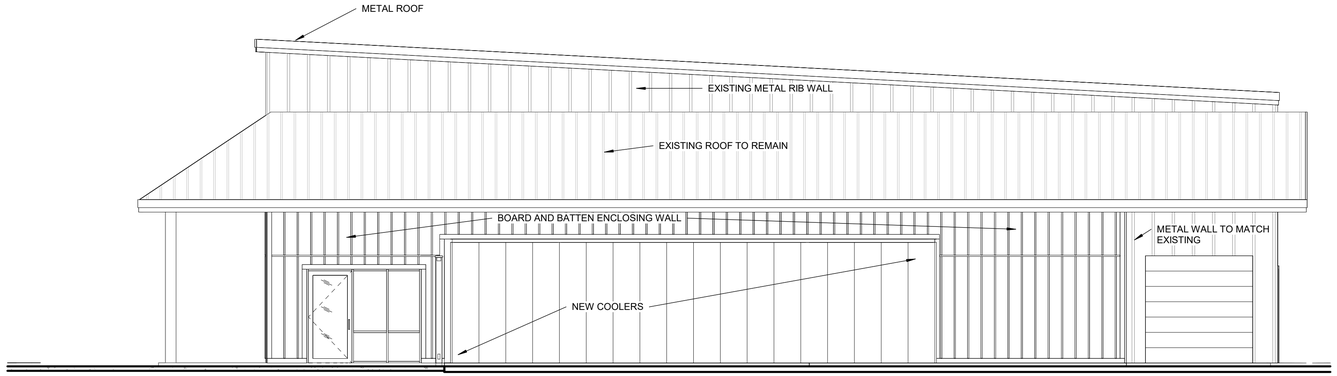
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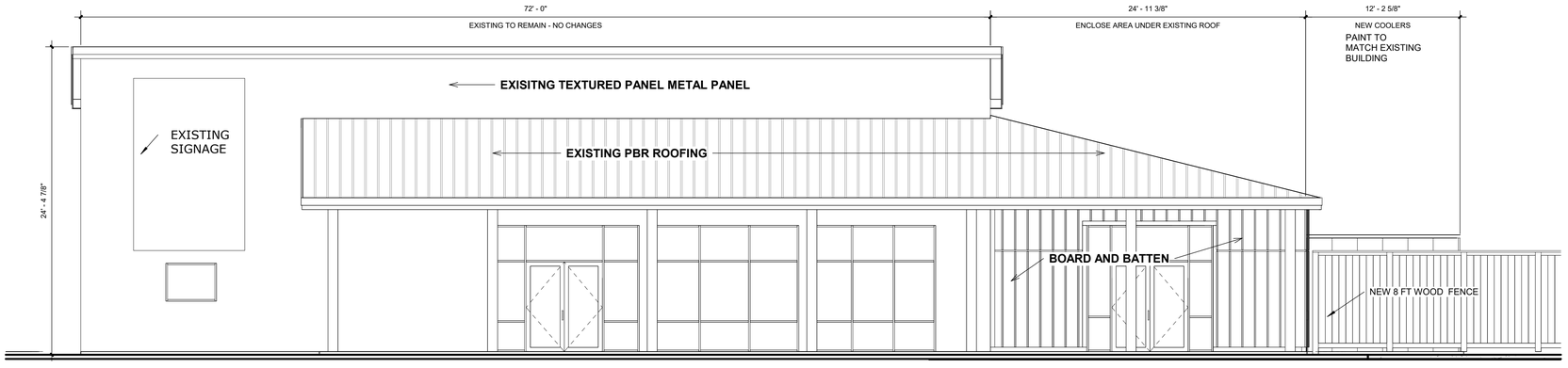
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SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

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7/9/2026
11:39:24 AM

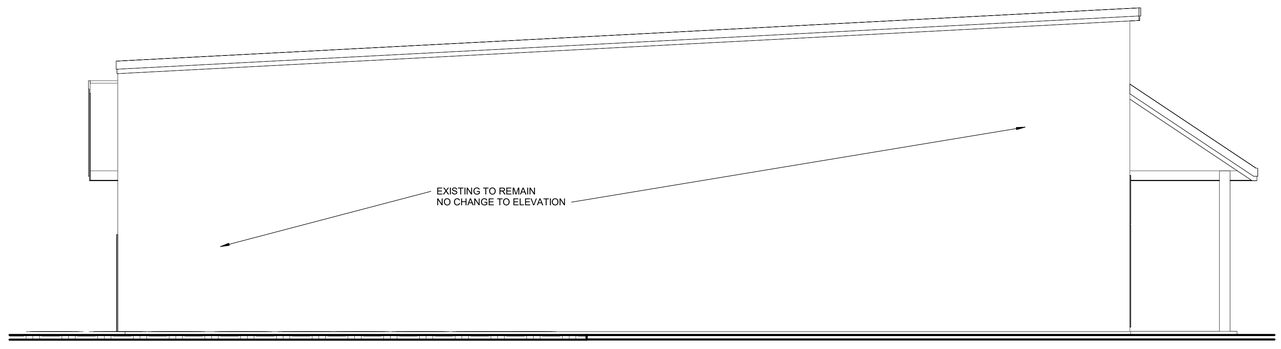
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A3



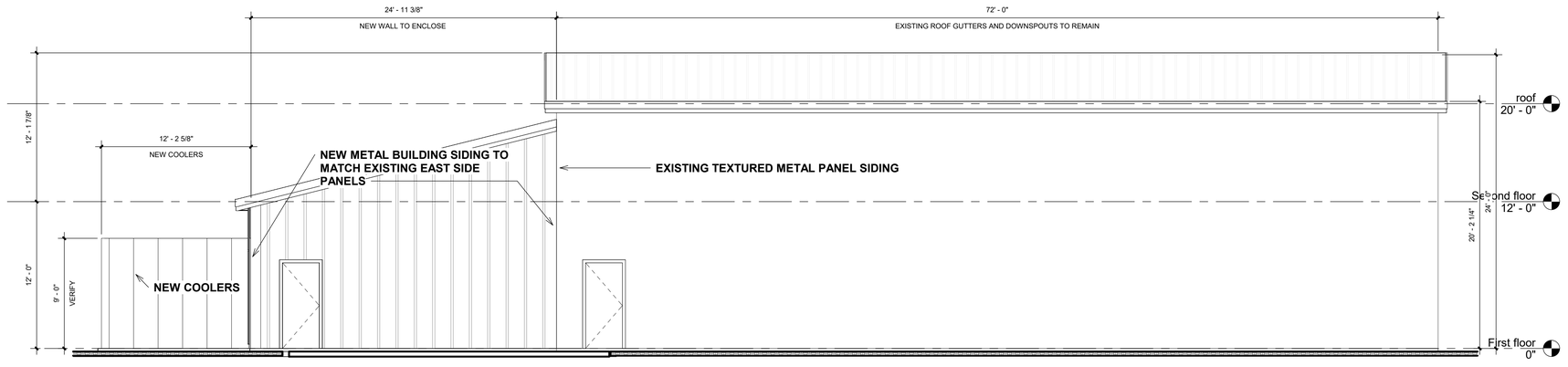
2 NORTH
3/16" = 1'-0"



1 EAST
3/16" = 1'-0"



3 SOUTH
3/16" = 1'-0"



4 ~~WEST ELEVATION~~
3/16" = 1'-0"

ELEVATIONS

Scale: 3/16" = 1'-0"

RGPA / pa
ROBERT G POLK ARCHITECT, P.A.

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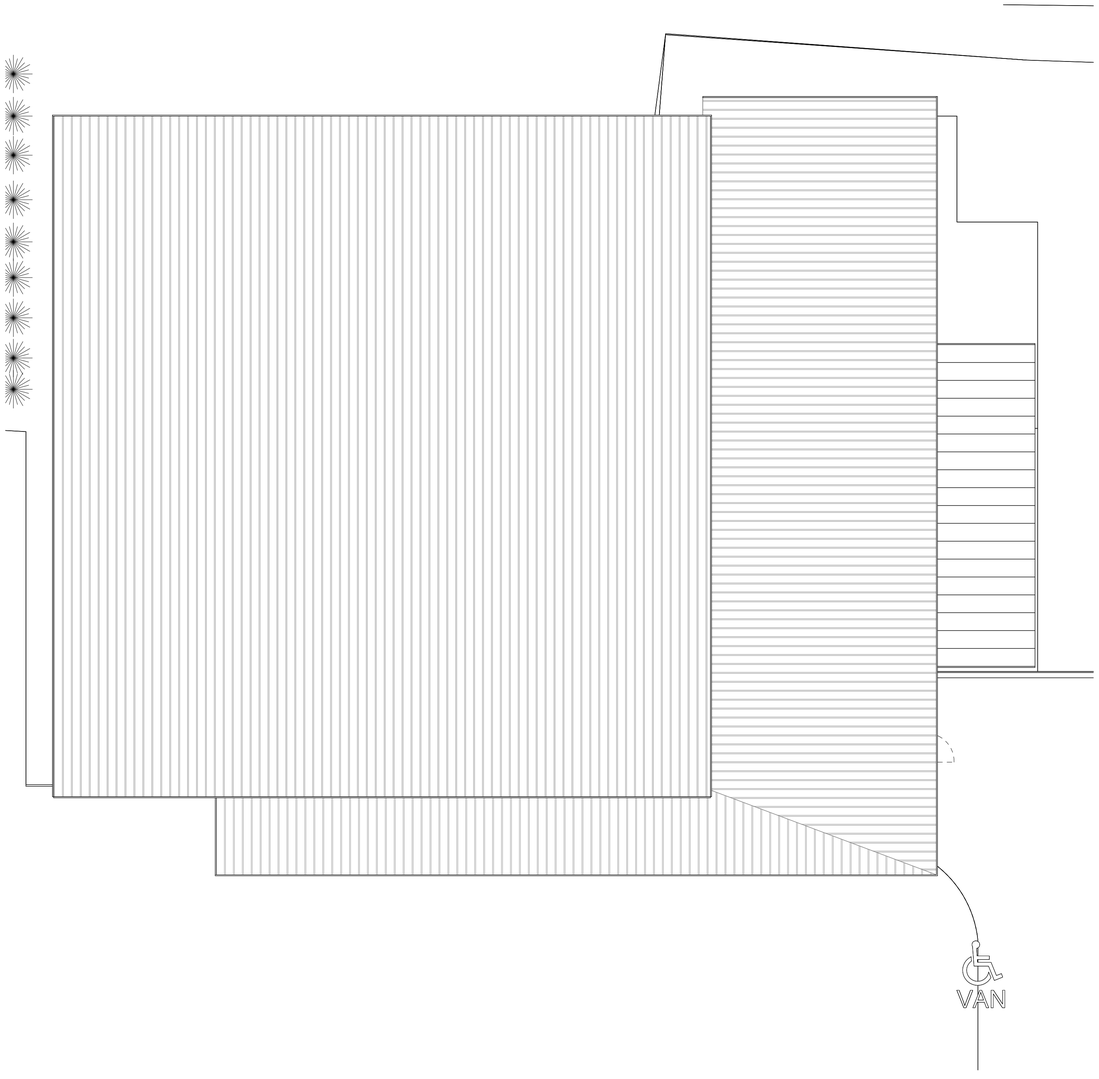
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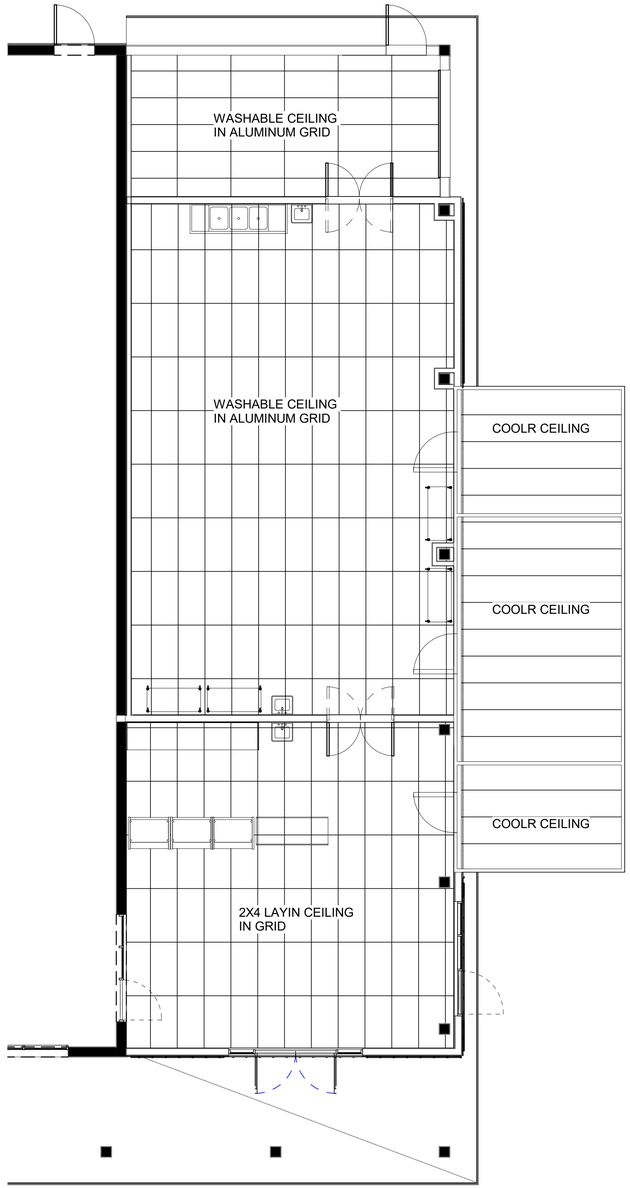
SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:26 AM

SHEET
A4



2 ROOF PLAN
1/8" = 1'-0"



1 REFLECTED CEILING PLAN
3/16" = 1'-0"

REFLECTED CEILING PLAN

Scale: As indicated

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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SIP OUTDOORS

SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:27 AM

SHEET
A5

ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT ALLOWING DEER/MEAT PROCESSING ON PROPERTY LOCATED AT 412 BUSINESS PARK DRIVE, IDENTIFIED AS TAX PARCEL NO. 082E-21-023/00.00, IN A DISTRICT ZONED C-2, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

THERE CAME ON for consideration by Applicant, Sip Outdoors, the issue of whether a Conditional Use allowing deer/meat processing in a zoning district zoned C-2 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 805 of the Zoning Ordinance for the property described herein, which property is located in a C-2 Highway Commercial District, under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing deer/meat processing in district zoned C-2, specifically Tax Parcel No. 082E-21-023/00.00, located at 412 Business Park Drive in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by SIP Development, LLC, and Applicant desires to do an expansion to add to its existing retail business currently located on the subject property and to provide the services of venison and beef processing on the subject property; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for July 28 2026, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt – the Board was advised that the Planning and Zoning Commission at its July 28, 2026, meeting, recommended approval of the requested conditional use allowing Applicant to provide the

services of deer/meat processing on the subject property; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt were accomplished – the City Clerk did cause notice of the July 28, 2026, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City's public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on July 28, 2026, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its July 28, 2026, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for Tax Parcel No. 082E-21-023/00.00, located at 412 Business Park Drive in the City of Gluckstadt, Madison

County, Mississippi allowing Applicant to provide the services of deer/meat processing on the subject property is hereby granted; such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.
5. The subject property described herein, below, is within a zoning district zoned R-1:

   Tax Parcel No. 082E-21-023/00.00, located at 412 Business Park Drive in the City of Gluckstadt, Madison County, Mississippi.
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.
8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of

Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.

9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions:

_____

_____

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2026.

The foregoing Order, having been reduced to writing, Alderman _____ moved that said Order be adopted. Alderman _____ seconded. The vote was as follows:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the ____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 412 BUSINESS PARK DRIVE, IDENTIFIED AS TAX PARCEL NO. 082E-21-023/00.00, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

WHEREAS, Sip Outdoors, (the "Applicant"), did file an Application for a Conditional Use Permit on property described herein, which property is located in a C-2 Highway Commercial District Classifications under the City of Gluckstadt Zoning Ordinance of December 16, 2021 (the "Application"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Application to the Planning and Zoning Commission of the City of Gluckstadt, which Planning and Zoning Commission scheduled a hearing on said Application for July 28, 2026, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Application filed herein; and,

WHEREAS, at the conclusion of the discussion of the Planning and Zoning Commission's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Application and the recommendation of the Planning and Zoning Commission and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, do not exist, and have not been satisfied by the Applicant regarding the granting of a Conditional Use Permit allowing Applicant to provide the services of deer/meat processing on the subject property in district zoned C-2.

SECTION 3. That the Application to grant a Conditional Use Permit pursuant to Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, on the following described property, be and same is hereby denied. The property referenced in the Application (the "property") is described as follows:

> Tax Parcel No. 082E-21-023/00.00, located at 412 Business Park Drive in the City of Gluckstadt, Madison County, Mississippi.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2026.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Consideration of Site Plan-Project 26-040.01 SIP Outdoors

As mentioned earlier, SIP Outdoors is planning a small addition to their existing building in order to provide meat processing services and sales to their customers. This addition will enclose the East side porch area. In addition to the enclosure, refrigeration units will be added and tied into the new building. They will be paving the current stone public area and leaving the stone area to the side of the building after installing a privacy fence. At our request they have added some landscaping along the frontage of the property since the property was never landscaped.

We presented this addition to the ARC Committee, and they voted to recommend approval. We also presented this addition to the PNZ Commission, and they voted to recommend approval with the request to add a privacy fence to the rear of the property (North side). Applicant has incorporated the privacy fence to the North side of the property next to the Church.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 412 Business Park Drive

Parcel #: _____

Owner: Patrick L McCraw
Address: 116 Chadwyck Place
Madison MS 39110

Phone #: 601-960-6782
E-Mail: pat@sip-outdoors.com

Applicant: Sip Outdoors
Address: 412 Business Park Drive
Madison MS 39110

Phone #: 601-427-9354
E-Mail: sipoutdoors24@gmail.com

Current Zoning District: _____

Acreage of Property (If applicable): _____

Use sought of Property: addition to current building for deer processing facility

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

A. Lot Lines (property lines)
B. Zoning of the adjacent lots
C. The names of owners of adjacent lots
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
F. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of the site plan is subject to Board approval.***

_____ 6/30/26

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

Application Complete & Approved to Submit to P&Z Board (please check):

Yes_____ **No**_____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)

Letter of Intent and
Business Overview
Sip Outdoors, LLC
412 Business Park Drive
Madison, MS 39110

To Whom it May Concern,

This letter is submitted in support of the site plan application for Sip Outdoors to add a deer processing facility to be located at 412 Business Park Drive Madison, Mississippi.

The purpose of this business is to provide our many local hunters with a clean, safe, and professionally operated facility for processing legally harvested deer into a variety of meat products for personal consumption. Services will include custom processing and packaging of venison into cuts such as tenderloins, steaks, roasts, ground venison, sausage and other specialty products based on customer preferences.

Our area has a strong hunting tradition, and deer hunting remains a popular outdoor activity for many residents and visitors. The proposed business will meet an existing community need by offering a convenient local option for hunters to have their harvested deer professionally processed, packaged, and prepared. This service will help reduce the need for hunters to travel long distances to processing facilities and will support the responsible utilization of harvested wildlife as a food source.

In addition to serving local hunters, the business is expected to provide several positive benefits to the area, including:

- Supporting the local outdoor recreation and hunting community.
- Encouraging the full utilization of harvested deer as a sustainable food source.
- Providing a convenient and professional processing option in our community.
- Contributing to the local economy through business activity and potential employment opportunities.
- Generating additional traffic to nearby businesses from customers visiting area.
- Operating in accordance with all applicable health, sanitation, environmental, and local regulatory requirements.

The facility will be designed and operated to maintain a clean, orderly, and professional appearance. All processing activities, waste handling, and sanitation procedures will be conducted in compliance with applicable state and local regulations to minimize impacts on neighboring properties and ensure public safety.

Thank you for your consideration of this application. Our goal is to establish a business that

serves the needs of the local hunting community while being a responsible and valued member of the community. We appreciate the opportunity to bring this service to the community and are available to provide any additional information that may be needed.

Sincerely,

Patrick McCraw
Owner
Sip Outdoors
601-966-6782
pat@sipoutdoors.com

Madison County, MS
I CERTIFY THIS INSTRUME
5/15/2024 3:22:45 PM
INST. 1004304 PAGE 1 OF 4
BOOK W - 4439/792
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: BL D.C.

Instrument Prepared by and Return to:
Bradley M Reeves
MS Bar No.: 101947
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601)-898-4420
Covtitle.com
File No.: CT23-08-545

Indexing Instructions:
Lot 4, Gluckstadt Business Park,
SE1/4 of SW1/4 of Section 21, T8N, R2E,
Madison County, Mississippi

Property Derivation:
Book 1754 at Page 151

Grantor:
24 Valley Field Road South
Sandy Hook, CT 06482
(203) 733-2422

Grantee(s):
116 Chadwyck Place
Madison, MS 39110
(601) 966-6782

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **RALO PROPERTIES, LLC, a Mississippi limited liability company** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **SIP DEVELOPMENT LLC, a Mississippi limited liability company** ("Grantees"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

> Lot 4, Gluckstadt Business Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet C at Slide 175, reference to which is hereby made in aid of and as a part of this description.
>
> And being the same property described in instrument recorded in Book 1754 at Page 151.

AND ALSO:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93) using a-combined factor of 0.99994590524 and a delta-alpha angle of negative (+) 00 degrees 06 minutes 52.56832 seconds as determined specifically for the Mississippi State Highway No. 55 Project, more specifically identified as State Project Number [103063/201000] by the Mississippi Department of Transportation.

Commence at a 2" iron pipe found at the southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, said iron pipe being defined by State Plane Coordinates of N 1, 097,470.84 and E 2,371,885.27. From said Point of Commencement run North 80 degrees 16 minutes 22 seconds West a distance of 2878.16 feet to a point on the northern boundary line of Grantor's property, being on the existing Eastern right of way of Business Park Drive and on the proposed eastern right of way line of Industrial Drive. Extended at a point 33.022 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 160+ 47.328 of Industrial Drive. extended, said point being defined by state plane coordinates of N 1,097,957.13 and E 2,369,048.49 and hereinafter referred to as the Point of Beginning.

From said Point of Beginning run along the northern boundary line of Grantor's property, North 88 degrees 19 minutes 38 seconds East a distance of 188.50 feet to the Grantor's property, South 00 degrees 38 minutes 06 seconds East a distance of 241.62 feet to the southeast corner of Grantor's property; thence run along the southern boundary line of Grantor's property, South 89 degrees 55 minutes 39 seconds West a distance of 31.96 feet to a point on the proposed eastern right of way line of Industrial Drive Extended at a point 30.00 feet easterly of and perpendicular from the centerline survey of the above described State Project at station 157+80.27 of Industrial Drive Extended;

thence run along the proposed eastern right of way line of Industrial Drive Extended the following courses and distances: North 01 degrees 00 minutes 53 seconds West a distance of 19.76 feet to a point 30.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+00.028 of Industrial Drive Extended; North 11 degrees 20 minutes 48 seconds West a distance of 103.96 feet to a point 35.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+90.00 of Industrial Drive Extended; North 39 degrees 20 minutes 55 seconds West a distance of 99.26 feet to a point 35.00 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 159+75.00 of Industrial Drive Extended; North 63 degrees 26 minutes 01 seconds West a distance of 84.30 feet back to the Point of Beginning.

The above described parcel of land contains .40 acres, more or less, and is situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.

The above described parcel of land being all of the Grantor's property as recorded in Deed Book 2124, Page 149 that lies northeasterly of the proposed State Project right of way of Industrial Drive Extended.

And being the same property described in instrument recorded in Book 3675 at Page 281.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances or severances of any kind, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, Grantor and Grantee agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

(*Signature Page to Warranty Deed follows*)

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

RALO PROPERTIES, LLC,
a Mississippi limited liability company

By: Ralph Pasquarella
Ralph Pasquarella, Member

STATE OF Connecticut

COUNTY OF Fairfield

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of May, 2024, within my jurisdiction, the within named Ralph Pasquarella, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his/her representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Gina Cavaliere
Notary Public

GINA CAVALIERE
Notary Public, State of Connecticut
My Commission Expires Apr. 30, 2027

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 5/15/2024 3:22:45 PM AND RECORDED IN W BOOK:4439 PAGE:792

(Signature Page to Warranty Deed)

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Request for Conditional Use-Project 26-041 RPT Expansion

Rick's Pro Truck (RPT) is planning an addition/expansion to their property on Calhoun Station. They plan to add a mixed-use building that will provide retail storefronts along Calhoun Station and warehousing/workspace/storage in the rear of the building. In the C-2 zone, enclosed storage and/or warehousing requires a Conditional Use. Applicant request approval for a Conditional Use for this addition to their property that will utilize the back of the building as storage/warehousing and the front will be street side retail.

We held a Public Hearing at the PNZ Commission meeting on 7/28/26. The Commission voted to recommend approval of the Conditional Use with the recommendation to remove the new curb cut (driveway) and utilize the existing driveway. There was no public opposition to this Conditional Use.

The Owner/Designer is here today to discuss the need for this new driveway. Also, I would like to point out to the Board that multiple driveways/accessways are allowed as long as they are at least 22' apart in which this design exceeds. Also, there will be no more curb cuts to the South until you get to the existing building at 100 Germantown Village due to the Regulatory Floodway.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: unassigned at this time adjacent to RPT 238 Calhoun Station Parkway, 39110 (county GIS map shows address to be 170 Calhoun Station Parkway, 39110)

Parcel #: 082E-21-016/15.00

Owner: Estel Commercial Properties, LLC
Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Phone #: 601 946-8274
E-Mail: rpt194@aol.com

Applicant: Estel Commercial Properties, LLC
Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Phone #: 601 946-8274
E-Mail: rpt194@aol.com

Current Zoning District: C-2
Acreage of Property (If applicable): 3.32 entire tract, aprox 1.0 acre to be developed
Use sought of Property: General retail front, warehousing at the rear

---

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 805.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing
5. Site Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

(a). Ingress and egress to property and proposed structures
(b). Off-Street parking and loading areas
(c). Refuse and service areas
(d). Utilities, with reference locations, availability, and compatibility.
(e). Screening and buffering with reference to type, dimensions, and character.
(f). Required yards and other open spaces.
(g). General compatibility with adjacent properties and other properties in the district.
(h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.

Applicant Signature

Estel Commercial Properties, LLC
By: Richard Estel
Name: Richard A. Estel
Title: Manager

6/25/26
Date

Property Owner Signature

Estel Commercial Properties, LLC
By: Richard Estel
Name: Richard A. Estel
Title: Manager

6/25/26
Date

Joseph Orr
Architecture PA

June 22, 2026

Mr. Caine Dearman
Planning & Zoning Director
City of Gluckstadt
107 Lone Wolf Drive
Gluckstadt, MS 39110

Re: Ricks Pro Truck Expansion
Calhoun Station Parkway
Gluckstadt, MS 39110

Dear Mr. Dearman,

Please accept the attached Architectural/Site Plan submittal for municipal review and approval of the above referenced project. To summarize the scope of work, Mr. Rick Estel, who owns Ricks Pro Truck (RPT), is developing the adjacent land area within an existing parcel. He desires to construct a "white box" facility to accommodate future tenants, which shall be classified as Group B Business, and Group M Mercantile occupants – tenants who will solicit their own approvals and permitting at the appropriate time.

Coupled with this, RPT seeks additional warehouse space (Group S-2), which the adjacent property can accommodate. Our design reflects a warehouse component separate from the retail portion of the new facility. RPT will conduct their operations between the existing building and this warehouse component, within the gated part of the back of site. This is not to say that future tenants will never need access to this warehouse space – I can foresee uses where a storage component can complement a retail operation. Presently though, RPT needs this storage space for their own use.

It is our understanding the detention pond across the street has been engineered to accept runoff from the property. The original engineer for this pond is participating as part of our team, and his drawings reflect such.

We are looking forward to getting this underway, and seek your permission to do so.

Joseph Orr Architecture PA

J. Orr JR.

Joseph Orr

967 Madison Ave,
Suite B
Madison, MS
39110
601 855-0123

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: RO
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 7/1/2026 3:45:44 PM

ESTEL COMMERCIAL PROPERTI
3201 LOUIS WILSON DR
BRANDON, MS 39042

Trans Code: 400.00 - Permit Payments **Account: 2026104 ESTEL COMMERCIAL PROPERTI** **$250.00**

2026104 250.00CR

Total Balance Due: **$250.00**

Payment Method: Check Payor: ESTEL COMMERCIAL PROPI Reference: 3152 Amount: $250.00

Total Payment Received: **$250.00**

Change: **$0.00**

JOURNAL

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0086
Notice ID	ys78CTEptxPWrV6QN459
Publisher	Madison County Journal
Date of issue	Jul 7, 2026
Date due	Aug 7, 2026
Amount due	**$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Conditional Use - RPT Expansion

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/bd2LKuDhk1iCUhoGIn69/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0086 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$22.28
Tax	0.00
Processing Fee	7.23
Amount due	**$29.51**

7/9/26

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222.**

Notice ID: ys78CTEptxPWrV6QN4S9 | **Proof Updated: Jul. 07, 2026 at 03:00pm CDT**
Notice Name: Conditional Use - RPT Expansion

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.1

Number of Lines: 27

07/09/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00
Subtotal	$22.28
Tax	$0.00
Processing Fee	$7.23
Total	**$29.51**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 170 Calhoun Station Parkway
Madison County Parcel No.
082E-21-016/15.00

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the conditional use application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: July 9, 2026

7/8/26

RPT Gluckstadt Property Information

Legal Description found in that certain Special Warranty Deed to Estel Commercial Properties, LLC, a Mississippi limited liability company, dated December 8, 2016, and recorded as Instrument No. 501851 in Book 3442, Page 851 in the office of the Chancery Clerk of Madison County, MS.

Legal Description of Property:

A certain tract of land containing 3.32 acres, more or less, situated in the Southeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of that same tract of land as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 462 at page 690 and being more particularly described as follows:

Commencing at a P.K. nail, set in pavement, marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 36°29'16: East for 2,648.39 feet to a ½" rebar (found) at the intersection of the East line of Calhoun Station Parkway with the South line of Autobahn Loop, said point hereinafter referred to as the Point of Beginning:

Thence South 65°04'47" East along the South line of Autobahn Loop for 33.19 feet to a ½" rebar (found); thence Easterly along the arc of a 10°48'38" curve to the left, said curve having a radius of 530.00 feet and a chord of South 77°03'29" East for 219.99 feet, for an arc distance of 221.61 feet to a ½" rebar (found); thence South 89°02'11" East along the South line of Autobahn Loop for 24.63 feet to a ½" rebar (set); thence leaving the South line of Autobahn Loop, run South 00°23'37" East for 389.73 feet to a ½" rebar set on the top bank of said new ditch; thence Westerly along the top bank of said new ditch, the following courses and distances:

North 89°56'04" West for 239.14 feet;

North 81°'26'59" West for 31.62 feet;

North 64°48'06" West for 71.79 feet;

North 76°15'25" West for 78.11 feet to a ½" rebar set on the East line of Calhoun Station Parkway; thence Northerly along the arc of a 02°56'18" curve to the right, said curve having a radius of 1,950.00 feet and a chord of North 19°14'55" East for 422.96 feet, for an arc distance of 423.78 feet to the Point of Beginning.

Adjacent Owners within 500 feet of the Property:

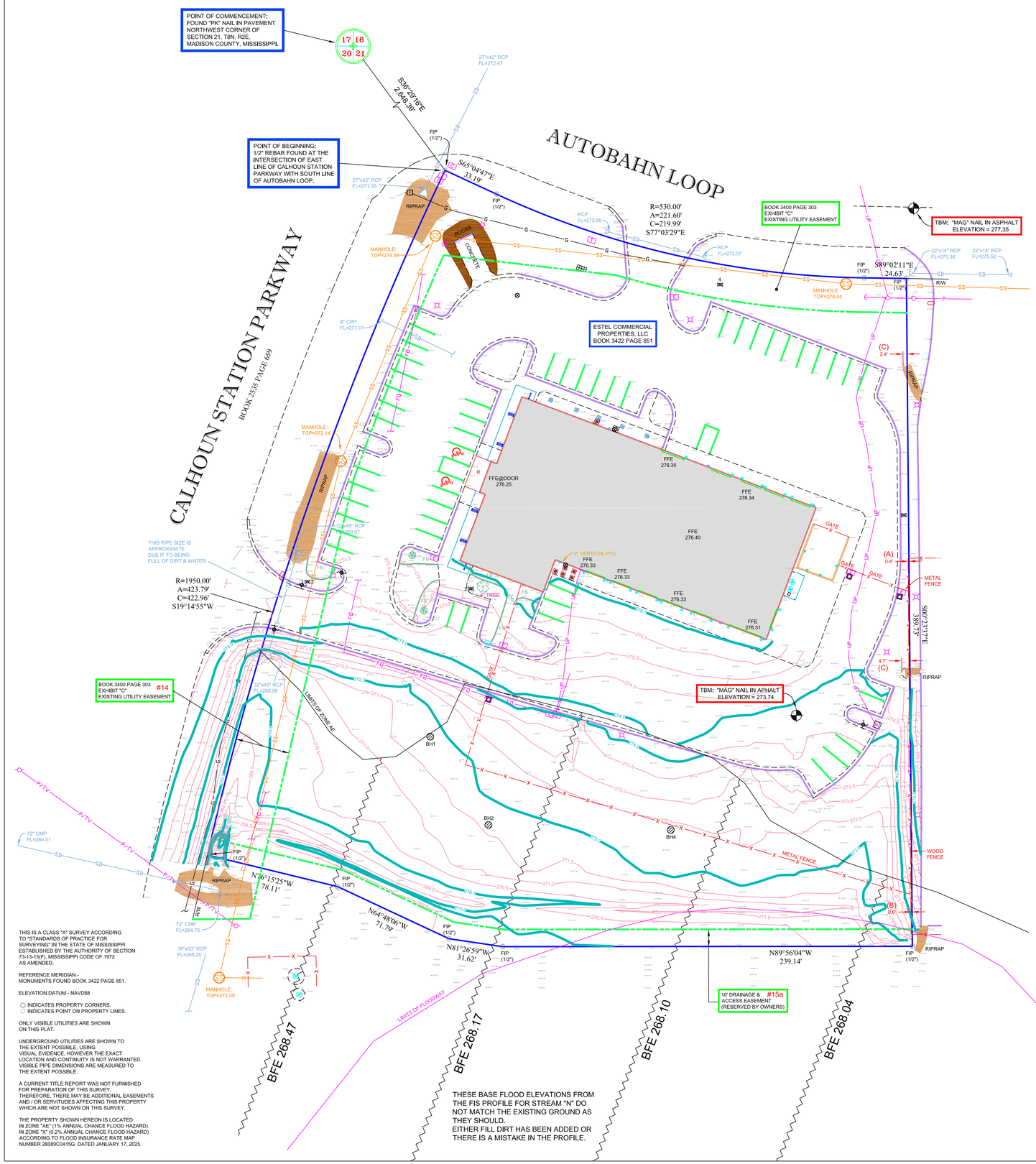
- 2016 LLC
  - Address: 105 Acacia Ct, Flowood, MS 39232
  - Immediately Adjacent
- Calhoun Station Property Owners
  - Address: 384 Church Rd, Madison, MS 39110
  - Immediately Adjacent
- S & P Management LLC
  - 119 Rosedowne Bend, Madison, MS 39110
  - Across Autobahn Loop

- John C. Herrald et al.
    - John C. Herrald
    - Annete Maria Schmidt Harreld
    - Ronald L. Hutchinson
    - PO Box 160, Madison, MS 39130
    - Across Autobahn Loop
- Citizens Bank of Philadelphia
    - 521 Main Street, Philadelphia, MS 39350
    - Across Autobahn Loop
- Pingree 2000 Real Estate Holdings LLC
    - 600 Corporate Park Drive, St. Louis, MO 63105
    - Across Autobahn Loop
- Callaway Holdings LLC
    - PO Box 1919, Ridgeland, MS 39158
    - Northwest of Property
- Paula Looney
    - 206 Church Road, Madison, MS 39110
    - West of Property
- Gluckstadt Family Entertainment LLC
    - 457 Bozeman Road, Madison, MS 39110
    - Directly east of property behind 2016 LLC property.
- Bear Creek Water Association Inc.
    - 301 Distribution Drive, Madison, MS 39110
    - Directly south of the southwest corner of the Property
- Bellamare Development LLC
    - 1554 West Peace St, Canton, MS 39046
    - South and southwest of Property
- R&S Holdings LLC
    - 1554 West Peace St, Canton, MS 39046
    - South of Property
- GPMG Holdings LLC
    - 116 Ashbrook Trail, Madison, MS 39110
    - South of Property
- MAG Holdings #1 LLC
    - 176 American Way, Madison, MS 39110
    - Southwest of Property
- Andrea Hodge Grasse and Ronald Golden Grasse III
    - 184 Church Road, Madison, MS 39110
    - Southwest of Property

CIVIL DRAWINGS

TOPOGRAPHIC SURVEY
CERTAIN PROPERTIES
SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.



THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - MONUMENTS FOUND BOOK 3422 PAGE 851.

ELEVATION DATUM - NAVD88

○ INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE, USING VISUAL EVIDENCE, HOWEVER THE EXACT LOCATION AND CONTINUITY IS NOT WARRANTED. VISIBLE PIPE DIMENSIONS ARE MEASURED TO THE EXTENT POSSIBLE.

A CURRENT TITLE REPORT WAS NOT FURNISHED FOR PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND / OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE" (1% ANNUAL CHANCE FLOOD HAZARD) IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 28089C0415G, DATED JANUARY 17, 2025.

THESE BASE FLOOD ELEVATIONS FROM THE FIS PROFILE FOR STREAM "N" DO NOT MATCH THE EXISTING GROUND AS THEY SHOULD.
EITHER FILL DIRT HAS BEEN ADDED OR THERE IS A MISTAKE IN THE PROFILE.

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707
File No.: 24581.103
Address Reference: 3,32 acres, more or less, located In Madison County, MS
Amount of Insurance: $ 2,225,000.00
Date of Policy: June 26, 2018 at 8:00 a.m.
Name of Insured: Estel Commercial Properties, LLC
The estate or interest in the Land that is insured by this policy is: Fee Simple
Title is vested in: Estel Commercial Properties, LLC, a Mississippi limited liability company, by virtue of that certain Special Warranty Deed dated December 8, 2016, and recorded in Book 3422, Page 851.

EXCEPTIONS FROM COVERAGE
This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
NOT A SURVEYING MATTER.
2. Any facts, rights, Interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
NOT A SURVEYING MATTER.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
NOT A SURVEYING MATTER.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
ENCROACHMENTS ARE AS SHOWN HEREON.
5. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, Immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.
NOT A SURVEYING MATTER.
Any dispute as to the boundaries caused by a change In the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water. N/A
7. Taxes and assessments for the year 2018 and subsequent years and not yet due and payable.
NOT A SURVEYING MATTER.
8. The Company does not insure the area, square footage, or acreage of the land.
NOT A SURVEYING MATTER.
9, Notwithstanding any provision of this Policy to the contrary and until the improvements to be erected on the Land have been completed, and subject to levies, taxes and assignments hereafter accruing and to the rights of any persons claiming by, through, or under the insured described herein, its successors, or assigns, or by, through, or under the contractors, laborers or materialmen, of said persons, or any of them, or the laborers or materialmen of any contractors or subcontractors, which may intervene, liability under this Policy is limited to the purchase price of the Land plus the amount expended at any time for Improvements, subject nevertheless to any such lien claims, total liability being limited to the face amount of this Policy.
NOT A SURVEYING MATTER.
10, Deed of Trust by Estel Commercial Properties, LLC, Grantor, to T. Calvin Wells, Trustee, for the benefit of First Commercial Bank, Lender/Beneficiary, dated June 14, 2018, and recorded in Book 3616, Page 92.
NOT A SURVEYING MATTER.
11. Assignment of Rents by and between Estel Commercial Properties, LLC, Grantor, and First Commercial Bank, Lender, dated June 14, 2018, and recorded in Book 3616, Page 104.
NOT A SURVEYING MATTER.
12. Declaration of Restriction dated May 27, 2015, and recorded in Book 3211, Page 822.
MAY AFFECT THE SUBJECT PROPERTY BUT UNCERTAIN BECAUSE EXHIBITS A & B ARE NOT ATTACHED.
13. The right of surface entry, exploration or mining, as indicated on the current county tax map.
NOT A SURVEYING MATTER.
14. Utility Easement dated September 18, 2016, and recorded in Book 3400, Page 303, and similar (but not exactly the same) counterpart Utility Easement dated October 21, 2016, and recorded in Book 3413, Page 974.,
NOTE: Both instruments list John C. Harreld, Ronald L. Hutchinson, Annette S. Harreld, Mac Haik, and MH Canton CDJR Realty Ltd as Grantors and have signature blocks for all of them, but the one in Book 3400, Page 303 is executed only by John C. Harreld, Ronald L. Hutchinson, and Annette S. Harreld (with the signature block for the other listed Grators being marked out), and the one in Book 3413, Page 974 is executed only by Mac Haik and MH Canton CDJR Realty Ltd (with the signature blocks for the other listed Grantors being marked out).
AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
15. The following matters set forth in that certain Special Warranty Deed dated December 8, 2016, and recorded in Book 3422, Page 851 (all as more particularly described on page 852 of such instrument):
a. 10' wide easement for Ingress and egress to drainage ditch;
AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
b. Covenants and restrictions set forth on Exhibit B (should be C) to instrument;
AFFECTS THE SUBJECT PROPERTY.
c. Vehicle sales restriction; and
AFFECTS THE SUBJECT PROPERTY.
d. Membership requirement related to detention pond(s) (including future covenants, restrictions and assessments),
AFFECTS THE SUBJECT PROPERTY.

POSSIBLE ENCROACHMENTS ~ #4
(A) - FENCE LINE IS 0.4' WEST
(B) - FENCE LINE IS 0.6' WEST
(C) - CONCRETE FLUME IS 4.7' WEST
(D) - EDGE OF RIPRAP IS 2.4' WEST

LEGEND

- GUARD POST
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- POWER BOX
- COMMUNICATION BOX
- MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- IRRIGATION CONTROL VALVE
- WATER METER
- SPRINKLER
- ROOF DRAIN
- GRATE INLET
- GAS VALVE
- GAS METER
- AC UNIT
- AIR COMPRESSOR
- LAMP
- GROUND LIGHT
- UTILITY POLE
- GUY WIRE
- POWER PANEL
- GATE MOTOR
- LIFT STATION
- KEYPAD
- SOIL BORING
- MAILBOX
- HANDICAP PARKING
- TREE (SEE PLAN FOR TYPE & SIZE)
- CREPE MYRTLE
- TEMPORARY BENCHMARK
- UP — UNDERGROUND POWER LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN
- X — FENCE LINE
- PARKING STRIPES
- CURB
- EDGE OF PAVEMENT
- OVERHANG
- FB — FLOWERBED
- R — RAMP
- PARKING STRIPES
- EASEMENT
- PROPERTY LINE
- R/W — RIGHT OF WAY

REFERENCE MATERIALS USED:
BOOK 3400 PAGE 303
BOOK 3422 PAGE 851

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROBERT MICHAEL BARNES
REGISTERED PROFESSIONAL LAND SURVEYOR
P.L.S. 2583
MISSISSIPPI

SURVEYED & MAPPED BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com
FIELD WORK COMPLETED: MARCH 19, 2026
PLAT DATE: MARCH 23, 2026

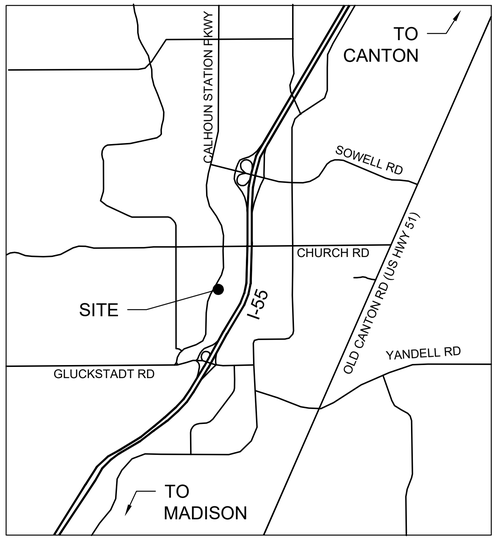
8011-01

RICKS PRO TRUCK SITE EXPANSION

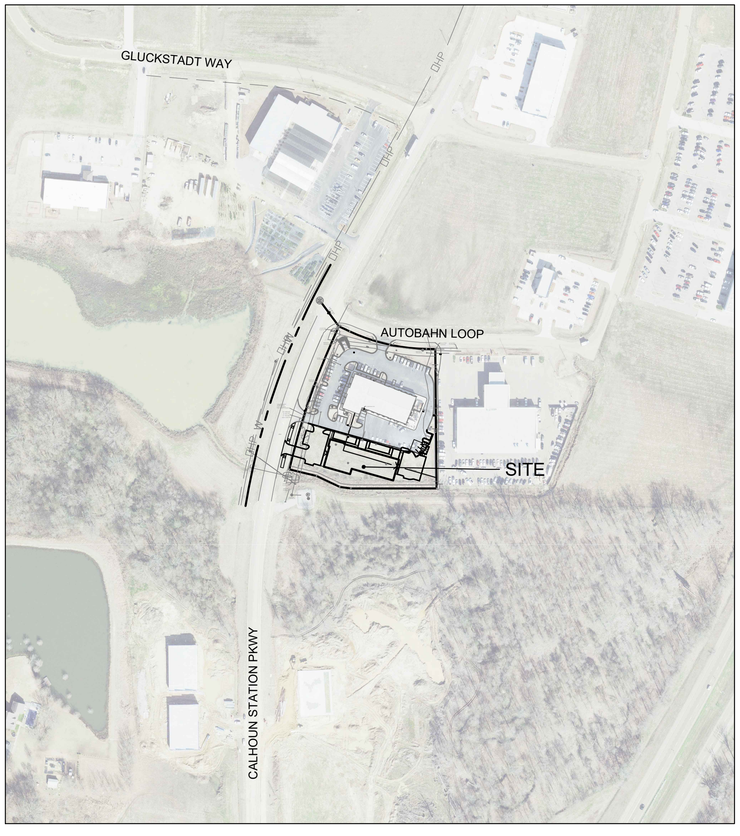
A PROPOSED COMMERCIAL SITE DEVELOPMENT

CALHOUN STATION PKWY

MADISON, MS 39110



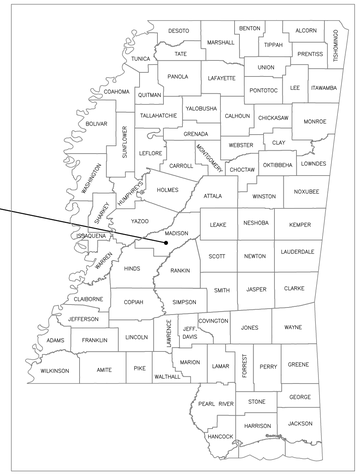
CITY LOCATION



STREET LOCATION

TABLE OF CONTENTS

C1.0 COVER
C2.0 EXISTING CONDITIONS & DEMO PLAN
C3.0 SITE PLAN
C4.0 UTILITY PLAN
C5.0 GRADING PLAN
C6.0 EROSION CONTROL PLAN (SWPPP)
C7.0 SITE DETAILS
C8.0 UTILITY DETAILS



STATE LOCATION

811

Know what's below
Call before you dig

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CONTACT: SETH@DEANES.COM 601-260-6077 C

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N. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI

07-26-2026

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE: COVER

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER: C1.0

TOPOGRAPHIC SURVEY
CERTAIN PROPERTIES
SITUATED IN THE NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.

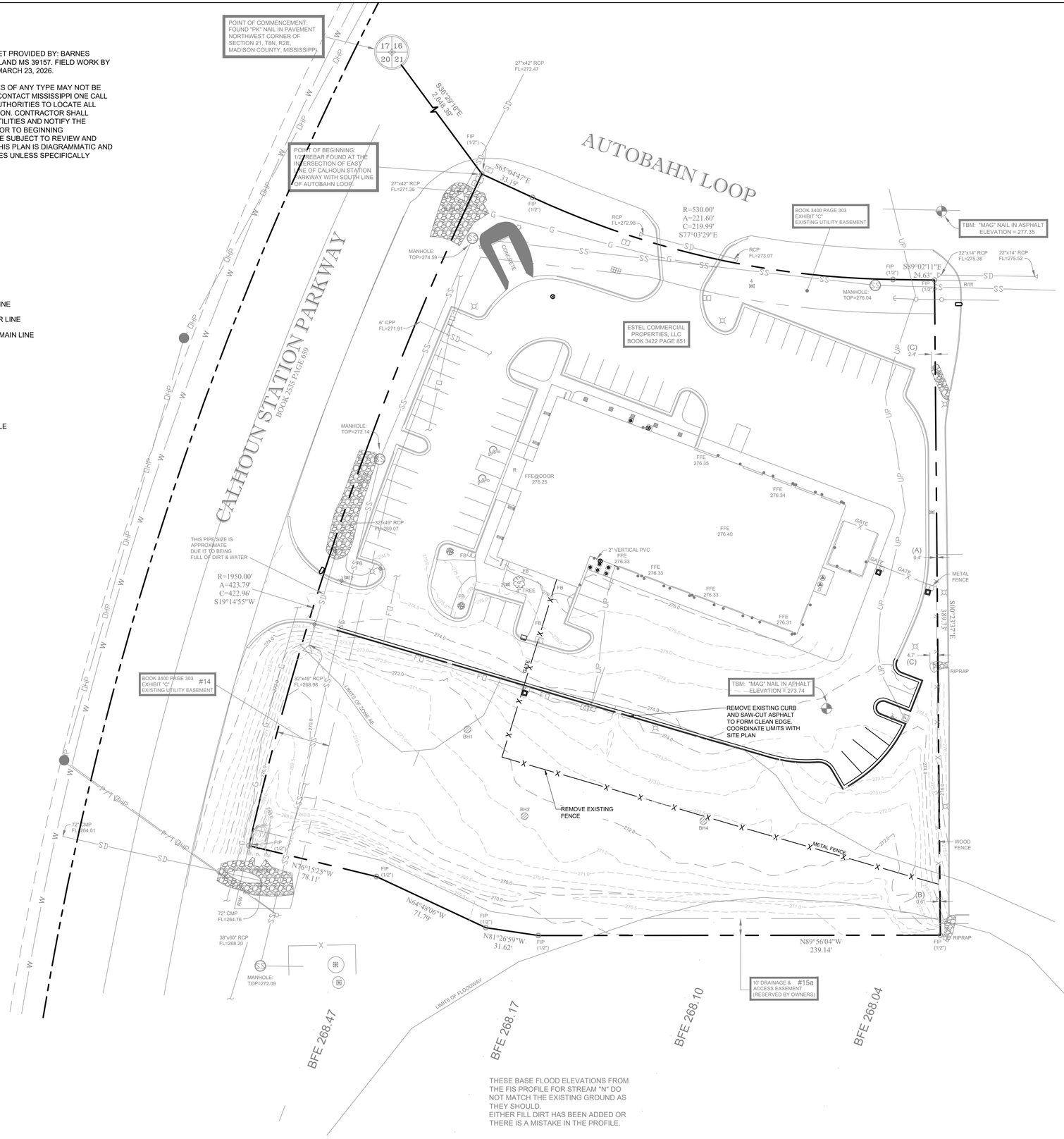
SURVEY NOTES:

1. EXISTING SURVEY INFORMATION SHOWN ON THIS SHEET PROVIDED BY: BARNES SURVEYING, LLC., 272 S PERKINS ST. SUITE 400, RIDGELAND MS 39157. FIELD WORK BY BARNES PERFORMED ON MARCH 19, 2026, PLAT DATE MARCH 23, 2026.

2. LOCATION OF UNDERGROUND UTILITIES & STRUCTURES OF ANY TYPE MAY NOT BE COMPLETE OR EXACT. FOR MORE POSITIVE LOCATIONS CONTACT MISSISSIPPI ONE CALL SYSTEM INC. (TELEPHONE NO. 811) OR OTHER LOCAL AUTHORITIES TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED.

DRAWING SYMBOL LEGEND

EXISTING	DESCRIPTION
P/T	POWER LINE
UP	POWER LINE
G	GAS LINE
FO	FIBER AND/OR TELECOM LINE
SS	GRAVITY SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN LINE
W	WATER LINE
SD	STORM LINE
	PROPERTY LINE
100	MAJOR CONTOUR LINE
101	MINOR CONTOUR LINE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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Section 8, Item F)
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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
07-26-2026

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ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

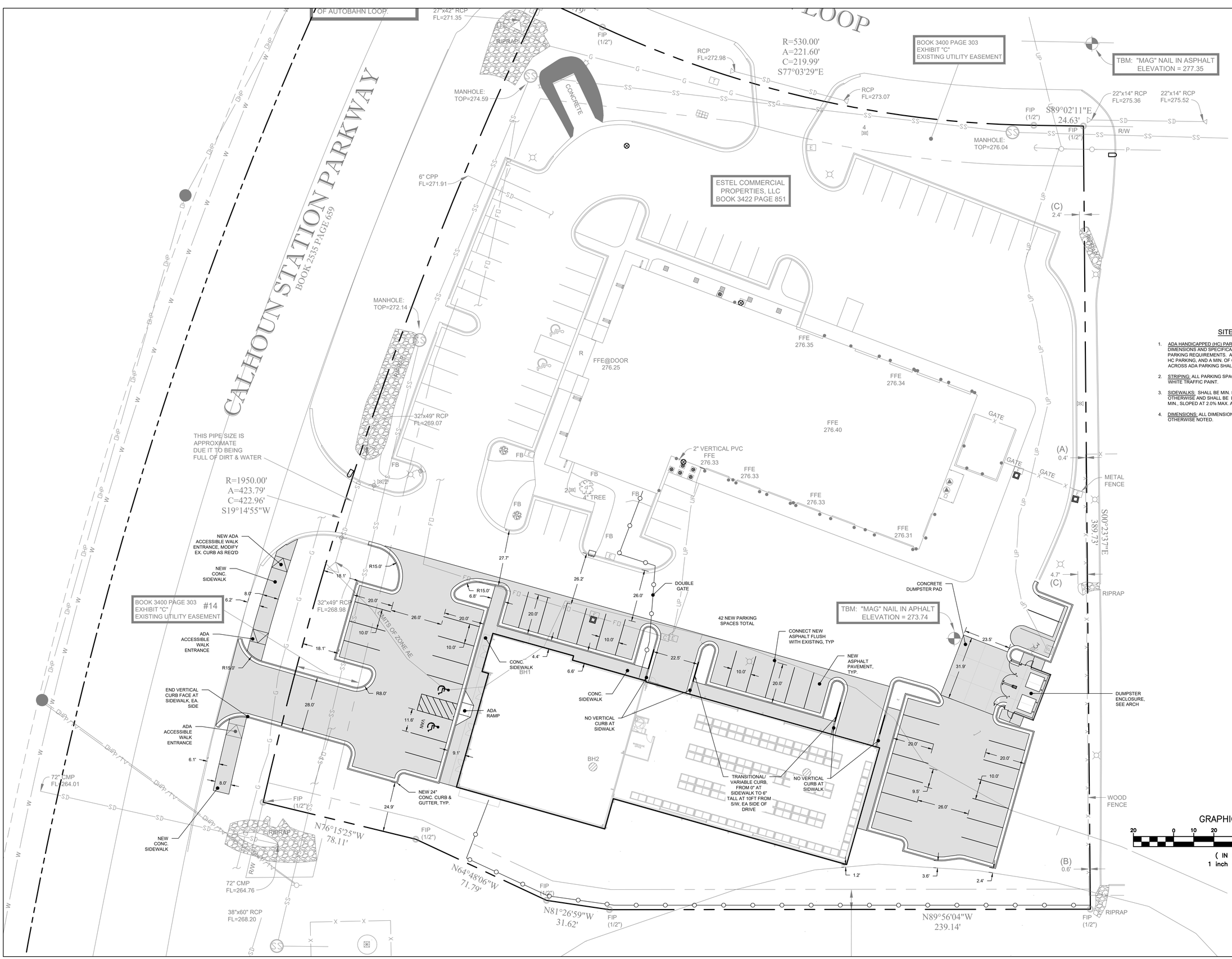
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C2.0

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SITE PLAN NOTES

1. ADA HANDICAPPED (HC) PARKING: REFER TO THE ADA HC DETAILS FOR DIMENSIONS AND SPECIFICATIONS ON REGULAR HC AND VAN ACCESSIBLE PARKING REQUIREMENTS. A MIN. OF 2 SPACES SHALL BE RESERVED FOR HC PARKING, AND A MIN. OF ONE SHALL BE VAN ACCESSIBLE. GRADES ACROSS ADA PARKING SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION
2. STRIPING: ALL PARKING SPACE STRIPING SHALL BE 4" WIDE STRIPES, WHITE TRAFFIC PAINT.
3. SIDEWALKS: SHALL BE MIN. 5' WIDE TYPICALLY, EXCEPT WHERE SPECIFIED OTHERWISE AND SHALL BE LIGHT-DUTY CONCRETE PAVEMENT, 4" THICK, MIN., SLOPED AT 2.0% MAX. AWAY FROM BUILDING.
4. DIMENSIONS: ALL DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE NOTED.

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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
08-04-2026

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26
3	ALL PARKING STALLS CHANGED TO 10'-0" x 20'-0"	08.04.26

OWNER:
ESTEL COMMERCIAL
PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

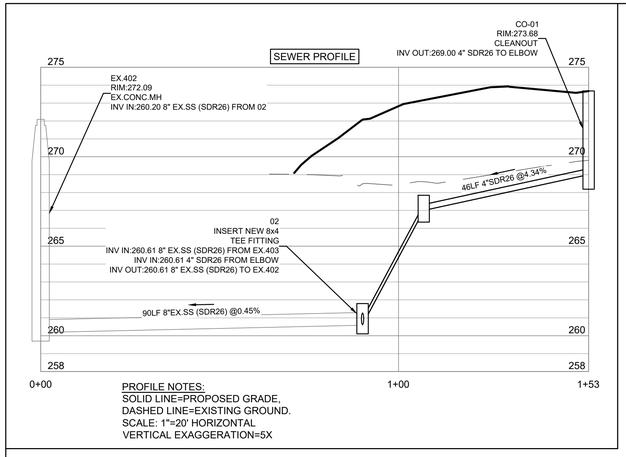
PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE:
SITE PLAN

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C3.0



PROFILE NOTES:
SOLID LINE=PROPOSED GRADE,
DASHED LINE=EXISTING GROUND.
SCALE: 1"=20' HORIZONTAL
VERTICAL EXAGGERATION=5X

POINT OF COMMENCEMENT: FOUND "PK" NAIL IN PAVEMENT NORTHWEST CORNER OF SECTION 21, T8N, R2E, MADISON COUNTY, MISSISSIPPI

POINT OF BEGINNING: 1/2"REBAR FOUND AT THE INTERSECTION OF EAST LINE OF CALHOUN STATION PARKWAY WITH SOUTH LINE OF AUTOBAHN LOOP

EX. FIRE HYDRANT

AUTOBAHN LOOP

CALHOUN STATION PARKWAY
BOOK 2535 PAGE 689

BOOK 3400 PAGE 303
EXHIBIT "C"
EXISTING UTILITY EASEMENT

TBM: "MAG" NAIL IN ASPHALT
ELEVATION = 277.35

ESTEL COMMERCIAL PROPERTIES, LLC
BOOK 3422 PAGE 851

TBM: "MAG" NAIL IN APHALT
ELEVATION = 273.74

APPROX. LOCATION EX. 12" C900 DR 18 WATER MAIN

EX. 20' UTILITY EASEMENT

DIRECTIONAL DRILL/BORE 6" WATER LINE UNDER ROAD

THIS PIPE SIZE IS APPROXIMATE DUE IT TO BEING FULL OF DIRT & WATER

6" HOT TAPPING SLEEVE AND VALVE. CONTACT BEAR CREEK FOR CONSTRUCTION REQUIREMENTS AND COORINATION

BOOK 3400 PAGE 303
EXHIBIT "C"
EXISTING UTILITY EASEMENT
#14

EX.403
RIM:262.79
EX.CONC.MH
INV OUT:261.60 8" EX.SS (SDR26) TO 02

2" METER & 2" PVC DOMESTIC WATER SERVICE

FIRE HYD.

