TUPELO REGULAR CITY COUNCIL MEETING

OCTOBER 20, 2026 AT 6:00 PM
COUNCIL CHAMBERS | CITY HALL

AGENDA

INVOCATION: COUNCIL MEMBER TRAVIS BEARD

PLEDGE OF ALLEGIANCE: COUNCIL PRESIDENT LYNN BRYAN

CALL TO ORDER: COUNCIL PRESIDENT LYNN BRYAN

CONFIRMATION OR AMENDMENT TO THE AGENDA AND AGENDA ORDER

PROCLAMATIONS, RECOGNITIONS AND REPORTS AGENDA

PROCLAMATIONS

RECOGNITION GIRL/BOY SCOUTS

EMPLOYEE RECOGNITION

PUBLIC RECOGNITION

MAYOR'S REMARKS

(CLOSE REGULAR MEETING OPEN PUBLIC AGENDA)

PUBLIC AGENDA

PUBLIC HEARINGS

1. IN THE MATTER OF PUBLIC HEARING FOR TEXT AMENDMENT 26-02 TO AMEND CHAPTER 4 OF THE TUPELO DEVELOPMENT CODE TO ALLOW LIGHT MANUFACTURING AND WAREHOUSING BY COMPATIBILITY AND HEAVY MANUFACTURING BY FLEXIBILITY IN THE MIXED-USE COMMERCIAL CORRIDOR 2 (MUCC-2) ZONING DISTRICT **TN**

2. IN THE MATTER OF PUBLIC HEARING FOR TEXT AMENDMENT 26-05 TO AMEND CHAPTER 5 OF THE TUPELO DEVELOPMENT CODE TO UPDATE

ALLOWED NON-RESIDENTIAL USES IN THE COLISEUM SUBDISTRICT OF THE MIXED-USE DOWNTOWN OVERLAY DISTRICT **TN**

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

APPEALS

CITIZEN HEARING

(CLOSE PUBLIC AGENDA AND OPEN REGULAR SESSION)

ACTION AGENDA

ROUTINE AGENDA

4. IN THE MATTER OF REVIEW/APPROVE CITY COUNCIL MEETING MINUTES OF OCTOBER 6, 2026

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

Council President Lynn Bryan
Council Member Rosie Jones
Council Member Chad Mims

6. IN THE MATTER OF ADVERTISING AND PROMOTIONAL ITEMS **K**H

No Items

7. IN THE MATTER OF BUDGET AMENDMENT #1 FOR FY 2027. **KH**

8. IN THE MATTER OF NEW BANK ACCOUNTS-STATE FUNDS 2024 **KH**

9. IN THE MATTER OF MOU WITH DEPARTMENT OF FINANCE (SENATE BILL 2189 SECTION 4 FUNDING TO ASSIST WITH CONSTRUCTION OF NEW FIRE DEPARTMENT AND COMMAND CENTER **KH**

10. IN THE MATTER OF APPROVAL OF A CONTRACT BETWEEN THE CITY OF TUPELO AND ROBERTS BUILDERS, INC FOR THE SPRING HILL MISSIONARY BAPTIST CHURCH STRUCTURAL STABALIZATION BSA PROJECT #2319 **AC**

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

12. IN THE MATTER OF REVIEW/APPROVE PLANNING COMMITTEE MEETING MINUTES OF SEPTEMBER 28, 2026 AND OCTOBER 5, 2026 **TN**

13. IN THE MATTER OF THE PURCHASE OF TAX-FORFEITED PROPERTY — FAIRVIEW COURT CONDOMINIUMS COMMON AREA, PARCEL NO. 089P-31-029-02 **TN**

14. IN THE MATTER OF CHANGE ORDER FOR BID NUMBER 2025-007FD **BR**

15. IN THE MATTER OF BID AWARD APPROVAL INDUSTRIAL ROAD DRAINAGE IMPROVEMENTS BID NO. 2026-041PW - **KWK**

16. IN THE MATTER OF CHANGE ORDER NO. 1 APPROVAL S. FEEMSTER LAKE RD BOX CULVERT BID NO. 2026-035PW - **KWK**

17. IN THE MATTER OF APPROVE SOLE SOURCE OF TIGER TRKT-BB22 BENGAL SERIES 22' BOOM MOWER FROM TIGER MOWERS **KK**

18. IN THE MATTER OF APPROVAL OF MAJOR THOROUGHFARE COMMITTEE MINUTES FOR SEPTEMBER 14, 2026 **DRB**

19. IN THE MATTER OF TUPELO SPORTS COUNCIL DONATING FUNDS **AF**

20. IN THE MATTER OF APPROVE SOLE SOURCE FOR ARIZON AIR STRUCTURE FOR INSTALL AND DISMANTELING **AF**

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

    TABLED 09/15/26

22. IN THE MATTER OF CVB BOARD MINS. SEPTEMBER 1, 2026 **SC**

23. IN THE MATTER OF CVB BOARD MINS. OCTOBER 6, 2026 **SC**

24. IN THE MATTER OF AWARD OF CONTRACT WITH M&N CONSTRUCTION FOR BID NO. 2026-036WL – FRONT STREET RENOVATIONS **JT**

25. IN THE MATTER OF AN EMERGENCY PURCHASE OF STORM DAMAGE MATERIALS **JT**

26. IN THE MATTER OF APPROVAL OF CONSULTING AGREEMENT WITH MAGNOLIA STRATEGIES **BL**

(CLOSE REGULAR SESSION)

STUDY AGENDA

S1. IN THE MATTER OF TEXT AMENDMENT 26-02 TO AMEND CHAPTER 4 OF THE TUPELO DEVELOPMENT CODE TO ALLOW LIGHT MANUFACTURING AND WAREHOUSING BY COMPATIBILITY AND HEAVY MANUFACTURING BY FLEXIBILITY IN THE MIXED-USE COMMERCIAL CORRIDOR 2 (MUCC-2) ZONING DISTRICT **TN**

S2. IN THE MATTER OF TEXT AMENDMENT 26-03 TO ESTABLISH A CONSISTENT REQUIREMENT FOR COMMERCIAL DEVELOPMENTS TO INSTALL CURB AND GUTTER ALONG ADJOINING PUBLIC STREETS WHERE THOSE IMPROVEMENTS ARE ABSENT. **TN**

S3. IN THE MATTER OF TEXT AMENDMENT 26-04 TO AMEND CHAPTER 11 OF THE TUPELO DEVELOPMENT CODE TO ESTABLISH AN ADMINISTRATIVE PROCESS FOR DETERMINATION OF ABANDONED COMMERCIAL OCCUPANCY AND REOCCUPANCY **TN**

S4. IN THE MATTER OF TEXT AMENDMENT 26-05 TO AMEND CHAPTER 5 OF THE TUPELO DEVELOPMENT CODE TO UPDATE ALLOWED NON-RESIDENTIAL USES IN THE COLISEUM SUBDISTRICT OF THE MIXED-USE DOWNTOWN OVERLAY DISTRICT **TN**

S5. IN THE MATTER OF REZONING APPLICATION RZ26-05 TO REZONE A 4.56-ACRE TRACT ADJOINING PRAIRIE COVE SUBDIVISION WITHIN THE 6201 CHESTERVILLE ROAD PARENT PARCEL FROM A/O TO LDR **TN**

S6. IN THE MATTER OF REZONING APPLICATION RZ26-06 TO REZONE A LANDLOCKED 1.025-ACRE TRACT IDENTIFIED AS PARCEL # 076K-23-064-00 OFF MCCULLOUGH BLVD FROM LDR TO MUCC **TN**

S7. IN THE MATTER OF PRELIMINARY PLAT APPROVAL FOR GARFIELD COMMONS SUBDIVISION **TN**

S8. IN THE MATTER OF REVIEW/APPROVE DEVELOPMENT PLAN (MAJOR SITE PLAN APPLICATION 26-01) FOR GARFIELD COMMONS **TN**

S9. IN THE MATTER OF THE DRAFT TUPELO 2040 COMPREHENSIVE PLAN **TN**

EXECUTIVE SESSION

ADJOURNMENT

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF PUBLIC HEARING FOR TEXT AMENDMENT 26-02 TO AMEND CHAPTER 4 OF THE TUPELO DEVELOPMENT CODE TO ALLOW LIGHT MANUFACTURING AND WAREHOUSING BY COMPATIBILITY AND HEAVY MANUFACTURING BY FLEXIBILITY IN THE MIXED-USE COMMERCIAL CORRIDOR 2 (MUCC-2) ZONING DISTRICT **TN**

Request: Public Hearing to amend Chapter 4 of the Tupelo Development Code to allow *Manufacturing, Light* and *Warehouse and/or Distribution and/or Freight Facility* by Compatibility, and *Manufacturing, Heavy* by Flexibility in the Mixed-Use Commercial Corridor 2 (MUCC-2) Zoning District.

Planning Committee Recommendation: APPROVAL (August 31, 2026)

NORTHEAST MISSISSIPPI Daily Journal

9/28/2026

Northeast Mississippi Daily Journal

PO Box 909
Tupelo, MS 38802
662-678-1516

Classified (662) 842-2622
Fax: (662)840-8239
Email: lacey.page@journalinc.com

Name:	**TRACI DILLARD**	Run dates:	**10/03/2026 to 10/03/2026**
Company:	**CITY OF TUPELO**	Class:	**1401**
Address:	**P.O BOX 1485**	Ad ID:	**2001994**
	TUPELO, MS 38802	Ad Taker:	**JHELMS01**
Account #:	**AP3486**	Sales Person:	**Jan Helms**
Telephone:	**(000)000-0000**	Inserts:	**2**
Fax:	**(662)620-8301**	Words:	**146**
E-mail:	**missy.shelton@tupeloms.gov**	Lines:	**40**
Publications:	**Daily Journal DJournal.com**	Columns:	**1**
		Depth (Inches):	**265**
		Agate Lines:	**37**

Payments:

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Net Cost: **$22.52** Paid Amount: Amount Due: **22.52**

Publication	Start	Stop	Inserts	Cost
Daily Journal	10/03/2026	10/03/2026	2.00	$23

Email address: mandolyn.shurden@tupeloms.gov

#2001994

LEGAL NOTICE

NOTICE O ARING

TUPEL PI

Item # 1.

A Public Hearing will be held by the Tupelo City Council to consider proposed amendments to Chapter 4 of the Tupelo Development Code. The proposed amendment would allow light manufacturing and warehouse and/or distribution and/or freight facility as compatible uses in the Mixed-Use Commercial Corridor Zoning District.

The Public Hearing will be held in the City Council Chamber on the second floor of City Hall at 71 East Troy Street, Tupelo, Mississippi, at **6:00 p.m.** on **Tuesday, October 20, 2026**. All interested parties and citizens are urged to attend.

Copies of the proposed amendments are available for inspection during the regular business hours at the Department of Development Services at City Hall, 71 East Troy Street, Tupelo, Mississippi.

WITNESS ATURE, THIS IS THE 28th SEPTEMBER 2026.

- 7 -

Todd Jordan, MAYOR

October 3, 2026.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF PUBLIC HEARING FOR TEXT AMENDMENT 26-05 TO AMEND CHAPTER 5 OF THE TUPELO DEVELOPMENT CODE TO UPDATE ALLOWED NON-RESIDENTIAL USES IN THE COLISEUM SUBDISTRICT OF THE MIXED-USE DOWNTOWN OVERLAY DISTRICT **TN**

Request: Public Hearing to consider amendments to Table 5.3.4.3(2) Allowed Non-Residential Uses in the **Coliseum Subdistrict** of the Mixed-Use Downtown Overlay District as follows:

Use	Current classification	Proposed classification
Retail Sales	Not listed	By Right
Restaurant	By Compatibility	By Right
Financial Institutions	By Compatibility	By Right
Office	By Compatibility	By Right
Office, Medical	By Compatibility	By Right
Outdoor Dining	By Compatibility	By Right
Microbrewery	Not listed	By Right
Brewpub	Not listed	By Right
Office with Storage	Not listed	By Compatibility
Drive-Through Service	Not listed	By Compatibility

Planning Committee Recommendation: APPROVAL (October 5, 2026)

NORTHEAST MISSISSIPPI Daily Journal

9/28/2026

Northeast Mississippi Daily Journal

PO Box 909
Tupelo, MS 38802
662-678-1516

Classified (662) 842-2622
Fax: (662)840-8239
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Name:	**TRACI DILLARD**
Company:	**CITY OF TUPELO**
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Fax:	**(662)620-8301**
E-mail:	**missy.shelton@tupeloms.gov**
Publications:	**Daily Journal DJournal.com**

Run dates:	**10/03/2026 to 10/03/2026**
Class:	**1401**
Ad ID:	**2001995**
Ad Taker:	**JHELMS01**
Sales Person:	**Jan Helms**
Inserts:	**2**
Words:	**139**
Lines:	**38**
Columns:	**1**
Depth (Inches):	**252**
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Payments:

Method	Card Type	Last 4 Digits	Expire Date	Check Number	Amount

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Email address: mandolyn.shurden@tupeloms.gov

#2001995

LEGAL NOTICE

NOTICE O ARING

TUPEL PI

Item # 2.

A Public Hearing will be held by the Tupelo City Council to consider proposed amendments to Chapter 5, Section 5.3 of the Tupelo Development Code. The proposed amendments would amend the allowed uses in the Mixed Use Downtown Overlay District.

The Public Hearing will be held in the City Council Chamber on the second floor of City Hall at 71 East Troy Street, Tupelo, Mississippi, at **6:00 p.m.** on **Tuesday, October 20, 2026**. All interested parties and citizens are urged to attend.

Copies of the proposed amendments are available for inspection during the regular business hours at the Department of Development Services at City Hall, 71 East Troy Street, Tupelo, Mississippi.

WITNESS TURE, THIS IS THE 28t SEPTEMBER 2026.

- 10 -

Todd Jordan, MAYOR

October 3, 2026.

