# TUPELO REGULAR CITY COUNCIL MEETING

SEPTEMBER 15, 2026 AT 6:00 PM
COUNCIL CHAMBERS | CITY HALL

# AGENDA

**INVOCATION:** COUNCIL MEMBER NETTIE DAVIS

**PLEDGE OF ALLEGIANCE:** COUNCIL MEMBER JANET GASTON

**CALL TO ORDER:** COUNCIL PRESIDENT LYNN BRYAN

**CONFIRMATION OR AMENDMENT TO THE AGENDA AND AGENDA ORDER**

**PROCLAMATIONS, RECOGNITIONS AND REPORTS AGENDA**

PROCLAMATIONS

1. IN THE MATTER OF CONSTITUTION WEEK PROCLAMATION

RECOGNITION GIRL/BOY SCOUTS

EMPLOYEE RECOGNITION

KIZZY GUY - HUMAN RESOURCES
LESLIE BAILEY - HUNTINGTON BANK ARENA
DAVID GEORGE - HUNTINGTON BANK ARENA
GABBY BOWEN - HUNTINGTON BANK ARENA

PUBLIC RECOGNITION

MAYOR'S REMARKS

**(CLOSE REGULAR MEETING OPEN PUBLIC AGENDA)**

**PUBLIC AGENDA**

PUBLIC HEARINGS

2. IN THE MATTER OF PUBLIC HEARING FOR LOT MOWING **TN**

APPEALS

CITIZEN HEARING

JOSH BARBER
SAMUEL INMAN

**(CLOSE PUBLIC AGENDA AND OPEN REGULAR SESSION)**

**ACTION AGENDA**

**ROUTINE AGENDA**

3. IN THE MATTER OF REVIEW/APPROVE CITY COUNCIL MEETING MINUTES OF SEPTEMBER 1, 2026

4. IN THE MATTER OF BILL PAY **KH**

5. IN THE MATTER OF APPROVAL TO SUBMIT AN APPLICATION FOR MS OUTDOOR STEWARDSHIP TRUST FUND GRANT – RECREATIONAL TRAIL DEVELOPMENT **AC**

6. IN THE MATTER OF APPROVAL FOR MAYOR TO SIGN RESOLUTION FOR MS OUTDOOR STEWARDSHIP TRUST FUND GRANT AUTHORIZING THE APPLICATION AND COMMITTING ALL FUNDS TO COMPLETE THE DEVELOPMENT OF RECREATIONAL TRAILS **AC**

7. IN THE MATTER OF REVIEW AND APPROVE ORDER TO PURCHASE PROPERTY LOCATED ON 1410 FORREST STREET AND AUTHORIZING THE MAYOR TO ENTER INTO SAID AGREEMENT **TN**

8. IN THE MATTER OF REVIEW / APPROVE FINAL LOT MOWING LIST **TN**

9. IN THE MATTER OF BID AWARD APPROVAL 2026-038PW 12 MOS MATERIAL SUPPLY - **KWK**

10. IN THE MATTER OF REQUEST TO REJECT RFP SOFTWARE FOR CLUB MANAGEMENT SYSTEM 2026-016PR **AF**

11. IN THE MATTER OF THE SURPLUS AND DEMOLITION OF THE SWIMMING POOL, BATH HOUSE AND PUMP HOUSE AT THE C.C. AUGUSTUS CENTER **AF**

12. IN THE MATTER OF BID AWARD 2026-028WL WATER MATERIALS (6 MONTH SUPPLY BID) **JT**

13. IN THE MATTER OF RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI (THE "CITY") APPROVING THE FORM OF, AND AUTHORIZING THE EXECUTION AND DELIVERY OF (I) A LOCAL DEVELOPMENT PARTNERSHIP PROGRAM APPLICATION FOR SUBMISSION TO THE MISSISSIPPI DEVELOPMENT AUTHORITY PURSUANT TO SECTION 17-25-27 ET SEQ., MISSISSIPPI CODE OF 1972, AS AMENDED AND SUPPLEMENTED (THE "ACT"), AND (II) A DEVELOPMENT AND REIMBURSEMENT AGREEMENT, BY AND AMONG THE CITY, LEE COUNTY, MISSISSIPPI, AND IBCP GARFIELD, LLC, AS DEVELOPER IN CONNECTION WITH THE PROJECT (AS DEFINED HEREIN); AND FOR RELATED PURPOSES. **BL**

**(CLOSE REGULAR SESSION)**

**STUDY AGENDA**

**EXECUTIVE SESSION**

**ADJOURNMENT**

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Name, Title

**DATE** Month Day, 20XX

**SUBJECT:** IN THE MATTER OF CONSTITUTION WEEK PROCLAMATION

**Request:**

Mayor Todd Jordan reads a proclamation for Constitution Week.

**OFFICE OF THE MAYOR**

# CONSTITUTION WEEK
# PROCLAMATION

**WHEREAS**, September 17, 2026, marks the 239th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS**, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

**WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week.

**NOW THEREFORE**, be it resolved that, I, Todd Jordan, Mayor of the City of Tupelo, Mississippi, do hereby proclaim the week of September 17th through 23rd, 2026, as

## CONSTITUTION WEEK

in Tupelo, Mississippi, and ask our citizens to reaffirm the ideals the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Tupelo to be affixed this the 9th day of September 2026.

_____
Todd Jordan, Mayor

**ATTEST:**

_____
Kim Hanna, City Clerk

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

**DATE** 09/15/26

**SUBJECT:** IN THE MATTER OF PUBLIC HEARING FOR LOT MOWING **TN**

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**Request:**

# PRELIMINARY LOT MOWING LIST 9-15-26



| RECORD # | VIOLATION ADDRESS | PARCEL ID | OWNER NAME | OWNER ADDRESS | OWNER CITY/STATE/ZIP | | | CODE INSP |
|---|---|---|---|---|---|---|---|---|
| LM-26-539 | 2608 PERSIMMON DRIVE, TUPELO, MS 38801 | 078H-27-006-59 | TYLER OLIVIA G & DERICK | 2608 PERSIMMON DRIVE | TUPELO | MS | 38801 | JTL |
| LM-26-536 | 2600 PERSIMMON DRIVE, TUPELO, MS 38801 | 078H-27-006-63 | BLAIR CLEVELAND PROPERTIES LLC | 1805 SUNFLOWER CIRCLE | TUPELO | MS | 38801 | JTL |
| LM-26-534 | 2208 HOLLY HILL DRIVE, TUPELO, MS 38801 | 077E-26-002-00 | KOTLYAROV EDUARDO JR & JESSICA M | 2208 HOLLY HILL DRIVE | TUPELO | MS | 38801 | JTL |
| LM-26-529 | 1417 BAKER STREET, TUPELO, MS 38804 | 112B-04-058-00 | TLGFY LLC AND SECURED PARTY | 64 SHORELINE LN | GULFPORT | MS | 39503 | EG |
| LM-26-527 | 1424 BAKER STREET, TUPELO, MS 38804 | 112B-04-068-00 | SYKES SUSIE | 1424 BAKER STREET | TUPELO | MS | 38804 | EG |
| LM-26-526 | 1423 BAKER STREET, TUPELO, MS 38804 | 112B-04-056-00 | MOORE REGINA D | 1423 BAKER ST | TUPELO | MS | 38804 | EG |
| LM-26-525 | 1702 SOUTH GLOSTER STREET, TUPELO, MS 38801 | 106D-13-040-00 | TMC LLC | 210 EAST MAIN STREET | TUPELO | MS | 38804 | JLB |
| LM-26-524 | 0 NO STREET, TUPELO | 106D-13-042-00 | BT-OH LLC ATTN REAL ESTATE DEPT | 55 GLENLAKE PARKWAY NE | ATLANTA | GA | 30328 | JLB |
| LM-26-522 | 481 SOUTH FEEMSTER LAKE ROAD, TUPELO, MS 38804 | 088Q-34-031-00 | TLGFY LLC AND SECURED PARTY | PO BOX 669139 | DALLAS | TX | 75266 | EG |
| LM-26-521 | 3196 MONTEREY DRIVE, TUPELO, MS 38801 | 106G-13-098-00 | WINDOM PATRICIA | 3196 MONTEREY DRIVE | TUPELO | MS | 38801 | RS |
| LM-26-517 | 837 SOUTH MADISON STREET, TUPELO, MS 38801 | 113E-06-023-00 | CARL PROPERTIES LLC | 104 WINDSOR COURT | RIDGELAND | MS | 39157 | JLB |
| LM-26-507 | 3793 FAIR OAKS DRIVE, TUPELO, MS 38826 | 075Q-22-002-00 | BOYLES ELLEN R & CHASE MICHAEL | 3793 FAIR OAKS DRIVE | BELDEN | MS | 38826 | EG |
| LM-26-506 | 2849 MOORE AVENUE, TUPELO, MS 38801 | 106A-14-059-00 | WAGNER PROPERTIES LLC | P O BOX 7024 | TUPELO | MS | 38802 | EG |
| LM-26-503 | 3713 LANSDOWNE DRIVE, TUPELO, MS 38826 | 075R-22-072-00 | ROMAN OLIVIA G | 3713 LANSDOWNE | BELDEN | MS | 38826 | JTL |

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** SANDY SHUMAKER, COUNCIL CLERK

**DATE** SEPTEMBER 15, 2026

**SUBJECT:** IN THE MATTER OF REVIEW/APPROVE CITY COUNCIL MEETING MINUTES OF SEPTEMBER 1, 2026

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**REQUEST:** REVIEW AND APPROVE

# REGULAR CITY COUNCIL MEETING

## MUNICIPAL MINUTES CITY OF TUPELO
## STATE OF MISSISSIPPI
## SPETEMBER 1, 2026

The Tupelo City Council held its regular meeting in the Council Chambers in the City Hall building on Tuesday, September 1, 2026, at 6:00 p.m. The following Council Members attended: Lynn Bryan, Travis Beard, Nettie Davis, Janet Gaston, Bentley Nolan, and Rosie Jones. Also attending were City Attorney Ben Logan, and Sandra Shumaker, Clerk of the Council. Council Member Chad Mims was absent. Council Member Davis asked Kelly Mims to give the invocation, and Council Member Janet Gaston led the pledge of allegiance. President Lynn Bryan called the meeting to order at 6:00 p.m.

**CONFIRMATION OR AMENDMENT TO THE AGENDA AND AGENDA ORDER**

Vice President Nolan moved, seconded by Council Member Beard, to amend the agenda order to move **IN THE MATTER OF BILL PAY** to the end of the agenda pending approval for the addition of the emergency purchase below:

**IN THE MATTER OF AN EMERGENCY PURCHASE OF THREE (3) 300 kVA THREE PHASE PADMOUNT TRANSFORMER**

The vote was unanimous in favor of moving bill pay until after adding this emergency purchase to the agenda.

**PROCLAMATIONS, RECOGNITIONS AND REPORTS AGENDA**
**PUBLIC RECOGNITION**

Council Member Nolan congratulated teachers and administrators of Carver Elementary for winning the Mississippi Whole Schools “Model School Award”.

Council Member Davis asked everyone to pray for the family of Robert Cook, a former city employee who recently passed away.

**MAYOR'S REMARKS**

Mayor Jordan announced that the city would be hosting approximately 100 teams this weekend for a soccer tournament. He stated that Woodford Way would receive asphalt in a couple weeks and should be completed by October 11, 2026, a date that coincides with the opening of Target.

**PUBLIC AGENDA**

**IN THE MATTER OF PUBLIC HEARING FOR LOT MOWING**

No one appeared to speak on this matter. APPENDIX “A”

**IN THE MATTER OF PUBLIC HEARING FOR DEMOLITION PROPERTY**

No one appeared to speak on this matter. APPENDIX “B”

**IN THE MATTER OF PUBLIC HEARING – 2026 TAX LEVY**

No one appeared to speak on this matter. APPENDIX "C"

**CITIZEN HEARING**

Cecile Barnett addressed the council with concerns regarding Wildwood Subdivision. She has lived there for 35 years and is disappointed with the unkept yards in her neighborhood. Several of the houses are rental and she feels that may be part of the issue. There is also a burned house across the street that has not been addressed for the past year. She asked the city to increase code enforcement. She stated that she will volunteer to help in any way possible.

Deborah Boone moved to Wildwood Subdivision 20 years ago because the neighborhood was clean and well kept. There are now unkept properties in the neighborhood, and she believes the value of her home will be affected should she decide to sell. She asked the city for assistance in cleaning up the neighborhood.

Pat Alred has lived in Wildwood Subdivision for 27 years. She works hard to keep her yard maintained but her neighbor does not. The neighbor has moved, and the property is now overgrown and has an abandoned car. She also requested the city's help with an asphalt apron at the end of her driveway that holds water. Should she decide to sell her home, she will not receive the value due to the condition of the neighborhood.

Council President Bryan asked the Mayor, Tanner Newman and Kelly Knight to address these issues.

**ROUTINE AGENDA**

**IN THE MATTER OF REVIEW/APPROVE CITY COUNCIL MEETING MINUTES OF AUGUST 18, 2026**

Council Member Davis moved, seconded by Council Member Beard, to approve the minutes as presented. Of those present, the vote was unanimous in favor. APPENDIX "D"

**IN THE MATTER OF REVIEW/APPROVE MINUTES OF CITY COUNCIL SPECIAL-CALLED MEETING OF AUGUST 20, 2026**

Council Member Gaston moved, seconded by Council Member Nolan, to approve the minutes as presented. Of those present, the vote was unanimous in favor. APPENDIX "E"

**IN THE MATTER OF BUDGET AMENDMENT #9 FOR FY 2026**

Council Member Beard moved, seconded by Council Member Gaston, to approve budget amendment #9 as presented. Of those present, the vote was unanimous in favor. APPENDIX "F"

**IN THE MATTER OF APPROVAL FOR THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF TUPELO AND DEPARTMENT OF JUSTICE FOR THE BJA FY25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM LOCAL FORMULA GRANT – CYBER LAB EQUIPMENT**

Council Member Beard moved, seconded by Council Member Gaston, to approve the Mayor to execute this contract as presented. Of those present, the vote was unanimous in favor. APPENDIX "G"

**IN THE MATTER OF AWARD OF SPRING HILL MISSIONARY BAPTIST CHURCH STRUCTURAL STABILIZATION PROJECT NUMBER 2319.1 BID TO ROBERTS BUILDERS' INC**

Council Member Davis moved, seconded by Vice President Nolan, to approve and award this bid to Roberts Builders, Inc. Of those present, the vote was unanimous in favor. APPENDIX "H"

**IN THE MATTER OF LOT MOWING**

Council Member Beard moved, seconded by Council Member Davis, to approve the final lot mowing list as presented. Of those present, the vote was unanimous in favor. APPENDIX "I"

**IN THE MATTER OF REVIEW AND APPROVE PROPERTY FOR DEMOLITION**

Vice President Nolan moved, seconded by Council Member Davis, to approve the demolition of structures located at 1308 ½ Wilson Street. Of those present, the vote was unanimous in favor. APPENDIX "J"

**IN THE MATTER OF FINAL SUMMARY CHANGE ORDER APPROVAL BID NO. 2025-030PW FRONT STREET IMPROVEMENTS – MAIN ST TO JEFFERSON ST**

Council Member Beard moved, seconded by Vice President Nolan, to approve the change order as presented. This will finish the drainage repair on Front Street near the depot. Of those present, the vote was unanimous in favor. APPENDIX "K"

**IN THE MATTER OF APPROVAL OF HUNTINGTON BANK ARENA MINUTES OF JULY 20, 2026**

Council Member Gaston moved, seconded by Council Member Gaston, to approve the minutes as presented. Of those present, the vote was unanimous in favor. APPENDIX "L"

**IN THE MATTER OF APPROVAL OF CHANGE ORDER # 3 FOR TULIPS SEWER IMPROVEMENTS (BID NO 2025-019WL) SRF/ARC**

Vice President Nolan moved, seconded by Council Member Beard moved to approve this change order allowing a time extension of 66 days for completion of the lift station. The extension was reasonable and necessary due to components of the job being back-ordered. Of those present, the vote was unanimous in favor. APPENDIX "M"

**IN THE MATTER OF ORDER AUTHORIZING MAYOR TO EXECUTE BILL OF SALE AND ASSIGNMENT PURSUANT TO SEPTEMBER 2006 MISSISSIPPI ECONOMIC GROWTH ALLIANCE AND POINT OF PRESENCE, INC. (MEGAPOP) CONTRACT TERMS**

Council Member Beard moved, seconded by Vice President Nolan, to approve this order as presented. Of those present, the vote was unanimous in favor. APPENDIX "N"

**IN THE MATTER OF AN EMERGENCY PURCHASE OF THREE (3) 300 kVA THREE PHASE PADMOUNT TRANSFORMER**

Vice President Nolan moved, seconded by Council Member Davis, to approve the emergency purchase of transformers for the Water & Light Department. Of those present, the vote was unanimous in favor. APPENDIX "P"

**IN THE MATTER OF BILL PAY**

The bills were reviewed by Council Member Gaston, Council Member Beard and Council Member Davis. Council Member Beard moved, seconded by Council Member Gaston, to approve and pay the bills as presented using check numbers 443296-444546 and 50004536-50004573. Of those present, the vote is unanimous in favor. APPENDIX "O"

**EXECUTIVE SESSION**

Council Member Davis moved, seconded by Council Member Gaston, to consider the need for executive session. Of those present, the vote was unanimous in favor.

Council Member Davis moved, seconded by Council Member Gaston, to enter executive session at 6:29 PM

Council Member Davis moved, seconded by Council Member Gaston, to return to regular session at 6:47 pm. The vote was unanimous in favor.

**ADJOURNMENT**

There being no further business to be brought before the council at this time, Council Member Beard moved, seconded by Vice President Nolan, to adjourn the city council meeting of September 1, 2026, at 6:50 pm.

_____
LYNN BRYAN
COUNCIL PRESIDENT

ATTEST:

_____
SANDRA SHUMAKER
COUNCIL CLERK

APPROVED

_____
TODD JORDAN, MAYOR

_____
DATE

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** KIM HANNA, CFO

**DATE** 09/15/2026

**SUBJECT:** IN THE MATTER OF BILL PAY **KH**

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**Request:**

COUNCIL MEMBER JANET GASTON

COUNCIL MEMBER NETTIE DAVIS

COUNCIL MEMBER BENTLEY NOLAN

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Abby Christian, Grant Writer

**DATE** 15 September 2026

**SUBJECT:** IN THE MATTER OF APPROVAL TO SUBMIT AN APPLICATION FOR MS OUTDOOR STEWARDSHIP TRUST FUND GRANT – RECREATIONAL TRAIL DEVELOPMENT **AC**

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**Request:** Requesting approval to submit a MOSTF application for development of a trail in two separate areas. One area is at the end of Sunset Drive, and the other is off Lumpkin Avenue.

**Agency:** Mississippi Department of Finance and Administration

**Grant:** MS Outdoor Stewardship Trust Fund (MOSTF)

**Project Cost:** TBD

**Match:** TBD

**Submission Deadline:** 18 September 2026

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Abby Christian, Grant Writer

**DATE** 15 September 2026

**SUBJECT:** IN THE MATTER OF APPROVAL FOR MAYOR TO SIGN RESOLUTION FOR MS OUTDOOR STEWARDSHIP TRUST FUND GRANT AUTHORIZING THE APPLICATION AND COMMITTING ALL FUNDS TO COMPLETE THE DEVELOPMENT OF RECREATIONAL TRAILS **AC**

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**Request:** Requesting approval for the Mayor to sign a resolution authorizing the application and committing all funds required to complete the proposed trail project.

**Agency:** Mississippi Department of Finance and Administration

**Grant:** MS Outdoor Stewardship Trust Fund (MOSTF)

**Project Cost:** TBD

**Match:** TBD

**Submission Deadline:** 18 September 2026

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

**DATE** 09/15/2026

**SUBJECT:** IN THE MATTER OF REVIEW AND APPROVE ORDER TO PURCHASE PROPERTY LOCATED ON 1410 FORREST STREET AND AUTHORIZING THE MAYOR TO ENTER INTO SAID AGREEMENT **TN**

**REQUEST:**

# ORDER

## AN ORDER AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED AT 1410 FORREST STREET IN THE CITY OF TUPELO, MISSISSIPPI

**WHEREAS,** the governing authorities of the City of Tupelo are empowered to act with respect to the care, management and control of municipal affairs and its properties for which no provision has been made by general law and which is not inconsistent with existing law pursuant to Section 21-17-1, et seq. of the Mississippi Code Annotated (1972), as amended, including the authority to sell, convey or lease real property on such terms as it may elect that are consistent with statutory authority; and

**WHEREAS,** in compliance with the provision of Miss. Code Ann. § 43-37-3 (1972, as amended), governing the acquisition of real property using public funds, the City of Tupelo desires to purchase real property located at **1410 Forrest Street, Parcel #077L-36-108-00, PPIN 18864,** (hereinafter "Subject Property") from **Hollywood Investments, LLC,** for the best negotiated price of Fifteen Thousand Dollars ($15,000.00), which is the lesser of the best negotiated price or the approved appraisal of the fair market value or the price at which the property is offered for sale; and

**WHEREAS**, the Subject Property to be purchased by the City of Tupelo is more particularly described as follows:

LOT 34 ACCORDING TO THE GRIDER THOMPSON SURVEY IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9, RANGE 5 EAST, IN LEE COUNTY, MISSISSIPPI, MAP OF SAID SUBDIVISION BEING RECORDED IN PLAT BOOK NO. 1 AT PAGE 59 OF THE RECORDS OF MAPS AND PLATS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF LEE COUNTY, MISSISSIPPI

**WHEREAS**, the Subject Property is currently in such a state of blight as to be detrimental to the health, safety and welfare of the citizens of the City of Tupelo; and

**WHEREAS**, the City of Tupelo also owns additional properties near the Subject Property; and

**WHEREAS**, the purchase of the Subject Property further serves the best interest of public health, safety and welfare by furthering the blight removal and redevelopment of this area.

**NOW, THEREFORE,** let it be ordered by the City Council of the City of Tupelo as follows:

1. The prefatory findings of this Order are hereby accepted, incorporated herein and found to be in accordance with the necessary and warranted exercise of the authority of the City of Tupelo to purchase necessary interests in real property for the purpose of blight removal and redevelopment.
2. The City Council authorizes the purchase of the Subject Property for not more than Fifteen Thousand Dollars ($15,000.00).

3. The Mayor of the City of Tupelo and the City Clerk are hereby authorized by the City Council to enter into the purchase agreement attached hereto for the purchase of the Subject Property (*see* Exhibit "A"), and to execute all documents necessary to effectuate the purchase of the said property. The contract and acceptance of deed will be ratified subsequent to closing.
4. This Order to purchase is made subject to the condition that Grantors possess good and marketable fee simple title to the Subject Property, free of any liens and encumbrances of any kind.

After a full discussion of this matter, Council Member _____moved that the foregoing Order be adopted and said motion was seconded by Council Member _____ and upon the question being put to a vote, the results were as follows:

Councilmember Mims voted _____
Councilmember Bryan voted _____
Councilmember Beard voted _____
Councilmember Davis voted _____
Councilmember Nolan voted _____
Councilmember Gaston voted _____
Councilmember Jones voted _____

The motion having received the affirmative vote of a majority of the members present, the President declared the motion carried and the order adopted.

**WHEREUPON,** the foregoing Order was declared, passed and adopted at a regular meeting of the Council on this the 4th day of August, 2026.

CITY OF TUPELO, MISSISSIPPI

_____
LYNN BRYAN, City Council President

ATTEST:

_____
SANDRA SHUMAKER
Clerk of Council

APPROVED:

_____
TODD JORDAN, Mayor

_____
DATE

# CONTRACT OF PURCHASE

AGREEMENT entered into this the_____ day of _____ 2026, by and between **HOLLYWOOD INVESTMENTS, LLC,** (hereinafter referred to as "SELLER"), and the **CITY OF TUPELO, MISSISSIPPI** (hereinafter referred to as "PURCHASER"), and in consideration of the mutual covenants contained herein, do hereby contract and agree as follows:

Purchaser desires to purchase from Seller, and Seller wishes to sell to Purchaser, all of Seller's right, title and interest in and to certain real property located at 1410 Forrest Street, Parcel #077L-36-108-00, situated in the City of Tupelo, Lee County, Mississippi, upon the terms set forth herein. The real property is more particularly described as follows (the "Subject Property"):

LOT 34 ACCORDING TO THE GRIDER THOMPSON SURVEY IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9, RANGE 5 EAST, IN LEE COUNTY, MISSISSIPPI, MAP OF SAID SUBDIVISION BEING RECORDED IN PLAT BOOK NO. 1 AT PAGE 59 OF THE RECORDS OF MAPS AND PLATS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF LEE COUNTY, MISSISSIPPI

1 . PRICE. The purchase price of the Subject Property shall be Fifteen Thousand Dollars, ($15,000.00) and shall be due and payable at closing:

2. CLOSING. Sellers shall deliver to Purchaser at closing a warranty deed, conveying good and marketable fee simple title to the Subject Property, subject to subdivision, zoning, and other regulations in effect in the City of Tupelo or Lee County, Mississippi, and rights of way and easements for public roads, flowage, utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners, as well as any other restriction or reservation of which an accurate title search would reveal or which a survey or inspection of the property would reveal, and with taxes not delinquent; provided, however, that should delinquent taxes be due, Seller hereby agrees to pay such amount with the proceeds from the closing.

3. CLOSING COSTS. Buyer is to pay for preparation of the warranty deed and to pay for any and all other closing costs, if any. Real property taxes for the current year, if any, shall be paid by the seller by pro rata share as of the date of closing.

4. PROPERTY CONDITION. The Subject Property is sold in an "AS IS", "WHERE IS" condition "WITH ALL FAULTS" as of the closing. Purchaser acknowledges that neither Seller nor any of the employees, agents, or attorneys of Seller has made any verbal or written representations or warranties whatsoever to Purchaser, whether express or implied, statutory, or by operation of law regarding the condition of the Subject Property or the title thereto.

5. CLOSING AND POSSESSION: Seller and Purchaser agree that time is of the essence and shall work together to reasonably set a time for closing not to exceed 30-days from the date of this agreement. Possession shall pass at Closing. Seller shall be allowed

five (5) days from and after the date of closing to remove all personal property from the Subject Property.

6. COMMISSION: Seller and Purchaser each represent and warrant that they are not represented by a broker and that no real estate commissions are due in the regard to the sale(s) contemplated in this agreement.

7. GOVERNING LAW. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Mississippi.

8. VENUE. In the event that either party brings any action concerning the terms of this agreement, the jurisdiction for such action shall vest in the state courts of Mississippi having jurisdiction over the City of Tupelo, Lee County, Mississippi.

9. DEFAULT. If the sale of the Real Property does not close as a result of default by either party hereunder, the non-defaulting party may seek specific performance and/or recover its damages or may fully terminate this agreement without any future obligation.

10. SEVERABILITY. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

11. ACCEPTANCE AND RATIFICATION. The terms of this agreement shall be subject to ratification by the governing authorities of the City of Tupelo, Mississippi. The Deed to the Subject Property is subject to acceptance by the Buyer's governing authorities.

12. NOTICE. All notices concerning this Agreement shall be sent via United States Mail First Class, postage prepaid to the persons and addresses listed below.

| **PURCHASER:** | **SELLER:** |
|---|---|
| City of Tupelo, Mississippi | Hollywood Investments |
| Attn: Stephen N. Reed | Batemen Underwood, Owner |
| PO Box 1485 | 980 Charleston Boulevard |
| Tupelo, MS 38802-1485 | Tupelo, MS 38801 |

13. AMENDMENT. Any amendments to this agreement shall be made in writing and signed by both the Buyer and Seller.

14. ENTIRE AGREEMENT: This writing contains the entire Agreement of the Parties and may not be amended except in writing, signed by both Seller and Purchaser.

IN WITNESS WHEREOF, each of the Parties hereto has signed this Agreement on the date shown below their respective signatures. This Agreement shall, for all purposes, be deemed to be fully executed on the latest of the dates of execution as shown below (the "Effective Date").

PURCHASER

_____
TODD JORDAN, MAYOR
CITY OF TUPELO, MISSISSIPPI

_____
DATE

SELLERS

_____
BATEMAN UNDERWOOD
OWNER, HOLLYWOOD
INVESTMENTS, LLC

_____
DATE

ATTEST:

_____
KIM HANNA, CFO/CITY CLERK

**Appraisal Report of**



# VACANT LAND

**1410 FORREST STREET**
**TUPELO, MISSISSIPPI 38804**

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## RESTRICTED APPRAISAL REPORT

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Requested By

**Mr. Tanner Newman**
**City of Tupelo**

Effective Date of Appraisal

**August 27, 2026**

Appraised By

C. Kyle Rogers
Rogers Appraisal Company
State Certified General Appraiser
License Number GA-943

**ROGERS APPRAISAL COMPANY**
***Real Estate Appraisals / Consultation / Review***

**C. KYLE ROGERS**
**JERRY HOLLINGSWORTH**

**www.rogersappraisals.com**

**112 SOUTH BROADWAY**
**TUPELO, MS 38804**
**662. 842.9200**
**FAX 662.844.4324**

August 28, 2026

Mr. Tanner Newman
City of Tupelo

Re: Vacant Land
1410 Forrest Street
Tupelo, Mississippi 38804

Mr. Newman:

In accordance with your request, I personally inspected the above captioned property on August 27, 2026, and have considered available data pertinent to the estimation of its fee simple market value. The following restricted appraisal report is intended to be used internally by you, our client, or your representatives. This appraisal is contingent upon the information as shown in this report, as carefully gathered by the appraiser and provided by parties such as the client, being correct and accurate. This contingency is considered to be an extraordinary assumption, which is defined on page 15 of this report. No other extraordinary assumptions or hypothetical conditions are applicable.

The subject property has access to all typical city utilities of sufficient capacity and municipal services are available to the sites. No easements or encroachments are known to exist that would adversely affect the marketability or legal uses of the subject property. According to FEMA Flood Map 28081C0163F, dated October 16, 2013, the subject property is located in Flood Zone X, an area not inundated by 100-year flooding. A flood map is located in the addenda of this report.

The subject, which is located at 1410 Forrest Street, involves approximately 0.17 acres of generally level land that is at road grade. The acreage amount was taken from provided data and the Lee County Tax Assessor's office. Further description is on a later page.

As requested, I have completed an appraisal analysis of the subject real estate and this letter provides you with an opinion of its current market value based on our research of quantitative and qualitative data within the subject real estate market. We have employed all generally accepted valuation techniques relevant to valuing the subject property, which in this case involves the Sales Comparison Approach. To report the opinion of values developed, we have performed a restricted appraisal as defined by the Uniform Standards of Professional Appraisal Practice. Our scope of work in determining the overall market value opinion for the property under appraisement is outlined within our report. This restricted appraisal report sets forth only our conclusions and all other supporting documentation is retained within our work file. Because this is a restricted

appraisal report, its use is intended for the specific needs of the client which were given to the appraisers as a scope of work. That use is for internal business decisions by the City of Tupelo. Reliance on this appraisal report or the information or conclusions within it by a third-party is strictly prohibited.