6" C900 WATER MAIN

IRRIGATION METER, SEE LANDSCAPE PLANS FOR REQUIREMENTS & CONTINUATION

02
RIM:261.80
INSERT NEW 8x4
TEE FITTING
INV IN:260.61 8" EX.SS (SDR26) FROM EX.403
INV IN:260.61 4" SDR26 FROM ELBOW
INV OUT:260.61 8" EX.SS (SDR26) TO EX.402

4" PVC SEWER SERVICE

CO-01
RIM:273.68
CLEANOUT
INV OUT:269.00 4" SDR26 TO ELBOW

FFE 275.00

ELBOW DOWN TO EX. SEWER MAIN

EX.402
RIM:272.09
EX.CONC.MH
INV IN:260.20 8" EX.SS (SDR26) FROM 02

10' DRAINAGE & ACCESS EASEMENT (RESERVED BY OWNERS)
#15a

LIMITS OF FLOODWAY

BFE 268.47
BFE 268.17
BFE 268.10
BFE 268.04

THESE BASE FLOOD ELEVATIONS FROM THE FIS PROFILE FOR STREAM "N" DO NOT MATCH THE EXISTING GROUND AS THEY SHOULD.
EITHER FILL DIRT HAS BEEN ADDED OR THERE IS A MISTAKE IN THE PROFILE.

EX. FIRE HYDRANT

TOPOGRAPHIC SURVEY
CERTAIN PROPERTY
SITUATED IN THE NORTHWEST 1/4
SECTION 21, TOWNSHIP 8 NORTH, RANGE
MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.

UTILITY PLAN NOTES

1. LOCAL MUNICIPALITY STANDARDS: ALL WATER & SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BEAR CREEK WHO SERVES WATER AND SEWER TO THE SITE. CONTRACTOR SHALL CONFIRM LOCAL STANDARDS PRIOR TO CONSTRUCTION.
2. INSPECTIONS: CONTRACTOR SHALL NOTIFY BEAR CREEK TO INSPECT ALL WATER AND SEWER MAINS, CONNECTION AND ACCESSORIES PRIOR TO PLACEMENT OF BACKFILL.
3. UTILITY LOCATIONS: CONTRACTOR SHALL HAVE MISSISSIPPI ONE CALL (811 OR 800-227-6477) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED.
4. EXISTING WATER PRESSURE/FLOW: CONTRACTOR SHALL COORDINATE WITH THE LOCAL WATER UTILITY PROVIDER TO TEST THE EXISTING WATER LINE SYSTEM FOR ADEQUATE/APPROPRIATE PRESSURE AND FLOW. CONTRACTOR SHALL REPORT RESULTS TO ENGINEER AND UTILITY PROVIDER FOR FURTHER ANALYSIS.
5. MEP COORDINATION: THIS PLAN SHOWS WATER & SEWER SERVICES FOR THE SITE UP TO 5' FROM THE BUILDING. REFER TO MECHANICAL, ELECTRICAL, PLUMBING (MEP) PLANS FOR CONTINUATION INTO BUILDING, INCLUDING FIRE DEPARTMENT CONNECTION AND BACK FLOW PREVENTOR REQUIREMENTS FOR ALL WATER LINES.
6. WATER LINE THRUST RESTRAINTS: ALL WATER LINES SHALL HAVE THRUST RESTRAINTS (CONCRETE BLOCKING/RESTRAINT MECHANISMS) AT ALL BENDS, TEES, FITTINGS ETC. SEE DETAILS FOR ADDITIONAL REQUIREMENTS. MEGA-LUG RESTRAINT JOINTS ARE REQUIRED TO BE USED.
7. WATER MAINS: ALL WATER MIAN SIZED 4" TO 12" IN DIAMETER SHALL BE AWWA C900, CLASS 150 WITH DUCTILE IRON MECHANICAL JOINTS, CEMENT LINED, AND JOINT RESTRAINS, AWWA C110 OR C153.
8. WATER SERVICE LINES: ALL SERVICE LINES TO BUILDING SIZED 1" TO 3" IN DIAMETER SHALL BE HDPE, AWWA C901, DR11.
9. SEWER CLEANOUTS: SEE MEP PLANS FOR LOCATION AND ELEVATIONS OF SEWER OUT OF BUILDING. COORDINATE SEWER OUT OF BUILDING WITH CLEANOUTS TO MAIN. INSTALL CLEANOUT TOPS FLUSH WITH ADJACENT PAVEMENT SURFACE.
10. WATER LINE COVER: THE WATER LINE SHALL HAVE A MIN. OF 3' GROUND COVER.
11. MINIMUM UTILITY SEPARATION DISTANCES:
    SANITARY SEWER MAINS AND STORM SEWER - 24" VERTICAL
    SANITARY SEWER MAINS AND WATER - 10' HORIZONTAL OR 18" VERTICAL
    STORM SEWER AND WATER - 18" VERTICAL

IF MINIMUM VERTICAL SEPARATIONS CAN NOT BE ACHIEVED AT UTILITY & STORM DRAIN CROSSING, USE DIP MATERIALS AND INSTALL CONCRETE CRADLE WITH 6" MIN. CLEARANCE.

DRAWING SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT (HYD)
		SAN. SEWER MANHOLE (SSMH)
		SAN. SEWER CLEAN OUT (CO)
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
08-04-2026

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26
3	ALL PARKING STALLS CHANGED TO 10'-0" x 20'-0"	08.04.26

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE: UTILITY PLAN

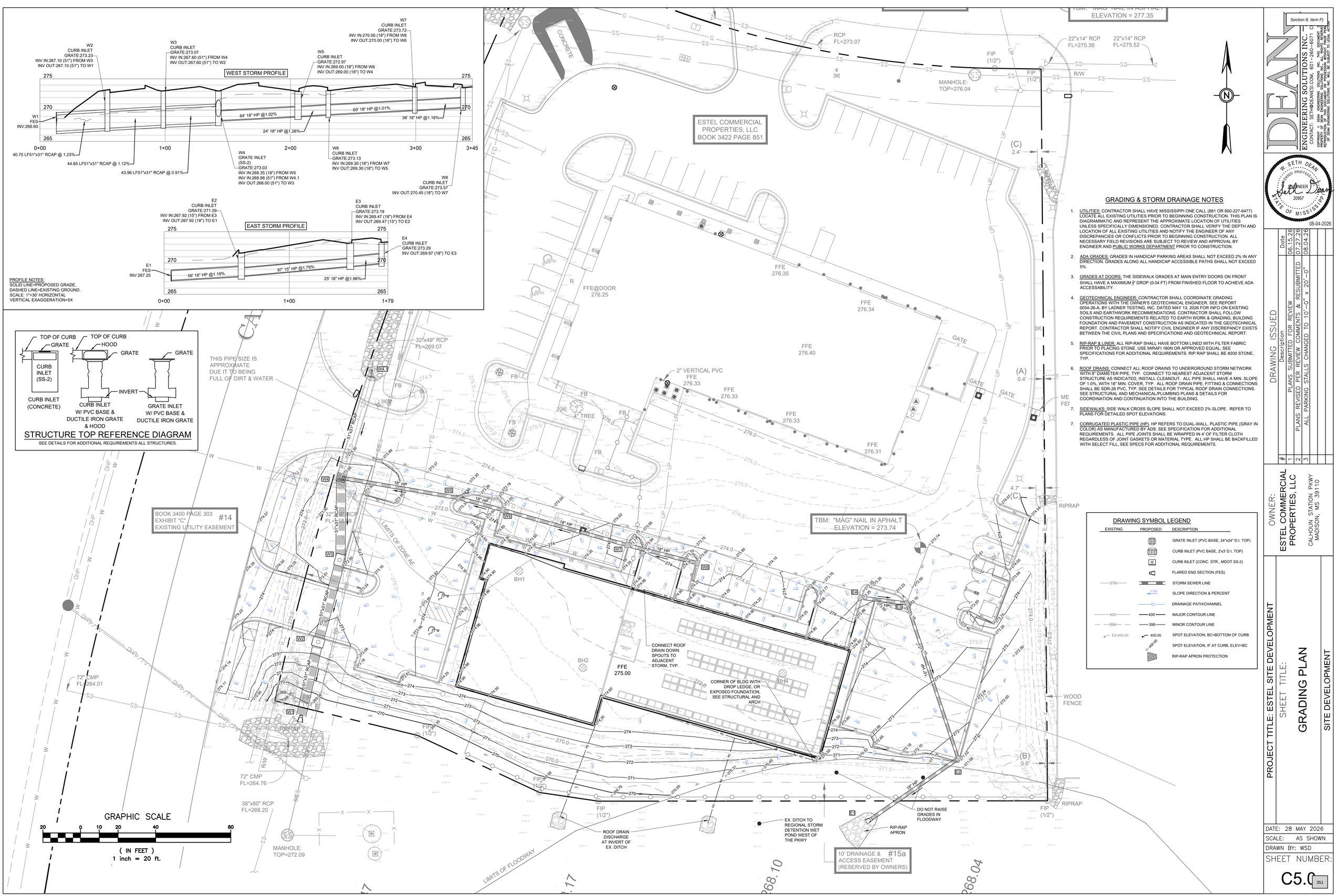
SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C4.0
350

STRUCTURE TOP REFERENCE DIAGRAM

SEE DETAILS FOR ADDITIONAL REQUIREMENTS ALL STRUCTURES.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRADING & STORM DRAINAGE NOTES

1. UTILITIES: CONTRACTOR SHALL HAVE MISSISSIPPI ONE CALL (881 OR 800-227-6477) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THIS PLAN IS DIAGRAMMATIC AND REPRESENT THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
2. ADA GRADES: GRADES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADES ALONG ALL HANDICAP ACCESSIBLE PATHS SHALL NOT EXCEED 5%.
3. GRADES AT DOORS: THE SIDEWALK GRADES AT MAIN ENTRY DOORS ON FRONT SHALL HAVE A MAXIMUM ½" DROP (0.04 FT) FROM FINISHED FLOOR TO ACHIEVE ADA ACCESSABILITY.
4. GEOTECHNICAL ENGINEER: CONTRACTOR SHALL COORDINATE GRADING OPERATIONS WITH THE OWNER'S GEOTECHNICAL ENGINEER. SEE REPORT 0054-26-A, BY LADNER TESTING, INC. DATED MAY 13, 2026 FOR INFO ON EXISTING SOILS AND EARTHWORK RECOMMENDATIONS. CONTRACTOR SHALL FOLLOW CONSTRUCTION REQUIREMENTS RELATED TO EARTH WORK & GRADING, BUILDING FOUNDATION AND PAVEMENT CONSTRUCTION AS INDICATED IN THE GEOTECHNICAL REPORT. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER IF ANY DISCREPANCY EXISTS BETWEEN THE CIVIL PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT.
5. RIP-RAP & LINER: ALL RIP-RAP SHALL HAVE BOTTOM LINED WITH FILTER FABRIC PRIOR TO PLACING STONE. USE MIRAFI 180N OR APPROVED EQUAL, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. RIP RAP SHALL BE #200 STONE, TYP.
6. ROOF DRAINS: CONNECT ALL ROOF DRAINS TO UNDERGROUND STORM NETWORK WITH 8" DIAMETER PIPE, TYP. CONNECT TO NEAREST ADJACENT STORM STRUCTURE AS INDICATED, INSTALL CLEANOUT. ALL PIPE SHALL HAVE A MIN. SLOPE OF 1.0%, WITH 18" MIN. COVER, TYP. ALL ROOF DRAIN PIPE, FITTING & CONNECTIONS SHALL BE SDR-26 PVC, TYP. SEE DETAILS FOR TYPICAL ROOF DRAIN CONNECTIONS. SEE STRUCTURAL AND MECHANICAL/PLUMBING PLANS & DETAILS FOR COORDINATION AND CONTINUATION INTO THE BUILDING.
7. SIDEWALKS: SIDE WALK CROSS SLOPE SHALL NOT EXCEED 2% SLOPE. REFER TO PLANS FOR DETAILED SPOT ELEVATIONS.
7. CORRUGATED PLASTIC PIPE (HP): HP REFERS TO DUAL-WALL, PLASTIC PIPE (GRAY IN COLOR) AS MANUFACTURED BY ADS. SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS. ALL PIPE JOINTS SHALL BE WRAPPED IN 4' OF FILTER CLOTH REGARDLESS OF JOINT GASKETS OR MATERIAL TYPE. ALL HP SHALL BE BACKFILLED WITH SELECT FILL, SEE SPECS FOR ADDITIONAL REQUIREMENTS.

DRAWING SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		GRATE INLET (PVC BASE, 24"x24" D.I. TOP)
		CURB INLET (PVC BASE, 2'x3' D.I. TOP)
		CURB INLET (CONC. STR., MDOT SS-2)
		FLARED END SECTION (FES)
STM		STORM SEWER LINE
	-1.0%	SLOPE DIRECTION & PERCENT
		DRAINAGE PATH/CHANNEL
400	400	MAJOR CONTOUR LINE
399	399	MINOR CONTOUR LINE
EX:400.00	400.00	SPOT ELEVATION, BC=BOTTOM OF CURB
	400.00	SPOT ELEVATION, IF AT CURB, ELEV=BC
		RIP-RAP APRON PROTECTION

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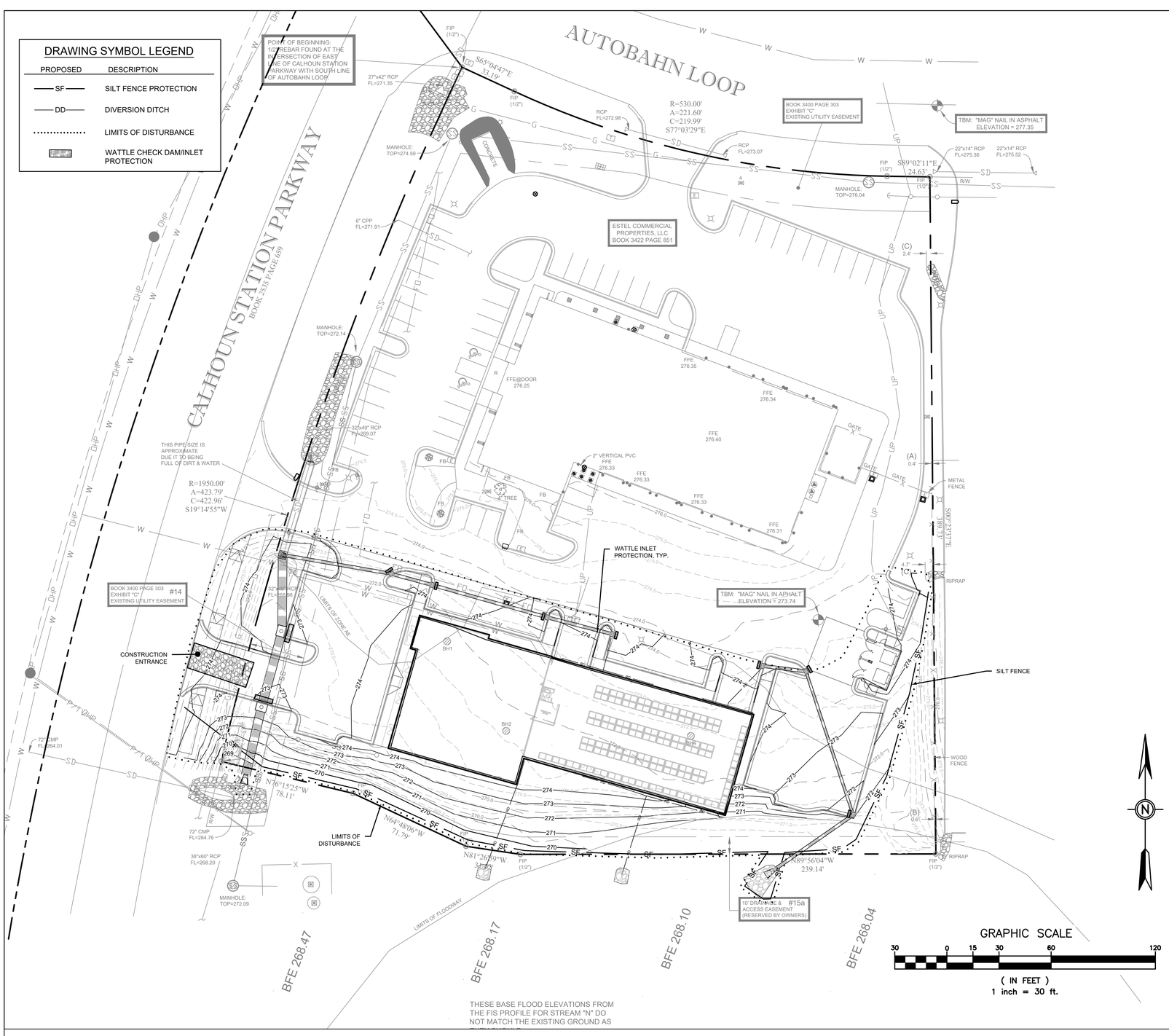
PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE:
GRADING PLAN

SITE DEVELOPMENT

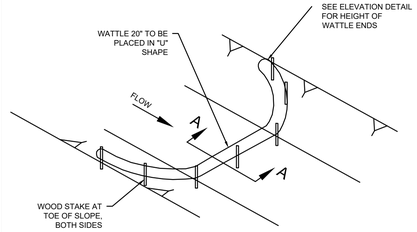
DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C5.0

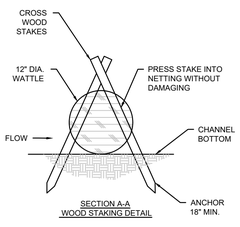


EROSION CONTROL PLAN NOTES

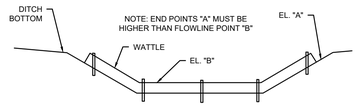
1. TOTAL DISTURBED SITE AREA ± 1.25 AC.
2. VEGETATIVE CONTROLS: A COMBINATION OF TEMPORARY AND PERMANENT GRASSING WILL BE USED TO PROTECT SLOPES AS CONSTRUCTION PROGRESSES. REFER TO VEGETATION SPECIFICATIONS FOR DETAILS. SHOULD A DISTURBED AREA BE LEFT UNDISTURBED FOR 14 DAYS OR MORE, TEMPORARY OR PERMANENT VEGETATION SHALL BE PLACED IMMEDIATELY.
3. STRUCTURAL CONTROLS: INSTALL CONSTRUCTION ENTRANCES, DIVERSION DITCHES, WATTLE CHECK DAMS, SILT FENCE AND ALL OTHER STRUCTURAL BMPs AS SHOWN BELOW. PERMANENT EROSION CONTROL BMPs AND STRUCTURAL BMPs SHOULD BE PLACED AS SOON AS POSSIBLE TO ENSURE FINAL STABILIZATION OF THE SITE.
4. WATTLE CHECK DAMS: SILT FENCE AND HAY BALES ARE NOT ACCEPTABLE FORMS OF CHECK DAMS WITHIN TEMPORARY DIVERSION DITCHES, SWALES OR OTHER AREAS OF CONCENTRATED FLOW. CONTRACTOR SHALL USE SAND BAGS OR STONE DAMES TO CHECK FLOW. WATTLES MAY ALSO BE USED WHERE LOWER FLOWS/SMALLER DRAINAGE AREAS OCCUR.
5. HOUSEKEEPING & MAINTENANCE PRACTICES: ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NON-FUNCTIONING EROSION CONTROLS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW. WALK THROUGH INSPECTIONS ARE RECOMMENDED BEFORE ANTICIPATED STORM EVENTS TO VERIFY THE INTEGRITY OF EROSION CONTROL MEASURES AND TO DETERMINE IF ADDITIONAL MEASURES ARE NEEDED. SEDIMENT BASINS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 2.0 FEET BELOW THE TOP OF THE RISER, AND/OR WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. SILT FENCE SHALL BE CLEANED OUT WHEN SEDIMENT REACHES ¾ TO ½ OF THE HEIGHT OF THE FENCE. MAINTENANCE AND REPAIR OF EQUIPMENT SHALL BE PERFORMED OFF-SITE, MATERIAL WASH OUT SHALL OCCUR EITHER OFF-SITE OR WITHIN DESIGNATED WASH OUT AREAS.
6. POST-CONSTRUCTION CONTROL MEASURES: AS CONSTRUCTION IS COMPLETED, PERMANENT VEGETATIVE GROWTH SHALL BE ESTABLISHED ON DISTURBED SOILS TO IMPROVE SOIL STABILITY AND PROVIDE A BUFFER ZONE FOR LOOSE MATERIAL. LINED DITCHES SHALL BE INSTALLED AS SPECIFIED IN THE EROSION CONTROL SEQUENCE TO REDUCE EROSION IN CONCENTRATED FLOW AREAS AND RIP-RAP WILL BE PLACED AS SPECIFIED TO DISSIPATE FLOW ENERGY AND REDUCE FLOW VELOCITY. TEMPORARY BMPs MUST BE REMOVED FROM THE SITE WHEN THEY ARE NO LONGER NEEDED.



DETAIL (DITCH CHECK)



SECTION A-A
WOOD STAKING DETAIL

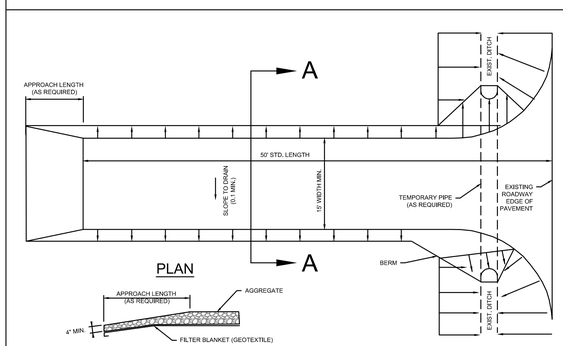


ELEVATION DETAIL

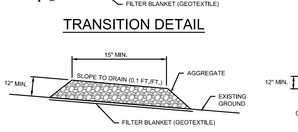
NOTES:
1. MIN. RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 100' UNLESS SHOWN OTHERWISE ON THE PLANS OR EROSION CONTROL PLAN APPROVED BY THE ENGINEER. SEE SPACING GUIDANCE ON ECD-4.
2. ANCHORING WOOD STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET. ALL NON-DEGRADABLE MATERIALS SHALL BE REMOVED WHEN NO LONGER NEEDED.
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
4. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS

WATTLE DITCH CHECK SELECTION GUIDELINES:
WATTLE DITCH CHECKS ARE APPROPRIATE FOR VELOCITY REDUCTION AND CONTROL OF SEDIMENT TRANSPORT UNDER LOW TO MEDIUM FLOW CONDITIONS.

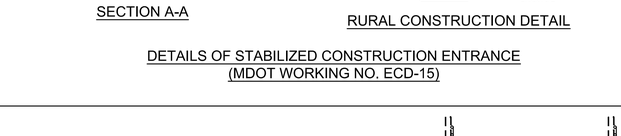
DETAILS OF EROSION CONTROL WATTLE DITCH CHECK (MDOT WORKING NO. ECD-6)



PLAN



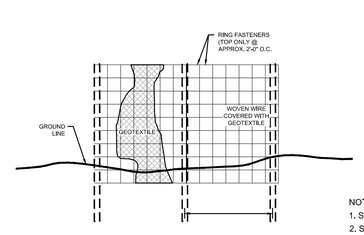
TRANSITION DETAIL



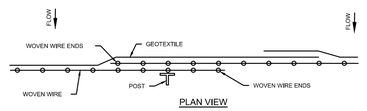
SECTION A-A
RURAL CONSTRUCTION DETAIL

NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE PROJECT SHALL BE DIRECTED THRU THE STABILIZED ENTRANCE. BARRIERS, FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STABILIZED ENTRANCE.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. SIZE 1 STABILIZER AGGREGATE SHALL BE USED.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION TO PREVENT OFFSITE TRACKING. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE RINSED WHEN NECESSARY TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUT LEADING TO THE STABILIZED ENTRANCE MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
6. THE NOMINAL SIZE OF A STANDARD STABILIZED CONSTRUCTION ENTRANCE IS 15' X 50' UNLESS OTHERWISE SHOWN IN THE EROSION CONTROL PLAN.

DETAILS OF STABILIZED CONSTRUCTION ENTRANCE (MDOT WORKING NO. ECD-15)



ELEVATION VIEW
SIDE VIEW



PLAN VIEW
REQUIRED LAPPING

NOTES:
1. SILT FENCES SHALL BE USED IN AREAS WHERE FLOW IS NOT SEVERE.
2. SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHALL BE ERECTED OPPOSITE ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
3. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT-OF-WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK-UP FENCE IF FIRST FENCE BECOMES FULL.
4. WHEREVER POSSIBLE SILT FENCE SHALL BE CONSTRUCTED ACROSS A LEVEL AREA IN THE SHAPE OF A SMILE, THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
5. THE CONTRACTOR MAY ELECT TO USE EITHER METHOD I OR METHOD II. COST TO BE LINEAR FEET OF SILT FENCE.
6. METHOD II INSTALLATION SHALL BE ACCOMPLISHED USING AN IMPLEMENT THAT IS MANUFACTUREED FOR THE APPLICATION AND PROVIDES A CONFIGURATION MEETING THE REQUIREMENTS OF THE DETAIL.
7. WIRE SHALL BE MINIMUM OF 32' IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
8. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATION MAY BE USED WITHOUT WIRE FENCE.

DETAILS OF SILT FENCE INSTALLATION (MDOT WORKING NO.ECD-3)

DEAN
ENGINEERING SOLUTIONS INC.
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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
08-04-2026

DRAWING ISSUED

No.	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26
3	ALL PARKING STALLS CHANGED TO 10'-0" x 20'-0"	08.04.26

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

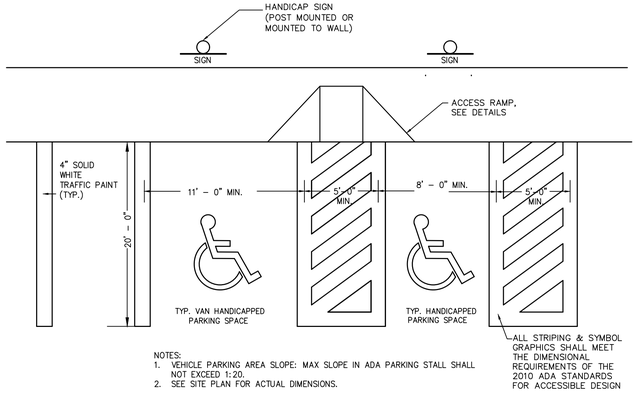
PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE:
EROSION CONTROL PLAN (SWPPP)

SITE DEVELOPMENT

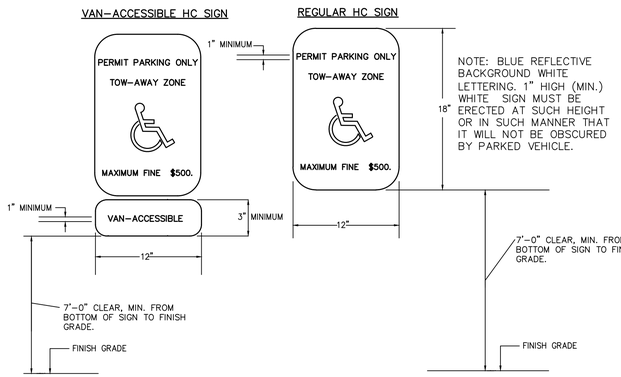
DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C6.0
352

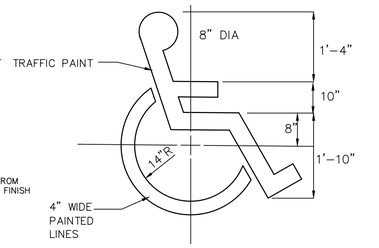


NOTES:
1. VEHICLE PARKING AREA SLOPE: MAX SLOPE IN ADA PARKING STALL SHALL NOT EXCEED 1:20.
2. SEE SITE PLAN FOR ACTUAL DIMENSIONS.

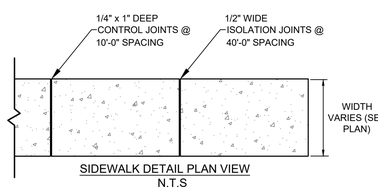
HANDICAPPED PAVEMENT STRIPING
N.T.S



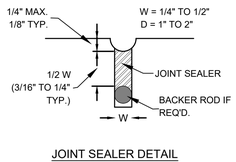
HANDICAP SIGN DETAILS
N.T.S



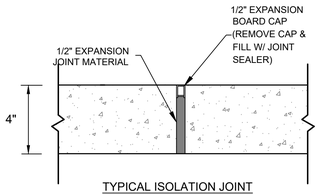
PAINTED HANDICAPPED SYMBOL
N.T.S



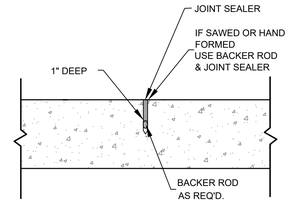
SIDEWALK DETAIL PLAN VIEW
N.T.S



JOINT SEALER DETAIL
N.T.S



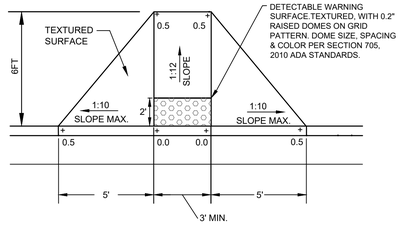
TYPICAL ISOLATION JOINT
N.T.S



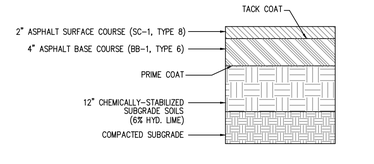
TYPICAL CONTROL JOINT
N.T.S

NOTES:
1. SIDEWALKS SHALL SLOPE AWAY FROM BLDG.
2. USE 3,500 PSI STRENGTH CONCRETE MIN.
3. ALL JOINT SEALERS SHALL BE SILICONE BASED SEALANT, DOW CORNING 890 SL, OR APPROVED EQUAL. URETHANE BASED SEALANTS ARE NOT ACCEPTABLE

TYPICAL SIDEWALK & CURB DETAILS
NTS



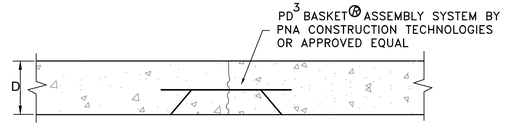
ADA RAMP DETAILS
N.T.S



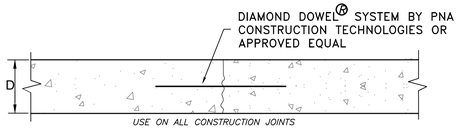
NOTES
1. ALL ROADWAY PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT.
2. SUB–BASE MATERIAL SHALL EXTEND 2' BEHIND CURB.
3. ASPHALT MIX DESIGN AS PRESENTED IN THE 1990 EDITION OF THE MS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCITON

LIGHT–DUTY ASPHALT PAVEMENT
N.T.S

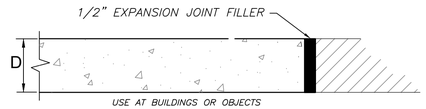
USE LIGHT–DUTY ASPHALT IN PASSENGER CAR PARKING LOT AREAS



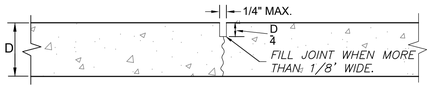
JOINT REINFORCEMENT @ SAW–CUT CONTRACTION JOINTS



JOINT REINFORCEMENT @ CONSTRUCTION JOINTS



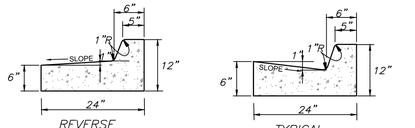
ISOLATION JOINT



SAWED JOINT

NOTE: ALL JOINTS SHALL BE SEALED

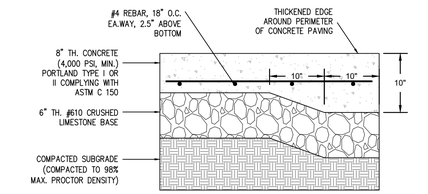
CONCRETE PAVING JOINT DETAILS
NTS



** TO BE INSTALLED WHERE PAVEMENT SLOPES AWAY FROM CURB*

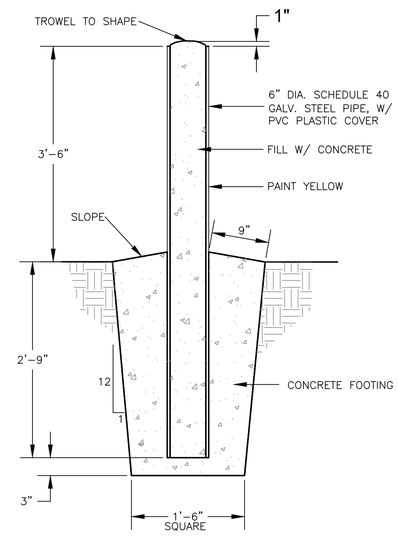
ALL CURBS SHALL HAVE CONTROL JOINTS AT 10' ISOLATION JOINTS AT 40'

CONCRETE CURB & GUTTER DETAILS
NTS



CONCRETE DUMPSTER PAD PAVEMENT
N.T.S.

NOTE: USE THIS DETAIL UNDER DUMPSTER BIN AND A MINIMUM OF 20FT IN FRONT OF DUMPSTER



BOLLARD DETAIL
N.T.S

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N. SETH DEAN
REGISTERED PROFESSIONAL
ENGINEER
20957
STATE OF MISSISSIPPI
07-26-2026

DRAWING ISSUED

#	Description	Date
1	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26
2	PLANS SUBMITTED FOR REVIEW	06.15.26

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

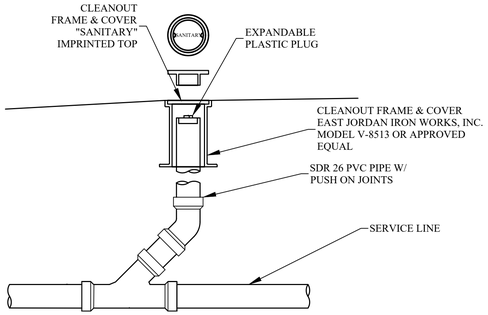
SHEET TITLE:
SITE DETAILS

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

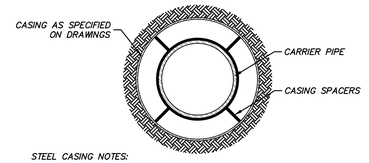
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SANITARY CLEANOUT CONNECTION

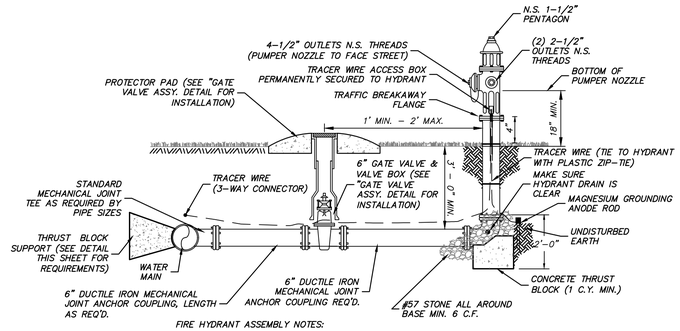
SCALE: NONE



STEEL CASING NOTES:

1. CASING SPACERS SHALL BE RANGER II OR APPROVED EQUAL AND SPACED ALONG THE LENGTH OF THE CARRIER PIPE WITH ONE CASING SPACER WITHIN 2 FEET OF EACH SIDE OF A PIPE JOINT WITH THE REST EVENLY SPACED A MAXIMUM OF 8' APART.
2. STEEL CASINGS REQUIRE PULL-ON PSI MODEL C END SEAL w/ STAINLESS STEEL BANDS ON EACH END
3. CONTRACTOR SHALL BACKFILL TRENCH AS PER SPECIFICATIONS FOR WATER OR SEWER LINES UNDER ROADWAY IN OPEN CUT SCENARIOS.
4. CONTRACTOR SHALL COORDINATE ROAD BORING WITH ROADWAY OWNER AND OBTAIN ANY REQUIRED PERMITS (UNLESS PROVIDED IN CONTRACT DOCUMENTS) AND ABIDE BY ALL REQUIREMENTS OF SUCH.

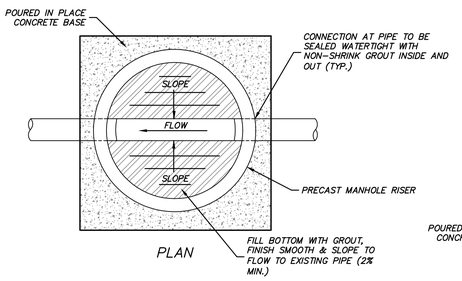
STEEL CASING w/ SPACERS



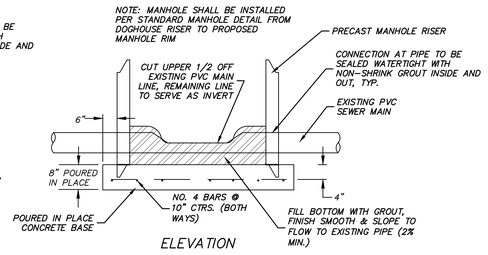
FIRE HYDRANT ASSEMBLY NOTES:

1. ALL FIRE HYDRANT ASSEMBLIES TO INCLUDE GATE VALVES.
2. CONTRACTOR TO USE MEGA-LUGS ON ALL RESTRAINED JOINTS.
3. FIRE HYDRANT TO MATCH EXISTING (IF ANY) OR BE MUELLER A-423, OR APPROVED EQUAL (MUST BE APPROVED BY CITY).
4. SEE GATE VALVE ASSEMBLY DETAIL FOR MORE INFORMATION ON INSTALLATION.
5. ALL TRACER WIRE CONNECTORS SHALL BE PRO-TRACE TW AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONDUCTIVITY.
6. ALL ITEMS SHOWN ON THIS DETAIL (INCLUDING VALVE) ARE ABSORBED IN PAY ITEM "FIRE HYDRANT ASSEMBLY".
7. MEGA LUG RESTRAINS OR APPROVED EQUAL REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

FIRE HYDRANT ASSEMBLY

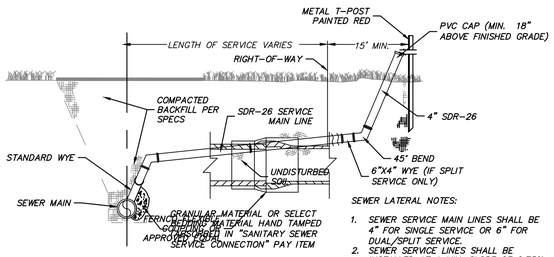


PLAN



ELEVATION

DOGHOUSE MANHOLE

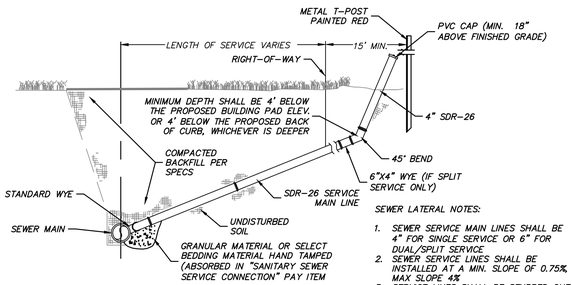


JOINTING DISSIMILAR PIPES

SEWER LATERAL NOTES:

1. SEWER SERVICE MAIN LINES SHALL BE 4" FOR SINGLE SERVICE OR 6" FOR DUAL/SPLIT SERVICE.
2. SEWER SERVICE LINES SHALL BE INSTALLED AT A MIN. SLOPE OF 0.75% MAX SLOPE 4%
3. SERVICE LINES SHALL BE STUBBED OUT A MINIMUM OF 15' OUTSIDE THE RIGHT-OF-WAY

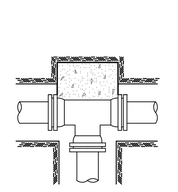
STANDARD SEWER LATERAL (SERVICE LINE) OVER 8' DEEP - SINGLE OR SPLIT



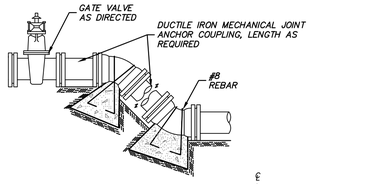
SEWER LATERAL NOTES:

1. SEWER SERVICE MAIN LINES SHALL BE 4" FOR SINGLE SERVICE OR 6" FOR DUAL/SPLIT SERVICE
2. SEWER SERVICE LINES SHALL BE INSTALLED AT A MIN. SLOPE OF 0.75% MAX SLOPE 4%
3. SERVICE LINES SHALL BE STUBBED OUT A MINIMUM OF 15' OUTSIDE THE RIGHT-OF-WAY

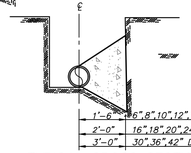
STANDARD SEWER LATERAL (SERVICE LINE) 0-8' DEEP - SINGLE OR SPLIT



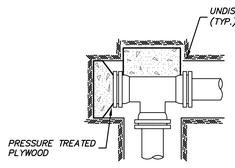
TEE



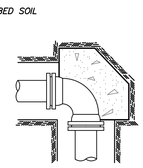
VERTICAL BENDS



TYPICAL CROSS SECTION



PLUGGED TEE



90° BEND

BEARING AREA IN SQ. FT.

NORMAL PIPE DIAMETER (IN.)	DEAD END, TEE, PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4" OR LESS	2	2	2	1	1
6	3	4	3	2	2
8	5	7	4	2	2
10	8	12	6	3	3
12	12	16	9	5	3
14	14	18	11	6	4
16	16	20	12	7	6

VERTICAL BENDS

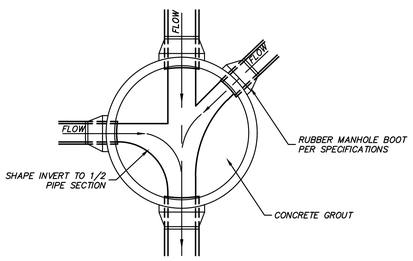
4" OR LESS	--	--	6.0(.22)	4.0(.15)	4.0(.15)
6	--	--	14.0(.52)	6.0(.22)	4.0(.15)
8	--	--	27.0(1.0)	9.0(.33)	6.0(.22)
10	--	--	46.0(2.0)	16.0(.67)	7.5(.30)
12	--	--	68.0(2.5)	22.0(.80)	9.0(.33)
14	--	--	80.0(3.0)	40.0(1.5)	14.0(.52)
16	--	--	90.0(3.3)	52.0(1.9)	18.0(.67)

VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)

THRUST BLOCK NOTES:

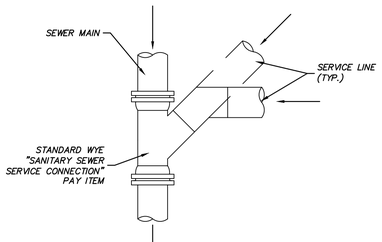
1. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH.
2. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
3. POUR THRUST BLOCKS AGAINST UNDISTURBED SOIL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE SOIL AND EXTEND THRUST BLOCKS TO UNDISTURBED SOIL.
4. IN BACK FILLING, ANY MUCK ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL.
5. WRAP ALL FITTINGS WITH 8-MIL POLYETHYLENE ENCASEMENT.
6. BACK FILL MATERIAL SHALL NOT INCLUDE ROCK OR BOULDERS.
7. ALL CONCRETE SHALL BE MINIMUM 2500 PSI.
8. THRUST BLOCKS SHALL BE AN ABSORBED COST.
9. MEGA LUG RESTRAINS OR APPROVED EQUAL REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
10. CONTRACTOR SHALL PROVIDE JOINT RESTRAINTS AS REQUIRED PER PROJECT SPECIFICATIONS

TYPICAL THRUST BLOCK



NOTE: IF MANHOLE HAS ONLY ONE INFLUENT PIPE WHICH IS APPROXIMATELY 90 DEGREES TO EFFLUENT PIPE, THEN CONTRACTOR SHALL MAINTAIN A CHANNEL OF SAME WIDTH AS INFLUENT PIPE.

FLOW CHANNEL & PIPE CONNECTION



STANDARD WYE

DEAN
ENGINEERING SOLUTIONS INC.
CONTACT: SETH@DEANES.COM, 601-260-6077, C

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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
07-26-2026

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

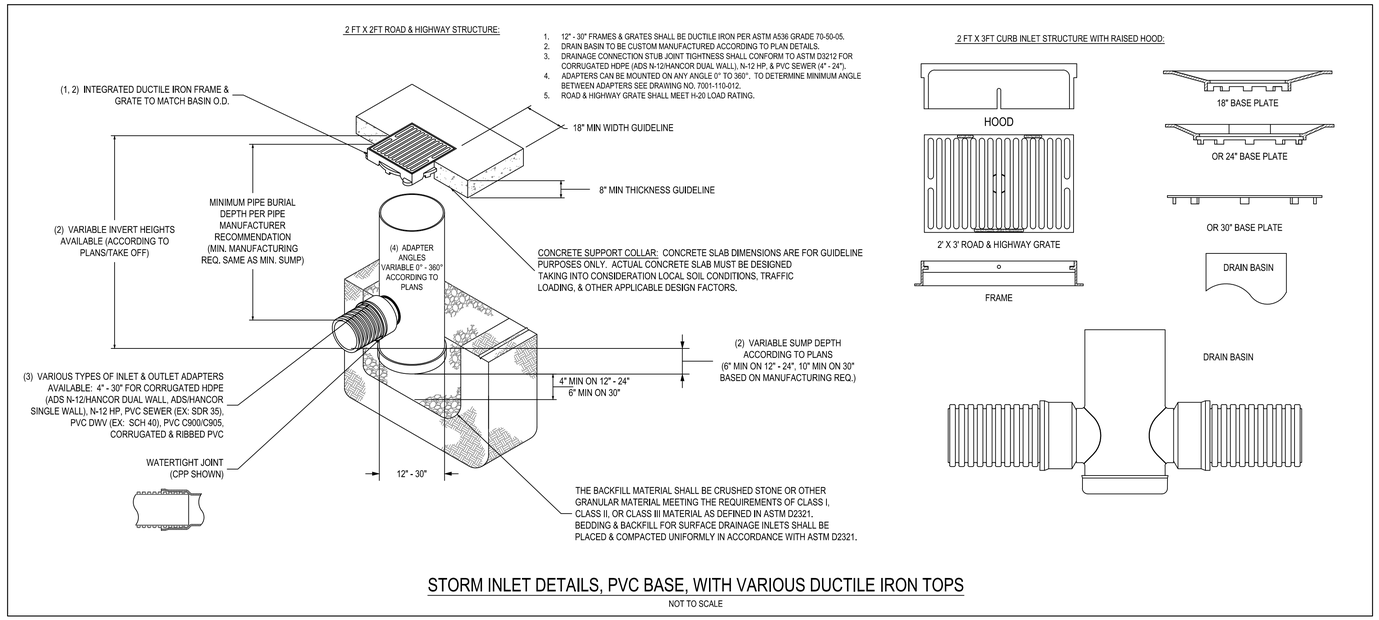
SHEET TITLE: UTILITY DETAILS

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD

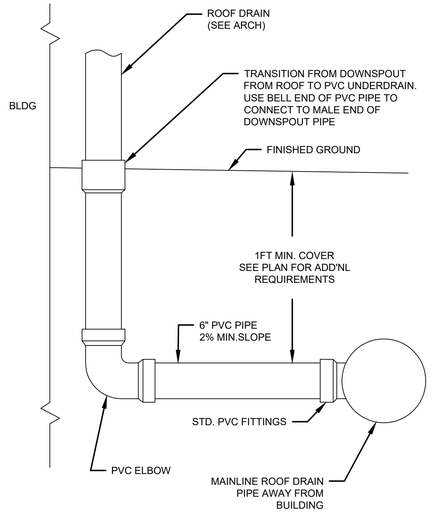
SHEET NUMBER:
C8.0
354

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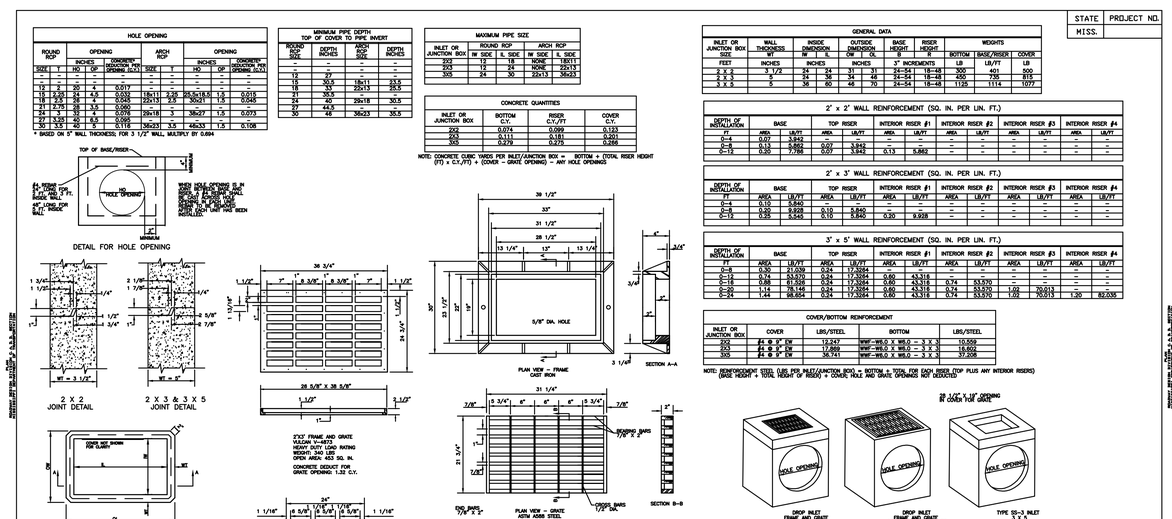


STORM INLET DETAILS, PVC BASE, WITH VARIOUS DUCTILE IRON TOPS

NOT TO SCALE



ROOF DRAIN CONNECTION DETAIL (NTS)



GENERAL NOTES:
1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM AT 28 DAYS.
2. REINFORCING FOR BOTTOM AND WALLS SHALL BE WELDED WIRE FABRIC, ASTM A-185, AND OF THE AREA AS SHOWN IN TABLE.
3. REINFORCING FOR COVER SHALL BE WITH DEFORMED BARS, ASTM A615/A AND OF THE SIZE AS SHOWN IN TABLE.
4. JOINT TO BE SEALED WITH PREFORMED JOINT COMPOUND, AASHTO SPECIFICATION M-198.
5. 2 1/2" LIFTING HOLES TO BE LOCATED ON EACH SIDE OF BOX SECTIONS FOR HANDLING.
6. GROUT FOR JOINING PIPE TO PRECAST UNITS WILL BE A COMMERCIAL MASONRY GROUT MEETING SPECIFICATIONS.
7. WHEN INTERIOR RISER UNITS ARE REQUIRED, UNITS SHALL BE MARKED TO IDENTIFY EACH UNIT.

STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

PRECAST UNITS
JUNCTION BOX, TYPE SS-3, AND DROP PRECAST INLET
(30" CONCRETE ROUND PIPE AND UNDER)
(36" x 23" CONCRETE ARCH PIPE AND UNDER)

NO.	REVISION	BY	DATE

FILENAME: PRECASTIS1.DWG
DESIGN TEAM: CHECKED: DATE:

WORKING NUMBER PCU-1
SHEET NUMBER

HOLE OPENING											
ROUND RCP SIZE	OPENING INCHES			CONCRETE DEDUCTION (CY)	ARCH RCP SIZE	OPENING INCHES			CONCRETE DEDUCTION (CY)	DEPTH INCHES
	SIZE	T	HO	OP	UPSTREAM		SIZE	T	HO	OP	UPSTREAM	
–	–	–	–	–	–		–	–	–	–	–	–
–	–	–	–	–	–		–	–	–	–	–	–
12	12	20	4	0.017	–		–	–	–	–	–	–
15	2.29	24	4.5	0.032	18x11	2.29	29.2x18.0	1.5	0.015			
18	2.5	28	4	0.045	22x13	2.5	30x21	1.5	0.045			
21	2.75	28	3.5	0.060	–	–	–	–	–			
24	3	32	4	0.078	29x18	3	38x27	1.5	0.073			
27	3.25	40	4.5	0.095	–	–	–	–	–			
30	3.5	40	5	0.116	36x23	3.5	46x33	1.5	0.108			

* BASED ON 5" WALL THICKNESS; FOR 3 1/2" WALL, MULTIPLY BY 0.694

MINIMUM PIPE DEPTH TOP OF COVER TO PIPE INVERT				
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES	
–	–	–	–	
–	–	–	–	
12	27	–	–	
15	30.5	18x11	23.5	
18	33	22x13	29.5	
21	35.5	–	–	
24	40	29x18	30.5	
27	44.5	–	–	
30	48	36x23	30.5	

MAXIMUM PIPE SIZE					
INLET OR JUNCTION BOX	ROUND RCP		ARCH RCP		
	W SIDE	IL SIDE	W SIDE	IL SIDE	
202	12	18	NONE	18X11	
2X3	12	24	NONE	22x13	
3X5	24	30	22x13	36x23	

CONCRETE QUANTITIES			
INLET OR JUNCTION BOX	BOTTOM C.Y.	RISER C.Y./FT	COVER C.Y.
202	0.074	0.099	0.133
2X3	0.111	0.181	0.201
3X5	0.279	0.275	0.286

NOTE: CONCRETE CUBIC YARDS PER INLET or JUNCTION BOX = BOTTOM + (TOTAL RISER HEIGHT (FT) x C.Y./FT) + (COVER - GRATE OPENING) + ANY HOLE OPENINGS

GENERAL DATA												
INLET OR JUNCTION BOX SIZE	WALL THICKNESS	INSIDE DIMENSION		OUTSIDE DIMENSION		BASE HEIGHT	RISER HEIGHT	WEIGHTS				
	W	W	IL	OW	OL	B	R	BOTTOM	BASE/RISER	INLET TOP	EXTENSION	EXTENSION TOP
FEET	INCHES	INCHES		INCHES		INCHES		3" INCREMENTS		LB	LB/FT	LB
2 X 2	3 1/2	24	24	31	31	24-54	18-48	900	405	500		
2 X 3	5	24	36	44	56	24-54	18-48	1050	720	815		
3 X 5	5	36	60	56	70	24-54	18-48	1125	1114	1077		

2' x 2' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0–3	0.30	3.842	0.24	3.842	–	–	–	–	–	–	–	–
0–4	0.07	3.842	–	–	–	–	–	–	–	–	–	–
0–5	0.13	5.862	0.07	3.842	0.13	5.862	–	–	–	–	–	–
0–13	0.30	7.786	0.07	3.842	0.13	5.862	–	–	–	–	–	–

2' x 3' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0–3	0.30	3.842	0.24	3.842	–	–	–	–	–	–	–	–
0–4	0.10	5.053	–	–	–	–	–	–	–	–	–	–
0–5	0.20	5.053	0.10	5.840	–	–	–	–	–	–	–	–
0–13	0.20	5.840	0.10	5.840	0.20	9.928	–	–	–	–	–	–

3' x 5' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0–8	0.30	21.038	0.24	17.5064	–	–	–	–	–	–	–	–
0–12	0.74	53.570	0.24	17.5064	0.60	43.318	–	–	–	–	–	–
0–18	0.88	61.326	0.24	17.5064	0.60	43.318	0.74	53.570	–	–	–	–
0–20	1.14	78.148	0.24	17.5064	0.60	43.318	0.74	53.570	1.02	70.013	–	–
0–24	1.44	88.654	0.24	17.5064	0.60	43.318	0.74	53.570	1.02	70.013	1.20	82.035

COVER/BOTTOM REINFORCEMENT				
INLET OR JUNCTION BOX	COVER	LBS/STEEL	BOTTOM	LBS/STEEL
202	#3 @ 9" EW	12.247	WWF-W5.0 X W5.0 – 3 X 3	10.559
2X3	#5 @ 9" EW	17.869	WWF-W5.0 X W5.0 – 3 X 3	18.802
3X5	#5 @ 9" EW	36.741	WWF-W5.0 X W5.0 – 3 X 3	37.938

NOTE: REINFORCEMENT STEEL LBS PER INLET/JUNCTION BOX) = BOTTOM + TOTAL FOR EACH RISER (TOP PLUS ANY INTERIOR RISERS) (BASE HEIGHT + TOTAL HEIGHT OF RISER) + CONCRETE HOLE AND GRATE OPENINGS NOT DEDUCTED

GENERAL DATA												
SS-2 INLET SIZE	WALL THICKNESS	INSIDE DIMENSION		OUTSIDE DIMENSION		BASE HEIGHT	RISER HEIGHT	WEIGHTS				
	W	IW	IL	OW	OL	B	R	BOTTOM	BASE/RISER	INLET TOP	EXTENSION	EXTENSION TOP
FEET	INCHES	INCHES		INCHES		INCHES		3" INCREMENTS		LB	LB/FT	LB
3 X 5	5	36	60	46	70	24-54	18-48	1125	1114	1890	1865	1070

3' x 5' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0–8	0.30	21.038	0.24	17.5064	–	–	–	–	–	–	–	–
0–12	0.74	53.570	0.24	17.5064	0.60	43.318	0.74	53.570	–	–	–	–
0–18	0.88	61.326	0.24	17.5064	0.60	43.318	0.74	53.570	1.02	70.013	–	–
0–20	1.14	78.148	0.24	17.5064	0.60	43.318	0.74	53.570	1.02	70.013	1.20	82.035
0–24	1.44	88.654	0.24	17.5064	0.60	43.318	0.74	53.570	1.02	70.013	1.20	82.035

CONCRETE QUANTITIES				
SS-2 INLET SIZE	BOTTOM C.Y.	TOP C.Y./FT	EXTENSION C.Y.	
3X5	0.279	0.275	0.464	0.724

NOTES: CONCRETE CUBIC YARDS PER INLET = BOTTOM + (TOTAL RISER HEIGHT (FT) x C.Y./FT) + (COVER - GRATE OPENING) + ANY HOLE OPENINGS + TOP + EXTENSION - ANY HOLE OPENINGS EXTENSION W/DOUGHT OPENINGS

BOTTOM/TOP/EXTENSION REINFORCEMENT				
SS-2 INLET SIZE	BOTTOM REINFORCEMENT	BOTTOM LB/STEEL	TOP LB/STEEL	EXTENSION LB/STEEL
3X5	#5 @ 9" EW	38.550	116.496	36.300

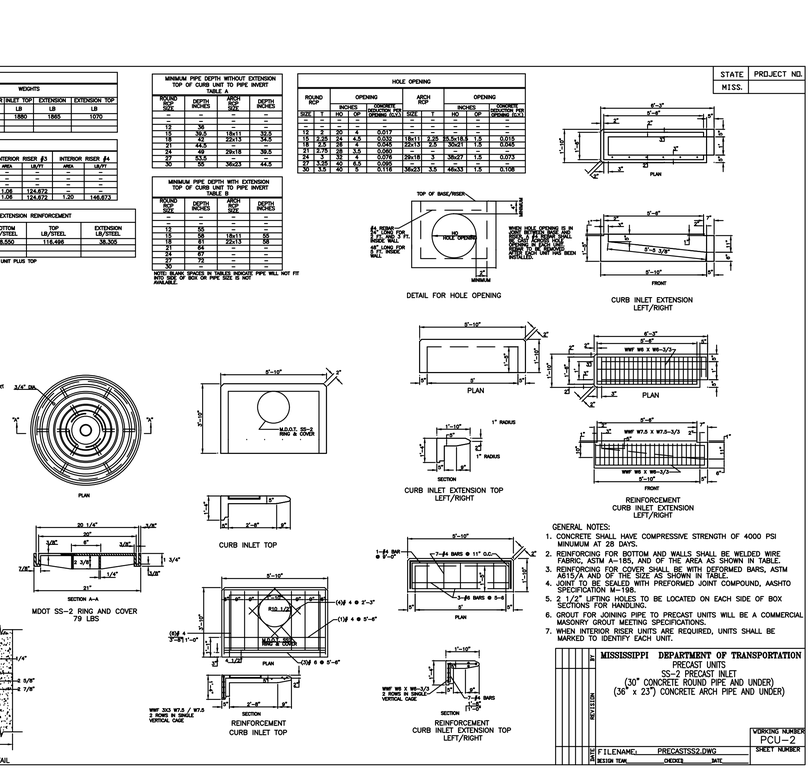
NOTE: *EXTENSION INCLUDES CURB INLET UNIT PLUS TOP

MINIMUM PIPE DEPTH WITH EXTENSION TOP OF CURB UNIT TO PIPE INVERT TABLE A					
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES		
–	–	–	–		
–	–	–	–		
12	38	–	–		
15	39.5	18x11	32.5		
18	43.5	22x13	34.5		
21	46.5	–	–		
24	49	29x18	39.5		
27	53.5	–	–		
30	58	36x23	44.5		

MINIMUM PIPE DEPTH WITH EXTENSION TOP OF CURB UNIT TO PIPE INVERT TABLE B				
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES	
–	–	–	–	
–	–	–	–	
12	38	–	–	
15	58	18x11	55	
18	61.5	22x13	58	
21	64	–	–	
24	66.5	–	–	
27	73	–	–	
30	77.5	–	–	

NOTE: BLANK SPACES IN TABLES INDICATE PIPE WILL NOT FIT INSIDE OF BOX OR PIPE SIZE IS NOT AVAILABLE

HOLE OPENING											
ROUND RCP SIZE	OPENING INCHES			CONCRETE DEDUCTION (CY)	ARCH RCP SIZE	OPENING INCHES			CONCRETE DEDUCTION (CY)	DEPTH INCHES
	SIZE	T	HO	OP	UPSTREAM		SIZE	T	HO	OP	UPSTREAM	
–	–	–	–	–	–		–	–	–	–	–	–
–	–	–	–	–	–		–	–	–	–	–	–
12	12	20	4	0.017	–		–	–	–	–	–	–
15	2.29	24	4.5	0.032	18x11	2.29	29.2x18.0	1.5	0.015			
18	2.5	28	4	0.045	22x13	2.5	30x21	1.5	0.045			
21	2.75	28	3.5	0.060	–	–	–	–	–			
24	3	32	4	0.078	29x18	3	38x27	1.5	0.073			
27	3.25	40	4.5	0.095	–	–	–	–	–			
30	3.5	40	5	0.116	36x23	3.5	46x33	1.5	0.108			



GENERAL NOTES:
1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 4000 PSI MINUMUM AT 28 DAYS.
2. REINFORCING FOR BOTTOM AND WALLS SHALL BE WELDED WIRE FABRIC, ASTM A-185, AND OF THE AREA AS SHOWN IN TABLE.
3. REINFORCING FOR COVER SHALL BE WITH DEFORMED BARS, ASTM A615/A AND OF THE SIZE AS SHOWN IN TABLE.
4. JOINT TO BE SEALED WITH PREFORMED JOINT COMPOUND, AASHTO SPECIFICATION M-198.
5. 2 1/2" LIFTING HOLES TO BE LOCATED ON EACH SIDE OF BOX SECTIONS FOR HANDLING.
6. GROUT FOR JOINING PIPE TO PRECAST UNITS WILL BE A COMMERCIAL MASONRY GROUT MEETING SPECIFICATIONS.
7. WHEN INTERIOR RISER UNITS ARE REQUIRED, UNITS SHALL BE MARKED TO IDENTIFY EACH UNIT.

STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

PRECAST UNITS
SS-2 PRECAST INLET
(30" CONCRETE ROUND PIPE AND UNDER)
(36" x 23") CONCRETE ARCH PIPE AND UNDER)

NO.	REVISION	BY	DATE

FILENAME: PRECASTSS2.DWG
DESIGN TEAM: CHECKED: DATE:

WORKING NUMBER PCU-2
SHEET NUMBER

DEAN ENGINEERING SOLUTIONS INC.
CONTACT: SETH@DEANES1.COM, 601-260-6071
1000 HIGHLAND COLONY PKWY, SUITE 600, RIDGELAND, MS 39157
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N. SETH DEAN
LICENSED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI
07-26-2026

OWNER:
ESTEL COMMERCIAL PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

DRAWING ISSUED

#	Date	Description
1	06.15.26	PLANS SUBMITTED FOR REVIEW
2	07.27.26	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED

PROJECT TITLE: ESTEL SITE DEVELOPMENT

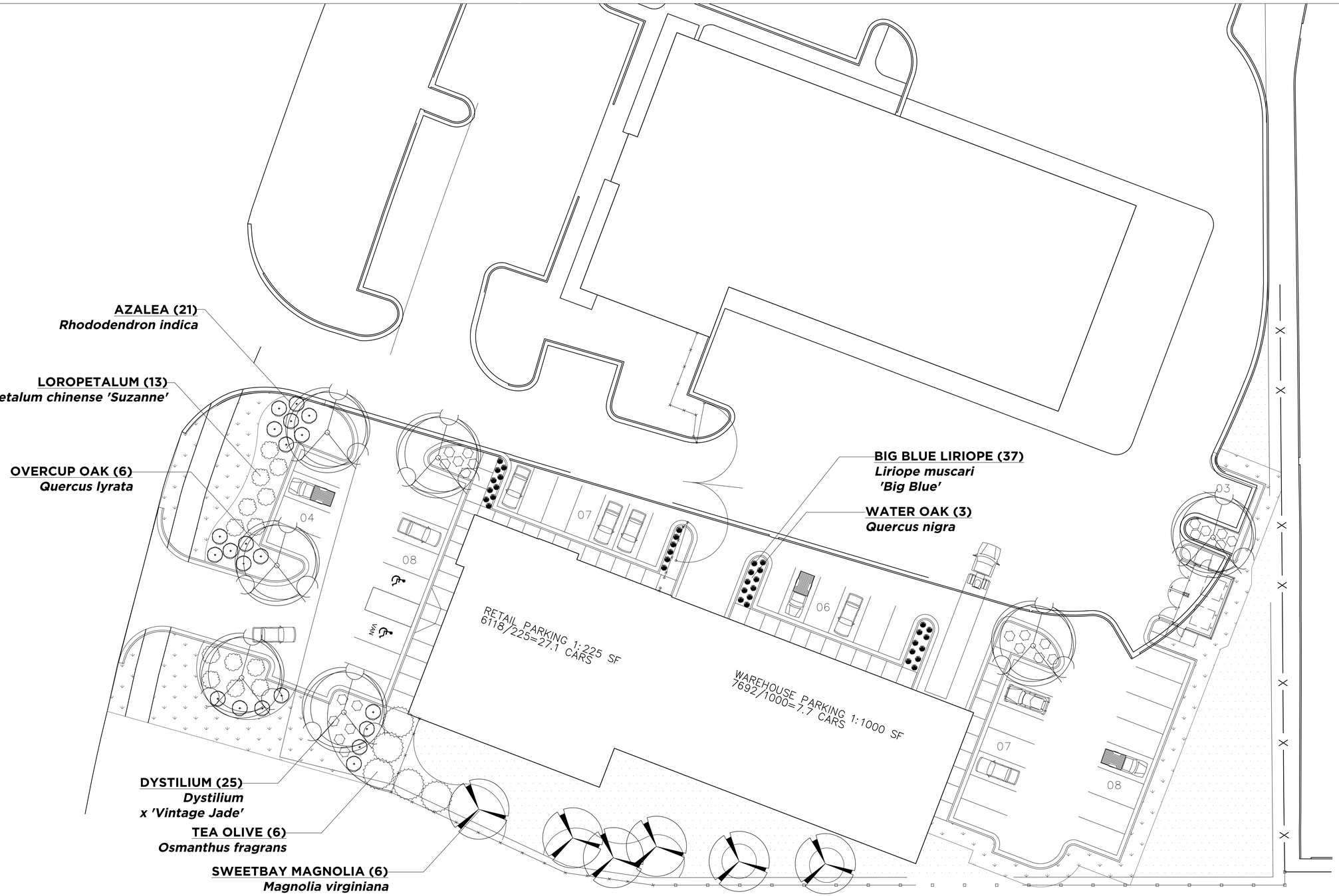
SHEET TITLE:
STORM DETAILS

SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER:
C9.0

C:\Users\cdens\OneDrive - deanengr.com\1-Projects DESIN\Bridgeforth Rutledge\RPT DTL.dwg C9.0-STM DTL 7/26/2026 9:36:11 AM. cdens, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

LANDSCAPE DRAWINGS



BRANTLEY SNIPES LANDSCAPE & DESIGN, INC.
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213 EAST MONROE AVENUE
GREENWOOD, MS 38930
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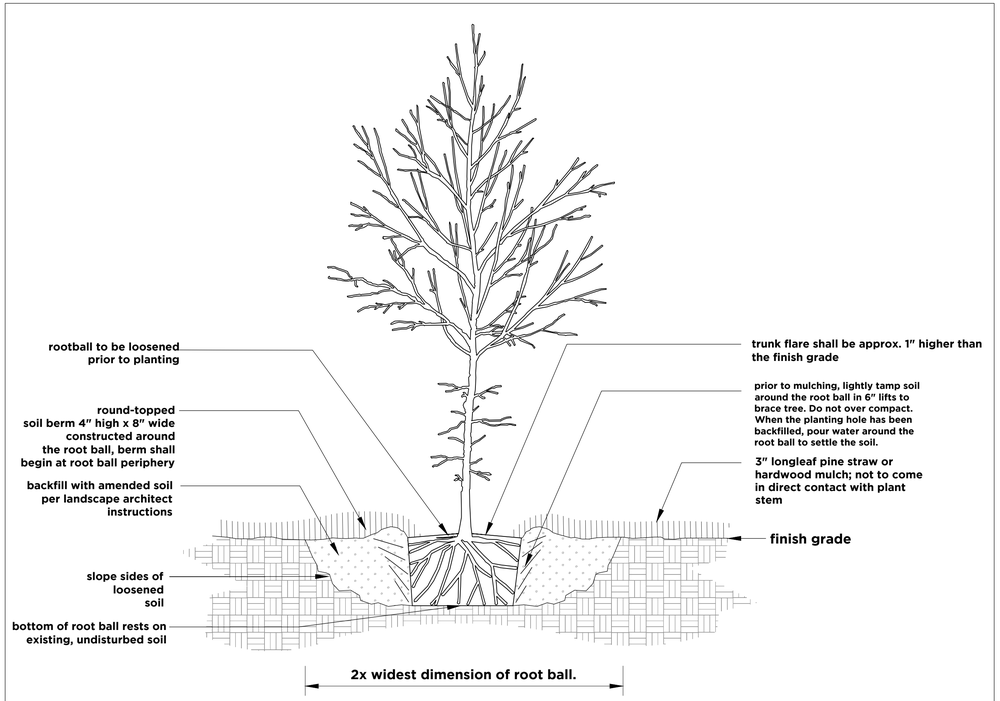
PROJECT:
RPT
Gluckstadt, MS

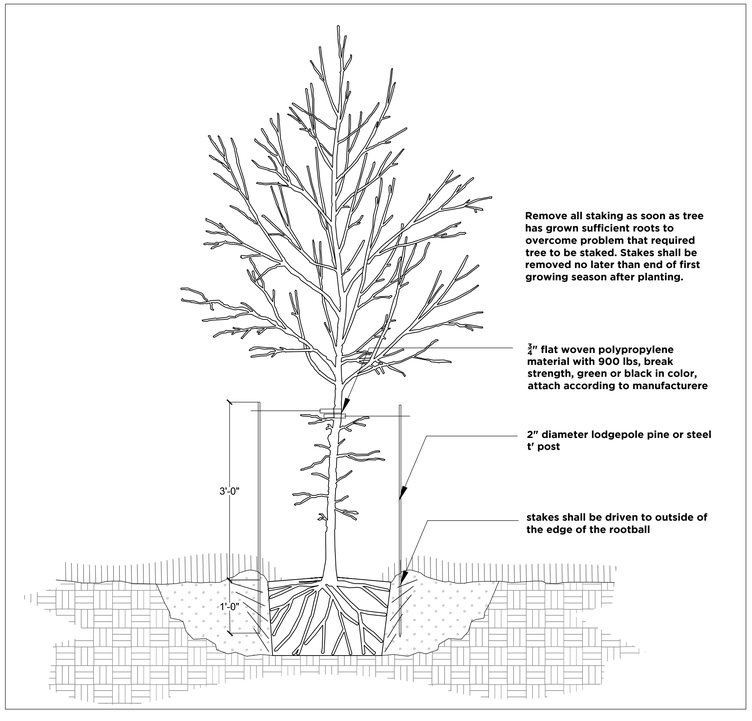
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SCALE: **1:16**

REVISIONS:
6.30.26
7.23.26

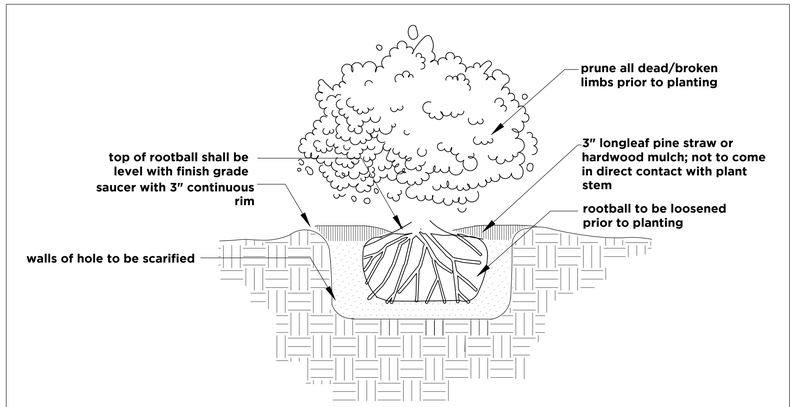
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BRANTLEY SNIPES

SHEET #:
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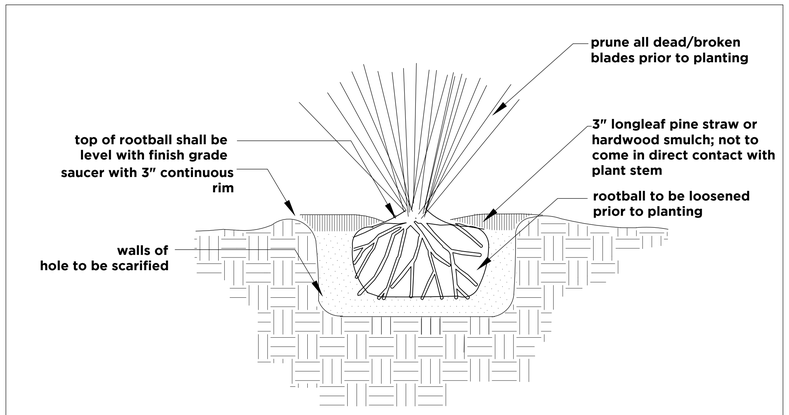




TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PERENNIAL PLANTING DETAIL

PLANT & MATERIAL SCHEDULE

	COMMON NAME	BOTANIC NAME	QTY.	SIZE	NOTES
	AZALEA	*Rhododendron indica 'George Tabor*	21	3 GAL.	
	BIG BLUE LIRIOPE	*Liriope muscari*	37	1 GAL.	
	DYSTILIUM	Dystilium 'Vintage Jade'	25	3 GAL.	
	LOROPETALUM	Loropetalum chinense 'Suzanne'	13	3 GAL.	
	OVERCUP OAK	*Quercus lyrata*	7	6.25" CAL.	8' H MIN.
	SWEETBAY MAGNOLIA	*Magnolia virginiana*	6	6.25" CAL.	8' H MIN, multi_trunk
	TEA OLIVE	*Osmanthus fragrans*	6	10 GAL.	
	BERMUDA SOD	*4086 SF, COMMON*			
	BERMUDA SEED	*7325 SF, COMMON*			cover with straw, 1 bale/1000 SF, not to cover more than 50% of soil area, maintain adequate moisture

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
   A. These General Notes, and Construction Documents and Specifications.
   B. All applicable local, state,and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Arkansas, including all Amendments.
2. Source of base information is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing any work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
6. Construction details are subject to change at contractor's discretion with approval from Landscape Architect. Any significant changes in design or material must be presented to client.

LANDSCAPE PLANTING NOTES:

1. Exact locations of trees to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
2. Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
3. Contact the local underground utility services for utility location and identification.
4. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
5. Trees shall bear same relation to finished grade as it bore to existing.
6. Trees to be planted a minimum of 10 feet from face of building, or pavement, except as approved by Landscape Architect.
7. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
8. Prune newly planted trees only as directed by Landscape Architect.
9. All root-balls to be broken and loosened prior to installing plant in soil. If plant is B&B, cut and remove burlap from top 1/3 of ball.
10. Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
11. All plant material must meet American Standards of Nursery Stock.
12. All construction debris to be removed by Landscape Contractor from beds. Beds are to be relieved of compaction and amended with 1-2" of organic amendment, tilled into beds. Confirm type with Landscape Architect.
13. Irrigation plan and installation is the responsibility of the Landscape Contractor.

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BRANTLEY SNIPES

PROJECT:
RPT
Gluckstadt, MS

DATE: 7.22.26
SCALE: NTS

REVISIONS:

DRAWN BY:

REGISTERED LANDSCAPE ARCHITECT BRANTLEY SNIPES STATE OF MISSISSIPPI

BRANTLEY SNIPES

SHEET #:
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ARCHITECTURAL DRAWINGS

BUILDING CODE SUMMARY
2018 IBC

CHAPTER 3
Occupancy Classification
Group B – Business
Group M – Mercantile
Group S-2 – Low-Hazard Storage

CHAPTER 4
Special Occupancies

Combustible Storage (Section 413)	Comply with International Fire Code
Concealed Storage	Not applicable

CHAPTER 5
General Building Heights and Areas

Area Summary	
Gross Floor Area	**13,220 gsf**
Building Address (Section 502)	Minimum 4" height, visible from street
Allowable Height (Table 504.3)	
Groups B, M, S, Type III non-sprinkled	55 feet
Actual Height	28 feet
Allowable Stories (Table 504.4)	
Group B, Type IIIB non-sprinkled	3 stories
Group M, Type IIIB non-sprinkled	2 stories
Group S, Type IIIB non-sprinkled	3 stories
Actual Stories	1 story

Mezzanines Equipment Platforms (Section 505)
None

Building Area (Table 506.2)

Type IIIB for B Occupancy, non-sprinkled	Combustible, unprotected
Building Perimeter (***P***):	**558** lf
Building Frontage (***F***):	**357** lf > 30 feet
Minimum Frontage (***W***):	**30** feet
Fire Protection System:	non-sprinkled

Tabular Area (A_t – Table 506.2)

Group B	**23,000** sf per floor
Group M	**12,500** sf per floor
Group S-2	**26,000** sf per floor

Single-occupancy, one-story (506.2.1)
Allowable area (A_a) determined by:

$A_a = A_t + (NS \times I_f)$
$A_a = 23{,}000 + (23{,}000 \times I_f)$
$A_a = 23{,}000 + (23{,}000 \times 0.39)$
$A_a = 23{,}000 + (8{,}970) =$ **31,970 allowed**

Area Increase / Frontage (I_f - Chapter 506.3.3)
Area increase for frontage determined by:

$I_f = [F/P - 0.25]\ W/30$
$I_f = [357/558 - 0.25]\ 30/30$
$I_f = [0.64 - 0.25]\ 1$
$I_f = [0.39]\ 1 = 0.39$

Occupancy Separation (Table 508.4)
Group B, Group M / Group S-2 — 2-hour separation, non-sprinkled

Incidental Uses (Section 509)
None

Special Provisions (Section 510)
None

Fire Resistance Rating Requirements for Building Elements (Table 601, Type IIIB, Table 602)

Structural Frame	0 hour
Bearing Walls, Exterior	1 hour w/ 0-10 foot separation, 1 hour w/ 10 foot or greater separation
Bearing Walls, Interior	0 hour
Interior Non-bearing Walls	0 hour (unless otherwise required elsewhere)
Exterior Non-bearing Walls	1 hour w/ 0-10 foot separation, 1 hour w/ 10 foot or greater separation
Floor Construction	0 hour
Roof Construction	0 hour

Exterior Walls

Projections (705.2.2)	Of any approved combustible material
Buildings on Same Lot (705.3)	Not applicable
Openings in Exterior Walls (705.8)	Unlimited unprotected openings
Fire Barriers (707.3.2)	2 hour separating fire areas
Shaft Enclosures (713)	None
Opening Protectives (Section 716)	90-minute penetrations
FIreblocking (Section 718)	Not applicable with Type IIIB construction
Draftstopping (Section 718)	Not applicable with Type IIIB construction

Interior Finishes (Table 803.13)

Exit passageways	Class A rating
Exit access corridors	Class B rating
Room and enclosed spaces	Class C rating

Automatic Sprinkler System (Section 903)
Sprinkler required where storage of tires exceed 20,000 cubic feet

Fire Alarm and Detection (Section 907.2.2)
Group B — manual fire alarm not required when sprinkled

Occupancy Load (Table 1004.1.2)

Group S-2 Storage 1:500 ratio	7,283 sf / 500 = 15 persons
Group B Business 1:150 ratio	5,946 sf /150 = 40 persons
Total Occupancy Load	55 people

Egress Width (1005.3.1)

Stairways	not applicable
Other egress components	0.15 inches per occupant with sprinkler 0.15 x 15 = 2.25 inches Warehouse 0.15 x 40 = 6 inches Business

Single Exit (1006.3.3)

Group B – sprinkled	max occupant = 49, max travel = 100 feet
Group M – sprinkled	max occupant = 49, max travel = 75 feet
Group S – sprinkled	max occupant = 29, max travel = 100 feet

Travel Distance (Table 1017.2)

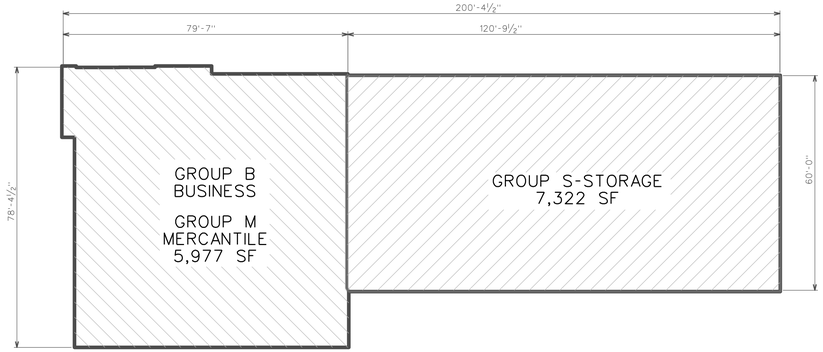
Group M	250 feet with sprinkler
Group B	300 feet with sprinkler
Group S-2	400 feet with sprinkler

Corridor Ratings (Table 1020.1)

Group B, Group M, Group S-1	0 hour with sprinkler
Corridor width	44 inches with occupant load > 50 36 inches with occupant load <50
Corridor dead end	50 feet max with sprinkler

Minimum Plumbing Fixtures

Group B, Group M Occupancy	to be determined by tenant layout
Group S-2 Occupancy	
Water closets	1 required (1:100)
Lavatories (male)	1 required (1:100)
Drinking fountains	1 required (1:1000)
Service Sink	1 required

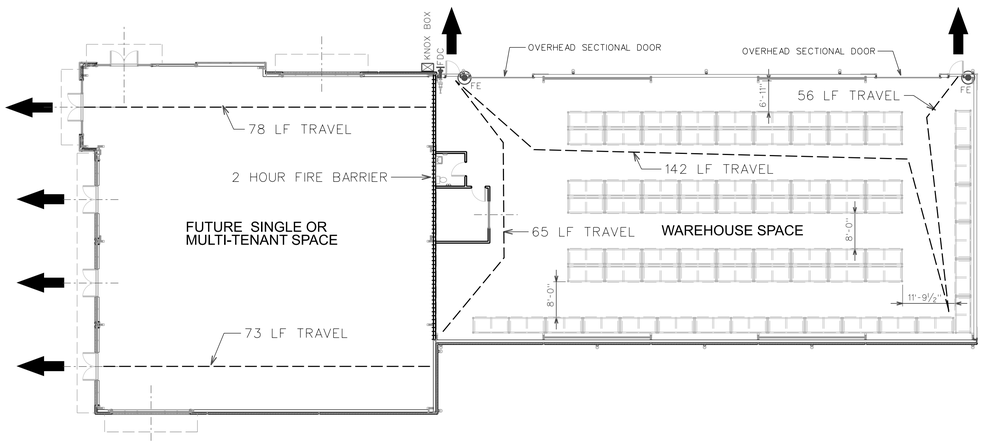


13,303 SF GROSS AREA

01 / A0.1 AREA SUMMARY
SCALE: 1"=120'-0"

LIFE SAFETY LEGEND
NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO THIS PROJECT

- DIRECTIONAL EGRESS
- EXIT SIGN
- BATTERY PACK LIGHTING
- HANDHELD FIRE EXTINGUISHER
- FIRE DEPARTMENT CONNECTION FDC
- KNOX BOX



02 / A0.1 LIFE SAFETY PLAN
SCALE: ⅛"=1'-0"

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A0.2

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02 A1.1 LOT COVERAGE
SCALE : 1"=30'-0"

01 A1.1 ARCHITECTURAL SITE PLAN
SCALE : 1"=20'-0"
34 CARS REQUIRED
36 CARS SHOWN

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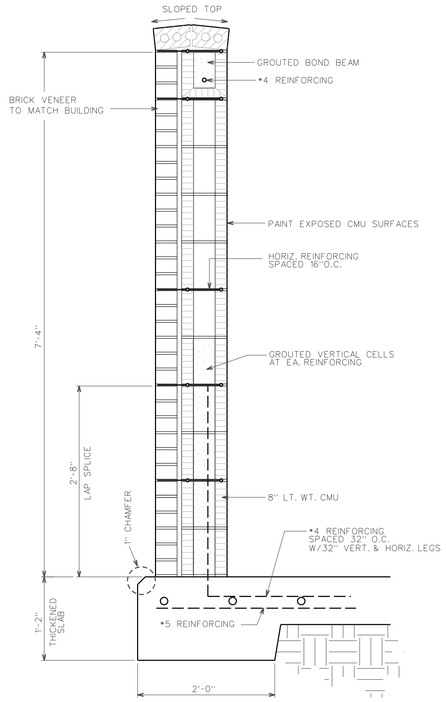
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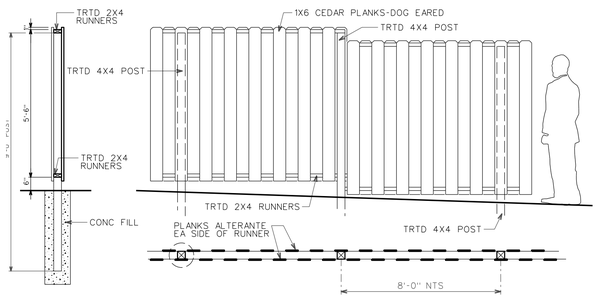
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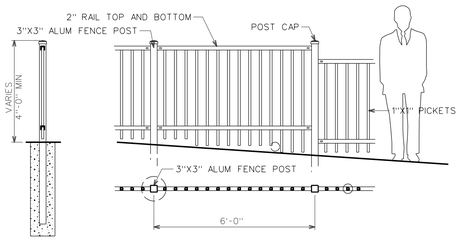
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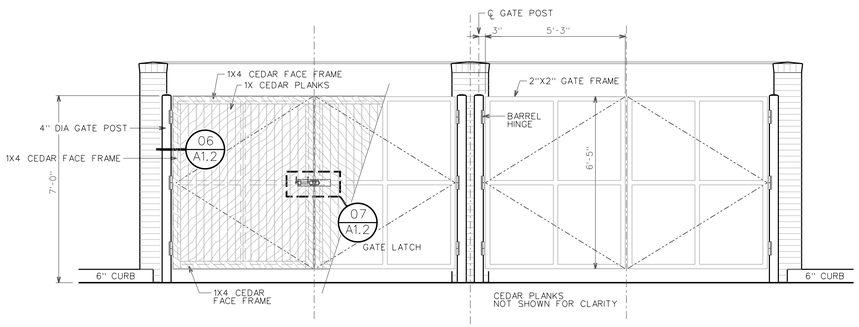
08 A1.2 DUMPSTER WALL
SCALE : 1"=1'-0"



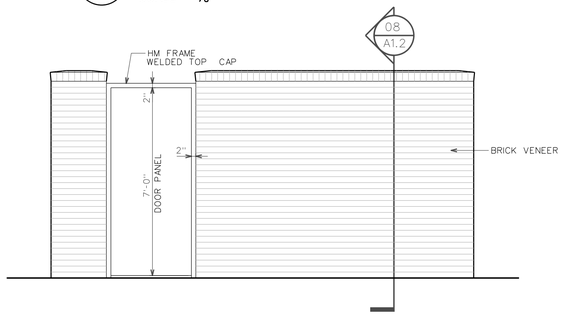
09 A1.2 WOOD FENCING
SCALE : 3/8"=1'-0"



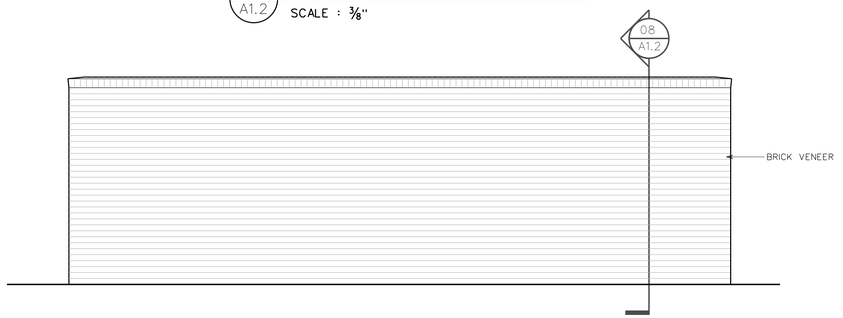
10 A1.2 ORNAMENTAL METAL FENCING
SCALE : 3/8"=1'-0"
EQUAL TO AMERISTAR FENCING ECHELON II ALL ALUMINUM



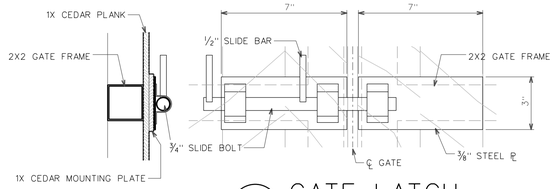
02 A1.2 DUMPSTER ELEVATION
SCALE : 3/8"



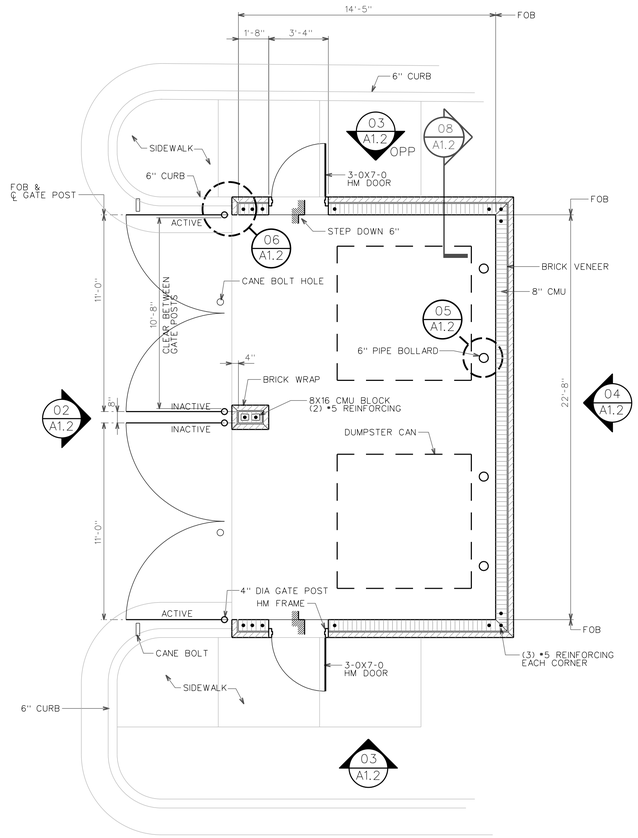
03 A1.2 DUMPSTER ELEVATION
SCALE : 3/8"



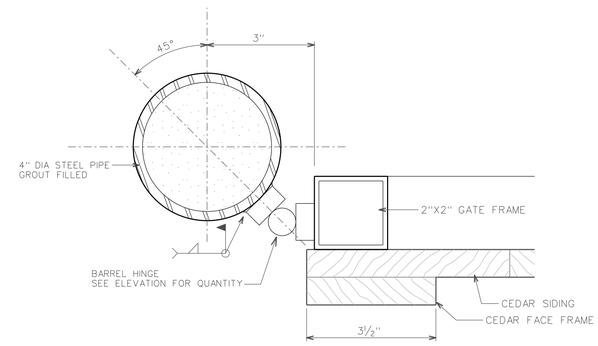
04 A1.2 DUMPSTER ELEVATION
SCALE : 3/8"



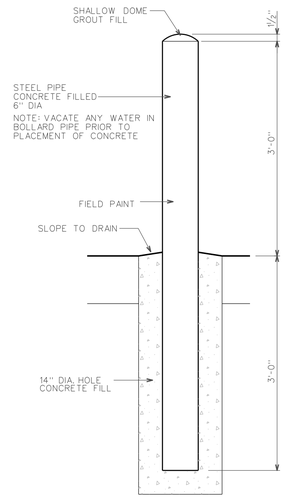
07 A1.2 GATE LATCH
SCALE : 3"



01 A1.2 DUMPSTER PLAN
SCALE : 1/4"=1'-0"



06 A1.2 GATE POST DETAIL
SCALE : 6"=1'-0"



05 A1.2 BOLLARD
SCALE : 1"=1'-0"

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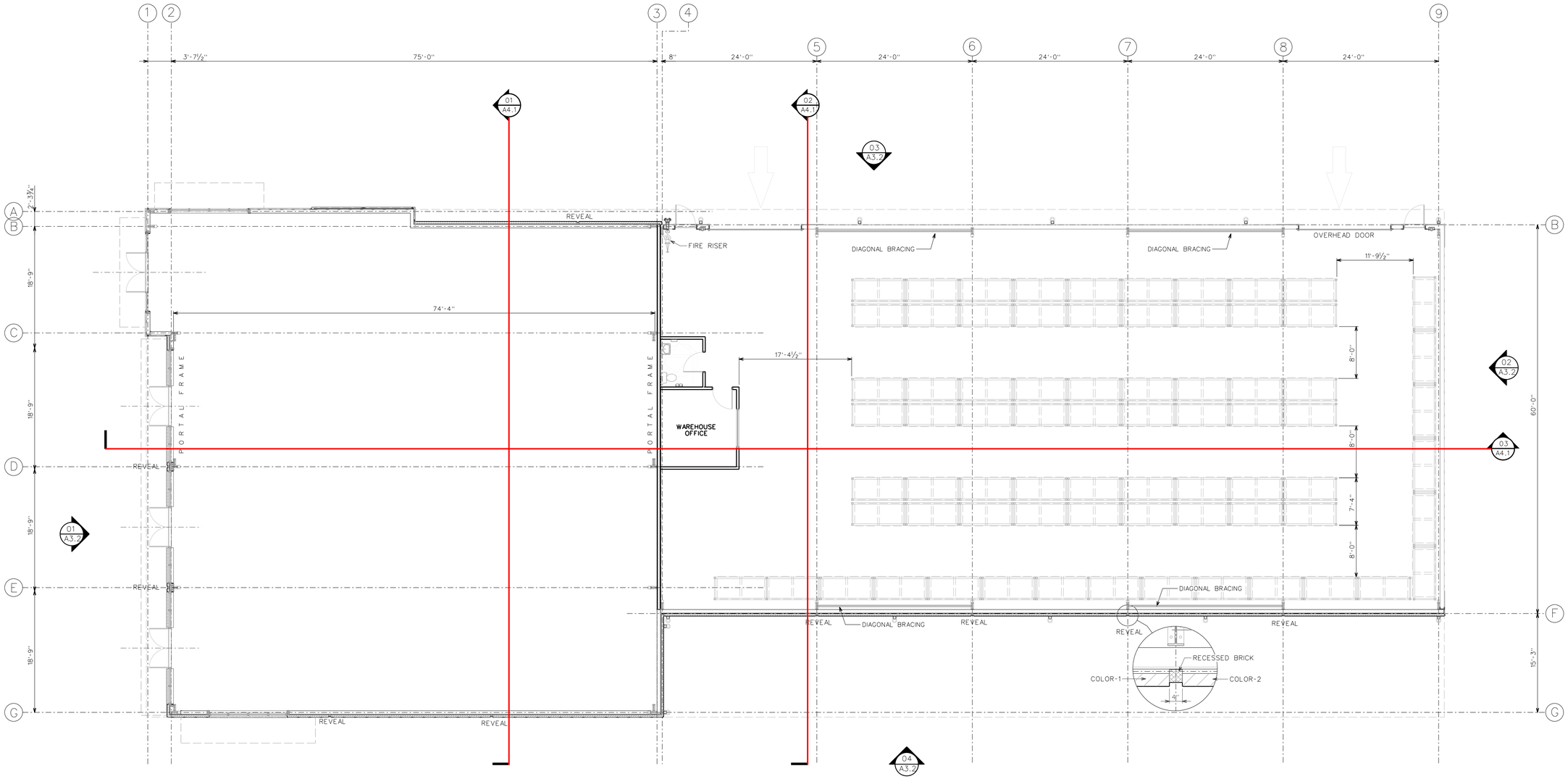
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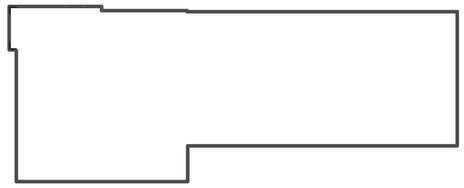
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01 A2.1 FIRST FLOOR PLAN
SCALE : ⅛" = 1'-0"



AREA SUMMARY
NO SCALE

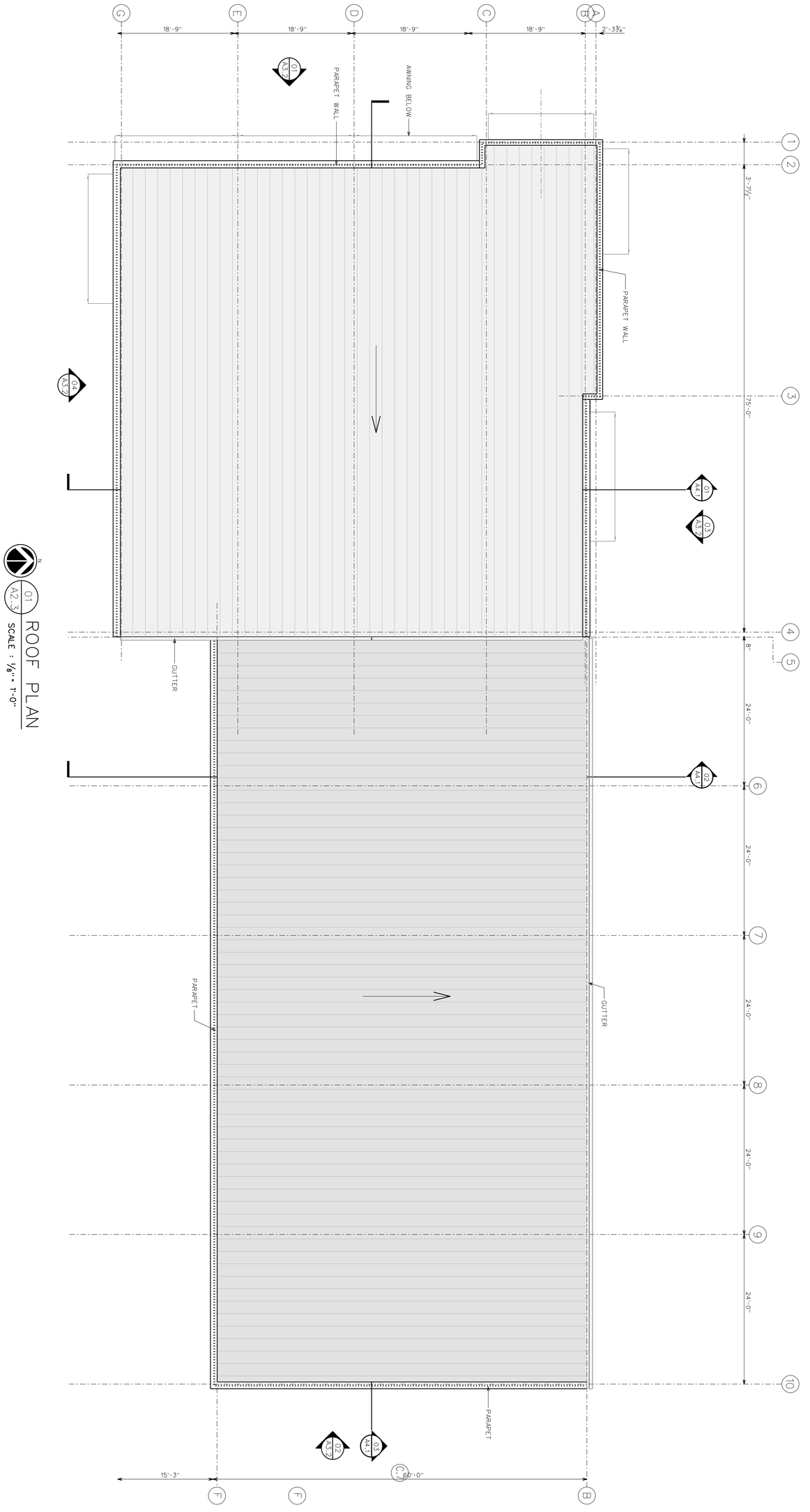
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A2.1



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A2.3

384

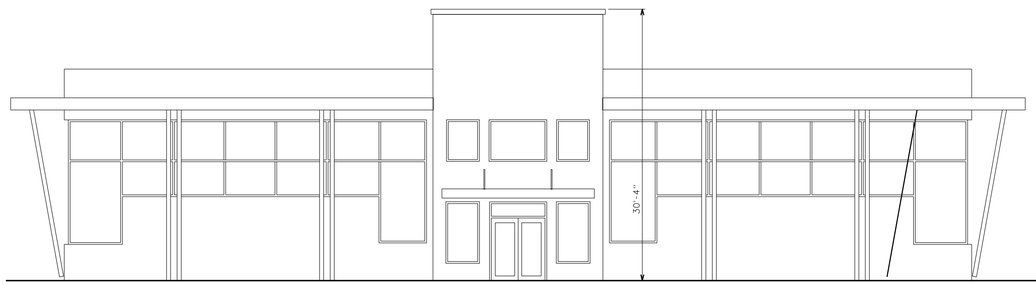
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Section 8, Item F)

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EXISTING BUILDING



NEW BUILDING

01A / A3.0 COMPOSITE ELEVATION

SCALE : 3/16"= 1'-0"

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Calhoun Station Parkway

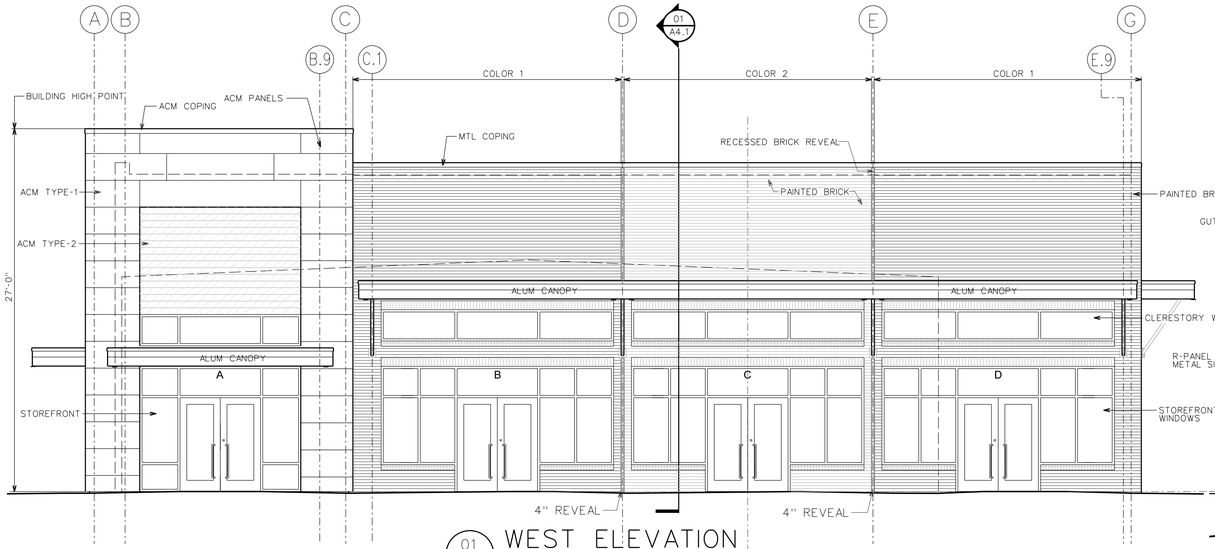
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PROJECT: 26002

DATE: June 18, 2026

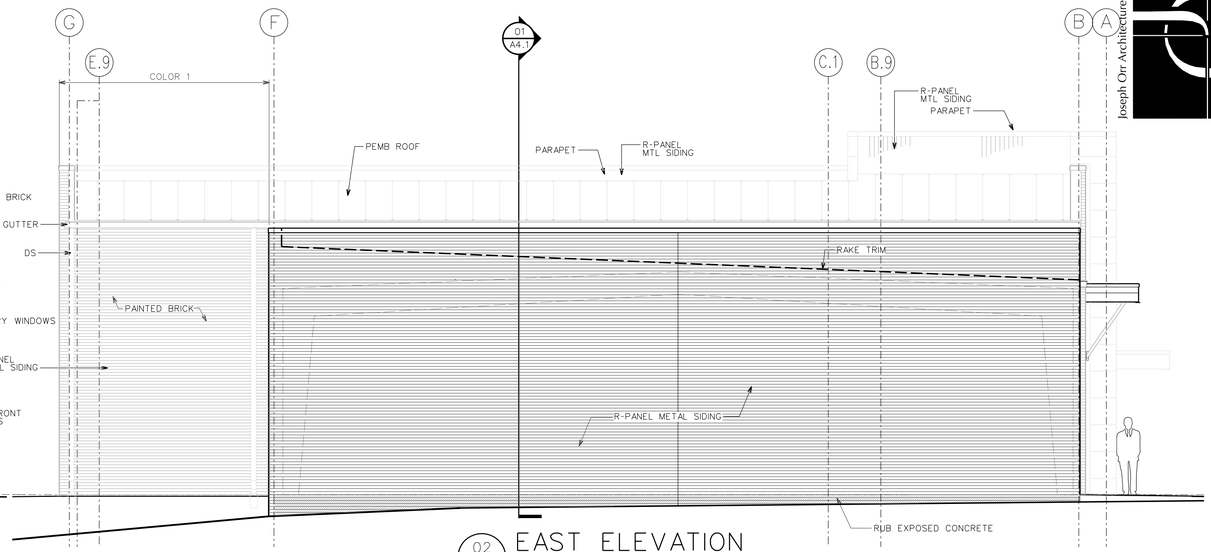
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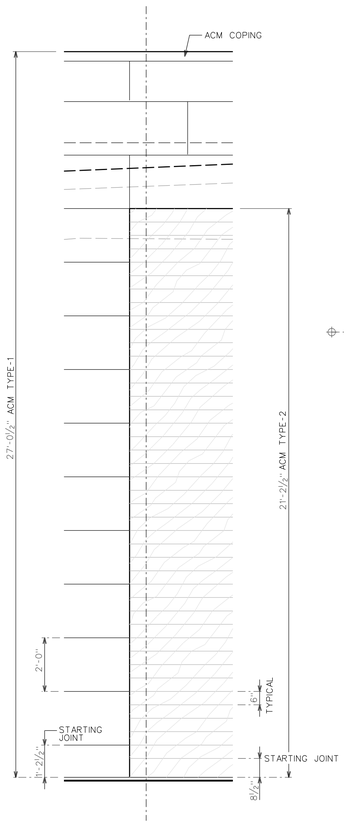
01 A3.1 **WEST ELEVATION**

SCALE : 3/16"= 1'-0"



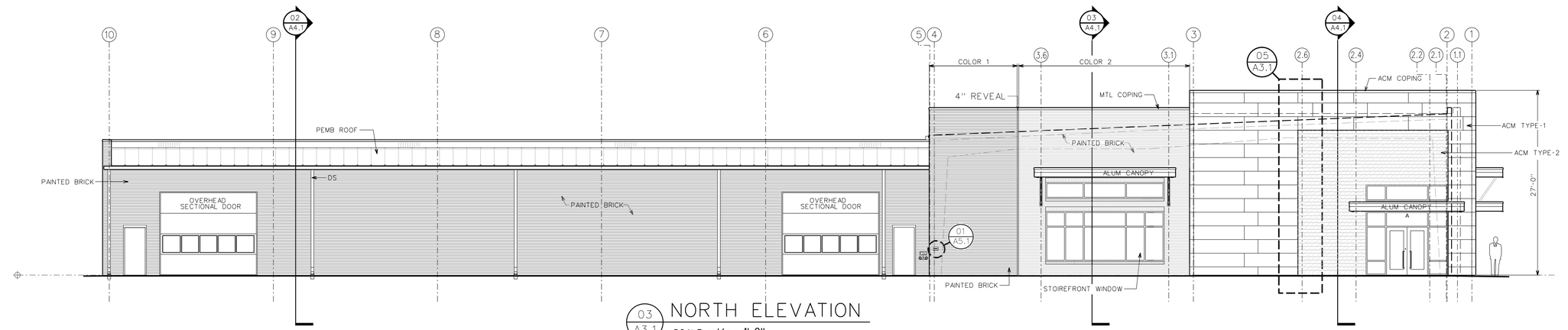
02 A3.1 **EAST ELEVATION**

SCALE : 3/16"= 1'-0"



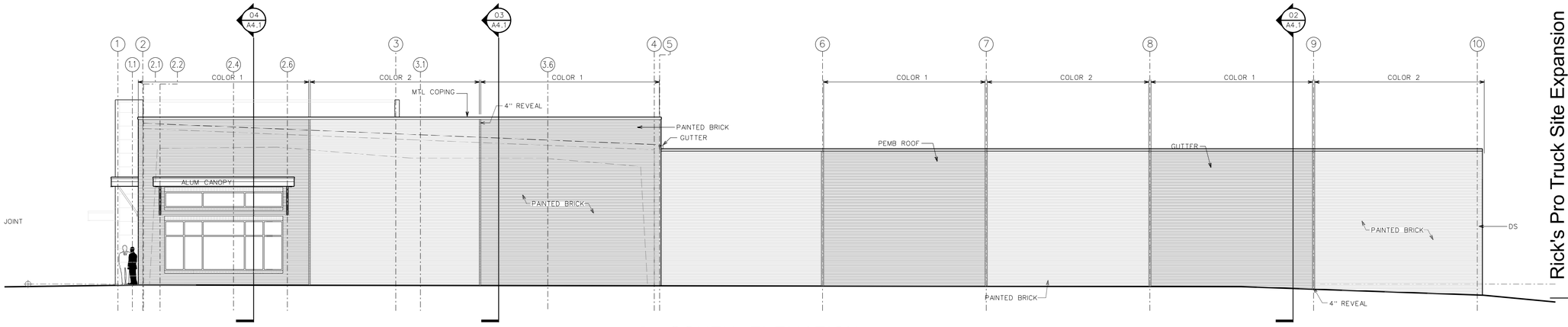
05 A3.1 **ACM JOINTING**

SCALE : 3/8"= 1'-0"



03 A3.1 **NORTH ELEVATION**

SCALE : 1/8"= 1'-0"



04 A3.1 **SOUTH ELEVATION**

SCALE : 1/8"= 1'-0"

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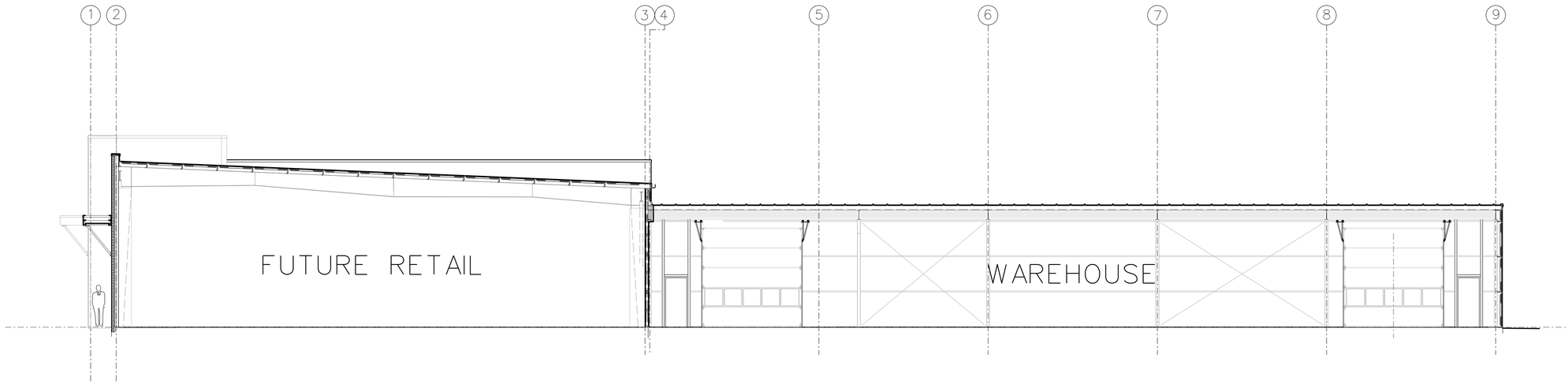
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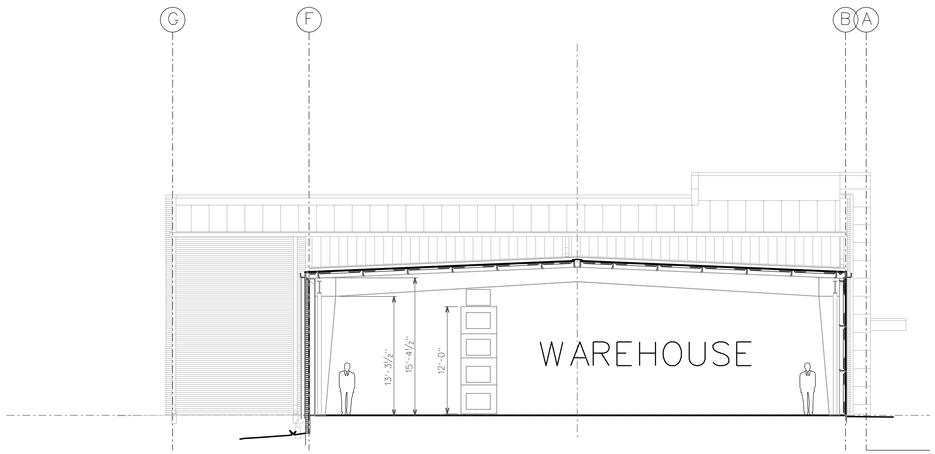
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01 A4.1 BUILDING SECTION
SCALE : 1/8" = 1'-0"



02 A4.1 BUILDING SECTION
SCALE : 1/8" = 1'-0"

Rick's Pro Truck Site Expansion

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Calhoun Station Parkway
Gluckstadt, MS 39110

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RPT SITE EXPANSION

GLUCKSTADT, MS

BRICK COLOR 1

BRICK COLOR 2

ACM PANELS

COPING

CANOPY

AGREEABLE GRAY
HGSW7029
SW1.6

SLATS

MEGA GREIGE
HGSW7031

ROOF

WINDOWS

METAL PANELS

Joseph Orr
Architecture PA

ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT ALLOWING MIXED USE WITH RETAIL AND WAREHOUSE FACILITIES ON PROPERTY LOCATED AT 170 CALHOUN STATION PARKWAY, IDENTIFIED AS TAX PARCEL NO. 082E-21-016/15.00, IN A DISTRICT ZONED C-2, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

THERE CAME ON for consideration by Applicant, Estel Commercial Properties, LLC (Rick's Pro Truck / RPT), the issue of whether a Conditional Use allowing mixed use with retail and warehouse facilities on the subject property located in a zoning district zoned C-2 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 805 of the Zoning Ordinance for the property described herein, which property is located in a C-2 Highway Commercial District, under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing mixed use with retail and warehouse facilities in district zoned C-2, specifically Tax Parcel No. 082E-21-016/15.00, located at 170 Calhoun Station Parkway in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by Estel Commercial Properties, LLC, and Applicant plans an addition to current facilities for a bifurcated building with a portion being retail and a portion being warehouse/storage on the subject property; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for July 28 2026, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt –

the Board was advised that the Planning and Zoning Commission at its July 28, 2026, meeting, recommended approval of the requested conditional use allowing mixed use with retail and warehouse facilities on the subject property; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt were accomplished – the City Clerk did cause notice of the July 28, 2026, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City's public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on July 28, 2026, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its July 28, 2026, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of

Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for Tax Parcel No. 082E-21-016/15.00, located at 170 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi allowing mixed use with retail and warehouse facilities in the C-2 zoning district on the subject property is hereby granted; such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.
5. The subject property described herein, below, is within a zoning district zoned R-1:

   Tax Parcel No. 082E-21-016/15.00, located at 170 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi.
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.

8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.
9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions:
    a. additional entrance not allowed and must utilize RPT existing entryway;

_____

_____

_____

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2026.

The foregoing Order, having been reduced to writing, Alderman _____ moved that said Order be adopted. Alderman _____ seconded. The vote was as follows:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the ____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 412 BUSINESS PARK DRIVE, IDENTIFIED AS TAX PARCEL NO. 082E-21-023/00.00, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

WHEREAS, Estel Commercial Properties, LLC (Rick's Pro Truck / RPT), (the "Applicant"), did file an Application for a Conditional Use Permit on property described herein, which property is located in a C-2 Highway Commercial District Classifications under the City of Gluckstadt Zoning Ordinance of December 16, 2021 (the "Application"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Application to the Planning and Zoning Commission of the City of Gluckstadt, which Planning and Zoning Commission scheduled a hearing on said Application for July 28, 2026, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Application filed herein; and,

WHEREAS, at the conclusion of the discussion of the Planning and Zoning Commission's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Application and the recommendation of the Planning and Zoning Commission and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, do not exist, and have not been satisfied by the Applicant regarding the granting of a Conditional Use Permit allowing mixed use with retail and warehouse facilities on the subject property in district zoned C-2.

SECTION 3. That the Application to grant a Conditional Use Permit pursuant to Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, on the following described property, be and same is hereby denied. The property referenced in the Application (the "property") is described as follows:

> Tax Parcel No. 082E-21-016/15.00, located at 170 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2026.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Consideration of Site Plan-Project 26-041.01 RPT Expansion

As previously mentioned, Rick's Pro Truck (RPT) is planning an addition/expansion to their property on Calhoun Station. Site plan meets our requirements for parking, setbacks, drainage, and landscaping. This is a Floodplain build so they will be required to get the Floodplain Development permit that will require elevation certificates certifying the FFE is at least 18" above the Base Flood Elevation. Currently they plan to be well above our 18" requirement.

We presented this plan to the ARC Committee. ARC recommended to approve with a few conditions…remove the metal siding on the North side, raise the South side roof line disguising the view of the roof from the South, and add more detail to the front facade. Applicant has replaced the metal siding with painted brick and raised the South side roof line to disguise the view of the minimally pitched roof.

We presented to the PNZ Commission, and they also voted to recommend approval of this site plan with the recommendation of adding a pedestrian accessway from the sidewalk and adjust parking spaces so that all are 10' wide.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: unassigned at this time adjacent to RPT 238 Calhoun Station Parkway, 39110 (county GIS map shows address to be 170 Calhoun Station Parkway, 39110)

Parcel #: 082E-21-016/15.00

Owner: Estel Commercial Properties, LLC

Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Phone #: 601 946-8274

E-Mail: rpt194@aol.com

Applicant: Estel Commercial Properties, LLC

Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Phone #: 601 946-8274

E-Mail: rpt194@aol.com

Current Zoning District: C-2

Acreage of Property (If applicable): 3.32 entire tract, aprox 1.0 acre to be developed

Use sought of Property: Office/Retail/Restaurant

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

A. Lot Lines (property lines)
B. Zoning of the adjacent lots
C. The names of owners of adjacent lots
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
F. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
~~R. Number and type of dwelling units where proposed~~
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of the site plan is subject to Board approval.***

Applicant Signature

Estel Commercial Properties, LLC
By: _____
Name: Richard A. Estel
Title: Manager

6/25/26
Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

Application Complete & Approved to Submit to P&Z Board (please check):

Yes_____ **No**_____

Signature: _____
Planning & Zoning Administrator (or Authorized Representative)

Joseph Orr
Architecture PA

June 22, 2026

Mr. Caine Dearman
Planning & Zoning Director
City of Gluckstadt
107 Lone Wolf Drive
Gluckstadt, MS 39110

Re: Ricks Pro Truck Expansion
Calhoun Station Parkway
Gluckstadt, MS 39110

Dear Mr. Dearman,

Please accept the attached Architectural/Site Plan submittal for municipal review and approval of the above referenced project. To summarize the scope of work, Mr. Rick Estel, who owns Ricks Pro Truck (RPT), is developing the adjacent land area within an existing parcel. He desires to construct a "white box" facility to accommodate future tenants, which shall be classified as Group B Business, and Group M Mercantile occupants – tenants who will solicit their own approvals and permitting at the appropriate time.