AGENDA REQUEST

TO: MAYOR AND CITY COUNCIL

FROM: TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

DATE 10/20/26

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

Request:

RECORD #	VIOLATION ADDRESS	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY/STATE/ZIP			CODE INSP
LM-26-603	807 CHESTER AVENUE, TUPELO, MS 38804	077H-25-085-00	RUNDQUIST CATHY ANN & SCHUMACHER ROBERT R	SCHUMACHER ROBERT R	TUPELO	MS	38804	JTL
LM-26-599	523 NORTH CHURCH STREET, TUPELO, MS 38804	089F-30-106-01	CABRAL SENOVIA	2512 PATTERSON DR	TUPELO	MS	38804	EG
LM-26-596	3321 BEASLEY DRIVE, TUPELO, MS 38801	105H-15-009-00	TUCKER JAMES L & ELNOIS R (LE)	271 ROAD 1467	PLANTERSVILLE	MS	38826	RS
LM-26-595	3360 ROBERT KENNEDY DRIVE, TUPELO, MS 38801	105H-15-020-00	ANDERSON GINCIE M ESTATE	3360 ROBERT KENNEDY DRIVE	TUPELO	MS	38801	RS
LM-26-594	3334 BROOKS STREET, TUPELO, MS 38801	105H-15-079-00	TENN VALLEY REGIONAL HOUSING A	P O BOX 1329	CORINTH	MS	38834	RS
LM-26-593	527 NORTH CHURCH STREET, TUPELO, MS 38804	089F-30-105-01	CABRAL SENOVIA	2512 PATTERSON DR	TUPELO	MS	38804	EG
LM-26-592	2872 MATTOX STREET, TUPELO, MS 38801	114S-18-008-00	WILLIAMS FRANCES LEAH	708 CLIFT ROAD	TUPELO	MS	38804	JLB
LM-26-591	561 MAGAZINE STREET, TUPELO, MS 38804	089P-31-068-00	HUTCHISON C B & OPAL	22250 ACHORD RD	DENHAM SPRINGS	LA	70726	TP
LM-26-590	555 MAGAZINE STREET, TUPELO, MS 38804	089P-31-070-00	HUTCHISON RUBY ESTATE	22250 ACHORD RD	DENHAM SPRINGS	LA	70726	TP
LM-26-589	BUTLER PARK, TUPELO, MS	078B-28-010-08	BUTLER PARK LLC	201 WEST MAIN ST	TUPELO	MS	38804	JLB
LM-26-588	1948 CLIFF GOOKIN BOULEVARD, TUPELO, MS 38801	101Q-12-004-06	RHETT FAMIL TRUST & KATHRYN RHETT LAURA LEIGH LEWIS & WYTHE M RHETT TRUSTEES	2942 BLUECUTT RD	COLUMBUS	MS	39705	JLB
LM-26-587	105 MULBERRY DRIVE, TUPELO, MS 38801	077K-35-159-00	RISKEDAHL KENNETH R JR & REBECCA C	105 MULBERRY DR	TUPELO	MS	38801	RS
LM-26-586	3302 MEADOW DRIVE, TUPELO, MS 38801	105H-15-055-00	DUKES ELIJAH & RENEE	P O BOX 162	NEW ALBANY	MS	38652	RS
LM-26-585	3319 ROBERT KENNEDY DRIVE, TUPELO, MS 38801	105H-15-098-00	FAT FAMILY PROPERTIES F LLC	109 BELWOOD COVE	BELDEN	MS	38826	RS
LM-26-582	133 WALLACE STREET, TUPELO, MS 38804	113F-06-013-00	SOUTHERN REAL ESTATE CO INC	P O BOX 5738	MERIDIAN	MS	39302	JLB
LM-26-581	PEGRAM DR, TUPELO, MS	113E-06-030-01	VCFM PROPERTIES LLC	602 PEGRAM DRIVE	TUPELO	MS	38801	JLB
LM-26-574	120 AIR PARK ROAD, TUPELO, MS 38801	078V-34-019-01	BANK FIVE NINE C/O RICK A LA TRACE	ONE ST LOUIS STREET STE 4000	MOBILE	AL	36602	JLB

AGENDA REQUEST

TO: MAYOR AND CITY COUNCIL

FROM: SANDY SHUMAKER, COUNCIL CLERK

DATE OCTOBER 20, 2026

SUBJECT: IN THE MATTER OF REVIEW/APPROVE CITY COUNCIL MEETING MINUTES OF OCTOBER 6, 2026

REQUEST: REVIEW AND APPROVE

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

The Tupelo City Council held its regular meeting in the Council Chambers in the City Hall building on Tuesday, October 6, 2026, at 6:00 p.m. The following Council Members attended: Lynn Bryan, Travis Beard, Bentley Nolan, Janet Gaston, and Rosie Jones. Also attending were City Attorney Ben Logan, and Sandra Shumaker, Clerk of the Council. Council Members Chad Mims and Nettie Davis were absent. Council Member Beard gave the invocation, and Council President Lynn Bryan asked Ashley Adkinson from Boy Scout Troop #12 to lead 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 add the following items. Of those present, the vote was unanimous in favor.

#2 IN THE MATTER OF PUBLIC HEARING FOR REQUEST TO REZONE PROPERTY PARCEL 075V-22-004-01 LOCATED ON COLEY ROAD – AGRICULTURE/OPEN SPACE TO MIXED USE-MUAC

#22 IN THE MATTER OF REVIEW AND APPROVE ORDINANCE TO REZONE PROPERTY PARCEL 075V-22-004-01 LOCATED ON COLEY ROAD – AGRICULTURE/OPEN SPACE TO MIXED USE-MUAC

PROCLAMATIONS

Mayor Jordan presented Brad Deramus, director of the Chickasaw Heritage Center with a proclamation for Piominko Day to be observed on October 12, 2026. APPENDIX "A"

RECOGNITION OF GIRL/BOY SCOUTS

Council President Bryan recognized and welcomed boy scout Ashely Adkinson, son of Angela and Payne Adkinson from First Methodist Church Troop #12.

EMPLOYEE RECOGNITION

Mayor Jordan presented Gabby Bowen with the Huntington Bank Arena with a certificate and congratulated her on five years of employment with the City of Tupelo.

PUBLIC RECOGNITIONS

Council Member Beard invited everyone to come to the Dudie Burger Festival for a burger and moon pie on Saturday at the Oren Dunn Museum. He recognized Council Members Janet Gaston and Bentley Nolan for their contributions that led to Target coming to Tupelo. He also asked everyone to keep Councilwoman Nettie Davis in their prayers.

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

Council Member Gaston congratulated Lucia Randle and the DTMSA team for another great season at the Farmer Market.

Vice President Nolan invited everyone to attend the Family Fun Day on Saturday at the Depot.

MAYOR'S REMARKS

Mayor Jordan announced the soft opening of Target went very well and was well attended. Woodford Way is being striped, and signs should be in place on Friday in time for the ribbon cutting. Everything should be open this weekend.

Mayor Jordan reported that Parks and Recreation hosted over 60 events in the last year which generated over six million dollars, an increase from last year of over $500,000. The Aquatic Center generated $613,000.in revenue, an increase of over $100,000. from last year. The city will host the State Swim Championships and the Community Forward Festival on October 17 and Community Suicide Prevention Walk on October 24.

Mayor Jordan asked Mr. Brad Deramus to speak on the opening of the Chickasaw Heritage Center. Mr. Deramus stated that Phase One of the opening of the center would occur in approximately six months. The entrance will be off Natchez Trace Parkway. Most of the campus activities will be free of charge to visitors and include seasonal and quarterly events. The venue will also include a museum and a gift shop. Phase Two will include a cafeteria, a theatre, a playground, a traditional village site, trails and more. They expect to host well over one hundred thousand visitors a year.

Mr. Deramus invited everyone to attend the laying of the wreath celebration on Piominko Day in Fairpark on October 12.

PUBLIC AGENDA

IN THE MATTER OF PUBLIC HEARING FOR LOT MOWING

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

IN THE MATTER OF PUBLIC HEARING FOR REQUEST TO REZONE PROPERTY PARCEL 075V-22-004-01 LOCATED ON COLEY ROAD – AGRICULTURE/OPEN SPACE TO MIXED USE-MUAC

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

CITIZEN HEARING

Joahn Dale Haas Summers addressed the council and presented a picture of a dangerous road hazard located at her home. The hole created by the erosion is 29’long, 16’ wide, 6’7” deep, and

growing. There is 24" of shoulder on her side of the street and no shoulder on the other side of the street. She stated that she has requested assistance from the city for the past seven years and, aside from rock and dirt being placed on the ditch, nothing has been done. There is an accident here every three to four years. She requested that, if the city does not see a need to repair this issue, please at least place guard rails along this section of Elvis Presley Drive. APPENDIX "D"

ROUTINE AGENDA

IN THE MATTER OF REVIEW/APPROVE MINUTES OF CITY COUNCIL SPECIAL CALL MEETING OF SEPTEMBER 10, 2026

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

IN THE MATTER OF REVIEW/APPROVE MINUTES OF CITY COUNCIL MEETING OF SEPTEMBER 15, 2026

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

IN THE MATTER OF BILL PAY

The bills were reviewed by Vice President Bentley Nolan and Council Member Travis Beard. Vice President Nolan moved, seconded by Council Member Beard, to approve and pay the bills as presented with check numbers: 444870-445319 and 50004611-50004638. Of those present, the vote was unanimous in favor. APPENDIX "G"

IN THE MATTER OF FY2027 PETTY CASH ACCOUNTS

President Bryan stated that this was an annual approval naming custodians of petty cash accounts for each department that occurs with the beginning of every fiscal year. Council Member Beard moved, seconded by Vice President Nolan, to approve the list as presented. Of those present, the vote was unanimous in favor. APPENDIX "H"

IN THE MATTER OF ADVERTISING AND PROMOTIONAL ITEMS

Council Member Gaston moved, seconded by Council Member Beard, to approve the promotional items listed below. Of those present the vote was unanimous in favor. APPENDIX "I"

Various Vendors	$10,000	Community Forward Festival
Kathryn Stockett	$ 7,500	Tupelo Reads Event Speaker (April 7, 2027)

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

IN THE MATTER OF REVIEW, APPROVE, REJECT RFP2026-042BA TO BUSINESS COMMUNICATIONS, INC.

President Bryan stated that this was an RFP to update storage and data for city servers. Three additional servers will be purchased and placed at City Hall, Tupelo Police Department and Fire Station #5. Vice President Nolan moved, seconded by Council Member Beard, to approve and award Business Communications, Inc. as the sole respondent. Of those present, the vote was unanimous in favor. APPENDIX "J"

IN THE MATTER OF MUNICIPAL COMPLIANCE QUISTIONNAIRE

President Bryan explained that this questionnaire is required of the city on an annual basis at the end of every fiscal year. Council Member Gaston moved, seconded by Council Member Beard, to approve the annual submission of the municipal compliance questionnaire as presented. Of those present, the vote was unanimous in favor. APPENDIX "K"

IN THE MATTER OF REVIEW/APPROVE FINAL LOT MOWING LIST

Vice President Nolan moved, seconded by Council Member Gaston, to approve the final lot mowing list as presented. Of those present, the vote was unanimous in favor. APPENDIX "L"

IN THE MATTER OF REVIEW AND APPROVE REVISIONS OF LOT MOWING LIENS

Due to a clerical error, revisions were made to the following liens to be filed at Lee County Circuit Court. Council Member Beard moved, seconded by Council Member Gaston, to approve the revisions to the liens as presented. Of those present, the vote was unanimous in favor. APPENDIX "M"

ADDRESS:	PARCEL:	AMOUNT:
1400 Central	077Q-36-081-00	$75.00
905 Harrison Street	101D-01-179-00	$75.00
Canal Street	088N-33-047-00	$100.00
2411 Danny Street	077P-35-006-00	$75.00
605 Trout Street	101B-02-025-00	$75.00
202 Enoch Avenue	077Q-36-219-00	$75.00
2308 Torrey Street	077P-35-187-00	$75.00
909 Desoto Drive	077G-25-031-00	$100.00
2317 Englewood Drive	101B-02-247-00	$100.00
213 North Thomas Street	077J-35-005-00	$75.00
401 Monument Drive	101B-02-140-00	$100.00
1518 Central Avenue	077Q-36-156-00	$100.00
2607 Bryan Drive	101B-02-195-00	$75.00
122 Harvesters Square	079V-32-147-00	$75.00
2411 Danny Street	077P-35-006-00	$75.00

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

IN THE MATTER OF APPROVAL OF MAJOR THOROUGHFARE COMMITTEE MINUTES FOR AUGUST 10, 2026

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

IN THE MATTER OF BID AWARD APPROVAL 2026-039PW CHICKASAW HERITAGE CENTER NATCHEZ TRACE INTERSECTION

Vice President Nolan moved, seconded by Council Member Gaston, to approve and award the bid to James A. Hodges Construction, Inc. as the lowest bidder with a bid of $434,943.30. Of those present, the vote was unanimous in favor. APPENDIX "O"

IN THE MATTER OF CONTRACT APPROVAL CHICKASAW HERITAGE CENTER NATCHEZ TRACE INTERSECTION BID NO. 2026-039PW

Council Member Beard moved, seconded by Vice President Nolan, to approve the execution of a contract with James. A. Hodges Construction, Inc. following the approval of Bid 2026-039PW. Of those present, the vote was unanimous in favor. APPENDIX "P"

IN THE MATTER OF SOLE SOURCE FOR ACCUTAB FROM MEMPHIS POOL

Council Member Gaston moved, seconded by Vice President Nolan, to approve this sole source purchase as presented. Of those present, the vote was unanimous in favor. APPENDIX "Q"

IN THE MATTER OF THE LEE COUNTY CHILD PROTECTION TASK FORCE INTERLOCAL COOPERATIVE AGREEMENT

Assistant City Attorney Stephen Reed stated that this agreement would join the Tupelo Police Department with the Lee County Sheriff's Office and the First District Circuit Court District Attorney's office in a multi-jurisdictional task force hosted by Lee County. This task force will address issues with prosecution of crimes against children. Each of these entities would have a detective on the task force. Vice President Nolan moved, seconded by Council Member Beard, to approve this agreement as presented. Of those present, the vote was unanimous in favor. APPENDIX "R"

IN THE MATTER OF REVIEW AND APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TUPELO AND NORTHEAST MISSISSIPPI COMMUNITY SERVICES, INC. FOR TRANSPORTATION SERVICES

Assistant City Attorney Stephen Reed stated that this is the annual renewal of an MOU with Mississippi Community Services, Inc. that provides the Tupelo Transit Program. Council Member Beard moved, seconded by Council Member Gaston, to approve this agreement as presented. Of those present, the vote was unanimous in favor. APPENDIX "S"

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

IN THE MATTER OF APPROVAL OF HUNTINGTON BANK ARENA MINUTES OF AUGUST 17, 2026

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

IN THE MATTER OF REQUEST FOR APPROVAL OF SURPLUS ITEMS

Council Member Beard moved, seconded by Vice President Nolan, to approve the surplus of two Water & Light floating aerators removed from the Colonial Estates sewer pumping station. These items will be sold as scrap. Of those present, the vote was unanimous in favor. APPENDIX "U"

IN THE MATTER OF AWARD BID #2026-036WL – FRONT STREET RENOVATIONS

Council Member Beard moved, seconded by Vice President Nolan, to approve and award the bid for the Water & Light front street renovations to M&N Construction, LLC, in the amount of $1,189,770.00. This bid came in under budget. Of those present, the vote was unanimous in favor. APPENDIX "V"

IN THE MATTER OF REVIEW AND APPROVE ORDINANCE TO REZONE PROPERTY PARCEL 075V-22-004-01 LOCATED ON COLEY ROAD – AGRICULTURE/OPEN SPACE TO MIXED USE-MUAC

Council Member Beard moved, seconded by Council Member Gaston, to approve this ordinance that will rezone 3.4 acres that has been sold to the NMMC from Agriculture/Open Space to Mixed Use-MUAC. Of those present the vote was unanimous in favor. APPENDIX "W"

EXECUTIVE SESSION

Vice President Nolan moved, seconded by Council Member Gaston, to determine the need for executive session. City Attorney Ben Logan advised that the matter related to acquisition of real property interests by the city and represented a proper matter for executive session. Of those present, the vote was unanimous in favor.