The highest and best use of the subject is for residential purposes. The zoning of the subject is MUR, Mixed-Use Residential District, as shown by the City of Tupelo.

The Sales Comparison Approach to value was utilized. A number of similar sales that have transacted in the comparable real estate market have been compared directly with the property under appraisement. The sales data utilized has been verified by the appraisers and is considered the best available for indication a range of current market value for the subject property.

The last phase of any valuation assignment in which indications derived from market data are resolved into a final value opinion, is the reconciliation process. The reconciled value indication may be either a final range of value or a single point estimate. The value indications are tested for the appropriateness of the approaches, adjustments applied, accuracy of the data considered, and the quantity of evidence is analyzed. As a result of our analysis, after considering all those factors which affect value, it is concluded that the market value of the subject, as of August 27, 2026, and subject to the attached assumptions and limiting conditions, is as follows:

**$14,000**
**FOURTEEN THOUSAND DOLLARS**

The market value opinion set forth in this appraisal report assumes responsible ownership and professional management and marketing of the subject property. This valuation is also subject to the hypothetical conditions, extraordinary assumptions, and additional limiting conditions as attached herein. At the request of the client, we will form an opinion of the market value for the subject property for internal business decisions.

Respectfully submitted,



C. Kyle Rogers
State Certified General Appraiser
License Number GA-943

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

| | |
|---|---|
| Project: | **Vacant Land**<br>1410 Forrest Street<br>Tupelo, Mississippi 38804 |
| Effective Date of Valuation: | August 27, 2026 |
| Legal Interest: | Fee Simple Market Value |
| Zoning: | MUR, Mixed-Use Residential District |
| Site Area: | Approximately 0.17 Acres |
| Indicated Value: | $14,000 |

## OBJECTIVE OF THE APPRAISAL

The objective of our appraisal analysis is to give an opinion of the market value of the subject property as of the effective date of this report, or August 27, 2026. The purpose of the report is to present the data and the reasoning used by the appraisers in giving our opinion of market value for the property under appraisement.

## DEFINITION OF MARKET VALUE

***Market value*** is defined in *The Dictionary of Real Estate Appraisal, 6th Ed.* as:

"The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in term equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgably, for self-interest, and assuming that neither is under duress."

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## INTENDED USE OF THE REPORT

The intended use of this appraisal report is to assist the client, the City of Tupelo, in establishing an opinion of market value for the subject property. It is my understanding that it will be used for internal business decisions, as of August 27, 2026.

## PROPERTY RIGHTS APPRAISED

We have formed an opinion of market value for the subject property for the rights that accrue to a fee simple estate.

**Fee Simple:**

According to *The Dictionary of Real Estate Appraisal, 6th Edition*, a fee simple estate is defined as *"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

**Leased Fee:**

A leased fee estate is defined as "ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease."

In regard to the fee simple interest definition, it states the ownership is "unencumbered". This would assume the property is being appraised as if vacant, as opposed to being at stabilized occupancy. A clearer interpretation of fee simple interest is to consider the property as if owner occupied, or as if leased at market rates and at stabilized occupancy. The opinions in this appraisal, if being valued in fee simple interest, were based on the later interpretation.

## LEGAL IDENTIFICATION

A legal description was not provided. The site size was estimated via the Lee County Tax Assessor's office.

The legal description or identification used in this report, which was either provided by the client or owner or obtained by the appraiser, is assumed to be correct. The correctness of the reported identification is not the responsibility of the appraiser and it is recommended that the user of this appraisal consult a qualified legal party as to its accuracy.

## PROPERTY HISTORY & TAXES

The subject is owned by Hollywood Investments, LLC. No transactions have occurred in the last three years that are relevant to market value.

The current tax information on the subject property is as follows:

| | |
|---|---|
| Owner: | Hollywood Investments, LLC |
| Parcel Number: | 077L-36-108-00 |
| Land Value: | $12,800 |

## ZONING

The subject is zoned MUR, Mixed-Use Residential District, by the City of Tupelo. The objective of the Mixed-Use Residential District (MUR) is intended to provide opportunities for new development and redevelopment in existing well-connected, centrally located neighborhoods. MUR standards will allow a diverse range of housing that is compatible with existing development patterns. A range of residential housing types may be permitted and will be the majority of new development, including detached single-family houses, duplexes, patio homes, townhomes, live/work units, or apartments. Some small scale commercial uses may be allowed on larger streets if the buildings are scaled to the neighborhood and the uses are those that are compatible with the neighborhood. These could include a church, small boutique clothing store, doctor's office, day care center, coffee shop, or dry cleaner. The MUR district is intended to accommodate new growth in areas near activity centers and major streets and to allow for a vertical or horizontal mix of uses on sites. All new development and redevelopment will be pedestrian-oriented and shall be accessible via local streets to parks, schools, and nearby commercial centers. Development will be designed so that its form, height, and proportion are compatible with existing adjacent development.

## APPRAISAL REPORTING

There are two types of appraisal reports under each appraisal type: Appraisal Report and Restricted Appraisal Report. The following definitions have been adopted for each type of report:

Appraisal Report: A written report prepared under Standards Rule 2-2(a).

Restricted Appraisal Report: A written report prepared under Standards Rule 2-2(b).

This appraisal is classified as a Restricted Appraisal Report and the appraiser has summarized the analysis and rationale for the conclusions. Additionally, all indications of value significant to the valuation assignment are included. The appraisal is to be used by the City of Tupelo for internal business decisions. No other users are intended.

## SCOPE OF APPRAISAL

The scope of this appraisal is to develop a market value opinion for the property located at 1410 Forrest Street in Tupelo, Mississippi. A physical inspection of the site was made as well as a viewing of the surrounding area.

Market data was compiled on similar properties within a reasonable area from the subject. A survey of the surrounding area for comparable listings was also made. Pertinent information and data on the neighborhood and similar competitive neighborhoods in the subject area was gathered and confirmed and all of the information was verified via associate appraisers, real estate brokers, and the Tax Assessor's office.

An overview of the process used to gather all documentation in each of the approaches is summarized as follows: The subject site was inspected on the effective date of this report; available Involved parties were interviewed and specific information concerning the facility was verified; Regional, county, and city data was analyzed and all of the information was verified; All necessary organizations were contacted to verify the zoning, the flood information, and other data that may have an influence on the market value estimation; Comparable sales data, and other related data, for similar properties were also verified with local associate appraisers, real estate brokers, and property owners.

Because of the age of the subject and the difficulty in estimating depreciation, the Cost Approach was not utilized, and is not necessary for credible results. Because the subject would not typically be valued via potential lease, the Income Capitalization Approach was not utilized, and is not necessary for credible results. The Sales Comparison Approach was used in this appraisal. This report is limited to use by the identified client and the opinions and conclusions set forth in the report may not be fully understood properly without additional information found in the appraiser's work file.

The complete property is being appraised, in a Restricted Appraisal Report format, in value as a whole property with the site having values as a part of the whole and all contributing to the overall value of the subject. If the client requires any additional supporting documentation or data, the reasoning of the appraiser estimations, or the analyses shown for each of the indications in the report, please request such information and we will abide.

## EXPOSURE TIME

Exposure time is the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of appraisal. It is a retrospective estimate based on an analysis of recent past events, assuming a competitive and open market. It assumes not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable marketing effort. Exposure time is therefore interrelated with appraisal conclusion of value.

An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following:

Statistical information about days on the market, Information gathered through sales verification, Interviews of market participants.

The reasonable exposure period is a function of price, time, and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions.

In consideration of these factors, the following have been analyzed:

Exposure periods of comparable sales revealed during the course of this appraisal; Macroeconomic exposure times for the subject property type across the Subject MSA; Knowledgeable real estate professionals, and the entire United States as published in multiple articles and websites.

Based on the foregoing analysis, an exposure time of approximately 12 months is reasonable, defensible, and appropriate. This exposure time assumes the subject would have been competitively priced and aggressively promoted within the market area.

## MARKETING TIME

Marketing time is the period a prospective investor would forecast to sell the subject property immediately after the date of value, at the value estimated. The marketing time is an estimate of the number of months it will require to sell the subject from the date of value, into the future. The anticipated marketing time is essentially a measure of the perceived level of risk associated with the marketability, or liquidity, of the subject property. The marketing time estimate is based on the data used in estimating the reasonable exposure time, in addition to an analysis of the anticipated changes in market conditions following the date of appraisal. The future price for the subject (at the end of the marketing time) may or may not equal the appraisal estimate. The future price depends on unpredictable changes in the physical real estate, demographic and economic trends, real estate markets in general, supply / demand characteristics for the property type, and many other factors.

Based on the premise that present market conditions are the best indicators of future performance, a prudent buyer will forecast that, under the conditions described above, the subject will require a marketing time of approximately 12 months.

## EXTRAORDINARY ASSUMPTION DEFINITION

The term extraordinary assumption can be defined as “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.” Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.”

There is an extraordinary assumption because this appraisal is contingent upon the information as shown in this report, as carefully gathered by the appraiser and provided by parties such as the client, being correct and accurate.

## PROPERTY IDENTIFICATION

The subject is an approximately 0.17 acre tract located at 1410 Forrest Street in Tupelo, Mississippi. It is rectangular in shape and generally level land that is at road grade. It has frontage and access of approximately 50 feet along Forrest Street with a depth of approximately 150 feet.

Please refer to the following pages for a better visualization of the subject property.

# SITE LOCATION MAP



## GIS PLAT



*The subject is roughly highlighted above.

## PHOTOGRAPHS OF THE SUBJECT PROPERTY



VIEW OF SUBJECT



VIEW OF SUBJECT



WEST ALONG FORREST STREET



EAST ALONG FORREST STREET

## VALUATION

The subject property was given an estimated market value using the Sales Comparison Approach. A number of sales of similar properties in the comparable real estate market were compared directly with the subject property, a sample of which are located in the addenda of this report, with a summary table below. Ultimately, a per acre value between $75,000 and $85,000 was estimated for the overall used square footage of the subject. A value in the middle of this range, or $80,000 per acre, is considered the most appropriate. This results in a total estimated value of approximately $14,000 via the Sales Comparison Approach.

| No. | Location | Sale Date | Price | Land Size (Acres) | Price/ Acre |
|---|---|---|---|---|---|
| 1. | 0 Lawndale Drive | 01/30/2024 | $3,500 | 0.12 | $29,167 |
| 2. | 0 Milford Street | 05/22/2024 | $30,000 | 0.70 | $42,857 |
| 3. | 0 Ashley Lane | 05/31/2023 | $22,000 | 0.27 | $83,333 |
| 4. | 0 Marquette Street | 08/10/2026 | $19,500 | 0.28 | $78,571 |
| 5. | 0 Trace Avenue | 06/29/2023 | $24,000 | 0.37 | $52,703 |

Many sales that are comparable to the subject property were considered, with several examples included. A range in size from 0.12 to 0.70 acres and in price per acre of $29,167 to $83,333 per square foot is shown. Adjustments for size, location, topography and utility were made and the range previously mentioned was estimated. Each of the sales considered is a comparable type property to the subject, although there are many variances in each.

The Sales Comparison Approach is usually reliable because it reflects what a potential purchaser would be willing to pay for a property in the open market.

The last phase of any valuation assignment in which indications derived from market data are resolved into a final value opinion, is the reconciliation process. The reconciled value indication may be either a final range of value or a single point

estimate. The value indications are tested for the appropriateness of the approaches, the adjustments applied, the accuracy of the data considered, and the quantity of evidence that is analyzed. The final conclusion of value was estimated to be $14,000.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. That the date of value to which the opinion expressed in this report is set forth in the letter of transmittal. The appraisers assume no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

2. That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

3. That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming to be under responsible ownership and competent management and available for its highest and best use.

4. That no engineering survey has been made by the appraisers. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

5. That maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

6. That testimony or attendance in court or at any other hearing is not required by reason rendering this appraisal unless such arrangements are made a reasonable time in advance.

7. That information furnished by others, while assumed to be correct, is not guaranteed.

8. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to valuation conclusions or the identity of the appraisers.

9. The liability of Rogers Appraisal Company and employees is limited to the fee collected. There is no accountability, obligation, or liability to any third party. The appraisers assume no responsibility for any cost incurred to discover or correct any deficiencies present in the property.

10. Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser(s). In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

11. The fee for this appraisal or study is for the service rendered and not the time spent on the physical report.

12. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions and all assumptions and conditions here and attached to the employment contract.

13. That the value estimate anticipates, if necessary, a marketing time of up to one year. This is based on current economic conditions for the subject's area.

14. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions including the presence of hazardous wastes, toxic substances, etc., that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as environmental assessment of the property.

## ENVIRONMENTAL DISCLAIMER

1. The appraiser hereby states that he is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the subject property.

2. The existence of such substances may or may not have an effect on the market value of the subject property; however the appraiser is not qualified to determine the existence of any such materials.

3. No consideration has been given in this analysis to any potential diminution in value should hazardous materials be found.

4. The client is urged to retain an expert in the field of detection of hazardous waste before making a decision regarding this property.

5. Unless otherwise stated, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or other agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the inspection unless otherwise stated. If the presence of such substances such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value.

## ADDITIONAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraisers have no knowledge concerning the presence of any hazardous materials on the site or in the structure as of the date of the appraisal, other than those specified in the appraisal. We have not conducted any tests to determine whether or not such hazardous material and/or related conditions exist. We recommend that the reader direct any questions concerning this issue to a firm of registered professional engineers specializing in providing such testing and analysis. We assume that the site is free from hazardous waste contamination. Any contamination subsequently found on the subject site, however, automatically renders this appraisal null and void. No study has been made available to determine whether structures may have an infestation such as termites or dry rot. In the absence of such a study, it is assumed the property is free from such problems.

It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent condition of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client’s responsibility to order the appropriate inspections. The appraiser assumes no responsibility for these items. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraisers.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether of not is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed

analysis of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property. Acceptance of and/or use of this report constitutes acceptance of all assumptions and the above conditions.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and that I have no personal interest or bias with respect to the parties involved;

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment and I have not appraised or provided any services regarding the subject property within the three years prior to accepting this assignment.

That my engagement in this assignment was not contingent upon development or reporting predetermined results.

That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

That I, Kyle Rogers, currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions.

That I, Kyle Rogers, have made a personal inspection of the property that is the subject of this report;

That no one provided significant real property appraisal assistance to the person(s) signing this certification.

That I have completed previous appraisals of similar type properties.

This appraisal complies with USPAP.

That my opinion of market value of the subject property, as of August 27, 2026, is:

**$14,000**

### RESTRICTION UPON DISCLOSURE AND USE

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which he is connected) shall be disseminated to the public through advertising media, public relations media, new media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.



C. Kyle Rogers, GA-943

**ADDENDA**



112 Lawndale, Tupelo, MS 38801
MLS #23-3337

This lot is in a great location right off West Main Street.

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 01/11/2024 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 01/30/2024 | Sold Price | 3,500 |
| Selling Member | Chance Beck | Selling Office | JASON WARREN AND ASSOCIATES, INC 536001123 |
| Days on Market | 125 | Status | Closed |
| Begin Date | 09/27/2023 | Original List Price | 5,000 |
| List Price | 5,000 | Exclusive Agency | No |
| Directions | West Main to Lawndale. Turn left on Lawndale. Lot will be on the left. | | |
| Owner | Habitat | | |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | 90 x 108.3 |
| Lot Acres | 0 | School District | Tupelo Public School |

## Remarks

| | |
|---|---|
| Private Remarks | Commission is $1,000 flat fee to be split 50/50 between selling broker and listing broker. Taxes are estimated. |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Southwest Tupelo | County | Lee |
| PPIN | 17896 | Total Taxes | 180 |
| Subdivision | Other | | |
| Legal | B 0500; P 824; S36; T09S; R05E; | | |
| Parcel Number | 077R-36-122-00 | | |

## Status Change Info

| | |
|---|---|
| Status Change Date | 02/01/2024 |

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Milford St., Tupelo, MS 38801
MLS #24-1325

This prime corner lot is zoned for mixed use, providing flexibility for a variety of usage needs. Owner is a licensed real estate broker. All info subject to verification. Agents see private remarks.

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 04/23/2024 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 05/22/2024 | Sold Price | 30,000 |
| Selling Member | JAMES RILEY HUNTER, SR | Selling Office | TM REALTORS 536000004 |
| Days on Market | 33 | Status | Closed |
| Begin Date | 04/19/2024 | Original List Price | 49,700 |
| List Price | 49,700 | Exclusive Agency | No |
| Directions | From Gloster St. go west onto Main St. Take a left onto Milford at stoplight. Lot is at the intersection of Milford & Ida in the southwest quadrant. See sign. | | |
| Owner | Hunter & Morgan LLC | How To Show | land - show any time |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | 175 x 175 |
| Lot Acres | 0.70 | Cleared | yes |
| Waterfront | No | School District | Tupelo Public School |

## Remarks

| | |
|---|---|
| Private Remarks | Listing agent must be notified of any video/virtual showings. Earnest money being submitted by mail to the listing broker is not permitted unless disclosed in the offer. Listing agent can assist with a request via Earnnest ($18 fee to vendor) |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Southwest Tupelo | County | Lee |
| PPIN | 34649 | Total Taxes | 867.54 |
| Subdivision | Other | | |
| Legal | B0118 P 598 12/17/2001 | | |
| Parcel Number | 077R-36-144-02 | | |

## Status Change Info

| | |
|---|---|
| Status Change Date | 05/22/2024 |

## Details

| | |
|---|---|
| **Miscellaneous:** | Sign; Flood Zone |

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723 Ashley Ln., Tupelo, MS 38801
MLS #24-407

Cleared lot located off of Thomas Street is ready for you to build your dream home. Property is conveniently located close to schools, dining, entertainment, and major roads. Has all utilities. Information is deemed reliable, but is not guaranteed.

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 06/23/2024 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 07/22/2024 | Sold Price | 22,500 |
| Selling Member | Eric Chambers | Selling Office | TM REALTORS 536000004 |
| Days on Market | 161 | Status | Closed |
| Begin Date | 02/12/2024 | Original List Price | 28,000 |
| List Price | 28,000 | Exclusive Agency | No |
| Directions | South Thomas to Englewood to Ashley Lane. | | |
| Owner | Pilgreen | How To Show | Call Appt. Center 662-680-6490 |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | 95 x 127.5 |
| Lot Acres | 0.27 | Waterfront | No |
| School District | Tupelo Public School | | |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Southwest Tupelo | County | Lee |
| PPIN | 18364 | Total Taxes | 490.82 |
| Subdivision | Cedar Grove | | |
| Legal | Number: 2023006127 | | |
| Parcel Number | 101B-02-168-12 | | |

## Status Change Info

| | |
|---|---|
| Status Change Date | 07/23/2024 |

## Details

| | |
|---|---|
| **Miscellaneous:** | Sign |
| **Land:** | Deed Restriction; Paved Road; Irregular; Road Frontage |

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723 Ashley Ln., Tupelo, MS 38801
MLS #23-268

This cleared lot located off of Thomas Street is ready for you to build your dream home! Property is conveniently located close to schools, shopping, dining, entertainment, major roads and more. All information is deemed reliable but not guaranteed

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 05/01/2023 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 05/31/2023 | Sold Price | 22,000 |
| Selling Member | Shirley Curry, CRS, ABR | Selling Office | Crye-Leike Realtors 536000030 |
| Days on Market | 127 | Status | Closed |
| Begin Date | 01/24/2023 | Original List Price | 40,000 |
| List Price | 25,000 | Exclusive Agency | No |
| Directions | South Thomas Street to Englewood to Ashley Lane | | |
| Owner | Warren | | |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | 95 x 127.5 |
| Lot Acres | 0 | School District | Tupelo Public School |

## Remarks

| | |
|---|---|
| Private Remarks | Email appointments@cbtupelo.com Monday-Friday/8AM-5PM or Call listing office @ 662-620-2232. All offers to purchase must have loan approval letter attached to offer. All information is believed to be correct, but subject to verification. We do not warrant square footage or lot size |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Southwest Tupelo | County | Lee |
| Zoning | Residential | Total Taxes | 481.82 |
| Subdivision | Colonial Hills | | |
| Legal | PPIN 18364 | | |
| Parcel Number | 101B-02-168-12 | | |

## Status Change Info

| | |
|---|---|
| Status Change Date | 05/31/2023 |

## Details

| | |
|---|---|
| **Miscellaneous:** | Sign |
| **Land:** | Road Frontage |

.




1108 Marquette, Tupelo, MS 38801
MLS #26-661

Perfect lot to build your next home! All info subject to verification.

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 07/27/2026 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 08/10/2026 | Sold Price | 19,500 |
| Selling Member | Gissel Rivera | Selling Office | Crye-Leike Realtors 536000030 |
| Days on Market | 164 | Status | Closed |
| Begin Date | 02/27/2026 | Original List Price | 29,500 |
| List Price | 29,500 | Exclusive Agency | No |
| Directions | From W Jackson, head N on Lumpkin, turn right on Marquette and lot will be on the left. | | |
| Owner | Little | How To Show | Land-vacant |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | 100 x 161.1 |
| Lot Acres | 0 | Waterfront | No |
| School District | Tupelo Public School | | |

## Remarks

| | |
|---|---|
| Private Remarks | Listing agent must be notified of any video/virtual showings. |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Northwest Tupelo | County | Lee |
| Zoning | Residential | PPIN | 018035 |
| Total Taxes | 517.59 | Subdivision | Bristow Acres |
| Legal | B 0015 P 732 10/30/2000 | | |
| Parcel Number | 077G-25-112-00 | | |

## Status Change Info

| | |
|---|---|
| Status Change Date | 08/12/2026 |

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Trace Ave., Tupelo, MS 38804
MLS #23-2040

An exceptional residential house lot in the Joyner Community. This lot offers dual street frontage for added convenience and access. With ample space to build a home and enjoy the tranquil surroundings. Close proximity to schools, shopping, and healthcare. Don't miss this unique opportunity. Contact us today! All information is deemed accurate, but is not guaranteed by Broker or Seller.

## Contract Information

| | | | |
|---|---|---|---|
| Under Contract Date | 06/15/2023 | Approved by MLS | Yes |
| Listing Member | | Listing Office | |
| Sold Date | 06/29/2023 | Sold Price | 24,000 |
| Selling Member | Chance Beck | Selling Office | JASON WARREN AND ASSOCIATES, INC 536001123 |
| Days on Market | 16 | Status | Closed |
| Begin Date | 06/13/2023 | Original List Price | 24,000 |
| List Price | 24,000 | Exclusive Agency | No |
| Directions | Take the McCullough Blvd exit off of highway 45 South. Take the exit off of McCullough Blvd onto Jenkins St. Turn left at the stop sign onto Jenkins St. Turn right at the stop sign off of Jenkins St. onto Clayton Ave. Drive clayton Ave. until it dead ends into trace Ave. Property is the second to last lot located on the left at the end of Trace Ave. | | |
| Owner | Shelley Colburn | How To Show | Text Jacob (662) 322-9431 |

## General Property Description

| | | | |
|---|---|---|---|
| Property Type | Lots/Land | Book Section | Lots/Land |
| Realtor.COM Type | Lot/Land | Lot Size Dimensions | +/-0.3 |
| Lot Acres | 0.30 | School District | Tupelo Public School |

## Remarks

| | |
|---|---|
| Private Remarks | All information is deemed accurate, but is not guaranteed by Broker or Seller. |

## Location, Legal & Taxes

| | | | |
|---|---|---|---|
| Area | Northeast Tupelo | County | Lee |
| Zoning | Residential | PPIN | 22079 |
| Total Taxes | 730.03 | Subdivision | Joyner |
| Legal | Section 25, T 09 S, R 05 E. BLK F LOT 5 & PT 4 NW1/4 | | |
| Parcel Number | 077C-25-019-00 | | |

## Status Change Info

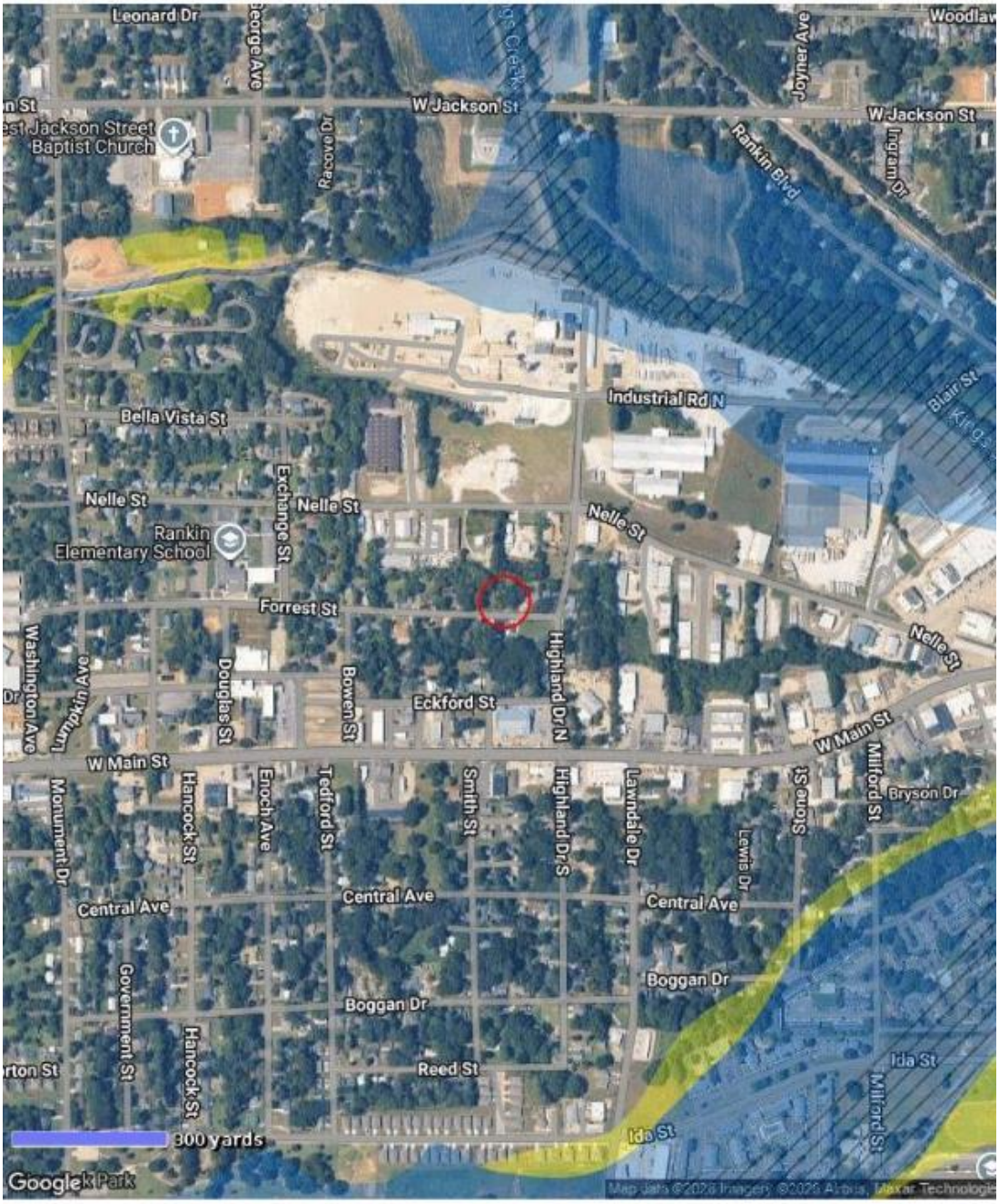
| | |
|---|---|
| Status Change Date | 06/29/2023 |

## Details

| | |
|---|---|
| **Miscellaneous:** | Property Type: Lots and Land |
| **Topography:** | Level; Open |

InterFlood by a la mode

Prepared for: Rogers Realty & Appraisal Company
1410 Forrest St
Tupelo, MS 38801-3314




**MAP DATA**

FEMA Special Flood Hazard Area: **No**
Map Number: **28081C0163F**
Zone: **X**
Map Date: **October 16, 2013**
FIPS: **28081**

**MAP LEGEND**

Powered by CoreLogic®

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area



State of Mississippi
MISSISSIPPI REAL ESTATE APPRAISAL BOARD

LICENSE # GA-943 STATUS: ACTIVE

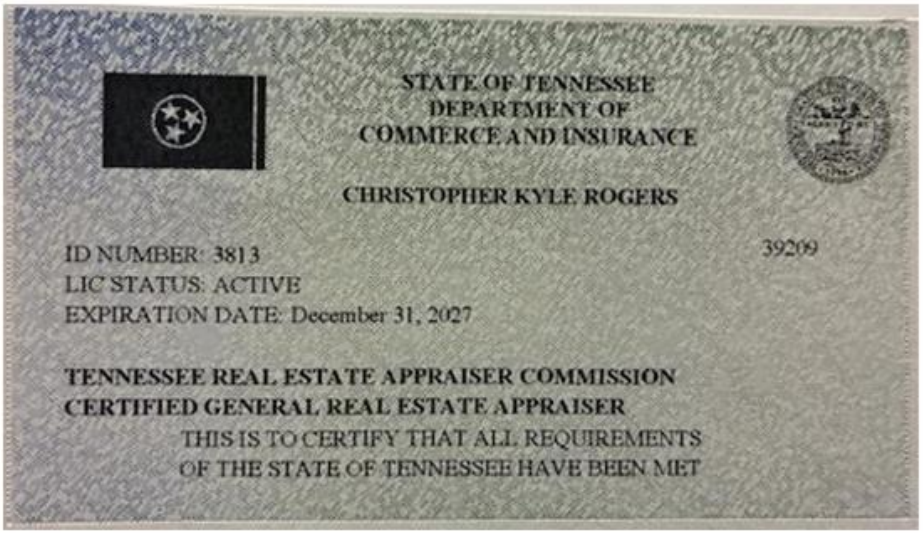
C KYLE ROGERS

HAS BEEN GRANTED A LICENSE AS A
STATE CERTIFIED GENERAL APPRAISER

Effective Date:
01/01/2026

Expiration Date:
12/31/2027

SIGNATURE OF LICENSEE



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE

CHRISTOPHER KYLE ROGERS

ID NUMBER: 3813
LIC STATUS: ACTIVE
EXPIRATION DATE: December 31, 2027

39209

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

# QUALIFICATIONS OF THE APPRAISER
# C. KYLE ROGERS
# CERTIFIED GENERAL REAL ESTATE APPRAISER
# TENNESSEE LICENSE NUMBER CG-3813
# MISSISSIPPI LICENSE NUMBER GA-943

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**EDUCATION**

General
University of Mississippi
Bachelor of Business Administration
Emphasis on Real Estate, Completed 2005.