Coupled with this, RPT seeks additional warehouse space (Group S-2), which the adjacent property can accommodate. Our design reflects a warehouse component separate from the retail portion of the new facility. RPT will conduct their operations between the existing building and this warehouse component, within the gated part of the back of site. This is not to say that future tenants will never need access to this warehouse space – I can foresee uses where a storage component can complement a retail operation. Presently though, RPT needs this storage space for their own use.

It is our understanding the detention pond across the street has been engineered to accept runoff from the property. The original engineer for this pond is participating as part of our team, and his drawings reflect such.

We are looking forward to getting this underway, and seek your permission to do so.

Joseph Orr Architecture PA

J. Orr JR.

Joseph Orr

967 Madison Ave,
Suite B
Madison, MS
39110
601 855-0123

RPT Gluckstadt Property Information

Legal Description found in that certain Special Warranty Deed to Estel Commercial Properties, LLC, a Mississippi limited liability company, dated December 8, 2016, and recorded as Instrument No. 501851 in Book 3442, Page 851 in the office of the Chancery Clerk of Madison County, MS.

Legal Description of Property:

A certain tract of land containing 3.32 acres, more or less, situated in the Southeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of that same tract of land as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 462 at page 690 and being more particularly described as follows:

Commencing at a P.K. nail, set in pavement, marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 36°29'16: East for 2,648.39 feet to a ½" rebar (found) at the intersection of the East line of Calhoun Station Parkway with the South line of Autobahn Loop, said point hereinafter referred to as the Point of Beginning:

Thence South 65°04'47" East along the South line of Autobahn Loop for 33.19 feet to a ½" rebar (found); thence Easterly along the arc of a 10°48'38" curve to the left, said curve having a radius of 530.00 feet and a chord of South 77°03'29" East for 219.99 feet, for an arc distance of 221.61 feet to a ½" rebar (found); thence South 89°02'11" East along the South line of Autobahn Loop for 24.63 feet to a ½" rebar (set); thence leaving the South line of Autobahn Loop, run South 00°23'37" East for 389.73 feet to a ½" rebar set on the top bank of said new ditch; thence Westerly along the top bank of said new ditch, the following courses and distances:

North 89°56'04" West for 239.14 feet;

North 81°'26'59" West for 31.62 feet;

North 64°48'06" West for 71.79 feet;

North 76°15'25" West for 78.11 feet to a ½" rebar set on the East line of Calhoun Station Parkway; thence Northerly along the arc of a 02°56'18" curve to the right, said curve having a radius of 1,950.00 feet and a chord of North 19°14'55" East for 422.96 feet, for an arc distance of 423.78 feet to the Point of Beginning.

Adjacent Owners within 500 feet of the Property:

- 2016 LLC
  - Address: 105 Acacia Ct, Flowood, MS 39232
  - Immediately Adjacent
- Calhoun Station Property Owners
  - Address: 384 Church Rd, Madison, MS 39110
  - Immediately Adjacent
- S & P Management LLC
  - 119 Rosedowne Bend, Madison, MS 39110
  - Across Autobahn Loop

- John C. Herrald et al.
    - John C. Herrald
    - Annete Maria Schmidt Harreld
    - Ronald L. Hutchinson
    - PO Box 160, Madison, MS 39130
    - Across Autobahn Loop
- Citizens Bank of Philadelphia
    - 521 Main Street, Philadelphia, MS 39350
    - Across Autobahn Loop
- Pingree 2000 Real Estate Holdings LLC
    - 600 Corporate Park Drive, St. Louis, MO 63105
    - Across Autobahn Loop
- Callaway Holdings LLC
    - PO Box 1919, Ridgeland, MS 39158
    - Northwest of Property
- Paula Looney
    - 206 Church Road, Madison, MS 39110
    - West of Property
- Gluckstadt Family Entertainment LLC
    - 457 Bozeman Road, Madison, MS 39110
    - Directly east of property behind 2016 LLC property.
- Bear Creek Water Association Inc.
    - 301 Distribution Drive, Madison, MS 39110
    - Directly south of the southwest corner of the Property
- Bellamare Development LLC
    - 1554 West Peace St, Canton, MS 39046
    - South and southwest of Property
- R&S Holdings LLC
    - 1554 West Peace St, Canton, MS 39046
    - South of Property
- GPMG Holdings LLC
    - 116 Ashbrook Trail, Madison, MS 39110
    - South of Property
- MAG Holdings #1 LLC
    - 176 American Way, Madison, MS 39110
    - Southwest of Property
- Andrea Hodge Grasse and Ronald Golden Grasse III
    - 184 Church Road, Madison, MS 39110
    - Southwest of Property

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Request for Conditional Use-Project 26-044 Spin & Fold

Applicant is requesting a Conditional Use approval for a laundromat service at 160 Weisenberger Rd. This site has been previously updated, and this request is for a build out in an existing building which currently has a dry-cleaning business in it as well. The proposed use is similar to the Lost Sock concept except they will have a self-service element to it. Currently there are no laundromats in the City and with this location we do believe it would be a good fit to accompany the dry cleaners.

We held a Public Hearing at the PNZ Commission meeting on 7/28/26. There was no public opposition to this Conditional Use. The Commission voted to recommend approval of this Conditional Use with the following conditions:

- Provide the MMBOA with the updated floorplan (corrected floorplan is attached)
- Business hours 7am -7pm Monday through Sunday
- Provide ratio of drop-off vs self service
- This Conditional Use will cease to exist if subject business closes

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 160 Weisenberger Road Suite A
Parcel #: 082H-28-001/04.02

Owner: LA Flor L,L,C
Address:

Applicant: David Woodridge
Address: 4164 Church Rd Suite 700

Phone #: 601.850.6389
E-Mail: freddygarcia9187@gmail.com

Phone #: 601-209-8605
E-Mail: woodridgearchitecture@yahoo.com

Current Zoning District: C-2
Acreage of Property (If applicable): 1.62 (70,658 sf)
Use sought of Property: Retail / Services

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 805.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing
5. Site Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

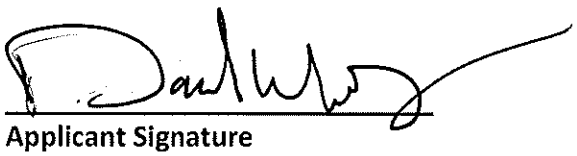
A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

(a). Ingress and egress to property and proposed structures
(b). Off-Street parking and loading areas
(c). Refuse and service areas
(d). Utilities, with reference locations, availability, and compatibility.
(e). Screening and buffering with reference to type, dimensions, and character.
(f). Required yards and other open spaces.
(g). General compatibility with adjacent properties and other properties in the district.
(h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.



Applicant Signature

6.11.24

Date

Property Owner Signature

Date

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110

June 11, 2026

Caine Dearman

City of Gluckstadt

Planning Administator

Re: Business Usage in C-2 zoning

Church Rd.

Gluckstadt, Ms

Caine,

Please find that my client is requesting the use of an upscale personal clothing cleaning service in a C-2 zoning in the City of Gluckstadt. This service will provide the washing and folding of clothing dropped off by clients. It will also allow the cleaning of larger garments, such as linens and beddings. We feel that this is an appropriate zoning, a zoning which allowed the "Lost Sock" to be previously located in.

Thank you for your consideration to place us on the next Planning & Zoning agenda.

Sincerely,

Daniel Wooldridge

BOOK 3129 PAGE 810 DOC ID TY W
INST # 743717 MADISON COUNTY MS.
This instrument was filed for
record 9/23/14 at 11:05:01 AM
CYNTHIA PARKER, C.C. BY: HRM D.C.

Prepared By:
Paul David Hastings
Attorney at Law (MSB #2075)
321 Highway 51, Suite B
Ridgeland, MS 39157
(601) 607-2996

Return to:
Paul David Hastings
Attorney at Law
321 Highway 51, Suite B
Ridgeland, MS 39157
(601) 607-2996

12.8-517

{INDEXING: Part of NE 1/4 NE 1/4 and SE 1/4 NE 1/4, Sec. 28, T8N-R2E, Madison Co., MS}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

S.K.B. HEAVY EQUIPMENT CO., LLC
a Mississippi limited liability company
916 Montrose Dr.
Ridgeland, MS 39157
(601) 573-2525

("**Grantor**"), does hereby sell, convey and warrant unto

LA FLOR, LLC
a Mississippi limited liability company
1401 E. Fortification St.
Jackson, MS 39202
(601) 260-0817

("**Grantee**"), the following described land and property together with all privileges,

easements, and appurtenances belonging thereto located and situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

A certain parcel of land begin situated in the Northeast 1/4 of the Northeast 1/4 and in the Southeast 1/4 of the Northeast 1/4 of Section 28, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:.

Commence at an existing iron pin marking the Northeast corner of said Section 28 and run thence West for a distance of 894.49 feet to a point; run thence South for a distance of 673.14 feet to an existing iron pin; run thence South 02 degrees 10 minutes 01 second West for a distance of 420.66 feet to a set iron pin and the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING continue thence South 02 degrees 10 minutes 01 second West for a distance of 291.81 feet to an existing iron pin on the North right-of-way line of Weisenberger Road; run thence North 67 degrees 36 minutes 00 seconds West along said North right-of-way line of Weisenberger Road for a distance of 287.77 feet to an existing iron pin marking the Southeast corner of the Kenneth W. Simmons property as described in deed recorded in Deed Book 381 at Page 104, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; leaving said West right-of-way line of Weisenberger Road run thence North 02 degrees 10 minutes 01 second East along the East line of said Simmons property for a distance of 192.29 feet to a set iron pin; leaving said East line of the Simmons property, run thence South 87 degrees 49 minutes 59 seconds East for a distance of 270.00 feet to the POINT OF BEGINNING.

Subject to a 50 foot easement for ingress and egress off the West property line.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year (2014) have been prorated as of this date on an estimated basis, and when said taxes are actually determined if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or its assign, any deficit on an actual proration, and likewise the Grantee agrees to pay to the Grantor or its assigns, any over payment on an actual proration

THIS CONVEYANCE is subject to any and all applicable building restrictions,

restrictive covenants, rights of way, easements and any and all government regulations, ordinances, zoning laws, and prior mineral reservations and/or transfers applicable to the above described property.

WITNESS MY SIGNATURE this the 18th day of Sepetember 2014.

S.K.B. HEAVY EQUIPMENT CO., LLC

BY: _____
SHELBY K. BRANTLEY - Manager

STATE OF MISSISSIPPI

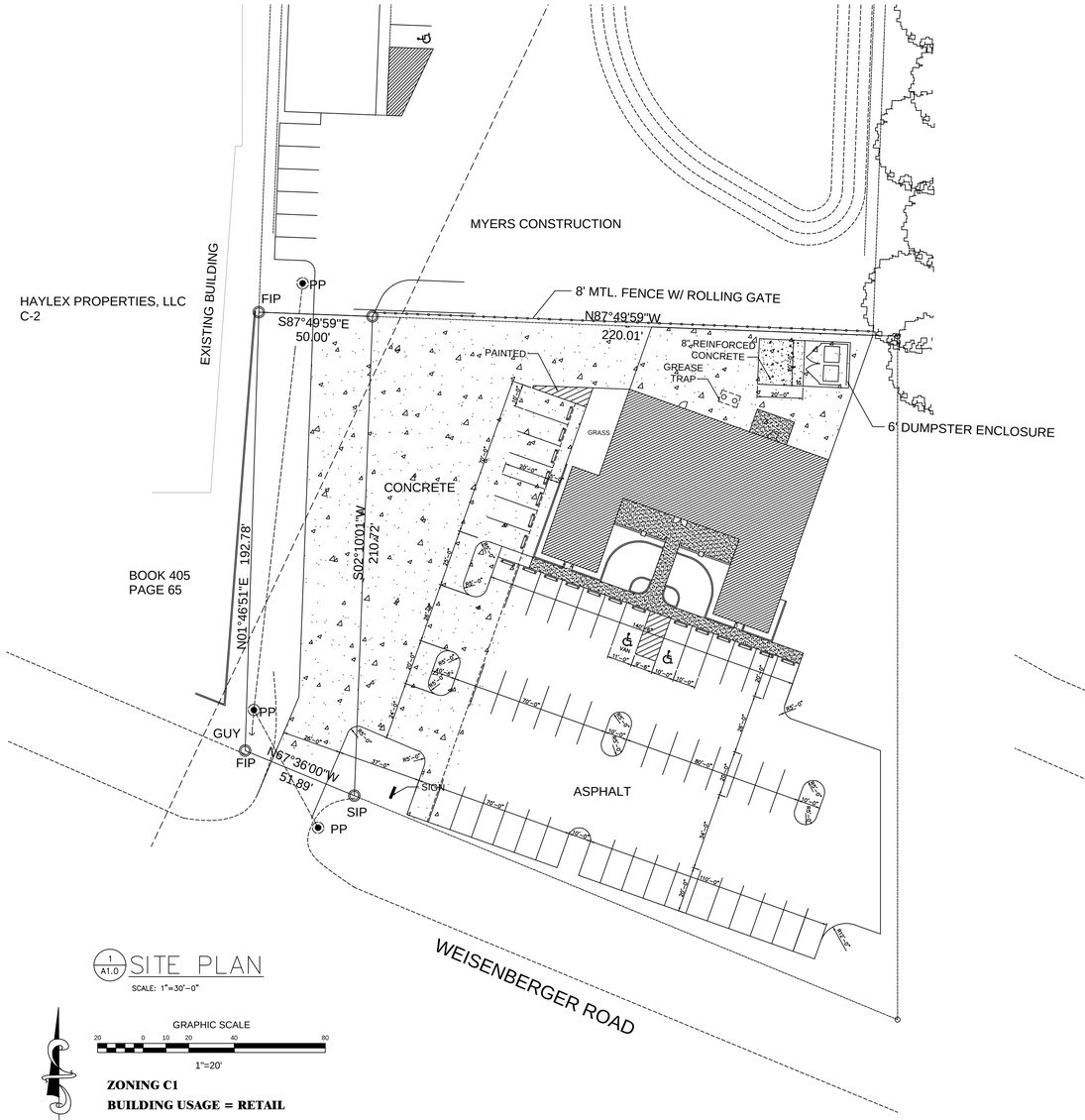
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of September, 2014, within my jurisdiction, the within named Shelby K. Brantley, who acknowledged to me that he is manager of S.K.B. Heavy Equipment Co., LLC, a manager-managed Mississippi limited liability company, and that as manager of said limited liability company, and as the act and deed of said limited liability company, he executed and delivered the above and foregoing instrument, after having been duly authorized by said limited liability company so to do.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 107861 DEVIN PRESLEY TERRELL Commission Expires Jan. 29, 2018 MADISON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
29 January 2018



1 A1.0 SITE PLAN

SCALE: 1"=30'-0"

GRAPHIC SCALE

20 0 10 20 40 80

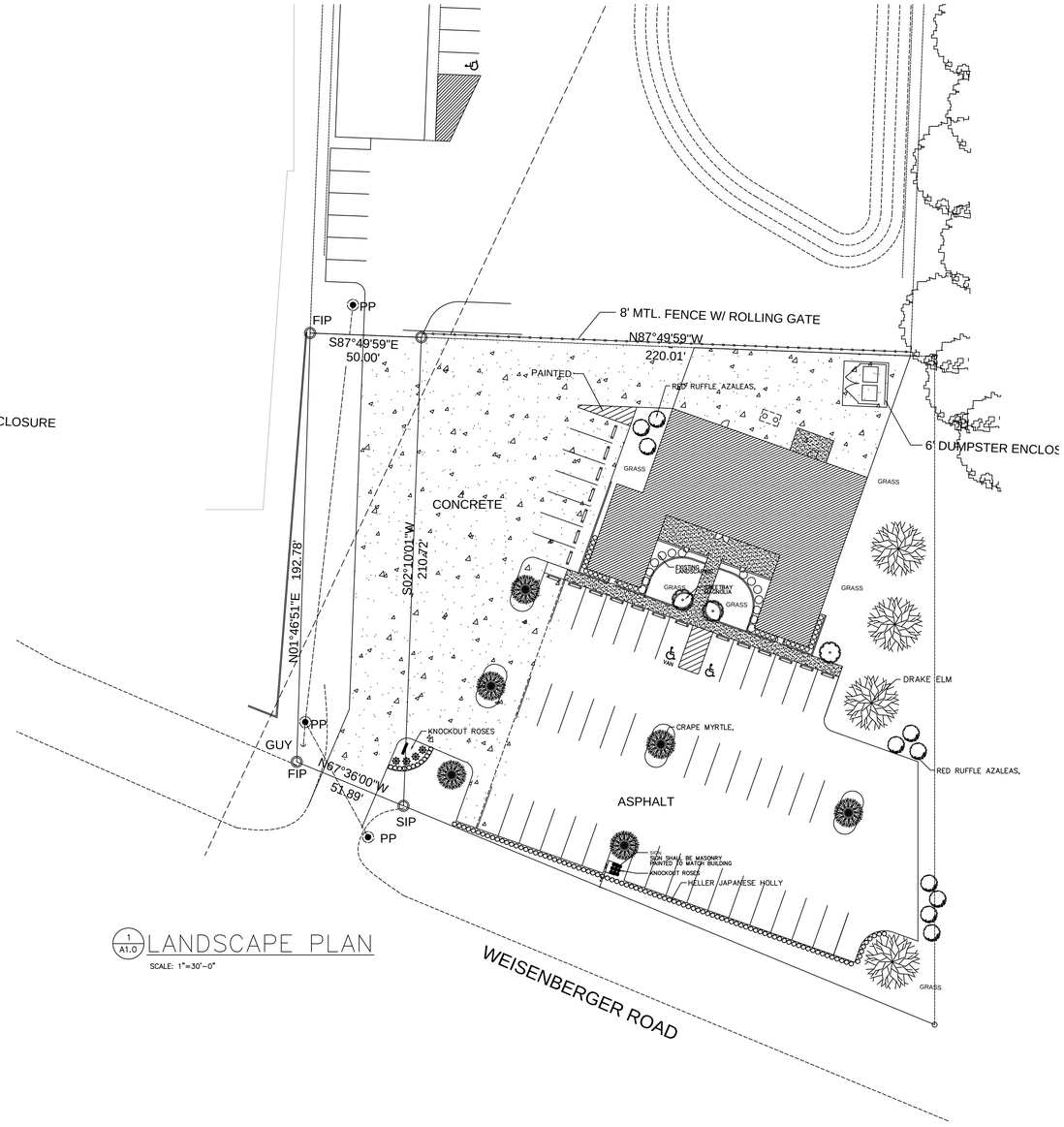
1"=20'

ZONING C1

BUILDING USAGE = RETAIL

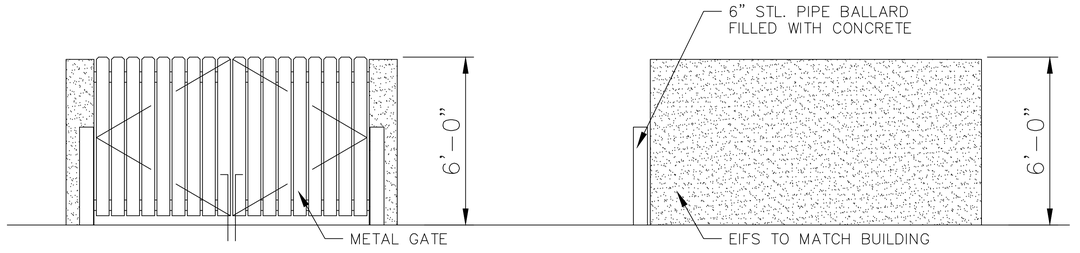
TOTAL SITE = 70,658SF
BUILDING SF = 6,000SF
LOT COVERAGE = 8.5%

PROVIDED PARKING
52 PARKING SPACES



1 A1.0 LANDSCAPE PLAN

SCALE: 1"=30'-0"



1 A1.0 DUMPSTER ENCLOSURE

SCALE: NTS

REVISIONS	BY

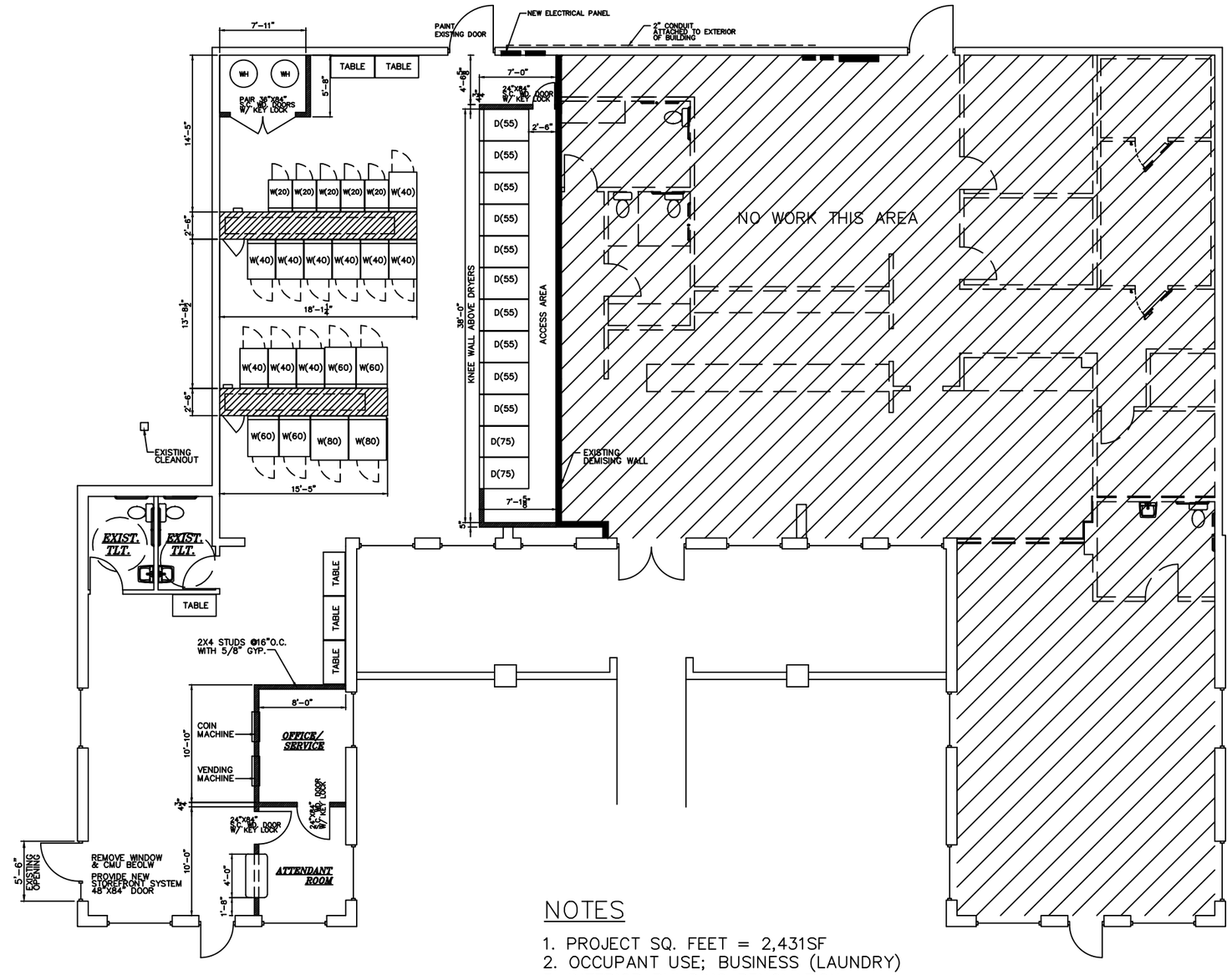
WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

160 Weisenberger Rd
Site &Building Renovation
Gluckstadt, Mississippi

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IT MAY NOT BE CONSTRUCTED
NOR SHALL ANY DOCUMENTS BE REPRODUCED FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOOLDRIDGE & ASSOCIATES.

DRAWN	
CHECKED	
DATE	12/4/25
SCALE	
JOB NO.	
SHEET	A0.0
OF	SHEETS

OWNER 11/19/2025 4:25 PM FREDDY GLUCKSTADT.dwg



1/A1.0 FLOOR PLAN

SCALE: 3/16"=1'-0"

NOTES

1. PROJECT SQ. FEET = 2,431SF
2. OCCUPANT USE; BUSINESS (LAUNDRY)
3. INTERIOR BUILDING RENOVATION
4. DEMISING WALL EXISTING. NO PENETRATIONS REQUIRED.
5. REUSE EXISTING HVAC. PROVIDE CLEAN FILTERS.
6. REUSE EXISTING LIGHTING. RECIRCUIT LIGHTS AND SWITCHES TO NEW ELECTRICAL PANEL.
7. PAINT NEW WALLS. TOUCH UP EXISTING WALLS AS REQUIRED.

OWNER 11/19/2025 4:25 PM FREDDY GLUCKSTADT.dwg

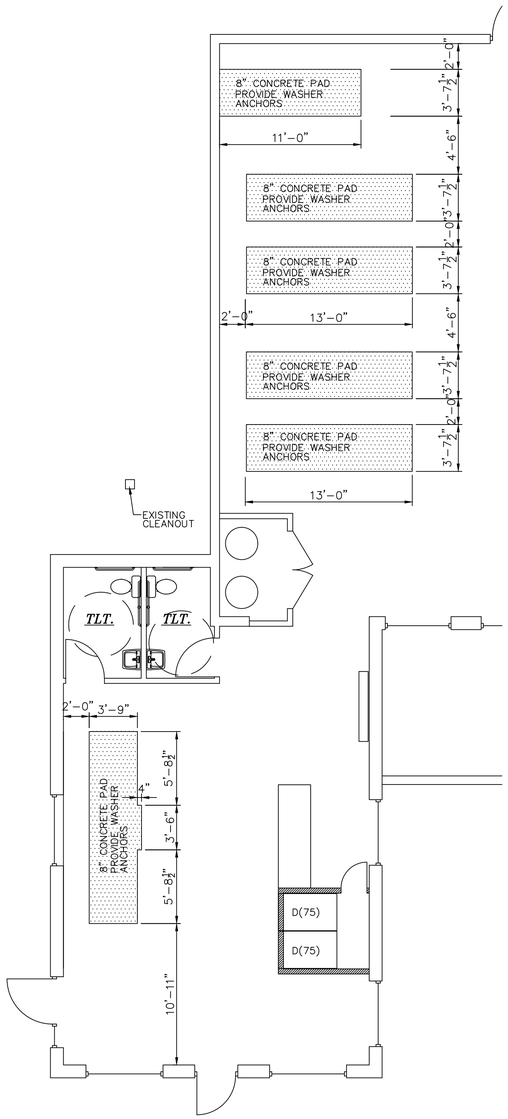
REVISIONS BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-5665

160 Weisenberger Rd Suite 'A'
Bear Spin & Fold
Gluckstadt, Mississippi

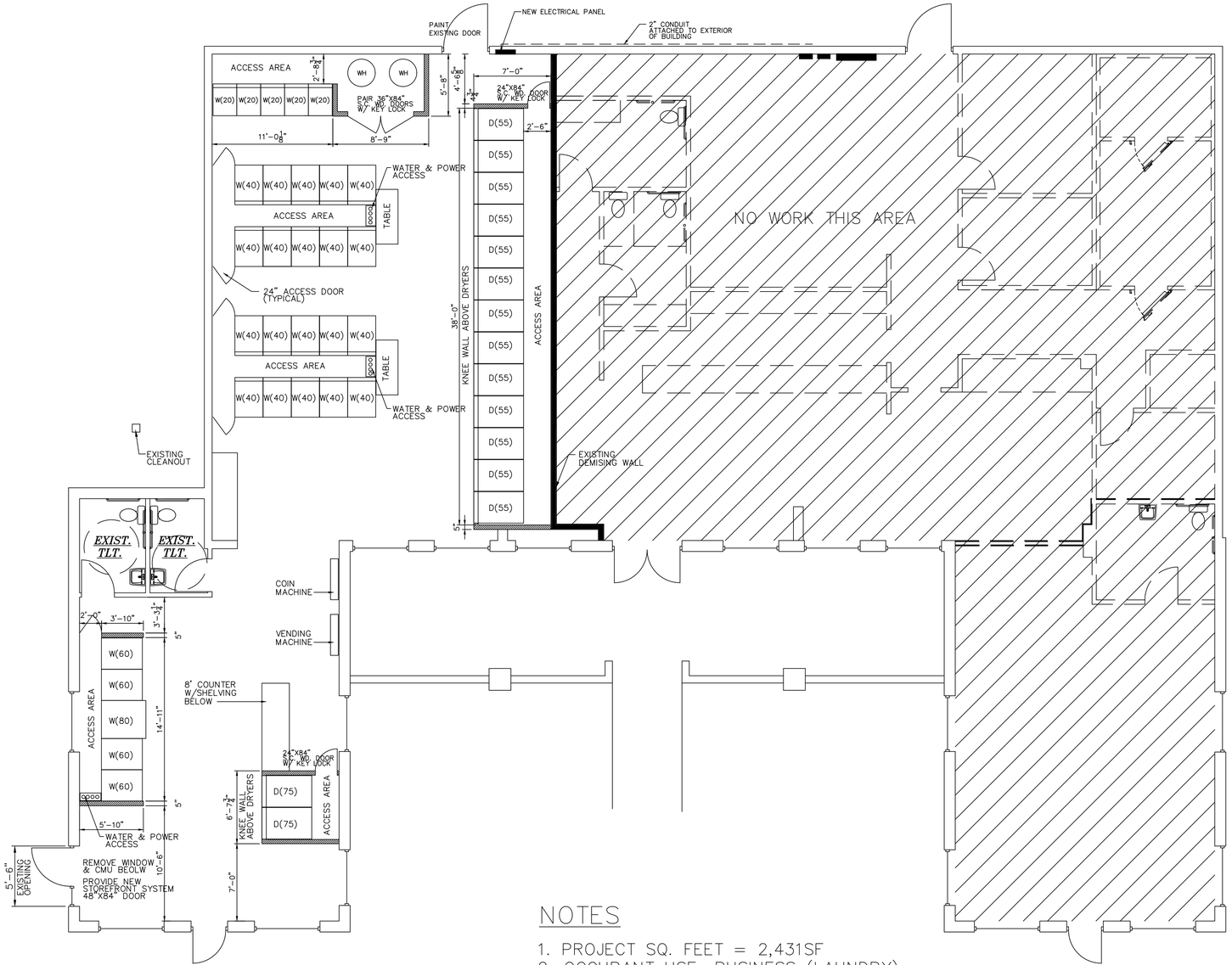
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DRAWN
CHECKED
DATE 5/15/26
SCALE
JOB NO.
SHEET A1.0
OF SHEETS



1 A1.0 WASHER PADS

SCALE: 3/16"=1'-0"



1 A1.0 FLOOR PLAN

SCALE: 3/16"=1'-0"

NOTES

1. PROJECT SQ. FEET = 2,431SF
2. OCCUPANT USE; BUSINESS (LAUNDRY)
3. INTERIOR BUILDING RENOVATION
4. DEMISING WALL EXISTING. NO PENETRATIONS REQUIRED.
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7. PAINT NEW WALLS. TOUCH UP EXISTING WALLS AS REQUIRED.

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

160 Weisenberger Rd Suite 'A'
Bear Spin & Fold
Gluckstadt, Mississippi

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PERMISSION OF WOOLDRIDGE & ASSOCIATES.

DRAWN	
CHECKED	
DATE	5/15/26
SCALE	
JOB NO.	
SHEET	A1.0
OF	SHEETS

OWNER 11/19/2025 4:25 PM FREDDY GLUCKSTADT.dwg

ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT ALLOWING A LAUNDROMAT ON PROPERTY LOCATED AT 160 WEISENBERGER ROAD, SUITE A, IDENTIFIED AS TAX PARCEL NO. 082H-28-001/04.02, IN A DISTRICT ZONED C-2, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

THERE CAME ON for consideration by Applicant, Daniel Wooldridge (Spin & Fold), the issue of whether a Conditional Use allowing a laundromat in a zoning district zoned C-2 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 805 of the Zoning Ordinance for the property described herein, which property is located in a C-2 Highway Commercial District, under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing a laundromat in district zoned C-2, specifically Tax Parcel No. 082H-28-001/04.02, located at 160 Weisenberger Road, Suite A, in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by LA FLOR, LLC, and Applicant desires to operate a laundromat facility on the subject property and to provide the services of laundry dropoffs and pickups with an option for self-service on the subject property; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for July 28 2026, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt – the Board was advised that the Planning and Zoning Commission at its July 28, 2026, meeting, recommended approval of the requested conditional use allowing Applicant to operate a

laundromat facility on the subject property; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt were accomplished – the City Clerk did cause notice of the July 28, 2026, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City's public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on July 28, 2026, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its July 28, 2026, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for Tax Parcel No. 082H-28-001/04.02, located at 160 Weisenberger Road, Suite A in the City of Gluckstadt,

Madison County, Mississippi allowing Applicant to operate a laundromat on the subject property is hereby granted; such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.
5. The subject property described herein, below, is within a zoning district zoned R-1:

   Tax Parcel No. 082H-28-001/04.02, located at 160 Weisenberger Road, Suite A in the City of Gluckstadt, Madison County, Mississippi.
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.
8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the

presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.

9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions:
    a. final floor plan provided;
    b. provide ratio of dropoff v. self-service;
    c. hours of operation shall be 7:00 a.m. till 7:00 p.m.;
    d. the conditional use granted will cease to exist if subject business closes

_____

_____

_____

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2026.

The foregoing Order, having been reduced to writing, Alderman _____ moved that said Order be adopted. Alderman _____ seconded. The vote was as follows:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the ____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 160 WEISENBERGER ROAD, SUITE A, IDENTIFIED AS TAX PARCEL NO. 082H-28-001/04.02, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

WHEREAS, Daniel Wooldridge (Spin & Fold), (the "Applicant"), did file an Application for a Conditional Use Permit on property described herein, which property is located in a C-2 Highway Commercial District Classifications under the City of Gluckstadt Zoning Ordinance of December 16, 2021 (the "Application"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Application to the Planning and Zoning Commission of the City of Gluckstadt, which Planning and Zoning Commission scheduled a hearing on said Application for July 28, 2026, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Application filed herein; and,

WHEREAS, at the conclusion of the discussion of the Planning and Zoning Commission's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Application and the recommendation of the Planning and Zoning Commission and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, do not exist, and have not been satisfied by the Applicant regarding the granting of a Conditional Use Permit allowing Applicant to operate a laundromat facility on the subject property in district zoned C-2.

SECTION 3. That the Application to grant a Conditional Use Permit pursuant to Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, on the following described property, be and same is hereby denied. The property referenced in the Application (the "property") is described as follows:

> Tax Parcel No. 082H-28-001/04.02, located at 160 Weisenberger Road, Suite A in the City of Gluckstadt, Madison County, Mississippi.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2026.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Request for Variance-Project 26-045 Mac Haik

Mac Haik requests a Variance to the sign ordinance for their newest building off Autobahn Loop. Currently, businesses are afforded 1-6' tall ground mounted sign per frontage. Mac Haik has two frontages. They own a small parcel out at Calhoun Station where they had a ground sign mounted a while back. They have since removed that sign, and plan to place a new 6' tall ground sign in this location. They request a variance to install a 3rd sign mounted on a pylon that is approximately 29' tall on the I-55 frontage to match their existing pylon mounted sign to the South.

We held a Public Hearing at the PNZ Commission meeting on 7/28/26. The Commission voted to recommend approval of the two ground mounted signs as long as they meet the City's 6' height requirement and recommended to deny the installation of the 29' tall pylon mounted sign on the I-55 frontage. There was no public opposition to this Variance.

City of Gluckstadt

Application for Variance

Subject Property Address: 160 Autobahn Loop Madison, MS 39211
Parcel #: 082E-21-016/20.00

Owner: Mac Haik
Address: 11757 Katy Freeway #1500 Houston, Texas 77079

Phone #: 281-496-7788
E-Mail:

Applicant: Gator Sign Company
Address: 1027 Karey Andrews Rd McComb, MS 39648

Phone #: 769-217-8124
E-Mail: alexis@gatorsigncompany.com

Current Zoning District: C-2
Acreage of Property (If applicable): 1.85
Current Use of Property: Car Dealership

Requirements of Applicant:

1. Letter demonstrating how the requested Variance will comply with or otherwise satisfy the requirements for granting a Variance pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing

Requirements for Granting Variances: (Section 804.01, Zoning Ordinance)

(a). Applicant shall demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

(b). Applicant shall demonstrate that the literal interpretation of this Ordinance would deprive the applicant's rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

(c). Applicant shall demonstrate that granting the Variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.

Alexis Britt
Applicant Signature **Date**

Property Owner Signature **Date**

Bridgette Smith

From: info@gluckstadt.net
Sent: Thursday, July 9, 2026 3:19 PM
To: Bridgette Smith
Subject: Receipt #R00012839

City of Gluckstadt thanks you for your payment.

343 Distribution Drive
Gluckstadt MS 39110

DATE : 7/9/2026 2:46 PM
OPER : BS
TKBY : BRIDGETTE SMITH
TERM : 24
REC# : R00012839
400.00 Permit Payments
2026111 250.00CR

Paid By:MAC HAIK CANTON
Check 250.00 REF:42286

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0089
Notice ID	vLlUfnWYFCeSCux11TEM
Publisher	Madison County Journal
Date of issue	Jul 7, 2026
Date due	Aug 7, 2026
Amount due	**$29.11**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	16.92	16.92
Proof of Publication Fee	1	5.00	5.00

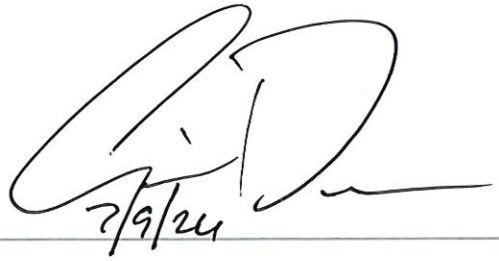
Net Subtotal	$21.92
Tax	0.00
Processing Fee	7.19
Amount due	$29.11

=== Notes ===
Notice Name: Variance - Mac Haik

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/YXxXUqHKtosCFiPY8V9s/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0089 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.



Pay here: https://www.column.us/invoices/YXxXUqHKtosCFiPY8V9s/pay

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: vLlUfnWYFCeSCux11TEM | **Proof Updated: Jul. 07, 2026 at 04:11pm CDT**
Notice Name: Variance - Mac Haik

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 2.99

Number of Lines: 26

07/09/2026: Governmental Entity Notice	16.92
Proof of Publication Fee	5.00
Subtotal	$21.92
Tax	$0.00
Processing Fee	$7.19
Total	**$29.11**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a variance shall be granted to the owners of the following described parcel number:

Address: 160 Autobahn Loop
Madison County Parcel No.
082E-21-016/20.00

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the variance application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: July 9, 2026

7/8/26

June 25, 2026
City of Gluckstadt Planning & Zoning Commission
Gluckstadt City Hall
Gluckstadt, Mississippi
RE: Variance Request for Signage – Mac Haik Ford
160 Autobahn Loop
Madison, MS 39110

Dear Members of the Planning & Zoning Commission,
On behalf of **Mac Haik Ford**, we respectfully submit this letter in support of our request for a variance pursuant to **Section 804.01 of the City of Gluckstadt Zoning Ordinance**. The variance request pertains to the installation of **two (2) monument signs** and **one (1) pylon sign** at the Mac Haik Ford dealership located at **160 Autobahn Loop, Madison, Mississippi 39110**.
The proposed signage consists of:

- **Two (2) monument signs** with an overall sign structure height of **5'-9"**, mounted on a **3'-0" concrete base**, resulting in an overall installed height of approximately **9'-5"** when measured from the finished grade and including the foundation conditions.
- **One (1) pylon sign** with an overall height of **29'-10"**.

The City's sign ordinance limits monument signs to a maximum height of **six (6) feet above surrounding grade** and a maximum sign area of **32 square feet**. Accordingly, we respectfully request a variance from the height requirements to allow the proposed signage as designed.

Compliance with Section 804.01 Variance Criteria

1. Special Conditions Exist Which Are Peculiar to the Property

Mac Haik Ford is a major automotive dealership situated within a commercial corridor that serves high volumes of vehicular traffic. Effective identification of the dealership is critical for customer access, safety, and business operations.
The site's visibility is impacted by roadway conditions, vehicle speeds, existing development, and the substantial setback distances common to automobile dealerships. The proposed monument signs and pylon sign are necessary to provide adequate visibility to motorists approaching the site from multiple directions.
Additionally, the monument signs have been designed with substantial concrete bases that complement the architectural character of the dealership. The masonry construction contributes to the overall height but serves an aesthetic and architectural purpose rather than increasing the advertising area of the signs.

2. Literal Enforcement of the Ordinance Would Create Practical Difficulties

Strict application of the six-foot monument sign height limitation would significantly reduce the effectiveness of the proposed signage and limit the dealership's ability to be readily identified by the traveling public.
The proposed monument signs provide a scale that is appropriate for the size of the property and the surrounding commercial environment. Likewise, the proposed 29'-10" pylon sign is necessary to provide visibility from greater distances and to assist customers in locating the dealership safely and efficiently.

Without the requested variance, the property would experience practical difficulties in achieving the visibility necessary for a dealership of this size and nature.

3. Granting the Variance Will Not Confer a Special Privilege

Approval of this variance would not grant Mac Haik Ford a special privilege that is denied to other property owners.

Within the surrounding commercial area, there are multiple monument signs that exceed the City's six-foot height limitation. The proposed signage is consistent with the scale, character, and visibility of existing signage within the vicinity and is intended to provide comparable identification opportunities.

Granting this variance would allow the property to maintain consistency with existing commercial development patterns rather than creating an unfair competitive advantage.

4. The Variance Will Not Be Detrimental to Public Welfare or Adjacent Properties

The proposed signage has been professionally designed to enhance the appearance of the property while maintaining compatibility with surrounding development.

The monument signs incorporate high-quality masonry materials that complement the dealership architecture, and the pylon sign has been designed to provide clear visibility without creating adverse impacts on neighboring properties. The proposed signs will not obstruct sight lines, create traffic hazards, or negatively affect public safety.

Furthermore, improved visibility and wayfinding will assist customers in locating the dealership, thereby enhancing traffic flow and reducing unnecessary turning movements or confusion among motorists.

5. The Variance Represents the Minimum Necessary Relief

The requested variance represents the minimum relief necessary to provide reasonable identification and visibility for the property.

The monument signs have been designed with architectural brick bases that are consistent with the dealership's overall appearance and branding standards. The proposed pylon sign height has been carefully selected to provide adequate visibility from adjacent roadways while remaining proportional to the scale of the development.

The requested relief is limited to what is necessary to accomplish the intended purpose of the signage and does not exceed what is reasonably required.

Conclusion

Based upon the unique characteristics of the property, the practical difficulties associated with strict enforcement of the ordinance, the presence of similar signage within the surrounding commercial area, and the absence of any adverse impact on neighboring properties or the public welfare, we respectfully request approval of the proposed variance pursuant to Section 804.01 of the City of Gluckstadt Zoning Ordinance.

The requested signage will provide safe, effective, and aesthetically appropriate identification for Mac Haik Ford while remaining consistent with the character of surrounding commercial development.

Thank you for your time and consideration. We respectfully request favorable action on this variance application.

Sincerely,

Alexis Britt
Project Manager
Gator Sign Company
On Behalf of **Mac Haik Ford**
160 Autobahn Loop
Madison, MS 39110

Attachments:

- Site Plan
- Sign Elevations
- Photographs of Existing Area Signage
- Variance Application and Supporting Documents

To Mac Halk, Home-Land Title & Abstract Company, Inc., Stewart Title Guaranty Company and their successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 4, 8, 11(a), and 17 of Table A thereof. The field work was completed on September 26, 2015.

Date of Plat or Map: September 27, 2015

Roger T. Ellison, PLS 02710

Schedule B Exceptions:

Right of way to Entergy Mississippi, Inc. recorded in Book 532 at Page 711 does not affect subject property.

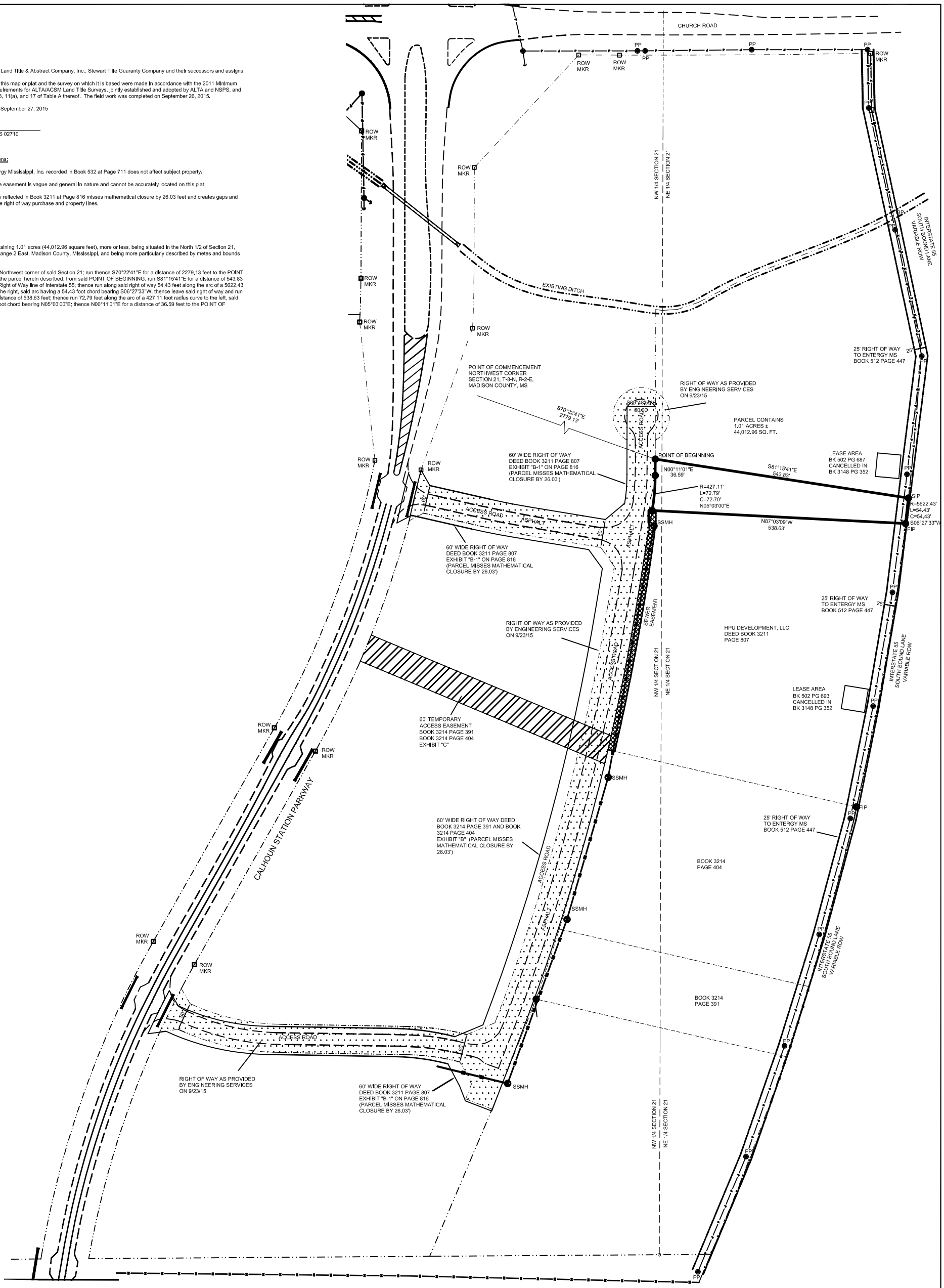
Temporary water line easement is vague and general in nature and cannot be accurately located on this plat.

The 60' Right of Way reflected in Book 3211 at Page 816 misses mathematical closure by 26.03 feet and creates gaps and overlaps between the right of way purchase and property lines.

Legal Description:

A parcel of land containing 1.01 acres (44,012.96 square feet), more or less, being situated in the North 1/2 of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

COMMENCE at the Northwest corner of said Section 21; run thence S70°22'41"E for a distance of 2279.13 feet to the POINT OF BEGINNING for the parcel herein described; from said POINT OF BEGINNING, run S81°15'41"E for a distance of 543.83 feet to the Western Right of Way line of Interstate 55; thence run along said right of way 54.43 feet along the arc of a 5622.43 foot radius curve to the right, said arc having a 54.43 foot chord bearing S06°27'33"W; thence leave said right of way and run N87°03'09"W for a distance of 538.63 feet; thence run 72.79 feet along the arc of a 427.11 foot radius curve to the left, said arc having a 72.70 foot chord bearing N05°03'00"E; thence N00°11'01"E for a distance of 36.59 feet to the POINT OF BEGINNING.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THIS IS A CLASS "A" SURVEY ACCORDING TO THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(f), MISSISSIPPI CODE OF 1972 AS AMENDED.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

REFERENCE MERIDIAN - TRUE NORTH BASED ON FOUND RIGHT OF WAY MONUMENTS ON CALHOUN STATION PARKWAY.

O INDICATES 1/2" X 18" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SIP INDICATES SET IRON PIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED ON STUART TITLE GUARANTY COMPANY TITLE COMMITTMENT NUMBER 2016-0762.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.

NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

ALTA/ACSM LAND TITLE SURVEY

PROPERTY SITUATED IN THE N 1/2 OF SECTION 21, T-8-N, R-2-E, MADISON COUNTY, MS

* * * * *

DRAWN BY: DME	DATE: 09/27/15 UPDATE: 06/23/16	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 100'	JOB #: 194-04-16

AFFORDABLE SURVEYING SOLUTIONS

452 HOLLY HEDGE DRIVE
MADISON, MS 39110

CELL (601)954-3785
romans58@comcast.net

I, Roger T. Ellison, P.L.S., do hereby certify that the survey shown hereon was performed under my supervision, and that the features depicted on this plat are a correct representation of conditions as they existed on 09/27/15, to the best of my knowledge and belief.

ROGER THOMAS ELLISON REGISTERED PROFESSIONAL LAND SURVEYOR PLS-02710 STATE OF MISSISSIPPI

Roger T. Ellison, P.L.S. # 2710

Book 3366 Page 570
W
07/19/2016 03:59:43 PM

Madison County, MS
I certify this
instrument was filed
on 07/19/2016 03:59:43
PM
and eRecorded in the
W
Book 3366 Page 570 -
579
INSTR#:788582
Ronny Lott, Chancery
Clerk
By:KAA

HLT

Recording Fee
$11.00
Archive Fee
$1.00

Total
$12.00

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY

STATE OF MISSISSIPPI

COUNTY OF MADISON

Prepared by and Return to:

Brad D. Wilkinson Esq.
Wilkinson Law Firm, P.C.
511 Keywood Circle
Flowood, MS 39232
Ph 601-355-0005
MS Bar # 10285
File # 2015-2428

GRANTOR:
ANNETTE MARIA SCHMIDT HARRELD
JOHN C. HARRELD
RONALD L. HUTCHINSON
c/o P. O. Box 2734
Madison, MS 39130
PH (601) 856-8869

GRANTEE:
MAC HAIK
11757 KATY FREEWAY #1500
HOUSTON, TX 77079
PH (713) 850-9000

INDEX: 1.01 ACRES +/- NORTH ½ OF SEC 21 - T8N - R2E -MADISON COUNTY, MS

WARRANTY DEED

Book 3366 Page 571
W
07/19/2016 03:59:43 PM

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, **ANNETTE MARIA SCHMIDT HARRELD, JOHN C. HARRELD, and RONALD L. HUTCHINSON,** GRANTORS, do hereby Grant, Bargain, Sell, Convey, and Warrant unto **MAC HAIK, AS SOLE OWNER,** GRANTEE, that certain land and property situated and being in **MADISON** County, Mississippi, to-wit: (the "Property")

SEE EXHIBIT "A"

This conveyance, however, is subject to Prior Reservations of oil, gas and other minerals; any and all Easements, Right-of-Way and Dedication of record affecting same and any and all Protective or Restrictive Covenants and Building restrictions of record affecting same.

Grantors reserve unto themselves a right of ingress and egress over the Property conveyed herein to provide reasonable access to the lessee under that certain Sign Location Lease dated December 16, 2013 ("Sign Lease ") between Grantors and The Lamar Companies ("Lamar") for the term of the Sign Lease. The location of access to be provided over the Property pursuant to the Sign Lease shall be determined by Grantee from time to time.

Ad valorem taxes and PID taxes are being prorated between the parties as of this date.

Book 3366 Page 572
W
07/19/2016 03:59:43 PM

Grantors agree that no part of the property owned by Grantors and shown on Exhibit "B" hereof (i.e., any property owned by Grantors located east and south of Church Road and west of Interstate Highway 55)(the "Grantors' Property") will be used for the sale of new or use motor vehicles for a period of five (5) years after Grantee commences operation of a new automobile dealership on the Property. For avoidance of doubt, Grantors and Grantee acknowledge that the Grantors' Property does not include (i) the Property, (ii) any part of the approximately 6.85 acres of property owned directly or indirectly by John Cowan Harreld and being more particularly described in (1) Warranty Deed from Grantors to John Cowan Harreld Sr. recorded in Book 3214, Page 391 of the Madison County, Mississippi real property records, and (2) Warranty Deed from Grantors to John Cowan Harreld Sr. and James E. Harreld recorded in Book 3214, Page 404 of the Madison County, Mississippi real property records (the "6.85 Acre Tract"), or (iii) any part of the approximately 7.00 acres more particularly described in the Warranty Deed from HPU Development LLC to Grantee's affiliate, MH CANTON CDJR REALTY LTD, recorded in Book 3269, Page 601-603 of the Madison County, Mississippi real property records (the "7.00 Acre Tract").

Grantors grants to Grantee and his heirs, successors, and assigns for the benefit of the 7.00 Acre Tract (as defined below), the 6.85 Acre Tract and the Property, a perpetual, exclusive easement in the approximate locations of the Grantors' Property depicted on Exhibit "C" hereof as "Sign Easement Area 1" (which shall be 15' long, running east/west, and 8' wide, running north/south) and "Sign Easement Area 2" (which shall be 15' long, running east/west, and 8' wide, running north/south) (each, a "Sign Easement Area") to be used for the construction, installation, testing, operation, inspection, maintenance, repair, replacement, upgrade and expansion of one (1) sign per Sign Easement Area. Each sign installed in a Sign Easement Area is subject to and shall comply with all applicable laws, rules, regulations, ordinances and permits of governmental authorities. The easement also includes (i) a temporary construction easement not to exceed 20 feet in width and 15 feet in length adjacent to each Sign Easement Area ("Temporary Construction Easement") to facilitate the construction, installation, testing and/or inspection of the signage within each Sign Easement Area, and (ii) the right to extend electrical utilities under a portion of the Grantors' Property lying between each of the Sign Easements and the adjacent roadway in a location reasonably acceptable to Grantors, as necessary to serve each Sign Easement Area. All electrical utilities serving each Sign Easement Area shall be placed underground from point of origin to point of termination, and any sign constructed within a Sign Easement Area shall not exceed six (6') in height or ten feet (10') in length. If required by applicable laws, rules, regulations, ordinances and permits of governmental authorities, the signage constructed within a Sign Easement Area shall be a "directory" type sign which shall name all businesses located on the 7.0 Acre Tract, the 6.85 Acre Tract and the Grantors' Property shown cross-hatched on Exhibit "B," provided that any business named on such signage pays 100% of the costs of maintaining, repairing and, if necessary, replacing its sign facing or panel and its proportionate share of the costs of constructing, maintaining, illuminating, repairing and, if necessary, replacing such signage. For purposes hereof, the term "proportionate share" shall be defined as a fraction, the numerator of which shall be the square footage of the sign facing or panel of the business located upon the signage and the denominator of which shall be the total

Book 3366 Page 573
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07/19/2016 03:59:43 PM

square footage of area available for sign facings or panels upon the signage, whether occupied or not. The signage constructed within a Sign Easement Area shall conform to the Madison County Ordinances regulating such signs without exception or variance, shall be at the expense of and maintained in good repair at all times by Grantee, subject to the terms herein, and the design of each sign, including, but not limited to lighting and construction materials shall be approved by Grantors prior to construction of the sign or signs, such approval not to be unreasonably withheld, conditioned or delayed. In the event a sign has not been constructed and made operational in a Sign Easement Area by Grantee on or before November 1, 2017, subject to force majeure, or after construction should Grantee fail to use the Sign Easement Area for signage purposes for a period of two (2) years or fail to maintain signage in good repair, and such failure to maintain signage in good repair continues for a period of 30 days after written notice from Grantors (plus such additional time as is reasonably required under the circumstances provided Grantee commences to cure such failure to maintain signage in good repair within 30 days after written notice), Grantors shall have the right, but not the obligation, to terminate the easement for the applicable Sign Easement Area and remove the sign or signs therefrom. The Temporary Construction Easement herein granted shall terminate contemporaneously with the completion of the construction of each sign or on November 1, 2017, whichever shall first occur. Grantee shall, at Grantee's sole expense, provide Grantors with current survey and legal description of each Sign Easement Area, which shall be substituted for the depiction of the Sign Easement Area in Exhibit "C" hereof.

Book 3366 Page 574
W
07/19/2016 03:59:43 PM

WITNESS THE SIGNATURE(S) of the Grantor(s), this the 18th day of July, 2016.

Annette Maria Schmidt Harreld
ANNETTE MARIA SCHMIDT HARRELD

STATE OF MS

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 18th day of July, 2016, within my jurisdiction, the within named **ANNETTE MARIA SCHMIDT HARRELD,** who acknowledged that she signed, executed, and delivered the above and forgoing instrument, after first having been duly authorized so to do.

Given under my hand and official seal, this the 18th day of July, 2016.

Janice Drucilla Nelson
NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 13113 JANICE DRUCILLA NELSON Commission Expires Sept. 21, 2018 MADISON COUNTY

Book 3366 Page 575
W
07/19/2016 03:59:43 PM

WITNESS THE SIGNATURE(S) of the Grantor(s), this the 18th day of July, 2016.

JOHN C. HARRELD

STATE OF MS

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 18th day of July, 2016, within my jurisdiction, the within named **JOHN C. HARRELD,** who acknowledged that he signed, executed, and delivered the above and forgoing instrument, after first having been duly authorized so to do.

Given under my hand and official seal, this the 18th day of July, 2016.

NOTARY PUBLIC

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 13113
JANICE DRUCILLA NELSON
Commission Expires
Sept. 21, 2018
MADISON COUNTY

Book 3366 Page 576
W
07/19/2016 03:59:43 PM

WITNESS THE SIGNATURE(S) of the Grantor(s), this the 18th day of July, 2016.

RONALD L. HUTCHINSON

STATE OF MS

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 18th day of July, 2016, within my jurisdiction, the within named **RONALD L. HUTCHINSON,** who acknowledged that he signed, executed, and delivered the above and forgoing instrument, after first having been duly authorized so to do.

Given under my hand and official seal, this the 18th day of July, 2016.