Council Member Beard moved, seconded by Council Member Gaston, to enter executive session at 6:31 PM. Of those present, the vote was unanimous in favor.

Council Member Beard moved, seconded by Vice President Nolan, to exit executive session and return to regular session at 6:53 PM. Of those present the vote was unanimous in favor.

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
OCTOBER 6, 2026

ADJOURNMENT

There being no further business to be brought before the council at this time, Council Member Gaston moved, seconded by Council Member Beard, to adjourn the October 6, 2026, council meeting at 6:53 PM. Of those present, the vote was unanimous in favor.

_____
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 10/20/26

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

Request:

COUNCIL PRESIDENT LYNN BRYAN
COUNCIL MEMBER ROSIE JONES
COUNCIL MEMBER CHAD MIMS

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kim Hanna, CFO

DATE October 20, 2026

SUBJECT: IN THE MATTER OF ADVERTISING AND PROMOTIONAL ITEMS **KH**

Request:

No items

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kim Hanna, CFO

DATE October 20, 2026

SUBJECT: IN THE MATTER OF BUDGET AMENDMENT #1 FOR FY 2027. **KH**

Request:

Please review and approve amendment #1 which includes:

- To increase the general fund for a donation to be received from the Sports Council for Athletic Field Maintenance and equipment for $50,500.
- To increase the capital & infrastructure fund for bond funds to be used for the purchase of equipment for Public Works.

ITEMS:
Amendment #1

City of Tupelo
Fy 2027 Budget Revision #1

Whereas, the Mayor and City Council of the City of Tupelo have determined that the budget estimates and certain increases are needed in the operating departments, it is hereby resolved to amend the FY 2027 Budget as follows:

	Original Budget	Amendment	Amended Budget
General Fund Revenues			
Local Taxes	9,406,191		9,406,191
Licenses & Permits	1,705,000		1,705,000
Intergovernmental Revenues	40,043,838		40,043,838
Charges for Services	865,000		865,000
Fines & Forfeits	597,000		597,000
Interest Income & Misc. Revenues	1,244,260	50,500	1,294,760
Other Financing Resources	199,035		199,035
Unreserved Fund Balance	-	-	-
Total General Fund Revenues	54,060,324	50,500	54,110,824

Purpose: To accept a donation from the Tupelo Sports Council

Expenditures:

City Council			
Personnel	340,458		340,458
Supplies	6,500		6,500
Other Services & Charges	195,850		195,850
Capital	-	-	-
Total City Council	542,808	-	542,808

Purpose:

Executive Dept.			
Personnel	1,089,226		1,089,226
Supplies	17,000		17,000
Other Services & Charges	298,850		298,850
Capital	-	-	-
Total Executive Dept.	1,405,076	-	1,405,076

Purpose:

City Court			
Personnel	1,070,846		1,070,846
Supplies	24,300		24,300
Other Services & Charges	120,036		120,036
Capital	-	-	-
Total City Court	1,215,182	-	1,215,182

Purpose:

	Original Budget	Amendment	Amended Budget
Finance Department			
Personnel	1,161,697		1,161,697
Supplies	25,600		25,600
Other Services & Charges	1,061,492		1,061,492
Capital	298,400	-	298,400
Total Finance Department	2,547,189	-	2,547,189
Purpose:			
Human Resources			
Personnel	323,636		323,636
Supplies	3,900		3,900
Other Services & Charges	168,300		168,300
Capital	-	-	-
Total Human Resources	495,836	-	495,836
Purpose:			
Development Services			
Personnel	1,485,530		1,485,530
Supplies	44,000		44,000
Other Services & Charges	235,159		235,159
Capital	-	-	-
Total Development Services	1,764,689	-	1,764,689
Purpose:			
Police Dept			
Personnel	10,988,827		10,988,827
Supplies	783,486		783,486
Other Services & Charges	3,064,089		3,064,089
Capital	166,000	-	166,000
Total Police Dept.	15,002,402	-	15,002,402
Purpose:			
Fire Dept			
Personnel	8,057,779		8,057,779
Supplies	503,815		503,815
Other Services & Charges	417,200		417,200
Capital	10,000	-	10,000
Total Fire Dept.	8,988,794	-	8,988,794
Purpose:			

	Original Budget	Amendment	Amended Budget
Public Works			
Personnel	3,953,163		3,953,163
Supplies	398,500		398,500
Other Services & Charges	2,739,772		2,739,772
Capital	15,500	-	15,500
Total Public Works	7,106,935	-	7,106,935
Purpose:			
Parks & Recreation			
Personnel	2,227,309		2,227,309
Supplies	382,506	20,000	402,506
Other Services & Charges	1,322,461		1,322,461
Capital	15,000	30,500	45,500
Total Parks & Rec	3,947,276	50,500	3,997,776
Purpose:	To use donated funds from the Sports Council for field maintenance supplies and equipment		
Aquatics Facility			
Personnel	514,192		514,192
Supplies	117,500		117,500
Other Services & Charges	570,000		570,000
Capital	10,000	-	10,000
Total Aquatics Facility	1,211,692	-	1,211,692
Purpose:			
Museum			
Personnel	142,000		142,000
Supplies	7,000		7,000
Other Services & Charges	33,700		33,700
Capital	4,000	-	4,000
Total Museum	186,700	-	186,700
Purpose:			
Community Services	993,523	-	993,523
Purpose:			
Debt Service	199,830	-	199,830
Other Financing Uses	8,452,392	-	8,452,392
Reserves	-	-	-
Total General Fund Expenditures	54,060,324	50,500	54,110,824

	Original Budget	Amendment	Amended Budget
Fund #327			
Tupelo Capital & Infrastructure Fund			
Revenues			
Grants	-		-
Transfer from Other Funds	8,992,272		8,992,272
State Funds	2,200,000		2,200,000
Miscellaneous Income	158,397		158,397
Bond Proceeds	-		-
Unreserved Fund Balance	2,953,331	358,784	3,312,115
Total Revenues	**14,304,000**	**358,784**	**14,662,784**
Expenditures			
Other Services & Charges			
Maintenance Projects	350,000		350,000
Street Overlay	5,679,000		5,679,000
Neighborhood Revitalization	500,000		500,000
Traffic Calming	60,000		60,000
Contingies/Grant Matches	-	-	-
Total Other Services & Charges	**6,589,000**	**-**	**6,589,000**
Capital			
Infrastructure Improvements	1,595,000		1,595,000
Purchase of Property	100,000		100,000
Equipment	325,000	358,784	683,784
Building Improvements	3,405,000		3,405,000
Park Improvements	100,000		100,000
Vehicles	240,000		240,000
Police Vehicles/Equipment	350,000		350,000
Fire Equipment/Trucks	1,600,000		1,600,000
Contingencies(Grant Matches)	-	-	-
Total Capital	**7,715,000**	**358,784**	**8,073,784**
Other Financing Uses	**-**	**-**	**-**
Total Expenditures	**14,304,000**	**358,784**	**14,662,784**

Purpose: To budget for bond funds to be used to purchase Equipment for Public Works.

	Voting
Councilman Chad Mims	
Councilman Lynn Bryan	
Councilman Travis Beard	
Councilman Nettie Davis	
Councilman Bentley Nolan	
Councilman Janet Gaston	
Councilman Rosie Jones	

Approved:

President of the Council
City of Tupelo

Attest:

Clerk of the Council

Mayor
City of Tupelo

Attest:

City Clerk

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kim Hanna, CFO

DATE October 20, 2026

SUBJECT: IN THE MATTER OF NEW BANK ACCOUNTS-STATE FUNDS 2024 **KH**

Request:

To open a new bank account for the purpose of receiving State of MS funds for the purpose of constructing new Fire Department and command center. The funds will be maintained separately and in a noninterest bearing account.

The new bank accounts will be opened at Huntington National Bank. The account title will be ”City of Tupelo 2026 State Funds-Fire Department.”

ITEMS:
Resolution

AN ORDER OF THE GOVERNING AUTHORITIES OF THE CITY OF TUPELO AUTHORIZING THE OPENING OF SPECIAL PROJECT ACCOUNTS AT HUNTINGTON NATIONAL BANK FOR FUND APPROPRIATED DURING THE 2026 REGULAR LEGISLATIVE SESSION

WHEREAS, the Governing authorities of the City of Tupelo are granted with the authority for the care, management and control of the municipal affairs and its property and finances pursuant to Miss. Code Ann. § 21-7-5 (1972, as amended); and

WHEREAS, the municipal depository is required by law to receive, safely keep, and expend all monies belonging to the municipality (*see* Miss Code Ann. § 21-39-19); and

WHEREAS, when it is determined by the governing authorities to be in the best interest of the municipality to maintain separate bank accounts within the municipal depository for the depositing of funds, and to furthermore absolve said bank accounts when they are no longer useful to the municipality (Miss Code Ann. § 27-105-301 *et seq*); and

WHEREAS, the City of Tupelo has been appropriated Two Million and Two Hundred Thousand Dollars ($2,200,000) pursuant to Section 4 of Senate Bill 2189 of the 2026 Regular Session of the Mississippi Legislature as part of the "Line-Item Appropriation Transparency Act" (hereinafter the "Senate Bill") to assist the City of Tupelo in paying costs associated with the construction of a new fire station and emergency command center; and

WHEREAS, the City of Tupelo is required by the Department of Finance and Administration to maintain the funding for this project in separate bank account within the municipal depository.

NOW, THEREFORE, incorporating the prefatory findings contained herein, the Mayor and City Council of the City of Tupelo order the following:

Pursuant to its obligation under the Line-Item Appropriate and Transparency Act of 2026, and the associated Memorandum of Understanding hereafter adopted, the City of Tupelo shall cause the following bank account to be opened at Huntington National Bank:

1. "City of Tupelo 2026 State Funds-Fire Department" for $2,200,000 pursuant to Section 4 (2) (be) of Senate Bill 2189.

The Mayor and City Clerk are empowered to execute all documents and agreements and perform all actions necessary to effectuate the matters contained herein.

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 with there being no request that it be read aloud, 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 Tupelo City Council on this the ____ day of _____ 2026.

_____
LYNN BRYAN, Council President

ATTEST:

_____
SANDY SHUMAKER, Council Clerk

_____
TODD JORDAN, Mayor

_____
DATE

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kim Hanna, CFO

DATE October 20, 2026

SUBJECT: IN THE MATTER OF MOU WITH DEPARTMENT OF FINANCE (SENATE BILL 2189 SECTION 4 FUNDING TO ASSIST WITH CONSTRUCTION OF NEW FIRE DEPARTMENT AND COMMAND CENTER **KH**

Request:

Approval of the MOU between the City of Tupelo and the MS Department of Finance & Administration (DFA) to assist with the construction of the new Fire Station #1 with a command center.

ATTACHED:
MOU WITH DFA AS SPECIFIED IN SECTION 4 of Senate Bill 2189, 2026.

Government

MEMORANDUM OF UNDERSTANDING

Entity: City of Tupelo, Mississippi

Authorized Representative: Kim Hanna

Title: Chief Financial Officer **Date:** October 8, 2026

Address: PO Obx 1485 Tupelo, MS 38802

Telephone: 662-841-6502 **EMAIL:** kim.hanna@tupeloms.gov

Funding Amount : 2,200,000.00

This Memorandum of Understanding (hereinafter the "MOU") is entered into between the Mississippi Department of Finance and Administration (hereinafter the "DFA") and the Entity for the purpose of establishing the agreed upon conditions under which the DFA may disburse funds to assist the Entity in paying costs associated with the local project (hereinafter the "Project") specified in Section 4 of Senate Bill 2189, 2026 Regular Legislative Session, Laws of 2026, (hereinafter the "Act"). This MOU is entered into in accordance with Miss. Code Ann. Section 27-104-351, also known as the Line-Item Appropriation Transparency Act, and pursuant to, and subject to the terms of the Act, which authorizes an amount not to exceed the Funding Amount listed above (hereinafter the "Project Funds"), for the Project. (**PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO SPEND THE FUNDS RECEIVED FROM THE STATE IN ACCORDANCE WITH THE ACT AS WELL AS ALL STATE AND FEDERAL LAWS AND REGULATIONS.**)

RECITALS

WHEREAS, The Act, authorized expenditures for certain projects; and

WHEREAS, pursuant to the Act, the Legislature has appropriated funds to the Entity to pay the costs of the Project; and

WHEREAS, the Act authorizes the DFA to disburse monies to pay the costs of the Project; and

WHEREAS, the Entity shall maintain the Project Funds in a separate bank account; and

WHEREAS, the DFA has requested the Entity to maintain on file the documentation listed in "Exhibit A" attached hereto and incorporated herein by reference, to the extent the Entity is subject to the State's procurement laws; and

WHEREAS, the Entity agrees to expend the funds within thirty-six (36) months from the date of receipt from the DFA; and

WHEREAS, the Entity agrees that if any proceeds from the Project Funds are remaining at the completion of the Project, the Entity will immediately notify and consult with the DFA regarding the disposition of the funds, and said funds shall be directed in accordance with the Act; and

WHEREAS, the Entity agrees to provide quarterly notarized reports to the DFA which describe and itemize the expenditure of the Project Funds and also provide an update on the status of the Project including future expenditure of the funds. The quarterly reports must be provided on a form designated by the DFA and must include all invoices and bank statements associated with the reported expenditures. The quarterly reports shall be provided within thirty (30) days of each calendar quarter's end. The Entity shall also provide to the DFA a final report no more than thirty (30) days after final expenditure of funds, summarizing the expenditures and use of the Project Funds upon completion of the Project. All invoices that have not previously been submitted shall be submitted upon completion of the Project; and

WHEREAS, the DFA finds that it is in the best interest of the DFA and the Entity that the funds on deposit for Entity should be disbursed to the Entity and that the Entity shall directly administer the expenditure of such funds for the Project.

NOW THEREFORE, IT IS MUTALLY AGREED BY THE MISSISSIPPI DEPARTMENT OF FINANCE AND ADMINISTRATION AND THE ENTITY AS FOLLOWS:

Section 1. The DFA, pursuant to the Act, shall disburse the Project Funds from upon written request of the Entity to pay the costs associated with the Project.

Section 2. The Entity certifies and agrees to make every effort to expend all funds received within thirty-six (36) months from the date of receipt and **solely** for the costs of the Project as set forth in the Act and upon the terms and provisions of this MOU. Failure of the Entity to adhere to any provision within this MOU may result in immediate action by the State to recover project funds.