**Real Estate**

**University of Mississippi**

Real Estate Investment Analysis
Business Finance
Advanced Income Appraisal
Real Estate Valuation and Appraisal
Real Estate Law
Principles of Real Estate
Real Estate Finance and Mortgage Banking
& numerous other English, Math, MGMT, Accounting,
MIS, Business Accounting, and Finance courses

**Appraisal Institute, etc.**

Uniform Standards of Professional Appraisal Practice
Standards of Professional Practice
Basic Appraisal Principles
Appraisal Practices and Procedures
Real Estate Finance Statistics and Valuation Modeling (Overland Park)
General Appraiser Market Analysis and Highest & Best Use (Atlanta)
General Appraiser Income Approach, Part 1 (Bridgeton)
General Appraiser Income Approach, Part 2 (Bridgeton)
Evaluating Commercial Construction (Atlanta)
General Appraiser Report Writing and Case Studies (Atlanta)
Advanced Income Capitalization (Louisville)
Advanced Concepts and Case Studies (Chicago)
A Comprehensive Review of Appraisal Concepts - 2020 (Chicago)

**APPRAISAL EXPERIENCE**

- Experienced for many years in the North Mississippi and West Tennessee areas on the evaluation, appraisal, and appraisal review of agricultural, multi-family residential, commercial, and industrial real estate properties.
- Qualified expert witness for Federal Bankruptcy Court and Eminent Domain.

**Professional Affiliation**

Appraisal Institute

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

**DATE** 09/15/26

**SUBJECT:** IN THE MATTER OF REVIEW / APPROVE FINAL LOT MOWING LIST **TN**

**REQUEST:**

# PRELIMINARY LOT MOWING LIST 9-15-26



| RECORD # | VIOLATION ADDRESS | PARCEL ID | OWNER NAME | OWNER ADDRESS | OWNER CITY/STATE/ZIP | | | CODE INSP |
|---|---|---|---|---|---|---|---|---|
| LM-26-539 | 2608 PERSIMMON DRIVE, TUPELO, MS 38801 | 078H-27-006-59 | TYLER OLIVIA G & DERICK | 2608 PERSIMMON DRIVE | TUPELO | MS | 38801 | JTL |
| LM-26-536 | 2600 PERSIMMON DRIVE, TUPELO, MS 38801 | 078H-27-006-63 | BLAIR CLEVELAND PROPERTIES LLC | 1805 SUNFLOWER CIRCLE | TUPELO | MS | 38801 | JTL |
| LM-26-534 | 2208 HOLLY HILL DRIVE, TUPELO, MS 38801 | 077E-26-002-00 | KOTLYAROV EDUARDO JR & JESSICA M | 2208 HOLLY HILL DRIVE | TUPELO | MS | 38801 | JTL |
| LM-26-529 | 1417 BAKER STREET, TUPELO, MS 38804 | 112B-04-058-00 | TLGFY LLC AND SECURED PARTY | 64 SHORELINE LN | GULFPORT | MS | 39503 | EG |
| LM-26-527 | 1424 BAKER STREET, TUPELO, MS 38804 | 112B-04-068-00 | SYKES SUSIE | 1424 BAKER STREET | TUPELO | MS | 38804 | EG |
| LM-26-526 | 1423 BAKER STREET, TUPELO, MS 38804 | 112B-04-056-00 | MOORE REGINA D | 1423 BAKER ST | TUPELO | MS | 38804 | EG |
| LM-26-525 | 1702 SOUTH GLOSTER STREET, TUPELO, MS 38801 | 106D-13-040-00 | TMC LLC | 210 EAST MAIN STREET | TUPELO | MS | 38804 | JLB |
| LM-26-524 | 0 NO STREET, TUPELO | 106D-13-042-00 | BT-OH LLC ATTN REAL ESTATE DEPT | 55 GLENLAKE PARKWAY NE | ATLANTA | GA | 30328 | JLB |
| LM-26-522 | 481 SOUTH FEEMSTER LAKE ROAD, TUPELO, MS 38804 | 088Q-34-031-00 | TLGFY LLC AND SECURED PARTY | PO BOX 669139 | DALLAS | TX | 75266 | EG |
| LM-26-521 | 3196 MONTEREY DRIVE, TUPELO, MS 38801 | 106G-13-098-00 | WINDOM PATRICIA | 3196 MONTEREY DRIVE | TUPELO | MS | 38801 | RS |
| LM-26-517 | 837 SOUTH MADISON STREET, TUPELO, MS 38801 | 113E-06-023-00 | CARL PROPERTIES LLC | 104 WINDSOR COURT | RIDGELAND | MS | 39157 | JLB |
| LM-26-507 | 3793 FAIR OAKS DRIVE, TUPELO, MS 38826 | 075Q-22-002-00 | BOYLES ELLEN R & CHASE MICHAEL | 3793 FAIR OAKS DRIVE | BELDEN | MS | 38826 | EG |
| LM-26-506 | 2849 MOORE AVENUE, TUPELO, MS 38801 | 106A-14-059-00 | WAGNER PROPERTIES LLC | P O BOX 7024 | TUPELO | MS | 38802 | EG |
| LM-26-503 | 3713 LANSDOWNE DRIVE, TUPELO, MS 38826 | 075R-22-072-00 | ROMAN OLIVIA G | 3713 LANSDOWNE | BELDEN | MS | 38826 | JTL |

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Kelly Knight, Public Works Director

**DATE** September 9, 2026

**SUBJECT:** IN THE MATTER OF BID AWARD APPROVAL 2026-038PW 12 MOS MATERIAL SUPPLY - **KWK**

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**Request:**

We are requesting to award the 12 Month Materials Supply Bid – Rip Rap, Surge and Gabion Stone, #1 Stone, Crusher Run, Mfg Sand, Clay Gravel, Fill Sand, Red Dirt – Bid No. 2026-038PW to the following supplier with an alternate –

**300 lb Rip Rap**: CrossWay Trucking $35.50/ton *Alternate: Poe Bros $37.90/ton*
**100 lb Rip Rap**: CrossWay Trucking $35.50/ton *Alternate: Poe Bros $37.90/ton*
**Surge 8 Inch**: SRM Materials $32.10/ton *Alternate: CrossWay Trucking $32.15/ton*
**Gabion 6 Inch**: Poe Bros $34.90/ton *Alternate: SRM Materials $36.10/ton*
**#1 Stone 3" Rock**: May Farms $31.95/ton *Alternate: CrossWay Trucking $32.15/ton*
**Crusher Run**: CrossWay Trucking $27.25/ton *Alternate: May Farms $27.50/ton*
**Mfg Sand**: May Farms $27.65/ton *Alternate: CrossWay Trucking $30.00/ton*
**Clay Gravel**: CrossWay Trucking $20.00/ton *Alternate: May Farms $27.50/ton*
**Fill Sand**: Hodges Const. $7.50/ton *Alternate: May Farms $7.95/ton*
**Red Dirt**: May Farms $7.95/yd *Alternate: Hodges Const. $8.00/yd*
**Spoiled Dirt**: Hodges $7.00/yd *Alternate: May Farms $7.95/yd*
**A-3 Granular Sand**: May Farms $14.00/ton **No Alternate*
**#57 Stone Washed**: May Farms $30.95/ton *Alternate: CrossWay Trucking $32.15/ton*
**#57 Stone Unwashed**: CrossWay Trucking $32.15/ton *Alternate: Poe Bros $35.90/ton*

**Note:** Poe Bros did not meet the requirements of the bid spec by not submitting their bid pricing based on the bid form unit of measure for 3 items – Clay Gravel, Fill Sand, A-3 Granular Sand. We rejected the bid pricing submitted for these 3 items.

BID # 2026-038PW Material & Delivery Bid Date: 9/1/2026

| | | | Crossway Trucking | Hodges | May Farms | Poe Brothers Trucking | SRM Materials |
|---|---|---|---|---|---|---|---|
| 300 lbs Rip Rap | 5000 tons | | **$35.50** | | | $37.90 | $43.10 |
| 100 lbs Rip Rap | 5000 tons | | **$35.50** | | | $37.90 | $38.10 |
| Surge 8 inch | 2500 tons | | $32.15 | | | $34.90 | **$32.10** |
| Gabion 6 inch | 2500 tons | | | | | $34.90 | $36.10 |
| #1 Stone 3" Rock | 2500 tons | | $32.15 | | **$31.95** | $34.90 | $35.10 |
| Crusher Run | 15,000 tons | | **$27.25** | | $27.50 | $31.60 | $30.10 |
| Manufactured Sand | 1500 tons | | $30.00 | | **$27.65** | $31.10 | $32.10 |
| Clay Gravel | 5000 tons | | **$20.00** | | $27.50 | $19.75 | |
| Fill Sand | 2500 tons | | $20.00 | **$7.50** | $7.95 | $7.90 | |
| Red Dirt | 2500 Yards | | | $8.00 | **$7.95** | $8.00 | |
| Spoiled Dirt | 6000 Yards | | | **$7.00** | $7.95 | $8.00 | |
| A-3 Granular Fine (yellow sand) | 2500 Tons | | | | **$14.00** | $8.00 | |
| #57 STONE WASHED | 2500 Tons | | 32.15 | | **$30.95** | $35.90 | $34.10 |
| #57 STONE UNWASHED | 2500 Tons | | **32.15** | | | $35.90 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY

## CITY OF TUPELO, MS

## BID # 2026-038PW

# ADVERTISEMENT FOR BIDS

NOTICE is hereby given that the City of Tupelo, Mississippi, will receive bids for:

**MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)- 12 MONTH SUPPLY**

**BID #2026-038PW**

**Until 10:30 A.M. on September 1, 2026**

Bids can be submitted via sealed bid at the Purchasing Office, City Hall 1st Floor, 71 East Troy Street, Tupelo, Mississippi, 38804 or electronically at www.tupelomsbids.com. Bid Documents and Specifications can be viewed and obtained online at www.tupelomsbids.com.

Any questions regarding electronic bidding or access to bid documents should be directed to PH Bidding Group at 662-407-0193.

Bids must be submitted on the official bid form provided by the Owner. Failure to use the required bid form may result in the bid being deemed non-responsive and will not be considered for award.

Pricing shall be submitted using the unit of measure specified on the official bid form. Bids submitted using a different unit of measure may be deemed non-responsive and rejected. All invoices submitted under any resulting contract must correspond to the awarded bid pricing and the unit of measure specified on the bid form. Invoices submitted using different units of measure or pricing may be rejected until corrected.

The City of Tupelo is an equal opportunity employer and hereby notifies all bidders that it will affirmatively insure that, in any contract entered unto pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, age, disability or national origin in consideration for an award.

The City of Tupelo reserves the right to reject any and or all bids, waive technicalities, informalities or irregularities in the bids received, solicit new bids or to choose that bid which is deemed to be in the best interest of the City of Tupelo.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

**CITY OF TUPELO, MISSISSIPPI**

**Kim Hanna, City Clerk**

**Publishing Dates: August 11, 2026, and August 18, 2026**

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY
## BID # 2026-038PW

## I. GENERAL

The City of Tupelo will accept sealed bids until **10:30 AM, September 1, 2026**, at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the city, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS

The City of Tupelo will be accepting bid proposals from qualified contractors for the purchase and delivery of supply materials designated as rip rap, surge and gabion stone, #1 stone, crusher run, manufactured sand, clay gravel, fill sand, red dirt, A-3 Granular Fine (Yellow Sand) for a 12 – Month Period.

Delivery will be to the Public Works Department stockyard at the corner of Franklin and Commerce unless otherwise requested. All deliveries will be within the city limits of Tupelo. If the approved bidder is unable to supply and deliver within five working days of the order, the alternate bidder will be contacted. One bidder may not be awarded all of the items. Pricing will determine what bidder gets which material.

All materials shall be in accordance with the directives, specifications and applicable local, state and federal guidelines associated with providing the specified items on the Bid Form.

All materials are required to meet the specifications of the Mississippi Standard Specifications for Road and Bridge Construction (Red Book) Mississippi Department of Transportation Jackson – 2004 Edition.

The materials and delivery shall be offered and supplied by the Bidder from the award of contract for a period of twelve (12) months, unless otherwise amended in writing by the Owner and agreed to by the Bidder. Prices quoted on the Bid Form shall not increase during the contract term, unless otherwise noted, and any price decrease shall be credited to the city.

Any quantities specified on the Bid Form are NOT necessarily the actual quantities proposed for immediate purchase by the city. The Bidder agrees to enter into a contract agreement with the city to provide the items included on the Bid Form at the specified unit price for any quantity that is ordered by the city. There shall be no minimum or maximum quantity related to the Bidder's specified unit price.

Random testing and truck weight measurements may be performed by the City of Tupelo. The City of Tupelo reserves the right to reject any material considered to be objectionable.

**GENERAL SPECIFICATIONS:**

1. The successful bidder must provide a certificate of insurance of $300,000 minimum per vehicle submitted with bid.
2. The successful bidder must provide a certificate of insurance of $1,000,000 general liability submitted with the bid.
3. The successful bidder must show evidence of Worker's Compensation insurance submitted with the bid.
4. The City of Tupelo will not accept responsibility for wrecker fees (towing), mechanical breakdowns, or damage to vendor owned equipment which delivers to work sites. City equipment will not be used in conjunction with vendor equipment in any way.

**MATERIAL SPECIFICATIONS:**

Cumulative percent lighter stone weight; pounds by weight.

**Item 1 Description**

300 lbs Rip Rap

(max quantity 5,000 tons)
300 pound rip per ton delivered…….

| | |
|---|---|
| 100 | 300 |
| 80 – 90 | 150 |
| 50 – 70 | 90 |
| 25 – 40 | 50 |
| 5 – 20 | 25 |
| 0 – 5 | less than 15 |

**Item 2 Description**

100 lbs Rip Rap

(max quantity 5,000 tons)
100 pound rip per ton delivered…….

| | |
|---|---|
| 100 | 90 |
| 80 – 90 | 50 |
| 50 – 65 | 25 |
| 25 – 40 | 15 |
| 5 – 20 | 7 |
| 0 – 5 | less than 4 |

**Item 3 Description**

Surge – 8 Inch rock and down
(maximum quantity to 2,500 tons)

**Item 4 Description**

Gabion Stone – 6" rock
(maximum quantity to 2,500 tons)

**Item 5 Description**

#1 Stone – 3" rock
(maximum quantity 2,500 tons)

**Item 6 Description**

Crusher Run
(Quantity to be up to 15,000 tons)

Material for construction of the granular courses shall be crushed limestone, free of organic matter, debris, clay lumps and other extraneous material, and shall be reasonably well graded within the following limits:

| Sieve Size | Percentage Passing |
|---|---|
| 1" | 90 - 100 |
| 3/8" | 45 - 85 |
| No. 4 | 30 – 65 |
| No. 40 | 15 - 30 |
| No. 200 | 4 – 15 |

**Item 7 Description**

Manufactured Sand (Stone Sand)
(Quantity to be up to 1,500 tons)

Gradation

| Stone Sand | % Passing Average Gradation |
|---|---|
| 3/8" | 100 |
| #4 | 98 |
| #8 | 50 |
| #16 | 21 |
| #30 | 13 |
| #50 | 8 |
| #100 | 3 |
| #200 | 1 |

*Average of tests performed at the quarry and may not be indicative of any one test. In place material may vary from submittal due to degradation and segregation caused by handling, spreading and compaction.

**Item 8 Description**

Clay Gravel
(Quantity to be up to 5,000 tons)

**Item 9 Description**

Fill Sand
(Quantity to be up to 2,500 tons)

**Item 10 Description**
Red Dirt
(Quantity to be up to 2,500 yards)

**Item 11 Description**
Spoiled Dirt
(Quantity to be up to 6000 yards)

**Item 12 Description**
A-3 Granular Fine (Yellow Sand) (Quantity to be up to 2500 tons)

**Item 13 Description**
#57 Stone Washed (Quantity to be up to 2500 tons)

**Item 14 Description**
#57 Stone Unwashed (Quantity to be up to 2500 tons)

## General Bidders Requirements/Information

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

4. The bid solicitation is for a supply contract of twelve (12) months with the City to have the option, at the end of the initial twelve (12) month period, to renew the contract for an additional twelve (12) months with no price increase if agreeable with vendor.

5. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be stated in the specifications.

6. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

7. Delivery will be a consideration in the awarding of this bid.

8. The burden of proof of specifications is the responsibility of the bidder.

## III. SUBMISSION OF BIDS:

It is understood that bidders who submit proposals have read, understood and accepted these specifications as written, and by submitting a proposal, agree to meet the specifications as written. Proposal modifications, alterations or corrections received after the closing time specified shall not be considered. The City of Tupelo is a Tax-Exempt Government Entity.

Bids must be submitted on the official bid form provided by the Owner. Failure to use the required bid form may result in the bid being deemed non-responsive and will not be considered for award.

Pricing shall be submitted using the unit of measure specified on the official bid form. Bids submitted using a different unit of measure may be deemed non-responsive and rejected. All invoices submitted under any resulting contract must correspond to the awarded bid pricing and the unit of measure specified on the bid form. Invoices submitted using different units of measure or pricing may be rejected until corrected.

Bids should be submitted via hard copy or electronically prior to **10:30 AM, September 1, 2026**. Electronic bids shall be submitted online at www.tupelomsbids.com.
Sealed bids shall be submitted to City of Tupelo, 71 East Troy Street, Tupelo, MS 38804.

## IV. QUESTIONS

Failure to examine any specifications and instructions will be at bidder's risk. All procedural and technical questions, or if the attached specifications are incomplete, not clear, or not standardized, shall be made in writing and addressed to the following.

General questions regarding this request should be directed to Kim Hanna, City Clerk, at the City of Tupelo Purchasing Department, 71 East Troy Street, Tupelo, MS 38804. The phone number is 662-841-6456. Email: kim.hanna@tupeloms.gov.

For questions concerning the technical specifications, prospective bidders may contact Josh Grubbs at the City of Tupelo Public Works Department. The phone number is 662-350-1060. Email: josh.grubbs@tupeloms.gov.

No oral explanations by any member of the City staff will be binding. Receipt of addenda must be acknowledged in writing. Submitting vendors shall be responsible for ensuring that they have received any and all addenda.

Questions regarding obtaining bid documents or submitting electronic bids via the website www.tupelomsbids.com should be directed to Plan House/ PH Bidding Group at 662-407-0195 or tupelo@planhouseprinting.com.

# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

This bid is submitted to: **City of Tupelo, 71 East Troy Street, Tupelo, MS 38804**
(Owner)

The undersigned, in compliance with the request for bids hereby proposes to furnish **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT - 12 MONTH SUPPLY** for the City of Tupelo in accordance with the specifications provided for the following **UNIT PRICE** amount:

| Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|
| **Item 1:** 300 LBS RIP RAP | 5000 | TONS | | |
| **Item 2:** 100 LBS RIP RAP | 5000 | TONS | | |
| **Item 3:** SURGE 8 inch | 2500 | TONS | | |
| **Item 4:** GABION 6 inch | 2500 | TONS | | |
| **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | | |
| **Item 6:** CRUSHER RUN | 15000 | TONS | | |
| **Item 7:** MANUFACTURED SAN | 1500 | TONS | | |
| **Item 8:** CLAY GRAVEL | 5000 | TONS | | |
| **Item 9:** FILL SAND | 2500 | TONS | | |
| **Item 10:** RED DIRT | 2500 | YARDS | | |
| **Item 11:** SPOILED DIRT | 6000 | YARDS | | |
| **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | TONS | | |
| **Item 13:** #57 STONE WASHED | 2500 | TONS | | |
| **Item 14:** #57 STONE UNWASHED | 2500 | TONS | | |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents**.

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

**BIDDER INFORMATION**

Company Name: _____

Company Representative: _____

Title: _____

Business Address:

Street: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Signature of Bidder: _____

Date: _____

# ADVERTISEMENT FOR BIDS

NOTICE is hereby given that the City of Tupelo, Mississippi, will receive bids for:

**MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)- 12 MONTH SUPPLY**

**BID #2026-038PW**

**Until 10:30 A.M. on September 1, 2026**

Bids can be submitted via sealed bid at the Purchasing Office, City Hall 1st Floor, 71 East Troy Street, Tupelo, Mississippi, 38804 or electronically at www.tupelomsbids.com. Bid Documents and Specifications can be viewed and obtained online at www.tupelomsbids.com.

Any questions regarding electronic bidding or access to bid documents should be directed to PH Bidding Group at 662-407-0193.

Bids must be submitted on the official bid form provided by the Owner. Failure to use the required bid form may result in the bid being deemed non-responsive and will not be considered for award.

Pricing shall be submitted using the unit of measure specified on the official bid form. Bids submitted using a different unit of measure may be deemed non-responsive and rejected. All invoices submitted under any resulting contract must correspond to the awarded bid pricing and the unit of measure specified on the bid form. Invoices submitted using different units of measure or pricing may be rejected until corrected.

The City of Tupelo is an equal opportunity employer and hereby notifies all bidders that it will affirmatively insure that, in any contract entered unto pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, age, disability or national origin in consideration for an award.

The City of Tupelo reserves the right to reject any and or all bids, waive technicalities, informalities or irregularities in the bids received, solicit new bids or to choose that bid which is deemed to be in the best interest of the City of Tupelo.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

**CITY OF TUPELO, MISSISSIPPI**

**Kim Hanna, City Clerk**

**Publishing Dates: August 11, 2026, and August 18, 2026**

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY

## CITY OF TUPELO, MS

## BID # 2026-038PW

# ADVERTISEMENT FOR BIDS

NOTICE is hereby given that the City of Tupelo, Mississippi, will receive bids for:

**MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)- 12 MONTH SUPPLY**

**BID #2026-038PW**

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**CITY OF TUPELO, MISSISSIPPI**

**Kim Hanna, City Clerk**

**Publishing Dates: August 11, 2026, and August 18, 2026**

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY
## BID # 2026-038PW

## I. GENERAL

The City of Tupelo will accept sealed bids until **10:30 AM, September 1, 2026**, at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the city, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS

The City of Tupelo will be accepting bid proposals from qualified contractors for the purchase and delivery of supply materials designated as rip rap, surge and gabion stone, #1 stone, crusher run, manufactured sand, clay gravel, fill sand, red dirt, A-3 Granular Fine (Yellow Sand) for a 12 – Month Period.

Delivery will be to the Public Works Department stockyard at the corner of Franklin and Commerce unless otherwise requested. All deliveries will be within the city limits of Tupelo. If the approved bidder is unable to supply and deliver within five working days of the order, the alternate bidder will be contacted. One bidder may not be awarded all of the items. Pricing will determine what bidder gets which material.

All materials shall be in accordance with the directives, specifications and applicable local, state and federal guidelines associated with providing the specified items on the Bid Form.

All materials are required to meet the specifications of the Mississippi Standard Specifications for Road and Bridge Construction (Red Book) Mississippi Department of Transportation Jackson – 2004 Edition.

The materials and delivery shall be offered and supplied by the Bidder from the award of contract for a period of twelve (12) months, unless otherwise amended in writing by the Owner and agreed to by the Bidder. Prices quoted on the Bid Form shall not increase during the contract term, unless otherwise noted, and any price decrease shall be credited to the city.

Any quantities specified on the Bid Form are NOT necessarily the actual quantities proposed for immediate purchase by the city. The Bidder agrees to enter into a contract agreement with the city to provide the items included on the Bid Form at the specified unit price for any quantity that is ordered by the city. There shall be no minimum or maximum quantity related to the Bidder's specified unit price.

Random testing and truck weight measurements may be performed by the City of Tupelo. The City of Tupelo reserves the right to reject any material considered to be objectionable.

**GENERAL SPECIFICATIONS:**

1. The successful bidder must provide a certificate of insurance of $300,000 minimum per vehicle submitted with bid.
2. The successful bidder must provide a certificate of insurance of $1,000,000 general liability submitted with the bid.
3. The successful bidder must show evidence of Worker's Compensation insurance submitted with the bid.
4. The City of Tupelo will not accept responsibility for wrecker fees (towing), mechanical breakdowns, or damage to vendor owned equipment which delivers to work sites. City equipment will not be used in conjunction with vendor equipment in any way.

**MATERIAL SPECIFICATIONS:**

Cumulative percent lighter stone weight; pounds by weight.

**Item 1 Description**

300 lbs Rip Rap

(max quantity 5,000 tons)
300 pound rip per ton delivered…….

| | |
|---|---|
| 100 | 300 |
| 80 – 90 | 150 |
| 50 – 70 | 90 |
| 25 – 40 | 50 |
| 5 – 20 | 25 |
| 0 – 5 | less than 15 |

**Item 2 Description**

100 lbs Rip Rap

(max quantity 5,000 tons)
100 pound rip per ton delivered…….

| | |
|---|---|
| 100 | 90 |
| 80 – 90 | 50 |
| 50 – 65 | 25 |
| 25 – 40 | 15 |
| 5 – 20 | 7 |
| 0 – 5 | less than 4 |

**Item 3 Description**

Surge – 8 Inch rock and down
(maximum quantity to 2,500 tons)

**Item 4 Description**

Gabion Stone – 6" rock
(maximum quantity to 2,500 tons)

**Item 5 Description**
#1 Stone – 3" rock
(maximum quantity 2,500 tons)

**Item 6 Description**
Crusher Run
(Quantity to be up to 15,000 tons)

Material for construction of the granular courses shall be crushed limestone, free of organic matter, debris, clay lumps and other extraneous material, and shall be reasonably well graded within the following limits:

| Sieve Size | Percentage Passing |
|---|---|
| 1" | 90 - 100 |
| 3/8" | 45 - 85 |
| No. 4 | 30 – 65 |
| No. 40 | 15 - 30 |
| No. 200 | 4 – 15 |

**Item 7 Description**
Manufactured Sand (Stone Sand)
(Quantity to be up to 1,500 tons)

Gradation

| Stone Sand | % Passing Average Gradation |
|---|---|
| 3/8" | 100 |
| #4 | 98 |
| #8 | 50 |
| #16 | 21 |
| #30 | 13 |
| #50 | 8 |
| #100 | 3 |
| #200 | 1 |

*Average of tests performed at the quarry and may not be indicative of any one test. In place material may vary from submittal due to degradation and segregation caused by handling, spreading and compaction.

**Item 8 Description**
Clay Gravel
(Quantity to be up to 5,000 tons)

**Item 9 Description**
Fill Sand
(Quantity to be up to 2,500 tons)

**Item 10 Description**
Red Dirt
(Quantity to be up to 2,500 yards)

**Item 11 Description**
Spoiled Dirt
(Quantity to be up to 6000 yards)

**Item 12 Description**
A-3 Granular Fine (Yellow Sand) (Quantity to be up to 2500 tons)

**Item 13 Description**
#57 Stone Washed (Quantity to be up to 2500 tons)

**Item 14 Description**
#57 Stone Unwashed (Quantity to be up to 2500 tons)

## General Bidders Requirements/Information

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

4. The bid solicitation is for a supply contract of twelve (12) months with the City to have the option, at the end of the initial twelve (12) month period, to renew the contract for an additional twelve (12) months with no price increase if agreeable with vendor.

5. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be stated in the specifications.

6. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

7. Delivery will be a consideration in the awarding of this bid.

8. The burden of proof of specifications is the responsibility of the bidder.

## III. SUBMISSION OF BIDS:

It is understood that bidders who submit proposals have read, understood and accepted these specifications as written, and by submitting a proposal, agree to meet the specifications as written. Proposal modifications, alterations or corrections received after the closing time specified shall not be considered. The City of Tupelo is a Tax-Exempt Government Entity.

Bids must be submitted on the official bid form provided by the Owner. Failure to use the required bid form may result in the bid being deemed non-responsive and will not be considered for award.

Pricing shall be submitted using the unit of measure specified on the official bid form. Bids submitted using a different unit of measure may be deemed non-responsive and rejected. All invoices submitted under any resulting contract must correspond to the awarded bid pricing and the unit of measure specified on the bid form. Invoices submitted using different units of measure or pricing may be rejected until corrected.

Bids should be submitted via hard copy or electronically prior to **10:30 AM, September 1, 2026**. Electronic bids shall be submitted online at www.tupelomsbids.com.
Sealed bids shall be submitted to City of Tupelo, 71 East Troy Street, Tupelo, MS 38804.

## IV. QUESTIONS

Failure to examine any specifications and instructions will be at bidder's risk. All procedural and technical questions, or if the attached specifications are incomplete, not clear, or not standardized, shall be made in writing and addressed to the following.

General questions regarding this request should be directed to Kim Hanna, City Clerk, at the City of Tupelo Purchasing Department, 71 East Troy Street, Tupelo, MS 38804. The phone number is 662-841-6456. Email: kim.hanna@tupeloms.gov.

For questions concerning the technical specifications, prospective bidders may contact Josh Grubbs at the City of Tupelo Public Works Department. The phone number is 662-350-1060. Email: josh.grubbs@tupeloms.gov.

No oral explanations by any member of the City staff will be binding. Receipt of addenda must be acknowledged in writing. Submitting vendors shall be responsible for ensuring that they have received any and all addenda.

Questions regarding obtaining bid documents or submitting electronic bids via the website www.tupelomsbids.com should be directed to Plan House/ PH Bidding Group at 662-407-0195 or tupelo@planhouseprinting.com.

# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

This bid is submitted to: **City of Tupelo, 71 East Troy Street, Tupelo, MS 38804**
(Owner)

The undersigned, in compliance with the request for bids hereby proposes to furnish **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT - 12 MONTH SUPPLY** for the City of Tupelo in accordance with the specifications provided for the following **UNIT PRICE** amount:

| Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|
| **Item 1:** 300 LBS RIP RAP | 5000 | TONS | 35.50 | 177,500 |
| **Item 2:** 100 LBS RIP RAP | 5000 | TONS | 35.50 | 177,500 |
| **Item 3:** SURGE 8 inch | 2500 | TONS | 32.15 | 80,375 |
| **Item 4:** GABION 6 inch | 2500 | TONS | NA | NA |
| **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | 32.15 | 80,375 |
| **Item 6:** CRUSHER RUN | 15000 | TONS | 27.25 | 408,750 |
| **Item 7:** MANUFACTURED SAN | 1500 | TONS | 30.00 | 45,000 |
| **Item 8:** CLAY GRAVEL | 5000 | TONS | 20.00 | 100,000 |
| **Item 9:** FILL SAND | 2500 | TONS | 20.00 | 50,000 |
| **Item 10:** RED DIRT | 2500 | YARDS | NA | NA |
| **Item 11:** SPOILED DIRT | 6000 | YARDS | NA | NA |
| **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | TONS | NA | NA |
| **Item 13:** #57 STONE WASHED | 2500 | TONS | 32.15 | 80,375 |
| **Item 14:** #57 STONE UNWASHED | 2500 | TONS | 32.15 | 80,375 |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.**

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** Per Kingston Rush #1 **DATE:** 8/31/24
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

**BIDDER INFORMATION**

Company Name: Crossway Trucking LLC

Company Representative: Josh Smart

Title: Co-Owner

Business Address:

Street: 287 B CR 6200

City: Baldwyn State: MS Zip: 38824

Phone: 662-882-9467 Email: joshua.smart@crossway trucking.com

Signature of Bidder:

Date: 8/31/26

# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

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(Owner)

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| Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|
| **Item 1:** 300 LBS RIP RAP | 5000 | TONS | $43.10 | $215,500.00 |
| **Item 2:** 100 LBS RIP RAP | 5000 | TONS | $38.10 | $190,500.00 |
| **Item 3:** SURGE 8 inch | 2500 | TONS | $32.10 | $80,250.00 |
| **Item 4:** GABION 6 inch | 2500 | TONS | $36.10 | $90,250.00 |
| **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | $35.10 | $87,750.00 |
| **Item 6:** CRUSHER RUN | 15000 | TONS | $30.10 | $451,500.00 |
| **Item 7:** MANUFACTURED SAN | 1500 | TONS | $32.10 | $48,150.00 |
| **Item 8:** CLAY GRAVEL | 5000 | TONS | N/A | N/A |
| **Item 9:** FILL SAND | 2500 | TONS | N/A | N/A |
| **Item 10:** RED DIRT | 2500 | YARDS | N/A | N/A |
| **Item 11:** SPOILED DIRT | 6000 | YARDS | N/A | N/A |
| **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | TONS | N/A | N/A |
| **Item 13:** #57 STONE WASHED | 2500 | TONS | $34.10 | $85,250.00 |
| **Item 14:** #57 STONE UNWASHED | 2500 | TONS | N/A | N/A |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.**

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

**BIDDER INFORMATION**

Company Name: SRM Materials

Company Representative: AUSTIN MALONE

Title: AGGREGATE SALES - North MS

Business Address:

Street: 40 Sutton Hill Rd

City: Cherokee State: AL Zip: 35616

Phone: 662-701-1653 Email: austin.malone@srmmaterials.com

Signature of Bidder:

Date: 8/31/26

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY

## CITY OF TUPELO, MS

## BID # 2026-038PW

# ADVERTISEMENT FOR BIDS

NOTICE is hereby given that the City of Tupelo, Mississippi, will receive bids for:

**MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)- 12 MONTH SUPPLY**

**BID #2026-038PW**

**Until 10:30 A.M. on September 1, 2026**

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BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

**CITY OF TUPELO, MISSISSIPPI**

**Kim Hanna, City Clerk**

**Publishing Dates: August 11, 2026, and August 18, 2026**

# MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND)

## 12 MONTH SUPPLY
## BID # 2026-038PW

## I. GENERAL

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**MATERIAL SPECIFICATIONS:**

Cumulative percent lighter stone weight; pounds by weight.

**Item 1 Description**

300 lbs Rip Rap

(max quantity 5,000 tons)
300 pound rip per ton delivered.....

| | |
|---|---|
| 100 | 300 |
| 80 – 90 | 150 |
| 50 – 70 | 90 |
| 25 – 40 | 50 |
| 5 – 20 | 25 |
| 0 – 5 | less than 15 |

**Item 2 Description**

100 lbs Rip Rap

(max quantity 5,000 tons)
100 pound rip per ton delivered.....

| | |
|---|---|
| 100 | 90 |
| 80 – 90 | 50 |
| 50 – 65 | 25 |
| 25 – 40 | 15 |
| 5 – 20 | 7 |
| 0 – 5 | less than 4 |

**Item 3 Description**

Surge – 8 Inch rock and down
(maximum quantity to 2,500 tons)

**Item 4 Description**

Gabion Stone – 6" rock
(maximum quantity to 2,500 tons)

**Item 5 Description**

#1 Stone – 3" rock
(maximum quantity 2,500 tons)

**Item 6 Description**

Crusher Run
(Quantity to be up to 15,000 tons)

Material for construction of the granular courses shall be crushed limestone, free of organic matter, debris, clay lumps and other extraneous material, and shall be reasonably well graded within the following limits:

| Sieve Size | Percentage Passing |
|---|---|
| 1" | 90 - 100 |
| 3/8" | 45 - 85 |
| No. 4 | 30 – 65 |
| No. 40 | 15 - 30 |
| No. 200 | 4 – 15 |

**Item 7 Description**

Manufactured Sand (Stone Sand)
(Quantity to be up to 1,500 tons)

| Gradation | |
|---|---|
| Stone Sand | % Passing Average Gradation |
| 3/8" | 100 |
| #4 | 98 |
| #8 | 50 |
| #16 | 21 |
| #30 | 13 |
| #50 | 8 |
| #100 | 3 |
| #200 | 1 |

*Average of tests performed at the quarry and may not be indicative of any one test. In place material may vary from submittal due to degradation and segregation caused by handling, spreading and compaction.

**Item 8 Description**

Clay Gravel
(Quantity to be up to 5,000 tons)

**Item 9 Description**

Fill Sand
(Quantity to be up to 2,500 tons)

**Item 10 Description**
Red Dirt
(Quantity to be up to 2,500 yards)

**Item 11 Description**
Spoiled Dirt
(Quantity to be up to 6000 yards)

**Item 12 Description**
A-3 Granular Fine (Yellow Sand) (Quantity to be up to 2500 tons)

**Item 13 Description**
#57 Stone Washed (Quantity to be up to 2500 tons)

**Item 14 Description**
#57 Stone Unwashed (Quantity to be up to 2500 tons)

## General Bidders Requirements/Information

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

4. The bid solicitation is for a supply contract of twelve (12) months with the City to have the option, at the end of the initial twelve (12) month period, to renew the contract for an additional twelve (12) months with no price increase if agreeable with vendor.

5. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be stated in the specifications.

6. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

7. Delivery will be a consideration in the awarding of this bid.

8. The burden of proof of specifications is the responsibility of the bidder.

## III. SUBMISSION OF BIDS:

It is understood that bidders who submit proposals have read, understood and accepted these specifications as written, and by submitting a proposal, agree to meet the specifications as written. Proposal modifications, alterations or corrections received after the closing time specified shall not be considered. The City of Tupelo is a Tax-Exempt Government Entity.

Bids must be submitted on the official bid form provided by the Owner. Failure to use the required bid form may result in the bid being deemed non-responsive and will not be considered for award.

Pricing shall be submitted using the unit of measure specified on the official bid form. Bids submitted using a different unit of measure may be deemed non-responsive and rejected. All invoices submitted under any resulting contract must correspond to the awarded bid pricing and the unit of measure specified on the bid form. Invoices submitted using different units of measure or pricing may be rejected until corrected.

Bids should be submitted via hard copy or electronically prior to **10:30 AM, September 1, 2026**.
Electronic bids shall be submitted online at www.tupelomsbids.com.
Sealed bids shall be submitted to City of Tupelo, 71 East Troy Street, Tupelo, MS 38804.

## IV. QUESTIONS

Failure to examine any specifications and instructions will be at bidder's risk. All procedural and technical questions, or if the attached specifications are incomplete, not clear, or not standardized, shall be made in writing and addressed to the following.

General questions regarding this request should be directed to Kim Hanna, City Clerk, at the City of Tupelo Purchasing Department, 71 East Troy Street, Tupelo, MS 38804. The phone number is 662-841-6456. Email: kim.hanna@tupeloms.gov.

For questions concerning the technical specifications, prospective bidders may contact Josh Grubbs at the City of Tupelo Public Works Department. The phone number is 662-350-1060. Email: josh.grubbs@tupeloms.gov.

No oral explanations by any member of the City staff will be binding. Receipt of addenda must be acknowledged in writing. Submitting vendors shall be responsible for ensuring that they have received any and all addenda.

Questions regarding obtaining bid documents or submitting electronic bids via the website www.tupelomsbids.com should be directed to Plan House/ PH Bidding Group at 662-407-0195 or tupelo@planhouseprinting.com.

# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

This bid is submitted to: **City of Tupelo, 71 East Troy Street, Tupelo, MS 38804**
(Owner)

The undersigned, in compliance with the request for bids hereby proposes to furnish **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT - 12 MONTH SUPPLY** for the City of Tupelo in accordance with the specifications provided for the following **UNIT PRICE** amount:

| | Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|---|
| | **Item 1:** 300 LBS RIP RAP | 5000 | TONS | 37.90/TN | N/A |
| | **Item 2:** 100 LBS RIP RAP | 5000 | TONS | 37.90/TN | |
| | **Item 3:** SURGE 8 inch | 2500 | TONS | 34.90/TN | |
| | **Item 4:** GABION 6 inch | 2500 | TONS | 34.90/TN | |
| | **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | 34.90/TN | |
| | **Item 6:** CRUSHER RUN | 15000 | TONS | 31.60/TN | |
| | **Item 7:** MANUFACTURED SAN | 1500 | TONS | 31.10/TN | |
| * | **Item 8:** CLAY GRAVEL | 5000 | ~~TONS~~ yards | 19.75/yard | |
| * | **Item 9:** FILL SAND | 2500 | ~~TONS~~ yard | 7.90/yard | |
| | **Item 10:** RED DIRT | 2500 | YARDS | 8.00/yard | |
| | **Item 11:** SPOILED DIRT | 6000 | YARDS | 8.00/yard | |
| * | **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | ~~TONS~~ yard | 8.00/yard | |
| | **Item 13:** #57 STONE WASHED | 2500 | TONS | 35.90/TN | |
| | **Item 14:** #57 STONE UNWASHED | 2500 | TONS | 35.90/TN | |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.**

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

* On Item 8, Item 9, and Item 12 there are no scale available so bids are by the yard

**BIDDER INFORMATION**

Company Name: Poe Brothers Trucking Inc

Company Representative: Matthew Poe

Title: Manager

Business Address:

Street: 8171 Hwy 41

City: Pontotoc State: Ms Zip: 38863

Phone: 662 419-0017 Email: LMPOE55@yahoo.com

Signature of Bidder: Poe Brothers Trucking Inc By: Matthew Poe

Date: 8-29-26

# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

This bid is submitted to: **City of Tupelo, 71 East Troy Street, Tupelo, MS 38804**
(Owner)

The undersigned, in compliance with the request for bids hereby proposes to furnish **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT - 12 MONTH SUPPLY** for the City of Tupelo in accordance with the specifications provided for the following **UNIT PRICE** amount:

| Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|
| **Item 1:** 300 LBS RIP RAP | 5000 | TONS | | |
| **Item 2:** 100 LBS RIP RAP | 5000 | TONS | | |
| **Item 3:** SURGE 8 inch | 2500 | TONS | | |
| **Item 4:** GABION 6 inch | 2500 | TONS | | |
| **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | | |
| **Item 6:** CRUSHER RUN | 15000 | TONS | | |
| **Item 7:** MANUFACTURED SAN | 1500 | TONS | | |
| **Item 8:** CLAY GRAVEL | 5000 | TONS | | |
| **Item 9:** FILL SAND | 2500 | TONS | $7.50 | $18,750.00 |
| **Item 10:** RED DIRT | 2500 | YARDS | $8.00 | $20,000.00 |
| **Item 11:** SPOILED DIRT | 6000 | YARDS | $7.00 | $42,000.00 |
| **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | TONS | | |
| **Item 13:** #57 STONE WASHED | 2500 | TONS | | |
| **Item 14:** #57 STONE UNWASHED | 2500 | TONS | | |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.**

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** n/a **DATE:** _____
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

**BIDDER INFORMATION**

Company Name: James A. Hodges Construction, Inc.

Company Representative: James A. Hodges

Title: President

Business Address:

Street: 1281A CR 811

City: Saltillo State: MS Zip: 38866

Phone: (662) 842-8538 Email: jamesahodges@comcast.net

Signature of Bidder:

Date: September 1, 2026



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/12/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER | CONTACT NAME: Marty Hall |
|---|---|
| Ross & Yerger Insurance, Inc.<br>100 Vision Drive, Suite 100<br>Jackson MS 39211 | PHONE (A/C, No, Ext): (601)360-8794 FAX (A/C, No):<br>E-MAIL ADDRESS: mhall@rossandyerger.com |

| INSURED | INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|---|
| James A. Hodges Construction, Inc.<br>1281 County Road 811<br>Saltillo MS 38866-5930 JAMEAHO-02 | INSURER A : Brierfield Ins Co | 10993 |
| | INSURER B : FCCI Ins Co | 10178 |
| | INSURER C : | |
| | INSURER D : | |
| | INSURER E : | |
| | INSURER F : | |

**COVERAGES** **CERTIFICATE NUMBER:** 563834433 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY X PRO-JECT X LOC<br>OTHER: | | | CPP10006681705 | 2/14/2026 | 2/14/2027 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 1,000,000<br>$ 10,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| B | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY<br>X HIRED AUTOS ONLY<br>SCHEDULED AUTOS<br>X NON-OWNED AUTOS ONLY | | | CA10001079010 | 2/14/2026 | 2/14/2027 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $ 1,000,000<br>$<br>$<br>$ |
| B | X UMBRELLA LIAB X OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED X RETENTION $ 10,000 | | | UMB10009902401 | 2/14/2026 | 2/14/2027 | EACH OCCURRENCE<br>AGGREGATE | $ 2,000,000<br>$ 2,000,000 |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | WC010008333103 | 2/14/2026 | 2/14/2027 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $<br>$ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| A | Owned Equipment<br>Leased Rented Equipment<br>Installation Floater | | | CPP10006681705 | 2/14/2026 | 2/14/2027 | Per Schedule on File<br>$400,000 Any 1 Item<br>$1,850,000 Jobsite | $2,500 Deductible<br>$5,000 Deductible |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability (Including Completed Operations) provides Blanket Additional Insured on a primary and non-contributory basis as required by written contract. Automobile Liability provides Blanket Additional Insured as required by written contract. General Liability, Automobile Liability and Workers' Compensation provide Blanket Waiver of Subrogation as required by written contract. Umbrella Liability is follow form.
Deductible for Owned Equipment: Limit per Item less than $100,000- $1,000 Deductible. Limit per Item Equal to or in Excess of $100,000- 2.5%
Maximum Deductible: $10,000. Minimum Deductible: $2,500.

**CERTIFICATE HOLDER**

City of Tupelo
71 East Troy Street
Tupelo MS 38804

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# BID FORM

This Bid is submitted for: **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT, A-3 GRANULAR FINE (YELLOW SAND) - 12 MONTH SUPPLY**

This bid is submitted to: **City of Tupelo, 71 East Troy Street, Tupelo, MS 38804**
(Owner)

The undersigned, in compliance with the request for bids hereby proposes to furnish **MATERIALS AND DELIVERY – RIP RAP, SURGE AND GABION STONE, #1 STONE, CRUSHER RUN, MANUFACTURED SAND, CLAY GRAVEL, FILL SAND, RED DIRT - 12 MONTH SUPPLY** for the City of Tupelo in accordance with the specifications provided for the following **UNIT PRICE** amount:

| Item Description | Qty. | Unit | Unit Price | Extension |
|---|---|---|---|---|
| **Item 1:** 300 LBS RIP RAP | 5000 | TONS | | |
| **Item 2:** 100 LBS RIP RAP | 5000 | TONS | | |
| **Item 3:** SURGE 8 inch | 2500 | TONS | | |
| **Item 4:** GABION 6 inch | 2500 | TONS | | |
| **Item 5:** #1 STONE 3 inch ROCK | 2500 | TONS | $31.95 | $79,875.00 |
| **Item 6:** CRUSHER RUN | 15000 | TONS | $27.50 | $412,500.00 |
| **Item 7:** MANUFACTURED SAN | 1500 | TONS | $27.65 | $41,475.00 |
| **Item 8:** CLAY GRAVEL | 5000 | TONS | $20.50 | $102,500.00 |
| **Item 9:** FILL SAND | 2500 | TONS | $7.95 | $19,875.00 |
| **Item 10:** RED DIRT | 2500 | YARDS | $7.95 | $19,875.00 |
| **Item 11:** SPOILED DIRT | 6000 | YARDS | $7.95 | $47,700.00 |
| **Item 12:** A-3 GRANULAR FINE (YELLOW SAND) | 2500 | TONS | $14.00 | $35,000.00 |
| **Item 13:** #57 STONE WASHED | 2500 | TONS | $30.95 | $77,375.00 |
| **Item 14:** #57 STONE UNWASHED | 2500 | TONS | N/A | |

**Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.**

**BIDDER ACKNOWLEDGES receipt of the following ADDENDA:**

**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____
**NUMBER:** _____ **DATE:** _____

**BIDDER INFORMATION**

Company Name: May Farms LLC

Company Representative: Cassie Owen

Title: office manager

Business Address:

Street: 544 Birmingham Ridge Rd

City: Saltillo State: MS Zip: 38866

Phone: 662-869-2151 Email: office92056@aol.com

Signature of Bidder:

Date: 8/28/26

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|---|---|
| PRODUCER<br>Arthur J. Gallagher Risk Management Services, LLC<br>13th St 4th floor<br>Gulfport MS 39501 | CONTACT NAME: Helen Andrews<br>PHONE (A/C, No, Ext): 601-718-8252 FAX (A/C, No): 877-288-0152<br>E-MAIL ADDRESS: helen_andrews@ajg.com |
| INSURED MAYFARM-01<br>May Farms, LLC<br>544 Birmingham Ridge Rd<br>Saltillo MS 38866 | INSURER(S) AFFORDING COVERAGE — NAIC #<br>INSURER A : American Interstate Insurance Company — 31895<br>INSURER B : United States Fire Insurance Company — 21113<br>INSURER C :<br>INSURER D :<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** 808662602 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| B | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[X] POLICY [ ] PRO-JECT [ ] LOC<br>[ ] OTHER: | | | 506-9504826 | 8/28/2026 | 8/28/2027 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG<br>[ ] | $1,000,000<br>$100,000<br>$5,000<br>$1,000,000<br>$2,000,000<br>$ Included<br>$ |
| B | AUTOMOBILE LIABILITY<br>[ ] ANY AUTO<br>[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS<br>[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | | | 506-9504826 | 8/28/2026 | 8/28/2027 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>[ ] | $1,000,000<br>$<br>$<br>$<br>$ |
| | [ ] UMBRELLA LIAB [ ] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [ ] RETENTION $ | | | | | | EACH OCCURRENCE<br>AGGREGATE<br>[ ] | $<br>$<br>$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N<br>ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | | | AVWCMS3518242026 | 9/1/2026 | 9/1/2027 | [X] PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | <br>$ 500,000<br>$ 500,000<br>$ 500,000 |
| B | Cargo | | | 506-9504826 | 8/28/2026 | 8/28/2027 | $1,000 Deductible | $100,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**

FOR PROOF OF INSURANCE & INFORMATION ONLY

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

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## MISSISSIPPI INSURANCE IDENTIFICATION CARD

COMPANY NUMBER
21113

COMPANY
United States Fire Insurance Company

[X] COMMERCIAL [ ] PERSONAL

POLICY NUMBER
506-9504826

EFFECTIVE DATE
08/28/2026

EXPIRATION DATE
08/28/2027

YEAR
2026

MAKE/MODEL
Western Star Tractor

VEHICLE IDENTIFICATION NUMBER
5KJJBWDR9TLWF0506

AGENCY/COMPANY ISSUING CARD AND LOCAL OR CUSTOMER SERVICE PHONE NUMBER
Arthur J. Gallagher Risk Management Services, LLC
2909 13th St 4th Floor
Gulfport, MS 39501

(228) 863-5362

INSURED
May Farms, LLC
544 Birmingham Ridge Rd
Saltillo, MS 38866

SEE IMPORTANT NOTICE ON REVERSE SIDE

MISSISSIPPI LAW REQUIRES THIS CARD TO BE KEPT IN THE INSURED MOTOR VEHICLE FOR PRESENTMENT UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MS (2008/01)

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MAYFARM-02 ANDHE3

## MISSISSIPPI INSURANCE IDENTIFICATION CARD

| COMPANY NUMBER | COMPANY | | |
|---|---|---|---|
| 21113 | United States Fire Insurance Company | [X] COMMERCIAL | [ ] PERSONAL |

| POLICY NUMBER | EFFECTIVE DATE | EXPIRATION DATE |
|---|---|---|
| 506-9504826 | 08/28/2026 | 08/28/2027 |

| YEAR | MAKE/MODEL | VEHICLE IDENTIFICATION NUMBER |
|---|---|---|
| 2024 | Western Star 47X | 5KJJBPDV8RLVC7422 |

AGENCY/COMPANY ISSUING CARD AND LOCAL OR CUSTOMER SERVICE PHONE NUMBER
Arthur J. Gallagher Risk Management Services, LLC
2909 13th St 4th Floor
Gulfport, MS 39501

(228) 863-5362

INSURED

May Farms, LLC
544 Birmingham Ridge Rd
Saltillo, MS 38866

SEE IMPORTANT NOTICE ON REVERSE SIDE

MISSISSIPPI LAW REQUIRES THIS CARD TO BE KEPT IN THE INSURED MOTOR VEHICLE FOR PRESENTMENT UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MS (2008/01)

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## MISSISSIPPI INSURANCE IDENTIFICATION CARD

COMPANY NUMBER: 21113

COMPANY: United States Fire Insurance Company

[X] COMMERCIAL [ ] PERSONAL

POLICY NUMBER: 506-9504826

EFFECTIVE DATE: 08/28/2026

EXPIRATION DATE: 08/28/2027

YEAR: 2022

MAKE/MODEL: Western Star 49X

VEHICLE IDENTIFICATION NUMBER: 5KJJBWDR4NLNR3302

AGENCY/COMPANY ISSUING CARD AND LOCAL OR CUSTOMER SERVICE PHONE NUMBER

Arthur J. Gallagher Risk Management Services, LLC
2909 13th St 4th Floor
Gulfport, MS 39501

(228) 863-5362

INSURED

May Farms, LLC
544 Birmingham Ridge Rd
Saltillo, MS 38866

SEE IMPORTANT NOTICE ON REVERSE SIDE

MISSISSIPPI LAW REQUIRES THIS CARD TO BE KEPT IN THE INSURED MOTOR VEHICLE FOR PRESENTMENT UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MS (2008/01)

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## MISSISSIPPI INSURANCE IDENTIFICATION CARD

| COMPANY NUMBER | COMPANY | | |
|---|---|---|---|
| 21113 | United States Fire Insurance Company | [X] COMMERCIAL | [ ] PERSONAL |

| POLICY NUMBER | EFFECTIVE DATE | EXPIRATION DATE |
|---|---|---|
| 506-9504826 | 08/28/2026 | 08/28/2027 |

| YEAR | MAKE/MODEL | VEHICLE IDENTIFICATION NUMBER |
|---|---|---|
| 2022 | Western Star 4700 | 5KJJAVDV6NLMZ8945 |

AGENCY/COMPANY ISSUING CARD AND LOCAL OR CUSTOMER SERVICE PHONE NUMBER
Arthur J. Gallagher Risk Management Services, LLC
2909 13th St 4th Floor
Gulfport, MS 39501

(228) 863-5362

INSURED

May Farms, LLC
544 Birmingham Ridge Rd
Saltillo, MS 38866

SEE IMPORTANT NOTICE ON REVERSE SIDE

MISSISSIPPI LAW REQUIRES THIS CARD TO BE KEPT IN THE INSURED MOTOR VEHICLE FOR PRESENTMENT UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MS (2008/01)

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ANDHE3

ACORD

# INSURANCE BINDER

DATE (MM/DD/YYYY): 08/21/2026

**THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON PAGE 2 OF THIS FORM.**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AGENCY<br>Arthur J. Gallagher Risk Management Services, LLC<br>2909 13th St 4th Floor<br>Gulfport, MS 39501 | | COMPANY<br>American Interstate Insurance Company | | BINDER #<br>191072 | | | |
| | | EFFECTIVE DATE | TIME | | EXPIRATION DATE | TIME | |
| | | 09/01/2026 | 12:01 | X AM / PM | 10/31/2026 | X 12:01 AM / NOON | |
| PHONE (A/C, No, Ext): (228) 863-5362 | FAX (A/C, No): (228) 863-1957 | ☐ THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY<br>PER EXPIRING POLICY #: | | | | | |
| CODE: 00005887 | SUB CODE: | | | | | | |
| AGENCY CUSTOMER ID: MAYFARM-02 | | DESCRIPTION OF OPERATIONS / VEHICLES / PROPERTY (Including Location)<br>Location - 544 Birmingham Ridge Rd - Saltillo, MS 38866<br>Excluded Officer - Tim May | | | | | |
| INSURED AND MAILING ADDRESS<br>May Farms, LLC<br>544 Birmingham Ridge Rd<br>Saltillo, MS 38866 | | | | | | | |

## COVERAGES

| TYPE OF INSURANCE | COVERAGE / FORMS | DEDUCTIBLE | COINS % | LIMITS AMOUNT |
|---|---|---|---|---|
| PROPERTY CAUSES OF LOSS<br>☐ BASIC ☐ BROAD ☐ SPEC | | | | |
| GENERAL LIABILITY<br>☐ COMMERCIAL GENERAL LIABILITY<br>☐ CLAIMS MADE ☐ OCCUR<br>RETRO DATE FOR CLAIMS MADE: | | | | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $ |
| VEHICLE LIABILITY<br>☐ ANY AUTO<br>☐ ALL OWNED AUTOS<br>☐ SCHEDULED AUTOS<br>☐ HIRED AUTOS<br>☐ NON-OWNED AUTOS | | | | COMBINED SINGLE LIMIT $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE $<br>MEDICAL PAYMENTS $<br>PERSONAL INJURY PROT $<br>UNINSURED MOTORIST $<br>$ |
| VEHICLE PHYSICAL DAMAGE DED<br>☐ COLLISION:<br>☐ OTHER THAN COL: | ☐ ALL VEHICLES ☐ SCHEDULED VEHICLES | | | ACTUAL CASH VALUE<br>STATED AMOUNT $ |
| GARAGE LIABILITY<br>☐ ANY AUTO | | | | AUTO ONLY - EA ACCIDENT $<br>OTHER THAN AUTO ONLY:<br>EACH ACCIDENT $<br>AGGREGATE $ |
| EXCESS LIABILITY<br>☐ UMBRELLA FORM<br>☐ OTHER THAN UMBRELLA FORM | RETRO DATE FOR CLAIMS MADE: | | | EACH OCCURRENCE $<br>AGGREGATE $<br>SELF-INSURED RETENTION $ |
| WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY | | | | X PER STATUTE<br>E.L. EACH ACCIDENT $ 500,000<br>E.L. DISEASE - EA EMPLOYEE $ 500,000<br>E.L. DISEASE - POLICY LIMIT $ 500,000 |
| SPECIAL CONDITIONS / OTHER COVERAGES | | | | FEES $<br>TAXES $<br>ESTIMATED TOTAL PREMIUM $ |

## NAME & ADDRESS

| | |
|---|---|
| | ☐ MORTGAGEE ☐ ADDITIONAL INSURED<br>☐ LOSS PAYEE<br>LOAN #:<br>AUTHORIZED REPRESENTATIVE |


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ACORD 75 (2013/09)

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# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Alex Farned, Director

**DATE** September 9, 2026

**SUBJECT:** IN THE MATTER OF REQUEST TO REJECT RFP SOFTWARE FOR CLUB MANAGEMENT SYSTEM 2026-016PR **AF**

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**Request:**

We would like to recommend to the Mayor and City Council that we reject all vendors/proposals for the Club Management System Software for the Tupelo Parks and Recreations Department.

Note:

Attached is letter of rejection from Alex Farned.

# City of Tupelo

Department of Parks and Recreation

**Alex Farned, Director**

Mayor
Todd Jordan

COUNCIL

Chad Mims
Ward One

Lynn Bryan
Ward Two

Travis Beard
Ward Three

Nettie Y. Davis
Ward Four

Buddy Palmer
Ward Five

Janet Gaston
Ward Six

Rosezlia (Rosie) Jones
Ward Seven

Thursday, September 10, 2026

Mayor Todd Jordan
71 East Troy St
Tupelo, MS 38804

RE: City of Tupelo, Department of Parks and Recreation, RFP Software for Club Management 2026-016PR

Dear Mayor and Tupelo City Council:

Proposals were received April 14, 2026 on the above noted project. We received a total of five proposals. After careful evaluation of all the proposals we received, we've made the decision to not move forward with any vendor at this time. While all of the proposals seem to meet many of our needs, we ultimately couldn't say with full confidence that the team formation, schedule creation, and back-end user experience were exactly the fit we were looking for. So, at this time it's my recommendation that we deny all the proposals and take some time to reevaluate exactly what we need for our department concerning the software we need for on-line registration, league scheduling, building team rosters and scheduling projects.

Respectfully,

Alex Farned, M.S.
Director, Tupelo Parks and Recreation Department

# AGENDA REQUEST

**TO:** MAYOR AND CITY COUNCIL

**FROM:** ALEX FARNED, DIRECTOR OF PARKS & RECREATION

**DATE** 09/15/26

**SUBJECT:** IN THE MATTER OF THE SURPLUS AND DEMOLITION OF THE SWIMMING POOL, BATH HOUSE AND PUMP HOUSE AT THE C.C. AUGUSTUS CENTER AF

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**Request:**

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Johnny Timmons, Manager TW&L

**DATE** September 9, 2026

**SUBJECT:** IN THE MATTER OF BID AWARD 2026-028WL WATER MATERIALS (6 MONTH SUPPLY BID) **JT**

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**Request:**

I recommend the following bid award for consideration at your regular meeting on Tuesday, September 15, 2026:

**Bid No. 2026-028WL** – Water Materials (6 Month Supply Bid) to the low qualified bids as indicated on the attached bid tabulation with the following exceptions:

*Items 1–11*: Although Southern Waterworks Supply provided the lowest bid on these items, they bid the JCM brand of repair clamps. We specified a Mueller or Smith-Blair brand of repair clamps which features a 360-degree full-encirclement gasket that wraps the entire pipe circumference for a more uniform seal all around the pipe. The JCM brand provides only a partial coverage gasket. Therefore, we ask that these items be awarded to Consolidated Pipe.

*Items 22–26 & 48-53*: Southern Pipe & Supply bid the M&H brand and Southern Waterworks Supply bid the American AVK brand of tapping valves and gate valves. We only have the Mueller brand of these valves installed in our system. These other brands and their parts are not interchangeable with Mueller and we ask that these items be awarded to Consolidated Pipe.

*Items 95 & 97-113*: Southern Pipe & Supply bid a Smith-Blair brand of service saddle which are made with a cold roll steel. Our specs require a brass or stainless steel service saddle (equal or equivalent to AY McDonald brand). We ask that these items be awarded to Southern Waterworks Supply.