NOTARY PUBLIC

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 13113
JANICE DRUCILLA NELSON
Commission Expires
Sept. 21, 2018
MADISON COUNTY

Book 3366 Page 577
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07/19/2016 03:59:43 PM

INDEX: 1.01 ACRES +/- NORTH ½ OF SEC 21 - T8N - R2E -MADISON COUNTY, MS

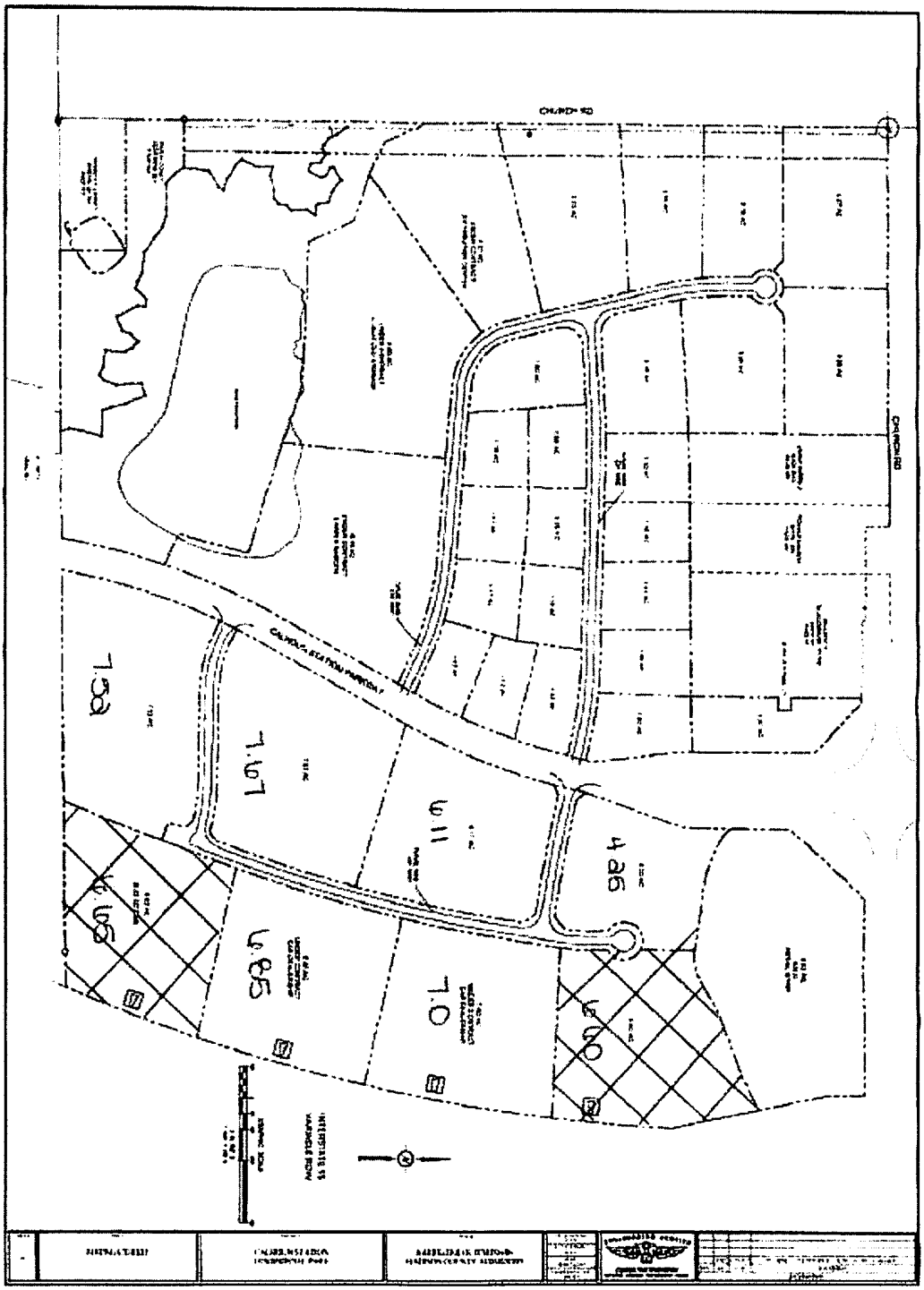
EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND CONTAINING 1.01 ACRES (44,012.96 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; RUN THENCE S70°22'41"E FOR A DISTANCE OF 2279.13 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN S81°15'41"E FOR A DISTANCE OF 543.83 FEET TO THE WESTERN RIGHT OF WAY LINE OF INTERSTATE 55; THENCE RUN ALONG SAID RIGHT OF WAY 54.43 FEET ALONG THE ARC OF A 5622.43 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A 54.43 FOOT CHORD BEARING S06°27'33"W; THENCE LEAVING SAID RIGHT OF WAY AND RUN N87°03'09"W FOR A DISTANCE OF 538.63 FEET; THENCE RUN 72.79 FEET ALONG THE ARC OF A 427.11 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A 72.70 FOOT CHORD BEARING N05°03'00"E; THENCE N00°11'01"E FOR A DISTANCE OF 36.59 FEET TO THE POINT OF BEGINNING.

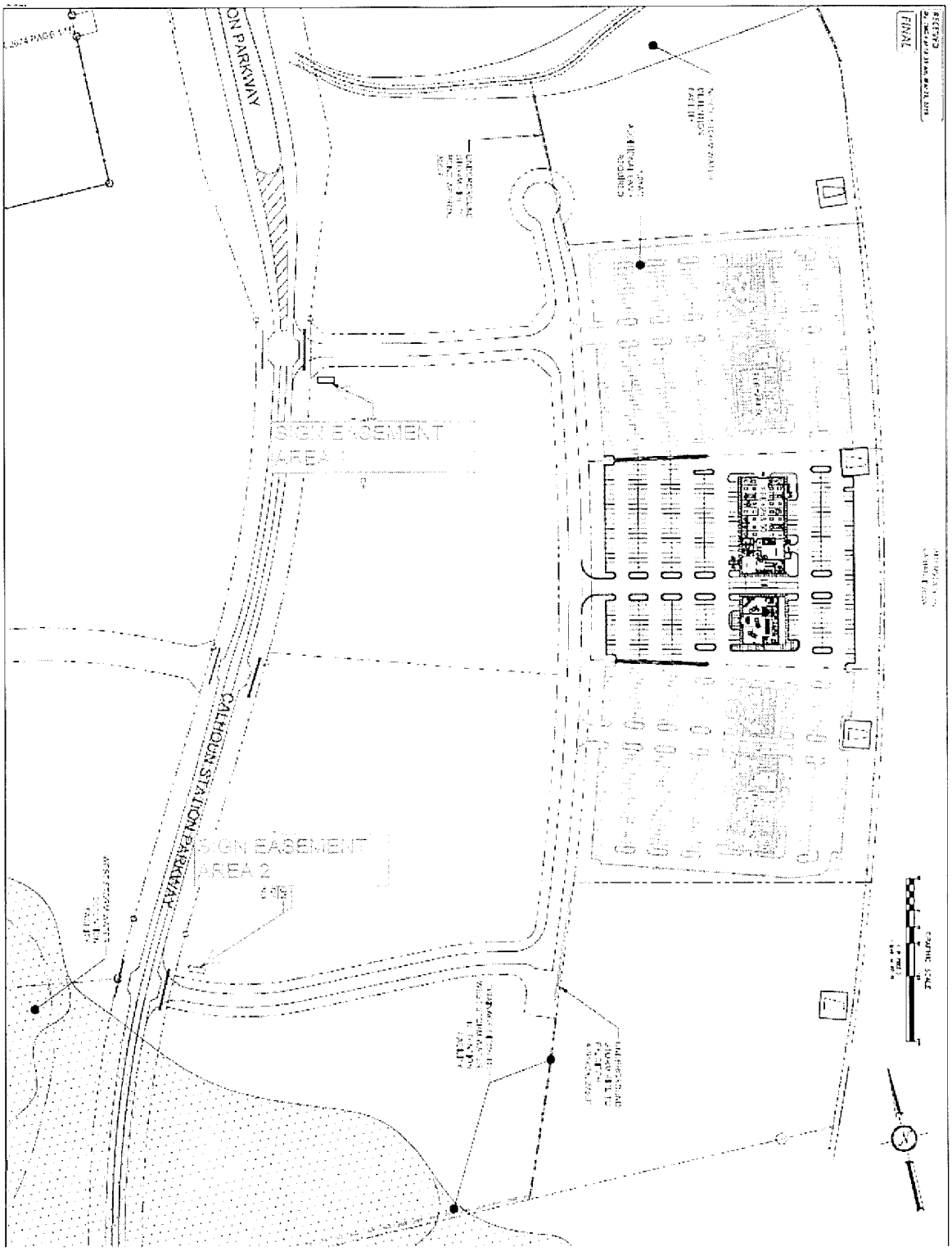
Book 3366 Page 578
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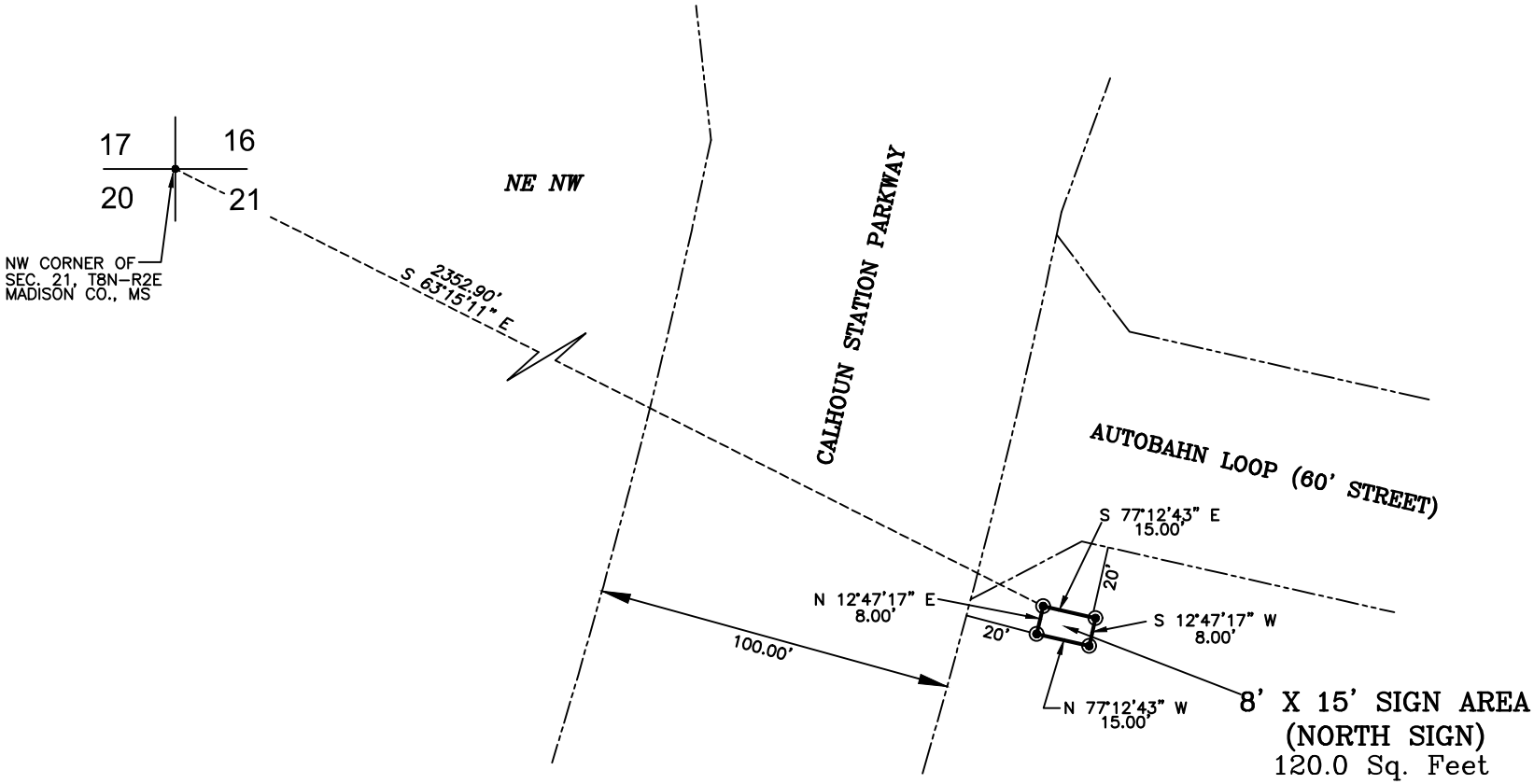
EXHIBIT B
DEPICTION OF GRANTORS' PROPERTY



Book 3366 Page 579
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EXHIBIT C
SITE PLAN SHOWING SIGN EASEMENT AREAS





NOTE:
THIS DRAWING DOES NOT REPRESENT AN ACTUAL ON THE GROUND SURVEY. ALL COURSES AND DISTANCES ARE CALCULATED, AND SHOWN FOR INFORMATIONAL AND PLANNING PURPOSES ON.Y.

MAC HAIK MADISON COUNTY DCJR GLUCKSTADT	SCALE 1" = 50'	CONSTRUCTION YEAR	MAC HAIK DEVELOPMENT PROPERTY PLANNING MAP	PROJECT NO: PN 16002
CADD FILE NAME: SIGN PLANNING MAP 1	DRAWN EHW/ES	DATE 3/23/2016		ENGINEERING SERVICE NO: 16–E–8105

REVISION NO.		BY	DATE	APP
2	REVISED SIGN AREA	SD	2/14/2017	
1	REVISED SIGN AREA	EW	3/30/2016	

8' X 15' SIGN AREA
SITUATED IN
THE NE/4 OF THE NW/4 OF
SECTION 21, T8N–R2E
MADISON COUNTY, MISSISSIPI

PREVIOUS DWG. NO.
SHEET OF
DWG. NAME
SHEET OF

SITE PLAN NOTES

1. CONCRETE JOINTS: JOINTS SHALL BE SPACED ON 12FT x 12FT SQUARE GRID PATTERN TYPICAL, JOINTS SHOULD FORM PANELS THAT ARE APPROXIMATELY SQUARE WITH THE LONGEST PANEL DIMENSION NO MORE THAN 1.25 TIMES THE SHORTEST PANEL DIMENSION. JOINTS SHOULD INTERSECT RADIUSES & OTHER STRUCTURES AT A NEAR PERPENDICULAR ANGLE, OR HAVE A ±18° SEGMENT THAT HITS PERPENDICULARLY. CONCRETE JOINT SPACING, REINFORCEMENT AND LAYOUT SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE'S "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" - ACI 330. SEE DETAILS FOR ADDITIONAL PAVING AND JOINT REQUIREMENTS. CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR REVIEW SHOWING PROPOSED SAW-JOINT PATTERNS, DIMENSIONS, LOCATIONS OF CONSTRUCTION-JOINTS, ISOLATION-JOINTS AND EXPANSION-JOINTS, AND CONCRETE MIX DESIGN PROPERTIES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = **20** ft.

AUTOBAHN LOOP

I-55

TOP 286.65
INV. 279.05

Monument Sign @ Autobahn Loop

Pylon Sign @ Interstate -55

CONCRETE PAVEMENT, TYP.

LANDSCAPED ISLAND WITH 6" RAISED CURB, CURB INTEGRAL WITH CONC. PAVEMENT, TYP.

PARKING SPACE, 10'x20' TYP.

30

21 TOTAL PARKING SPACES, TWO ADA

ADA PARKING

VAN

6" INTEGRAL CURB FACE, TYP.

CONCRETE JOINT PATTERN, TYP.

R20.0'

R25.0'

13.0'

26.0'

20.0'

20.0'

30.0'

10.0'

38.4'

36.0'

30'-0"

30'-0"

GROSS LOT C0VERAGE OF BUILDINGS/STRUCTURE= 17,672 SF

12.0'

30.0'

BOLLARD, TYP.

32.7'

MECH. UNITS, 87"x123" & 53"x88"

20.0'

52.0'

WASH BUILDING

18.0'

BOLLARD, CENTERED ON CORNER

20.0'

END CURB HERE, TRANSITION FROM FULL 6" TO 0" OVER 3FT

CONCRETE PAD

NO CURB FACE HERE

BOLLARD

TRANSFORMER PAD, 12" THICK

11.0'

45.0'

11'x45' CONCRETE PAD FOR TRASH COMPACTOR WITH SCREENING, SEE ARCHITECT FOR DETAILS

BILLBOARD

CP-1
SET 1/2" REBAR
N: 1101387.08
E: 2369156.50
286.45

EXISTING 10' UTILITY EASEMENT

CONNECT NEW CONC. TO EXISTING CONC. AND ASPHALT SURFACE, INSTALL FLUSH WITH EXISTING, TYP.

DI 2X2
TOP 281.10
INV 15" 278.84

STORM MH TOP 282.90
INV 15" E. 278.37
INV 15" W. 278.30
INV 18" S. 278.25

CI
TOP 282.10
INV 15" 278.96

TOP 282.13
INV. 276.07

TOP 282.20
TOP VERTICAL PVC 279.28
INV. 8" 278.21
BOTTOM 275.20

TOP 282.23
TOP VERTICAL PVC 278.95
INV. 4" 278.33
BOTTOM 275.23

CI TOP 281.91
INV 15" 278.76
BOTTOM 277.86

811
Know what's below
Call before you dig

DEAN
ENGINEERING SOLUTIONS INC.
4780 I-55 NORTH, SUITE 100-4
JACKSON, MS 39211
601-557-2002 WWW.DEANESI.COM

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W. SETH DEAN
LICENSED PROFESSIONAL ENGINEER
20957
STATE OF MISSISSIPPI

11-13-2024

DRAWING ISSUED

No.	Description	Date
1	PLANS SUBMITTED FOR REVIEW	02-27-2024
2	PLANS REVISED PER REVIEW COMMENTS	03-12-2024
3	BERM ADDED AT I-55 ROW	04-29-2024
4	VE SCOPE REDUCTIONS	09-30-2024
5	MULTIPLE COMMENT REVISIONS	11-01-2024
6	SITE & UTILITY PLAN COMMENT REVISIONS	11-13-2024

OWNER:
MAC HAIK
AUTUBAHN LOOP
GLUCKSTADT, MS 39110

PROJECT TITLE: MAC HAIK NEW SERVICE BUILDING

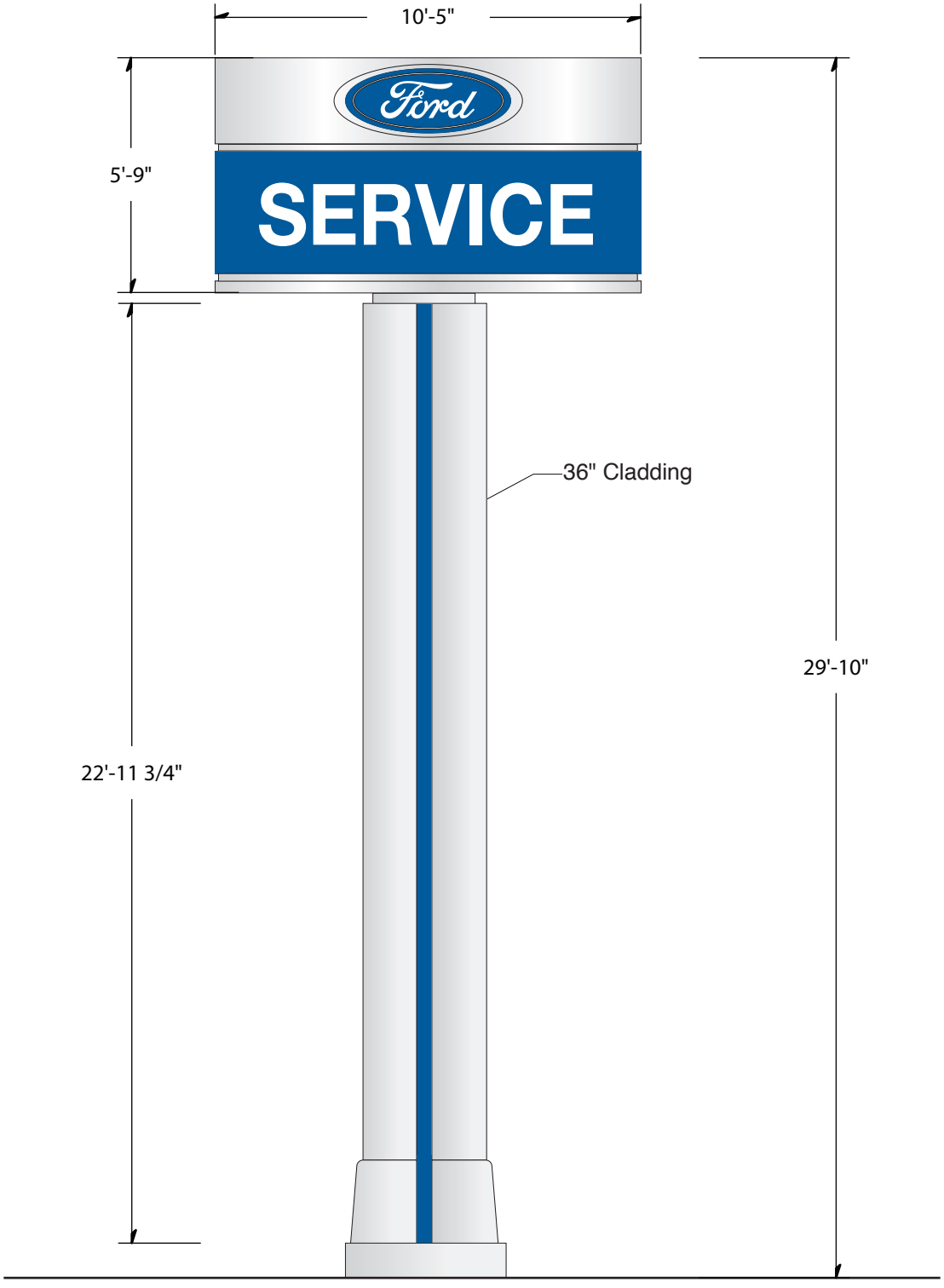
SHEET TITLE: SITE PLAN

SITE DEVELOPMENT

JOB NO.:	240201
DATE:	05 FEB 2024
SCALE:	AS SHOWN
DRAWN BY:	WSD
REVIEWED BY:	WSD

SHEET NUMBER: 3

SS-60_P25 SERVICE



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Title: SS-60_P25 SERVICE	Customer: Ford
Date: 3/2/17	Drawn by: H.Wallace
Customer Rep: N/A	Scale: 3/4"=1'

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Request for Conditional Use-Project 26-045 D Noblin

D Noblin is requesting approval for Conditional Use for their upcoming furniture store at the old Callaway's building on Calhoun Station. In the C-2 Zone, Conditional Use is required for big box retail stores. This is an existing site, and the current building is approximately 17,570 SF. They plan to add 15,154 SF making it approximately 32,715 SF.

We held a Public Hearing at the PNZ Commission meeting on 7/28/26. They Commission voted to recommend approval of the Conditional Use as presented. There was no public opposition to this Conditional Use.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 259 Calhoun Station Pkwy, Madison, MS 39110
Parcel #: 082E-21-016/12.00

Owner: D. Noblin, Inc.
Address: 312 Airport Road S.
Pearl, MS 39208

Phone #: 601-936-7910 ext.102
E-Mail: bryan.t@dnoblinfurniture.com

Applicant: Danny Gray
Address: 312 Airport Road S.
Pearl, MS 39208

Phone #: 601-936-7910 Ext. 104
E-Mail: danny.g@dnoblinfurniture.com

Current Zoning District: C-2
Acreage of Property (if applicable): 3.34 ACRES
Use sought of Property: FURNITURE STORE

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $ 250.00 fee required for processing
5. Site Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

(a). Ingress and egress to property and proposed structures
(b). Off-Street parking and loading areas
(c). Refuse and service areas
(d). Utilities, with reference locations, availability, and compatibility.
(e). Screening and buffering with reference to type, dimensions, and character.
(f). Required yards and other open spaces.
(g). General compatibility with adjacent properties and other properties in the district.
(h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.

Applicant Signature

Date 6/24/26

Property Owner Signature

Date 6/24/26

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: RO
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 6/26/2026 1:28:36 PM

GRAY, DANNY
C/O VENTURE SOUTH CONSTRUCTION COMPANY II
P O BOX 16549
JACKSON, MS 39236

Trans Code: 400.00 - Permit Payments **Account: 2026096 GRAY, DANNY** **$250.00**

2026096 250.00CR

Total Balance Due: $250.00

Payment Method: Check Payor: GRAY, DANNY Reference: 6165 Amount: $250.00

Total Payment Received: $250.00

Change: $0.00

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0088
Notice ID	o4MPtPJbzzjW63A7fMAL
Publisher	Madison County Journal
Date of issue	Jul 7, 2026
Date due	Aug 7, 2026
Amount due	**$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Conditional Use - D Noblin

=== How to pay this invoice ===
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Net Subtotal	$22.28
Tax	0.00
Processing Fee	7.23
Amount due	$29.51

7/9/26

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Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222.**

Notice ID: o4MPtPJbzzjW63A7fMAL | **Proof Updated: Jul. 07, 2026 at 03:53pm CDT**
Notice Name: Conditional Use - D Noblin

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.1

Number of Lines: 27

07/09/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00
Subtotal	$22.28
Tax	$0.00
Processing Fee	$7.23
Total	**$29.51**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 259 Calhoun Station Parkway
Madison County Parcel No.
082E-21-016/12.00

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the conditional use application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: July 9, 2026

7/8/26

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110

July 2, 2026

Cane Dearman

City of Gluckstadt

Planning & Zoning Administrator

Re: C-2 Conditional Use Request for

Gluckstadt Rd.

Gluckstadt, Ms

Caine,

The D. Noblin Furniture Store has acquired the former Calloways Nursery building and site at the corner of Calhoun Station Parkway and Gluckstadt Way. This site is zoned C-2 and requires a conditional use by the City to place and operate a Big Box Retail (D. Noblin Furniture) in C-2 zoning.

We are requesting a Conditional Use from the City at this time. The previous occupant was a large scale retail plant nursery and landscape furniture store, serving the public. The new occupant, D. Noblin Furniture is also a large scale retail furniture store serving the public.

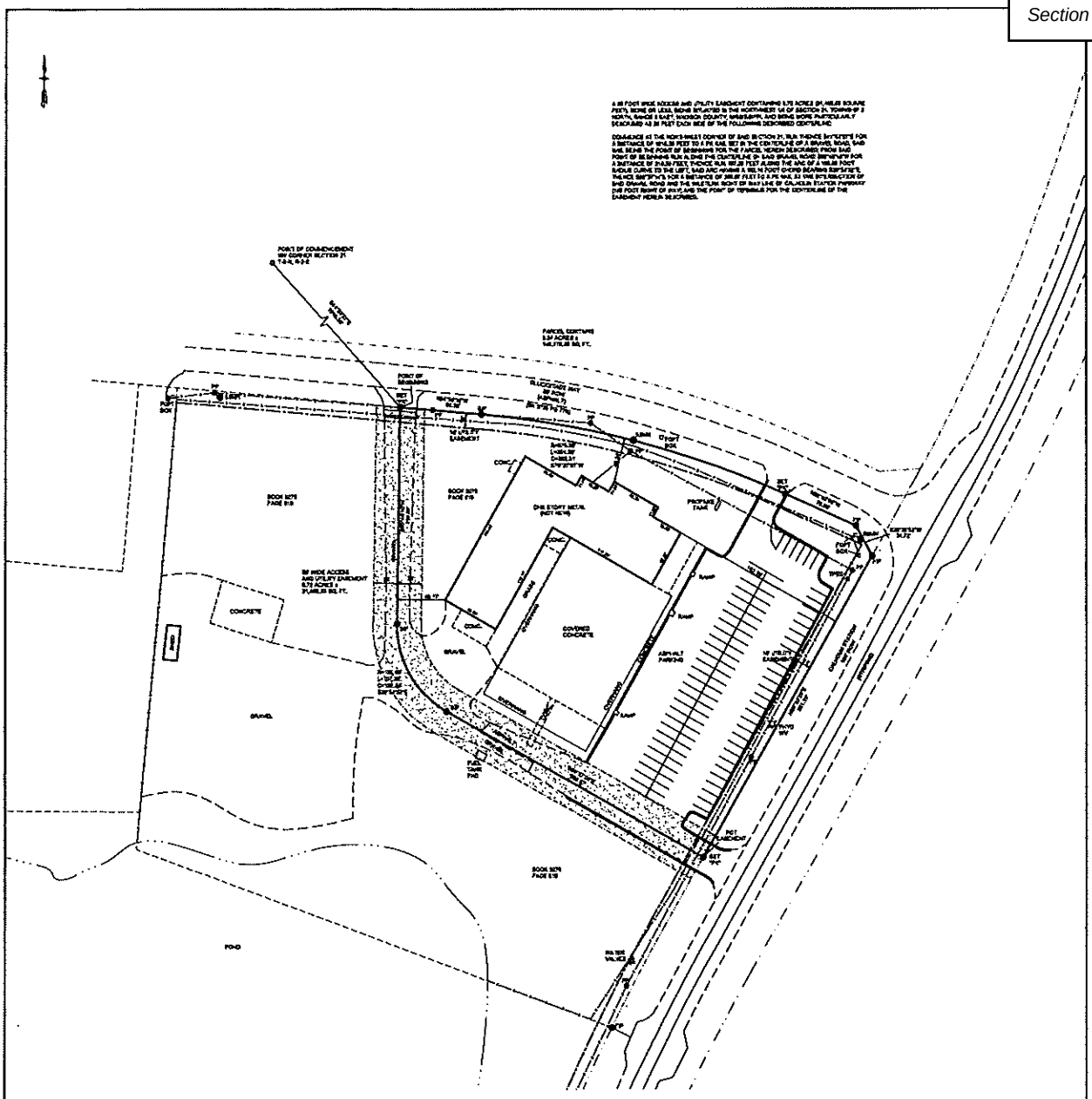
The location of the site is at the corner of Calhoun Station Parkway and Gluckstadt Way, offering proper access for the public for such a use. The existing building is 17,570sf, an addition of 15,145sf will create an overall building of 32,715sf. The existing site provides the required parking.

This site is also located in the new design district 'Neighborhood Commercial Design District' found in the new Architectural Ordinances. The new addition and renovation will follow the guidelines of the 'Village Mid Century Buildings', also part of the new Architectural Ordinances.

D. Noblin is excited with its new location in the City of Gluckstadt and looks serving the City.

Thank you,

Daniel Wooldridge



GRAPHIC SCALE

(IN FEET)

SURVEY SHOWING:
CERTAIN PROPERTIES

SITUATED IN NW 1/4 SEC 21,
T-8-N, R-2-E,
MADISON COUNTY, MS

433 HOLLY HEDGE DRIVE
MADISON, MS 39110
CELL (601)954-3755


FURNITURE
D'NOBLIN
FURNITURE
est. 1978
MATTRESSES





REVISIONS	BY

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-6665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

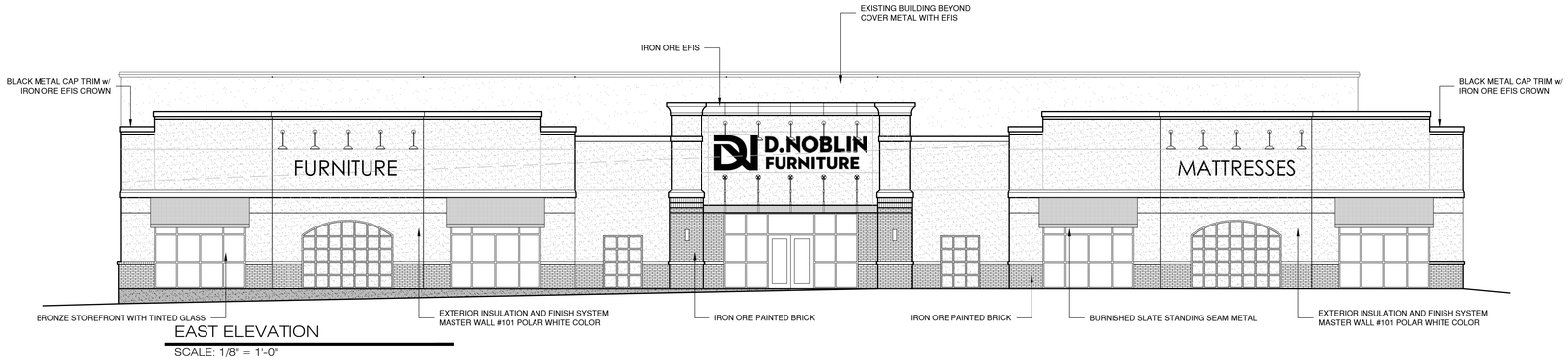
VENTURESOUTH CONSTRUCTION COMPANY
COPYRIGHT 2026

259 CALHOUN STATION PARKWAY
MADISON, MS 39110

D.NOBLIN FURNITURE

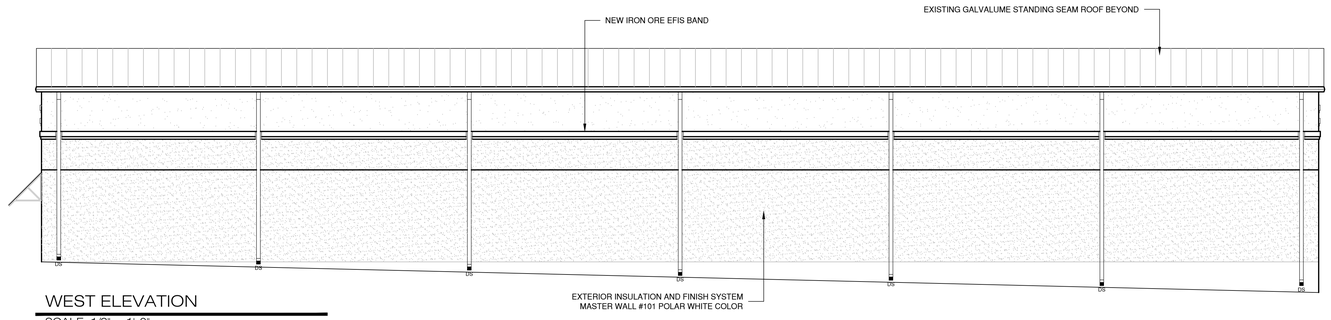
NEW ADDITION FOR:

DRAWN	WOOLDRIDGE
CHECKED	
DATE	31 JULY 2026
SCALE	
JOB NO.	
SHEET	A3.0



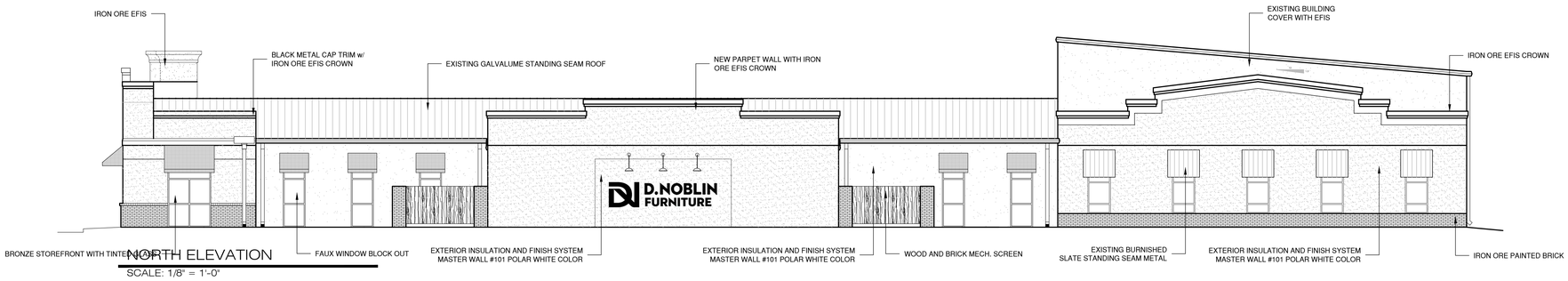
EAST ELEVATION

SCALE: 1/8" = 1'-0"



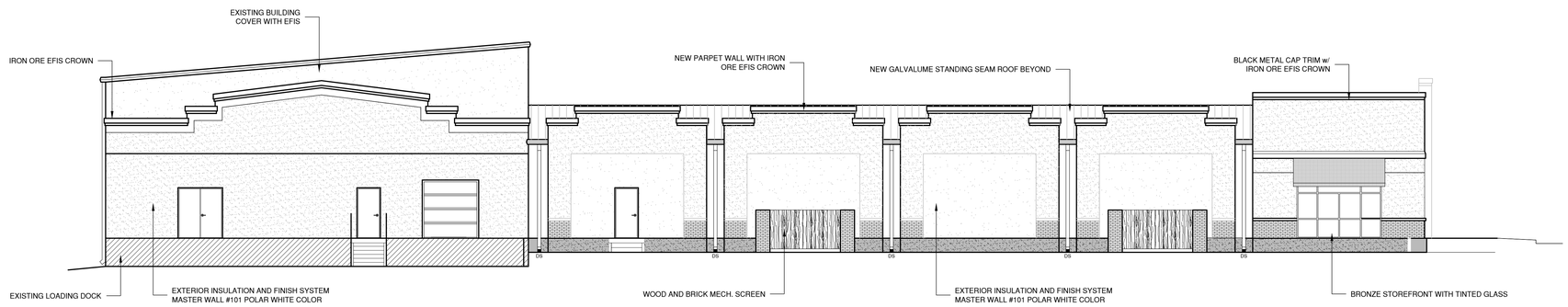
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATON

SCALE: 1/8" = 1'-0"

REVISIONS	BY

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601 – 209 – 6655
WOOLDRIDGEARCHITECTURE@YAHOO.COM

VENTURESOUTH CONSTRUCTION COMPANY

COPYRIGHT 2026
THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF WOOLDRIDGE ARCHITECTURE, PLLC

NEW ADDITION FOR:

259 CALHOUN STATION PARKWAY
MADISON, MS 39110

D.NOBLIN FURNITURE

DRAWN	WOOLDRIDGE
CHECKED	
DATE	3 AUGUST 2026
SCALE	
JOB NO.	
SHEET	A2.0

PARCEL CONTAINS
3.34 ACRES ±
145,519.59 SQ. FT.

PARKING CALCULATIONS:

SHOWROOM = 29,873
OFFICE/WHSE = 2,842

TOTAL SF = 32,715

29,873 SF / 500 SF = 60 SPACES
2,842 SF / 1000 SF = 3 SPACES

TOTAL SPACES REQUIRED = 63 - 10'X20' SPACES

TOTAL SPACES PROVIDED = 94 - 10'X20' SPACES

D NOBLIN FURNITURE
PARCEL ID:
LOT COVERAGE CALCULATIONS:

Existing Building: 17,570 SF

New Building: 15,145 SF

Grand Total Coverage (New + Existing) 32,715 SF or .75 acres

Lot Coverage = .75 acres (32,715 SF) / 3.24 acres (145,519 SF)= 22.5%

Parking Required = 63 spaces - Parking Provided = 94 spaces

REVISIONS	BY

POINT OF BEGINNING

SET "PK"

N84°58'19"W
84.08'

PP

SIP

15'

15' UTILITY EASEMENT

GLUCKSTADT WAY
60' ROW
(ASPHALT)
(BK 3725 PG 778)

PP

SSMH

FOPT BOX

PP

R=975.00'
L=324.00'
C=322.51'
N75°27'07"W

45.34'

OWNER: JOHN C HARRELD
PID: 082E-21-016/01.00
ZONING: C-2

CONC.

46.69'

11.46'

32.37'

1.36'

82.36'

11.03'

L1 32.93'

BOOK 3270
PAGE 619

BOOK 3270
PAGE 619

PROPANE TANK

SET "PK"

N65°55'56"W
79.55'

FIP

SSMH

N28°36'53"W
34.72'

FOPT BOX

FIP

PP

TPED

OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2

S00°48'10"W
219.59'

GRAVEL

50' WIDE ACCESS
AND UTILITY EASEMENT
0.72 ACRES ±
31,492.83 SQ. FT.

25'

25'

49.17'

EXISTING BUILDING
10,000 S.F. BUILDING
FFE=282.00

EXISTING BUILDING
7,570 S.F. BUILDING
FFE=282.00

166.52'

117.29'

60.22'

148.17'

PROPOSED BUILDING
15,145 S.F. BUILDING
FFE=282.00

60.09'

CONC.

SIP

GRAVEL

117.9'

127'-4"

NEW LANDSCAPE ISLAND (TYPICAL)

5

14

22

10

20'-0"

10'-0"

CONCRETE SIDEWALK

ASPHALT PARKING

NEW DIGITAL MONUMENT SIGN

CALHOUN STATION 100' ROW

(STRIPING)

15'

15' UTILITY EASEMENT

OWNER: CITIZENS BANK OF PHILADELPHIA
PID: 082E-21-016/25.00
ZONING: C-2

R=100.00'
L=107.20'
C=102.14'
S29°54'32"E

SIP

NEW LANDSCAPING

CONC.

N29°33'29"E
351.19'

16

6

14

FHYD
WV

ASPHALT

GRAVEL

FUEL TANK PAD

S60°37'14"E
303.07'

NEW LANDSCAPE ISLAND (TYPICAL)

7

PP

NEW LANDSCAPE ISLAND (TYPICAL)

OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2

OWNER: S & P MANAGEMENT LLC
PID: 082E-21-016/24.00
ZONING: C-2

POT EASEMENT

SET "PK"

BOOK 3270
PAGE 619

N

GRAPHIC SCALE
0 20 40 60
1" = 20'

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-6666
WOOLDRIDGEARCHITECTURE@YAHOO.COM

VENTURESOUTH CONSTRUCTION COMPANY

NEW ADDITION FOR:
D.NOBLIN FURNITURE
259 CALHOUN STATION PARKWY
MADISON, MS 39110

DRAWN
WOOLDRIDGE
CHECKED
DATE
29 JUNE 2026
SCALE
JOB NO.
SHEET
SITE

Date of field survey: June 19, 2026.

Reference Bearing are based on the Mississippi State Plane Coordinate System, NAD 83 – Mississippi West Zone.

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

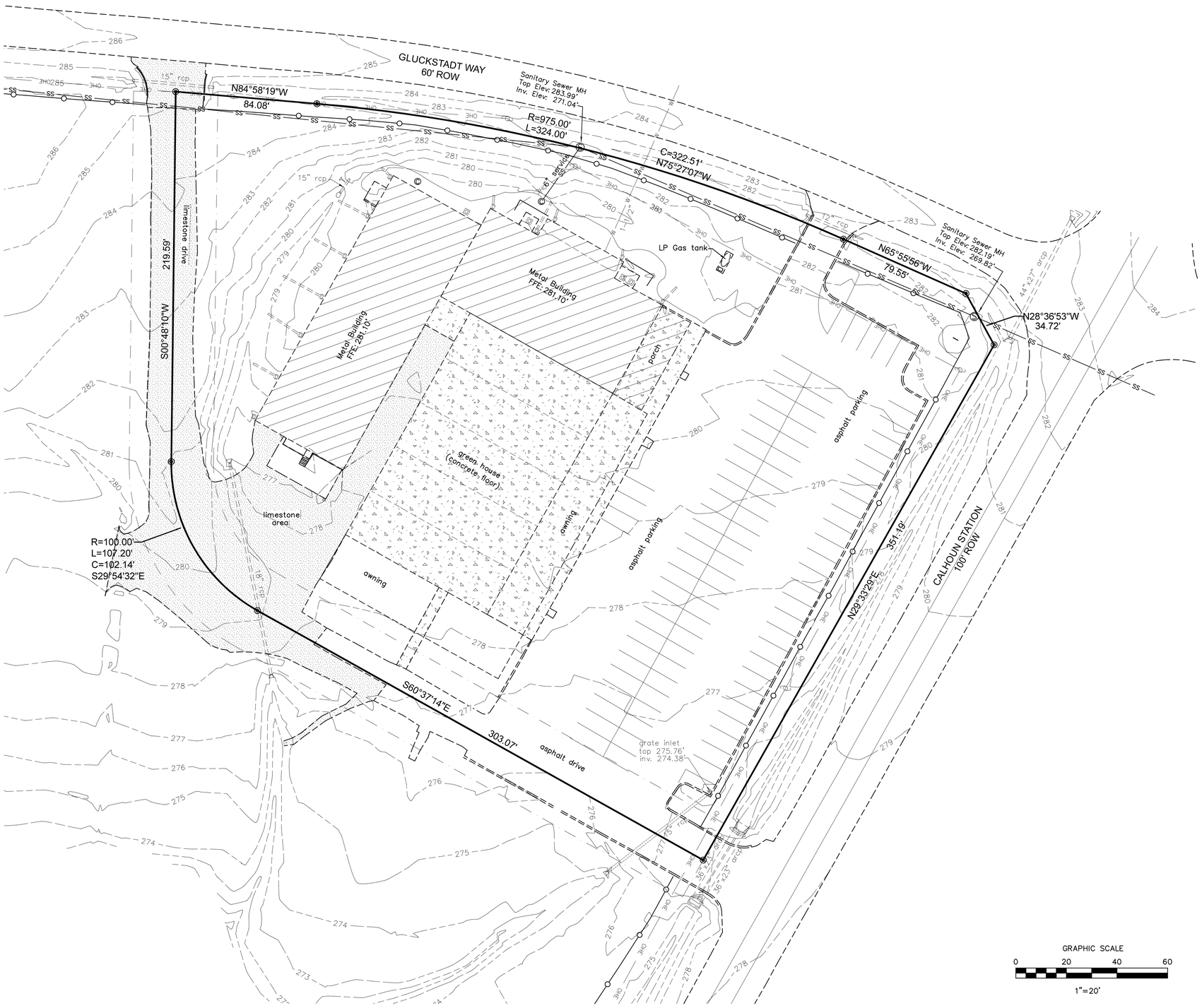
Vertical elevations are referenced to NAVD88

Boundary Survey performed by Affordable Surveying Solutions, Inc. dated 4–21–2026.

This topographic survey was performed and this plat was prepared by Baird Engineering, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on June 19, 2026.



LEGEND

- CABLE PEDESTAL
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET (18" long)
- LIGHT POLE
- WATER METER
- SEWER CLEANOUT
- POWER METER
- GAS METER
- PINE TREE 12" p
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SIGN
- STORM INLET
- SAN. SEWER MANHOLE
- SOIL BORING
- SAN. SEWER
- GAS LINE
- UNDERGROUND TELECOMMUNICATION
- CONTOURS
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- OAK TREE 12" o
- AIR CONDITION UNIT

No.	Revisions:	By:	Date:

BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

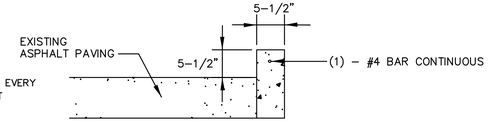
Project No.: # 5180
Date: 06/19/2026
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

TOPOGRAPHIC SURVEY for D. NOBLIN FURNITURE

C 0.0

PARKING FEATURES LEGEND

① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C1.0	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 2/C1.0)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⑤ 24" LEGEND	WHITE



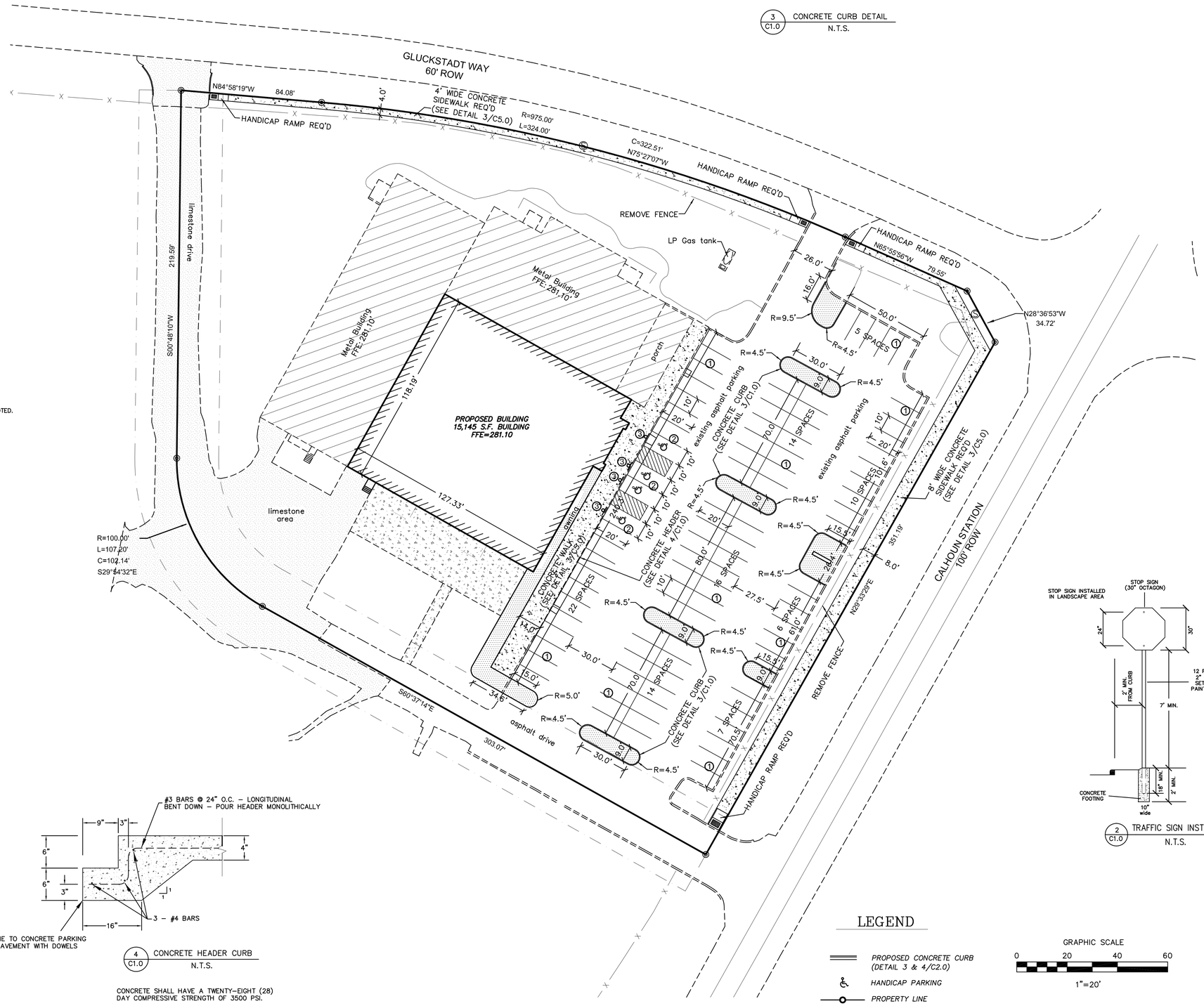
3 / C1.0 CONCRETE CURB DETAIL
N.T.S.

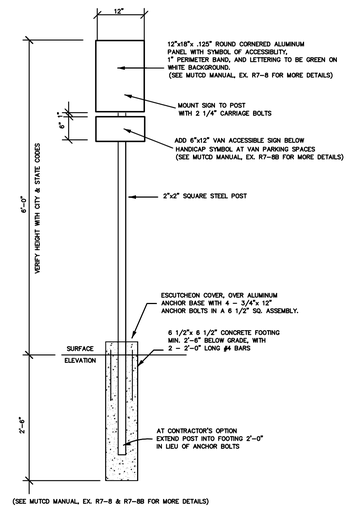
N

SITE PLAN NOTES

GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 06-15-2021.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
    4 ADA COMPLIANT PARKING SPACES
    90 STANDARD PARKING SPACES
    94 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).



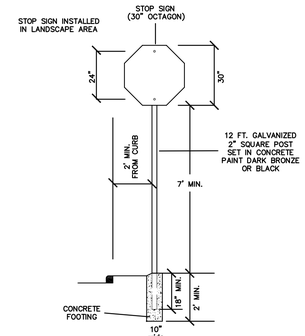


1 / C1.0 ACCESSIBILITY SIGNAGE DETAIL
N.T.S.

NOTES:
1. LOCATE ONE SIGN AT EACH ACCESSIBLE SPACE. SET 1'-0" OFF OF BACK OF CURB OR SIDEWALK AND CENTER ON ACCESSIBLE SPACE.
2. ALL DIMENSIONS AND SIGNAGE SHOULD FOLLOW THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

4 / C1.0 CONCRETE HEADER CURB
N.T.S.

CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.



2 / C1.0 TRAFFIC SIGN INSTALLATION
N.T.S.

LEGEND

PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
HANDICAP PARKING
PROPERTY LINE

GRAPHIC SCALE
0 20 40 60
1"=20'

Revisions: No. / By: / Date:

BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

Project No.: # 5180
Date: 06/19/2026
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

SITE PLAN for D. NOBLIN FURNITURE

C 1.0

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF FLORENCE STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. CLEAN-UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98 % ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

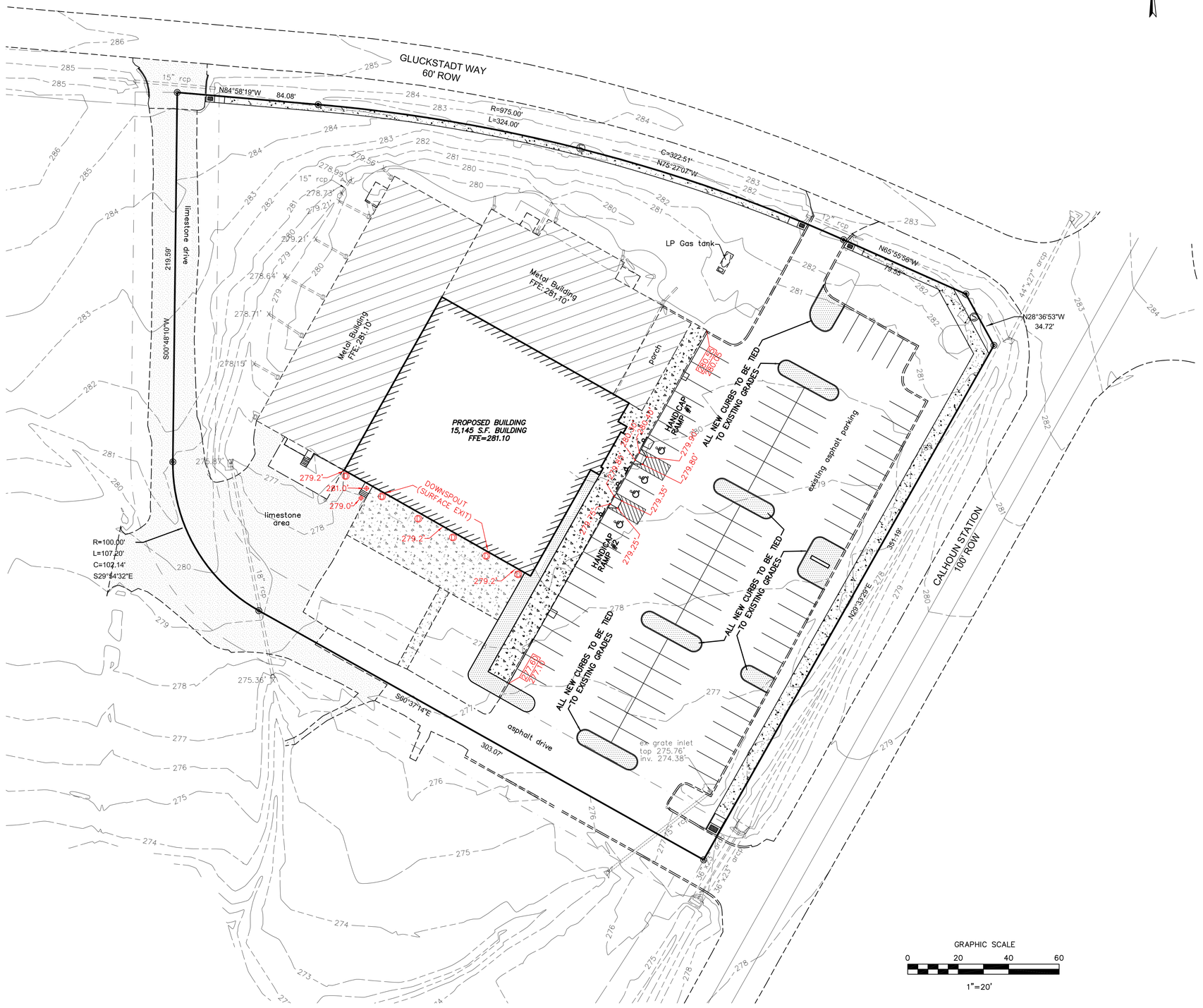
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH ±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AAND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

7. DETENTION NOTES

NO DETENTION IS REQUIRED FOR THIS PROJECT. THERE IS A REDUCTION OF IMPERVIOUS PAVEMENT FROM PRE TO POST CONSTRUCTION.



No.	Revisions:	By:	Date:

BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

Project No.: # 5180
Date: 06/19/2026
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

GRADING PLAN for D. NOBLIN FURNITURE

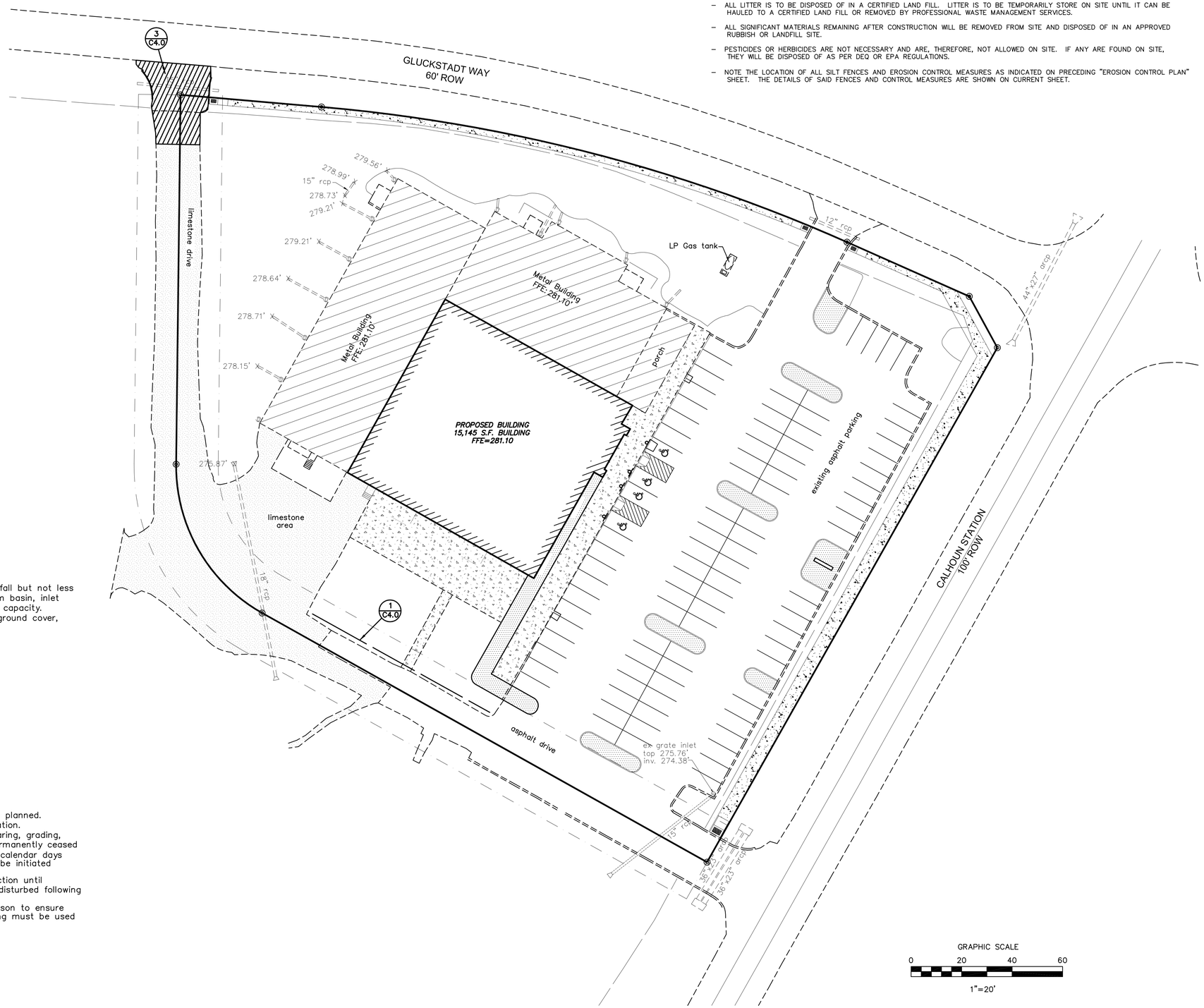
C 2.0

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON–RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4–182 THRU 4–189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE–FUELING, AND CONCRETE WASH–OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".