Section 3. The Entity agrees to procure any necessary construction, goods, and services for the Project in accordance with State procurement laws to the extent the Entity is subject to same. Failure to adhere may cause the DFA to withhold all sums for the Project and seek recovery of same. Further, the Entity agrees to maintain on file the documentation listed in "Exhibit A" attached hereto and incorporated herein, in accordance with State law and the recitals of this MOU.

Section 4. The Entity agrees to provide the DFA quarterly notarized reports as set forth hereinabove, in a format designated by the DFA. The quarterly reports shall be provided within thirty (30) days of each calendar quarter end. The Entity shall also provide the DFA with a final report summarizing the expenditures and use of the Project Funds no more than thirty (30) days after final expenditure of the Project Funds.

Section 5. The Entity agrees to maintain copies of all invoices, bank statements, and similar documentation for each expenditure of all funds received sufficient to satisfy and confirm, to the DFA's satisfaction, that such funds have been expended **solely** for the costs of the project as authorized and provided by the Act.

Section 6. The Entity agrees that if any proceeds from the Project Funds are remaining at the completion of the Project, the Entity will immediately notify and consult with the DFA regarding the disposition of the funds and said funds shall be directed in accordance with the Act.

Section 7. The Entity agrees that Project Funds shall be expended in accordance with all State and Federal laws and regulations, and that failure to do so may cause the DFA to withhold funds for the Project or seek recovery of same.

Section 8. All notices or information pursuant to this MOU shall be provided as follows:

Entity's Authorized Representative Listed Above

Mississippi Department of Finance and Administration
Attention: Gilda Reyes, Deputy Executive Director
501 North West Street, Suite 1301
Jackson, Mississippi 39201
Telephone: 601-359-5516
Email: Gilda.Reyes@dfa.ms.gov

Section 9. This MOU shall be effective from and after the DFA approval date.

IN WITNESS WHEREOF, the Entity has affixed its signature on the date indicated below.

Entity Name: City of Tupelo, Mississippi

By: _____ Date: October 8, 2026
Todd Jordan, Mayor

EXHIBIT A

The Entity shall maintain on file, the following items in relation to the Project:

1. Proof of Advertisement (i.e. copy of the advertisement, MPTAP and/or procurement portal posting, etc.) for any Request for Qualification (RFQ), Request for Proposals (RFP), or Invitation for Bid (IFB).

2. The Program of Work for the Project.

3. All solicitation documents (RFQ, RFP, IFB, etc.).

4. A list of bidders/respondents, including the Bid Tabulation Form/Register of Proposals. For construction awards, include recommendation of the Professional for the award of contract. For items procured by RFQ or RFP, include evaluation committee tally sheets/overall scoring in support of award decision.

5. A copy of all payment requests or invoices for said construction, goods, and services. In the case of construction contractor payment applications, include Professional's approval of payment.

6. All contracts awarded for the Project.

7. All bank statements.

8. Any and all other documentation which may be required to document, to the DFA's satisfaction, that the Project funds are expended **solely** for the costs of the Project as set forth in the Act and upon the terms and provisions of this MOU.

EXHIBIT A

The Entity shall maintain on file, the following items in relation to the Project:

1. Proof of Advertisement (i.e. copy of the advertisement, MPTAP and/or procurement portal posting, etc.) for any Request for Qualification (RFQ), Request for Proposals (RFP), or Invitation for Bid (IFB).

2. The Program of Work for the Project.

3. All solicitation documents (RFQ, RFP, IFB, etc.).

4. A list of bidders/respondents, including the Bid Tabulation Form/Register of Proposals. For construction awards, include recommendation of the Professional for the award of contract. For items procured by RFQ or RFP, include evaluation committee tally sheets/overall scoring in support of award decision.

5. A copy of all payment requests or invoices for said construction, goods, and services. In the case of construction contractor payment applications, include Professional's approval of payment.

6. All contracts awarded for the Project.

7. All bank statements.

8. Any and all other documentation which may be required to document, to the DFA's satisfaction, that the Project funds are expended **solely** for the costs of the Project as set forth in the Act and upon the terms and provisions of this MOU.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Abby Christian, Grant Writer

DATE 20 Oct 2026

SUBJECT: IN THE MATTER OF APPROVAL OF A CONTRACT BETWEEN THE CITY OF TUPELO AND ROBERTS BUILDERS, INC FOR THE SPRING HILL MISSIONARY BAPTIST CHURCH STRUCTURAL STABALIZATION BSA PROJECT #2319 **AC**

Agency: Mississippi Department of Archives and History (MDAH)

Grant: Certified Local Government (CLG) Grant Program

AGENDA REQUEST

TO: MAYOR AND CITY COUNCIL

FROM: TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

DATE 10/20/26

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

REQUEST:

PRELIMINARY LOT MOWING LIST 10-20-26

RECORD #	VIOLATION ADDRESS	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY/STATE/ZIP			CODE INSP
LM-26-603	807 CHESTER AVENUE, TUPELO, MS 38804	077H-25-085-00	RUNDQUIST CATHY ANN & SCHUMACHER ROBERT R	SCHUMACHER ROBERT R	TUPELO	MS	38804	JTL
LM-26-599	523 NORTH CHURCH STREET, TUPELO, MS 38804	089F-30-106-01	CABRAL SENOVIA	2512 PATTERSON DR	TUPELO	MS	38804	EG
LM-26-596	3321 BEASLEY DRIVE, TUPELO, MS 38801	105H-15-009-00	TUCKER JAMES L & ELNOIS R (LE)	271 ROAD 1467	PLANTERSVILLE	MS	38826	RS
LM-26-595	3360 ROBERT KENNEDY DRIVE, TUPELO, MS 38801	105H-15-020-00	ANDERSON GINCIE M ESTATE	3360 ROBERT KENNEDY DRIVE	TUPELO	MS	38801	RS
LM-26-594	3334 BROOKS STREET, TUPELO, MS 38801	105H-15-079-00	TENN VALLEY REGIONAL HOUSING A	P O BOX 1329	CORINTH	MS	38834	RS
LM-26-593	527 NORTH CHURCH STREET, TUPELO, MS 38804	089F-30-105-01	CABRAL SENOVIA	2512 PATTERSON DR	TUPELO	MS	38804	EG
LM-26-592	2872 MATTOX STREET, TUPELO, MS 38801	114S-18-008-00	WILLIAMS FRANCES LEAH	708 CLIFT ROAD	TUPELO	MS	38804	JLB
LM-26-591	561 MAGAZINE STREET, TUPELO, MS 38804	089P-31-068-00	HUTCHISON C B & OPAL	22250 ACHORD RD	DENHAM SPRINGS	LA	70726	TP
LM-26-590	555 MAGAZINE STREET, TUPELO, MS 38804	089P-31-070-00	HUTCHISON RUBY ESTATE	22250 ACHORD RD	DENHAM SPRINGS	LA	70726	TP
LM-26-589	BUTLER PARK, TUPELO, MS	078B-28-010-08	BUTLER PARK LLC	201 WEST MAIN ST	TUPELO	MS	38804	JLB
LM-26-588	1948 CLIFF GOOKIN BOULEVARD, TUPELO, MS 38801	101Q-12-004-06	RHETT FAMIL TRUST & KATHRYN RHETT LAURA LEIGH LEWIS & WYTHE M RHETT TRUSTEES	2942 BLUECUTT RD	COLUMBUS	MS	39705	JLB
LM-26-587	105 MULBERRY DRIVE, TUPELO, MS 38801	077K-35-159-00	RISKEDAHL KENNETH R JR & REBECCA C	105 MULBERRY DR	TUPELO	MS	38801	RS
LM-26-586	3302 MEADOW DRIVE, TUPELO, MS 38801	105H-15-055-00	DUKES ELIJAH & RENEE	P O BOX 162	NEW ALBANY	MS	38652	RS
LM-26-585	3319 ROBERT KENNEDY DRIVE, TUPELO, MS 38801	105H-15-098-00	FAT FAMILY PROPERTIES F LLC	109 BELWOOD COVE	BELDEN	MS	38826	RS
LM-26-582	133 WALLACE STREET, TUPELO, MS 38804	113F-06-013-00	SOUTHERN REAL ESTATE CO INC	P O BOX 5738	MERIDIAN	MS	39302	JLB
LM-26-581	PEGRAM DR, TUPELO, MS	113E-06-030-01	VCFM PROPERTIES LLC	602 PEGRAM DRIVE	TUPELO	MS	38801	JLB
LM-26-574	120 AIR PARK ROAD, TUPELO, MS 38801	078V-34-019-01	BANK FIVE NINE C/O RICK A LA TRACE	ONE ST LOUIS STREET STE 4000	MOBILE	AL	36602	JLB

AGENDA REQUEST

TO: MAYOR AND CITY COUNCIL

FROM: TANNER NEWMAN, DIRECTOR OF DEVELOPMENT SERVICES

DATE OCTOBER 20, 2026

SUBJECT: IN THE MATTER OF REVIEW/APPROVE PLANNING COMMITTEE MEETING MINUTES OF SEPTEMBER 28, 2026 AND OCTOBER 5, 2026
TN

REQUEST: REVIEW AND APPROVE

CITY OF TUPELO

SPECIAL CALLED PLANNING COMMITTEE MEETING MINUTES

Date: September 28, 2026, 6:00 P.M.
Location: City Council Chambers, City Hall, 71 East Troy Street, Tupelo, MS

CALL TO ORDER

Chairman Mark Williams called the meeting to order at 6:00 P.M.

- **Invocation:** Ms. Patti Thompson
- **Pledge of Allegiance:** Mr. Scott Davis

Committee members and staff introduced themselves for the record.

Committee Members Present:
Mr. Mark Williams, Ms. Leslie Mart, Mr. Lindsey Leake (via phone), Ms. Patti Thompson, Mr. Scott Davis

Staff Present:
Mr. Tanner Newman, Director of Development Services, Mr. Pat Falkner, Planning Consultant, Ms. Kim Rushing, Community Development and Outreach Coordinator

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Agenda Item Overview
The meeting's single agenda item was review and public comment on the Tupelo Comprehensive Plan 2040.

- The meeting was turned over to Director Tanner Newman for detailed presentation and discussion.

Tupelo's Comprehensive Plan 2040 Overview
Presenter: Tanner Newman, Director of Development Services.
Core Purpose:

- Serves as a community-driven roadmap to guide municipal growth, reinvestment, and decision-making over a 15-year horizon (through 2040).
- The Director requested a recommendation from the committee to the City Council for the official adoption of the 15-year plan.

Evolution of Planning Approach:

- The 2040 plan shifts the city's strategy from simply enabling growth (as prioritized in the 2008 plan) to actively shaping growth.

Plan Contributors and Steering Committee Governance

Key Contributors:

- The Mayor and City Council, City Department heads, Development Services staff, and professional consultants:/ The Mabus Agency, Pat Faulkner, and Scott Trepolino.
- Steering Committee Structure:
  A 35-member steering committee guided the overall planning process starting in April 2023. Members included Tupelo business owners, engineers, realtors, local pastors, law enforcement officers, housing advocates, and two 2025 graduates from Tupelo High School.
  The committee operated across five specialized subcommittees:
  - Quality of Life
  - Community Development
  - Housing
  - Community Engagement
  - Economic Development

History, Timeline, and Demographic Context

Planning Timeline:

- The previous comprehensive plan was adopted in December 2008 and ran through 2025.
- Work on the 2040 update started in 2023, with steering committee operations starting in April 2023.
- The comprehensive plan covers all state-required municipal elements, including land use, transportation, community facilities, housing, and infrastructure.

Demographic Baseline and Growth Projections:

- Tupelo serves as a micropolitan hub for a 15-county trade area, competing directly with larger metropolitan markets for talent and investment.
- Prior to 2008, the city grew at an annual rate of approximately 1.57%.
- The 2008 plan projected that the city's population would exceed 50,000 by 2025.
- Actual population growth since 2010 has added approximately 3,600 residents (less than 1% growth annually, driven partly by municipal annexation).
- The 2023 population was estimated at 37,825.
- The 2040 plan utilizes a conservative projection of approximately 41,000 residents by 2040.
- The median household income of residents is $66,314, which is above the state average.
- The median age of residents is 38.4.
- Demographic Target: Residents aged 20 to 34 make up approximately 19% of the population. Attracting and retaining this age bracket is a primary focus of the city's growth strategy.

Micropolitan Strategy and Guiding Principles

Five Areas of Strategic Opportunity:

- A vibrant, walkable downtown offering business diversity and social interaction.
- Distinct neighborhoods with attainable housing options.
- Recreational and cultural amenities to enhance daily life.
- Strong infrastructure and public services.
- Entrepreneurial pathways for local business growth.

Plan Execution and Measuring Success:

- Level 1: Sets policy and long-term vision for 15 years.
- Level 2: Sets 5-year implementation cycles with measurable actions.
- Level 3: Connects directly to the annual budget and capital plan for project evaluations.
- "Its success will be measured by consistent use, not by adoption alone."

Eight Guiding Principles:

- Welcoming and authentic, supporting downtown, promoting health and safety, leading regional growth, building strong neighborhoods, planning infrastructure for future demand, creating a sustainable future, and connecting people with nature.

The Five Pillars of Delivery

The plan organizes city operations and priorities into five interdependent pillars:

1. Economic Development: The central priority and foundation for long-term growth.
2. Quality of Life and Community Identity.
3. Public Safety and Community Well-being.
4. Housing and Neighborhoods.
5. Infrastructure, Mobility, and Transportation.

Interdependence Statement:

- "Economic growth is strengthened by quality of life. Quality of life depends on safe communities. Safe communities rely on strong neighborhoods, and all of these depend on reliable infrastructure. No single pillar succeeds alone..."

Pillar 1: Economic Development Focus

Scope:

- Addresses two distinct economic layers: "Tupelo's economic structure includes both a regional employment and retail base and a more localized urban center."

Key Priorities:

- Building public-private partnerships.
- Attracting and retaining young workforce talent (specifically ages 20 to 34).
- Supporting small businesses and entrepreneurship.
- Strengthening downtown and destination-based developments.
- Reinvesting in major commercial corridors (Gloster, McCullough, and Crosstown).

Progress and Implementation Actions:

- Construction on the Target Development began in 2025 and is projected to create hundreds of jobs.
- Review and adapt the development code within 6 to 9 months of plan adoption (measured by an updated zoning map and code revisions).

- Formalize city engagement policies with private developers on projects involving municipal infrastructure financing and regulations.
- Maintain capital investments in civic amenities through Parks and Recreation and the CVB.
- Improve monitoring tools for tracking infrastructure capacity to plan ahead of future demand.

Pillar 2: Quality of Life and Community Identity

Purpose:

- Acts as "a defining factor in Tupelo's ability to attract and retain residents, businesses, and visitors."

Key Priorities:

- Expand arts, culture, and event programming (with emphasis on broad participation for younger residents).
- Strengthen parks and green spaces.
- Encourage activity downtown and in public spaces.
- Enhance municipal beautification and place-making.
- Establish distinct identity districts: Gateway East, Gateway West, Midtown, and the Hospital area.
- Improve access to natural assets, including the Natchez Trace.