Complete List of Bidders:
Consolidated Pipe & Supply
Southern Pipe & Supply
G&C Supply
Southern Waterworks Supply

# Minute Entry Sign Up Sheet

Date: 8/19/2026

Time: 10:00

Bid # 2026-028WL

Department: WL

Project: WATER MATERIALS 6 MONTH SUPPLY

| Attendance | Company |
|---|---|
| Lindy Smith | COT |
| Maeger Henley | COT |
| Cade Armstrong | COT |

# TUPELO WATER & LIGHT DEPARTMENT
# BID TABULATION - WATER MATERIALS (6 MONTH SUPPLY BID)
# BID NUMBER 2026-028WL
# AUGUST 19, 2026

| | | Vendors | | | |
|---|---|---|---|---|---|
| ITEM | Product | Consolidated Pipe | Southern Pipe & Supply | G&C Supply | Southern WW Supply |
| 1 | ¾ x 3 Repair Clamp | $8.40 | $9.86 | $10.56 | $5.50 |
| 2 | ¾ x 6 Repair Clamp | $15.75 | $18.36 | $19.70 | $11.00 |
| 3 | 1 x 3 Repair Clamp | $9.25 | $10.71 | $11.54 | $6.60 |
| 4 | 1 x 6 Repair Clamp | $16.75 | $19.57 | $20.98 | $12.10 |
| 5 | 1½ x 3 Repair Clamp | $10.25 | $11.87 | $12.74 | $6.60 |
| 6 | 1½ x 6 Repair Clamp | $19.25 | $22.36 | $23.94 | $13.20 |
| 7 | 1¼ x 3 Repair Clamp | $9.50 | $11.10 | $11.86 | $6.60 |
| 8 | 1¼ x 6 Repair Clamp | $17.65 | $21.00 | $22.10 | $12.10 |
| 9 | 2 x 3 Repair Clamp | $11.25 | $12.97 | $13.37 | $7.70 |
| 10 | 2 x 6 Repair Clamp | $20.00 | $23.48 | $24.20 | $14.30 |
| 11 | 2 x 12 Repair Clamp | $40.95 | $47.66 | $54.16 | $29.70 |
| 12 | 3 x 12 Emergency Clamp | $148.00 | $140.13 | No Bid | No Bid |
| 13 | 4 x 12 Emergency Clamp | $160.00 | $163.05 | No Bid | No Bid |
| 14 | 6 x 12 Emergency Clamp | $195.00 | $196.01 | No Bid | No Bid |
| 15 | 6 x 18 Emergency Clamp | $308.00 | $356.99 | No Bid | No Bid |
| 16 | 8 x 12 Emergency Clamp | $227.00 | $230.48 | No Bid | No Bid |
| 17 | 8 x 18 Emergency Clamp | $308.00 | $385.70 | No Bid | No Bid |
| 18 | 10 x 12 Emergency Clamp | $290.00 | No Bid | No Bid | No Bid |
| 19 | 10 x 18 Emergency Clamp | $475.00 | No Bid | No Bid | No Bid |
| 20 | 12 x 12 Emergency Clamp | $350.00 | No Bid | No Bid | No Bid |
| 21 | 12 x 18 Emergency Clamp | $475.00 | No Bid | No Bid | No Bid |
| 22 | 4" Tapping Valve - Less Acc | $1,150.00 | $670.65 | No Bid | $925.20 |
| 23 | 6" Tapping Valve - Less Acc | $1,458.00 | $896.15 | No Bid | $1,306.05 |
| 24 | 8" Tapping Valve - Less Acc | $2,325.00 | $1,400.00 | No Bid | $1,939.97 |
| 25 | 10" Tapping Valve - Less Acc | $3,625.00 | $2,226.00 | No Bid | $2,924.67 |
| 26 | 12" Tapping Valve - Less Acc | $4,685.00 | $2,687.54 | No Bid | $4,416.75 |
| 27 | 6 x 4 Tapping Tee | $510.00 | $466.32 | $677.65 | No Bid |
| 28 | 6 x 6 Tapping Tee | $587.00 | $524.51 | $775.00 | No Bid |
| 29 | 8 x 4 Tapping Tee | $5 | $513.21 | $745.64 | No Bid |

**TUPELO WATER & LIGHT DEPARTMENT**
**BID TABULATION - WATER MATERIALS (6 MONTH SUPPLY BID)**
**BID NUMBER 2026-028WL**
**AUGUST 19, 2026**

| | | Vendors | | | |
|---|---|---|---|---|---|
| ITEM | Product | Consolidated Pipe | Southern Pipe & Supply | G&C Supply | Southern WW Supply |
| 30 | 8 x 6 Tapping Tee | $590.00 | $613.23 | $781.25 | No Bid |
| 31 | 8 x 8 Tapping Tee | $745.00 | $688.05 | $985.42 | No Bid |
| 32 | 10 x 4 Tapping Tee | $595.00 | $602.54 | $712.60 | No Bid |
| 33 | 10 x 6 Tapping Tee | $620.00 | $624.22 | $743.55 | No Bid |
| 34 | 10 x 8 Tapping Tee | $750.00 | $767.34 | $941.42 | No Bid |
| 35 | 10 x 10 Tapping Tee | $1,275.00 | $917.79 | $1,532.83 | No Bid |
| 36 | 12 x 4 Tapping Tee | $636.00 | $639.10 | $763.18 | No Bid |
| 37 | 12 x 6 Tapping Tee | $680.00 | $652.03 | $819.44 | No Bid |
| 38 | 12 x 8 Tapping Tee | $815.00 | $803.93 | $976.74 | No Bid |
| 39 | 12 x 10 Tapping Tee | $1,330.00 | $957.77 | $1,599.38 | No Bid |
| 40 | 12 x 12 Tapping Tee | $1,450.00 | $1,265.81 | $1,740.97 | No Bid |
| 41 | 2" Coupling | $166.00 | $161.28 | $180.96 | No Bid |
| 42 | 3" Coupling | $220.00 | $212.41 | $238.73 | No Bid |
| 43 | 4" Coupling | $280.00 | $272.64 | $305.90 | No Bid |
| 44 | 6" Coupling | $372.00 | $361.08 | $405.13 | No Bid |
| 45 | 8" Coupling | $420.00 | $408.48 | $457.40 | No Bid |
| 46 | 10" Coupling | $540.00 | $524.45 | $567.65 | No Bid |
| 47 | 12" Coupling | $637.00 | $1,040.00 | $670.00 | No Bid |
| 48 | 3" MJ x MJ Gate Valve - Less Acc | $730.00 | $628.63 | No Bid | $657.10 |
| 49 | 4" MJ x MJ Gate Valve - Less Acc | $815.00 | $702.58 | No Bid | $733.52 |
| 50 | 6" MJ x MJ Gate Valve - Less Acc | $1,040.00 | $896.15 | No Bid | $936.47 |
| 51 | 8" MJ x MJ Gate Valve - Less Acc | $1,660.00 | $1,427.54 | No Bid | $1,490.21 |
| 52 | 10" MJ x MJ Gate Valve - Less Acc | $2,580.00 | $2,226.00 | No Bid | $2,323.32 |
| 53 | 12" MJ x MJ Gate Valve - Less Acc | $3,275.00 | $2,816.73 | No Bid | $2,939.70 |
| 54 | 5.25 x 3' Bury Fire Hydrant | $3,265.00 | No Bid | No Bid | No Bid |
| 55 | 5.25 x 3.5' Bury Fire Hydrant | $3,265.00 | No Bid | No Bid | No Bid |
| 56 | 5.25 x 4' Bury Fire Hydrant | $3,340.00 | No Bid | No Bid | No Bid |
| 57 | 5.25 x 4.5' Bury Fire Hydrant | $3,420.00 | No Bid | No Bid | No Bid |
| 58 | 5.25 x 5' Bury Fire Hydrant | $3,[illegible] | No Bid | No Bid | No Bid |

**TUPELO WATER & LIGHT DEPARTMENT**
**BID TABULATION - WATER MATERIALS (6 MONTH SUPPLY BID)**
**BID NUMBER 2026-028WL**
**AUGUST 19, 2026**

| | | Vendors | | | |
|---|---|---|---|---|---|
| ITEM | Product | Consolidated Pipe | Southern Pipe & Supply | G&C Supply | Southern WW Supply |
| 59 | 5.25 x 5.5' Bury Fire Hydrant | $3,570.00 | No Bid | No Bid | No Bid |
| 60 | 5¼" Fire Hydrant 1' Extension Kit | $1,120.00 | No Bid | No Bid | No Bid |
| 61 | 5¼" Fire Hydrant 1'-6" Extension Kit | $1,265.00 | No Bid | No Bid | No Bid |
| 62 | 5¼" Fire Hydrant 2'-6" Extension Kit | $2,025.00 | No Bid | No Bid | No Bid |
| 63 | 5¼" Fire Hydrant 3'-6" Extension Kit | $2,435.00 | No Bid | No Bid | No Bid |
| 64 | 5¼" Fire Hydrant 4' Extension Kit | $2,725.00 | No Bid | No Bid | No Bid |
| 65 | 5¼" Fire Hydrant Flange Repair Kit | $415.00 | No Bid | No Bid | No Bid |
| 66 | 5¼" Fire Hydrant Main Valve Repair Kit | $788.00 | No Bid | No Bid | No Bid |
| 67 | 5¼" Fire Hydrant Bonnet Repair Kit | $125.00 | No Bid | No Bid | No Bid |
| 68 | ¾" Corp Stop | $44.40 | $43.00 | No Bid | $44.12 |
| 69 | ¾" Curb Stop | $51.35 | $52.48 | No Bid | $51.02 |
| 70 | ¾" Meter Connector | $19.60 | $12.80 | No Bid | $19.50 |
| 71 | ¾" Copper Union | $24.78 | $24.00 | No Bid | $24.65 |
| 72 | ¾" Male Coupling | $20.35 | $19.71 | No Bid | $20.23 |
| 73 | ¾" Female Coupling | $21.40 | $20.73 | No Bid | $21.28 |
| 74 | ¾" Quarter Bend Union | $32.00 | $31.00 | No Bid | $31.82 |
| 75 | 1" Corp Stop | $67.17 | $65.04 | No Bid | $66.75 |
| 76 | 1" Curb Stop | $121.25 | $93.54 | No Bid | $120.49 |
| 77 | 1" Meter Connector | $23.42 | $19.71 | No Bid | $23.28 |
| 78 | 1" Copper Union | $28.35 | $27.45 | No Bid | $28.18 |
| 79 | 1" Male Coupling | $24.10 | $23.34 | No Bid | $23.96 |
| 80 | 1" Female Coupling | $29.00 | $28.13 | No Bid | $28.86 |
| 81 | 1" Quarter Bend Union | $41.20 | $39.84 | No Bid | $40.94 |
| 82 | 1½" Curb Valve | $222.40 | $218.13 | No Bid | $220.97 |
| 83 | 1½" Male Coupling | $66.05 | $63.95 | No Bid | $65.64 |
| 84 | 1½" Female Coupling | $84.45 | $81.80 | No Bid | $83.95 |
| 85 | 1½" Copper Union | $94.85 | $91.90 | No Bid | $94.28 |
| 86 | 1½" Quarter Bend Union | $132.16 | $127.97 | No Bid | $131.32 |
| 87 | 2" Curb Valve | $3 | $317.73 | No Bid | $323.16 |

**TUPELO WATER & LIGHT DEPARTMENT**
**BID TABULATION - WATER MATERIALS (6 MONTH SUPPLY BID)**
**BID NUMBER 2026-028WL**
**AUGUST 19, 2026**

| | | Vendors | | | |
|---|---|---|---|---|---|
| ITEM | Product | Consolidated Pipe | Southern Pipe & Supply | G&C Supply | Southern WW Supply |
| 88 | 2" Male Coupling | $96.25 | $93.18 | No Bid | $95.63 |
| 89 | 2" Female Coupling | $100.55 | $97.40 | No Bid | $99.94 |
| 90 | 2" Copper Union | $128.10 | $124.05 | No Bid | $127.30 |
| 91 | 2" Quarter Bend Union | $267.40 | $258.92 | No Bid | $265.70 |
| 92 | 1½" x ¾" IPS Service Saddle | No Bid | No Bid | No Bid | No Bid |
| 93 | 1½" x 1" IPS Service Saddle | No Bid | No Bid | No Bid | No Bid |
| 94 | 2" x ¾" IPS Service Saddle | $32.25 | $32.69 | No Bid | No Bid |
| 95 | 2" x ¾" PVC Service Saddle | No Bid | $70.73 | No Bid | No Bid |
| 96 | 2" x 1" IPS Service Saddle | $32.25 | $32.69 | No Bid | No Bid |
| 97 | 2" x 1" PVC Service Saddle | No Bid | $70.73 | No Bid | No Bid |
| 98 | 4" x ¾" PVC Service Saddle | $141.00 | $82.57 | No Bid | $137.29 |
| 99 | 4" x 1" PVC Service Saddle | $141.00 | $82.57 | No Bid | $137.29 |
| 100 | 4" x 1½" PVC Service Saddle | $164.25 | $91.26 | No Bid | $160.10 |
| 101 | 4" x 2" PVC Service Saddle | $170.00 | $91.26 | No Bid | $165.57 |
| 102 | 6" x ¾" DIPS Service Saddle | $143.65 | $51.61 | No Bid | $139.64 |
| 103 | 6" x 1" DIPS Service Saddle | $143.65 | $51.61 | No Bid | $139.64 |
| 104 | 6" x 1½" DIPS Service Saddle | $164.25 | $62.88 | No Bid | $159.66 |
| 105 | 6" x 2" DIPS Service Saddle | $180.40 | $62.88 | No Bid | $175.41 |
| 106 | 8" x ¾" DIPS Service Saddle | $177.75 | $56.51 | No Bid | $172.82 |
| 107 | 8" x 1" DIPS Service Saddle | $177.75 | $56.51 | No Bid | $172.82 |
| 108 | 8" x 1½" DIPS Service Saddle | $187.15 | $70.51 | No Bid | $181.93 |
| 109 | 8" x 2" DIPS Service Saddle | $203.75 | $70.51 | No Bid | $198.08 |
| 110 | 10" x 1½" DIPS Service Saddle | $241.00 | $78.06 | No Bid | $235.13 |
| 111 | 10" x 2" DIPS Service Saddle | $258.50 | $78.06 | No Bid | $252.53 |
| 112 | 12" x 1½" DIPS Service Saddle | $290.00 | $93.01 | No Bid | $282.61 |
| 113 | 12" x 2" DIPS Service Saddle | $295.00 | $93.01 | No Bid | $287.71 |

# WATER MATERIALS
# 6-MONTH SUPPLY BID

## City of Tupelo, Mississippi
**BID # 2026-028WL**

Publication Dates..... July 22, 2026, and July 29, 2026

BID Response Deadline:..... August 19, 2026

# ADVERTISEMENT FOR PROPOSALS

NOTICE is hereby given that the City of Tupelo, Mississippi will receive bids for:

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

Until **10:00 o'clock A.M.** local time on **August 19, 2026**

Bids can be submitted via sealed bid at the Purchasing Office, City Hall 1st Floor, 71 East Troy Street, Tupelo, Mississippi, 38804 or electronically at www.tupelomsbids.com. Bid Documents and Specifications can be viewed and obtained online at www.tupelomsbids.com.

Any questions regarding electronic bidding or access to bid documents should be directed to PH Bidding Group at 662-407-0193 or admin@phbidding.com.

Award will be made to the lowest and best bidder. The Mayor and City Council reserve the right to reject any and all bids and to waive any and all informalities.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

Kim Hanna
City Clerk

Publishing Dates: July 22, 2026, and July 29, 2026

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID # 2026-028WL**

## I. GENERAL

The City of Tupelo will accept competitive sealed proposals until **10:00 AM, August 19, 2026,** at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the City, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS & BID FORM

The City of Tupelo will be accepting proposals for Water Materials. This is a six (6) month supply bid.

### Specifications

| Item | Description | Equal or Equivalent to | Unit | Price |
|---|---|---|---|---|
| 1 | ¾ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 8.40 |
| 2 | ¾ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 15.75 |
| 3 | 1 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 9.25 |
| 4 | 1 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 16.75 |
| 5 | 1 ½ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 10.25 |
| 6 | 1 ½ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 19.25 |
| 7 | 1 ¼ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 9.50 |
| 8 | 1 ¼ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 17.65 |
| 9 | 2 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 11.25 |
| 10 | 2 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 20.00 |
| 11 | 2 x 12 Repair Clamp | Smith Blair 245 or Mueller 230 | | 40.95 |
| 12 | 3 x 12 Emergency Clamp | Mueller 520 Series | | 148.00 |
| 13 | 4 x 12 Emergency Clamp | Mueller 520 Series | | 160.00 |
| 14 | 6 x 12 Emergency Clamp | Mueller 520 Series | | 195.00 |
| 15 | 6 x 18 Emergency Clamp | Mueller 520 Series | | 308.00 |
| 16 | 8 x 12 Emergency Clamp | Mueller 520 Series | | 227.00 |
| 17 | 8 x 18 Emergency Clamp | Mueller 520 Series | | 308.00 |
| 18 | 10 x 12 Emergency Clamp | Mueller 520 Series | | 290.00 |
| 19 | 10 x 18 Emergency Clamp | Mueller 520 Series | | 475.00 |
| 20 | 12 x 12 Emergency Clamp | Mueller 520 Series | | 350.00 |
| 21 | 12 x 18 Emergency Clamp | Mueller 520 Series | | 475.00 |
| 22 | 4" Tapping Valve – Less Acc | Mueller H-677 | | 1,150.00 |
| 23 | 6" Tapping Valve – Less Acc | Mueller H-677 | | 1,458.00 |
| 24 | 8" Tapping Valve – Less Acc | Mueller H-677 | | 2,325.00 |

| | | | | |
|---|---|---|---|---|
| 25 | 10" Tapping Valve – Less Acc | Mueller H-677 | | 3,625.00 |
| 26 | 12" Tapping Valve – Less Acc | Mueller H-677 | | 4,685.00 |
| 27 | 6 x 4 Tapping Tee | Smith Blair 662 | | 510.00 |
| 28 | 6 x 6 Tapping Tee | Smith Blair 662 | | 587.00 |
| 29 | 8 x 4 Tapping Tee | Smith Blair 662 | | 565.00 |
| 30 | 8 x 6 Tapping Tee | Smith Blair 662 | | 590.00 |
| 31 | 8 x 8 Tapping Tee | Smith Blair 662 | | 745.00 |
| 32 | 10 x 4 Tapping Tee | Smith Blair 662 | | 595.00 |
| 33 | 10 x 6 Tapping Tee | Smith Blair 662 | | 620.00 |
| 34 | 10 x 8 Tapping Tee | Smith Blair 662 | | 750.00 |
| 35 | 10 x 10 Tapping Tee | Smith Blair 662 | | 1,275.00 |
| 36 | 12 x 4 Tapping Tee | Smith Blair 662 | | 636.00 |
| 37 | 12 x 6 Tapping Tee | Smith Blair 662 | | 680.00 |
| 38 | 12 x 8 Tapping Tee | Smith Blair 662 | | 815.00 |
| 39 | 12 x 10 Tapping Tee | Smith Blair 662 | | 1,330.00 |
| 40 | 12 x 12 Tapping Tee | Smith Blair 662 | | 1,450.00 |
| 41 | 2" Coupling | Hymax | | 166.00 |
| 42 | 3" Coupling | Hymax | | 220.00 |
| 43 | 4" Coupling | Hymax | | 280.00 |
| 44 | 6" Coupling | Hymax | | 372.00 |
| 45 | 8" Coupling | Hymax | | 420.00 |
| 46 | 10" Coupling | Hymax | | 540.00 |
| 47 | 12" Coupling | Hymax | | 637.00 |
| 48 | 3" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | 730.00 |
| 49 | 4" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | 815.00 |
| 50 | 6" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | 1,040.00 |
| 51 | 8" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | 1,660.00 |
| 52 | 10" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | | 2,580.00 |
| 53 | 12" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | | 3,275.00 |
| 54 | 5.25 x 3' Bury Fire Hydrant | Mueller A-423 | | 3,265.00 |
| 55 | 5.25 x 3.5' Bury Fire Hydrant | Mueller A-423 | | 3,265.00 |
| 56 | 5.25 x 4' Bury Fire Hydrant | Mueller A-423 | | 3,340.00 |
| 57 | 5.25 x 4.5' Bury Fire Hydrant | Mueller A-423 | | 3,420.00 |
| 58 | 5.25 x 5' Bury Fire Hydrant | Mueller A-423 | | 3,495.00 |
| 59 | 5.25 x 5.5' Bury Fire Hydrant | Mueller A-423 | | 3,570.00 |
| 60 | 5¼" Fire Hydrant 1' Extension Kit | Mueller Super Centurion | | 1,120.00 |
| 61 | 5¼" Fire Hydrant 1'-6" Extension Kit | Mueller Super Centurion | | 1,265.00 |
| 62 | 5¼" Fire Hydrant 2'-6" Extension Kit | Mueller Super Centurion | | 2,025.00 |
| 63 | 5¼" Fire Hydrant 3'-6" Extension Kit | Mueller Super Centurion | | 2,435.00 |
| 64 | 5¼" Fire Hydrant 4' Extension Kit | Mueller Super Centurion | | 2,725.00 |
| 65 | 5¼" Fire Hydrant Flange Repair Kit | Mueller Super Centurion | | 415.00 |

| | | | | |
|---|---|---|---|---|
| 66 | 5¼" Fire Hydrant Main Valve Repair Kit | Mueller Super Centurion | | 788.00 |
| 67 | 5¼" Fire Hydrant Bonnet Repair Kit | Mueller Super Centurion | | 125.00 |
| **ALL BRASS SHALL BE LEAD-FREE PER ASTM C89833** | | | | |
| 68 | ¾" Corp Stop | A.Y. McDonald 74701 GNS | | 44.40 |
| 69 | ¾" Curb Stop | A.Y. McDonald 76102 GNS | | 51.35 |
| 70 | ¾" Meter Connector | A.Y. McDonald 74624 GNS | | 19.60 |
| 71 | ¾" Copper Union | A.Y. McDonald 74758 GNS | | 24.78 |
| 72 | ¾" Male Coupling | A.Y. McDonald 74753 GNS | | 20.35 |
| 73 | ¾" Female Coupling | A.Y. McDonald 74754 GNS | | 21.40 |
| 74 | ¾" Quarter Bend Union | A.Y. McDonald 74761 GNS | | 32.00 |
| 75 | 1" Corp Stop | A.Y. McDonald 74701 GNS | | 67.17 |
| 76 | 1" Curb Stop | A.Y. McDonald 76102 GNS | | 121.25 |
| 77 | 1" Meter Connector | A.Y. McDonald 74624 GNS | | 23.42 |
| 78 | 1" Copper Union | A.Y. McDonald 74758 GNS | | 28.35 |
| 79 | 1" Male Coupling | A.Y. McDonald 74753 GNS | | 24.10 |
| 80 | 1" Female Coupling | A.Y. McDonald 74754 GNS | | 29.00 |
| 81 | 1" Quarter Bend Union | A.Y. McDonald 74761 GNS | | 41.20 |
| 82 | 1½" Curb Valve | A.Y. McDonald 76101 GNS | | 222.40 |
| 83 | 1½" Male Coupling | A.Y. McDonald 74753 GNS | | 66.05 |
| 84 | 1½" Female Coupling | A.Y. McDonald 74754 GNS | | 84.45 |
| 85 | 1½" Copper Union | A.Y. McDonald 74758 GNS | | 94.85 |
| 86 | 1½" Quarter Bend Union | A.Y. McDonald 74761 GNS | | 132.16 |
| 87 | 2" Curb Valve | A.Y. McDonald 76101 GNS | | 325.23 |
| 88 | 2" Male Coupling | A.Y. McDonald 74753 GNS | | 96.25 |
| 89 | 2" Female Coupling | A.Y. McDonald 74754 GNS | | 100.55 |
| 90 | 2" Copper Union | A.Y. McDonald 74758 GNS | | 128.10 |
| 91 | 2" Quarter Bend Union | A.Y. McDonald 74761 GNS | | 267.40 |
| 92 | 1½" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | | N/B |
| 93 | 1½" x 1" IPS Service Saddle | A.Y. McDonald 3825 | | N/B |
| 94 | 2" x ¾" IPS Service Saddle | A.Y. McDonald 3891 | | 32.25 |
| 95 | 2" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | N/B |
| 96 | 2" x 1" IPS Service Saddle | A.Y. McDonald 3891 | | 32.25 |
| 97 | 2" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | N/B |
| 98 | 4" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | 141.00 |
| 99 | 4" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | 141.00 |
| 100 | 4" x 1½" PVC Service Saddle | A.Y. McDonald 3845 | | 164.25 |
| 101 | 4" x 2" PVC Service Saddle | A.Y. McDonald 3845 | | 170.00 |
| 102 | 6" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | 143.65 |
| 103 | 6" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | 143.65 |
| 104 | 6" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | 164.25 |
| 105 | 6" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | 180.40 |
| 106 | 8" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | 177.75 |
| 107 | 8" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | 177.75 |

| | | | | |
|---|---|---|---|---|
| 108 | 8" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | 187.15 |
| 109 | 8" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | 203.75 |
| 110 | 10" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | 241.00 |
| 111 | 10" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | 258.50 |
| 112 | 12" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | 290.00 |
| 113 | 12" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | 295.00 |

**General Bidders Requirements/Information**

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. Manufacturer's part or item numbers are shown only to describe the item and to determine the level of acceptable quality. Other manufacturer's "equal" items may be bid. The acceptance of "equal" items lies with the Council of the City of Tupelo whose decision shall be final. All items shall be delivered FOB to the location specified on the purchase request in Tupelo, Mississippi 38801.

4. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

5. The bid solicitation is for a supply contract of six (6) months with the City to have the option, at the end of the initial six (6) month period, to renew the contract for an additional six (6) months with no price increase if agreeable with vendor.

6. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be for truckload quantities.

7. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

8. Delivery will be a consideration in the awarding of this bid.

9. The burden of proof of specifications is the responsibility of the bidder.

## BIDDER INFORMATION FORM

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

The undersigned proposes to provide water materials which meet the specifications provided. The undersigned certifies that the minimum specifications, terms and conditions contained in this BID have been considered and understood. By submitting a proposal, I/We do certify that the commodities offered do meet the specifications contained in this Invitation to Bid.

BIDDER ACKNOWLEDGES receipt of the following ADDENDA:

NUMBER:_____ DATE:_____
NUMBER:_____ DATE:_____
NUMBER:_____ DATE:_____

**BIDDER INFORMATION:**

Company Name: Consolidated Pipe And Supply

Company Representative: Lee McCoy

Title: Inside Sales

**Business Address:**

Street: 2505 Mattox St.

City: TUPELO State: MS Zip: 38801

Signature of Bidder: Lee Mc

Date: 8-18-2026

# WATER MATERIALS
# 6-MONTH SUPPLY BID

## City of Tupelo, Mississippi
## BID # 2026-028WL

Publication Dates..... July 22, 2026, and July 29, 2026

BID Response Deadline:..... August 19, 2026

# ADVERTISEMENT FOR PROPOSALS

NOTICE is hereby given that the City of Tupelo, Mississippi will receive bids for:

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

Until **10:00 o'clock A.M.** local time on **August 19, 2026**

Bids can be submitted via sealed bid at the Purchasing Office, City Hall 1st Floor, 71 East Troy Street, Tupelo, Mississippi, 38804 or electronically at www.tupelomsbids.com. Bid Documents and Specifications can be viewed and obtained online at www.tupelomsbids.com.

Any questions regarding electronic bidding or access to bid documents should be directed to PH Bidding Group at 662-407-0193 or admin@phbidding.com.

Award will be made to the lowest and best bidder. The Mayor and City Council reserve the right to reject any and all bids and to waive any and all informalities.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

Kim Hanna
City Clerk

Publishing Dates: July 22, 2026, and July 29, 2026

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID # 2026-028WL**

## I. GENERAL

The City of Tupelo will accept competitive sealed proposals until **10:00 AM, August 19, 2026,** at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the City, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS & BID FORM

The City of Tupelo will be accepting proposals for Water Materials. This is a six (6) month supply bid.