GRAPHIC SCALE

0 20 40 60

1"=20'

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non–functional silt fence. Maintain all vegetated areas to provide proper ground cover, re–seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilzation Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re–disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

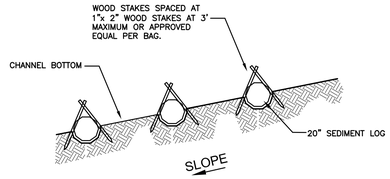
No.	Revisions:	By:	Date:

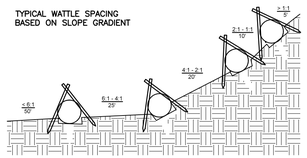
BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

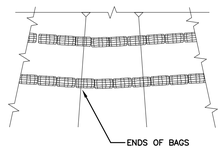
Project No.: # 5180
Date: 06/19/2026
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

EROSION CONTROL PLAN for D. NOBLIN FURNITURE

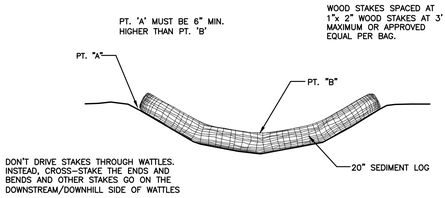
C 3.0





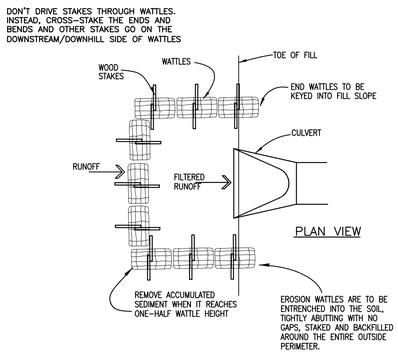


PERSPECTIVE



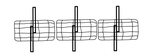
CROSS SECTION

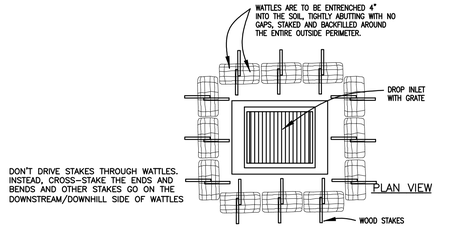
7 C4.0 SEDIMENT LOG DITCH CHECK
N.T.S.



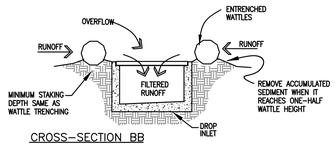
PLAN VIEW

6 C4.0 CULVERT EROSION BALE INLET PROTECTION
N.T.S.



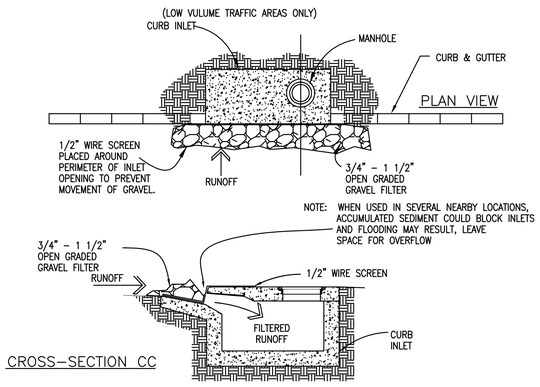


PLAN VIEW



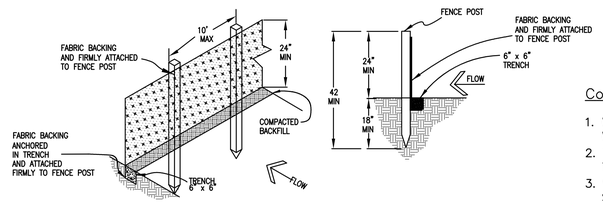
CROSS-SECTION BB

4 C4.0 DROP INLET EROSION FILTER
N.T.S.



CROSS-SECTION CC

5 C4.0 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



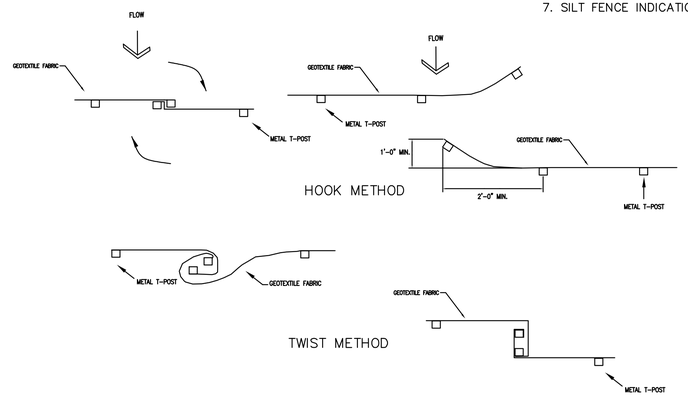
1 C4.0 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

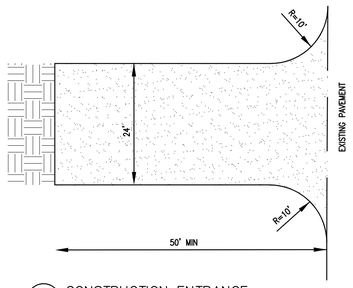
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS —o—o—o—



2 C4.0 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.



3 C4.0 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE – USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS – NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH – 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

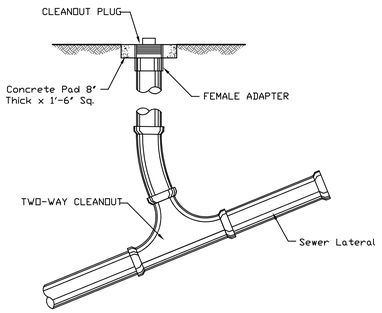
No.	Revisions:	By:	Date:

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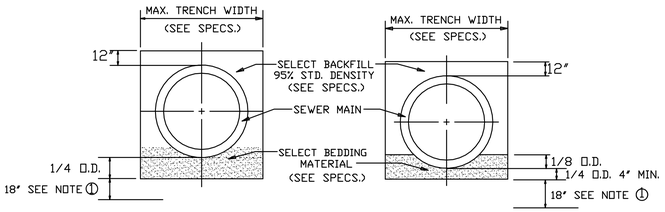
Project No.: # 5180
Date: 06/19/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

EROSION CONTROL DETAILS for D. NOBLIN FURNITURE

C 4.0



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL
NTS

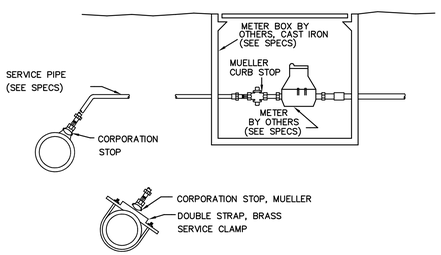


TYPICAL SECTION
CLASS "B" BEDDING

TYPICAL SECTION
CLASS "C" BEDDING

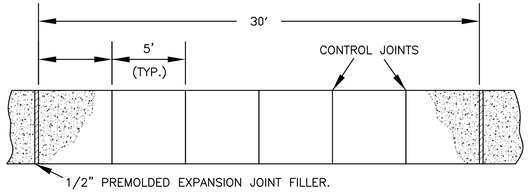
① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.

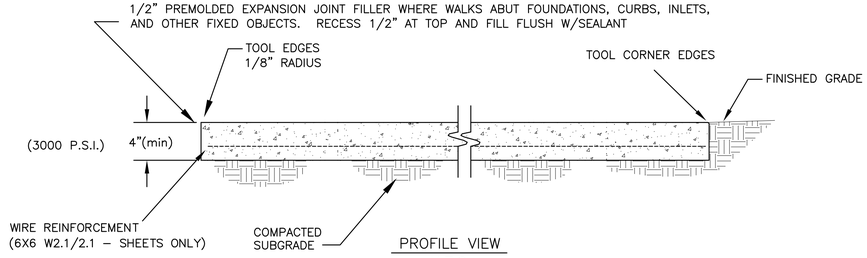


2 / 5.0 TYPICAL SERVICE ASSEMBLY

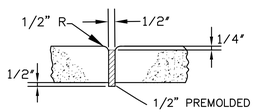
NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



PLAN VIEW
N.T.S.

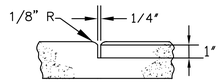


PROFILE VIEW
N.T.S.



EXPANSION JOINT
N.T.S.

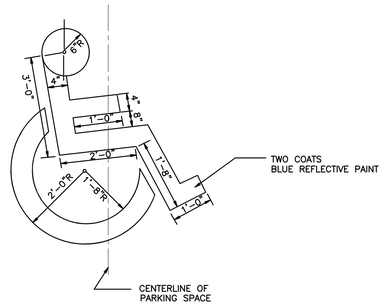
TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



CONTROL JOINT
N.T.S.

NOTES:
1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 / 5.0 CONCRETE SIDEWALK SECTION DETAILS
N.T.S.



4 / 5.0 ACCESSIBILITY PARKING SYMBOL
N.T.S.

NOTES

1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

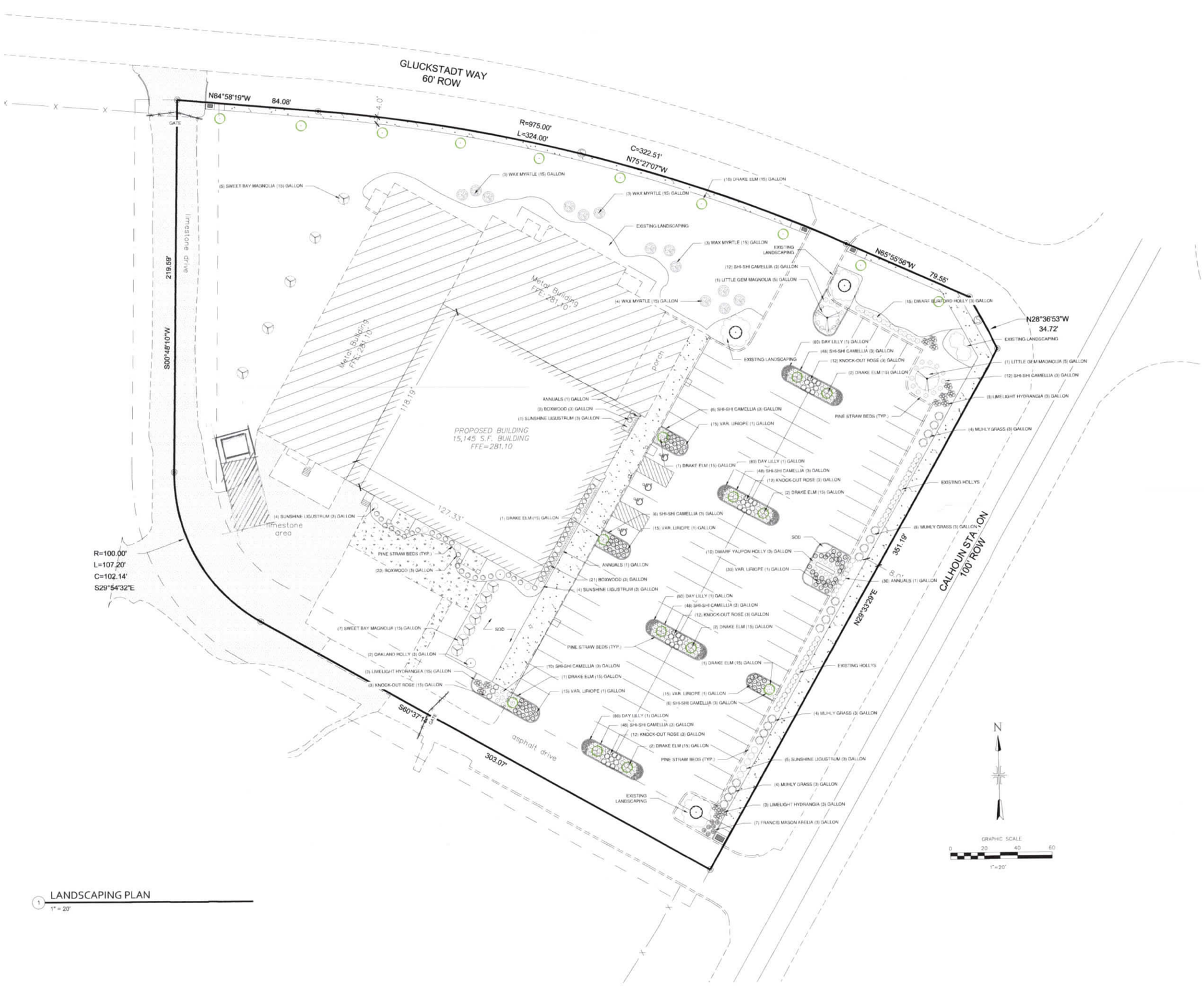
No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 5180
Date: 06/19/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SITE DETAILS for D. NOBLIN FURNITURE

SHEET
C 5.0



1 LANDSCAPING PLAN
1" = 20'

REVISIONS	BY

WOOLBRIDGE ARCHITECTURE, PLLC
464 CHURCH RD SUITE 700
MADISON, MS 39110
601-209-8665

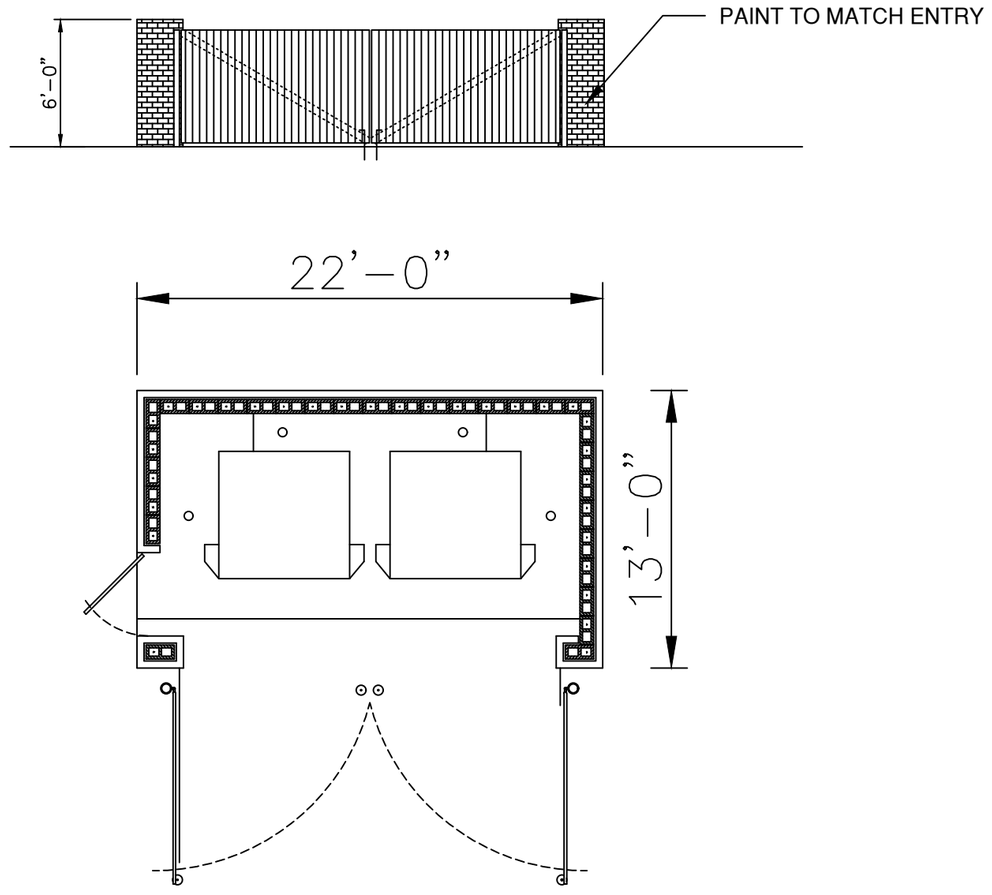
VENTURESOUTH

259 CALHOUN STATION PARKWAY
MADISON, MS 39110

D.NORLIN FURNITURE

NEW ADDITION FOR:

DRAWN: WOOLDRIDGE
CHECKED:
DATE: 23 JULY 2026
SCALE:
JOB NO.:
SHEET: L1.0


PAINT TO MATCH ENTRY
6'–0"
22'–0"
13'–0"

ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT ALLOWING A BIG BOX RETAIL FURNITRE STORE ON PROPERTY LOCATED AT 259 CALHOUN STATION PARKWAY, IDENTIFIED AS TAX PARCEL NO. 082E-21-016/12.00, IN A DISTRICT ZONED C-2, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

THERE CAME ON for consideration by Applicant, Danny Gray, the issue of whether a Conditional Use allowing a Big Box Retail furniture store in a zoning district zoned C-2 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 805 of the Zoning Ordinance for the property described herein, which property is located in a C-2 Highway Commercial District, under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing a Big Box Retail store in district zoned C-2, specifically Tax Parcel No. 082E-21-016/12.00, located at 259 Calhoun Station Parkway in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by D. Noblin, Inc., and Applicant desires to do a remodel and expansion to the existing structure to add 15,145 sq. ft. for the proposed furniture store proposed to be located on the subject property; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for July 28 2026, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt – the Board was advised that the Planning and Zoning Commission at its July 28, 2026, meeting, recommended approval of the requested conditional use allowing Applicant to operate a Big Box Retail furniture store on the subject property; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt were accomplished – the City Clerk did cause notice of the July 28, 2026, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City's public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on July 28, 2026, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its July 28, 2026, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for Tax Parcel No. 082E-21-016/12.00, located at 259 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi allowing Applicant to operate a Big Box Retail furniture store on

the subject property is hereby granted; such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance. *See* Big Box Retail Establishment: "A retail or wholesale commercial use which occupies and sells grocery items and/or general merchandise typically found in a department or "discount" store."
5. The subject property described herein, below, is within a zoning district zoned R-1:

   Tax Parcel No. 082E-21-016/12.00, located at 259 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi.
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.

8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.
9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions:

_____

_____

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2026.

The foregoing Order, having been reduced to writing, Alderman _____ moved that said Order be adopted. Alderman _____ seconded. The vote was as follows:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the ____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 259 CALHOUN STATION PARKWAY, IDENTIFIED AS TAX PARCEL NO. 082E-21-016/12.00, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

WHEREAS, Danny Gray, (the "Applicant"), did file an Application for a Conditional Use Permit on property described herein, which property is located in a C-2 Highway Commercial District Classifications under the City of Gluckstadt Zoning Ordinance of December 16, 2021 (the "Application"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Application to the Planning and Zoning Commission of the City of Gluckstadt, which Planning and Zoning Commission scheduled a hearing on said Application for July 28, 2026, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Application filed herein; and,

WHEREAS, at the conclusion of the discussion of the Planning and Zoning Commission's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Application and the recommendation of the Planning and Zoning Commission and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, do not exist, and have not been satisfied by the Applicant regarding the granting of a Conditional Use Permit allowing Applicant to operate a Big Box Retail furniture store on the subject property in district zoned C-2.

SECTION 3. That the Application to grant a Conditional Use Permit pursuant to Section 805 of the City of Gluckstadt Zoning Ordinance of December 16, 2021, on the following described property, be and same is hereby denied. The property referenced in the Application (the "property") is described as follows:

> Tax Parcel No. 082E-21-016/12.00, located at 259 Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2026.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderwoman Miya Warfield-Bates voted: _____
Alderman John Taylor voted: _____
Alderman Jayce Powell voted: _____
Alderwoman Jessie Campbell voted: _____
Alderman Chip Williams voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2026.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Consideration of Site Plan-Project 26-046 D Noblin

As previously mentioned, D Noblin is planning to renovate and add to the existing Callaway's property. They request approval of their site plan. They will exceed the number of parking spaces required for this development as this parking area is an existing large parking area. They plan to cut in landscape island to break up the wide-open space. They will remove the existing perimeter fence and add landscaping along Calhoun Station and Gluckstadt Way which will enhance this property tremendously. They have also agreed to install the ADA sidewalk along Calhoun Station and Gluckstadt Way per our subdivision requirements.
Their stormwater will drain to the development planned detention area to its South. Currently the stone road at its rear is split between two owners and they plan to keep that private with no public access. They will be adding a dumpster enclosure that will match the building and include a concrete apron.

We presented this to the ARC Committee, and the Committee tabled their review. D Noblin has appealed this decision directly to MMBOA. We will discuss that appeal shortly after the site request.

We presented this to the PNZ Commission, and they voted to recommend approval on the site plan contingent on the following:

- Removing the Gluckstadt Way sidewalk due to not knowing how the land across the street will be developed. I believe the thought process here was that the sidewalk would be better suited on the North side of the road.
- Approval of architectural design

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 259 Calhoun Station Pkwy. Madison, MS 39110

Parcel #: 082E-21-016/12.00

Owner: D. Noblin, Inc.

Address: 312 Airport Road S.
Pearl, MS 39208

Applicant: Danny Gray

Address: 312 Airport Road S.
Pearl, MS 39208

Phone #: 601-936-7910 ext.102

E-Mail: bryan.t@dnoblinfurniture.com

Phone #: 601-936-7910 ext. 104

E-Mail: danny.g@dnoblinfurniture.com

Current Zoning District: C-2

Acreage of Property (if applicable): 3.34 ACRES

Use sought of Property: FURNITURE STORE

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

A. Lot Lines (property lines)
B. Zoning of the adjacent lots
C. The names of owners of adjacent lots
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
F. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of the site plan is subject to Board approval.***

Applicant Signature _____ Date 6/24/25

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

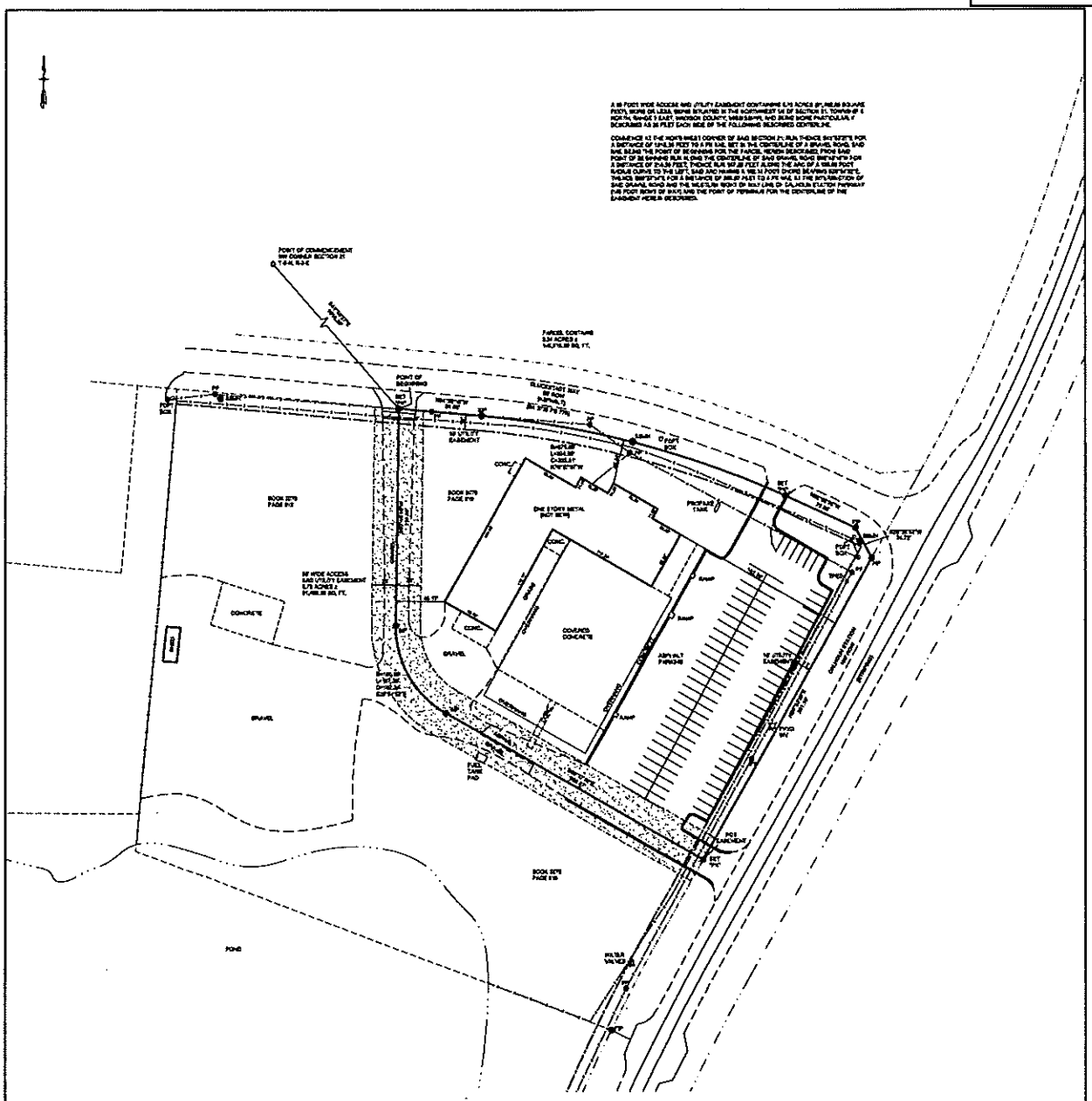
Date Received: 6/26/26

Application Complete & Approved to Submit to P&Z Board (please check):

Yes ✓ No _____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)



SURVEY SHOWING:
CERTAIN PROPERTIES

SITUATED IN NW 1/4 SEC 21,
T-8-N, R-2-E,
MADISON COUNTY, MS

DRAWN BY: DME	DATE: 04/27/2026	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 50'	JOB #: AS-051-139-26

402 HOLLY HEDGE DRIVE
MADISON, MS 39110
CELL (601)954-3795
rogerstE@comcast.net

Roger T. Ellison, P.L.S. # 2710

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Mayor and Board of Alderman

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/11/26

SUBJECT: Appeal to the MMBOA for Architectural Review

The ARC Committee recently tabled the review of D Noblin's submission. D Nobin immediately appealed this decision directly to you, the Mayor and Board of Alderman. The original submittal did well in some areas of design but was also lacking in other areas. One thing we must take into consideration is that this is an existing building. This is not a blank slate design. There are limitations to renovations, and we must be reasonable when these situations arise. The new standards do a great job of providing guidelines for what the City expects in regard to architectural design, but it also does a great job of giving those who want to invest in our City options so there is always some degree of freedom of design.

Original submittal did a good job of following the standards along the front façade (Calhoun Station). In the Village District, you are required to choose one of four architectural styles. They chose Village Mid Century and, in my opinion, was compliant with this style. This style includes features like large multi-pane windows, surface articulations, design elements that are horizontal in nature, and parapets with stepped or sloped designs. Village Mid Century designs are typical for large stores such as this. They are compliant with their material choices along the front and the addition to the South with a nice contrasting color scheme. Along the North side (existing) lower elevation they upgraded from metal siding to stucco, added a few faux windows to break up the long wall. In my view they were only deficient in two areas…disguising the minimally pitched roof and the large metal warehouse. This was a great opportunity for the ARC Committee to write a detailed recommendation of where the applicant was deficient and guide them toward being substantially compliant. That did not happen.

Since the tabling of the architectural review the applicant has made a great effort to be substantially compliant with the architectural design. They present the upgrades to their design and request architectural approval from the MMBOA. They have removed all metal siding from the higher elevation warehouse (all four sides). They have added multiple stepped parapets along the South side (new construction) of the building to disguise the minimally pitched roof and mixed up the color scheme of the wall to further interrupt the long wall run. The existing North side is more complicated than just adding a parapet to disguise that minimally pitched. They have added a parapet on the bathroom articulated section disguising the center of the roof, and plan to add additional tall growing trees to break of the view of the remaining roof. Due to the higher elevation of the existing warehouse and to avoid the look of a

large stucco box, they have added some trim designs to mimic a roof line parapet along the North and South side of the warehouse interrupting those big plain walls.

The Owners and Designer are here to answer any questions.


FURNITURE
D'NOBLIN
FURNITURE
est. 1978
MATTRESSES





REVISIONS	BY

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-6665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

VENTURESOUTH CONSTRUCTION COMPANY
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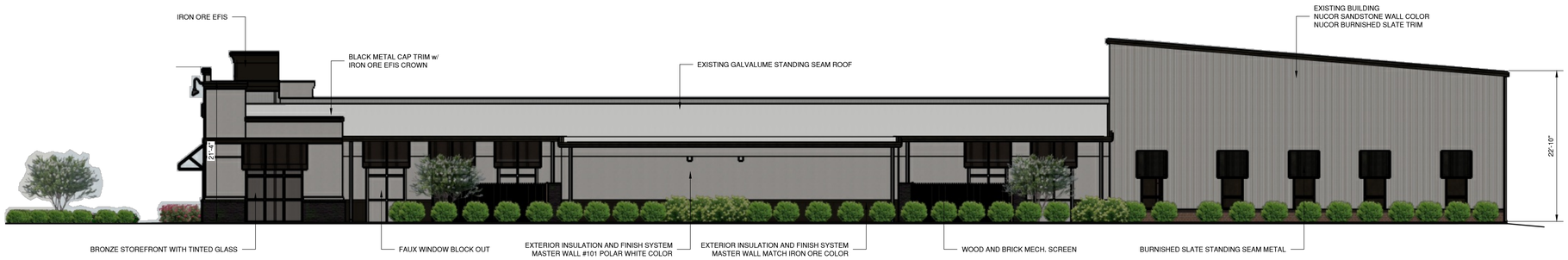
NEW ADDITION FOR:
D.NOBLIN FURNITURE
259 CALHOUN STATION PARKWAY
MADISON, MS 39110

DRAWN	WOOLDRIDGE
CHECKED	
DATE	31 JULY 2026
SCALE	
JOB NO.	
SHEET	A3.0



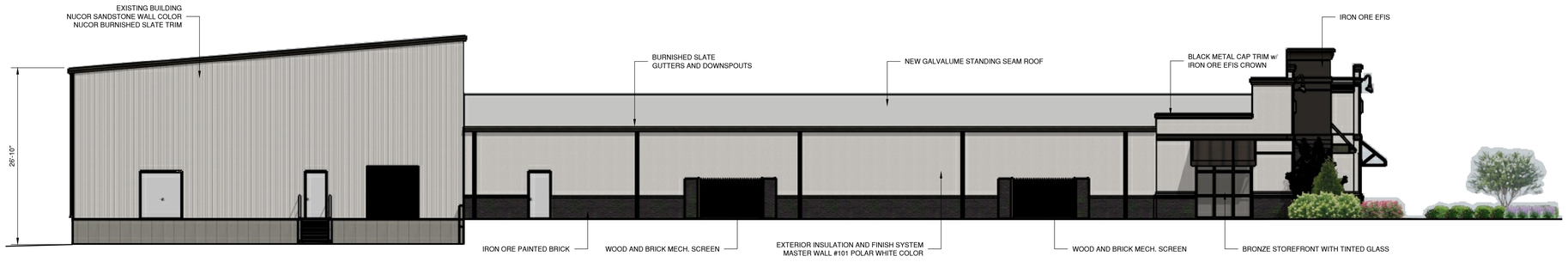
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATON

SCALE: 1/8" = 1'-0"

REVISIONS	BY

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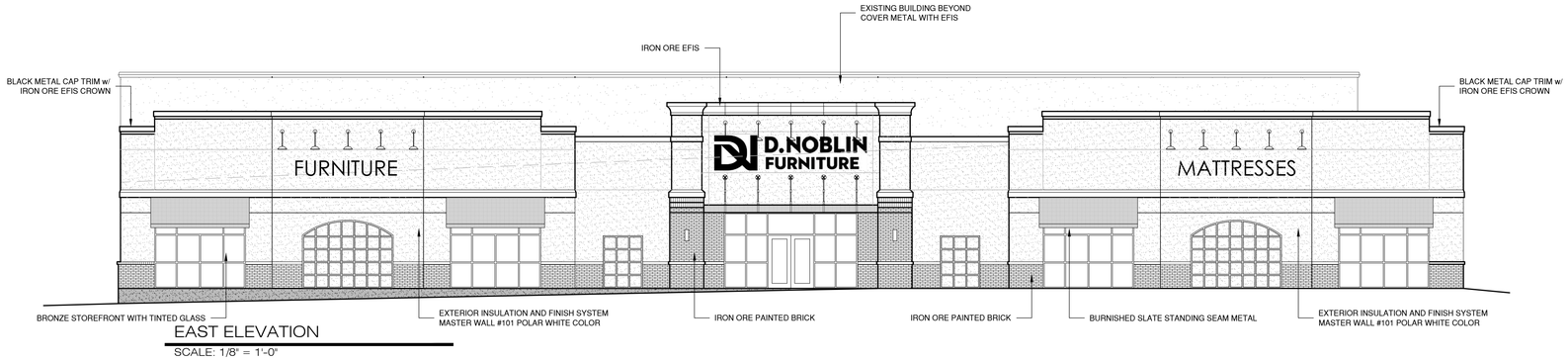
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NEW ADDITION FOR:

D.NOBLIN FURNITURE

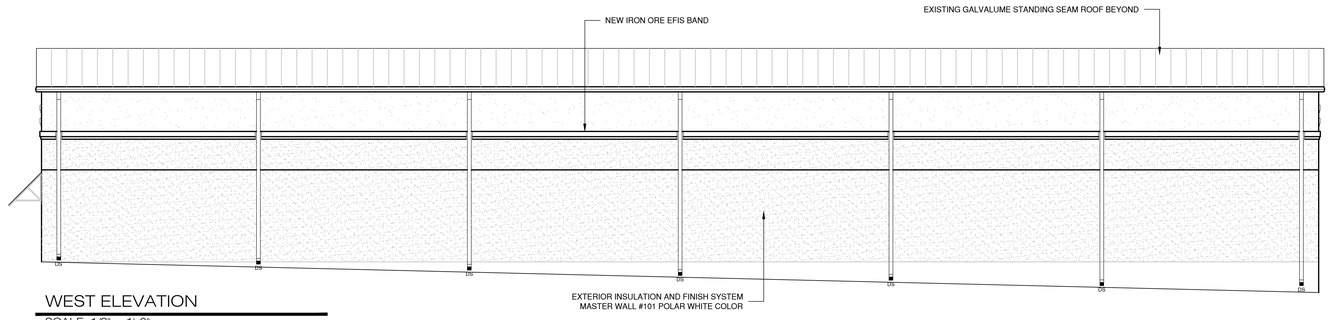
259 CALHOUN STATION PARKWAY
MADISON, MS 39110

DRAWN
WOOLDRIDGE
CHECKED
DATE
29 JUNE 2026
SCALE
JOB NO.
SHEET
A2.0



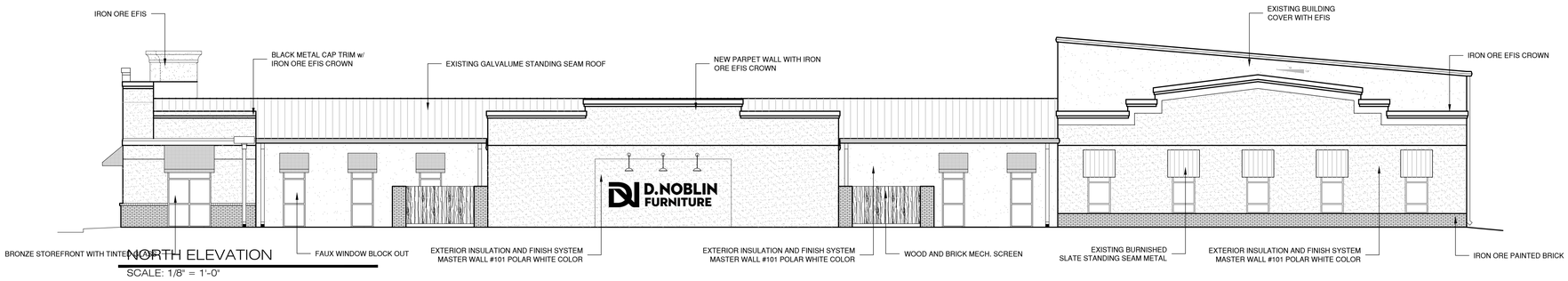
EAST ELEVATION

SCALE: 1/8" = 1'-0"



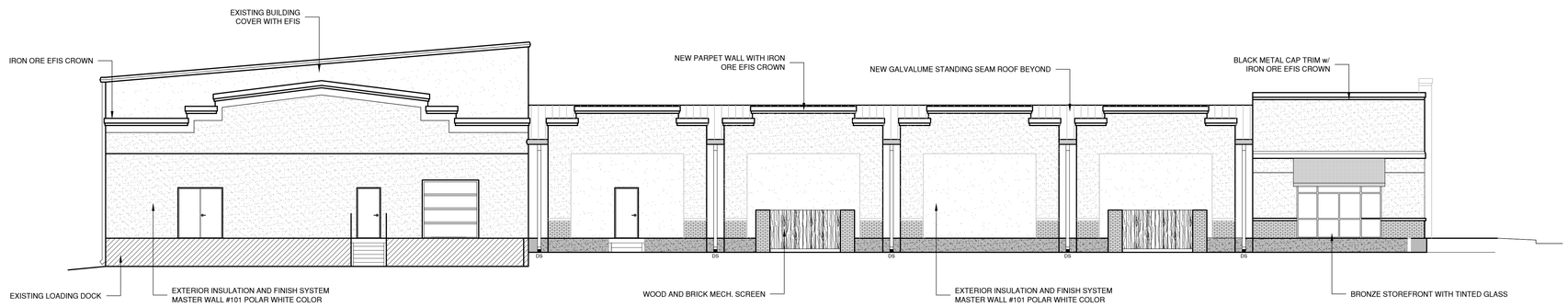
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATON

SCALE: 1/8" = 1'-0"

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VENTURESOUTH CONSTRUCTION COMPANY

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NEW ADDITION FOR:

D.NOBLIN FURNITURE

259 CALHOUN STATION PARKWY
MADISON, MS 39110

DRAWN	WOOLDRIDGE
CHECKED	
DATE	3 AUGUST 2026
SCALE	
JOB NO.	
SHEET	A2.0

PARCEL CONTAINS
3.34 ACRES ±
145,519.59 SQ. FT.

PARKING CALCULATIONS:

SHOWROOM = 29,873
OFFICE/WHSE = 2,842

TOTAL SF = 32,715

29,873 SF / 500 SF = 60 SPACES
2,842 SF / 1000 SF = 3 SPACES

TOTAL SPACES REQUIRED = 63 - 10'X20' SPACES

TOTAL SPACES PROVIDED = 94 - 10'X20' SPACES

D NOBLIN FURNITURE
PARCEL ID:
LOT COVERAGE CALCULATIONS:

Existing Building: 17,570 SF

New Building: 15,145 SF

Grand Total Coverage (New + Existing) 32,715 SF or .75 acres

Lot Coverage = .75 acres (32,715 SF) / 3.24 acres (145,519 SF)= 22.5%

Parking Required = 63 spaces - Parking Provided = 94 spaces

REVISIONS	BY

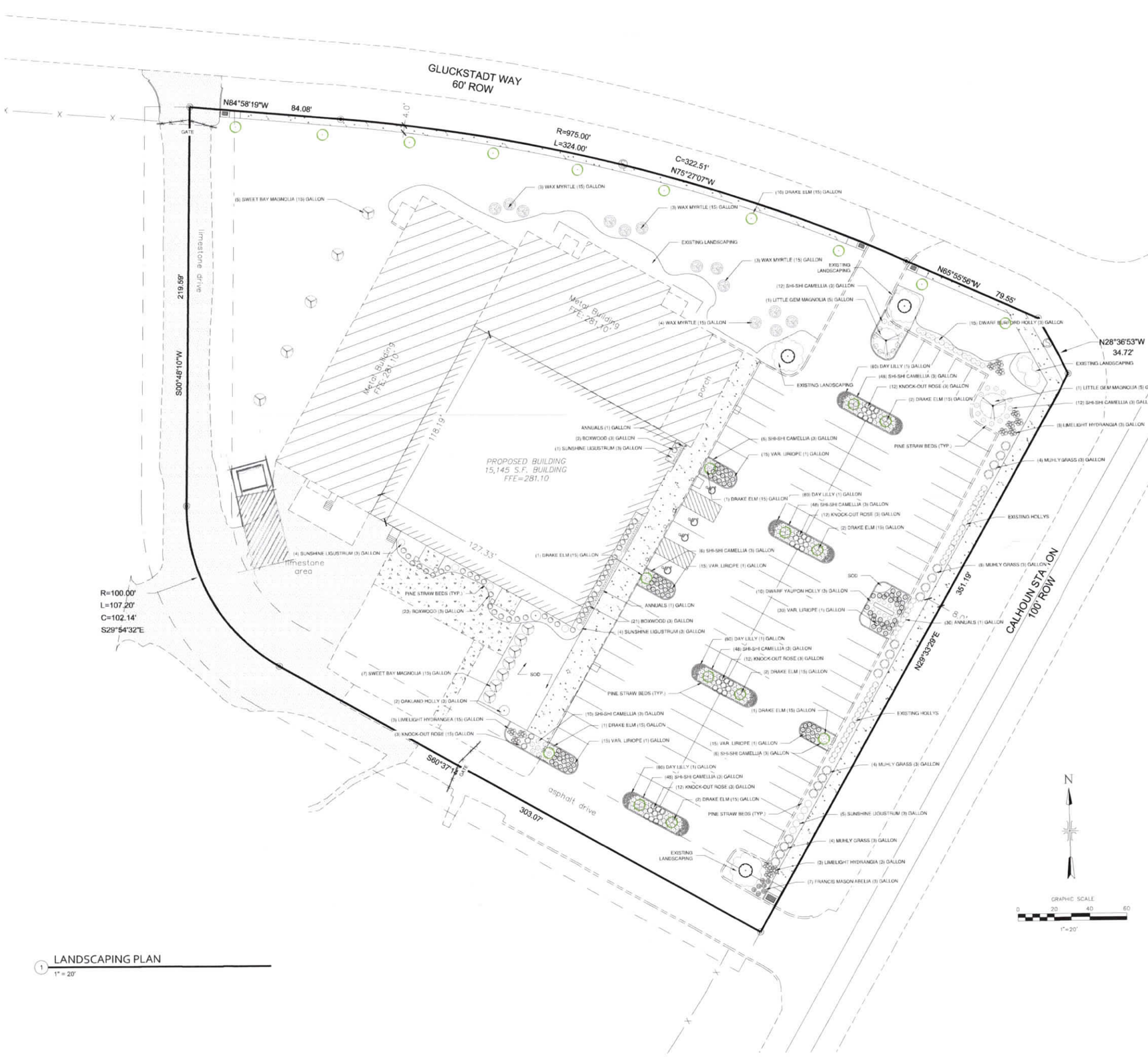
POINT OF BEGINNING
SET "PK"
N84°58'19"W 84.08'
PP
SIP
15'
15' UTILITY EASEMENT
GLUCKSTADT WAY
60' ROW
(ASPHALT)
(BK 3725 PG 778)
PP
SSMH
FOPT BOX
PP
R=975.00'
L=324.00'
C=322.51'
N75°27'07"W
45.34'
CONC.
46.69'
11.46'
32.37'
1.36'
62.36'
11.03'
L1 32.93'
EXISTING BUILDING
10,000 S.F. BUILDING
FFE=282.00
EXISTING BUILDING
7,570 S.F. BUILDING
FFE=282.00
166.52'
117.29'
60.22'
148.17'
PROPOSED BUILDING
15,145 S.F. BUILDING
FFE=282.00
3.8'
60.09'
117.6'
127'-4"
CONC.
SIP
GRAVEL
49.17'
25'
25'
50' WIDE ACCESS
AND UTILITY EASEMENT
0.72 ACRES ±
31,492.83 SQ. FT.
S00°48'10"W
219.59'
GRAVEL
BOOK 3270
PAGE 619
BOOK 3270
PAGE 619
OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2
OWNER: JOHN C HARRELD
PID: 082E-21-016/01.00
ZONING: C-2
PROPANE TANK
SET "PK"
N65°55'56"W 79.55'
FIP
SSMH
FOPT BOX
N28°36'53"W 34.72'
FIP
PP
TPED
NEW LANDSCAPE ISLAND (TYPICAL)
5
14
22
10
20'-0"
10'-0"
20'-0"
10'-0"
ASPHALT PARKING
CONCRETE SIDEWALK
NEW DIGITAL MONUMENT SIGN
20'-0"
10'-0"
20'-0"
10'-0"
16
10'-0"
20'-0"
6
14
7
NEW LANDSCAPING
10'-0"
14'-11"
NEW LANDSCAPE ISLAND (TYPICAL)
20'-0"
10'-0"
NEW LANDSCAPE ISLAND (TYPICAL)
CALHOUN STATION 100' ROW
(STRIPING)
15'
15' UTILITY EASEMENT
N29°33'29"E 351.19'
FHYD
WV
PP
OWNER: CITIZENS BANK OF PHILADELPHIA
PID: 082E-21-016/25.00
ZONING: C-2
OWNER: S & P MANAGEMENT LLC
PID: 082E-21-016/24.00
ZONING: C-2
R=100.00'
L=107.20'
C=102.14'
S29°54'32"E
SIP
CONC.
ASPHALT
GRAVEL
FUEL TANK PAD
S60°37'14"E 303.07'
OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2
POT EASEMENT
SET "PK"
BOOK 3270
PAGE 619
AVEL
N
GRAPHIC SCALE
0 20 40 60
1" = 20'

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-6665
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VENTURESOUTH CONSTRUCTION COMPANY

NEW ADDITION FOR:
D.NOBLIN FURNITURE
259 CALHOUN STATION PARKWY
MADISON, MS 39110

DRAWN	WOOLDRIDGE
CHECKED	
DATE	29 JUNE 2026
SCALE	
JOB NO.	
SHEET	SITE



1 LANDSCAPING PLAN
1" = 20'

REVISIONS	BY

WOOLBRIDGE ARCHITECTURE, PLLC
464 CHURCH RD SUITE 700
MADISON, MS 39110
601-209-8665

VENTURESOUTH

259 CALHOUN STATION PARKWAY
MADISON, MS 39110

D.NORLIN FURNITURE

NEW ADDITION FOR:

DRAWN: WOOLDRIDGE
CHECKED:
DATE: 23 JULY 2026
SCALE:
JOB NO.:
SHEET: L1.0

Lee Hutchinson-Agenda Regarding New Architectural Guidelines

Architectural Review Committee:

- Is this committee necessary?
- The committee needs more than three members.
- Members should not serve on Planning and Zoning Board
- What are the steps the city is taking to make sure that these members know how to use the new guidelines to make recommendations to business coming in front of the committee.

Planning and Zoning:

- What are the steps the city is taking to make sure that these members know how to use the new guidelines to make recommendations to business coming in front of the committee.
- Can the P and Z committee do the steps of the Architectural Review Board?
- What can the city do to ensure that personal opinions and feelings are not used in the decision-making process. Why are these board members not using the guidelines that the city passed to make recommendations?

Steps to make a better and faster planning process in the City of Gluckstadt.

- Having members of the committees have a full understanding of their role.
- Having them have a better understanding of how to use the very thorough guidelines that are already in place.
- Have them make decisions and give recommendations
- Bring these guidelines to the table, make reasonable recommendations based on the guidelines to bring these projects to life in our city.

ORDINANCE No. _____

AN AMENDED ORDINANCE ESTABLISHING ARCHITECTURAL DESIGN REGULATIONS AND GUIDELINES IN THE CITY OF GLUCKSTADT, MISSISSIPPI

WHEREAS, the City of Gluckstadt adopted an Ordinance Establishing Architectural Design Regulations and Guidelines ("Architectural Design Regulations and Guidelines Ordinance") on July 14, 2026; and

WHEREAS, the purpose of adopting the Architectural Design Regulations and Guidelines Ordinance was to make certain the exterior appearance of all new construction, renovations, and building additions are high quality, long-lasting, sustainable, and consistent with the desired architectural theme and character of various areas within the City; and

WHEREAS, by adopting the Architectural Design Regulations and Guidelines Ordinance, the Mayor and Board intended for the Architectural Review Committee to serve as the recommending body regarding all applications for architectural review and other matters that may arise concerning architectural design within the City; and

WHEREAS, the Mayor and Board now wish for the Planning and Zoning Commission to serve as the recommending body regarding all applications for architectural review and other matters that may arise concerning architectural design within the City; and

WHEREAS, pursuant to Mississippi Code Annotated Section 21-19-21, the governing authorities of the City of Gluckstadt have the power to make regulations to secure the general welfare of the municipality;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN FOR THE CITY OF GLUCKSTADT, MISSISSIPPI, as follows:

1. The matters contained in the preamble are true and correct.

2. The City of Gluckstadt, Mississippi, hereby adopts as its architectural design regulations and guidelines, this "Amended Architectural Design Regulations and Guidelines Ordinance."
3. The Architectural Design Regulations and Guidelines Ordinance (Ordinance No. 2026-08) adopted July 14, 2026, is hereby repealed in its entirety, and any provisions of any other ordinance which conflict with any provision of the Amended Architectural Design Regulations and Guidelines Ordinance is hereby repealed.
4. The Architectural Review Committee Ordinance (Ordinance No. 2025-05) is hereby repealed in its entirety.
5. The regulations and guidelines adopted herein shall take effect thirty (30) days after the adoption and publication of this Ordinance.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi at its regular meeting held on the _____ day of _____, 2026.

MOTION made to adopt the foregoing Ordinance was made by Alderman _____ and **SECONDED** by Alderman _____ and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

Alderman Bates voted:	Aye / Nay
Alderman Powell voted:	Aye / Nay
Alderman Campbell voted:	Aye / Nay
Alderman Taylor voted:	Aye / Nay
Alderman Williams voted:	Aye / Nay

WHEREUPON, the Mayor declared the Motion had carried and that the Ordinance was adopted.

SO ORDAINED, ADOPTED, AND APPROVED by the Mayor and Board of Alderman of the City of Gluckstadt, Madison County, Mississippi at its regular meeting held on the _____ day of _____, 2026.

_____
WALTER C. MORRISON, IV
MAYOR

Attest:

_____
LINDSAY D. KELLUM
CITY CLERK

[SEAL]

Architectural Design Regulations and Guidelines











Table of Contents

Contents

I. General Provisions....3
A. Purpose....3
B. Scope, Design Districts Established....3
C. Exemptions....4
D. Freedom of Design....4
E. RESERVED....4
F. Rules for Words and Phrases....4
G. Definitions....5
H. Use of Illustrations....7
II. Design Standards....8
A. Standards Applicable to All Design Districts....8
1. Dumpsters and Waste Disposal Containers....8
2. Mechanical and Utility Equipment Screening....9
3. Loading Areas....9
4. Finish Material Placement and Composition....10
B. Design Standards Applicable to the Village Design District....11
1. Building and Parking Disposition....11
2. Building Configuration....12
3. Architectural Style Permitted....14
4. Building Façade Requirements....14
5. Roof Requirements....14
6. Drive-through facilities....15
7. Mixed Use Development....15
C. Design Standards Applicable to the Neighborhood Commercial Design District....17
1. Site Design....17
2. Building and Parking Disposition....17
3. Building Configuration....17
4. Conformance to Architectural Guidelines....18
5. Building Façade Requirements....18
6. Finish material requirements:....18
7. Roof Systems/design....19
8. Cumulative Design Standards Permitted....19
D. Design Standards Applicable to the Highway Commercial Design District....20
1. Site Design....20
2. Building and Parking Disposition....20
3. Building Configuration....21
4. Architectural Styles Permitted....21
5. Building Façade Requirements....22
6. Roof Systems/design....22
7. Cumulative Design Standards Permitted....23
E. Design Standards Applicable to the Service Commercial Design District....24
1. Site Design....24
2. Building and Parking Disposition....24
3. Building Configuration....24
4. Architectural Styles Permitted....24
5. Building Façade Requirements....24
6. Roof Systems/design....25
7. Cumulative Design Standards Permitted....25
F. Design Standards Applicable to the Industrial Design District....26
1. Site Design....26
2. Building Mass....26
3. Exterior Finish Materials....27
4. Roof Systems and Design....27
5. Industrial Equipment....27
6. Architectural Styles Permitted....28
7. Cumulative Design Standards Permitted....28
III. Architectural Types....29
A. Southern Mercantile Buildings....29
1. General Description....29
2. Suitable exterior finish materials....30
3. Storefront Treatment....30
4. Awnings and other Accent Features....30
5. Signage....30
6. Suitable Design Districts for Mercantile Buildings....31
B. Village Mid-Century Buildings....32
1. General Description....32

Table of Contents

2. General Design Considerations 32
3. Suitable Exterior Finish Materials. 32
4. Signage 33
5. Suitable Design Districts for Village Mid-Century Buildings 33

C. Southern Classic Buildings 35
1. General Description 35
2. General Design Considerations 35
3. Suitable exterior finish materials. 36
4. Signage 37
5. Suitable Design Districts for Southern Classic Buildings 37

D. Village Romantic Buildings 38
1. General Description 38
2. General Design Considerations 38
3. Suitable exterior finish materials. 39
4. Signage 40
5. Suitable Design Districts for Village Romantic Buildings 40

Table 1. Architectural Types Permitted 42

IV. Landscape and Hardscape Requirements 43
A. Landscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts 43
B. Hardscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts 44
C. Landscaping Provisions Applicable to the Highway Commercial, Service Commercial AND Industrial Design Districts 45
D. Hardscape Provisions Applicable to the Highway Commercial, Service Commercial, AND Industrial Design Districts 45
E. Railings, Walls, Patios, and Other Outdoor Spaces 45

V. Miscellaneous Design Elements 46
A. Utility Placement 46
B. Public Art 46
C. Exterior Lighting Standards 47

VI. Nonconformities 49
A. Termination of Nonconformities 49
B. Modification of Nonconformities 49

VII. Administration and Enforcement 50
A. Duties of the Zoning Administrator. 50
B. Duties of the Planning Commission. 50
C. Duties of the Mayor and Board of Aldermen. 51
D. Application Procedure 51
E. Disposition of Application. 52
F. Modifications to approved plan. 53
G. Separability and validity 54
H. Conflicting provisions 54
I. Violations and penalties 54
J. Effective date. 54

Appendix A: Design Districts Map 55

Appendix B: Summary Matrix of Design Standards 56

I. General Provisions

A. Purpose

The purpose of these regulations and guidelines is to make certain the exterior appearance of all new construction, renovations, and building additions are high quality, long-lasting, sustainable, and consistent with the desired architectural theme and character of various areas within the City of Gluckstadt (hereinafter "City"). Further, these regulations and guidelines are intended to ensure that building arrangement, building mass, landscaping, buffers, pedestrian ways, parking and access areas, and other elements of the site design reasonably satisfy the standards of these regulations and guidelines and are designed to appropriately relate to each other and to adjacent properties.

These regulations and guidelines are intended to enhance the visual aspect and livability of the entire city. These standards will foster architectural diversity and interest, yet achieve and maintain a consistent, durable, and pleasing aesthetic and visual quality.

These regulations are intended to accomplish the following:

1. To produce high quality design for newly constructed and remodeled buildings and developments within Gluckstadt.
2. To architecturally reflect the City's German heritage.
3. To reduce the conflict created by adjoining incompatible land uses (i.e. residential adjacent to nonresidential).
4. To integrate the built and natural environment through well thought out landscaping and design.
5. To create aesthetically pleasing, human scale, pedestrian oriented development.
6. To create an impression of prosperity and protect and enhance property values throughout the City.
7. To divide the City into architectural and design districts to reflect the differing character and attendant requirements.
8. To protect and enhance property values within the City.

B. Scope, Design Districts Established

These regulations are intended to prescribe architectural and design guidelines defining the character and general composition for new and remodeled buildings and building sites within select areas of the City of Gluckstadt, Mississippi. Further, these regulations provide guidance for certain elements of new development beyond the appearance of buildings and habitable structures. The City shall be divided into the following design districts as described below and depicted on the map included in Appendix A:

1. **Village Design District.** The Village Design District areas are expected to develop as a traditional town center to serve as a place for social gatherings, entertainment opportunities, and to cultivate a sense of place for the City. This area is expected to have a mixed-use development pattern with substantial architectural and design features creating a unique, attractive and desirable place to live, work, shop, or seek services or entertainment. The resulting built environment will be at a pedestrian scale and encourage walkability. It is therefore important that significant, and reasonable, standards be imposed upon both buildings and site elements within these areas and that the resulting architecture reflect the community's German heritage.

2. **Neighborhood Commercial Design District.** The Neighborhood Commercial Design District areas consist of retail commercial establishments that are smaller in scale compared to the highway commercial areas and offer goods or services primarily consumed by nearby residents and to a limited degree the traveling public. Because of the proximity of this design district to existing or anticipated residential development, it is imperative that the resulting built environment be in harmony therewith in both scale and design.

3. **Highway Commercial Design District.** These areas consist of highly visible retail commercial corridors which rely on the high traffic volumes throughout the City for a significant portion of the customer base. Retailers in this district offer consumer items of wide appeal to the general population and therefore experience high shopping volume and traffic. Because of the impressionable nature of these areas upon shoppers, it is desirable that the design and appearance of the built environment be pleasing to the eye and cohesive with other design districts within the City.

4. **Service Commercial Design District.** These areas consist of a predominance of retail and service commercial establishments occupying larger lots and having a prevalence of outdoor storage or display of items for sale or rent. Service commercial areas generally experience higher volume of heavy truck traffic and generally offer products or services that are utilitarian in nature, appealing to tradesmen and the like, and sought by a more limited segment of the population. As such, these areas are less impressionable compared to other commercial areas and, thus, are held to a somewhat lesser standard.

5. **Industrial Design District.** Industrial Design District consists of manufacturing, processing, storage, warehousing, distribution and uses that generate substantial truck traffic. Structures in this district can be substantially larger volumetrically compared to any other district within the city and likewise the building sites are spacious. Although the general population does not regularly conduct business in industrial areas, such areas are located along the primary corridors of the city and therefore it is desirable that the buildings and site design cast a positive impression upon the traveling public.

6. **Undefined Districts**. Any nonresidential development falling outside any of the designated design districts, either by virtue of changes in zoning, municipal expansion, unanticipated development, or any other reason, shall become subject to one of the design districts as determined by the Planning and Zoning Director. Should the Planning and Zoning Director be unable to determine which design district is best suited for the proposed development, then he shall present the question to the Planning Commission for determination.

C. Exemptions

There shall be exempted from these regulations and guidelines any of the following:

1. Any structure or development lying outside of any designated design districts, unless a finding pursuant to Section I(B)(6) has been made to the contrary.
2. Any single-family residential dwelling(s) and related accessory structures even if located within a designated design district. A single-family residential structure which is to be converted to a nonresidential use shall be subject to these regulations and guidelines.
3. Any accessory buildings or structures of a property owners association within a single-family residential neighborhood. Such buildings include pool houses, community centers, recreational structures, and the like.
4. Any publicly owned building or facility. Although exempt, the City of Gluckstadt encourages public projects to comply with the intent of these regulations and guidelines.
5. Temporary structures.
6. Exterior maintenance of a building wherein such maintenance does not, in the opinion of the Planning and Zoning Director, substantially change the exterior appearance of the building, including the color or materials. Exterior maintenance as contemplated includes both the repair and replacement of materials as needed.

D. Freedom of Design

These regulations and guidelines are intended to communicate the expectations of the City with regard to the physical appearance of newly constructed or renovated buildings and related features on the building site. To that end, the City recognizes the impracticality of regulating the precise design of each building. Through the design review process, the City affords applicants a degree of freedom in design provided, however, that the purpose and intent of these standards are substantially fulfilled. Nothing in these regulations and guidelines shall permit the construction of a building or space in violation of the building code enforced by the City of Gluckstadt.

E. RESERVED

F. Rules for Words and Phrases

For the purpose of these regulations and guidelines, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

G. Definitions

The following words and phrases shall have the meaning as prescribed below. Words which are not specifically defined shall be interpreted according to their common, everyday usage or standard industry definition if a technical term.