Featured Capital Projects:

- All-Inclusive Playground at Ballard Park: Opened in 2005 with an 800-child capacity, is ADA-compliant, and won the Hayward Bo Phillips Award of Merit for design.
- The Depot: Completed in 2025 on North Front Street, providing a new home for the Tupelo Farmers Market and other community events.

Pillar 3: Public Safety and Community Well-Being

Purpose:

- Public safety is "a fundamental responsibility of the city and a prerequisite for long-term stability and growth."

Scope and Priorities:

- Extends beyond traditional emergency services to include water systems for fire protection, stormwater management, broadband, and safety personnel recruitment, training, and retention.
- Support safe, well-maintained neighborhoods.
- Strengthen community-centered safety approaches.
- Enhance emergency preparedness and improve code enforcement.
- Expand partnerships for crisis intervention.

Major Capital Investments:

- Fire Station Number One & New Emergency Operations Center: Replacing the city's oldest operating station to improve operational coordination. Estimated cost is $8 to $10 million over two years, aiming to improve the city's fire insurance rating from A4 to A3.
- Engine Seats: Replacement estimated at $1.1 million.

- Fire Station Number Five: Slated for replacement.
- North Mississippi Law Enforcement Training Center: Continued facility upgrades.

Pillar 4: Housing and Neighborhoods

Key Premise:

- "Strong neighborhoods are essential to Tupelo's long-term success," and housing is "one of Tupelo's most important competitiveness issues."

Identified Challenges:

- Shortage of options for workers and first-time buyers, housing costs outpacing income growth, and a significant number of cost-burdened households.

Policy Objectives:

- Shift focus from the stigma of affordable housing to "practical attainable housing across a range of incomes."
- Housing solutions include new subdivision homes, infill housing in existing neighborhoods, reinvestment in older homes, strong single-family neighborhoods, and strategic increases in housing density.

Specific Timelines and Action Items:

- Continue funding neighborhood redevelopment projects.
- Seek outside funding for homebuyer assistance.
- Review the residential tax abatement program.
- Research zoning changes within 3 to 6 months to allow small-scale rental housing in locations outside single-family neighborhoods.
- Amend rental licensing within 3 to 4 months to allow well-maintained properties to receive simpler, less frequent inspections.
- Reassess the Neighborhood Development Corporation (NDC) staffing and capacity within 9 months to scale redevelopment efforts.
- Review and implement a first-time homebuyer assistance program to help purchase and renovate homes in older neighborhoods (some 75 years old) to increase owner occupancy.

Pillar 5: Infrastructure, Mobility, and Transportation

Current System Gaps:

- System is heavily centered around vehicles, featuring limited driving alternatives, gaps in pedestrian/bike networks, and substandard annexed roads.
- Railroad crossings significantly impact traffic flow, emergency response times, and overall mobility.

Strategic Priorities:

- Structured pavement management program.
- Expanded pedestrian and bicycle connectivity.
- Modernized utility systems.
- Stronger stormwater and flood management.
- Solve railroad crossing conflicts through the Tupelo Rail Improvement Program (TRIP).

Tupelo Rail Improvement Program (TRIP) Budget and Components:

- Total Project Cost: Estimated at $64.9 million in current dollars.

- Overpass Bridge Project (Eason Boulevard crossing): Estimated at $14.3 million. Planning and engineering are underway, and construction is imminent.
- Quiet Zones (Safety upgrades at 11 crossings to create three quiet zones): Estimated at $5.7 million. Planning and engineering are currently underway.
- Switch Project (Moving rail switching operations away from Crosstown): Estimated at $44.9 million. Start date is currently unknown.
- Funding Status: $19.2 million has been secured (via federal RAISE grant, state legislative match, and federal THUD designation). Approximately $45.7 million remains to be funded.

Future Land Use Plan and Calculations

Strategic Direction:

- The plan does not propose rearranging the city; it reinforces what works, protects stable areas, and guides growth to appropriate locations.

Land Use Categories:

- Agriculture and Open Space: Under 35% of land (includes protected floodways).
- Residential: Approximately 29% of land.
- Mixed-Use Regional Center: Barnes Crossing District (the city's largest sales tax generator).
- Industrial: Not expected to expand significantly.
- Vacant Land: About 16% of the city.

Land Capacity Details:

- Calculations account for undevelopable floodways.
- Much of the land classified as agricultural is available for future development, which offsets unbuildable areas.
- It is estimated that more than 15% of the total city land is buildable and available.

Ten Priority Development Areas

Section 6 of the plan identifies 10 specific priority areas for focused effort:

1. Jackson West: Initiated in 2011; city and NDC removed substandard apartments and created Ingram Drive and Cicada Cove subdivisions. By 2020, private investment and value gains exceeded the city's original investment.
2. Park Hill: The next, more difficult effort. Requires homebuyer assistance, drainage, street upgrades, and potentially direct home construction by the NDC to establish baseline value.
3. Birthplace District: Approximately 30 homes near the Elvis Presley birthplace. Focuses on an incremental approach to renovate short-stay rentals for visitors without displacing residents.
4. East Main Street: Sidewalks and zoning changes are complete; private investment has not yet followed. Next step is finding an anchor use while managing floodplain constraints.
5. Garfield Commons (next to NMMC): NMMC acquired One Deville Place and engaged a developer. The city will help structure project financing, potentially through a Tax Increment Financing (TIF) district, for a phased mix of housing and medical office space.
6. Barnes Crossing: Target is scheduled to open in late 2026, and a new road will open up more land. The focus is on coordinating infrastructure and managing flood constraints.

7. Crosstown and West Main Street: Relocating the railroad switch station is expensive; the current approach focuses on incremental streetscape improvements and selective property acquisition.
8. Tributary Two: Approximately 85 city-owned acres with capacity for 100 to 200 homes. Contains floodplains (to be used as a greenway amenity) and cultural resources to protect.
9. Threadkill Property (south of Fairport): Preliminary plat approved in 2025; will extend Fairport's design standards southward.
10. Mill Village: Historic neighborhood near downtown with 19 historic homes currently at risk. The plan calls for direct assistance with historic preservation and tax credit applications.

- Mill Village Housing Initiatives:
    - The majority of the 19 historic-eligible houses are currently occupied and could benefit from renovations.
    - The code enforcement team (which is fully staffed and uses a GIS-based system implemented over the past year) will assist these homeowners in obtaining historic tax credits.

COMMITTEE QUESTIONS AND DISCUSSION

Following the presentation, the Chairman opened the floor for committee questions and discussion.

1. Undeveloped Land and Floodplain Considerations
- Mr. Davis asked whether the percentage of undeveloped land included floodways and other property that could not reasonably be developed.
- Mr. Faulkner explained that the calculations recognize significant acreage that should not be developed. However, some land currently classified as agricultural remains suitable for future development. He indicated that potentially developable land may exceed 15%.

2. Tupelo Rail Improvement Program – Funding and Timeline
- Mr. Williams asked about the estimated $65 million cost of the TRIP projects, the amount of funding secured, and what would trigger construction. He also asked whether the estimates reflected current costs or anticipated inflation.
- Mr. Newman explained that the projects are in various stages of development, with funding allocated toward planning, engineering, and construction activities. Planning and engineering are already underway. He indicated that the estimates were believed to reflect current-dollar costs.
- When asked about the anticipated start date for relocating railroad switching operations, Mr. Newman stated that he could not provide a definite timeline. However, he noted that the bridge and quiet zone projects were progressing and that bridge construction was expected to begin in the near future.

3. Code Enforcement Staffing
- Ms. Thompson asked whether additional code enforcement officers would be needed to support the plan's objectives.
- Mr. Newman stated that the Code Enforcement Division was fully staffed. He explained that the City had implemented a GIS-based system and continued evaluating ways to improve efficiency and public service through available technology.

4. Rental Housing Inspections

- Ms. Thompson requested clarification regarding the proposal to reduce inspection frequency for rental properties that consistently meet required standards.
- Mr. Newman explained that the recommendation was a potential policy consideration rather than an adopted change. He said future ordinance and policy reviews could consider ways to better use existing code enforcement resources, including directing more attention to properties with recurring maintenance or compliance issues.

5. Mill Village Historic Preservation

- Ms. Thompson asked whether the plan proposed tax incentives for the historic homes identified in Mill Village.
- Mr. Newman explained that approximately 19 homes had been identified as potentially qualifying for historic rehabilitation tax credits. The plan recommends assisting eligible homeowners with the application process.
- When asked whether the properties were occupied, he indicated that the majority were believed to be occupied, although some might be vacant. Many could benefit from rehabilitation and preservation efforts.

6. Reinvestment in Older Neighborhoods and Homebuyer Assistance

- Ms. Mart expressed concern about aging residential neighborhoods throughout Tupelo and asked whether the City intended to provide funding for rehabilitation, particularly for individual homeowners and first-time buyers. Ms. Mart emphasized the importance of encouraging owner-occupied housing and reinvestment in neighborhoods beyond Mill Village.
- Mr. Newman responded that the City was evaluating options for a first-time homebuyer assistance program. He noted that such a program was one of several approaches under consideration to support homeownership and neighborhood revitalization.

7. Acknowledgment of Comprehensive Plan Contributors

- Committee members expressed appreciation to the individuals involved in developing the Tupelo 2040 Comprehensive Plan, recognizing the extensive time, research, and coordination required to prepare the document.

Approvals, Decisions, and Next Steps

Planning Committee Action:

- Mr. Scott Davis made a motion to approve the comprehensive plan, seconded by Ms. Leslie Mart. The committee voted to approve the recommendation to approve the Tupelo 2040 Comprehensive Plan. Mr. Lindsey Leake voted to approve via phone.
- This recommendation will be forwarded to the City Council for official adoption consideration.

Document Availability:

- The full comprehensive plan presentation will not be made available to the general public until it has been formally approved by the City Council.
- A seven-page public-facing summary document is currently available for distribution.

Next Steps and Follow-Up:

- Mr. Newman will review the City Council's final decision on the item and report findings back to the Planning Committee at the next meeting.
- The next regular monthly meeting is scheduled for next Monday at 6:00 PM in the Council Chambers.
- The meeting was officially adjourned following a motion by Ms. Patti Thompson and a second by Ms. Leslie Mart.

Meeting adjourned.

CITY OF TUPELO

PLANNING COMMITTEE MEETING MINUTES

Date: October 5, 2026, 6:00 P.M.
Location: City Council Chambers, City Hall, 71 East Troy Street, Tupelo, MS

CALL TO ORDER

Acting Chairman Victor Fleitas called the meeting to order at 6:00 P.M.

- **Invocation:** Mr. Scott Davis
- **Pledge of Allegiance:** Ms. Patti Thompson

Committee members and staff introduced themselves for the record.

Committee Members Present:
Mr. Victor Fleitas, Ms. Leslie Mart, Mr. Lindsey Leake, Ms. Patti Thompson, Mr. Scott Davis, Mr. Aaron Washington

Staff Present:
Mr. Tanner Newman, Director of Development Services, Mr. Pat Falkner, Planning Consultant, Ms. Kim Rushing, Community Development and Outreach Coordinator, Mr. Patrick Reagan, Chief Building Inspector

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APPROVAL OF MINUTES

- **Action:** Motion made by Ms. Patti Thompson to approve the minutes of the August 31, 2026, meeting as submitted.
- **Second:** Ms. Leslie Mart
- **Vote:** Approved by show of hands; motion carried.

REPORT OF COUNCIL ACTION

Mr. Newman reported that the City Council was scheduled to consider the rezoning request for the Coley Road parcel the following evening. He also reported that the City Council had remanded appeal FLEX26-03, concerning the proposed Kids World Daycare at 205 Commerce Street, to the Planning Committee for further review.

OLD BUSINESS

1. FLEX26-04 (PARCEL 072N-09-046-01) (Flexible use for a 240-unit apartment complex off McCullough/I-22) No new action or information was received from the applicant. The item will remain on the table unless the applicant formally withdraws it.

Motion and Vote:

- **Action:** Motion by Ms. Thompson that FLEX26-04 continues to be tabled.
- **Second:** Mr. Leake
- **Vote:** Motion carried unanimously.

The application remains tabled until the next Planning Committee meeting.

2. Flex26-03: Flexible Use - 205 Commerce Street (Parcel 089L-32-013-00)

- **Request:** Flexible use to allow an established daycare (Kids World Daycare of Tupelo) to occupy space previously used by Tupelo Academy of Cosmetology.
- **Notifications:**
  Mr. Newman confirmed surrounding property owners were notified. No additional responses were received.
- **Applicant:**
  Melissa (Missy) Bell, 1279 CR 87, New Albany, Owner of Kids World Daycare.

Missy Bell, owner of Kids World Daycare, presented the revised site plan and addressed concerns regarding parking and traffic circulation. She explained that relocating the playground fencing could provide approximately 22 on-site parking spaces without relying on parking across Huntington Arena/Commerce Street. She stated that the facility would generally operate Monday through Friday from 6:30 a.m. to 5:30 p.m., with later hours being considered but not currently planned.

Ms. Bell explained that employees and visitors would use the on-site parking, while parents would follow a drop-off and pick-up procedure similar to the facility's current operation. She questioned the applicability of the City's parking requirement to children who do not drive.

Staff clarified that the applicable standard requires 0.35 parking spaces per approved occupant. Based on 159 students and 13 employees, approximately 61 spaces would be required. Staff explained that the standard applies to daycare centers and includes all approved occupants.

Public Comments:

The public hearing was opened, and the following comments and concerns were presented:

- **Michael Walden, property owner:** Supported approval and expressed concern about the additional parking requirement being identified late in the review process. He stated that the project had been under consideration since July, that previous discussions had addressed parking, and that the applicant had responded to earlier concerns. He maintained that the proposed 22 spaces would adequately serve the facility's anticipated employees and visitors, with parents using the drop-off procedure. He also questioned the consistency of parking requirements for other downtown businesses and raised concerns about shared parking arrangements and children crossing the street.
- **Carla Enis, Gumtree Realty:** Supported the proposed daycare and encouraged the City to reconsider zoning regulations along Commerce Street. She stated that the area contains a mix of businesses and that a daycare would be compatible with nearby uses, including Tupelo Ballet. She also emphasized the community's need for more childcare options and noted that existing parking and zoning restrictions could limit the property's future uses.
- **Louise Pearson, 178 Prairie Cove:** Expressed support for additional childcare services, particularly for families in East Tupelo, and questioned whether the parking requirement was practical for daycare facilities.

Staff Review and Committee Discussion:

Mr. Newman explained that the previous approval was contingent upon meeting applicable parking standards. The precise parking requirement was clarified during the subsequent review process. Staff stated that the Coliseum subdistrict does not qualify for the general downtown parking exemption and that shared parking agreements cannot cross a thoroughfare. Adjacent property owners may establish shared parking arrangements where permitted by code, but staff confirmed that the neighboring property owners had declined to provide additional shared parking.