### Specifications

| Item | Description | Equal or Equivalent to | Unit | Price |
|---|---|---|---|---|
| 1 | ¾ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 9.86 |
| 2 | ¾ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 18.36 |
| 3 | 1 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 10.71 |
| 4 | 1 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 19.57 |
| 5 | 1 ½ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 11.87 |
| 6 | 1 ½ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 22.36 |
| 7 | 1 ¼ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 11.10 |
| 8 | 1 ¼ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 20.00 |
| 9 | 2 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 12.97 |
| 10 | 2 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 23.48 |
| 11 | 2 x 12 Repair Clamp | Smith Blair 245 or Mueller 230 | | 47.66 |
| 12 | 3 x 12 Emergency Clamp | Mueller 520 Series | | 140.13 |
| 13 | 4 x 12 Emergency Clamp | Mueller 520 Series | | 163.05 |
| 14 | 6 x 12 Emergency Clamp | Mueller 520 Series | | 196.01 |
| 15 | 6 x 18 Emergency Clamp | Mueller 520 Series | | 356.99 |
| 16 | 8 x 12 Emergency Clamp | Mueller 520 Series | | 230.48 |
| 17 | 8 x 18 Emergency Clamp | Mueller 520 Series | | 385.70 |
| 18 | 10 x 12 Emergency Clamp | Mueller 520 Series | | NA |
| 19 | 10 x 18 Emergency Clamp | Mueller 520 Series | | NA |
| 20 | 12 x 12 Emergency Clamp | Mueller 520 Series | | NA |
| 21 | 12 x 18 Emergency Clamp | Mueller 520 Series | | NA |
| 22 | 4" Tapping Valve – Less Acc | ~~Mueller H-677~~ M×H MJ×FLG | | $ 670.63 |
| 23 | 6" Tapping Valve – Less Acc | ~~Mueller H-677~~ M×H MJ×FLG | | $896.15 |
| 24 | 8" Tapping Valve – Less Acc | ~~Mueller H-677~~ M×H MJ×FLG | | $1,400.00 |

| | | | | |
|---|---|---|---|---|
| 25 | 10" Tapping Valve – Less Acc | ~~Mueller H-677~~ MJxFLG | | $2,224.90 |
| 26 | 12" Tapping Valve – Less Acc | ~~Mueller H-677~~ MJxFLG | | $2,687.54 |
| 27 | 6 x 4 Tapping Tee | Smith Blair 662 | | $466.32 |
| 28 | 6 x 6 Tapping Tee | Smith Blair 662 | | $524.51 |
| 29 | 8 x 4 Tapping Tee | Smith Blair 662 | | $513.21 |
| 30 | 8 x 6 Tapping Tee | Smith Blair 662 | | $613.23 |
| 31 | 8 x 8 Tapping Tee | Smith Blair 662 | | $655.08 |
| 32 | 10 x 4 Tapping Tee | Smith Blair 662 | | $602.54 |
| 33 | 10 x 6 Tapping Tee | Smith Blair 662 | | $624.22 |
| 34 | 10 x 8 Tapping Tee | Smith Blair 662 | | $767.34 |
| 35 | 10 x 10 Tapping Tee | Smith Blair 662 | | $917.79 |
| 36 | 12 x 4 Tapping Tee | Smith Blair 662 | | $639.10 |
| 37 | 12 x 6 Tapping Tee | Smith Blair 662 | | $652.03 |
| 38 | 12 x 8 Tapping Tee | Smith Blair 662 | | $803.93 |
| 39 | 12 x 10 Tapping Tee | Smith Blair 662 | | $957.77 |
| 40 | 12 x 12 Tapping Tee | Smith Blair 662 | | $1,265.81 |
| 41 | 2" Coupling | Hymax | | $161.28 |
| 42 | 3" Coupling | Hymax | | $212.41 |
| 43 | 4" Coupling | Hymax | | $272.64 |
| 44 | 6" Coupling | Hymax | | $341.08 |
| 45 | 8" Coupling | Hymax | | $408.48 |
| 46 | 10" Coupling | Hymax | | $524.45 |
| 47 | 12" Coupling | Hymax | | $640.00 |
| 48 | 3" MJxMJ Gate Valve –Less Acc | ~~Mueller A-2360-20~~ MJH | | $628.63 |
| 49 | 4" MJxMJ Gate Valve –Less Acc | ~~Mueller A-2360-20~~ MJH | | $702.58 |
| 50 | 6" MJxMJ Gate Valve –Less Acc | ~~Mueller A-2360-20~~ MJH | | $892.15 |
| 51 | 8" MJxMJ Gate Valve –Less Acc | ~~Mueller A-2360-20~~ MJH | | $1427.54 |
| 52 | 10" MJxMJ Gate Valve-Less Acc | ~~Mueller A-2360-20~~ MJH | | $2,224.00 |
| 53 | 12" MJxMJ Gate Valve-Less Acc | ~~Mueller A-2360-20~~ MJH | | $2,892.73 |
| 54 | 5.25 x 3' Bury Fire Hydrant | Mueller A-423 | | NA |
| 55 | 5.25 x 3.5' Bury Fire Hydrant | Mueller A-423 | | NA |
| 56 | 5.25 x 4' Bury Fire Hydrant | Mueller A-423 | | NA |
| 57 | 5.25 x 4.5' Bury Fire Hydrant | Mueller A-423 | | NA |
| 58 | 5.25 x 5' Bury Fire Hydrant | Mueller A-423 | | NA |
| 59 | 5.25 x 5.5' Bury Fire Hydrant | Mueller A-423 | | NA |
| 60 | 5¼" Fire Hydrant 1' Extension Kit | Mueller Super Centurion | | NA |
| 61 | 5¼" Fire Hydrant 1'-6" Extension Kit | Mueller Super Centurion | | NA |
| 62 | 5¼" Fire Hydrant 2'-6" Extension Kit | Mueller Super Centurion | | NA |
| 63 | 5¼" Fire Hydrant 3'-6" Extension Kit | Mueller Super Centurion | | NA |
| 64 | 5¼" Fire Hydrant 4' Extension Kit | Mueller Super Centurion | | NA |
| 65 | 5¼" Fire Hydrant Flange Repair Kit | Mueller Super Centurion | | NA |

| | | | | |
|---|---|---|---|---|
| 66 | 5¼" Fire Hydrant Main Valve Repair Kit | Mueller Super Centurion | | NA |
| 67 | 5¼" Fire Hydrant Bonnet Repair Kit | Mueller Super Centurion | | NA |
| **ALL BRASS SHALL BE LEAD-FREE PER ASTM C89833** | | | | |
| 68 | ¾" Corp Stop | A.Y. McDonald 74701 GNS | | $43.00 |
| 69 | ¾" Curb Stop | A.Y. McDonald 76102 GNS | | $52.48 |
| 70 | ¾" Meter Connector | A.Y. McDonald 74624 GNS | | $12.80 |
| 71 | ¾" Copper Union | A.Y. McDonald 74758 GNS | | $24.00 |
| 72 | ¾" Male Coupling | A.Y. McDonald 74753 GNS | | $19.71 |
| 73 | ¾" Female Coupling | A.Y. McDonald 74754 GNS | | $20.73 |
| 74 | ¾" Quarter Bend Union | A.Y. McDonald 74761 GNS | | $31.00 |
| 75 | 1" Corp Stop | A.Y. McDonald 74701 GNS | | $105.04 |
| 76 | 1" Curb Stop | A.Y. McDonald 76102 GNS | | $93.54 |
| 77 | 1" Meter Connector | A.Y. McDonald 74624 GNS | | $19.71 |
| 78 | 1" Copper Union | A.Y. McDonald 74758 GNS | | $27.45 |
| 79 | 1" Male Coupling | A.Y. McDonald 74753 GNS | | $23.34 |
| 80 | 1" Female Coupling | A.Y. McDonald 74754 GNS | | $28.13 |
| 81 | 1" Quarter Bend Union | A.Y. McDonald 74761 GNS | | $39.84 |
| 82 | 1½" Curb Valve | A.Y. McDonald 76101 GNS | | $218.13 |
| 83 | 1½" Male Coupling | A.Y. McDonald 74753 GNS | | $65.95 |
| 84 | 1½" Female Coupling | A.Y. McDonald 74754 GNS | | $81.80 |
| 85 | 1½" Copper Union | A.Y. McDonald 74758 GNS | | $91.90 |
| 86 | 1½" Quarter Bend Union | A.Y. McDonald 74761 GNS | | $127.97 |
| 87 | 2" Curb Valve | A.Y. McDonald 76101 GNS | | $317.73 |
| 88 | 2" Male Coupling | A.Y. McDonald 74753 GNS | | $93.18 |
| 89 | 2" Female Coupling | A.Y. McDonald 74754 GNS | | $97.40 |
| 90 | 2" Copper Union | A.Y. McDonald 74758 GNS | | $124.05 |
| 91 | 2" Quarter Bend Union | A.Y. McDonald 74761 GNS | | $258.92 |
| 92 | 1½" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | | NA |
| 93 | 1½" x 1" IPS Service Saddle | A.Y. McDonald 3825 | | NA |
| 94 | 2" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | | $32.69 |
| 95 | 2" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | $70.73 |
| 96 | 2" x 1" IPS Service Saddle | A.Y. McDonald 3825 | | $32.69 |
| 97 | 2" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | $70.73 |
| 98 | 4" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | $82.57 |
| 99 | 4" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | $82.57 |
| 100 | 4" x 1½" PVC Service Saddle | A.Y. McDonald 3845 | | $91.26 |
| 101 | 4" x 2" PVC Service Saddle | A.Y. McDonald 3845 | | $91.26 |
| 102 | 6" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | $51.61 |
| 103 | 6" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | $51.61 |
| 104 | 6" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | $162.88 |
| 105 | 6" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | $162.88 |
| 106 | 8" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | $56.51 |
| 107 | 8" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | $56.51 |

| | | | | |
|---|---|---|---|---|
| 108 | 8" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 70.51 |
| 109 | 8" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 70.51 |
| 110 | 10" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 78.06 |
| 111 | 10" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 78.06 |
| 112 | 12" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 93.01 |
| 113 | 12" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | $ 93.01 |

**General Bidders Requirements/Information**

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. Manufacturer's part or item numbers are shown only to describe the item and to determine the level of acceptable quality. Other manufacturer's "equal" items may be bid. The acceptance of "equal" items lies with the Council of the City of Tupelo whose decision shall be final. All items shall be delivered FOB to the location specified on the purchase request in Tupelo, Mississippi 38801.

4. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

5. The bid solicitation is for a supply contract of six (6) months with the City to have the option, at the end of the initial six (6) month period, to renew the contract for an additional six (6) months with no price increase if agreeable with vendor.

6. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be for truckload quantities.

7. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

8. Delivery will be a consideration in the awarding of this bid.

9. The burden of proof of specifications is the responsibility of the bidder.

## III. QUESTIONS

Failure to examine any specifications and instructions will be at bidder's risk. All procedural and technical questions, or if the attached specifications are incomplete, not clear, or not standardized, shall be made in writing and addressed to the following.

General questions regarding this request should be directed to Kim Hanna, City Clerk, at the City of Tupelo, 71 East Troy Street, Tupelo, MS 38804. The phone number is 662-841-6502 Ext: 109.
Email: kim.hanna@tupeloms.gov

For questions concerning the technical specifications, prospective bidders may contact Drew Kyle, Tupelo Water & Light Department. The phone number is 662-841-6460. Email: drew.kyle@tupeloms.gov

Questions regarding the website or electronic bidding should be directed to Plan House at 662-407-0193 or admin@phbidding.com.

No oral explanations by any member of the city staff will be binding. Receipt of addenda must be acknowledged in writing. Submitting vendors shall be responsible for ensuring that they have received any and all addenda.

## IV. OPENING:

Proposal openings, whether electronic or traditional paper method, shall be conducted any time after they are received and shall be conducted by at least two procurement officials. From that point forward, proposals will be considered under advisement. City of Tupelo may conduct written or oral discussions with potential bidders.

The City of Tupelo reserves the right to determine responsive offers or proposals, waive minor informalities in the process, to reject any and all offers or proposals, and to invite priced bids from those companies believed most advantageous to the City.

## BIDDER INFORMATION FORM

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

The undersigned proposes to provide water materials which meet the specifications provided. The undersigned certifies that the minimum specifications, terms and conditions contained in this BID have been considered and understood. By submitting a proposal, I/We do certify that the commodities offered do meet the specifications contained in this Invitation to Bid.

BIDDER ACKNOWLEDGES receipt of the following ADDENDA:

NUMBER:_____ DATE:_____
NUMBER:_____ DATE:_____
NUMBER:_____ DATE: _____

**BIDDER INFORMATION:**

Company Name: Southern Pipe & Supply

Company Representative: Lee Enlow

Title: Manager

**Business Address:**

Street: 4094 Rob Drive

City: Tupelo State: MS Zip: 38801

Signature of Bidder: [signature]

Date: 8-18-26

# WATER MATERIALS
# 6-MONTH SUPPLY BID

## City of Tupelo, Mississippi
**BID # 2026-028WL**

Publication Dates..... July 22, 2026, and July 29, 2026

BID Response Deadline:..... August 19, 2026

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID # 2026-028WL**

## I. GENERAL

The City of Tupelo will accept competitive sealed proposals until **10:00 AM, August 19, 2026,** at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the City, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS & BID FORM

The City of Tupelo will be accepting proposals for Water Materials. This is a six (6) month supply bid.

### Specifications

| Item | Description | Equal or Equivalent to | Unit | Price |
|---|---|---|---|---|
| 1 | ¾ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 10.56 |
| 2 | ¾ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 19.70 |
| 3 | 1 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 11.54 |
| 4 | 1 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 20.98 |
| 5 | 1 ½ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 12.74 |
| 6 | 1 ½ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 23.94 |
| 7 | 1 ¼ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 11.86 |
| 8 | 1 ¼ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 22.10 |
| 9 | 2 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | | 13.37 |
| 10 | 2 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | | 24.20 |
| 11 | 2 x 12 Repair Clamp | Smith Blair 245 or Mueller 230 | | 54.16 |
| 12 | 3 x 12 Emergency Clamp | Mueller 520 Series | | No Bid |
| 13 | 4 x 12 Emergency Clamp | Mueller 520 Series | | |
| 14 | 6 x 12 Emergency Clamp | Mueller 520 Series | | |
| 15 | 6 x 18 Emergency Clamp | Mueller 520 Series | | |
| 16 | 8 x 12 Emergency Clamp | Mueller 520 Series | | |
| 17 | 8 x 18 Emergency Clamp | Mueller 520 Series | | |
| 18 | 10 x 12 Emergency Clamp | Mueller 520 Series | | |
| 19 | 10 x 18 Emergency Clamp | Mueller 520 Series | | |
| 20 | 12 x 12 Emergency Clamp | Mueller 520 Series | | |
| 21 | 12 x 18 Emergency Clamp | Mueller 520 Series | | |
| 22 | 4" Tapping Valve – Less Acc | Mueller H-677 | | |
| 23 | 6" Tapping Valve – Less Acc | Mueller H-677 | | |
| 24 | 8" Tapping Valve – Less Acc | Mueller H-677 | | |

| | | | | |
|---|---|---|---|---|
| 25 | 10" Tapping Valve – Less Acc | Mueller H-677 | | No 13.2 |
| 26 | 12" Tapping Valve – Less Acc | Mueller H-677 | | 1 |
| 27 | 6 x 4 Tapping Tee | Smith Blair 662 | | 677.65 |
| 28 | 6 x 6 Tapping Tee | Smith Blair 662 | | 775.00 |
| 29 | 8 x 4 Tapping Tee | Smith Blair 662 | | 745.64 |
| 30 | 8 x 6 Tapping Tee | Smith Blair 662 | | 781.25 |
| 31 | 8 x 8 Tapping Tee | Smith Blair 662 | | 985.42 |
| 32 | 10 x 4 Tapping Tee | Smith Blair 662 | | 712.60 |
| 33 | 10 x 6 Tapping Tee | Smith Blair 662 | | 743.55 |
| 34 | 10 x 8 Tapping Tee | Smith Blair 662 | | 941.42 |
| 35 | 10 x 10 Tapping Tee | Smith Blair 662 | | 1532.83 |
| 36 | 12 x 4 Tapping Tee | Smith Blair 662 | | 763.18 |
| 37 | 12 x 6 Tapping Tee | Smith Blair 662 | | 819.44 |
| 38 | 12 x 8 Tapping Tee | Smith Blair 662 | | 976.74 |
| 39 | 12 x 10 Tapping Tee | Smith Blair 662 | | 1599.38 |
| 40 | 12 x 12 Tapping Tee | Smith Blair 662 | | 1740.97 |
| 41 | 2" Coupling | Hymax | | 180.96 |
| 42 | 3" Coupling | Hymax | | 238.73 |
| 43 | 4" Coupling | Hymax | | 305.90 |
| 44 | 6" Coupling | Hymax | | 405.13 |
| 45 | 8" Coupling | Hymax | | 457.40 |
| 46 | 10" Coupling | Hymax | | 567.05 |
| 47 | 12" Coupling | Hymax | | 670.00 |
| 48 | 3" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | No 13.2 |
| 49 | 4" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | |
| 50 | 6" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | |
| 51 | 8" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | | |
| 52 | 10" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | | |
| 53 | 12" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | | |
| 54 | 5.25 x 3' Bury Fire Hydrant | Mueller A-423 | | |
| 55 | 5.25 x 3.5' Bury Fire Hydrant | Mueller A-423 | | |
| 56 | 5.25 x 4' Bury Fire Hydrant | Mueller A-423 | | |
| 57 | 5.25 x 4.5' Bury Fire Hydrant | Mueller A-423 | | |
| 58 | 5.25 x 5' Bury Fire Hydrant | Mueller A-423 | | |
| 59 | 5.25 x 5.5' Bury Fire Hydrant | Mueller A-423 | | |
| 60 | 5¼" Fire Hydrant 1' Extension Kit | Mueller Super Centurion | | |
| 61 | 5¼" Fire Hydrant 1'-6" Extension Kit | Mueller Super Centurion | | |
| 62 | 5¼" Fire Hydrant 2'-6" Extension Kit | Mueller Super Centurion | | |
| 63 | 5¼" Fire Hydrant 3'-6" Extension Kit | Mueller Super Centurion | | |
| 64 | 5¼" Fire Hydrant 4' Extension Kit | Mueller Super Centurion | | |
| 65 | 5¼" Fire Hydrant Flange Repair Kit | Mueller Super Centurion | | |

| | | | | |
|---|---|---|---|---|
| 66 | 5¼" Fire Hydrant Main Valve Repair Kit | Mueller Super Centurion | | No Bid |
| 67 | 5¼" Fire Hydrant Bonnet Repair Kit | Mueller Super Centurion | | |
| **ALL BRASS SHALL BE LEAD-FREE PER ASTM C89833** | | | | |
| 68 | ¾" Corp Stop | A.Y. McDonald 74701 GNS | | |
| 69 | ¾" Curb Stop | A.Y. McDonald 76102 GNS | | |
| 70 | ¾" Meter Connector | A.Y. McDonald 74624 GNS | | |
| 71 | ¾" Copper Union | A.Y. McDonald 74758 GNS | | |
| 72 | ¾" Male Coupling | A.Y. McDonald 74753 GNS | | |
| 73 | ¾" Female Coupling | A.Y. McDonald 74754 GNS | | |
| 74 | ¾" Quarter Bend Union | A.Y. McDonald 74761 GNS | | |
| 75 | 1" Corp Stop | A.Y. McDonald 74701 GNS | | |
| 76 | 1" Curb Stop | A.Y. McDonald 76102 GNS | | |
| 77 | 1" Meter Connector | A.Y. McDonald 74624 GNS | | |
| 78 | 1" Copper Union | A.Y. McDonald 74758 GNS | | |
| 79 | 1" Male Coupling | A.Y. McDonald 74753 GNS | | |
| 80 | 1" Female Coupling | A.Y. McDonald 74754 GNS | | |
| 81 | 1" Quarter Bend Union | A.Y. McDonald 74761 GNS | | |
| 82 | 1½" Curb Valve | A.Y. McDonald 76101 GNS | | |
| 83 | 1½" Male Coupling | A.Y. McDonald 74753 GNS | | |
| 84 | 1½" Female Coupling | A.Y. McDonald 74754 GNS | | |
| 85 | 1½" Copper Union | A.Y. McDonald 74758 GNS | | |
| 86 | 1½" Quarter Bend Union | A.Y. McDonald 74761 GNS | | |
| 87 | 2" Curb Valve | A.Y. McDonald 76101 GNS | | |
| 88 | 2" Male Coupling | A.Y. McDonald 74753 GNS | | |
| 89 | 2" Female Coupling | A.Y. McDonald 74754 GNS | | |
| 90 | 2" Copper Union | A.Y. McDonald 74758 GNS | | |
| 91 | 2" Quarter Bend Union | A.Y. McDonald 74761 GNS | | |
| 92 | 1½" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | | |
| 93 | 1½" x 1" IPS Service Saddle | A.Y. McDonald 3825 | | |
| 94 | 2" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | | |
| 95 | 2" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 96 | 2" x 1" IPS Service Saddle | A.Y. McDonald 3825 | | |
| 97 | 2" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 98 | 4" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 99 | 4" x 1" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 100 | 4" x 1½" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 101 | 4" x 2" PVC Service Saddle | A.Y. McDonald 3845 | | |
| 102 | 6" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 103 | 6" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 104 | 6" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 105 | 6" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 106 | 8" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 107 | 8" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | | |

| | | | | |
|---|---|---|---|---|
| 108 | 8" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | No Bid |
| 109 | 8" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 110 | 10" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 111 | 10" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 112 | 12" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | | |
| 113 | 12" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | | |

**General Bidders Requirements/Information**

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. Manufacturer's part or item numbers are shown only to describe the item and to determine the level of acceptable quality. Other manufacturer's "equal" items may be bid. The acceptance of "equal" items lies with the Council of the City of Tupelo whose decision shall be final. All items shall be delivered FOB to the location specified on the purchase request in Tupelo, Mississippi 38801.

4. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

5. The bid solicitation is for a supply contract of six (6) months with the City to have the option, at the end of the initial six (6) month period, to renew the contract for an additional six (6) months with no price increase if agreeable with vendor.

6. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be for truckload quantities.

7. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

8. Delivery will be a consideration in the awarding of this bid.

9. The burden of proof of specifications is the responsibility of the bidder.

## BIDDER INFORMATION FORM

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

The undersigned proposes to provide water materials which meet the specifications provided. The undersigned certifies that the minimum specifications, terms and conditions contained in this BID have been considered and understood. By submitting a proposal, I/We do certify that the commodities offered do meet the specifications contained in this Invitation to Bid.

BIDDER ACKNOWLEDGES receipt of the following ADDENDA:

NUMBER:_____ DATE:_____
NUMBER:_____ DATE:_____
NUMBER:_____ DATE: _____

**BIDDER INFORMATION:**

Company Name: G & C Supply

Company Representative: Josh Meals

Title: Sales Rep

**Business Address:**

Street: 1105 TN-77

City: Atwood State: TN Zip: 38220

Signature of Bidder: _____

Date: 8/17/26

# WATER MATERIALS
# 6-MONTH SUPPLY BID

## City of Tupelo, Mississippi
## BID # 2026-028WL

Publication Dates..... July 22, 2026, and July 29, 2026

BID Response Deadline:..... August 19, 2026

# ADVERTISEMENT FOR PROPOSALS

NOTICE is hereby given that the City of Tupelo, Mississippi will receive bids for:

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

Until **10:00 o'clock A.M.** local time on **August 19, 2026**

Bids can be submitted via sealed bid at the Purchasing Office, City Hall 1st Floor, 71 East Troy Street, Tupelo, Mississippi, 38804 or electronically at www.tupelomsbids.com. Bid Documents and Specifications can be viewed and obtained online at www.tupelomsbids.com.

Any questions regarding electronic bidding or access to bid documents should be directed to PH Bidding Group at 662-407-0193 or admin@phbidding.com.

Award will be made to the lowest and best bidder. The Mayor and City Council reserve the right to reject any and all bids and to waive any and all informalities.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI.

Kim Hanna
City Clerk

Publishing Dates: July 22, 2026, and July 29, 2026

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID # 2026-028WL**

## I. GENERAL

The City of Tupelo will accept competitive sealed proposals until **10:00 AM, August 19, 2026,** at City Hall, 71 East Troy Street, Tupelo, Mississippi 38804. All proposals must be equal in performance and quality to the specifications.

If City Hall is closed for business at the time of the deadline, proposals will be accepted and opened on the next business day of the City, at the originally scheduled hour.

## II. TECHNICAL SPECIFICATIONS & BID FORM

The City of Tupelo will be accepting proposals for Water Materials. This is a six (6) month supply bid.

### Specifications

| Item | Description | Equal or Equivalent to | Unit | Price |
|---|---|---|---|---|
| 1 | ¾ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $5.50 |
| 2 | ¾ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $11.00 |
| 3 | 1 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $6.60 |
| 4 | 1 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $12.10 |
| 5 | 1 ½ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $6.60 |
| 6 | 1 ½ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $13.20 |
| 7 | 1 ¼ x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $6.60 |
| 8 | 1 ¼ x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $12.10 |
| 9 | 2 x 3 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $7.70 |
| 10 | 2 x 6 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $14.30 |
| 11 | 2 x 12 Repair Clamp | Smith Blair 245 or Mueller 230 | Each | $29.70 |
| 12 | 3 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 13 | 4 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 14 | 6 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 15 | 6 x 18 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 16 | 8 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 17 | 8 x 18 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 18 | 10 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 19 | 10 x 18 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 20 | 12 x 12 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 21 | 12 x 18 Emergency Clamp | Mueller 520 Series | Each | no bid |
| 22 | 4" Tapping Valve – Less Acc | Mueller H-677 | Each | $925.20 |
| 23 | 6" Tapping Valve – Less Acc | Mueller H-677 | Each | $1,306.05 |
| 24 | 8" Tapping Valve – Less Acc | Mueller H-677 | Each | $1,939.97 |

***JCM 110***

***American AVK***

| | | | | |
|---|---|---|---|---|
| 25 | 10" Tapping Valve – Less Acc | Mueller H-677 | Each | $2,924.67 |
| 26 | 12" Tapping Valve – Less Acc | Mueller H-677 | Each | $4,416.75 |
| 27 | 6 x 4 Tapping Tee | Smith Blair 662 | Each | no bid |
| 28 | 6 x 6 Tapping Tee | Smith Blair 662 | Each | no bid |
| 29 | 8 x 4 Tapping Tee | Smith Blair 662 | Each | no bid |
| 30 | 8 x 6 Tapping Tee | Smith Blair 662 | Each | no bid |
| 31 | 8 x 8 Tapping Tee | Smith Blair 662 | Each | no bid |
| 32 | 10 x 4 Tapping Tee | Smith Blair 662 | Each | no bid |
| 33 | 10 x 6 Tapping Tee | Smith Blair 662 | Each | no bid |
| 34 | 10 x 8 Tapping Tee | Smith Blair 662 | Each | no bid |
| 35 | 10 x 10 Tapping Tee | Smith Blair 662 | Each | no bid |
| 36 | 12 x 4 Tapping Tee | Smith Blair 662 | Each | no bid |
| 37 | 12 x 6 Tapping Tee | Smith Blair 662 | Each | no bid |
| 38 | 12 x 8 Tapping Tee | Smith Blair 662 | Each | no bid |
| 39 | 12 x 10 Tapping Tee | Smith Blair 662 | Each | no bid |
| 40 | 12 x 12 Tapping Tee | Smith Blair 662 | Each | no bid |
| 41 | 2" Coupling | Hymax | Each | no bid |
| 42 | 3" Coupling | Hymax | Each | no bid |
| 43 | 4" Coupling | Hymax | Each | no bid |
| 44 | 6" Coupling | Hymax | Each | no bid |
| 45 | 8" Coupling | Hymax | Each | no bid |
| 46 | 10" Coupling | Hymax | Each | no bid |
| 47 | 12" Coupling | Hymax | Each | no bid |
| 48 | 3" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | Each | $657.10 |
| 49 | 4" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | Each | $733.52 |
| 50 | 6" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | Each | $936.47 |
| 51 | 8" MJxMJ Gate Valve –Less Acc | Mueller A-2360-20 | Each | $1,490.21 |
| 52 | 10" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | Each | $2,323.32 |
| 53 | 12" MJxMJ Gate Valve-Less Acc | Mueller A-2360-20 | Each | $2,939.70 |
| 54 | 5.25 x 3' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 55 | 5.25 x 3.5' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 56 | 5.25 x 4' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 57 | 5.25 x 4.5' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 58 | 5.25 x 5' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 59 | 5.25 x 5.5' Bury Fire Hydrant | Mueller A-423 | Each | no bid |
| 60 | 5¼" Fire Hydrant 1' Extension Kit | Mueller Super Centurion | Each | no bid |
| 61 | 5¼" Fire Hydrant 1'-6" Extension Kit | Mueller Super Centurion | Each | no bid |
| 62 | 5¼" Fire Hydrant 2'-6" Extension Kit | Mueller Super Centurion | Each | no bid |
| 63 | 5¼" Fire Hydrant 3'-6" Extension Kit | Mueller Super Centurion | Each | no bid |
| 64 | 5¼" Fire Hydrant 4' Extension Kit | Mueller Super Centurion | Each | no bid |
| 65 | 5¼" Fire Hydrant Flange Repair Kit | Mueller Super Centurion | Each | no bid |

***American AWK****

| | | | | |
|---|---|---|---|---|
| 66 | 5¼" Fire Hydrant Main Valve Repair Kit | Mueller Super Centurion | Each | no bid |
| 67 | 5¼" Fire Hydrant Bonnet Repair Kit | Mueller Super Centurion | Each | no bid |
| **ALL BRASS SHALL BE LEAD-FREE PER ASTM C89833** | | | | |
| 68 | ¾" Corp Stop | A.Y. McDonald 74701 GNS | Each | $44.12 |
| 69 | ¾" Curb Stop | A.Y. McDonald 76102 GNS | Each | $51.02 |
| 70 | ¾" Meter Connector | A.Y. McDonald 74624 GNS | Each | $19.50 |
| 71 | ¾" Copper Union | A.Y. McDonald 74758 GNS | Each | $24.65 |
| 72 | ¾" Male Coupling | A.Y. McDonald 74753 GNS | Each | $20.23 |
| 73 | ¾" Female Coupling | A.Y. McDonald 74754 GNS | Each | $21.28 |
| 74 | ¾" Quarter Bend Union | A.Y. McDonald 74761 GNS | Each | $31.82 |
| 75 | 1" Corp Stop | A.Y. McDonald 74701 GNS | Each | $66.75 |
| 76 | 1" Curb Stop | A.Y. McDonald 76102 GNS | Each | $120.49 |
| 77 | 1" Meter Connector | A.Y. McDonald 74624 GNS | Each | $23.28 |
| 78 | 1" Copper Union | A.Y. McDonald 74758 GNS | Each | $28.18 |
| 79 | 1" Male Coupling | A.Y. McDonald 74753 GNS | Each | $23.96 |
| 80 | 1" Female Coupling | A.Y. McDonald 74754 GNS | Each | $28.86 |
| 81 | 1" Quarter Bend Union | A.Y. McDonald 74761 GNS | Each | $40.94 |
| 82 | 1½" Curb Valve | A.Y. McDonald 76101 GNS | Each | $220.97 |
| 83 | 1½" Male Coupling | A.Y. McDonald 74753 GNS | Each | $65.64 |
| 84 | 1½" Female Coupling | A.Y. McDonald 74754 GNS | Each | $83.95 |
| 85 | 1½" Copper Union | A.Y. McDonald 74758 GNS | Each | $94.28 |
| 86 | 1½" Quarter Bend Union | A.Y. McDonald 74761 GNS | Each | $131.32 |
| 87 | 2" Curb Valve | A.Y. McDonald 76101 GNS | Each | $323.16 |
| 88 | 2" Male Coupling | A.Y. McDonald 74753 GNS | Each | $95.63 |
| 89 | 2" Female Coupling | A.Y. McDonald 74754 GNS | Each | $99.94 |
| 90 | 2" Copper Union | A.Y. McDonald 74758 GNS | Each | $127.30 |
| 91 | 2" Quarter Bend Union | A.Y. McDonald 74761 GNS | Each | $265.70 |
| 92 | 1½" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | Each | no bid |
| 93 | 1½" x 1" IPS Service Saddle | A.Y. McDonald 3825 | Each | no bid |
| 94 | 2" x ¾" IPS Service Saddle | A.Y. McDonald 3825 | Each | no bid |
| 95 | 2" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | Each | no bid |
| 96 | 2" x 1" IPS Service Saddle | A.Y. McDonald 3825 | Each | no bid |
| 97 | 2" x 1" PVC Service Saddle | A.Y. McDonald 3845 | Each | no bid |
| 98 | 4" x ¾" PVC Service Saddle | A.Y. McDonald 3845 | Each | $137.29 |
| 99 | 4" x 1" PVC Service Saddle | A.Y. McDonald 3845 | Each | $137.29 |
| 100 | 4" x 1½" PVC Service Saddle | A.Y. McDonald 3845 | Each | $160.10 |
| 101 | 4" x 2" PVC Service Saddle | A.Y. McDonald 3845 | Each | $165.57 |
| 102 | 6" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $139.64 |
| 103 | 6" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $139.64 |
| 104 | 6" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $159.66 |
| 105 | 6" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $175.41 |
| 106 | 8" x ¾" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $172.82 |
| 107 | 8" x 1" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $172.82 |

| | | | | |
|---|---|---|---|---|
| 108 | 8" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $181.93 |
| 109 | 8" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $198.08 |
| 110 | 10" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $235.13 |
| 111 | 10" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $252.53 |
| 112 | 12" x 1½" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $282.61 |
| 113 | 12" x 2" DIPS Service Saddle | A.Y. McDonald 3825 | Each | $287.71 |

**General Bidders Requirements/Information**

1. The City of Tupelo reserves the right to reject any and all bids, to waive any informalities in the bid, or award the bid to whomsoever they may choose.