1. **Alley**: A minor way used primarily for vehicular service or access to the rear or side of properties for which the principal frontage is on another street.
2. **Arcade**: A walkway, usually along the frontage of a building, covered over by a series of arches or vaults supported by columns.
3. **Berm**: A linear mound of earth elevated above adjacent grade designed to shield and buffer uses like parking areas.
4. **Building Articulation**: Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.
5. **Building Code:** Any ordinance, code, or regulation adopted by the City of Gluckstadt regulating the construction, alteration or renovation of any building within the corporate limits of the City of Gluckstadt, including any code published by the Internation Code Council, the National Electric Code, or the National Fire Protection Association.
6. **Cabinet Sign:** A sign which consists of an enclosed cabinet structure with a message space on one or both major surfaces, and, may or may not be internally illuminated.
7. **Canopy**: A roof-like structure which is not enclosed by walls on all sides and may or may not project from a building.
8. **Civic Building**: A structure used for community purposes, such as churches, community/recreation centers, service organizations, and libraries.
9. **Clerestory:** An arrangement of windows extending from ground or near ground level to the roof level.
10. **CMU:** An acronym for concrete masonry unit.
11. **Coping**: The capping or covering of the top edge of a wall, usually for protection from weather elements but also for decorative purposes.
12. **Colonnade**: A row of columns supporting an overhead structure and may protrude from the primary frontage of the building. A colonnade may be recessed such that it does not protrude beyond the primary building frontage.
13. **Compliant Building**: A building which possesses the architectural and design characteristics sought by these regulations and guidelines.
14. **Courtyard**: An open area, usually flat, outside a building and is framed and somewhat enclosed by walls.
15. **Double Hung Door**: An entryway consisting of two doors hung in the same frame and operating together to provide wide access to a space.
16. **Drive**: A roadway, whether public or private, which provides direct access to properties or provides for internal circulation within a property or development site. Drives may be most commonly utilized to access parking area or provide internal circulation within parking lots.
17. **Dwelling**: A building, or portion thereof, which is designed for human habitation.
18. **Façade**: An exterior side or face of a building, usually the front (face).
19. **Fenestration**: The arrangement of windows and doors across the façade of a building.
20. **Finish Material**: Refers to the material applied as the final permanent layer of the exterior of a building or structure. Examples of finish material include brick, stone, stucco, metal sheeting, roofing materials, wood planks or panels, cementitious planks or siding, and other similar durable materials.
21. **Front Yard**: The area of land between the front wall of a building and the street right-of-way.
22. **Frontage**: Property on one side of a street measured along the line of the street, or in the case of a corner lot or "through lot," the property on each street measured along the lines of both streets.
23. **Glazing**: Refers to glass sections in a building façade.
24. **Hardscape**: Refers to the nonorganic elements associated with landscape design. Examples include sidewalks, patios, walls, fencing, railings, and the like.

25. **Human Scale**: The proportions of a building's components (steps, doorways, railings, work surfaces, seating, shelves, fixtures, ceiling height, etc.) in relation to the human body. Human Scale also applies in the same fashion to site design elements such as street widths, building setbacks, walking distances, sidewalk widths, etc. See also Pedestrian Scale.
26. **Jack Arch**: A flat or straight arch placed across an opening to support the structure above it.
27. **Landscape Ordinance:** The *Amended Landscape Ordinance*) adopted by the City of Gluckstadt on September 15, 2025, and any subsequent amendment thereto.
28. **Landscaping:** Any improvement or vegetation including, but not limited to: shrubbery, trees, plantings, walls, courtyards, fences, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site re-grading, fill deposition, and paving.
29. **Loggia**: The room or recess created along the facade of a building where the colonnade and roof create a covered porch or walkway.
30. **Lot, Corner**: A lot or parcel of land which is adjacent to intersecting streets, where said lot or parcel has frontage on each street.
31. **Lot, Through:** A lot or parcel of land, other than a corner lot, which has frontage upon two non-intersecting streets. A through lot is also known as a double frontage lot.
32. **Motif**: A decorative design or pattern.
33. **Nonconformities**: Any building, structure, or parts thereof existing prior to the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not substantially comply with the requirements of this Ordinance.
34. **Overhang**: A major portion of a structure, such as an entire floor, that extends beyond or overhangs the floor below. Overhangs serve both functional and aesthetic purposes, providing shade, protection from the elements, and visual interest.
35. **Parapet**: That portion of an exterior wall extended above the level of a roof to provide screening of the roof or roof mounted equipment.
36. **Parking Space:** A space available for the parking of one motor vehicle conforming to the typical parking lot standards as prescribed by the zoning regulations for the City of Gluckstadt.
37. **Patio**: A paved, often unroofed, outdoor area adjoining a building, typically used for dining, lounging, or recreation. Usually constructed at ground level.
38. **Pedestrian Bulb-out:** An extension of curb line which serves to extend the sidewalk into the street or parking lane, reducing the travel distance for pedestrians to cross the street. Also known as a curb extension or bump out.
39. **Pedestrian Pass-Through**: A dedicated walkway formed into a row of buildings to provide convenient public access for foot traffic to pass from the building frontage to the rear of buildings. The passageway may or may not be open to the air.
40. **Pedestrianism**: The practice of walking or encouraging the use of space by pedestrians.
41. **Pedestrian Scale**: Architectural and building sites which are dimensioned and arranged in proportion to the scale of the human body, human perceptions, and walking speed, rather than that of automobiles. See also Human Scale.
42. **Pediment**: A triangular space created by a front facing gable roof.
43. **Pilaster**: A rectangular column which projects or protrudes from a wall.
44. **Planning Commission**: The Planning Commission as appointed by the Mayor and Board of Aldermen for the City of Gluckstadt.
45. **Projection**: A component or feature of a building, such as a bay window, which extends beyond the main wall plane.
46. **Public View**: Refers to an object being visible to the general public, using the naked human eye, from a vantage point upon public property (i.e. streets/roads/highways, sidewalks, paths, parks, etc.) or upon areas that are commonly accessible to the public (private parking lots, drive aisles, and similar).
47. **Punched Opening**: A single window or door opening framed into a building's exterior wall, resembling a hole "punched" into the structure. This is in contrast to multiple windows adjoining each other to form a ribbon of glass in the building wall. Punched openings provide a sturdier appearance.

48. **Rear Yard**: The open space on a lot extending across the full width of the property, located between the rear wall of the main building and the rear property line.
49. **Recessed Colonnade**: See Colonnade.
50. **Screening**: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden.
51. **Service Kiosk**: A standalone, interactive terminal that enables users to independently communicate or perform tasks as part of a drive-through service.
52. **Service Window**: An opening in a wall fitted with a window, drawer, speaker, viewable screen or other features for conducting business transactions at a drive-through facility.
53. **Side Yard**: The area of land located on either side of a building, positioned between the side property line and the structure, spanning from the front yard to the rear yard.
54. **Street Corridor**: A designated strip of land comprising a street or roadway and its immediately adjacent surroundings which fall into a pedestrian's field of view, acting as a linear connector for vehicles, pedestrians, cyclists, and transit.
55. **Street Right-of-Way Line**: The legal property boundary line delineating the street right-of-way and the abutting property.
56. **Street Side Yard**: The side yard on a corner lot that runs parallel to a public street rather than facing an adjoining property. It extends from the front yard to the rear yard, adjacent to the public right-of-way.
57. **Trabeated (arch)**: A simple construction method using a lintel, header, or architrave as the horizontal member supported at its ends by two vertical columns, pillars, or posts.
58. **Tudor Arch**: An arch having a slightly pointed center and a low elliptical shape and being wider than tall by more than a factor of 2.

H. Use of Illustrations

These regulations and guidelines utilize representative illustrations in the form of photographs, drawings, or images to aid in conveying the meaning of regulatory and guiding language. Some images may include multiple buildings or varying conditions and it shall not be inferred that all aspects of the image appropriately or inappropriately represent the requirements of these regulations and guidelines.



II. Design Standards

A. Standards Applicable to All Design Districts

1. Dumpsters and Waste Disposal Containers

i. All dumpsters and waste disposal containers shall be screened from sight by an enclosure at least six inches taller than the tallest point on the dumpster or container(s). In no case shall said enclosure exceed eight feet in height or have fewer than three sides.

ii. The enclosure shall be constructed of an opaque material similar to and permissible to that of the principal building. Additionally, the design of the enclosure shall be complimentary to the building it serves.

iii. Chain link fencing shall not be utilized for dumpster and waste disposal enclosures.

iv. Enclosures shall be fitted with a gate(s) in order to fully screen the dumpsters and waste disposal containers from view. The design and construction of the gate(s) shall be complimentary to the enclosure.

v. Enclosures shall be of sufficient size to accommodate dumpsters and waste disposal containers together with any anticipated overflow of waste material or equipment utilized in the day-to-day operations of the building served. The accumulation of waste, discarded items or equipment outside the enclosure shall be prohibited.

vi. Dumpster and waste container enclosures shall be in the rear yard behind the building they serve. For a corner or through lot condition, enclosures shall be at a location on the lot which provides the highest degree of screening from the streets.



Above: A dumpster enclosure fails to sufficiently screen the dumpster. Photo source: https://www.illinoisfencing.com/dumpster-enclosures

Below: A dumpster enclosure has become overrun with waste and debris from retail operations.
Neither condition is acceptable within the City of Gluckstadt.



Above: A dumpster enclosure completely conceals its contents and is architecturally complimentary to the site. Photo source: https://choiceenclosures.com/article/modular-dumpster-enclosures/
Below: A dumpster enclosure constructed of the same materials as its parent building.
Both photos represent acceptable conditions.



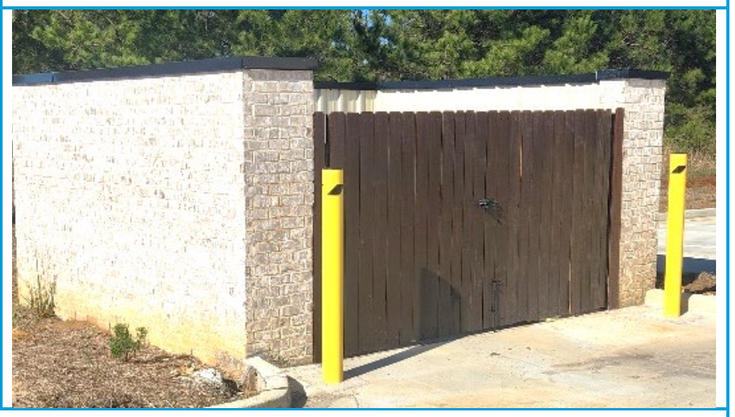


Figure 1. Examples of acceptable and unacceptable dumpster enclosures.

2. Mechanical and Utility Equipment Screening

i. For the purposes of this section mechanical and utility equipment shall include any heating, ventilation and air conditioning equipment, gas meters, electrical transformers, meters, valves, access ladders, and similar components, and any other equipment which may be stored temporarily or permanently outside the building, such as carts, racks, janitorial items, storage containers, and the like.

ii. Mechanical and utility equipment shall be located in an inconspicuous area relative to the building served and shall be screened from public view.

iii. Ground mounted mechanical and utility equipment shall be screened from public view by an opaque wall or fence of similar material and design as that of the principal building. Landscaping may be utilized for screening purposes provided the species and density of plantings will satisfy the intent of this section.

iv. All sides (360 degrees) of roof mounted mechanical and utility equipment shall be screened from public view. Screening shall be accomplished with material which is harmonious with the design of the supporting building. Roof parapets are a preferred method of screening.

v. Any mechanical and utility equipment for which screening is impractical shall be incorporated into the design and color scheme of the building as much as possible to mask the prominence of said equipment.



Figure 2. Above left: HVAC equipment is prominently visible from the public street on this building along with the loading and storage area. **Above right:** This shopping center was constructed with little regard for the open view to HVAC and utility equipment on the back of the building. These conditions are not desirable within the City of Gluckstadt.
Photo source: Google Earth street view



Figure 3: Mature landscaping properly placed would have substantially screen the view from the street into this loading area.
Photo source: Google Earth street view

3. Loading Areas

In addition to the provisions concerning overhead doors specified in the various design districts, loading areas shall conform to the following requirements.

i. Loading areas, where necessary, shall be located in the back of or behind the primary building and screened from street view to the extent practical.

ii. Loading bays and overhead doors necessary for shipping, receiving and loading purposes, shall not be oriented toward a street.

iii. The City of Gluckstadt may require enhanced landscaping requirements to provide additional screening for loading areas, as determined on a case-by-case basis.

4. Finish Material Placement and Composition

Unless otherwise specified differently within the Design Districts established by these regulations and guidelines, the following requirements shall apply in all design districts.

i. When multiple building wall materials are utilized, said materials may be combined on each facade only horizontally, with the heavier material below the lighter. When utilized for accent purposes differing materials may be combined vertically.
ii. A minimum of twenty-five (25) percent of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco, hardy plank, and/or natural or artificial stone. Other exterior finish material may be approved by the Planning Commission.
iii. Except for brick, stucco, hardy plank, and/or natural or artificial stone, no single building facade shall have more than seventy-five (75) percent of one type of exterior finish.
iv. For the purpose of this section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.
v. No more than three (3) buildings within 300 feet of each other shall consist of the same building facade.
vi. All openings, including porches, galleries, arcades, and windows, with the exception of storefronts, shall be square or vertical in proportion.
vii. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
viii. Openings below the second story shall not exceed 80% of the total wall area on the front facade and 50% of the wall area on all other facades, with each façade being calculated independently.
ix. Doors and windows that operate as sliders are prohibited along frontages.



B. Design Standards Applicable to the Village Design District

1. Building and Parking Disposition

i. It shall be considered desirable design practice that buildings within this design district be built to the front lot line such that building façades form a pedestrian scale street corridor. See Figures 4 and 5.

ii. Parking shall be provided on the street, either parallel or nose-in. Any additional parking required may be provided behind buildings. The intent is to place emphasis on pedestrianism, scale, and architecture of the built environment without the interruption and distraction of parking areas filled with automobiles. See Figures 4 and 5.

iii. Where on-site parking areas must adjoin street frontages, landscaping and/or fencing shall be provided to maintain the visual street corridor. See Figure 7 for the impact of an interrupted street corridor and Figure 8 for a better treatment of parking areas adjoining the street.

iv. Buildings should be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place. See Figure 6.



Figure 4. This image illustrates building and parking placement. Notice the buildings are built to the sidewalk and parking is on-street or rear loaded. Image courtesy of Google Earth.

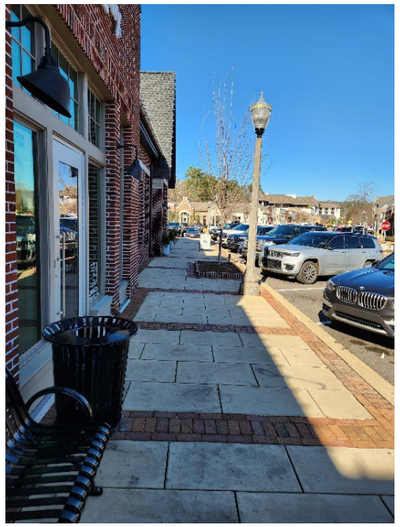


Figure 5. Parked cars serve as a barrier between sidewalk pedestrians and passing cars, making window shopping and walking more inviting.



Figure 6. At two stories in height, and positioned at the sidewalk, this building is inviting. Awnings lower the percieved ceiling height, sandwich board signage entices customers, large glazed windows allow a view inside, and the architecture is unique.



Figure 7. The open parking area creates a void in the street corridor, an uninviting attribute for pedestrians.

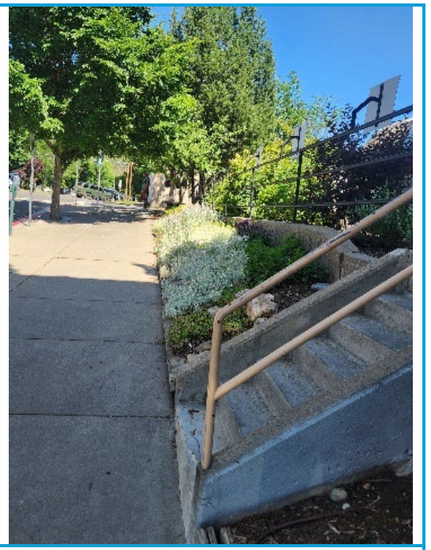


Figure 8. The steps lead up to a parking area, but the visual corridor is maintained by the landscaping, and is more pleasant to view than cars.

2. Building Configuration

i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. See Figure 9. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts. See Figure 10.

ii. Functional storefronts. Buildings within this design shall have functional storefronts with an operational entry door for each façade plane as required in Section II(B)(2)(i).

iii. In addition to façade articulations, the mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters,



Figure 9. Articulations in the wall plane shall be no less than 16 inches.

variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. See Figure 10. Through the use of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding compliant buildings. The purpose in breaking the building mass is to create visual interest and reduce the perceived building scale to a pedestrian level.

iv. Where multiple continuous storefronts are contained in the same building, design variation should be provided from storefront to storefront to avoid monotony. Variation may be achieved in the design of entry ways, glazing, awnings, parapet treatment or roof type (i.e. flat with parapet versus pitched), and vertical and horizontal articulation, color, or other design details.





Figure 10. Store fronts distinctly separated with differing building materials, colors, patterns, parapet and roof design, and entryway treatment.

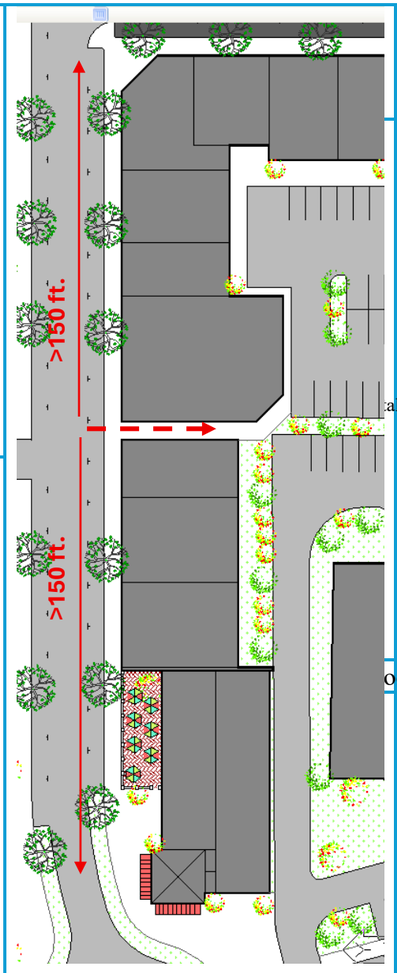




Figure 11. Pedestrian pass-through travel distance illustrated at left. Image at right demonstrates a pass-through in Ridgeland, Mississippi.

v. Pedestrian pass-throughs shall be provided approximately mid-block or mid-building where, at the midpoint of a block or building, a pedestrian would otherwise be required to walk in excess of 150 feet in order to access conveniences behind buildings such as parking. See illustrations in Figure 11.

3. Architectural Style Permitted

i. Buildings constructed in the Village Design District shall conform to the specified architectural styles as indicated in Table 1.
ii. Franchise architecture is strongly discouraged in the Village Design District. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations and guidelines. Identifying franchise features may be incorporated in minor façade details and signage.

4. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.
ii. Each building and/or shopfront shall conform to the permitted architectural styles yet contain individuality in design.
iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors may be installed in a street facing wall of a building provided the following criteria are met:
   a) The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
   b) The door must be an integral part of customer experience and serve the purpose of extending the indoor space to the outdoors, or vice versa. An example includes the use of roll-up or overhead doors in a restaurant to provide a sense of outdoor dining. See Figure 12.
   c) When in its closed position, the bottom edge of the door must be at least twenty-four (24) inches above the interior finished floor level immediately adjacent to the wall opening. The bottom edge of a roll-up or overhead door may close to the floor level if the door provides direct access to an adjacent patio or courtyard which is physically delineated from other outdoor areas by a permanent barrier and utilized as an integral part of retail or service space.
   d) The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
   e) Door panel framework shall be finished with a color which is complimentary to the color scheme of the façade in which the door is located.
   f) There shall be no bollards installed protecting the door opening.

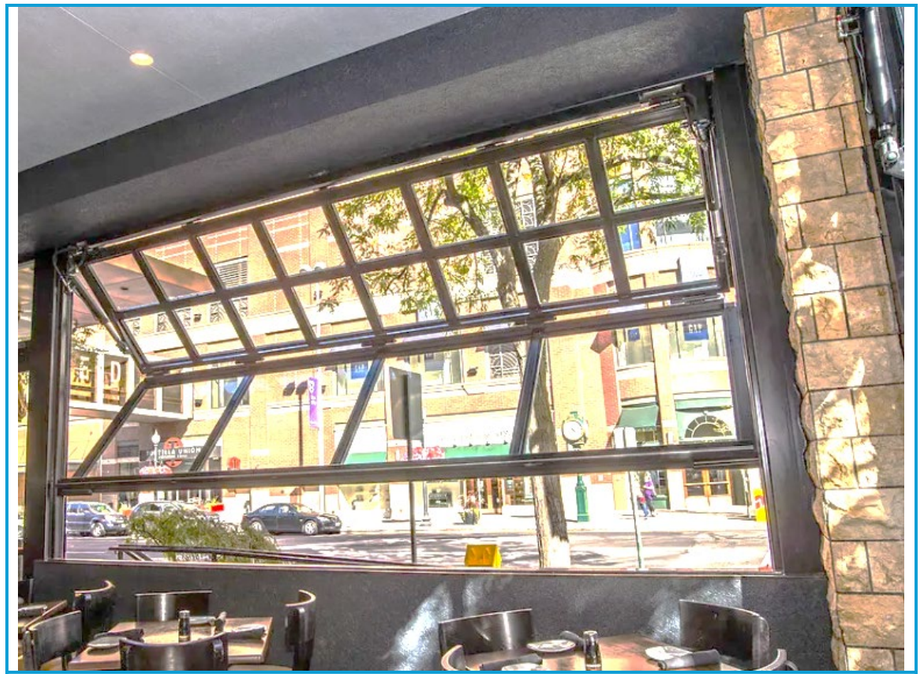


Figure 12. An overhead door incorporated into a restaurant..

iv. Finish material requirements:
   a) Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Planning Commission.
   b) Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
   c) Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.
   d) Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, wood, or stucco. Other suitable material may be utilized if approved by the Planning Commission.

5. Roof Requirements

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.
ii. Where a roof is flat or minimally pitched such that the finish material will not be seen from public view, any roof covering material meeting the requirements of the applicable building code may be utilized.

iii. Where a pitched roof is provided, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare, or other feature the pitch of such feature may be less than 12:12.

iv. For pitched roofs, finished material may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.

v. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend around all sides of the building which are visible from, or front upon, any street, alley, or drive.

vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.

vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.

viii. Any permitted canopy associated with drive-through or drive under facilities such as those utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building.



Figure 13. Various roof and parapet treatments consistent with the desired architecture in Gluckstadt.

6. Drive-through facilities

i. Drive-through facilities are contrary to the pedestrian-oriented purposes of the Village Design District and therefore are strongly discouraged. Drive-through facilities, although convenient for the consumer, discourage pedestrian activity and entice automobile dependance. In the event a drive-through facility is requested, the same must conform to the following requirements:

a) Drive-through facilities shall be located in the rear of the building.

b) Only one traffic lane shall be allowed to accommodate the drive-through and its related queue space.

c) Drive-through service windows shall be integrated into building facade, and there shall be no menu board, speaker, or service kiosk separate and apart from the service window.

d) Traffic shall not enter the drive-through queue directly from the primary street which serves the building. The purpose of this provision is to prevent traffic from backing up in the queue and blocking travel lanes. Traffic exiting the drive-through may exit directly onto the primary street.

7. Mixed Use Development

i. Where a distinct horizontal change in use patterns occurs, in the Village Design District, the architectural character shall change respectively.

ii. Where nonresidential buildings face residential buildings, the nonresidential buildings shall take on an architectural style which is more consistent with the residential buildings in terms of roof type, scale, use, and setback from the street frontage.



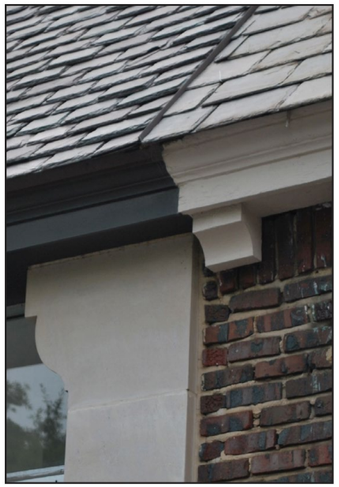












Figure 14. Examples of desireable design features for the village design district. Graphics from Lane Parke PUD master plan, 9/23/2019, p. 55.

C. Design Standards Applicable to the Neighborhood Commercial Design District

1. Site Design

i. To the extent possible, a development shall be cohesively planned to take into account the full extent of the subject parcel together with adjacent parcels which are zoned or anticipated for neighborhood commercial uses even though such parcels may not be part of a development application. Such master planning facilitates efficient internal circulation, the efficient delivery of services, and favorable site arrangement and design considerations.

ii. Buildings are to be clustered together on the site and designed such that future development may be as clustered as possible with existing development to encourage pedestrianism.

iii. Parking areas are to be connected to building clusters with well defined pedestrian ways.

2. Building and Parking Disposition

i. It shall be considered desirable design practice that buildings within this design district be built near to the street with an allowance of two rows of parking with an associated drive aisle between the street and building frontage. Any additional parking required shall be oriented at the back or side of buildings.

ii. Where parking areas must adjoin street frontages, landscaping, berms, and/or fencing shall be provided to screen the unsightliness of parking areas by screening the same to a height of 42 inches above the adjacent parking lot grade. A combination of methods may be utilized to accomplish the intended purpose of the screening. No screening shall be required where the same would be located along the frontage of a building and would unreasonably obscure the building from public view insofar as the public's ability to view shopfronts, easily determine the specific tenants or uses within the building, or erode the perception of human scale of the building.

iii. Buildings shall be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place.



Figure 15. Two rows of parking front these buildings along Highland Colony Parkway. Photo courtesy of Google Earth.

3. Building Configuration

i. Buildings within this design district shall be reasonably in proportion with nearby residential uses or anticipated nearby residential uses.

ii. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. See Figure 9. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts. See Figure 10.

iii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is that of creating visual interest and reducing the perceived building scale to a pedestrian level.

iv. Pedestrian pass-throughs shall be provided approximately mid-block or mid-building where, at the midpoint of a block or building, a pedestrian would otherwise be required to walk in excess of 150 feet in order to access conveniences behind buildings such as parking. See illustration in Figure 11.

v. Division of Single Use Buildings - Where a building will be in excess of 30,000 square feet or have a street facing façade of more than 150 feet in length, then the façade articulation required under Section II(C)(3)(ii) shall include distinct architectural design elements that serve to divide the building façade into pedestrian scale proportions, break the monotony of large façade planes, and create visual interest.

4. Conformance to Architectural Guidelines
   i. Buildings constructed in the Neighborhood Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.
   ii. Franchise architecture is permitted in the Neighborhood Commercial Design District but should be minimized. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations.

5. Building Façade Requirements
   i. Exterior finish materials shall vary in type, form, arrangement, and color.
   ii. Each building and/or shopfront shall conform to the desired architectural theme yet contain individuality in design.
   iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors may be installed in a street facing wall of a building provided the following criteria are met:
      a) The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
      b) The door must be an integral part of customer experience and serve the purpose of extending the indoor space to the outdoors, or vice versa. An example includes the use of roll-up or overhead doors in a restaurant to provide a sense of outdoor dining. See Figure 12.
      c) When in its closed position, the bottom edge of the door must be at least twenty-four (24) inches above the interior finished floor level immediately adjacent to the wall opening. The bottom edge of a roll-up or overhead door may close to the floor level if the door provides direct access to a patio or courtyard which is physically delineated from other outdoor areas by a permanent barrier and utilized as an integral part of retail or service space.
      d) The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
      e) Door panel framework shall be finished with a color which is complimentary to the color scheme of the façade in which the door is located.
      f) There shall be no bollards installed protecting the door opening.

6. Finish material requirements:
   i. Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Planning Commission.
   ii. Metal siding as field material is prohibited unless utilized as roofing material on a building roof or awning, or as an accent material, or unless otherwise approved by the Planning Commission.
   iii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Planning Commission.
   iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.

7. Roof Systems/design

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.

ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.

iii. Where a pitched roof is utilized, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare, or other feature the pitch of such feature may be less than 12:12.

iv. For pitched roofs, finished material may include standing seam metal, clay tiles, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.

v. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend around the three most prominent sides of the building which are visible from, or front upon, any street, alley, or drive. The fourth side of the building shall have a parapet which may be in the form of a screening material designed to allow the passage of water and air, but also to serve as a visual barrier to roof elements when viewed from the ground level. Any such parapet screening material shall be of a color that is consistent with the building.

vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.

vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.

viii. Any canopy associated with drive-through or drive under facilities such as that utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building.

8. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District may be applied within the Neighborhood Commercial Design District.



Figure 16. Various roof and parapet treatments consistent with the desired architecture in Gluckstadt.

D. Design Standards Applicable to the Highway Commercial Design District

1. Site Design

i. To the extent possible, a development shall be cohesively planned to take into account the full extent of the subject parcel together with adjacent parcels which are zoned or anticipated for highway commercial uses even though such parcels may not be part of a development application. Such master planning facilitates efficient internal circulation, the efficient delivery of services, and favorable site arrangement and design considerations. Development within this design district is expected to be of larger scale, as the customer base for uses within this design district are drawn primarily from the traveling public.

ii. Buildings are to be clustered together on the site and designed such that future development may be as clustered as possible with existing development, to aid in pedestrian circulation and facilitate shared parking to the extent possible.

iii. Parking areas are to be connected to building clusters with well-defined pedestrian ways. Development sites are likewise to provide pedestrian connections to adjacent existing or planned public pedestrian ways.

iv. It is permissible in this design district to display outdoors only items which are offered for retail sale or rent subject to the following provisions:

a) Outdoor display areas must be set apart from parking areas and pedestrian areas and delineated with fencing and landscaping.

b) Outdoor display areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

c) Outdoor display areas shall be located in an interior side yard or rear yard.



Figure 17. Two rows of parking front these buildings along Highland Colony Parkway, with additional parking behind the building. Photo courtesy of Google Earth.

2. Building and Parking Disposition

i. Buildings within this design district shall be built as near to the street as reasonably possible. It is preferable that no more than two rows of parking with an associated drive aisle be located between the street and building frontage. Any additional parking required may be oriented at the back or side of buildings. See Figure 17.

ii. Where parking areas must adjoin street frontages, landscaping, berms, and/or fencing shall be provided to reduce the unsightliness of parking areas by screening the same to a height of 42 inches above the adjacent parking lot grade. A combination of methods may be utilized to accomplish the intended purpose of the screening. No screening shall be required where the same would be located along the frontage of a building and would unreasonably obscure the building from public view insofar as the public's ability to view shopfronts or easily determine the specific tenants or uses within the building.

iii. Buildings shall be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place. Where developments are of such significance that buildings and/or tenant spaces cannot reasonably be divided into pedestrian scale spaces, architectural design and elements shall be utilized to divide the building façade into pedestrian scale segments.

3. Building Configuration

i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. In the alternative, façade interruptions shall be provided at dimensions consistent with accepted mathematical ratios utilized in building design and proportion. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be in proportion to the scale of the building and of such dimension to produce substantial shadow lines and create visual interest. See Figures 18 and 19. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, patterns, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts where multiple store fronts exist. See Figure 19.

ii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is to create visual interest and reduce the perceived building scale to a pedestrian level.



Figure 18. Building articulation must be of such depth to produce substantial shadow line. Articulation depth and effect are influenced by building setback.



Figure 19. Differing shopfronts are uniquely distinguished by façade variations and details. The pictured building exhibits substantial articulation at each storefront.

4. Architectural Styles Permitted

i. Buildings constructed in the Highway Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.

ii. Franchise architecture is permitted in the Highway Commercial Design District but should not dominate the architecture of the building. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations.

5. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.
ii. Each building and/or shopfront shall conform to the desired architectural theme yet contain individuality in design.
iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors installed in the front wall of a building is strongly discouraged. When installed, roll-up or overhead doors shall be of a color and design which compliments the main structure.
iv. Finish material requirements:
    a) Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Planning Commission.
    b) Metal siding as field material is prohibited unless utilized as roofing material on a building roof or awning, or as an accent material, or unless otherwise approved by the Planning Commission.
    c) Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Planning Commission.
    d) Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.



Figure 20: Buildings demonstrating acceptable characterisics within Gluckstadt.

6. Roof Systems/design

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.
ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.
iii. Where a pitched roof is utilized, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare or other feature the pitch of such feature may be less than 12:12.
iv. For pitched roofs, finished material may include standing seam metal, clay tiles, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.
v. A parapet shall be required to conceal roofs which are flat or minimally pitched together with roof mounted equipment. The parapet shall extend around the three most prominent sides of the building which are visible from, or front upon, any street, alley, or drive. The fourth side of the building shall have a parapet which may be in the form of a screening material designed to allow the passage of water and air, but also to serve as a visual barrier to roof elements when viewed from the ground level. Any such parapet screening material shall be of a color that is consistent with the building.
vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.
vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.

viii. Any canopy associated with drive-through or drive under facilities such as that utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building. See Figure 21.

7. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District or the Neighborhood Design District may be applied within the Highway Commercial Design District.

Figure 21. Top left, top right, and lower left are acceptable roof configurations. Lower right: Drive-through canopy and vertical supports designd consistently with its parent building.









E. Design Standards Applicable to the Service Commercial Design District

1. Site Design

i. There shall be no specific site design specifications for this district. This provision, however, shall not relieve the applicant from complying with all other regulations governing the development of property within the City of Gluckstadt, Mississippi.

ii. It is permissible in this design district to store or display items outdoors subject to the following provisions:

a) Items stored outdoors but not offered for immediate sale or rent:

- ❖ Shall be stored in an interior side yard or rear yard.
- ❖ Shall be enclosed in a fence and screened with landscaping.
- ❖ Storage areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

b) Items displayed outdoors and offered for immediate sale or rent:

- ❖ Outdoor display areas must be set apart from parking areas and pedestrian areas and delineated with fencing and landscaping.
- ❖ Outdoor display areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

2. Building and Parking Disposition

None

3. Building Configuration

i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. In the alternative, façade interruptions shall be provided at dimensions consistent with accepted mathematical ratios utilized in building design and proportion. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, patterns, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts where multiple store fronts exist.

ii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is that of creating visual interest and reducing the perceived building scale to a pedestrian level.

4. Architectural Styles Permitted

i. Buildings constructed in the Service Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.

ii. Franchise architecture is permitted in the Service Commercial Design District.

5. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.

ii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors installed in the front wall of a building is strongly discouraged.

iii. Finish material requirements:
   a) Wall field material: Any exterior wall facing a street shall consist of brick, painted brick, split face concrete masonry units, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Planning Commission. Any other exterior wall may consist of the above listed items and metal siding; however, yellow metal siding shall not be permitted.
   b) Where the finish material of a street-facing façade will differ from the finish material of other facades of the same building, the street facing façade material shall be incorporated into a return which wraps around to the non-street facing facades. Such wrap around shall extend for a length equivalent to 25% of the length of the side of the building onto which the return is attached.
   c) Trim elements, and architectural accent features, are required and shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Planning Commission.

iv. Color choice
   a) Wall field material shall be of a complimentary color to the primary color of the street facing façade material. Sharp color differences are to be avoided so that the lower quality material (side façade) visually blends with the higher quality material (street façade).
   b) Contrasting colors may be utilized for accent purposes on minor building elements such as gutter downspouts, facia trim, awnings, and similar features.

6. Roof Systems/design

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.
ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.
iii. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend along any street side frontage of the building.
iv. The parapet shall be integrated into the design of the building along any street facing frontage and shall contribute to the ornamentation and articulation of the building. Where a non-street facing frontage is highly visible from a street or drive a parapet may be required.

7. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District, the Neighborhood Design District, and the Highway Commercial Design District may be applied within the Service Commercial Design District.



Figure 22. Acceptable roof systems, façade, and finish material within the Service Commercial Design District.

F. Design Standards Applicable to the Industrial Design District

1. Site Design

i. Development sites shall take into account the impact of the proposed use upon adjacent land uses and the traveling public. To that end, efforts should be made to locate less attractive or potential nuisance aspects of the development as far away from neighboring, less intensive uses and the street as possible.

ii. Loading areas should not be located on the street side of the building and preferably should be located at the rear of the building.

iii. Where careful placement of loading areas or other unsightly elements cannot provide substantial screening from the street, fencing, berms, and landscaping or a combination thereof shall be utilized to minimize the visual impact of such loading areas or other unsightly elements.

iv. Building frontages should be as close to the street as possible for site functionality and in accordance with the required front yard setback.

2. Building Mass

i. Monolithic building facades should be avoided, and if unavoidable, street facing facades should be articulated at approximately every 30 feet to create visual interest and reduce the perceived scale of the building. Articulation frequency may be varied depending on the building scale and setback from the street. The following architectural treatments are permissible:

a) Vertical and horizontal wall articulation may include indentations and/or projections, reveal patterns, changes in finish materials, columns, and recessed areas to create shadows and depth on the wall surfaces.
b) Fenestration may be utilized to break up wall planes and provide visual relief.
c) Creative paint or finish patterns and score lines which serve to tastefully break up the monolithic nature of the façade.
d) Detailing such as horizontal banding, columns, arches, or other vertical elements.
e) Enhanced landscaping.



Figure 23. An industrial building articulated and given interest with fenestration, offsets in the facade and roof line, and color and material variation. Image from https://www.synergybuilds.com/featured-projects/mitchell-industrial-buildings

ii. Where a building in the industrial design district will be situated on a street corner, the Planning Commission may, in its discretion, lessen the requirements for the façade facing the street of a lesser functional classification, or if the façade will be secondary to a primary façade. In exercising its discretion, the Planning Commission shall give consideration to the aesthetic impact of the frontage in question to the traveling public and current or anticipated land uses opposite the frontage in question (across the street).

iii. Architectural elements utilized to accomplish articulation shall be integrated into the building design and not appear a mere appendage to the building.

iv. Building entrance should be treated as a significant focal point and should include overhead features such as awnings, canopies, or similar to better accomplish pedestrian scale. Entrances should be well defined using architectural elements. Building projections, recesses, glazing, and roof treatments are acceptable methods to define an entryway.

v. Building elements which are less imposing in terms of mass and scale, such as office space, that perhaps only require a single story in height, shall be oriented toward the street. Such orientation will serve to reduce the perceived scale of large buildings.

3. Exterior Finish Materials

Newly constructed buildings within this design district shall consist of the following finish material standards:

i. Unadorned pre-stressed upright concrete panels, unfinished concrete block, metal siding (such as galvanized or unfinished steel, galvalume, or unfinished aluminum), and pole-type building materials are not permitted as primary exterior building materials.

ii. Street facing exterior wall finishes shall be comprised of any combination of at least two (2) of the following materials:
   a) Brick
   b) Natural Stone
   c) Glass
   d) Masonry Stucco
   e) Hardy Plank
   f) Precast textured concrete panels
   g) Other comparable or superior materials approved by the Planning Commission.

iii. Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims and shall consist of materials comparable in grade and quality to the primary exterior materials.

iv. Metal sheeting or panels may be utilized as accent features.

v. Generous use of glass as a finish material is encouraged in order to avail the benefits of natural light. A clerestory window arrangement is encouraged for larger buildings.

vi. When non street facing facades of any new building will be constructed with different material and finish than the street facing façade, such material and a finish is subject to approval by the Planning Commission.



Figure 24. Distinct treatment of primary entrance and use of clerestory window. Image from https://www.nucorbuildingsgroup.com/industrial-manufacturing-building-solutions/



Figure 25. Step down, or single story portion of industrial building highlighted in blue, reduces the mass of the building. Image from https://www.naiop.org/research-and-publications/best-practices-in-data-center-development/

4. Roof Systems and Design

i. Roof assemblies may be flat or pitched.

ii. A parapet shall be incorporated into the roof at the building entrance to enhance the significance of the entrance. The parapet shall be integrated into the design of the building and shall contribute to the ornamentation and articulation of the building.

iii. Roof mounted HVAC and other equipment shall be screened from street view by a parapet or other suitable screening approved by the Planning Commission.

5. Industrial Equipment

The City of Gluckstadt recognizes that some industrial buildings involve exposed industrial systems equipment on the exterior of the building. This exposed equipment should be architecturally integrated into the building design to the extent reasonably possible.

6. Architectural Styles Permitted

i. Buildings constructed in the Industrial Design District shall conform to the specified architectural styles as indicated in Table 1.
ii. Franchise architecture is permitted in the Industrial Design District.

7. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District, the Neighborhood Design District, the Highway Commercial Design District, and the Service Commercial Design District may be applied within the Industrial Design District.



III. Architectural Types

In addition to the representative photographs and other specifications included in these regulations and guidelines, the following descriptions and characteristics further identify the architecture desired for certain defined locations within the City of Gluckstadt[1].

A. Southern Mercantile Buildings

1. General Description

Southern Mercantile buildings provide architectural interest and variation with simple expressive forms together with sometimes intricate and interesting textural detail. This architectural style is commonly found across the nation in small town, downtown main street settings.

Southern Mercantile buildings should be designed to meet the practical needs for building occupants and building purpose. Such buildings may range in size from single storefront one-story shops to 2 to 3 story buildings lending to a vertical mix of uses including residential space above the ground level floor, or office or general purpose space. Shopfronts are characterized by large, glazed openings and wide doors to maximize the view of goods for sale to pedestrians. Mercantile buildings contain creativity in their brickwork and trim to create visual interest, distinction, and beauty.

Southern Mercantile buildings should include prominent identifying features, keyed to Figure 26, including but not limited to:

i. Predominance of masonry utilized in wall construction.
ii. Ornamental parapet features with flat roof.
iii. Single windows with a vertical rectangular arrangement above the first floor (punched openings), if a multistory building, with a higher degree of glazing on the first floor.
iv. Brick and masonry detailing in the form of corbeling, banding, arches, or decorative motifs.
v. Large glazed storefront at street level.



Figure 26. Southern Mercantile building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 61.

[1] The architectural types utilized are borrowed heavily from the development plan for the Lane Parke community in Mountain Brook, Alabama. The Lane Parke development plan was prepared by Evson, Inc., Daniel Corporation, Goodwyn, Mills and Cawood, Inc, and Historical Concepts.

2. Suitable exterior finish materials

   Suitable exterior finish materials are specified for each Design District and are contained hereinabove.

3. Storefront Treatment

   i. Entry doors should be centered in the shopfront and contain at least 50% glazed area. It is desirable that entry doors be double hung.
   ii. Windows and entry doors shall be recessed at least four inches from the wall plane in which they are mounted. Entryways may be recessed further behind the plane of the shopfront windows.
   iii. Storefronts shall contain a glazed area of at least 50% to showcase goods and merchandise.
   iv. Storefront door and window encasements shall be adorned with molding details to create interest.

4. Awnings and other Accent Features

   Shopfronts should be adorned with an awning if a single story structure, or an awning or balcony if a multi-story structure, in order to protect patrons from the elements, provide architectural interest, and to aid in breaking up the building façade.

   i. Awnings shall be designed to such shape, scale and color palette to serve as a visual enhancement to the building.
   ii. Awnings may be constructed of durable fabric, metal, vinyl, fiberglass, or wood. Awnings shall be maintained free from fading, ripping, tattering edges, and the like.
   iii. Awnings may be oriented in a flat, sloped, sweeping, or rounded position.

5. Signage

   Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within this architectural type, the façade surfaces that lack detail and ornamentation are enriched by large bold lettering, as are the large spaces above entryways (see Figure 27). The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

   i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
   ii. Signage may be affixed to the front façade plane.
   iii. Signage may be affixed to a side façade plane at the building corner.





Figure 27. Examples of acceptable storefront treatment.





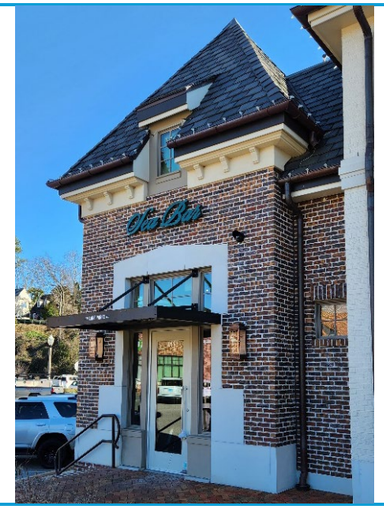


Figure 28. Examples of acceptable storefront treatment.

iv. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at a right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
v. Signage may also be provided on awnings located over entry ways.
vi. Storefront signage typically may be six (6) feet to eight (8) feet by two (2) feet in size. The sign dimensions must be appropriately proportioned to the scale of the building or shopfront.
vii. Other signage arrangements may be appropriate depending on the building configuration.
viii. Cabinet style signage and internally lit signage are not permitted.
ix. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

6. Suitable Design Districts for Mercantile Buildings

Southern Mercantile building architecture may be utilized in the design districts as specified in Table 1.



Figure 29. Examples of southern mercantile signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 94.

B. Village Mid-Century Buildings

1. General Description

Village Mid-Century buildings provide lesser architectural ornamentation compared to Southern Mercantile Buildings but are to be aesthetically pleasing in proportions and simplicity. This architectural style is more horizontal in nature and designed to accommodate uses which require more space such as grocery stores, markets, and restaurants where larger openings are desirable to engage customers.

Village Mid-Century buildings should include prominent identifying features, keyed to Figure 30:

1) Large, punched openings in masonry walls.
2) Surface articulation to be present, yet simple and minimal.
3) Majority of architectural design elements to have a horizontal proportion.
4) Metal, multi-pane windows with awning openings.
5) Parapet with stepped or sloped simple coping design.

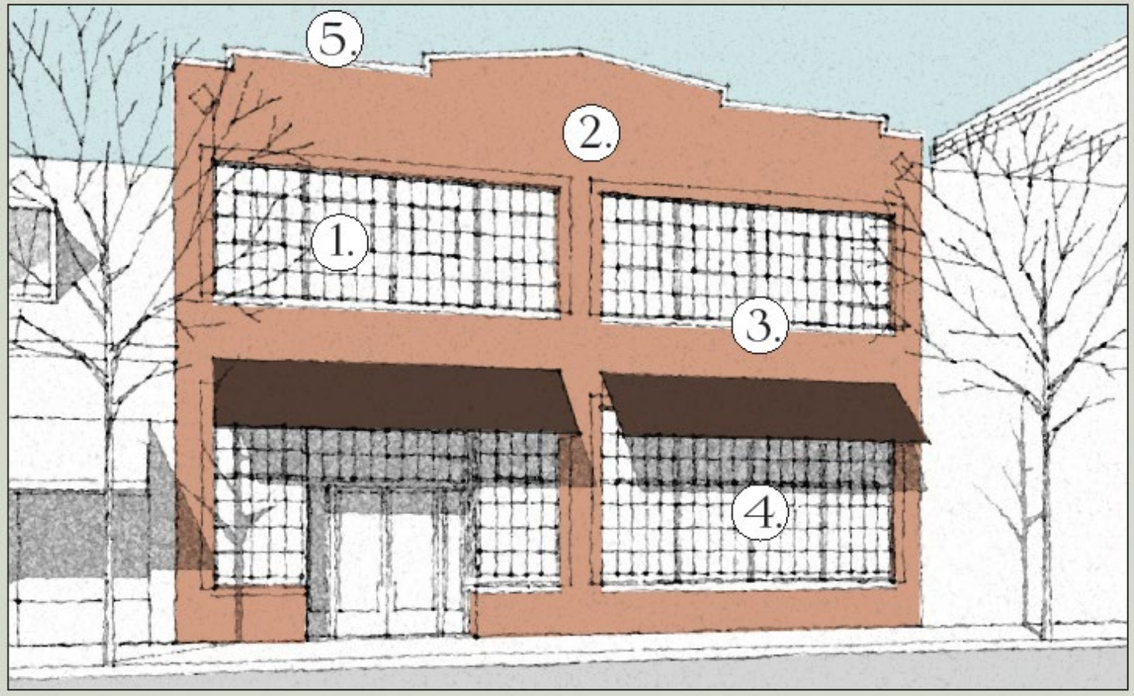


Figure 30. Village Mid-Century building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 77.

2. General Design Considerations

i. Village Mid-Century buildings should be symmetrically designed to create visual balance. Likewise, such buildings may be divided into any number of smaller bays provided that balance and symmetry is maintained, and the divisions are in proportion to the dimensions of the building and are appropriately related to the function of the building.

ii. Buildings of this type are to have a solid appearance, one exhibiting strength and sturdiness. Doors, windows, or other openings should be no closer than 24 inches to the corner of the building.

iii. With respect to simplicity, buildings of this type should display reduced visual depth in the design of the wall surfaces. Openings should not be recessed in excess of 8 inches of the wall plane, and protrusions should not project more than 6 inches from the wall plane.

iv. Despite the simplicity of Village Mid-Century buildings, maintaining human scale is a necessity in design. To this end, greater attention to building design features is required to ensure a sense of human scale is achieved.

v. In the absence of other façade details, the parapet should receive considerable architectural detail. Coping of a contrasting color and material highlights the building's skyline. Vertical steps in the coping add architectural interest to building corners, and patterned motif draw attention to the center of the building, signage or other elements like window bays.

vi. Patterned motifs should be achieved with accent or contrasting color bricks, or varying bond patterns to emphasize the architectural elements and the horizontal plane. Care should be given such that motifs are not overly decorative and out of character with this style.

3. Suitable Exterior Finish Materials.

New construction or renovations to existing Village Mid-Century buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, or metal.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roofing material, when utilized on a pitched roof such that the finish material will be seen from public view, may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.
vi. Roofing material, when utilized on a flat roof or minimally pitched roof such that the finish material will not be seen from public view, may include any material meeting the requirements of the applicable building code.



Figure 31 Example of a Village Mid-Century building. Simple yet attractive design with large, glazed frontage.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within this architectural type, the façade surfaces that lack detail and ornamentation are enriched by the application of signage over entryways or upon the parapet surface. As such, a single sign may span across more than a single bay. The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Signage affixed to the façade plane is permitted.
iii. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at a right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
iv. Signage may also be provided on awnings located over entry ways.
v. Storefront signage typically may be six (6) feet to eight (8) feet by two (2) feet in size. The sign dimensions must be appropriately proportioned to the scale of the building or shopfront.
vi. Wall mounted signage may be in a horizontal or vertical position, provided such position is appropriate with building features.
vii. Cabinet style signage and internally lit signage are not permitted.
viii. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

5. Suitable Design Districts for Village Mid-Century Buildings

Village Mid-Century building architecture may be utilized in the design districts as specified in Table 1.











Figure 32. Examples of village mid century signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 95.

C. Southern Classic Buildings

1. General Description

Southern Classic buildings embody characteristics from Federal, Georgian, and Classical Revival styles inspired by English and Colonial precedent. This style shares the core characteristics of the classical tradition, but with subtle differences from similar Southern styles. Many public buildings, including educational campuses, and stately homes, reflect the Southern Classic style.

The dominant feature of these buildings is the simple and symmetrical massing embellished by more refined classical ornamentation. Roof forms are typically gabled or hipped with slopes no greater than 6:12. Brick and/or stone masonry constitutes the construction material of choice with the higher style examples using cast stone for their ornamentation. The entryways and doors are often intricately detailed to bring a pedestrian scale to some of the larger structures.

Southern Classic buildings should include prominent identifying features, keyed to Figure 33:

1) The volume of the building is accentuated with the addition of porches, smaller wings, and/or recessed colonnades.
2) Doors and windows maintain a symmetrical arrangement.
3) Classical detailing is provided at entryways, windows, cornices and walls.
4) Main structure to have a roof pitch of 6:12 or less with shallower roof pitches (3 to 5:12) for gables, smaller wings, and porches.



Figure 33. Southern Classic building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 77.

2. General Design Considerations

i. Southern Classic buildings should prominently display bilateral symmetrically with each side substantially matching the other.
ii. The organization, or proportion, of a Southern Classic building is based upon and generated from proportions which can be found in nature and many historic structures. The classical canons of Tuscan, Doric, Ionic, and Corinthian proportions can be applied to appropriately size cornices, columns, openings, pedestals, and bases. Typical ratios include 1:1, 1:2, 1:3, 2:3, 3:5, 1:1.618 (the Golden Section).
iii. Southern Classic buildings should be constructed of lasting materials such as brick, stone, or stucco. Buildings that are more commercial in nature may have wood trim, and buildings more residential in nature may be constructed of primarily wood. Openings should be recessed into masonry walls at a minimum of 2".
iv. A Southern Classic building may be a stand-alone monument or integrated into a group of buildings. Its large-scale elements such as porticoes can be experienced from a distant urban scale and its small-scale elements such as moldings to relate to the smaller human scale. However, all sizes of details require the use of appropriate proportions to compose an aesthetically pleasing and successful building.
v. Building entries are the most articulated elements on the façade, displaying ornamental embellishments and architectural features. The entry should be centered in the symmetrical facade. Specifically on public buildings, there is often a large loggia or arcade that serves as a gathering place. These arcades feature an odd number of bays, with the entry occupying the central bay. Retail buildings may have a flat expression of an arcade filled with glass as their storefront windows. Storefronts can also take the form of large trabeated openings with an articulation of small pilasters and moldings around the glass within the large masonry opening.

vi. Windows shall be vertical in proportion but may be ganged to create a horizontal appearance. Windows may have a half-round or elliptical head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and 5'-0" in height. Window head heights should align at each story of the building. Dormers, where appropriate, should be constructed of wood and not masonry as the main body of the structure. Small accent windows in non-rectangular shapes are allowed for accents such as in the pediment of a facade. Windows should be
vii. articulated as punched openings with inset wood trim. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used but must be sized appropriately to the opening and have functioning hardware and hinges.

3. Suitable exterior finish materials.

New construction or renovations to existing Southern Classic buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, wood, and metal.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roof surfaces shall be pitched and may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.



Figure 34. Example of a Southern Classic building integrated with other shopfronts of differing architectural style.

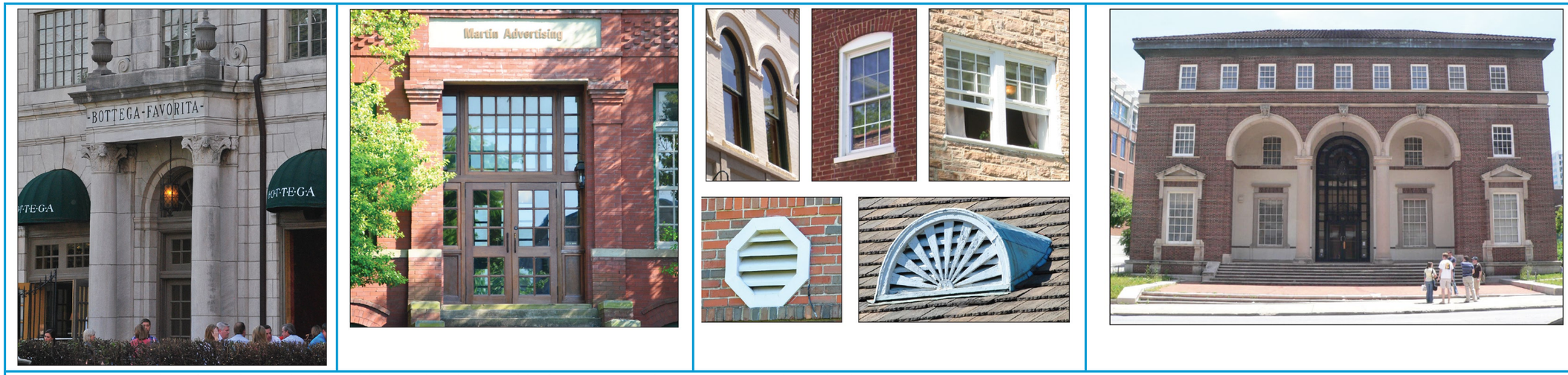


Figure 35 Examples of Southern Classic architectural style. Graphic from Lane Parke PUD master plan, 9/23/2019, pp. 69-74.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within the Southern Classic type, signage is less significant compared to other architectural types. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Signage shall be in the form of plaques mounted to the building surface or lettering incorporated into an awning.
iii. Signage shall generally be three (3) feet to four (4) feet by six (6) inches to twelve (12) inches and fitted within a horizontal decorative band on the building front wall surface.
iv. Cabinet style signage and internally lit signage are not permitted.
v. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

5. Suitable Design Districts for Southern Classic Buildings

Southern Classic building architecture may be utilized in the design districts as specified in Table 1.



Figure 36. Examples of Southern Classic signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 95.

D. Village Romantic Buildings

1. General Description

   The Village Romantic architectural originates from the traditional European village and its values expressed in quality, natural building materials and a rich variety of simple massed forms. Characterizing this style are steeply pitched roofs, typically 11:12 to 20:12. Front facing gables are very common and encouraged individually or in groups. Wall finishes are masonry or stucco with half-timbering, stucco, shingle, or siding as upper story surfacing of gable infill, often beginning over the window head trim. Windows are grouped vertically and horizontally to create larger glazed openings, with the upper sash of all windows being divided into smaller panes over a single pane lower sash. Turrets, arches, bays, brackets, dormers, and chimneys all embellish and add character to Village Romantic structures.

   Village Romantic buildings should include prominent identifying features, keyed to Figure 37, including but not limited to:

   1) Roof pitch of 11:12 to 20:12.
   2) Quaint, attractive massing in an asymmetrical form.
   3) Second level or architectural elements project from main wall plane.
   4) Ground level masonry wall finish.
   5) Polygonal turrets or towers at inside corners.
   6) Half timbered wall surface treatment.



Figure 37. Village Romantic building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 51.

2. General Design Considerations

   i. Village Romantic buildings are without bilateral symmetry, although grouped building elements may be symmetrical. The lack of bilateral symmetry is not to produce a random or ununified building but instead to contribute to unique harmony.

   ii. The organization, or proportion, of this building type is based upon simplistic proportional ratios, if any at all, or a simple test of what is pleasing to the eye. When utilized, key proportional relationships to consider are 1:2, 1:3, 2:3, and 3:5. The overall goal of the style should be an appearance of modest, durable charm.

   iii. Village Romantic buildings should be constructed of natural materials such as brick, stone, or wood. Natural variation in masonry products serve to create subtle shades and shadows, adding texture to the wall finish. Openings should be considerably recessed to create bold shadow lines. Trim elements should project from the wall surface to unify grouped elements.

   iv. The scale of details is very important in this style to be appropriate to the building material being used. Stone and masonry details will be larger and simpler than those of details constructed in wood. Details are more prevalent in this style more so than any others because of the variety of architectural elements available; it is better to be reserved and get a few great details versus ambitious and design a lot of mediocre or incorrect ones. Monumental design elements to be viewed from afar are not typical due to the inherent modesty of the architectural style.

   v. Gable End Walls:

      a. Gable fronted end walls are common in this building type. The upper story of a gable fronted wall may display a differing finished material compared to the first story. Features such as half timbering or beveled siding on upper stories of gabled walls serve to add architectural interest. Half timbering resembles structural support and therefore should be sized not less than 5 inches in width.

      b. If wood is used in upper gables the roof structure will project out from the wall by a minimum of 6”; if masonry is used, a slight parapet will terminate the roof structure behind the wall and the parapet will be capped with masonry, often slightly contrasting in color and texture with the lower wall material.

c. Gable End Walls are also commonly grouped together in number which can create a very appealing rhythmic roofline. If grouped, gables should maintain the same material appearance while the fenestration may vary.

vi. Projections and overhangs

Projections and overhangs provide distinction in Village Romantic buildings. An overhang should always be accompanied by a change in material, from 'heavy' to 'light', that is, if brick, stone, or stucco is used on the ground level the upper story that is overhanging will be a lighter mix of materials, often seen as half-timbering (wood posts between stucco or brick infill). An overhang should not exceed 24 inches. Larger overhangs will often contain visual if not structural support provided underneath. A projection should contain the same finish material as the parent wall, unless the parent wall is masonry. Then, the projection should contain a lighter mix of materials.

vii. Arches

The Village Romantic building type commonly incorporates arches in the design. The Tudor Arch is a common design choice but elliptical and half-round arches are also acceptable. The trim around the arch should be brick, stone, stucco, or wood and will often be in a contrasting color from the wall which surrounds it. Arches repeated in a row as an ensemble make for very successful and useful arcades. Repetition of this element should occur in odd numbers only.

viii. Storefronts

a. Great attention must be given to storefront design. Accomplishing human scale proportions and creating a sense of welcome is of great importance. The storefront should be no taller than 12 feet, and the perceived ceiling height while standing at the storefront should be approximately 9 feet, accomplished with the use of awnings.

b. Storefront material should be wood construction, with heavier, articulated framing 6 inches to10 inches in width. Transom window sashes should be divided into multiple, vertically proportioned panes, while lower display windows should be large clear glass with a vertical orientation. Significant glazed area encourages pedestrianism.

ix. Dormers and Towers

Dormers are an important visual element given the steep roof pitches and resulting large visible roof surface areas. Although most often gabled in form, dormers may also have a flat, or shed type roof, or an eyebrow design. They can be located solely on the roof plane or be placed on the wall and provide a break in the eave line. Dormers are typically large, with windows grouped in numbers from 2-4. Dormers must be properly designed and placed in proportion to the roof area.