Staff further explained that a change in occupancy or use triggers review under applicable development-code requirements. Staff also clarified that state law does not permit daycare centers, kindergartens, or schools to waive their protected status regarding liquor sales as previously contemplated. Although the applicant had agreed to waive the applicable distance requirements, that agreement could not eliminate the statutory restriction. Staff confirmed that the proposed daycare could affect nearby properties' ability to pursue certain alcohol-related business uses within the protected distance.

Committee members discussed the two principal issues affecting the application:

- **Parking compliance:** The revised site plan provided approximately 22 spaces, which remained below the 61 spaces calculated under the applicable standard. Clarified that any shared parking agreement must be written, must be with adjacent properties, and cannot cross a designated thoroughfare.
- **Protected status and surrounding development:** The daycare's location could restrict future liquor-related uses on nearby properties, and the applicant could not waive the applicable statutory protection under state law.

Members also discussed whether the City should review its parking regulations for daycare centers and the Coliseum subdistrict in the future. The Chair acknowledged that these issues may warrant further consideration but emphasized that the committee must evaluate the application under the existing code. Staff recommended denial based on the revised findings.

Before the vote, Mr. Walden was given an additional opportunity to comment. He reiterated that the applicant had addressed prior concerns, questioned the consistency of parking enforcement among nearby businesses, and requested a variance from the parking and distance requirements.

Motion and Vote:

- **Action:** Ms. Mart moved to **deny** FLEXVAR26-03 based on the revised information provided (parking deficiency and inability to waive liquor-license setback)
- **Second:** Mr. Leake
- **Vote:** Five members voted in favor. Ms. Thompson abstained. No one opposed.

Next Steps: Mr. Newman advised the applicant and interested parties that an appeal of the Planning Committee's decision could be filed with the City Council Clerk within three days.

NEW BUSINESS

There were four applications and one text amendment on tonight's agenda. Acting Chairman Fleitas reviewed public comment procedures for applicants and citizens.

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1. Development Plan- MSP26-01 and MAJSUB26-04 (PARCEL(S) 113E-06-139-00, 113E-06-137-00, 101H-01-076-00, 101H-01-142-00, and a portion of 101H-01-079-00) 836 Circle, 805, 901, and 915 Garfield St.

Request: Approval of a major site plan and major subdivision for the first phase of Garfield Commons, a proposed mixed-use residential development.

Notifications:
Mr. Newman confirmed surrounding property owners were notified. No responses had been received.

Applicant:
Ann Ellis, 41190 US HWY 231, Steele, AL, Representative for the applicant IBCP Garfield, LLC, 997 Morrison Dr., Charleston, SC, 29403

Ann Ellis, representing the applicant, presented the proposed Garfield Commons development as a multiphase neighborhood revitalization project intended to provide housing and services near the hospital. The development would combine multifamily housing, duplex residences, healthcare services, open space, and supporting infrastructure.

Phase One includes:

- **Podium building:** An approximately 82,000-square-foot building with a medical clinic and commercial space on the first floor, four stories of residential units above, and associated support and storage areas. The building would contain 56 dwelling units.

- **Cottage and duplex residences:** A planned series of duplexes within the development, totaling 48 dwelling units.
- **Parking:** The applicant proposed 125 spaces for the podium building, using shared parking provisions based on differing peak-use periods for residential and commercial uses. The duplexes would have two parking spaces per unit.
- **Site design:** A walkable neighborhood layout with the podium building closer to Garfield Street and the residential cottages positioned farther behind it. Landscape buffers and site infrastructure were included in the overall plan.

Ms. Ellis reported that discussions with Tupelo Power and Light regarding electrical easements and transformer locations had occurred the previous week. The applicant was preparing an updated plat reflecting the electrical plan for submission.

Committee Questions and Discussion:

Committee members asked whether the proposed retention ponds and wet areas could be modified if additional parking were required. Ms. Ellis said underground parking was unlikely, but the retention ponds could potentially be deepened to reduce their footprint and accommodate additional parking.

The committee clarified that the application before it was for major site plan and major subdivision approval (development plan), not a rezoning request or a parking or landscaping variance.

Mr. Newman explained that the City had entered into a development agreement with the developer and the hospital addressing streets, sidewalks, and related improvements. The plat identified public and private streets, sidewalks, and curbs. He further explained that the MUE zoning district permitted the multifamily residential component by right as upper-story residential and that the development also included single-family cottage uses.

Staff expressed support for the project, noting its compliance with applicable development-plan standards and its potential benefits to the surrounding area. The City had also agreed to provide certain sidewalk and parking connections between the development and the hospital.

Ms. Mart emphasized that the City would need to address any necessary parking modifications separately and that the current approval did not grant variances for parking, sidewalks, or landscaping.

Public Comment:
The public comment period was opened. No members of the public spoke for or against the request.

The public comment period was closed.

Staff Analysis:
Mr. Pat Falkner explained that the development-plan process allows flexibility not otherwise available under standard code provisions and includes review of both the site plan and subdivision. He noted that the project incorporates pedestrian-scale development principles, recognizing that some trips may occur on foot and allowing reduced parking requirements where applicable.

Mr. Falkner also described the project as part of the broader redevelopment of South Gloster Street. He cited the area's major employment center, the housing needs of hospital employees, and potential benefits to the nearby West Lee Acres residential neighborhood.

Staff confirmed the plans showed sidewalks and that they would review landscaping details during construction planning. No variances for sidewalks or landscaping were proposed.

Motion and Vote:

- **Action:** Mr. Davis moved to approve MSP26-01 and MAJSUB26-04 for Garfield Commons, Phase One.
- **Second:** Ms. Thompson
- **Vote:** Approved by show of hands. Motion passed unanimously.

Next Steps:
The applicant was directed to submit completed construction plans and an updated plat incorporating the electrical plan. Mr. Newman advised that the plat would be forwarded to the City Council for approval in the coming weeks. Ms. Ellis stated that the updated electrical information was available for review and that the applicant intended to submit for a permit the following day.

The committee confirmed that one motion could cover both the major site plan and major subdivision because the application was processed as a development plan.

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2. RZ26-05: Rezoning Request – (Parcel 079K-30-057-00) tract adjoining Prairie Cove off Chesterville Rd.

Request: Rezone 4.56 acres of the 36.60-acre parent parcel from A/O to LDR to allow continuation of the adjoining existing residential subdivision along Prairie Cove.

Notifications:
Mr. Newman reported that surrounding property owners had been notified of the request and that no responses had been received by staff.

Applicant:
Larry McCord, 6201 Chesterville Rd., Tupelo, MS.

Applicant Larry McCord addressed the Committee and explained that he was requesting rezoning of 4.56 acres adjoining Prairie Cove to allow for potential additional residential development.

Committee members clarified that the request was limited to rezoning the property and did not include approval of a subdivision plat.

During questions, Ms. Mart asked about the pond located within the requested area. Mr. McCord estimated the pond covers approximately 1.4 to 1.5 acres and said he did not intend to fill it. He indicated that portions of the pond could be included within individual lots.

Public Comment:

The public hearing was opened, and the following comments and concerns were presented:

Carol Palmer – 154 Prairie Cove

- Asked whether existing neighborhood deed restrictions regarding minimum home sizes would apply to future development.
- Expressed concern about drainage, explaining that ditches along her property direct water beneath the road and into the pond.
- Raised concerns that filling or reducing the pond could affect drainage for surrounding properties.
- Expressed concern that smaller homes or lots could negatively affect existing property values.

Staff explained that the current request was only for rezoning. Staff will review specific lot sizes and subdivision details during the future platting process. Mr. Newman stated that new lots would need to be compatible with the existing neighborhood, including consideration of surrounding lot sizes.

Robert Hurdle – 146 Prairie Cove

- Expressed concern about existing drainage problems and described water flowing from portions of Chesterville Road and surrounding properties toward the area.
- Raised concerns about the capacity and width of the existing streets to accommodate additional traffic.
- Asked that future development preserve the character of the neighborhood and avoid creating lots that would negatively affect surrounding property values.
- Noted that he would miss the existing pasture and horses on the property.

Phil and Donna Timmons – 172 Prairie Cove

- Expressed concern about losing the existing pasture, pond, and rural views from their home.
- Raised concerns about the potential placement and height of future homes, including the possibility of two-story houses obstructing their view.
- Asked about applicable roof-pitch requirements. Mr. Newman confirmed that the applicable requirements had not changed since 2013.

Louise Pearson – 178 Prairie Cove

- Expressed concern about the pond's appearance and condition during periods when water levels are low.
- Noted that the pond can appear attractive during wetter seasons but may become muddy during late summer and early fall.
- Emphasized the importance of considering the pond's maintenance and drainage function when future lots are designed.

Mr. Newman explained that the pond and its use would be evaluated during the future platting and development review. He noted that ponds may be divided among lots or retained as a separate parcel, depending on the proposed development.

Staff and Committee Discussion:

Mr. Davis clarified that rezoning approval would not authorize the applicant to subdivide or develop the property without further review. The applicant would be required to return to the Committee with a preliminary plat for the proposed subdivision.

Staff explained that the next review would allow evaluation of proposed lot lines, lot sizes, drainage, and other development considerations. Engineering staff may also need to assess the existing street conditions and determine whether additional analysis, such as a traffic study, is necessary.

Mr. Newman stated that the Department of Development Services had no objection to the rezoning request. He reiterated that rezoning would allow the applicant to seek future subdivision approval, and that the proposed lots must be compatible with the surrounding neighborhood.

Committee members acknowledged that rezoning was the first step and that they would address detailed development concerns during subsequent reviews.

Motion and Vote:

- **Action:** Motion by Mr. Davis to **approve** RZ26-05 rezoning request.
- **Second:** Mr. Washington
- **Vote:** Motion carried unanimously.

Next Steps:

Mr. Newman explained that the rezoning request would proceed to the City Council for consideration, likely at the first meeting in November. Development Services will contact the applicant about the meeting schedule, and property owners who received notice of the Planning Committee hearing will also receive notice of the City Council hearing.

If the rezoning is approved by the City Council, the applicant may submit a preliminary plat for the proposed subdivision. Staff would review the plat and present it to the Planning Committee, and surrounding property owners would be notified of the subsequent hearing.

The future review will provide an opportunity to consider subdivision layout, lot sizes, drainage, the pond, street conditions, and compatibility with the existing neighborhood.

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3. RZ26-06: Rezoning Request – (Parcel 076K-23-064-00) landlocked tract adjoining McCullough Blvd.

Request: Rezone 1.023 acres to MUCC to allow coordinated use with the adjoining MUCC property fronting McCullough Blvd.

Notifications:
Mr. Newman reported that surrounding property owners had been notified of the request and that no responses had been received by staff.

Applicant:
Dennis Bonds, Bonds Properties, LLC, 5072 Lackey Lane, Tupelo

Applicant Dennis Bonds explained that the subject property is a landlocked, triangular tract that became separated from the original property during development of the Northshire subdivision to the east. The

frontage property along McCullough Boulevard was subsequently developed for commercial use and is now occupied by Busy Lad.

The owner of the adjoining commercial property expressed interest in purchasing the landlocked tract. Mr. Bonds explained that rezoning would be necessary to facilitate the potential sale and coordinated use of the properties.

During questions, Ms. Mart asked whether the prospective purchaser understood the landscaping buffer requirements between the commercial property and the adjoining residential lots.

Mr. Bonds confirmed that he had discussed the requirement with Zoning staff and that the prospective purchaser was aware of and agreeable to maintaining the required **30-foot landscape buffer**.

Public Comment:

The public hearing was opened, and the public was invited to speak for or against the application. No public comments were received.

The public hearing was subsequently closed.

Staff and Committee Discussion:

Mr. Newman stated that the Department of Development Services had no objection to the request. He explained that the parcel is currently zoned Low-Density Residential but is landlocked between an established residential subdivision and the commercial development along McCullough Boulevard. The existing subdivision plat has left the property without direct frontage access.

Staff supported rezoning the parcel to Mixed Use Commercial Corridor to accommodate its potential combination with the adjoining commercial property.

Ms. Mart asked whether the motion should specifically address the required landscaping buffer. Mr. Newman responded that the Committee could include such a notation, but staff would enforce the buffer requirement as part of the applicable development review process.

No further questions or discussion were recorded.

Motion and Vote:

- **Action:** Motion by Mr. Davis to **approve** RZ26-06 rezoning request.
- **Second:** Mr. Washington
- **Vote:** Motion carried unanimously.

Next Steps:

Mr. Newman stated that Development Services would notify the applicant of the City Council hearing date. Staff anticipated scheduling the matter for the first Tuesday in November.

4. FLEXVAR26-06: Flexible Variance Request – (Parcel 089P-31-228-00) 300 Elliott St.

Request: Flexible variance from the 100- foot residential separation requirement for a proposed establishment with on-premises beer and light wine activity at 300 Elliott St.

Notifications:
Mr. Newman confirmed that surrounding property owners had been notified of the application. Staff had received inquiries from individuals seeking information about the request, and neighborhood residents were present at the meeting.

Before the applicant's presentation, Mr. Newman clarified that the Committee was considering only the requested variance from the 100-foot residential separation requirement, not approval of the overall project. Five residential units were identified within the applicable 100-foot buffer.

Applicant:
David Jones, 211 Second Ave., Saltillo, Architect and representative for the applicant (Kem Coleman)

Mr. Jones explained that 1817 Brewery, currently located in Okolona, plans to relocate its microbrewery operations to The Mill in Tupelo. The project has been divided into phases. The initial phase would focus on beer manufacturing and distribution, without a taproom or on-site beer sales.

Although the taproom and restaurant components are not part of the initial phase, the applicant requested that the board consider the variance now, anticipating a potential second phase that could include a bar and restaurant.

Mr. Jones identified the proposed brewery space as being in the northeast portion of The Mill, near the railroad tracks and the existing event center. He also discussed potential future development on the building's eastern side, including a restaurant and a possible beer garden.

During questions, Mr. Jones clarified that distribution would occur through the parking lot, with trucks loading and unloading products and receiving deliveries of brewing materials. He anticipated relatively infrequent truck activity, possibly about twice per week, and generally involving local delivery or cargo trucks rather than semitrailers. He noted that the brewery's owner was not present to provide exact distribution-volume estimates.

Public Comment:

The public hearing was opened, and the following comments were received:

Jimmy Blaylock – 350 Elliott Street

- Stated that he has lived in the Mill Village neighborhood throughout his life and that his home is among those closest to the project.
- Asked about the location of distribution activities, anticipated truck traffic, and operating hours.
- Mr. Jones explained that distribution would take place in the parking lot and that deliveries and pickups were expected to be relatively infrequent.
- Mr. Blaylock stated that he did not object to the initial distribution operation but wanted clarification that future bar and restaurant phases would receive any additional review required by city code.