2. The specifications, as stated, are minimum requirements and may be exceeded by the bidder. However, no additional consideration shall be given for exceeding the minimum requirements and all bids will be evaluated against the specifications set forth in this bid package.

3. Manufacturer's part or item numbers are shown only to describe the item and to determine the level of acceptable quality. Other manufacturer's "equal" items may be bid. The acceptance of "equal" items lies with the Council of the City of Tupelo whose decision shall be final. All items shall be delivered FOB to the location specified on the purchase request in Tupelo, Mississippi 38801.

4. All bid prices shall be net, FOB destination, with transportation charges prepaid by vendor.

5. The bid solicitation is for a supply contract of six (6) months with the City to have the option, at the end of the initial six (6) month period, to renew the contract for an additional six (6) months with no price increase if agreeable with vendor.

6. All items will be ordered on an as needed basis during the life of the contract(s) resulting from this bid process. Minimum order quantities shall be for truckload quantities.

7. No bidder is required to bid on all items. However, the successful bidder(s) shall be determined by item compliance to minimum specifications requirements.

8. Delivery will be a consideration in the awarding of this bid.

9. The burden of proof of specifications is the responsibility of the bidder.

## III. QUESTIONS

Failure to examine any specifications and instructions will be at bidder's risk. All procedural and technical questions, or if the attached specifications are incomplete, not clear, or not standardized, shall be made in writing and addressed to the following.

General questions regarding this request should be directed to Kim Hanna, City Clerk, at the City of Tupelo, 71 East Troy Street, Tupelo, MS 38804. The phone number is 662-841-6502 Ext: 109.
Email: kim.hanna@tupeloms.gov

For questions concerning the technical specifications, prospective bidders may contact Drew Kyle, Tupelo Water & Light Department. The phone number is 662-841-6460. Email: drew.kyle@tupeloms.gov

Questions regarding the website or electronic bidding should be directed to Plan House at 662-407-0193 or admin@phbidding.com.

No oral explanations by any member of the city staff will be binding. Receipt of addenda must be acknowledged in writing. Submitting vendors shall be responsible for ensuring that they have received any and all addenda.

## IV. OPENING:

Proposal openings, whether electronic or traditional paper method, shall be conducted any time after they are received and shall be conducted by at least two procurement officials. From that point forward, proposals will be considered under advisement. City of Tupelo may conduct written or oral discussions with potential bidders.

The City of Tupelo reserves the right to determine responsive offers or proposals, waive minor informalities in the process, to reject any and all offers or proposals, and to invite priced bids from those companies believed most advantageous to the City.

## BIDDER INFORMATION FORM

**WATER MATERIALS**
**6-MONTH SUPPLY**
**BID# 2026-028WL**

The undersigned proposes to provide water materials which meet the specifications provided. The undersigned certifies that the minimum specifications, terms and conditions contained in this BID have been considered and understood. By submitting a proposal, I/We do certify that the commodities offered do meet the specifications contained in this Invitation to Bid.

BIDDER ACKNOWLEDGES receipt of the following ADDENDA:

NUMBER:_____ DATE:_____
NUMBER:_____ DATE:_____
NUMBER:_____ DATE: _____

**BIDDER INFORMATION:**

Company Name: Southern Waterworks Supply, Inc. (601-268-7463)

Company Representative: Zackary Guelker (zack@southernwaterworks.com)

Title: Sales

**Business Address:**

Street: 429 Cole Road

City: Hattiesburg State: MS Zip: 39402

Signature of Bidder: Zackary Guelker

Date: 8/18/2026

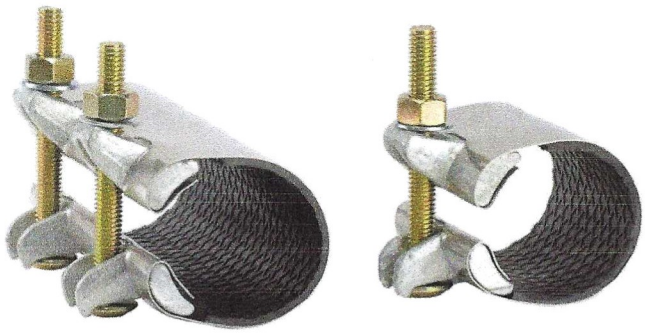
JCM INDUSTRIES
P. O. Box 1220, Nash, TX 75569-1220
Phone 800-527-8482 or 903-832-2581
Fax 800-874-9524 or 903-838-6260
www.jcmindustries.com

## Typical Specification

### JCM 110 Patch Clamp

All circumferential single band repair clamps 1/2" and larger shall have a minimum material standard of certifiable prime 304 stainless steel band; low profile Ductile Iron Lugs per ASTM A536; lug shall be drop-in design with open receiver slot; replaceable, track head electro-galvanized steel bolt, nut and washer, and a gridded gasket. Clamps 1/2" thru 2" shall have lug to lug gasket. Clamps shall be JCM 110 Patch Clamp or approved equal.

JCM 100 Series Universal Clamp Couplings are ANSI/NSF Standard 61, Annex G and ANSI/NSF Standard 372 Certified.



JCM 110 Patch Clamps
6" width and 3" width

*This typical specification, provided by JCM Industries, is a proposed guideline for use by specifying agencies to ensure significant design and material features of this product are included within the agencies' individual specifications.*

NSF Certified to NSF/ANSI 61-G & 372

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P. O. Box 1220, Nash, TX 75569-1220
Phone 800-527-8482 or 903-832-2581
Fax 800-874-9524 or 903-838-6260
www.jcmindustries.com

## Material Specification

**JCM 110 Patch Clamp**

| | |
|---|---|
| **LUG:** | Ductile Iron ASTM A-536.<br>Optional CF8 Stainless Steel, equal to 304. |
| **GASKET:** | Nitrile Butadiene Rubber (NBR, Buna-N) per ASTM D2000. Molded virgin rubber for natural gas, oil, mild acids, bases, water and sewage. Gasket temperature range -40°F to 180°F (-40°C – 82°C). For applications on high temperatures or chemical pipelines, contact JCM Industries Technical Services. |
| **BAND:** | 18-8 Type 304 Stainless Steel |
| **HARDWARE:** | Electro-galvanized Steel.<br>Optional Stainless Steel available. |

JCM 100 Series Universal Clamp Couplings are ANSI/NSF Standard 61, Annex G and ANSI/NSF Standard 372 Certified.

# AMERICAN AVK RESILIENT SEATED DUCTILE IRON GATE VALVE 45/MMN-WD
## 250/350 PSI, Tested to AWWA C509 / C515 (NRS) MJxMJ
### Mechanical Joint Ends - Valve Sizes 3" - 16"

Use:
For water and neutral liquids to maximum 160°F.

Tests:
Hydraulic test to AWWA C509:

| | |
|---|---|
| Shell Test: | 700 PSI 3"-12" |
| Seat Test: | 350 PSI 3"-12" |
| Shell Test: | 500 PSI 14"-16" |
| Seat Test: | 250 PSI 14"-16" |

Operating Torque Test

Optional Materials:

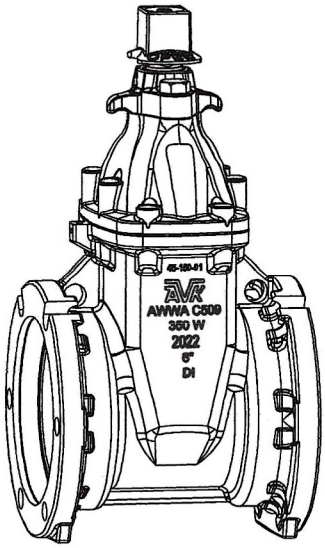
| | |
|---|---|
| Wedge | Ductile iron ASTM A536 encapsulated with NBR-rubber compound |
| Stem | 304 stainless steel |

Standard Materials:

| | |
|---|---|
| Body, Bonnet, Gland Flange, Wrench Nut | Ductile iron ASTM A536 (Wrench Nut-painted black for open left, red for open right) |
| Coating | Electrostatically applied fusion-bonded epoxy-resin Meets or exceeds AWWA C550 |
| Stem | Standard: Stainless steel 430F |
| Wedge | Ductile iron ASTM A536 encapsulated with EPDM-rubber compound |
| Wedge Nut, Thrust Collar | Bronze |
| Bonnet Bolts | Stainless Steel - 316 sealed with hot melt |
| Gland Bolts | Stainless Steel - 316 Hexagon bolt |
| Bonnet Gasket, Wiper Ring, O-Ring Stem Seals, O-Ring Gland Seal | ASTM D2000 Buna "N" nitrile rubber |

Approvals:

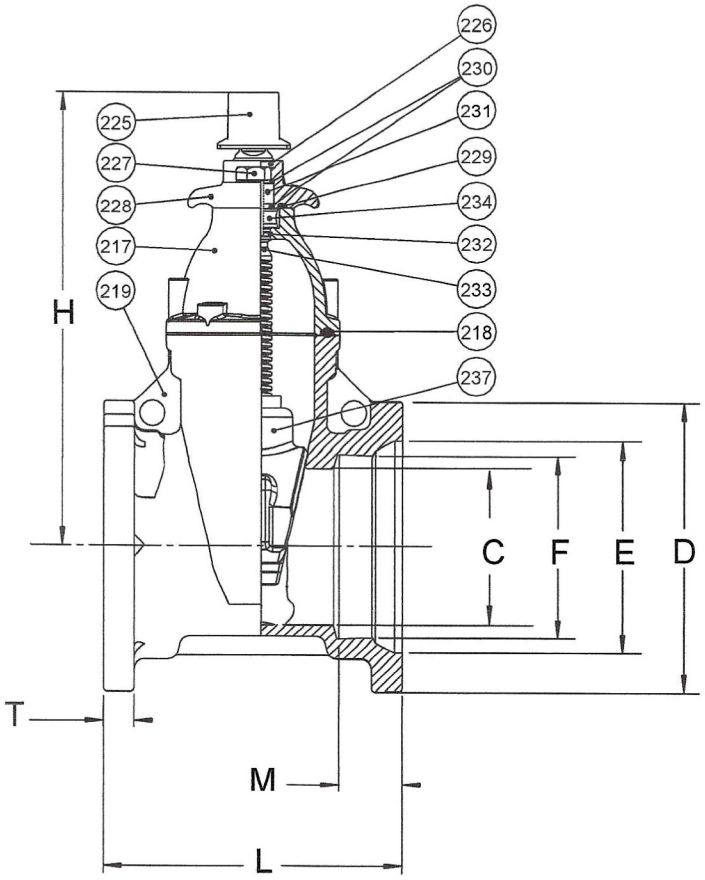
Certified to: ANSI/NSF 61, ANSI/NSF 372



# AMERICAN AVK RESILIENT SEATED DUCTILE IRON GATE VALVE 45/MMN-WD
## 250/350 PSI, Tested to AWWA C509 / C515 (NRS) MJxMJ
### Mechanical Joint End - Valve Sizes 3" - 16"

Component List:

217. Bonnet
218. Bonnet Gasket
219. Body
225. Wrench Nut
226. Wiper Ring
227. Gland Flange Bolt
228. Gland Flange
229. Gland O-Ring
230. Upper Stem Seal O-Rings
231. Stem Seal Bushing
232. Lower Stem Seal O-Ring
233. NRS Stem
234. Thrust Collar
237. Wedge




| Ref No. | Size | Working Pressure | C | D | E | F | H | L | M | T | Turns to Open | Weight (lbs.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 45-080-MMN-WD | 3" | 350 | 3.25" | 7.69" | 4.96" | 4.07" | 12.09" | 8.50" | 2.50" | 0.95" | 12 | 43 |
| 45-100-MMN-WD | 4" | 350 | 4.25" | 9.12" | 6.00" | 4.90" | 13.50" | 10.00" | 2.50" | 1.00" | 14 | 62 |
| 45-150-MMN-WD | 6" | 350 | 6.25" | 11.12" | 8.12" | 7.00" | 17.50" | 11.50" | 2.50" | 1.18" | 21 | 103 |
| 45-200-MMN-WD | 8" | 350 | 8.25" | 13.37" | 10.27" | 9.15" | 21.50" | 11.50" | 2.50" | 1.24" | 26 | 155 |
| 45-250-MMN-WD | 10" | 350 | 10.25" | 15.69" | 12.34" | 11.20" | 24.75" | 13.00" | 2.50" | 1.14" | 32 | 240 |
| 45-300-MMN-WD | 12" | 350 | 12.25" | 17.88" | 14.44" | 13.30" | 27.63" | 14.00" | 2.50" | 1.22" | 38 | 337 |
| 45-350-MMN-WD | 14" | 250 | 14.00" | 20.31" | 16.61" | 15.50" | 35.75" | 17.95" | 3.50" | 1.32" | 51 | 794 |
| 45-400-MMN-WD | 16" | 250 | 16.00" | 22.56" | 18.64" | 17.54" | 34.75" | 18.00" | 3.50" | 1.34" | 54 | 800 |

# AMERICAN AVK RESILIENT SEATED DUCTILE IRON GATE VALVE 45/MFN-WD
## 250/350 PSI, Tested to AWWA C509 / C515 (NRS) MJxFL
### Mechanical Joint by Flanged Ends to ASME B16.42 Class 150 - Valve Sizes 3" - 16"

Use:
For water and neutral liquids to maximum 160°F.

Tests:
Hydraulic test to AWWA C509:

| | |
|---|---|
| Shell Test: | 700 PSI 3"-12" |
| Seat Test: | 350 PSI 3"-12" |
| Shell Test: | 500 PSI 14"-16" |
| Seat Test: | 250 PSI 14"-16" |

Operating Torque Test

Optional Materials:

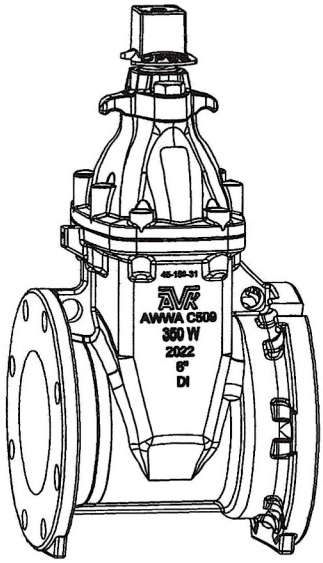
| | |
|---|---|
| Wedge | Ductile iron ASTM A536 encapsulated with NBR-rubber compound |
| Stem | 304 stainless steel |

Standard Materials:

| | |
|---|---|
| Body, Bonnet, Gland Flange, Wrench Nut | Ductile iron ASTM A536 (Wrench Nut-painted black for open left, red for open right) |
| Coating | Electrostatically applied fusion-bonded epoxy-resin Meets or exceeds AWWA C550 |
| Stem | Standard: Stainless steel 430F |
| Wedge | Ductile iron ASTM A536 encapsulated with EPDM-rubber compound |
| Wedge Nut, Thrust Collar | Bronze |
| Bonnet Bolts | Stainless Steel - 316 sealed with hot melt |
| Gland Bolts | Stainless Steel - 316 Hexagon bolt |
| Bonnet Gasket, Wiper Ring, O-Ring Stem Seals, O-Ring Gland Seal | ASTM D2000 Buna "N" nitrile rubber |

Approvals:

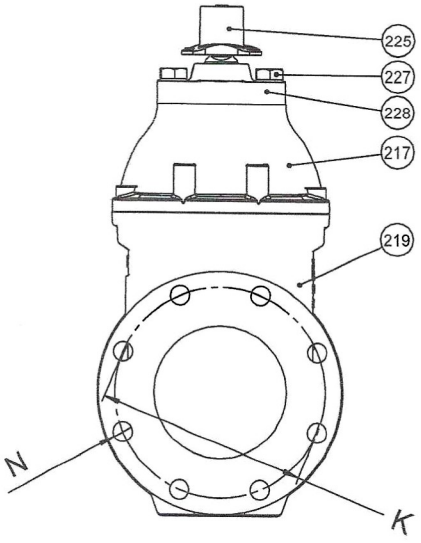
Certified to: ANSI/NSF 61, ANSI/NSF 372

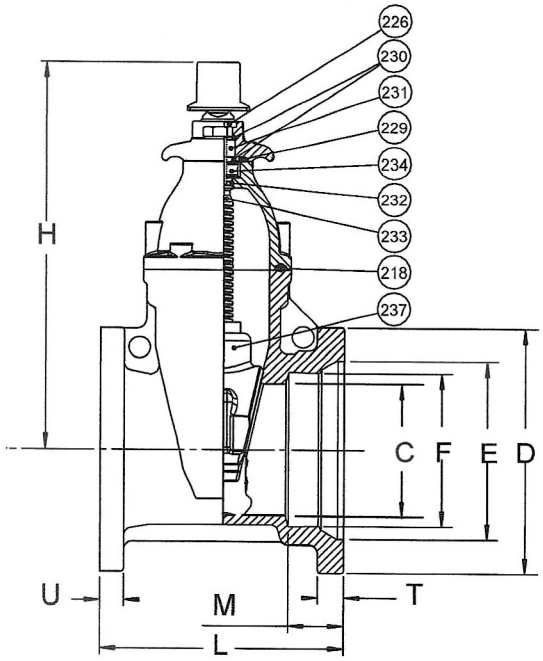


# AMERICAN AVK RESILIENT SEATED DUCTILE IRON GATE VALVE 45/MFN-WD
## 250/350 PSI, Tested to AWWA C509 / C515 (NRS) MJxFL
### Mechanical Joint by Flanged Ends to ASME B16.42, Class 150 - Valve Sizes 3" - 16"

Component List:

217. Bonnet
218. Bonnet Gasket
219. Body
225. Wrench Nut
226. Wiper Ring
227. Gland Flange Bolt
228. Gland Flange
229. Gland O-Ring
230. Upper Stem Seal O-Rings
231. Stem Seal Bushing
232. Lower Stem Seal O-Ring
233. NRS Stem
234. Thrust Collar
237. Wedge




| Ref No. | Size | Working Pressure | C | D | E | F | K | H | L | M | N | T | U | Flange Holes | Turns to Open | Wt. (lbs.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 45-080-MFN-WD | 3" | 350 | 3.25" | 7.69" | 4.96" | 4.08" | 6.00" | 12.09" | 9.0" | 2.50 | 0.75" | 1.00" | 0.88" | 4 | 12 | 43 |
| 45-100-MFN-WD | 4" | 350 | 4.25" | 9.12" | 6.02" | 4.90" | 7.50" | 13.50" | 9.0" | 2.50 | 0.75" | 1.00" | 1.00" | 8 | 14 | 62 |
| 45-150-MFN-WD | 6" | 350 | 6.25" | 11.12" | 8.12" | 7.00" | 9.50" | 17.50 | 10.50" | 2.50 | 0.88" | 1.18" | 1.06" | 8 | 20 | 103 |
| 45-200-MFN-WD | 8" | 350 | 8.25" | 13.37" | 10.27" | 9.15" | 11.75" | 21.50" | 11.50" | 2.50 | 0.88" | 1.24" | 1.14" | 8 | 26 | 155 |
| 45-250-MFN-WD | 10" | 350 | 10.25" | 15.69" | 12.34" | 11.20" | 14.25" | 24.75" | 13.00" | 2.50 | 1.00" | 1.14" | 1.22" | 12 | 32 | 240 |
| 45-300-MFN-WD | 12" | 350 | 12.25" | 17.88" | 14.44" | 13.30" | 17.00" | 27.63" | 14.00" | 2.50 | 1.00" | 1.22" | 1.30" | 12 | 38 | 337 |
| 45-350-MFN-WD | 14" | 250 | 14.00" | 20.31" | 16.61" | 15.50" | 18.75" | 35.75" | 17.50" | 3.50 | 1.13" | 1.32" | 1.40" | 12 | 51 | 840 |
| 45-400-MFN-WD | 16" | 250 | 16.00" | 22.56" | 18.64" | 17.54" | 21.25" | 34.75" | 17.00" | 3.50 | 1.13" | 1.34" | 1.44" | 16 | 54 | 820 |

# AGENDA REQUEST

**TO:** Mayor and City Council

**FROM:** Ben Logan, City Attorney

**DATE** September 10, 2026

**SUBJECT:** **IN THE MATTER OF RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI (THE "CITY") APPROVING THE FORM OF, AND AUTHORIZING THE EXECUTION AND DELIVERY OF (I) A LOCAL DEVELOPMENT PARTNERSHIP PROGRAM APPLICATION FOR SUBMISSION TO THE MISSISSIPPI DEVELOPMENT AUTHORITY PURSUANT TO SECTION 17-25-27 *ET SEQ.*, MISSISSIPPI CODE OF 1972, AS AMENDED AND SUPPLEMENTED (THE "ACT"), AND (II) A DEVELOPMENT AND REIMBURSEMENT AGREEMENT, BY AND AMONG THE CITY, LEE COUNTY, MISSISSIPPI, AND IBCP GARFIELD, LLC, AS DEVELOPER IN CONNECTION WITH THE PROJECT (AS DEFINED HEREIN); AND FOR RELATED PURPOSES.**

---

**Request:**

This Resolution approves the form of an application for submission to MDA for a local development partnership project and a development and reimbursement agreement between the city, Lee County and IBCP Garfield, LLC. This resolution also authorizes the execution and delivery of these documents by the mayor.

# LOCAL DEVELOPMENT PARTNERSHIP PROGRAM (LDPP)

# CERTIFICATE APPLICATION

**The following questions have been broadly designed under the LDPP Program to provide the Mississippi Development Authority (MDA) with a complete factual and legal background for approval of a request for an LDPP Certificate.**

**Please answer all questions. Insert "NONE" or "NOT APPLICABLE" where necessary. If an estimate is given, indicate "EST." after the figure. Attach additional sheets if more space is needed. Return the original and one copy of this application to MDA.**

## LDPP PARTIES

**(Provide the information on each party for Questions 1, 2, and 3 below)**

**1. Local Government Unit:**

**(a) Name: City of Tupelo, MS (the "City")**

**Principal address: 71 E. Troy St., Tupelo, MS 38804**

**Telephone number: (662) 841-6513**

**(b) Name: Lee County, MS (the "County")**

**Principal address: 330 West Main Street, Tupelo, MS 38804**

**P.O. Box 1785, Tupelo, MS 38802-85**

**Telephone number: 662-432-2020**

**2. Responsible Local Officer:**

**(A) For City:**

**Name: Todd Jordan**
**Title: Mayor**

**Address: 71 E. Troy St., Tupelo, MS 38804**

**P.O. Box 1485, Tupelo, MS 38802-1485**

**Telephone number: (662) 841-6513**

**Email address: Todd.Jordan@tupeloms.gov**

**(b) For County:**

**Name:** Barry Parker

**Title:** Board of Supervisors, President

**Address:** 200 W. Jefferson St.,
Tupelo, MS 38804

**Telephone:** (662) 432-2000

**Email:** bparker@co.lee.ms.us

3. **The Local Government Unit is legally incorporated as a/an:**

| | |
|---|---|
| **City Government** | **X** |
| **Incorporated Town** | ☐ |
| **County Government** | X |
| **Other** _____ | |

4. **Qualified Business Enterprise:**

**Name:** IBCP Garfield, LLC
c/o Iron Bridge Capital Partners, LLC

**Principal address:** 997 Morrison Dr., Suite 600; Charleston, SC 29403

**Telephone number:** (843) 212-0101

**Mississippi Office:** 602 Steed Rd., Unit 200, Ridgeland, MS 39157

**Telephone number:** (601) 955-5372

5. **Responsible Business Officer:**

**Name:** John Hand

**Title:** Managing Partner

**Address:** 997 Morrison Dr., Suite 600

Charleston, SC 29403

**Telephone number:** (843) 212-0101

**Email address:** jhand@ironbridgecapital.com

6. **Authorized Representative completing this application:**

**Name:** R. Patrick McCraney

**Address:** 1030 Northpark Drive

Ridgeland, MS 39157

**Telephone number:** (601) 955-5372

**Email address:** patrick.mccraney@ironbridgecapital.com

# REVENUE INFORMATION

**1. Provide an estimate of the revenue to be produced as a result of the Project:**

**Annual Revenue Amount** **$**_____

**Source of Revenue Breakdown:**

| **Funding Source** | **Annual Collections/Funds** |
|---|---|
| **County Ad Valorem Tax Revenue** | _____ |
| **City Ad Valorem Tax Revenue** | _____ |
| **Schools Ad Valorem Tax Revenue** | _____ |

# NATURE AND COST OF THE PROJECT

**1. Describe the LDPP Project, including all involved parties, functions and principal components:**

The subject project is an economic revitalization and community development effort in Tupelo, MS sponsored by North Mississippi Health Services (NMHS). NMHS is the largest non-metropolitan healthcare system in the United States; its main campus in Tupelo, MS (NMMC) is the largest employer in the region with 350 physicians, 750 beds and 4300 employees in the Tupelo market.

The project will be located adjacent to the NMMC campus at the current site of the One D'Ville apartments (at the intersection of Garfield and S. Gloster Street). Originally constructed in the 1960s, these obsolete/blighted apartment units will be vacated/cleared and the site (along with adjacent un-improved lands) will be master planned to incorporate commercial uses (such as medical office) and a range of housing concepts (from apartments to townhome cottages to single family) catering to the professional workforce of NMMC and other local employers of significance.

NMHS will support the financial underwriting and feasibility of the Project by leasing medical office/clinic space and also through an agreement to master lease most (93%) of the Phase-1 residential units. These efforts will activate the project, which is projected to ultimate include three (3) phases of mixed uses and a total development budget of approximately 90-100 million dollars.

NMHS is teaming with Iron Bridge Capital Partners, LLC ("**Iron Bridge**") to serve as project developer. Since its inception in 2001, Iron Bridge has specialized in public-private partnerships and community development projects, including the construction and ongoing management of affordable housing units for 2500+ people, schools that serve 3,000+ students, and office/retail spaces that house 500+ workers. Though based in Charleston, SC, the Iron Bridge leadership team has significant ties to Mississippi including one principal of the firm that resides and offices there. A special purpose affiliate entity organized and controlled by Iron Bridge (IBCP Garfield, LLC) will be the "qualified business enterprise" for the purposes of the Project.

The City of Tupelo and Lee County, MS are interested in providing support and incentives for the Project pursuant to Mississippi Code § 17-25-27, as amended, as the project includes several important economic and community development initiatives address in Section 6 of this application.

**2. Indicate, by principal components, your current estimates of the total costs for the LDPP Project including:**

| | COSTS |
|---|---|
| **LAND** | **$3,614,260** |
| **SITE PREPARATION** | **$8,400,000 (est.)** |
| **LEASEHOLD INTEREST** | |
| **UTILITY, SEWAGE AND SIMILAR IMPROVEMENTS (WHETHER OR NOT ON-SITE)** | **[included in site prep number]** |
| **OFF-SITE IMPROVEMENTS (NOT INCLUDED IN THE PRIOR CATEGORY) [traffic improvements].** | **$300,000 (est.)** |
| **BUILDING(S)** | **$59,500,000 (est.)** |
| **RENOVATION** | |
| **EQUIPMENT** | **$2,000,000 (est)** |
| **SURVEYS/PLATS** | **$60,000 (est.)** |
| **ARCHITECT** | **$925,100** |
| **ENGINEERING AND PLANNING** | **$577,200 (est.)** |
| **OTHER (Site Testing, Legal and Closing Costs, Insurance and Bonds, Contractor Requirements/Conditions, Studies and Permit Fees, Developer Fees, Construction Management, Project Financing Fees).** | **$15,500,000 (est.)** |
| | |
| **TOTAL** | **$90,876,560** |

**3. LDPP Project Funds will be used for construction, rehabilitation, repair, expansion or improvement of:**

☒ **Drainage Systems**

☐ **Energy facilities (power generation and distribution)**

☒ **Sewer systems**

☒ **Transportation facilities (e.g. roads, sidewalks, bridges, rail, port, river, airport, or pipeline)**

☐ **Waste disposal facilities**

☐ **Water supply systems (storage, treatment and distribution)**

☒ **Buildings and site improvements**

☐ **Land acquisition**

☐ **Waterworks and sewage**

☒ **Other – demolition and removal costs; professional services costs (engineering, surveying, architectural and legal); plans and specifications. See "other" in cost summary above.**

**4. If any funds will be used to acquire land, specify the current owner of the site and the date on which the site will be acquired.**

**NMHS Property Holdings, LLC ("Current Owner")**

**IBCP Garfield, LLC intends to acquire approximately 8 acres of the total project site from Current Owner in Q1, 2026. The balance of the site will be acquired pursuant to a purchase agreement/option as subsequent phases of the Project move forward (in no event later than 12/31/2031).**

**5. Specify the number of net new full-time jobs to be created and maintained at the Project site:**

**Estimated Job Creation Numbers are as follows:**

**Construction Jobs (Construction Phase): 270 (est.)**
**Residential Jobs (300 Units at .1 jobs/unit (property managers, leasing, maintenance, security, etc…): 30 (est.)**
**Medical Office (14,000 ft2 x 2.5 jobs/1000 ft2): 35 (est.)**
**Retail/Commercial Outparcels (20,000 ft2 x 1.5 jobs/1000 ft2): 30 (est.)**

**Total : 365 (est.)**

**6. Explain how the LDPP Project will promote economic development:**

- Removal of obsolete, blighted apartment units with modern, safe and attainably-priced housing will promote economic development.
    - Housing has been cited as a key concern of existing employers and those considering an investment in the region (expansion, relocation, etc.).
    - New development in this area of Tupelo will serve as important catalyst to revitalize the S. Gloster commercial/healthcare district.
    - The Project is a mixed-used development with housing, medical office and other retail/commercial uses which will support the local job growth and sales tax.
- Supporting the staffing/employment efforts of NMHS and other local employers will provide significant economic stimulus for the region.
    - Sufficient medical/clinical staffing supports continuity and quality of healthcare services for Tupelo and the surrounding region. A robust healthcare industry is a significant economic driver for local economies.
    - The project will aid in the recruitment of physicians in training (medical residents) with the hopes of transitioning them to full-time medical practice in the local system. A single physician practice has significant economic impact for a community (e.g., employing clinical and admin support staff, investment in taxable equipment/facilities, inputs into the economy from non-local patients and their families).