Towers are charming, solid, and mostly subtle design elements and should occur at inside corners (most common), or off the front building face (not centered), or as a growth off up from the wall plane (fully engaged). Towers can be circular, rectangular, or polygonal and should seek to maintain the main building mass eave line or act as a transition between differing eave heights. Materially, towers should be of masonry, brick, stone, or stucco with minimal punched openings to create a more solid appearance.

3. Suitable exterior finish materials.



Figure 38. Top: A Village Romantic building with adorned gables to resemble half timbering, together with many other attributes of the style. Bottom: Storefront treatment incorporating an arch. The inset doorway and ceiling bring the space to a more human scale.

New construction or renovations to existing Village Romantic buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, and wood.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roof surfaces shall be pitched and may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Planning Commission.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
iii. Signage may also be provided on wall surfaces and on awnings located over entry ways and etching or stenciling on storefront glass.
iv. Projecting sign shall generally be two (2) feet by three (3) feet in message area size.
v. Signage other than projecting or hanging signs shall have no precise dimensional specifications as such signage may vary in size in relation to building size and configuration.
vi. Cabinet style signage and internally lit signage are not permitted.
vii. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

5. Suitable Design Districts for Village Romantic Buildings

Village Romantic building architecture may be utilized in design districts as specified in Table 1.



Figure 39. A more modern building displaying Village Romantic characteristics: steep roof, arches, a tower, and contrasting coloration and building materials. Note the Village Mid-Century building to the right.



Figure 40. A Village Romantic building demonstrating steeply pitched roof, gable infill, lack of symmetry, arches, contrasting coloration, and an inviting storefront.





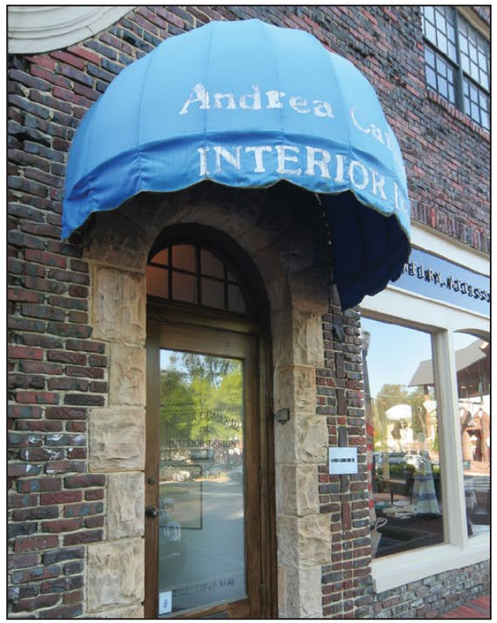








Figure 41. Examples of village romantic signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 94.

Table 1. Architectural Types Permitted

The architectural type permitted or required within the various design districts in the City of Gluckstadt shall be as set forth below. As used in Table 1, the following meanings shall apply:

Permitted – A newly constructed or remodeled building within a specified design district may adhere to the indicated architectural type at the owner's discretion. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district.

Required – A newly constructed or remodeled building within a specified design district shall adhere to the indicated architectural type. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district.

Unspecified – There is no specific architectural type defined or specified. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district. The absence of a specific architectural type does not exempt a development from adhering to the architectural requirements within the various design districts.

Location/ Design District	Architectural Type				
	Southern Mercantile	Village Mid-Century	Southern Classic	Village Romantic	Unspecified
Village Design District	Required	Required	Required	Required	Prohibited
Neighborhood Design District	Required	Required	Required	Required	Prohibited
Highway Commercial District	Permitted	Permitted	Permitted	Permitted	Permitted
Service Commercial District	Permitted	Permitted	Permitted	Permitted	Permitted
Industrial Design District	Permitted	Permitted	Permitted	Permitted	Permitted

Landscaping and Hardscaping

IV. Landscape and Hardscape Requirements

A key element in establishing a visually appealing community with a discernable sense of place, and promoting pedestrianism and public safety, is that of well designed, durable landscaping and hardscape. The *Amended Landscape Ordinance* (hereinafter "Landscape Ordinance") adopted by the City of Gluckstadt on September 15, 2025, shall apply within the various design districts except as modified hereinafter.

A. Landscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts

1. Where buildings are constructed to the front lot line or to the sidewalk, such that no front yard exists, then no street protective yard shall be required as specified in Section V of the Landscape Ordinance. Where buildings are set back from the front lot line such that space exists for the street protective yard, said street protective yard shall be required as specified in Section V of the Landscape Ordinance provided said yard is compatible with the design and function of the building and site.
2. Sites with buildings constructed to the front lot line or to the sidewalk with on-street parking shall be landscaped along all street frontages as follows:
   i. At building corners, intersections and major interruptions in the street corridor and parking rows, pedestrian bulb-outs shall be provided. See Figure 42. Pedestrian bulb-outs shall be sized to provide generous space for root volume, allowing trees to reach maturity.
   ii. Pedestrian bulb-outs shall include the following plantings:
      a. Two (2) large canopy shade trees of indigenous species.
      b. Low growing ground cover.
      c. A double row of evergreen shrubs.
   iii. In addition to large canopy shade trees planted in the pedestrian bulb-outs, medium size shade trees shall be planted in the sidewalk, in planting islands or strips, between pedestrian bulb-outs at a rate of one per sixty (60) feet or fraction thereof.
3. For longer block frontages where parking rows are not interrupted by street intersections or other features, a pedestrian bulb-out shall be provided every one hundred twenty (120) feet.
4. Pedestrian bulb-outs provided pursuant to Section IV(A)(3), and sidewalk plantings provided pursuant to Section IV(A)(2)(iii), need not be distributed equidistant along the block frontage. Such features may be positioned along the block front in a manner that is most functional and beneficial to other features such as pedestrian crossings, viewable store fronts, outdoor seating areas, and similar considerations.
5. Foundational plantings and planting beds shall be required where the form and function of the building allow for such planting space without interruption of the street corridor. Foundational plantings shall be of an appropriate species and dimension to soften hard architectural lines and to accent building features.



The image on the left demonstrates the following desirable landscaping and hardscape attributes:

1. Pedestrian bulb-outs are provided at intersections and mid-block, breaking the on-street parking into segments.
2. Each pedestrian bulb-out contains two shade trees and additional plantings and are spaced to break up rows of parking spaces.
3. Landscaped areas and foundational plantings are created at building endcaps to add additional interest and character to the development.
4. Shade trees are planted in the sidewalk in spaces between pedestrian bulb-outs.
5. Public walkways and bulb-outs consist of contrasting materials producing squares, rectangles, and other geometric designs.

Figure 42. Aerial view of desirable Village Design District landscaping.

6. For parking areas located at the side or behind building frontages, landscaping and any requisite screening shall be provided as required by the Landscape Ordinance.
7. In the Neighborhood Commercial Design District where two rows of parking with a drive aisle are provided along the building frontage, the parking row closest to the street shall be landscaped as required by the Landscape Ordinance.
8. The developer shall provide a plan for the safe and healthy maintenance of landscaping and landscaped areas. Any plant material which is dead or dying shall be promptly replaced.

B. Hardscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts

1. Sidewalks shall be provided to accommodate safe, pleasant, and convenient pedestrian movement from store front to store front, from block to block, between groups of buildings, and access to parking areas. Handicap accessibility shall be required.
2. Sidewalks shall be provided at a pedestrian friendly width, taking into account the expected volume of foot traffic, the nature of adjoining shopfronts and uses (i.e. the propensity for crowds to gather), and the necessity to provide adequate space for landscape plantings. No sidewalk shall be less than five (5) feet of clear, unobstructed passageway width. Sidewalk dining is permissible provided sufficient width is provided to avoid impeding the flow of pedestrian traffic.
3. Sidewalks shall be constructed of patterned concrete, and with masonry units utilized to create breaks, patterns, and contrasting accent borders. Accents may consist of variations in color, material, and texture. The pattern of the concrete may be herringbone, running bond, or any other pattern deemed appropriate by the Planning Commission.
4. Sidewalks may deviate in construction material, pattern, and accent where doing so would complement the architecture of the adjoining building or provide needed interruption in lengthy spans of repetitive patterns. Any such deviations are subject to approval of the Planning Commission.
5. Pedestrian bulb-outs shall contain materials consistent with the adjoining sidewalks.
6. Figure 43 provides examples of acceptable hardscape. The Planning Commission may, in its discretion, lessen the hardscape requirements where a sidewalk does not form an integral part of the architectural experience of the development, is located such that its use may be minimal, or if the hardscape creates an oddity in design continuity which is not likely to be overcome by development or redevelopment.



Figure 43. Examples of acceptable hardscape design.

Landscaping and Hardscaping

C. Landscaping Provisions Applicable to the Highway Commercial, Service Commercial AND Industrial Design Districts

1. There shall be no additional landscaping requirements beyond the requirements of the Landscape Ordinance.

D. Hardscape Provisions Applicable to the Highway Commercial, Service Commercial, AND Industrial Design Districts

1. There shall be no specific design parameters for hardscape features within the aforesaid design districts. However, the absence of such parameters shall not relieve the developer from incorporating well designed hardscape features into the development where appropriate.

E. Railings, Walls, Patios, and Other Outdoor Spaces

The following provisions shall apply in all design districts.

1. Steps, ramps, and walkways serving as an approach to the ground level building entry or outdoor feature shall be designed and constructed of quality masonry or concrete materials consistent with, and complimentary to, the design of the building and the adjoining public sidewalk. Patios and other outdoor spaces shall be similarly designed and constructed.
2. Vertical edges over six (6) inches tall such as retaining walls, accent walls, fire pits, visible edges of steps and similar features shall not consist of exposed gray concrete. A surfacing of brick, stone, or other material consistent with the design of the building shall be utilized to face and conceal these edges.
3. Railings, where provided, shall be of such design and of such ornamentation to complement the related building and its architectural features.

V. Miscellaneous Design Elements

The following design elements are considered to be important and impactful with respect to the quality of the built environment and the pedestrian experience, and to that end, shall be subject to review and approval by the Planning Commission.

A. Utility Placement

Within the Village Design District, Neighborhood Design District, and Highway Commercial Design District, best design practice requires that utility lines be located underground rather than overhead. The presence of utility poles together with electrical transformers, multiple strands of wire and cabling, and guy wires along street frontages is unsightly and significantly detracts from the pedestrian experience and the high quality built environment sought through the application of these regulations. See Figure 44.



Figure 44. Utility infrastructure in the left image clearly clutter the street corridor. The same street corridor, on the right, has much more visual appeal without the utility infrastructure. Image generated by AI.

B. Public Art

Public art is considered a community asset for many reasons including establishing sense of place, adding color and interest to the built environment, and reflecting community culture and history. Public art also creates interest and encourages pedestrianism and may occur in many forms (ex. murals painted on buildings, painted or wrapped utility equipment, decoratively designed public furniture, publicly accessible musical instruments, sculptures, and numerous other forms). Public art shall be permissible in any design zone subject to review and approval by the Planning Commission. In reviewing proposed public art, the Planning Commission shall take into account the following, nonexhaustive list of considerations:

1. The location and scale of the artistic display, including its visibility and accessibility to the public.
2. The background research supporting the artistic work and its relation to the history or culture of the community, if any.
3. The artist selected to create the artwork and samples of prior work.

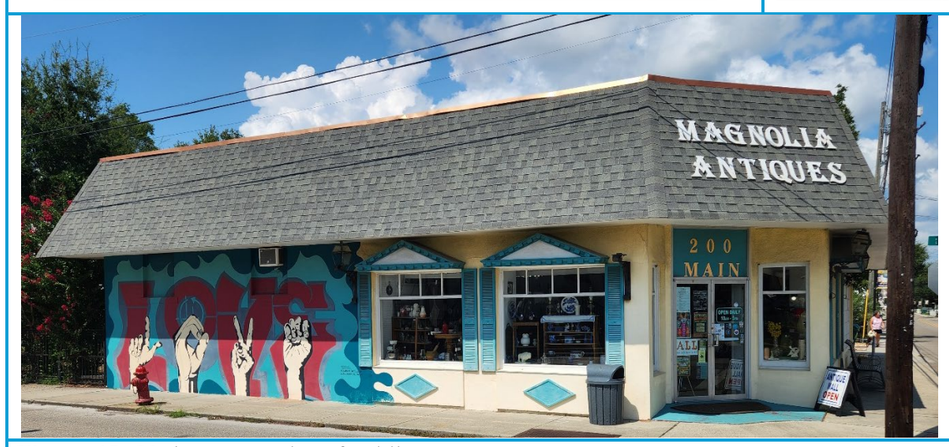
4. The durability of the paint or other materials utilized in creating the work of art.
5. The presence of legally obscene material.
6. Artwork which is affixed to a building, or is placed upon a building site, and reflects a product sold or service offered within the building or building site, may be deemed an advertisement and subject to the sign regulations of the City of Gluckstadt. As such, the proposed artwork may not be utilized as a proxy for signage that otherwise is not permitted by ordinance.











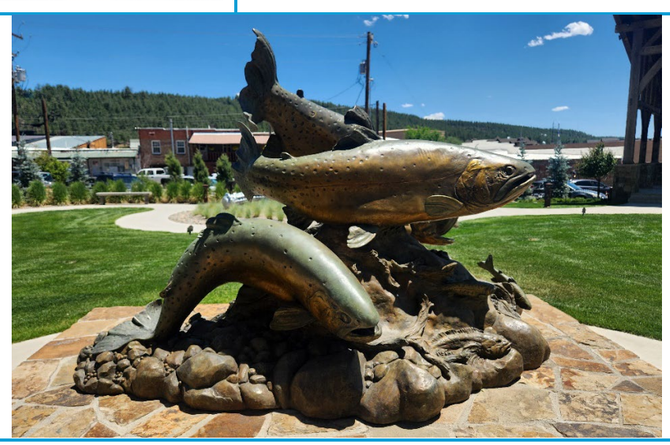


Figure 45. Various examples of public art.

C. Exterior Lighting Standards

The following provisions shall apply in all design districts.

1. Exterior lighting fixtures shall be consistent with and complimentary to the design of the building or space served and shall be integrated into the building or as part of the landscaped area, wherever the lighting is proposed.
2. Wall mounted lighting fixtures shall be directed downward and avoid glare. Up lighting and accent lighting may be acceptable provided it is of low intensity and does not create glare onto adjacent properties.

Miscellaneous Design Elements

3. No lighting shall be flashing, blinking, fluttering, strobe, or in any way changing in intensity or color.
4. Where pole mounted lighting is provided, such as along streets and in parking areas, the lighting structure shall not be more than twenty (20) feet high in pedestrian oriented areas and thirty (30) feet high in other areas.
5. Street lighting fixtures shall be uniform throughout the development and shall be designed in accordance with the character of the proposed development. Figure 46 indicates a sampling of street light fixtures and their appropriateness based on neighborhood character. Fixtures on the left of the image are more recognizable as lying along higher traffic flow highways which are not conducive to pedestrianism. Fixtures on the right of the image are shorter, more decorative and add character to an area and, therefore, are more pedestrian oriented. The color scale and labeling generally indicates the appropriate style fixture for the respective design district.
6. Luminaries shall be shielded or otherwise have the ability to "cut off" and limit the direction and extent to which light is emitted from the fixture.
7. The light emitting source of any light fixture shall not be visible from the off-the-subject property. Spotlights, floodlights, and unshielded wall packs are not permitted.
8. The minimum brightness of street lighting and lighting for pedestrian areas shall be 1.5 foot candles. Accent lighting upon building facades, landscaping, or other features may be of a differing brightness.
9. Within the Village Design District, Neighborhood Design District, and Highway Commercial Design District, exterior lighting temperature shall be 2,500 to 3,500 Kelvin. There shall be no temperature requirement for exterior lighting in the Service Commercial Design District or Industrial Design District. See Figure 47.

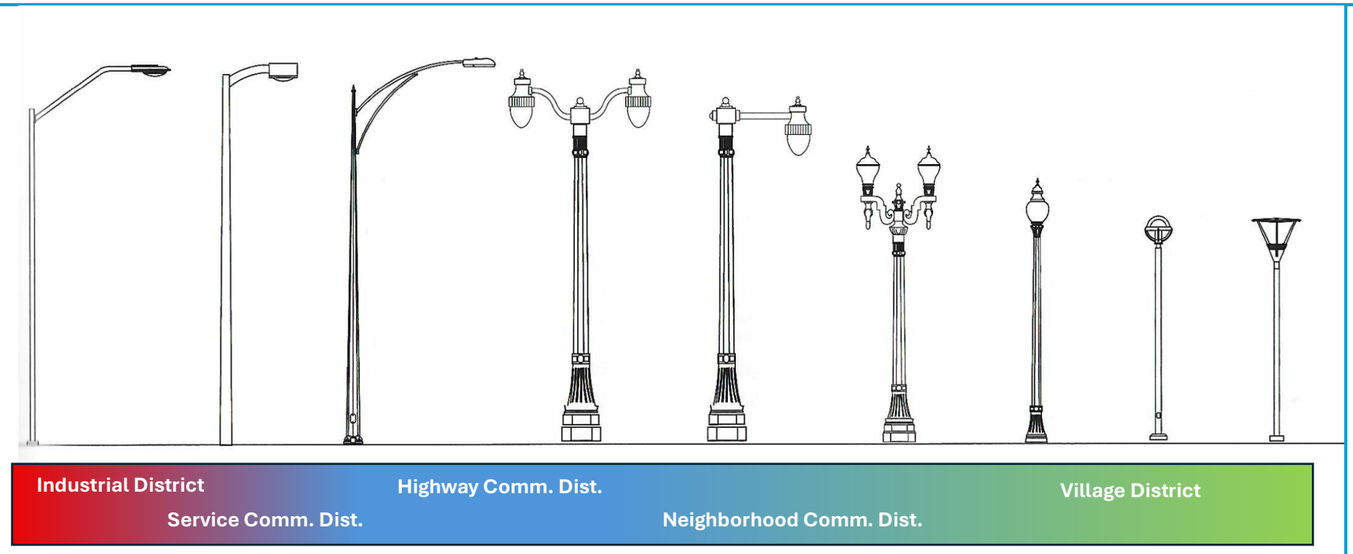


Figure 46. Street lighting fixture continuum. Image adapted from *Planning and Urban Design Standards*, 2006, American Planning Association, p. 497.

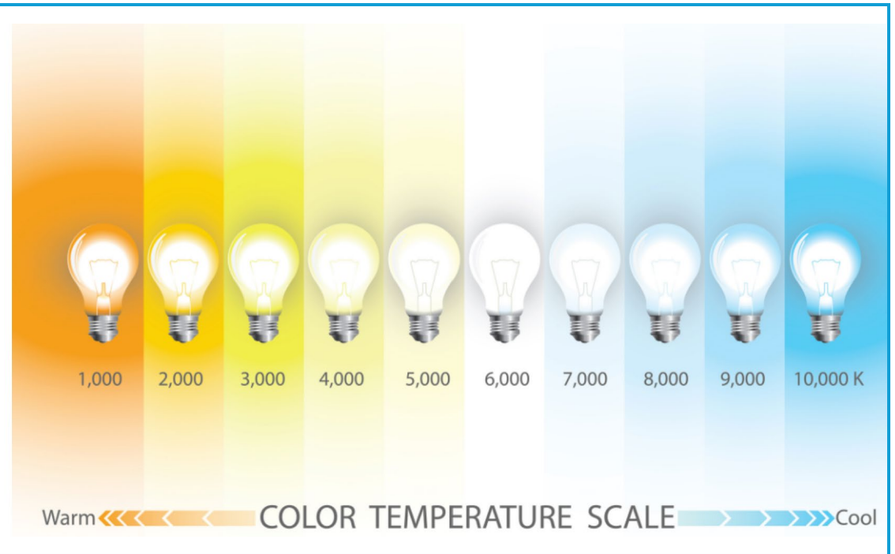


Figure 47. Lighting color temperature scale. Image taken from https://www.prolighting.com/blog/2020/06/16/choosing-the-right-color-temperature-for-your-home/?srsltid=AfmBOop5gnn_k2Bj-hJAsjYozNpiDxPZFVVxaxeU7wHUY9vXgvni5J5J

VI. Nonconformities

A nonconformity is any land, lot, building, structure, or parts thereof, existing before the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not substantially comply with the requirements herein. It is the intent of this Ordinance to permit nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or making modifications which fail to meet the requirements of this Ordinance.

A. Termination of Nonconformities

A nonconformity shall terminate and not be resumed upon any of the following events:

1. The nonconformity is modified such that it satisfies the substantial compliance standard set forth in Section VII(E)(2).
2. The nonconformity is destroyed or damaged by more than 50 percent of the replacement cost at the time of destruction.
3. The nonconformity is voluntarily demolished or otherwise removed.

B. Modification of Nonconformities

From time to time a nonconformity may be modified by way of building additions, site renovations, façade updates, remodels, and similar efforts. Any such modifications are subject to this Ordinance and thus must satisfy the requirement of this Ordinance. A building or site modification shall be subject to the same application procedure as a new structure.

The strict application of this Ordinance to a proposed modification of a nonconformity creates a significant likelihood of architectural incompatibility, a condition generally deemed undesirable. Applicants shall seek to mitigate such undesirable conditions not by lessening the standards applied to the proposed modification, but by making enhancements to the existing nonconformity.

VII. Administration and Enforcement

It is the purpose of this Section to prescribe the legal devices and procedures for administering and enforcing this Ordinance and guidelines and to define the duties, powers, limitations, and scope of jurisdiction for the various persons and bodies which are tasked with the administration and enforcement of this Ordinance and guidelines.

A. Duties of the Zoning Administrator.

1. The Zoning Administrator shall be tasked with the responsibility of managing the receipt and processing of applications required herein, and to that end shall make application forms available to the public. The Zoning Administrator shall receive applications and any fee(s) associated therewith, review the adequacy of applications and notify applicants of any deficiencies which may be corrected by providing additional information. The Zoning Administrator shall set application deadlines, administrative review timeframes, and timeframes for the advance distribution of application materials to members of the Planning Commission and Board of Aldermen. The Zoning Administrator may consult with other city department personnel or city advisors when reviewing the adequacy of applications and maintain records pertaining to each application and the outcome thereof, inspections or enforcement.

2. The Zoning Administrator shall be responsible for shepherding applications through the review process at the staff level, Planning Commission level, and Mayor and Board of Aldermen level. No action or inaction by the Zoning Administrator shall be construed as being on behalf of the applicant. The Applicant is ultimately responsible for the progression of his/her application through the requisite processes required by this, and any other applicable ordinance of the City of Gluckstadt. The Zoning Administrator's role and responsibilities shall not be construed as acting as a representative of the applicant. The applicant, or his representative, shall be present at the meeting of the Planning Commission and the Mayor and Board of Aldermen and shall present the application and related information in support thereof.

3. The Zoning Administrator shall appear before the Planning Commission and the Mayor and Board of Aldermen to furnish information helpful to those bodies in carrying out their assigned functions.

4. The Zoning Administrator shall keep a log or index of administrative interpretations made regarding this ordinance to ensure the consistent administration is applied to all applications.

5. The Zoning Administrator shall conduct periodic inspections during construction and development to ensure the site and building(s) approved pursuant to these regulations and guidelines are in compliance therewith. If a violation is found, notice identifying the specific violation(s) is to be provided to the person(s) responsible for the violation together with a directive to accomplish corrective action. Notice to such violators shall be by registered or certified mail, or by email provided a read receipt is obtained by the Zoning Administrator.

6. The Zoning Administrator shall provide administrative interpretations as may be necessary, and from time to time recommend amendments to this ordinance as needed.

B. Duties of the Planning Commission.

The Planning Commission shall act as a recommending body to the Mayor and Board of Aldermen with respect to all applications for architectural review and other matters that may arise concerning this ordinance and guidelines. In the discharge of its duties, the Planning Commission shall:

1. Review all applications submitted pursuant to the requirements of this ordinance and guidelines. The Planning Commission shall have the authority to request additional information from the applicant provided such information is reasonably necessary to evaluate the conformance of the application with this ordinance and guidelines.
2. Make recommendations to the Mayor and Board of Aldermen regarding the approval, approval with conditions, or denial of applications for architectural review and approval. To this end, the Planning Commission shall make a final determination on any application no more than sixty (60) days following the public meeting at which the application is first considered. This sixty (60) day time period may be extended at the request of, or with agreement of, the applicant.
3. Make recommendations to the Mayor and Board of Aldermen regarding necessary or beneficial amendments to this ordinance or its associated map.
4. To hear and decide any dispute that may arise with regard to administrative interpretations of this ordinance. Any party, including the Zoning Administrator, aggrieved by an administrative interpretation decision of the Planning Commission may appeal the same to the Mayor and Board of Aldermen within five (5) days following the Planning Commission's decision. An appeal may be in the form of a written notice provided to the City Clerk, the Zoning Administrator, and the applicant.

C. Duties of the Mayor and Board of Aldermen.

The Mayor and Board of Aldermen shall have the final authority with regard to all matters involving this Ordinance. The duties of the Mayor and Board shall include, but not necessarily be limited to:

1. Receive recommendations from the Planning Commission regarding applications and hear any additional information helpful in the determination of the application. The Mayor and Board of Aldermen shall either affirm the recommendation of the Planning Commission, approve the application with conditions or modifications, or deny the application. The Mayor and Board of Aldermen may, with just cause, remand the application back to the Planning Commission for further consideration.
2. Resolve challenges involving administrative interpretations of this ordinance.
3. Periodically amend this ordinance and related map as needed.

D. Application Procedure

Any person desiring to construct a new building, or make an addition or alteration to an existing building or existing site, and such building or site is subject to this ordinance pursuant to the scope set forth in Article I, Section B hereof, such person shall submit a written application to the Zoning Administrator for Architectural Review. An application for site plan review may be utilized for architectural review provided it contains the minimum information specified below.

An application for Architectural Review shall contain the following information:

1. The names, addresses, and contact information of the developer(s), the property-owner(s), and the designer(s) of the plan.
2. A legal description of the property proposed for development including its area in square feet.
3. Maps or drawings showing existing conditions including:
   i. Scale, date, north arrow, title of the project, and a vicinity map reflecting the location of the proposed project.
   ii. The property boundaries, dimensions, and total gross acreage and current zoning of the subject property including any existing or proposed easements.
   iii. The relationship of the project to the surrounding roads, including the width of rights-of-way and pavement for all adjacent roads.
   iv. The location and dimensions of all existing man-made features, such as roads, utilities, and structures on both the proposed development site and adjacent properties, along with an indication as to which features on the proposed development site are to be removed, if any.
   v. The location and dimensions of existing easements, watercourses, drains, utilities, water and sewer lines, and other important physical features on and adjoining the proposed development site.
   vi. The location and delineation of existing trees six (6) inches in diameter or larger, as measured three (3) feet above the ground, and information as to which trees will be removed, if any.
   vii. The location of the one hundred (100) year flood plain, where applicable.
   viii. Contours at vertical intervals of two (2) feet or less.

4. Maps, drawings or other information demonstrating proposed conditions:
   i. The "footprint," location, dimensions, and height of the proposed main and accessory buildings and structures, their relation one to another and to any existing structures to remain on the site. The distance from all proposed buildings and structures to the adjacent property lines shall be shown.
   ii. The proposed use of the land and buildings, by floor if multistory.
   iii. The existing or proposed finished floor mean sea level elevations of all structures together with contours for the subject property at vertical intervals of two (2) feet or less.
   iv. The internal circulation pattern for both vehicular and pedestrian traffic, including the location and dimensions of all existing and proposed streets, driveways, traffic aisles, and sidewalks, as well as the location, size, and number of parking spaces within off-street parking areas, as well as the identification and dimensions of service islands, service parking, and loading zones.
   v. Should on-street parking be proposed, the plan shall indicate the location and dimensions of such parking, together with bulb-outs and any other proposed pedestrian crossing features.
   vi. Total building floor area by the use intended for commercial and industrial projects.

vii. Landscaped areas and planting screens, open spaces, and buffer areas, including a planting key indicating the number and type (common name) of plantings, cross sectional details of any berm(s) proposed, and percentage of landscaping/open space areas and percentage of impervious surface areas to the total area of the site.
viii. Location, size, arrangement, and finish material of hardscape features.
ix. Location, size, and description of any other site amenities.
x. Size, location, materials, and orientation of all signs, including any proposed sign lighting and a rendering of the sign(s).
xi. Location, height, color, intensity, and type of all exterior lighting and fixtures.
xii. Location, area, and type of screening for all exterior trash collection, equipment storage, utility equipment, etc.
xiii. Architectural Elevations:
    1. Scaled architectural drawings showing all elevations of the proposed structures and other improvements, including signage, as they will appear upon completion of construction.
    2. If the exterior of an existing structure is to be changed, both the existing and proposed elevations of such structures shall be shown.
    3. If an addition to an existing structure is proposed, the elevation of the existing structure shall be shown together with that of the addition.
    4. The elevations shall also show all superstructures and equipment above the roof, projections from the wall of the structure, mechanical units, etc.
    5. A floor plan for all structures.
    6. Exterior materials to be used identified by type, location, texture, and color, with samples of each to be provided with the submitted plans.
    7. The location and type of screening for all mechanical units, utility services, and other features required to be screened.
    8. The applicant would be well served by providing scaled, dimensionally correct artist renderings of the proposed building(s) and other major features of the site.
xiv. Proposal for sanitary sewer, storm sewer, water, natural gas, and electrical services.

5. The proposed phasing of construction for the project, if applicable, including the approximate date when construction of each phase of the project is anticipated, the order in which the phases of the project will be built, and the minimum area and the approximate location of common open space and public improvements that will be required at each stage.
6. A drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.
7. Building lines and the location of all structures, existing and proposed.
8. Proposed enhancements to any nonconformity on the site.
9. Any application fee imposed by the City of Gluckstadt.
10. A narrative explaining any design deviations from the requirements of this ordinance, and an explanation of how the application satisfies the substantial compliance requirement set forth in Section VII(E)(2).

The Zoning Administrator is hereby authorized to require additional information from the applicant if such information is reasonably necessary to conduct a meaningful review of the application by the Planning Commission and the Mayor and Board of Aldermen. Likewise, the Zoning Administrator is hereby authorized to waive certain application requirements if such information is not reasonably necessary to conduct a meaningful review of the application.

E. Disposition of Application

1. Upon receipt of an application for Architectural Review, the Zoning Administrator shall review the same and determine its completeness. If the application is found to be lacking, the Zoning Administrator shall notify the applicant of the deficiencies. When the application is found to be complete, the Zoning Administrator shall place it on the agenda for the next available meeting of the Planning Commission. The applicant or his representative shall be present at the Planning Commission meeting.

2. Hearing before the Planning Commission.

The Planning Commission shall hear and consider an application for Architectural Review, taking into account input from city staff and the applicant. No public hearing shall be required. The action of the Planning Commission shall be in the form of a recommendation to the Mayor and Board of Aldermen, and such action shall include the basis therefore. The Planning Commission shall have the authority to recommend reasonable conditions related to the proposed development, and to recommend approval contingent upon certain specified performance by the applicant. Likewise, the Planning Commission shall have the authority to recommend denial of the application.

The Planning Commission shall apply a standard of substantial compliance when assessing each application. For this purpose, substantial compliance shall mean the application, including any modifications or conditions imposed, meets the essential requirements of this ordinance and satisfies the purposes of this ordinance and the Comprehensive Plan for the City of Gluckstadt despite the fact that it may not comply with all the technical requirements of this ordinance. The substantial compliance standard of review is imposed in order to engage the provision of Article I, Section D, affording the applicant a certain degree of freedom of design. When rendering its recommendation to the Mayor and Board of Aldermen, the Planning Commission shall make findings, as follows:

i. Clearly delineating any recommended conditions or modifications imposed upon the project.
ii. If the recommendation is that of approval, the Planning Commission shall make detailed findings as to how and why the application satisfies the substantial compliance standard imposed herein.
iii. If the recommendation is that of denial, the Planning Commission shall make detailed findings as to how and why the application fails to satisfy the substantial compliance standard imposed herein.

3. Review and approval by the Mayor and Board of Aldermen.

Following action by the Planning Commission, the Zoning Administrator shall transmit the application for Architectural Review to the City Clerk for placement on the next available meeting of the Mayor and Board of Aldermen. The Zoning Administrator shall present the findings of the Planning Commission to the Mayor and Board of Aldermen, and the applicant shall be present to offer any additional information. The Mayor and Board of Aldermen shall either affirm the recommendation of the Planning Commission, approve the application with conditions or modifications, or deny the application. The Mayor and Bord of Aldermen may, with just cause, remand the application back to the Planning Commission for further consideration.

4. Approved plan binding.

An approved Architectural Review application, including the plans, drawings, elevations, renderings, and other materials associated with the application, becomes binding on the developer insofar as this ordinance is concerned. The City of Gluckstadt will conduct periodic inspections and final inspections at the completion of the project with the expectation of full compliance with the approved plans. Failure to fully comply with the approved plans will be considered a violation of this ordinance and will prevent the City from providing a Certificate of Occupancy for the development, or any portion thereof.

5. Lapse of approval.

Approval of an Architectural Review application shall lapse after the passage of six (6) months if no building or development permit for the subject property has been secured and work begun. The Mayor and Board of Aldermen may, in its discretion, extend this deadline upon good cause shown as to why the project has not begun development.

F. Modifications to approved plan.

After approval of an Architectural Review application, if the applicant determines there to be a need to modify the approved plan, he shall submit the requested modifications to the Zoning Administrator together with information necessary for the City of Gluckstadt to fully evaluate the proposed modification with respect to the initially approved plan. The Zoning Administration shall transmit the requested

modification to the Planning Commission for consideration at their next available meeting. The Planning Commission shall determine whether the proposed modification serves to erode the previous finding of substantial compliance and if so, the request for modification shall be denied. If the proposed modification does not erode the previous finding of substantial compliance, the request for modification shall be approved. Further, if the Planning Commission finds the proposed modification to be minor in nature, then the Planning Commission approval is final and the application need not advance to the Mayor and Board of Aldermen for further action.

If the Planning Commission denies a request for modification the applicant may, in the form of an appeal, request the matter be considered by the Mayor and Board of Aldermen.

G. Separability and validity

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

H. Conflicting provisions

In the event Ordinances or Codes or parts of Ordinances or Codes adopted heretofore by the City of Gluckstadt, Mississippi, are in conflict herewith or inconsistent with the provisions of this Ordinance, the conflict or inconsistency shall be resolved in favor of the provision which would more closely fulfill the purposes of this ordinance.

I. Violations and penalties

Violation of any provision of this ordinance shall be unlawful and shall be punishable by a fine of not more than $1,000, or by imprisonment for a period not exceeding 90 days, or by both such fine and imprisonment in the discretion of the court. Each violation shall constitute a separate offense.

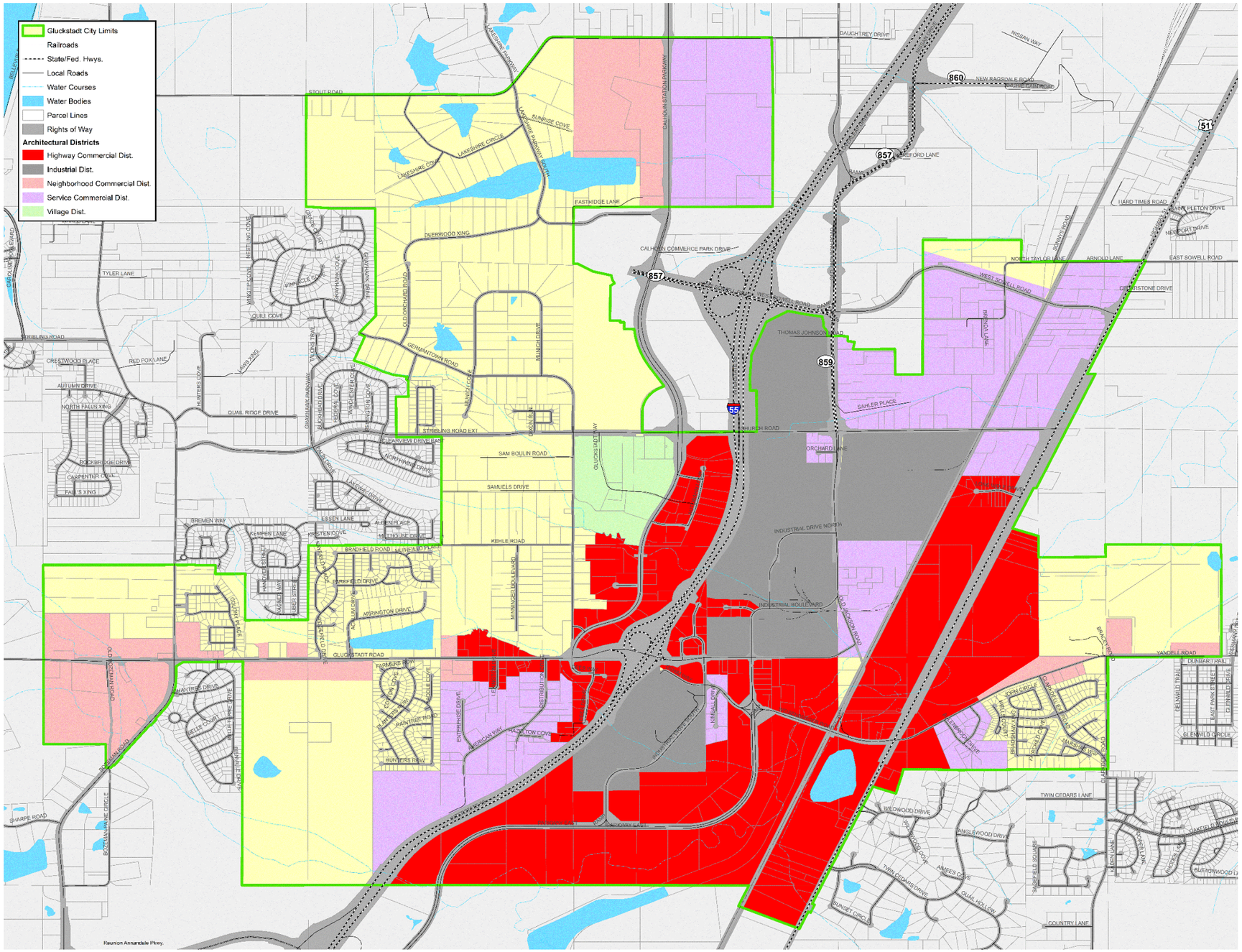
J. Effective date.

This ordinance shall become effective one month following its passage and publication pursuant to Miss. Code. Ann. 21-13-11.

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Appendix A
Design District Map

Appendix A: Design Districts Map



Appendix B: Summary Matrix of Design Standards

The matrix below provides only summary data for the design standards applicable to the Village Design District, the Neighborhood Commercial Design District, the Highway Commercial Design District, and the Service Commercial Design District. Uses should reference the complete text of these regulations for full context of design requirements and various other standards applicable to a development application. The Industrial Design District is purposefully excluded from this matrix due to its substantially different architectural style compared to other design districts.

As used in this matrix, “R” = Required; “P” = Permitted; “X” = Prohibited; “-“ = no specification.

Metric			Design District							
			Village	Reference	Neighborhood Comm.	Reference	Highway Comm.	Reference	Service Comm.	Reference
Building Placement			At front lot line	II(B)(1)(i)	Near front lot line	II(C)(2)(i)	Near front lot line	II(D)(2)(i)	-	
Parking		Disposition	On street and rear loaded	II(B)(1)(ii)	2 rows @ street side; Rear loaded		2 rows @ street side; Rear loaded	II(D)(2)(ii)	-	
		Screening @ St. Frontage	R	II(B)(1)(iii)	R	II(C)(2)(ii)	R		-	
Outdoor Display of Items			-		-		P; Items for sale or rent	II(D)(1)(iv)	P	II(E)(1)(ii)
Building Configuration		Articulation	R	II(B)(2)(i)	R	II(C)(3)(ii)	R	II(D)(3)(i)	R	II(E)(3)(i)
		Max. Façade Plane	1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf	
			1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf	
		Articulation Depth	16" min.		16" min.		Substantial shadow lines		16" min.	
		Functional Storefront	1 per façade plane	II(B)(2)(ii)	-		-		-	
		Mass Interruptions	R; Using arch. elements	II(B)(2)(iii)	R; With arch. elements	II(C)(3)(iii)	R; With arch. elements	II(D)(3)(ii)	R; With arch. elements	II(E)(3)(ii)
		Variation in Storefronts	R	II(B)(2)(iv)	-		-		-	
		Pedestrian Pass Through	R; If travel dist >150’	II(B)(2)(v)	R; If travel dist >150’	II(C)(3)(iv)	-		-	
		Division of Single Use Bldg.	-		Break into pedstrn. scale	II(C)(3)(v)	Break into pedstrn. scale		Break into pedstrn.scale	II(E)(3)(i)
Franchise Architecture			P; Strongly discouraged; Façade, signage only	II(B)(3)(ii)	P; But minimize	II(C)(4)(ii)	P; Not dominate	II(D)(4)(ii)	P	II(E)(4)(ii)
Roll Up Doors		Allowance	P	II(B)(4)(iii)	P	II(C)(5)(iii)	P	II(D)(5)(iii)	P	II(E)(5)(ii)
	Location	Rear Wall	P, preferred		P, preferred		P, preferred		P, preferred	
		Non Street Side Wall	P		P		P		P	
		Street Side Wall	P; with conditions		P; with conditions		P; strongly discouraged		P; strongly discouraged	
		Closure	To within 24” of floor		To within 24” of floor		-		-	
		Finish	Transparent panels; framework to compliment building		Transparent panels; framework to compliment building		Color and framework to compliment building		-	
		Bollards	X		X		-		-	

Matrix continues on following page

Appendix B
Design Matrix

Metric			Design District: Village	Reference	Neighborhood	Reference	Hwy. Comm.	Reference	Service Comm.	Reference
Building Finish Materials	Walls	Brick	P	II(B)(4)(iv)	P	II(C)(6)(i)	P	II(D)(5)(iv)	P; Street facing façade	II(E)(5)(iii)
		Painted Brick	P		P		P		P; Street facing façade	
		Stone	P		P		P		P; Street facing façade	
		Stone Veneer	P		P		P		P; Street facing façade	
		Stucco	P		P		P		P; Street facing façade	
		Split Face CMU	X, Street facing		X, Street facing		X		P; Street facing façade	
		Other if approved	P		P		P		P; Street facing façade	
	Non street facing façade		Finished CMU permitted		Finished CMU permitted	II(C)(6)(iv)	Finished CMU permitted		Street façade material required for 25% return	
	Metal Siding		Roof or awning only		Roof, awning or accent	II(C)(6)(ii)	Roof, awning or accent		P; Non street façade	
	Color Choice		-		-		-		Yellow metal prohibited	II(E)(5)(iv)
	Trim/Accent Features	Brick	P		P	II(C)(6)(iii)	P		P	II(E)(5)(iii)
		Cast Stone	P		P		P		P	
		Masonry	P		P		P		P	
		Wood	P		P		P		P	
		Stone Veneer	P		P		P		P	
		Stucco	P		P		-		-	
		Metal	-		P		P		P	
		Other if Approved	P		P		P		P	
Roof Requirements	Flat Roof		P	II(B)(5)(i)	P	II(C)(7)(i)	P	II(D)(6)(i)	P	II(E)(6)(i)
	Flat Roof Specs.	Parapet Streetside	R	II(B)(5)(v)	R	II(C)(7)(v)	R	II(D)(5)(v)	R	II(E)(6)(iii)
		Parapet Street View facade	R		R		R		R	II(E)(6)(iv)
		Parapet side facades	R		P		P		-	
		Parapet rear façade	R		P		P		-	
		Screen at Rear Façade	-		R		R		-	
	Pitched Roof		P; 12:12 min	II(B)(5)(i) and (iii)	P; 12:12 min	II(C)(7)(i) and (iii)	P; 12:12 min	II(D)(5)(i) and (iii)	P	II(E)(6)(i)
	Combination Roof		P	II(B)(5)(i)	P	II(C)(7)(i)	P	II(D)(5)(i)	P	
	Pitched Roof Material	Standing Seam Metal	P	II(B)(5)(iv)	P	II(C)(7)(iv)	P	II(D)(5)(iv)	-	
		Clay Tiles	P		P		P		-	
		Slate	P		-		-		-	
		Comp. Arch. Shingles	P		P		P		-	
		Other as Approved	P		P		P		-	
	Decorative Gable Req.	Corner Lot Structure	R	II(B)(5)(vii)	R	II(C)(7)(vii)	R	II(D)(5)(vii)	-	
		Corner Position	R		R		R		-	
		Endcap Structure	R		R		R		-	

Matrix continues on following page

Metric		Design District							
		Village	Reference	Neighborhood	Reference	Hwy. Comm.	Reference	Service Comm.	Reference
Drive-Through Facility	Allowance	P, but discouraged	II(B)(6)(i)	-		-		-	
	Permissible Location	Rear of building		-		-		-	
	Access Drive	1 lane only		-		-		-	
	Features	Service window only		-		-		-	
	Vehicular Access	Enter from secondary street		-		-		-	
		Exit onto primary street		-		-		-	

CITY OF GLUCKSTADT

MISSISSIPPI

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Chris Buckner, Public Works Director

DATE: 7/29/2026

SUBJECT: Request for Approval, Cooperation Agreement with Madison County for Calhoun Station Parkway Road Improvements

Public Works is requesting the Mayor and Board of Aldermen to approve the Cooperation Agreement with Madison County for the Calhoun Station Parkway road improvements project. This project includes repairing and overlaying the section of Calhoun Station Parkway that is within Gluckstadt city limits-- from Stout Road to Lakeshire Parkway. The cost of the improvement will be $180,000.00 paid by Madison County with no need of reimbursement to Gluckstadt.

If you have any concerns, please contact me.

AMENDED INTERLOCAL COOPERATION AGREEMENT BETWEEN MADISON COUNTY, MISSISSIPPI, AND THE CITY OF GLUCKSTADT, MISSISSIPPI, REGARDING THE FUNDING OF CERTAIN ROAD IMPROVEMENTS LOCATED IN THE CITY OF GLUCKSTADT

This Interlocal Cooperation Agreement (the "Agreement") is made and entered into by and between the City of Gluckstadt, Mississippi, a municipal corporation organized and existing under the laws of the State of Mississippi (the "City") and Madison County, Mississippi, a political subdivision of the State of Mississippi (the "County"), pursuant to the Mississippi Interlocal Cooperation Act of 1975, codified at § 17-13-1, et seq., Mississippi Code of 1972, as amended (the "Interlocal Act") on the date set forth hereinafter.

This Amended Interlocal Cooperation Agreement is intended to serve as a substitute for that agreement presented and approved by the Madison County Board of Supervisors on July 6, 2026.

RECITALS:

WHEREAS, the City and County agree, find and determine as follows:

1. In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

"City" shall mean the City of Gluckstadt, Mississippi.

"County" shall mean Madison County, Mississippi.

"Project" shall mean the reconstruction, repairing, overlaying and associated improvements of certain streets located in the City of Gluckstadt, as identified in Appendix "A" attached hereto, to the extent that the funds described herein may allow the work to be done, using construction methods and materials which, in the judgment of the City and County, will produce the best results given said available funding, and the specific circumstances of the roadway to be improved. The project is intended to result in an improved Calhoun Station Parkway, a roadway which traverses across the municipalities of Gluckstadt and Canton. This interlocal addresses the area of Calhoun Station Parkway which lies within the municipal limits of Gluckstadt.

2. The governing authorities of the City and County desire to enter a joint effort to make the most efficient use of their powers, resources and road contracting capabilities, enabling them to enhance the general welfare of the City and County, and the citizens of each through the improvement of streets and related

infrastructure.

3. This Agreement will terminate when the Project described in Appendix "A" shall have been completed with the available funds, but no later than December 31, 2026.

4. The City and County desire to enter into this Agreement for the purposes of street repair and resurfacing which will enhance the general welfare of the City and the County and the citizens of each, and consequently, the economic development of the City and the County.

5. It is necessary for the City and County to enter into this Agreement to enable the City and County to proceed with the Project with a clear understanding and commitment as to the nature of the City and County's participation.

6. The County agrees to assume the work necessary to undertake the Project, by using the same road contractor it will retain to improve the other areas of Calhoun Parkway. It is anticipated that during the course of this project the County will bear the entire expense of improving that portion of Calhoun Parkway which lies within the City of Gluckstadt, and that no reimbursement to the City by the County for any expenses associated with the Project will be necessary. The County expects that the costs of improving the roadway will be One Hundred and Eighty Thousand Dollars ($180,000.00.) During the course of the Project, the City agrees to provide traffic control and to maintain the road at the completion of the Project.

7. It is in the best interests of the citizens of the City that the City would enter into and execute the Agreement.

8. It is in the best interests of the citizens of the County that the County would enter into and execute the Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE ABOVE AND THE MUTUAL BENEFITS ACCRUING TO THE CITY AND COUNTY, THE CITY AND COUNTY DO HEREBY AGREE AS FOLLOWS:

Section 1. Duration. This Agreement shall be in force and effect until terminated in accordance with the provisions of Section 6 herein.

Section 2. Purpose. The purpose of this Agreement is to define the respective responsibilities of the City and County regarding the financing and completion of the Project, as defined above.

Section 3. Organization and Statutory Authority. There will be no separate legal or administrative entity created pursuant to this Agreement. The City is authorized by

Miss. Code §21-37-3 (Annotated), and the County is authorized by Miss. Code §19-3-41 (Annotated), to exercise and carry out the powers, authorities, and responsibilities to be exercised by each of them pursuant to the terms of this Agreement.

9. Section 4. Financing. Staffing and Supplying. The Project will be undertaken and financed by the County and upon completion, the City will thereafter assume responsibility for maintenance and upkeep of the roads and streets. During the course of this improvement project, it is anticipated that the City will not bear any costs, except for those costs related to traffic control.

   It is anticipated that the costs of this project will be One Hundred and Eighty Thousand Dollars ($180,000.00), a cost that the County will bear.

10. The County will perform the work primarily using contractors, and it intends to use the same contractor it retains to improve the entirety of Calhoun Station Parkway, with some possible incidental work performed by County personnel and equipment. The County will complete work on the Project not later than December 31, 2027.

Section 5. Post Project Responsibilities. Upon completion of the Project, responsibility for maintenance and upkeep will be the responsibility of the City.

Section 6. Termination. Disposition of Property. This Agreement will terminate on December 31, 2026. At the termination of the Agreement any property owned by the City and County, respectively, shall remain their property. The finished Project shall be dedicated to the City. Due to the nature of the agreement, there will be no surplus funds or property to be disposed of when the work has been completed.

Section 7. Amendment. This Agreement may be amended at any time by the mutual consent of the City and County by an agreement entered into pursuant to the provisions of the Interlocal Act.

Section 8. Effective Date. This Agreement will be effective as of the date it is approved by the respective governing bodies of the City and County, and by the Mississippi Attorney General. The initial term of this Agreement shall commence on the effective date hereof and extend through completion of the Project.

WITNESS the signatures of the duly authorized officers of the City and the County on this 20th day of July 2026.

For the CITY OF GLUCKSTADT, MISSISSIPPI

By: _____
Walter C. Morrison, Mayor

ATTEST:

_____

City Clerk

(SEAL)

For MADISON COUNTY, MISSISSIPPI

By: _____
Gerald Steen, President
Board of Supervisors

ATTEST:

_____

Ronny Lott
Madison County Chancery Clerk

(SEAL)

APPENDIX "A"

The below streets and roads as indicated below constitute those streets and roads that are subject to reconstruction, repair, overlay, and other improvements, as being associated within the definition of the "Project'□ as described herein.

Gluckstadt Road Projects:

A portion of the Calhoun Station Parkway which lies within the municipal limits of the city of Gluckstadt, being:

From Stout Road to Lakeshire Parkway

It is anticipated that this road improvement project

will cost $180,000, a cost to be borne by the County

alone, with no need of reimbursement to the City.

CITY OF GLUCKSTADT

MISSISSIPPI

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & Board of Alderman

FROM: Chris Buckner, Public Works Director

DATE: 7/29/2026

SUBJECT: Request for Approval, Purchase of New Mower

Public Works requests approval from the Mayor and Board of Aldermen to purchase one (1) 72-inch Exmark stand-on mower from Hartley Equipment in the amount of **$12,879.00** through State Contract **#8200084896**. The purchase of this equipment will provide the right-of-way crew with a more reliable mower while increasing the efficiency and productivity of routine mowing operations throughout the City.

Please contact me if you have any questions.

QUOTATION

HARTLEY EQUIPMENT COMPANY, INC.
525 Church Road - Gluckstadt, MS 39110
MAIL: PO Box 3006 - Madison, MS 39130
PH: 601-499-0944

PHONE #:		DATE:	**7/24/2026**
CELL #:	**(769)567-2309**	ORDER #:	**193636**
ALT. #:		CUSTOMER #:	**107831**
P.O.#:		CP:	**SS**
TERMS:	**Net 10th EOM**	LOCATION:	**1**
SALES TYPE:	**Quote**	STATUS:	**Active**

BILL TO 107831

CITY OF GLUCKSTADT
P.O. BOX 2210
MADISON, MS 39130 US

SHIP TO

CITY OF GLUCKSTADT
P.O. BOX 2210
MADISON, MS 39130 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
EXM	VXX999GKA72600	72" VERTEX X-SERIES -- 38HP KAW	1	$17,870.00	$12,879.00	$12,879.00

Prices reflected on this quote are valid for 30 days or for current month and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

SUBTOTAL:	**$12,879.00**
TAX:	**$0.00**
ORDER TOTAL:	**$12,879.00**

Authorized By: _____

Supplier	Supplier Part Number	Short Description	Product Group	Contract Price	MSRP	Contract Number	Delivery In Days	UOM	Hyperlink URL	Manufacturer	Manufacturer PN
Texas Outdoor Power Equipment	VXX999GKA72600	Vertex X-Series 35 HP* Kaw FX1000V w/ 72" UltraCut Series 6 Deck	51556	$ 12,879.00	$17,870.00	8200084896	45	EA	www.exmark.com	Exmark, MFG.	VXX99 538 600

STATE OF MISSISSIPPI
DEPARTMENT OF FINANCE AND ADMINISTRATION
OFFICE OF PURCHASING, TRAVEL AND FLEET MANAGEMENT

STATE CONTRACT AGREEMENT

CONTRACTOR: Texas Outdoor Power Equipment dba Exmark STATE CONTRACT #: 8200084896

SUPPLIER #: 3102023118 SMART CONTRACT #: 1130-26-SWCT-00186

COMMODITIES COVERED: Grounds Maintenance Equipment

EFFECTIVE: March 1, 2026 through February 28, 2027

This State Contract Agreement is made this 12th day of February 2026, between the Department of Finance and Administration, Office of Purchasing, Travel and Fleet Management for the State of Mississippi (hereinafter the "State") Texas Outdoor Power Equipment dba Exmark, 2301 Airport Rd. Georgetown, TX 78628 (hereinafter the "Contractor").

SCOPE: The Contractor agrees to furnish the State its normal requirements of grounds maintenance equipment on a nonexclusive basis for a period of twelve (12) months beginning March 1, 2026, and ending February 28, 2027, in accordance with all requirements in the *State of Mississippi Proposal Format and Guidelines for Grounds Maintenance Equipment* and the Contractor's Proposal received on December, 2025.

AUTHORIZED PURCHASERS: The State, as referred to herein, enters into this State Contract Agreement for the benefit of all state agencies, boards, commissions, departments, institutions, counties, municipalities, school districts and other political subdivisions of the State of Mississippi. These entities are authorized to purchase from this Contract in accordance with Miss. Code Ann. §§ 31-7-1, et seq., and the *Mississippi Procurement Manual.*

Purchase Orders prepared by these authorized purchasers shall include this State Contract Agreement Number referenced above.

PRICE GUARANTEE: The prices established herein shall prevail for the term of this Agreement, except in the event of a general market decline in prices of such commodities at any time during the period of this Contract, the Contractor agrees that the State of Mississippi shall receive full benefit of such decline.

The State Bureau of Financial Control shall not approve any account nor order and direct payment of any account for the purchase of any commodity covered by this Contract when the purchase price is in excess of the maximum price fixed in this Agreement.

PRICE DATA: The Contractor has furnished a price list for the new period for authorized purchasers. The State agrees to notify all authorized purchasers of the existence of this Contract and to give the specific instructions relative to the procedures to be followed in making purchases under the provisions hereof.

Entities making purchases over $75,000 may consider obtaining two competitive quotes from the authorized dealers' list on this manufacturer's contract. If this manufacturer does not have a dealers' list, the manufacturer should be prepared to submit a quote.

PAYMENT: Payment for commodities or equipment purchased under the provisions of this Contract shall be made to the Contractor or to the authorized dealer making delivery in accordance with Miss. Code Ann. §§ 31-7-301, et seq. (as amended). Such payment is to be made only upon receipt, by the authorized purchaser, of properly certified invoices, which are priced strictly in accordance with the pricing provisions of this Contract. Net Forty-five (45) days without penalty

QUANTITY TO BE PURCHASED: It is understood and agreed that the Contractor is entering into this Agreement as a multiple source of supply without any guarantee from the State as to the quantity of the items covered by this Contract that might be ordered during the specified period.

TRANSPORTATION TERMS: All freight and shipping costs are the responsibility of the Vendor and are not reimbursable. All items must be transported F.O.B. Destination.

INDEMNIFICATION: To the fullest extent allowed by law, Contractor shall indemnify, defend, save and hold harmless, protect, and exonerate the State of Mississippi, its Commissioners, Board Members, officers, employees, agents, and representatives from and against all claims, demands, liabilities, suits, actions, damages, losses, and costs of every kind and nature whatsoever, including, without limitation, court costs, investigative fees and expenses, and attorneys' fees, arising out of or caused by Contractor's and/or its partners, principals, agents, employees, and/or subcontractors in the performance of or failure to perform this Agreement. In the State's sole discretion, Contractor may be allowed to control the defense of any such claim, suit, etc. In the event Contractor defends said claim, suit, etc., Contractor shall use legal counsel acceptable to the State; Contractor shall be solely liable for all reasonable costs and/or expenses associated with such defense and the State shall be entitled to participate in said defense. The contractor shall not settle any claim, suit, etc., without the State's concurrence, which the State shall not unreasonably withhold.

ASSIGNMENT: The Contractor shall not assign, subcontract or otherwise transfer in whole or in part, its rights or obligations under this Agreement without prior written consent of the State. Any attempted assignment or transfer without said consent shall be void and of no effect.

CANCELLATION: It is agreed that either party may cancel this Agreement by giving thirty (30) days written notice prior to the effective date of cancellation. Contractor is advised that cancellation of this Agreement by the Contractor may result in disqualification from the awarding of future contracts with the State.

TAXES: No Federal Excise Tax or Mississippi Sales Tax will be added to or otherwise included in the prices submitted by the Contractor. The Contractor understands and agrees that the State and its authorized purchasers exempt from the payment of taxes.

RECEDENCE: This Contract consists of this Agreement, the Proposal Format and Guidelines referenced herein above, and the Contractor's Proposal. Any ambiguities, conflicts, or questions of interpretation of this Contract shall be resolved by first reference to this Agreement and, if still unresolved, by reference to the Proposal Format and Guidelines, and, if still unresolved, by reference to the Contractor's Proposal.

ORDERING INFORMATION: Please place all orders under this agreement with an approved dealer/distributor from the attached list.

DEPARTMENT OF FINANCE AND ADMINISTRATION FOR THE STATE OF MISSISSIPPI	THIS MUST BE SIGNED BY AN OFFICIAL OF THE COMPANY
BY: James Brabston	BY: [signature]
OFFICE OF PURCHASING, TRAVEL AND FLEET MANAGEMENT	TITLE: Sales admin
DATE: 2/19/26	DATE: 02/13/26