The Chairman explained that the Committee would review future phases according to applicable city requirements and return to the Committee if needed.

Greg Pirkle – 4216 Ridgemont, Belden

- Supported the project and stated that the brewery's initial operations would involve distribution.
- Noted that a variance had previously been granted for The Mill in 2017 for the same type of use.
- Expressed confidence that the proposed location would not increase activity in a manner detrimental to surrounding residents.
- Stated that efforts were being made to reduce noise and improve conditions for the surrounding neighborhood.

Laura Dickey – 543 Magazine Street

- Expressed enthusiasm for the proposed development but raised concerns about neighborhood safety, pedestrian safety, traffic, and existing infrastructure.
- Noted that the traffic signal previously located at Elliott and Green Streets had been removed.
- Reported water-main leaks near Magazine and Madison Streets and along the 500 block of Green Street.
- Also raised concerns about playground equipment recently removed from Mill Town Park and the lack of a clear plan for replacement or future park improvements.

The Chairman encouraged Ms. Dickey and other residents to contact Public Works regarding infrastructure concerns. Ms. Mart suggested that Development Services follow up with the appropriate department concerning the park equipment.

Deborah Tierce – 510 South Broadway Street

- Expressed support for the proposed development.
- Stated that the brewery and potential future restaurant would be positive additions to the neighborhood and could attract visitors to Tupelo.
- Expressed interest in seeing the project advance to include a restaurant or similar gathering place.

No further public comments were received, and the public hearing was closed.

Staff and Committee Discussion:

Mr. Newman explained that the property is located in the Mixed-Use Downtown zoning district, while the residential properties within the 100-foot buffer are located in the Mixed Use Residential district. He noted that the separation requirement would not apply in the same manner if the affected residences were located within the Mixed-Use Downtown district.

Staff also confirmed that a variance had been issued in 2017 for The Mill involving the same use. Based on that precedent, the Department of Development Services had no objection to granting the requested variance.

Committee members expressed support for the proposal. The discussion acknowledged that the variance was an initial step in a potentially multiphase development.

Motion and Vote:

- **Action:** Motion by Mr. Leake to **approve** FLEXVAR26-06.
- **Second:** Ms. Mart
- **Vote:** Motion carried unanimously.

Next Steps:

Mr. Newman explained that any appeal must be filed with the City Council Clerk within three days, beginning the day after the meeting. If no appeal is filed, the application will proceed to the City Council for consideration.

Future project phases, including any proposed taproom, bar, restaurant, or beer garden, will be subject to applicable city requirements and any additional review required under the city code.

---

5. Proposed Text Amendment

TA26-05- Amend Table 5.3.4.3(2), regarding permitted nonresidential uses within the Mixed-Use Downtown Overlay, specifically the Coliseum Subdistrict.

Notifications:
Mr. Newman confirmed that the required public notice had been published in the newspaper in accordance with applicable requirements. He clarified that individual property-owner notification was not required for this proposed text amendment.

Staff Presentation:

Mr. Newman presented the proposed amendments on behalf of the Department of Development Services. He explained that staff had been working with Downtown Main Street and Lucia Randall to identify needed revisions to the allowed uses within the Coliseum Subdistrict.

Staff indicated that the proposed changes were intended to correct omissions from previous code amendments, streamline development review, and better accommodate existing and anticipated commercial uses in the downtown area.

The following amendments were presented:

Land Use	Proposed Classification
Retail Sales	Use by Right
Restaurants	Change from Compatibility to Use by Right
Financial Institutions	Change from Compatibility to Use by Right
Offices	Change from Compatibility to Use by Right
Medical Offices	Change from Compatibility to Use by Right
Outdoor Dining	Change from Compatibility to Use by Right
Microbreweries and Brewpubs	Add as Use by Right
Offices with Storage	Add as Use by Compatibility
Drive-Through Services	Add as Use by Compatibility

Mr. Newman provided the following explanations:

- **Retail Sales:** Currently not listed as an allowed use within the Coliseum Subdistrict. Staff believes this was an unintended omission from the 2022 code amendments and recommended allowing retail sales by right.
- **Restaurants, Financial Institutions, Offices, Medical Offices, and Outdoor Dining:** Staff recommended changing these uses from compatibility review to uses by right to eliminate unnecessary public hearings for routine commercial activities.
- **Microbreweries and Brewpubs:** Staff recommended adding these uses by right to support downtown commercial development.
- **Offices with Storage:** Staff recommended allowing these uses by compatibility to accommodate existing downtown buildings with office frontage and rear storage areas while retaining oversight.
- **Drive-Through Services:** Staff recommended allowing these uses by compatibility rather than by right, permitting case-by-case review. The proposed bank development in the Coliseum Subdistrict was cited as an example of the need for this provision.

Committee Discussion:
Ms. Mart questioned whether allowing medical offices by right could create conflicts with alcohol-sales distance restrictions, particularly when medical facilities serve children.

City Attorney Ben Logan clarified that pediatric medical offices are not considered protected places under the applicable city ordinance or state law for these purposes. He further explained that medical marijuana establishments are not permitted within the Downtown Overlay District.

Mr. Logan distinguished between local beer-related variance provisions and state statutory restrictions involving protected places such as schools and kindergartens. He confirmed that allowing medical offices by right would not, in itself, create the alcohol-sales conflict raised by Ms. Mart.

Ms. Mart also asked whether the proposed amendments would permit churches. Staff confirmed that the proposed amendments did not add churches as an allowed use within the Coliseum Subdistrict.

Mr. Logan provided additional clarification regarding religious uses within the city, explaining that churches are permitted in various zoning districts but are not listed as allowed uses in certain Downtown Overlay subdistricts and other specified districts. He stated that staff and legal counsel had reviewed these provisions in connection with previous inquiries and potential federal religious land-use considerations.

No additional questions were raised.

Public Comment
The public comment period was opened. No members of the public spoke for or against the amendment.
The public comment period was closed.

Motion and Vote:

- **Action:** Motion by Ms. Mart to **approve TA26-06** the proposed text amendments to Table 5.3.4.3(2) as presented.
- **Second:** Ms. Thompson
- **Vote:** Approved by show of hands.

Additional Business

City Council Review

Acting Chairman Fleitas stated that the City Council would review the Committee's decisions and that Development Services would report the Council's actions at the next Planning Committee meeting.

Upcoming Applications

Mr. Newman reported that at least one application involving the Spring Lake Overlay Design District was anticipated for the next meeting.

Next Meeting Schedule

The following meeting dates were confirmed:

- **Work Session:** Monday, October 26, 2026, at 5:15 p.m.
- **Regular Public Meeting:** Monday, November 2, 2026, at 6:00 p.m.

ADJOURNMENT

- **Action:** Motion by Ms. Mart to adjourn
- **Second:** Ms. Thompson
- **Vote:** Motion carried

Meeting adjourned.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF THE PURCHASE OF TAX-FORFEITED PROPERTY — FAIRVIEW COURT CONDOMINIUMS COMMON AREA, PARCEL NO. 089P-31-029-02 **TN**

Request: Review and approve the attached Order authorizing the purchase of the tax-forfeited Fairview Court Condominiums **Common Area** (Parcel No. 089P-31-029-02, PPIN 41767), Lee County, Mississippi, from the Mississippi Secretary of State for $526.00, pursuant to the First Offer Letter dated October 14, 2026 (Application No. A1129020). Payment by cashier's check or money order must be RECEIVED by the Secretary of State no later than October 29, 2026; Council action at the October 20, 2026 meeting is required to meet that deadline.

Attachments:

1. Proposed Order Authorizing the Purchase of a Tax-Forfeited Property by the City of Tupelo (Fairview Court Condominiums Common Area, Parcel No. 089P-31-029-02)
2. First Offer Letter dated October 14, 2026, Mississippi Secretary of State, Public Lands Division (Application No. A1129020) — Exhibit A
3. Property Map, City of Tupelo GIS (May 29, 2026) — Appendix B

ORDER

AN ORDER AUTHORIZING THE PURCHASE OF A TAX-FORFEITED PROPERTY BY THE CITY OF TUPELO

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 purchase and hold real estate, and to sell, convey or lease real property on such terms as it may elect that are consistent with statutory authority; and

WHEREAS, the City of Tupelo has identified a property (hereinafter the "Subject Property") within its jurisdiction that has been forfeited to the State of Mississippi due to non-payment of ad valorem taxes; and

WHEREAS, the Subject Property is more particularly described as follows:

Fairview Court Condominiums Common Area, Lee County, Mississippi
Parcel Number: 089P-31-029-02, PPIN: 41767; and

WHEREAS, the Subject Property is currently held by the Public Lands Division of the Mississippi Secretary of State's Office, as provided under Mississippi Code Annotated § 29-1-1 et seq.; and

WHEREAS, the Subject Property is available for purchase from the Secretary of State's Office; and

WHEREAS, Mississippi Code Annotated § 29-1-21 authorizes municipalities to purchase tax-forfeited properties from the State of Mississippi; and

WHEREAS, the Secretary of State's Office, by First Offer Letter dated October 14, 2026 (Application No. A1129020), has offered the Subject Property to the City of Tupelo for a purchase price of $526.00, payable by cashier's check or money order in the exact amount of the offer, to be received no later than October 29, 2026 (see Exhibit "A"); and

WHEREAS, the acquisition of the Subject Property by the City of Tupelo is in the public interest, as it will facilitate the return of this property to productive use and contribute to the economic development and revitalization of the community; and

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 of Tupelo is hereby authorized to purchase the Subject Property from the State of Mississippi, contingent upon final approval of the Governor of the state of Mississippi.

3. The City Council authorizes the purchase of the Subject Property for not more than the amount specified in the written offer received from the Secretary of State's Office, namely $526.00 (see Exhibit "A").

4. The Mayor and City Clerk of the City of Tupelo are hereby authorized and directed to take all necessary actions to complete the purchase of the Subject Property, including the execution of any documents required by the Mississippi Secretary of State's Office and the issuance of payment therefor in accordance with the terms of the written offer.

5. This Order shall take effect immediately upon its adoption.

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 _____ day of _____, 2026.

CITY OF TUPELO, MISSISSIPPI

By: _____
LYNN BRYAN, City Council President

_____
SANDY SHUMAKER, Clerk of the Council

APPROVED: _____
TODD JORDAN, Mayor

DATE _____

EXHIBIT “A”

First Offer Letter dated October 14, 2026, Mississippi Secretary of State, Public Lands Division (Application No. A1129020) — attach copy of letter.

From: Mississippi Secretary of State noreply@sos.ms.gov
Subject: First Offer Letter - Application Number: A1129020 County: Lee
Date: Oct 14, 2026 at 11:13:11 AM
To: Tanner Newman Tanner.Newman@tupeloms.gov

October 14, 2026

City of Tupelo
Tanner Newman

PO Box 1485
Tupelo, MS 38802

APPLICATION NO.: A1129020

APPLICANT NAMES: City of Tupelo

PROPERTY DESCRIPTION: FAIRVIEW COURT CONDOMINIUMS COMMON AREA

Lee County , Mississippi

Parcel No.: 089P-31-029-02 PPIN: 41767

Dear Mr. Newman:

Please remit the purchase price of the above-described property of $526.00 no later than October 29, 2026. Payments may be made by cashier's check or money order made payable to the Secretary of State's Office in the exact amount of the offer above. Payments for any amount other than the amount of the offer above will be returned. Please include your application number, noted above, on your payment. No partial payments will be accepted. Once the purchase money has been received, we will begin processing the requested patent.

It should be noted that, in accordance with Miss. Code Ann.

§29-1-21, the disposal of tax-forfeited lands is contingent upon final approval of the Governor and is subject to the terms and conditions outlined in the administrative rules promulgated by the Secretary of State's Office regarding such disposal.

Mail payment to: Office of the Secretary of State

Finance Division – A1129020

Post Office Box 136

Jackson, Mississippi 39205

Please note that the above purchase price includes an additional fee to cover the cost of recording the patent in the land records of Lee County. The Secretary of State will file the patent for you, and you will receive your original filed patent directly from the Chancery Clerk of Lee County.

We recommend you consider an action in Chancery Court to confirm your patent, pursuant to Miss. Code Ann. §11-17-3. Please notify our office if you are no longer interested in purchasing this property. If you have any questions, please contact me at (601) 359-9043 or toll free (in-state) at 1-866-TFLANDS (835-2637), or email me at Tia.Mason@sos.ms.gov.

Sincerely,

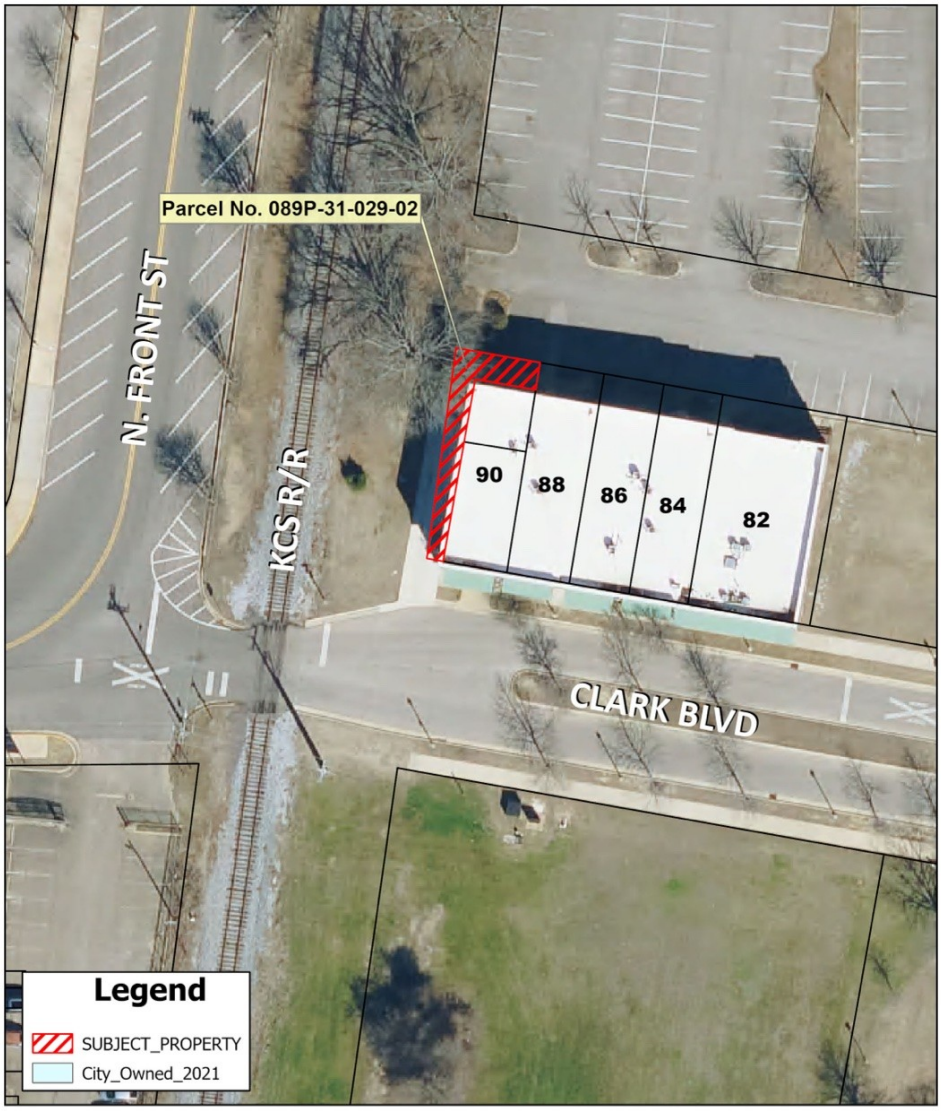
Tia Mason

Sales Staff

Public Lands Division

APPENDIX “B”

PROPERTY MAP — SUBJECT PARCEL 089P-31-029-02



Source: City of Tupelo GIS, May 29, 2026. Subject parcel 089P-31-029-02 (Fairview Court Condominiums Common Area) shown hatched in red at the west end of the condominium building at the intersection of N. Front St / KCS railroad and Clark Blvd, Fairpark area.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Brad Robinson, Fire Chief

DATE October 20, 2026

SUBJECT: IN THE MATTER OF CHANGE ORDER FOR BID NUMBER 2025-007FD

Request:

We are asking for approval of Change Order number 001, to deduct the remaining Latent Conditions allowance from the original contract. This will be deducted from the original Contract sum.