**7. Provide the maximum amount of costs to be directly paid for by each local unit of government for the LDPP Project:**

**$4,000,000**

**8. Provide the maximum amount the qualified business will be reimbursed for the LDPP Project:**

**$4,000,000**

**9. Provide the term of the LDPP agreement: up to 15 years**

# REQUIRED ATTACHMENTS TO THE APPLICATION

1. **Copies of a Resolution for each local government unit including:**
    - **LDPP parties**
    - **Description of the Project**
    - **Appropriate Code Sections**
    - **Designation of Local Official to negotiate and sign documents**

2. **Copies of minutes for each local government approving the Resolution.**

    **Local government units Application Certification (Exhibit A)**

3. **Qualified business Application Certification (Exhibit B)**

4. **A detailed map prepared by an engineer, showing:**

    - **The LDPP Project area;**
    - **Location of the proposed facilities;**
    - **Location of water and/or sewer lines;**
    - **Location of access roads; and**
    - **Location of all infrastructure essential to the Project.**

    **The Project is an infill redevelopment project of the former site of the One D'Ville Apartments, 915 Garfield Dr., Tupelo, MS. Access to the site is provided via Garfield Drive. An ALTA survey drawing prepared by Cook Coggin Engineers (Tupelo, MS) is attached hereto as Exhibit "C" which shows existing utility lines and access. Civil drawings are presently in process for infrastructure (new utility laterals, roads, onsite detention etc…) that will be installed in connection with the redevelopment project.**

5. **Provide a copy of the executed contract between each local unit of government and the qualified business.**

    **Upon approval of this Application and issuance of the CPCN, the Qualified Business will execute a development agreement with the City of Tupelo, MS and joined in by Lee County, MS, a copy of which is provided herewith.**

6. **Provide a fully executed Agreement between each local unit of government and the qualified business showing, if applicable:**

    - Its duration;
    - Its purpose or purposes;
    - The maximum amount of Project Costs to be paid or reimbursed;
    - The manner of staffing and supplying the joint or cooperative undertaking;
    - The permissible method or methods to be employed by each party to the Agreement in operating the project and accomplishing the partial or complete termination or amendment of the Agreement and for disposing of property upon such partial or complete termination or amendment;
    - The manner of acquiring, holding and disposing of real and personal property used in the joint or cooperative undertaking in the event that the Agreement does not or may not

establish a separate legal entity to conduct the joint or cooperative undertaking;

- A provision specifying the terms and conditions that would cause the Agreement to be terminated;
- The manner in which the costs of the project shall be shared between the local government units;
- The manner in which the revenues from the project shall be directly paid for by the local government units and/or reimbursed to the developer; and
- Any other necessary and proper matters.

**7. Any other agreements or plans associated with the LPDD Project.**

**A proposed Site plan for the project is attached hereto as Exhibit "D"**

# EXHIBIT A

## LOCAL GOVERNMENT UNIT
## APPLICATION CERTIFICATION
## FOR APPROVAL UNDER THE LDPP PROGRAM

**I , Todd Jordan, Mayor of the City of Tupelo, Mississippi (the "City"), hereby certify that I am the Responsible Local Officer designated by the City Council of the City to request approval of the LDPP cooperative agreement presented in this Application. Further, as the Responsible Local Officer, I certify that the Application and attached documents are true and accurate, and contain no misrepresentations, falsifications, omissions or concealment of material facts. I further agree to timely advise MDA of any changes in such information and documentation and will answer any further questions regarding same.**

**Name of Local Government Unit: City of Tupelo, Mississippi**

**Name of Responsible Local Officer: Todd Jordan, Mayor of the City**

**Signature of Responsible Local Officer: _____**

**ACKNOWLEDGMENT OF LOCAL GOVERNMENT UNIT**

**STATE OF MISSISSIPPI )**
**) SS:**
**COUNTY OF LEE )**

**Personally appeared before me, the undersigned notary public in and for the jurisdiction aforesaid, the within named Todd Jordan, to me known, who acknowledged that he signed and delivered the foregoing Certification as of the date therein mentioned with actual execution on the date of this acknowledgment.**

**IN WITNESS WHEREOF, I hereto set my hand and official seal, this the _____ day of _____ , 2026.**

_____

**Notary Public**

**-SEAL-**

**My Commission Expires: _____**

# LOCAL GOVERNMENT UNIT
# APPLICATION CERTIFICATION
# FOR APPROVAL UNDER THE LDPP PROGRAM

**I , Barry Parker, President of the Board of Supervisors of Lee County, Mississippi (the "County"), hereby certify that I am the Responsible Local Officer designated by the Board of Supervisors of the County to request approval of the LDPP cooperative agreement presented in this Application. Further, as the Responsible Local Officer, I certify that the Application and attached documents are true and accurate, and contain no misrepresentations, falsifications, omissions or concealment of material facts. I further agree to timely advise MDA of any changes in such information and documentation and will answer any further questions regarding same.**

**Name of Local Government Unit: Lee County, Mississippi**

**Name of Responsible Local Officer: Barry Parker, President, Board of Supervisors**

**Signature of Responsible Local Officer: _____**

**ACKNOWLEDGMENT OF LOCAL GOVERNMENT UNIT**

**STATE OF MISSISSIPPI )**
**) SS:**
**COUNTY OF LEE )**

**Personally appeared before me, the undersigned notary public in and for the jurisdiction aforesaid, the within named Barry Parker, to me known, who acknowledged that he signed and delivered the foregoing Certification as of the date therein mentioned with actual execution on the date of this acknowledgment.**

**IN WITNESS WHEREOF, I hereto set my hand and official seal, this the _____ day of _____ , 2026.**

_____

**Notary Public**

**-SEAL-**

**My Commission Expires: _____**

# EXHIBIT B

# QUALIFIED BUSINESS

# APPLICATION CERTIFICATION

# FOR APPROVAL UNDER THE LDPP PROGRAM

**I John Hand, hereby certify that I am the Responsible Business Officer designated by** IBCP Garfield, LLC **(Qualified Business) for approval of the LDPP cooperative agreement presented in this Application. Further, as the Responsible Business Officer, I certify that the Application and attached documents are true and accurate, and contain no misrepresentations, falsifications, omissions or concealment of material facts. I further agree to timely advise MDA of any changes in such information and documentation and will answer any such further questions regarding same.**

**Name of Qualified Business: IBCP Garfield, LLC**

**Name of Responsible Officer: John Hand**

**Signature of Responsible Officer:** _____

**ACKNOWLEDGMENT OF QUALIFIED BUSINESS**

**STATE OF _____ )**

**) SS:**

**COUNTY OF _____ )**

**Personally appeared before me, the undersigned authority in and for the said county and state, on this the ___ day of _____, 2025, within my jurisdiction, the within named _____, who acknowledged he/she is the _____, of _____, and that for and on behalf of said _____, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said _____ so to do.**

**IN WITNESS WHEREOF, I hereto set my hand and official seal, this the _____ day of _____ , 2025.**

_____

**Notary Public**

**-SEAL-**

**My Commission Expires: _____**

# EXHIBIT C

## ALTA survey drawing prepared by Cook Coggin Engineers (Tupelo, MS)

# EXHIBIT D

## PROPOSED SITE PLAN

# DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This Development and Reimbursement Agreement this "**Agreement**") is executed and made to be effective the __ day of _____, 2026 by and between **CITY OF TUPELO, MISSISSIPPI** (the "**City**")**, LEE COUNTY, MISSISSIPPI** (the "**County**") each political subdivisions and governmental entities organized and existing under the laws of the State of Mississippi (the "**State**"), and **IBCP GARFIELD, LLC**, a South Carolina limited liability company, its successors and assigns (the "**Developer**").

## WITNESSETH:

**WHEREAS**, Developer is sponsoring a mixed-used redevelopment project (the "**Project**") within the City, comprising 19.18 acres and located proximate to the intersection of Garfield St. and South Gloster as depicted on **Exhibit A**, being the current site of the One D'ville Apartments (10.86 acres) and adjacent, unimproved lands (8.32 acres) (the "**Project Site**"); and

**WHEREAS**, the Project will involve the demolition of the One D'ville apartments and a comprehensive redevelopment plan for the Project Site, which will incorporate commercial uses (such as medical office) and a range of housing concepts (from apartments to townhome cottages to single family) catering to the professional workforce of North Mississippi Medical Center and other local employers of significance; and

**WHEREAS**, after a public hearing, the City, acting by and through its Mayor and City Council (the "**Governing Body**") adopted a resolution on June 3, 2025, determining that the Project constitutes a qualifying Project and Developer constitutes a "Qualified Business Enterprise" within the meaning of Section 17-25-27 of the Mississippi Code of 1972, as amended and supplemented (the "**Act**"), as the Project will promote economic development; assist in the creation of jobs; and promote the reconstruction and replacement of older/obsolete housing units within the City; and

**WHEREAS**, the Act authorizes municipalities and counties in the State, individually or working cooperatively, to enter into an agreement with a Qualified Business Enterprise to use "**Project Revenues**" (as defined in the Act), or a portion thereof, to reimburse the Qualified Business Enterprise for its privately incurred expenditures or obligations associated with the qualifying Project, including:

(a) the acquisition, construction, restoration, repair, renovation, improvement, relocation or removal of:

1. Potable and non-potable water supply systems that will serve the Project or any portion thereof;
2. Sewage and waste disposal systems that will serve the Project or any portion thereof;
3. Stormwater drainage and other drainage systems that will serve the Project or any portion thereof;
4. Streets and other roadways that will provide any access to, from or within the Project Site or any portion thereof;

5. Fire suppression or prevention systems that will serve the Project or any portion thereof; and
6. Utility distribution systems, including, but not limited to, electricity, natural gas, telephone and other information and telecommunications facilities, whether by wire, fiber or wireless means, that will serve the project or any portion thereof (collectively, "**Facilities Related to the Project**"); and

(b) All costs and expenses of the Project or Facilities Related to the Project, including, but not limited to:

1. Site preparation and improvements (including clearing, grubbing and grading activities) and other startup costs;
2. Acquisition, construction, restoration, repair, renovation, improvement, relocation, demolition or removal costs;
3. Costs of fixtures, equipment and other personal property; which, in all such cases, are required for the purposes of the Project or Facilities Related to the Project, whether publicly or privately owned, including, without limitation, any costs associated with land and any rights or undivided interest therein, options, easements, franchises, fees, permits, approvals, licenses and certificates;
4. Costs associated with the closure, post-closure maintenance or corrective action on environmental matters;
5. Professional services costs, such as costs of engineering, surveying, environmental, geotechnical, architectural and legal services;
6. Costs of plans and specifications and all expenses necessary or incident to determining the feasibility or practicability of the Project or any Facilities Related to the Project (collectively, the "**Cost of the Project**"); and

**WHEREAS**, as authorized by the Section 17-25-27(2)(b)(ii) of Act, the City and the County each intend that this Agreement shall serve as evidence of their interlocal agreement (the "**Interlocal Alliance**"), pursuant to which:

(a) the City will pledge up to 100% of the City's incremental increase in ad valorem real and personal property tax revenue generated from the Project or Facilities Related to the Project (the "**City Tax Increment**"); and

(b) the County will pledge 50% of the County's incremental increase in ad valorem real and personal property tax revenue generated from the Project or Facilities Related to the Project (the "**County Tax Increment**" and together with the City Tax Increment, the "**Incremental Project Revenues**"):

In each case, to fund annual reimbursements (each, a "**Reimbursement**") to the Developer from the Incremental Project Revenues for a maximum term of fifteen (15) years from the tax year in which Phase-1 of the Project is complete (the "**Term**"), subject to a maximum, cumulative reimbursement remitted to Developer in the amount of Four Million and no/100 Dollars ($4,000,000) (the "**Reimbursement Cap**"), whichever occurs first; and

**WHEREAS**, as required by the 17-25-27(2)(c) of the Act, the Developer and the City have submitted an application to the Mississippi Development Authority ("**MDA**") on its prescribed form (the "**Application**") which sets forth the anticipated Project costs, anticipated installations of infrastructure and Facilities Related to the Project and job creation forecast for all anticipated phases of the Project; and

**WHEREAS**, the MDA has approved the Application and issued a Certificate of Public Convenience and Necessity No. _____ (the "**CPCN**") approving this Agreement and the Interlocal Alliance; and

**WHEREAS**, the Project and the Facilities Related to the Project will be acquired, constructed, or installed by the Developer as described herein on public or private land within the Project Site or on land adjacent to and/or serving the Project Site; and

**WHEREAS**, the Project is an eligible and qualifying project pursuant to the Act for which the Developer can be reimbursed for all or a portion of the Costs of the Project with Incremental Project Revenues, and the Developer has requested that the City and County to assist in the financing of the Costs of the Project pursuant to this Agreement and as permitted under the Act; and

**WHEREAS**, based upon the positive economic impact of the Project and the Facilities Related to the Project on the citizens of the City and the County, and as an incentive for the construction of the Project and the Facilities Related to the Project, the City and County desire to enter into this Agreement and the Interlocal Alliance; and

**WHEREAS**, as required by Section 17-25-27(2)(c) of the Act, the Developer, the City and the County now desire to enter into this Agreement to set forth the Interlocal Alliance and the agreement among the parties with respect to Reimbursements to Developer of its eligible Cost of the Project from Incremental Project Revenues.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE CITY, THE COUNTY AND THE DEVELOPER HEREBY AGREE AS FOLLOWS:**

1. All matters and things recited in the premises and preamble of this Agreement are found and determined to be true and accurate and are incorporated herein by reference.

2. The Developer is a limited liability company validly existing and in good standing in the State of South Carolina and is registered as a limited liability company in the State, duly authorized to transact business and to hold property in the State.

3. The Developer understands and agrees, as follows:

(a) in connection with the acquisition and construction of the Project and the Facilities Related to the Project, the Developer will obtain all necessary permits approvals from all applicable State, City, federal, and other governmental agencies; and

(b) the Developer will diligently construct and install the Project and the Facilities Related to the Project in accordance with: (i) its market-driven phasing plan and

schedule; (ii) customary building standards; (iii) the requirements of the City with respect to the City standards, codes and ordinances; and (iv) all other applicable laws and regulations in all material respects; and

(c) The Project and Facilities Related to the Project will be constructed and/or installed on or within the Project Site or on land adjacent to and/or serving the Project Site; and

(d) the Developer will maintain separate itemized records on the Costs of the Project and Facilities Related to the Project for which the Developer seeks Reimbursement in a manner so as to aid the City in accounting for Costs of the Project eligible for Reimbursement under this Agreement and shall continue to maintain such records for the duration of this Agreement. Developer shall make such records available to the auditor of the City and, if an audit is conducted which requires additional records to support the findings of any audit, will cooperate in providing additional records to the auditor of the City; and

(e) prior to Reimbursement from Incremental Project Revenues, the Developer will submit, on an annual basis for the duration of the Term, a Reimbursement requisition to the City in substantially the form attached hereto as **Exhibit B** requesting Reimbursement for eligible Cost of the Project (the "**Reimbursement Requisition**"), which Reimbursement Requisition shall be submitted within the first ___ days of each calendar year; and

(f) the Developer will dedicate all lands, systems and equipment for the Facilities Related to the Project that will be publicly owned and maintained within the Project Site; and

(g) the Developer assumes the risk of proceeding with the acquisition and construction of the Project and the Facilities related to the Project prior to the receipt of any Reimbursements and further acknowledges that the sole source of funds available to make Reimbursements to the Developer for the eligible Costs of the Project and Facilities Related to the Project is the Incremental Project Revenues.

4. The City agrees, as follows:

(a) The City will cooperate with the Developer in the construction of the Project and the Facilities Related to the Project; and

(b) The City will accept maintenance responsibility for that part, if any, of the Facilities Related to the Project which are constructed to City standards and dedicated to the City; and

(c) Subject to the Reimbursement Cap and Section 4(e) below, the City will pledge 100% of the City Tax Increment for the Term of this Agreement; and

(d) the City shall promptly review and process Reimbursement Requisitions and remit the Reimbursement of eligible Costs of the Project on an annual basis (no later than 60 days after receipt of a Reimbursement Requisition), with the understanding that the City may deduct and recoup its reasonable and documented out-of-pocket costs (including attorney's fees) associated with this Agreement and the Application, prior to funding Reimbursements; and

(e) as an additional inducement to the Project, the City will coordinate with Developer to design and construct sidewalk/crosswalk improvements to aid in pedestrian access from the Project to the main campus of North Mississippi Medical Center across S. Gloster Street. It is the intent of the parties that the City will separately fund and administer the installation of the Traffic Improvements.

5. The County agrees that it will Pledge 50% of the County Tax Increment for the Term of this Agreement, subject to the Reimbursement Cap.

6. The City and County jointly agree that:

(a) At such time as the existing One D'ville apartments have been vacated cleared from the Property, the City and County will use commercially reasonable best efforts to work with local tax officials to re-appraise and re-assess the One D'ville property (Parcel No. 101H-01-079-00) as vacant land for purposes of establishing the "originally assessed value" for determining the Incremental Project Revenues upon completion of the Project (or applicable phases thereof).

(b) For each year during the Term, and subject to the timely receipt of annual Reimbursement Requisitions and the Reimbursement Cap, the City and Count will allocate and remit the Incremental Project Revenues to Developer in Reimbursement of the eligible Costs of the Project and the Facilities Related to the Project.

7. No party to this Agreement shall assign its obligations or interests in this Agreement without prior written consent of the other, which consent shall not be unreasonably withheld, conditioned, or delayed.

8. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

9. If any provision of this Agreement shall be deemed to be or shall in fact be invalid, inoperative or unenforceable, the same shall not affect any other provisions or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

10. This Agreement has been made by the City, County and the Developer and no person other than the foregoing and their successors and assigns shall acquire or have any right under or by virtue of this Agreement.

12. This Agreement shall become effective upon the execution and acceptance hereof by the parties hereto and shall be valid and enforced in accordance with its terms and State law from and after the time of such execution and acceptance until the expiration of the Term or the Reimbursement Cap is reached, whichever occurs first.

13. This Agreement shall be governed as to validity, construction and performance by the Constitution and the laws of the State. The parties agree, to the extent allowed by law, to submit to the jurisdiction of State and federal courts in the City, in the event of a lawsuit to the exclusion of all other jurisdictions and venues.

**[The remainder of this page is intentionally left blank. Execution page to follow.]**

**DULY EXECUTED** on the day and year first written hereinabove.

**CITY OF TUPELO, MISSISSIPPI**

By: _____
Mayor

**ATTEST:**

By: _____
City Clerk

**STATE OF MISSISSIPPI**

**COUNTY OF LEE**

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ ___, 2026, within my jurisdiction, the within named Todd Jordan and Kim Hanna, who acknowledged they are the Mayor and the Clerk of the City of Tupelo, Mississippi, and that for and on behalf of said City and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public

My Commission Expires:

_____

**DULY EXECUTED** on the day and year first written hereinabove.

**LEE COUNTY, MISSISSIPPI**

By: _____
Barry Parker, President, Board of Supervisors

**ATTEST:**

By: _____
Chancery Clerk

**STATE OF MISSISSIPPI**

**COUNTY OF LEE**

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ ___, 2026, within my jurisdiction, the within named Barry Parker and Bill Benson, who acknowledged they are the President of the Board of Supervisors and the Chancery Clerk of Lee County, Mississippi, and that for and on behalf of said City and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public

My Commission Expires:

_____

**IBCP Garfield, LLC**

By: _____

Title: _____

**STATE OF _____**

**COUNTY OF _____**

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ ____, 2026, within my jurisdiction, the within named _____ who acknowledged that he/she is the _____ of IBCP Garfield, LLC, a South Carolina limited liability company, and that for and on behalf of said limited liability and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public

My Commission Expires:

_____

# EXHIBIT A

## DESCRIPTION OF PROJECT SITE

**EXHIBIT B**

**REIMBURSEMENT REQUISITION FORM**

Not to Exceed $4,000,000 | City of Tupelo, Mississippi
Increment Project Revenue Financing (Miss. Code Ann. § 17-25-27, et. seq. (2026)
(Garfield Commons)

**REQUISITION FOR PAYMENT**

Reference is made to that certain Development and Reimbursement Agreement (the "**Agreement**") by and among the City of Tupelo, MS (the "**City**"); Lee County, MS (the "**County**") and IBCP Garfield, LLC ("**Developer**") dated _____, 2026. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Agreement.

The undersigned duly authorized representative of Developer hereby requests the City and County to reimburse the Developer for the following Costs of the Project from Incremental Project Revenues pledged and reserved for Reimbursement to the Developer pursuant to the Agreement:

| | | |
|---|---|---|
| (a) | Acquisition and Construction Costs | $_____ |
| (b) | Other Authorized Costs | $_____ |
| | Total Costs to be Reimbursed: | $_____ |

Attached hereto are copies of statements for acquisition transactions and/or invoices or statements from a contractor, vendor or supplier for eligible Costs of Project or Facilities Related to the Project to document the amounts requisitioned herein.

I hereby certify that:

14. No requisition with respect to such amounts has previously been delivered to the City.

15. The amounts set forth in this requisition have been properly expended or incurred for eligible Costs of the Project or Facilities Related to the Project.

16. The undersigned has no notice of any vendor's, mechanic's or other liens or right to liens, chattel mortgages, conditional sales contracts, security interests or other contracts or obligations which should be satisfied or discharged before payment of the amounts set forth in this requisition.

WITNESS the due execution of this requisition this, the ___ day of _____, 202_.

**IBCP GARFIELD, LLC**

By: _____

Title: _____

**APPROVED:**

**CITY OF TUPELO, MISSISSIPPI**

By: _____

Print Name: _____

Title: _____

Council Member _____ offered and moved the adoption of the following resolution:

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI (THE "CITY") APPROVING THE FORM OF, AND AUTHORIZING THE EXECUTION AND DELIVERY OF (I) A LOCAL DEVELOPMENT PARTNERSHIP PROGRAM APPLICATION FOR SUBMISSION TO THE MISSISSIPPI DEVELOPMENT AUTHORITY PURSUANT TO SECTION 17-25-27 *ET SEQ.*, MISSISSIPPI CODE OF 1972, AS AMENDED AND SUPPLEMENTED (THE "ACT"), AND (II) A DEVELOPMENT AND REIMBURSEMENT AGREEMENT, BY AND AMONG THE CITY, LEE COUNTY, MISSISSIPPI, AND IBCP GARFIELD, LLC, AS DEVELOPER IN CONNECTION WITH THE PROJECT (AS DEFINED HEREIN); AND FOR RELATED PURPOSES.**

**WHEREAS**, the Mayor and the City Council (the "**Governing Body**") of the City of Tupelo, Mississippi (the "**City**"), is authorized by Sections 17-25-27 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "**Act**"), to undertake and carry out economic development projects (as defined in the Act) in the City, and also to carry out such projects jointly with other local government units and a qualified business enterprise (as defined in the Act) in order to encourage private economic development within the City; and

**WHEREAS**, IBCP Garfield, LLC, a South Carolina limited liability company, its successors and assigns (collectively, the "**Developer**") has requested the City and Lee County, Mississippi to participate in the Project (as defined herein); and

**WHEREAS**, the Act authorizes municipalities and counties in the State, individually or working cooperatively, to enter into an agreement with a Qualified Business Enterprise to use "**Project Revenues**" (as defined in the Act), or a portion thereof, to reimburse the Qualified Business Enterprise for its privately incurred expenditures or obligations associated with the qualifying Project, including:

(a) the acquisition, construction, restoration, repair, renovation, improvement, relocation or removal of:

1. Potable and non-potable water supply systems that will serve the Project or any portion thereof;
2. Sewage and waste disposal systems that will serve the Project or any portion thereof;
3. Stormwater drainage and other drainage systems that will serve the Project or any portion thereof;
4. Streets and other roadways that will provide any access to, from or within the Project Site or any portion thereof;
5. Fire suppression or prevention systems that will serve the Project or any portion thereof; and
6. Utility distribution systems, including, but not limited to, electricity, natural gas, telephone and other information and telecommunications facilities,

whether by wire, fiber or wireless means, that will serve the project or any portion thereof (collectively, "**Facilities Related to the Project**"); and

(b) All costs and expenses of the Project or Facilities Related to the Project, including, but not limited to:

1. Site preparation and improvements (including clearing, grubbing and grading activities) and other startup costs;
2. Acquisition, construction, restoration, repair, renovation, improvement, relocation, demolition or removal costs;
3. Costs of fixtures, equipment and other personal property; which, in all such cases, are required for the purposes of the Project or Facilities Related to the Project, whether publicly or privately owned, including, without limitation, any costs associated with land and any rights or undivided interest therein, options, easements, franchises, fees, permits, approvals, licenses and certificates;
4. Costs associated with the closure, post-closure maintenance or corrective action on environmental matters;
5. Professional services costs, such as costs of engineering, surveying, environmental, geotechnical, architectural and legal services;
6. Costs of plans and specifications and all expenses necessary or incident to determining the feasibility or practicability of the Project or any Facilities Related to the Project (collectively, the "**Cost of the Project**"); and

**WHEREAS**, the Developer proposes to develop a mixed-used redevelopment project (the "**Project**") within the City, comprising 19.18 acres and located proximate to the intersection of Garfield St. and South Gloster as depicted on **Exhibit A**, being the current site of the One D'ville Apartments (10.86 acres) and adjacent, unimproved lands (8.32 acres) (the "**Project Site**"); and

**WHEREAS**, the Project will involve the demolition of the One D'ville apartments and a comprehensive redevelopment plan for the Project Site, which will incorporate commercial uses (such as a medical office) and a range of housing concepts, including but not limited to, apartments, townhome cottages, and single family, catering to the professional workforce of North Mississippi Medical Center and other local employers of significance; and

**WHEREAS,** the Project is expected to include three (3) phases and a total development budget of approximately $90,000,000-$100,000,000; and

**WHEREAS**, after a public hearing, the City, acting by and through its Governing Body adopted a resolution on June 3, 2025, determining that the Project constitutes a qualifying project within the meaning of the Act, the Developer constitutes a "Qualified Business Enterprise" within the meaning of the Act, and the Project will promote economic development, assist in the creation of jobs and promote the reconstruction and replacement of older/obsolete housing units within the City; and

**WHEREAS**, the City and the County intend to enter into the Development and Reimbursement Agreement, by and among the City, the County and the Developer (the "**Development Agreement**") in connection with the Project, such Development Agreement shall

serve as evidence of the City and County's interlocal agreement (the "**Interlocal Alliance**"), pursuant to which:

(a) the City will pledge up to 100% of the City's incremental increase in ad valorem real and personal property tax revenue generated from the Project or Facilities Related to the Project (the "**City Tax Increment**"); and

(b) the County will pledge 50% of the County's incremental increase in ad valorem real and personal property tax revenue generated from the Project or Facilities Related to the Project (the "**County Tax Increment**" and together with the City Tax Increment, the "**Incremental Project Revenues**"):

**WHEREAS**, the Development Agreement provides that the City and the County will each fund an annual reimbursement (each, a "**Reimbursement**") to the Developer from the Incremental Project Revenues for a maximum term of not to exceed fifteen (15) years from the tax year in which Phase-1 of the Project is complete (the "**Term**"), subject to a maximum, cumulative reimbursement remitted to the Developer in the amount of not to exceed Four Million and no/100 Dollars ($4,000,000) (the "**Reimbursement Cap**"), whichever occurs first; and

**WHEREAS**, the Project and the Facilities Related to the Project will be acquired, constructed, or installed by the Developer as described in the Development Agreement on public or private land within the Project Site or on land adjacent to and/or serving the Project Site; and

**WHEREAS**, the Project is an eligible and qualifying project pursuant to the Act for which the Developer can be reimbursed for all or a portion of the Costs of the Project with Incremental Project Revenues, and the Developer has requested that the City and the County assist in the financing of the Costs of the Project pursuant to the Development Agreement and as permitted under the Act; and

**WHEREAS**, based upon the positive economic impact of the Project and the Facilities Related to the Project on the citizens of the City and the County, and as an incentive for the construction of the Project and the Facilities Related to the Project, the City and County desire to enter into the Development Agreement and the Interlocal Alliance; and

**WHEREAS**, as required by Section 17-25-27(2)(c) of the Act, the Developer, the City and the County now desire to enter into the Development Agreement to set forth the Interlocal Alliance and the agreement among the parties with respect to Reimbursements to the Developer of its eligible Cost of the Project from Incremental Project Revenues; and

**WHEREAS,** there has been presented to the Governing Body at this meeting the forms of the Development Agreement and the Local Development Partnership Program Certificate Application of the Mississippi Development Authority ("**MDA**") on its prescribed form (the "**Application**") which sets forth the anticipated Project costs, anticipated installations of infrastructure and Facilities Related to the Project and job creation forecast for all anticipated phases of the Project; and

**WHEREAS,** the Development Agreement and the Application are in appropriate form and are appropriate documents for the purposes identified; and

**WHEREAS**, it is necessary to approve the Development Agreement, the Application, and the filing of the Application with MDA for approval of the Project.

**NOW, THEREFORE, BE IT RESOLVED THE GOVERNING BODY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:**

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

**SECTION 2.** This resolution is adopted pursuant to the Act and the Constitution and other applicable laws of the State.

**SECTION 3.** The Governing Body, acting for and on behalf of the City, hereby authorizes the City to enter into the Development Agreement by and between the City, the County and the Developer.

**SECTION 4.** The forms of the Development Agreement and the Application, in the forms submitted to this meeting and attached hereto as **Exhibit B** and **Exhibit C**, shall be, and the same hereby are, approved in substantially said form. The Mayor of the City (the "**Mayor**") and the City Clerk of the City (the "**Clerk**") are hereby authorized and directed to execute and deliver the Development Agreement and the Application on behalf of the City with such changes, insertions and omissions as may be approved by such officers, said execution being conclusive evidence of such approval.

**SECTION 5.** The Mayor and the Clerk are hereby authorized and directed to execute such other documents, instruments and papers and to do such acts and things as may be necessary or advisable in connection with the Project and to forward the executed Development Agreement and the Application for filing with the Mississippi Development Authority for approval of the Interlocal Alliance described in the Development Agreement, and to submit such other agreements and documents and to take necessary or appropriate actions, including publishing any required notices, for accomplishing the purposes set forth in the Development Agreement and required by the Act.

**SECTION 6.** The Clerk is authorized to submit this resolution and the forms of the Development Agreement and Application to the Board of Supervisors of the County for approval of the Interlocal Alliance described in the Development Agreement, including the approval of the Application and the Development Agreement.

**SECTION 7.** If any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution, but this resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

The above and foregoing resolution, after having been first reduced to writing, was seconded by Council Member _____ and was adopted by the following roll call vote, to wit:

**YEAS:** **NAYS:** **ABSENT:**

The President thereby declared the motion carried and the resolution adopted, this the 15th day of September 2026.

**ATTEST:** **ADOPTED:**

**CLERK OF COUNCIL** **PRESIDENT**

The above and foregoing resolution having been submitted to and approved by the Mayor, this the 15th day of September 2026.

**CITY CLERK** **MAYOR**

**(SEAL)**

****

I, Kim Hanna, City Clerk of the City of Tupelo, Mississippi (the "**City**"), do hereby certify that the above and foregoing resolution was duly adopted by the Mayor and the City Council of the City on the 15th day of September 2026.

(SEAL)

_____

City Clerk, City of Tupelo, Mississippi

# EXHIBIT A

# PROJECT SITE

# EXHIBIT B

# FORM OF DEVELOPMENT AND REIMBURSEMENT AGREEMENT

# EXHIBIT C

# FORM OF APPLICATION