- Original Contract - **$4,196,306.00**
- Latent Conditions remaining - **$81,755.00**
- New Contract sum including this Change Order - **$4,114,551.00**

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Change Order

PROJECT: *(Name and address)*
The City of Tupelo
Fire Station #5
Tupelo, Mississippi
City Bid Number 2025-007FD
PryorMorrow Project Number 2023526
Project Location: As determined by The City of Tupelo.

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 19, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: October 6, 2026

OWNER: *(Name and address)*
The City of Tupelo
Post Office Box 1485
71 East Troy Street (38804)
Tupelo, Mississippi 38802-1485

ARCHITECT: *(Name and address)*
PryorMorrow PC
Post Office Box 7066
431 West Main Street, Suite 300 (38804)
Tupelo, Mississippi 38802-7066

CONTRACTOR: *(Name and address)*
Southland Construction, Inc.
2251 McCullough Boulevard
Tupelo, Mississippi 38801

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
At the request of the Owner, the allowance for latent conditions is being reconciled via this Change Order and the Contract Sum is adjusted accordingly; please refer to the attached Exhibits "A" through "F." NOTE: The remaining project allowances (face brick, cylinders and cores, door hardware, and exterior signage) shall be reconciled by another Change Order to be prepared and executed at a later date.

The original Contract Sum was	$	4,196,306.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	4,196,306.00
The Contract Sum will be decreased by this Change Order in the amount of	$	81,755.00
The new Contract Sum including this Change Order will be	$	4,114,551.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be August 18, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

PryorMorrow PC	Southland Construction, Inc.	The City of Tupelo
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Charles A. Watson, AIA, Principal	Alan Warfield, President	Todd Jordan, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
10-6-26	10/7/26	10-6-2026
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA34)

Reconciliation of the allowance for latent conditions:

Refer to the following attached exhibits:
Exhibit "B" – Construction Change Directive Number 001 dated March 31, 2026
Exhibit "C" – Construction Change Directive Number 002 dated June 16, 2026
Exhibit "D" – Construction Change Directive Number 003 dated June 30, 2026
Exhibit "E" – Construction Change Directive Number 004 dated July 23, 2026
Exhibit "F" – Contractor's Change Order Proposal Number 7 dated August 12, 2026

Work deducted from the allowance:		
(1)	Additional Owner-requested cabinets to the laundry room (Exhibit "B")	$ 3,136.00
(2)	Shed paving and curb modifications (Exhibit "C")	$ 2,134.00
(3)	Masonry screen wall for the grilling area on the back patio (Exhibit "D")	$ 4,234.00
(4)	Laundry louver (Exhibit "E")	$ 4,234.00
(5)	Generator storm drain (Exhibit "E")	$ 3,658.00
(6)	Additional 6" metal address letters (Exhibit "F")	$ 849.00
	Total	$ 18,245.00
	Allowance included in the contract sum	$ 100,000.00
	Less cost of work shown above	$ 18,245.00
	Allowance remaining and credited to the Owner	$ 81,755.00 *(credit)*

Original contract sum	$4,196,306.00
Less credit for latent conditions allowance	$ 81,755.00
New contract sum	$4,114,551.00

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Construction Change Directive

PROJECT: *(name and address)*	CONTRACT INFORMATION:	CCD INFORMATION:
The City of Tupelo Fire Station #5 Tupelo, Mississippi City Bid Number 2025-007FD PryorMorrow Project Number 2023526 Project Location: As determined by The City of Tupelo.	Contract For: General Construction Date: March 19, 2025	Directive Number: 001 Date: March 31, 2026
OWNER: *(name and address)* The City of Tupelo Post Office Box 1485 71 East Troy Street (38804) Tupelo, Mississippi 38802-1485	**ARCHITECT:** *(name and address)* PryorMorrow PC Post Office Box 7066 431 West Main Street, Suite 300 (38804) Tupelo, Mississippi 38802-7066	**CONTRACTOR:** *(name and address)* Southland Construction, Inc. 2251 McCullough Boulevard Tupelo, Mississippi 38801

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

The Owner has requested additional cabinets for the laundry room. The cost of said cabinets, which is $3,136.00 as shown on Attachment "A," is deducted from the allowance for latent conditions.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
   - ☐ Lump Sum decrease of $0.00
   - ☐ Unit Price of $ per
   - ☐ Cost, as defined below, plus the following fee:
     (Insert a definition of, or method for determining, cost)
   - ☒ As follows: The cost of the work shown on Attachment "A," which is $3,136.00, shall be deducted from the $100,000.00 allowance for latent conditions, thereby leaving $96,864.00 in said allowance.

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

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User Notes:

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PryorMorrow PC	The City of Tupelo	Southland Construction, Inc.
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*	**CONTRACTOR** *(Firm name)*
Charles A. Watson, AIA	Todd Jordan	
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Charles A. Watson, AIA, Principal	Todd Jordan, Mayor	Alan Warfield, President
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
June 16, 2026		17 JUN 26
DATE	**DATE**	**DATE**

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User Notes:

(3B9ADA41)

EXHIBIT "B" (page 2 of 4)

Southland Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

March 31, 2026

Chief Brad Robinson
Tupelo Fire Station #5
Laundry Cabinets

General Overview

- We will provide competent supervision.
- We will pay all applicable Sales Tax and Local Fees.

Description of Work:

Project: Tupelo Fire Station No. 5-Laundry Room
Date: 02.18.26
Scope of Work: Section 06 41 16 Plastic Laminate-Clad Architectural Cabinets
Priced Plam/Melamine Cabinets with SS Countertops
Elev.Room Room # Description
Laundry / Jan 105 Upper Upper
Base Base
Filler Panel SS Top
Plam Top EXCLUDES Sink and Sink Installation

INCLUDES Non-Face Frame Construction
Richelieu Drawer Slides-NOT Metafile
Melamine Drawer Boxes - NOT Metabox
Kitchen Island (with MW Wall ILO Metal studs & Gyp)
Wall Panels at Rms.104 and 108.

EXCLUDES: Any/All Wood Finishing of Any/All Trim.
Face-Frame Construction mentioned in spec.
Any / All Blocking.
Metafile Drawer Slides - INCLUDES Richelieu Slides.
Metabox Drawer Boxes - INCLUDES McNeil standard melamine.

*Electircal outlets to be relocated as needed at no additional costs.

PROPOSAL

Materials: $2576.00
Labor: $560

Southland Construction propose to complete the above work for the lump sum price of **$3,136** (Three-Thousand, One-Hundred and Thirty-Six Dollars and Zero Cents)

*To be applied to Latent Condition Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

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Construction Change Directive

PROJECT: *(name and address)*	CONTRACT INFORMATION:	CCD INFORMATION:
The City of Tupelo Fire Station #5 Tupelo, Mississippi City Bid Number 2025-007FD PryorMorrow Project Number 2023526 Project Location: As determined by The City of Tupelo.	Contract For: General Construction Date: March 19, 2025	Directive Number: 002 Date: June 16, 2026
OWNER: *(name and address)* The City of Tupelo Post Office Box 1485 71 East Troy Street (38804) Tupelo, Mississippi 38802-1485	**ARCHITECT:** *(name and address)* PryorMorrow PC Post Office Box 7066 431 West Main Street, Suite 300 (38804) Tupelo, Mississippi 38802-7066	**CONTRACTOR:** *(name and address)* Southland Construction, Inc. 2251 McCullough Boulevard Tupelo, Mississippi 38801

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

The work related to the shed paving and curb modifications as shown on Attachment "A," which is $2,134.00, is deducted from the allowance for latent conditions.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
   - ☐ Lump Sum decrease of $0.00
   - ☐ Unit Price of $ per
   - ☐ Cost, as defined below, plus the following fee:
     (Insert a definition of, or method for determining, cost)
   - ☒ As follows: The $100,000.00 allowance for latent conditions was reduced via Construction Change Directive Number 001 dated March 31, 2026, in the amount of $3,136.00, thereby leaving $96,864.00 in said allowance. The cost of the work shown on Attachment "A," which is $2,134.00, is also deducted from latent conditions and will leave $94,730.00 remaining in the allowance.

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

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User Notes: (3B9ADA4A)

EXHIBIT "C" (page 1 of 4)

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PryorMorrow PC	The City of Tupelo	Southland Construction, Inc.
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*	**CONTRACTOR** *(Firm name)*
Charles A. Watson, AIA		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Charles A. Watson, AIA, Principal	Todd Jordan, Mayor	Alan Warfield, President
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
June 16, 2026		17 JUN 26
DATE	**DATE**	**DATE**

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User Notes:

EXHIBIT "C" (page 2 of 4)

Southland Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

May 19, 2026

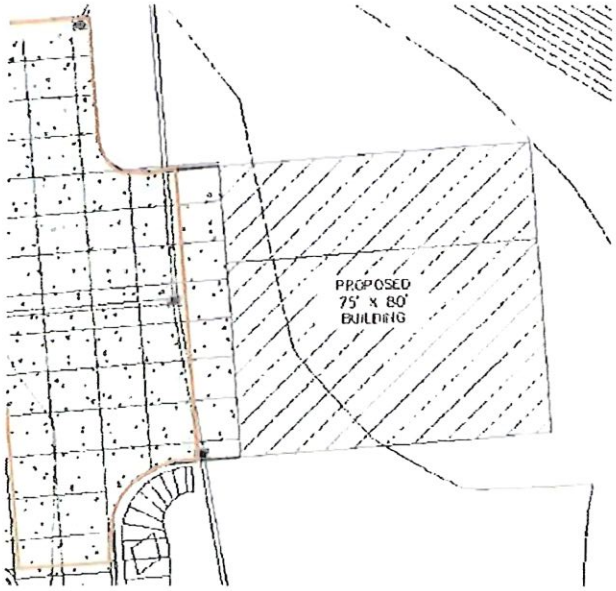
Chief Brad Robinson
Tupelo Fire Station #5
Shed Paving and Curb Modifications

General Overview

- We will provide competent supervision.
- We will pay all applicable Sales Tax and Local Fees.

Description of Work:

We propose this change directive for the remaining amount left from the paving and curb credit from the original design. The last saw joint closest to the new shed is where we will stop paving and curbs to be finished by the shed contractor. Please see the image below. There will also be a new curb cut where the new storm drain was proposed in the north most corner. There will be no changes to the storm drains from the original design and they will be as they are currently installed.



PROPOSAL

Southland Construction propose to complete the above work for the lump sum price of **$2,134** (Two-Thousand, One-Hundred and Thirty-Four Dollars and Zero Cents)

*To be applied to Latent Conditions Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*	CONTRACT INFORMATION:	CCD INFORMATION:
The City of Tupelo Fire Station #5 Tupelo, Mississippi City Bid Number 2025-007FD PryorMorrow Project Number 2023526 Project Location: As determined by The City of Tupelo.	Contract For: General Construction Date: March 19, 2025	Directive Number: 003 Date: June 30, 2026
OWNER: *(name and address)* The City of Tupelo Post Office Box 1485 71 East Troy Street (38804) Tupelo, Mississippi 38802-1485	**ARCHITECT:** *(name and address)* PryorMorrow PC Post Office Box 7066 431 West Main Street, Suite 300 (38804) Tupelo, Mississippi 38802-7066	**CONTRACTOR:** *(name and address)* Southland Construction, Inc. 2251 McCullough Boulevard Tupelo, Mississippi 38801

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

The work related to the masonry screen wall for the grilling area on the back patio as shown on Attachment "A," which is $4,234.00, is deducted from the allowance for latent conditions.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
   - ☐ Lump Sum decrease of $0.00
   - ☐ Unit Price of $ per
   - ☐ Cost, as defined below, plus the following fee:
     (Insert a definition of, or method for determining, cost)
   - ☒ As follows: The $100,000.00 allowance for latent conditions was reduced via Construction Change Directive Number 001 dated March 31, 2026, in the amount of $3,136.00 and via Construction Change Directive Number 002 dated June 16, 2026, in the amount of $2,134.00, thereby leaving $94,730.00 in the allowance. The cost of the work shown on Attachment "A," which is $4,234.00, is also deducted from latent conditions and will leave $90,496.00 in the allowance.

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

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User Notes: (3B9ADA46)

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PryorMorrow PC	The City of Tupelo	Southland Construction, Inc.
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*	**CONTRACTOR** *(Firm name)*
Charles A. Watson, AIA		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Charles A. Watson, AIA, Principal	Todd Jordan, Mayor	Alan Warfield, President
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
June 30, 2026		30 Jun 26
DATE	**DATE**	**DATE**

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User Notes:

EXHIBIT "D" (page 2 of 3)

Southland
Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

June 29, 2026

Chief Brad Robinson
Tupelo Fire Station #5
Grilling Area Masonry Screen Wall – CCD #3

Description of Work:

We propose this change directive for the masonry screen wall for the grilling area on the back patio. Construction is complete and it will be painted the same color as the building.



PROPOSAL

Southland Construction propose to complete the above work for the lump sum price of **$4,234** (Four-Thousand, Two-Hundred and Thirty-Four Dollars and Zero Cents)

*To be applied to Latent Conditions Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*	CONTRACT INFORMATION:	CCD INFORMATION:
The City of Tupelo Fire Station #5 Tupelo, Mississippi City Bid Number 2025-007FD PryorMorrow Project Number 2023526 Project Location: As determined by The City of Tupelo.	Contract For: General Construction Date: March 19, 2025	Directive Number: 004 Date: July 23, 2026
OWNER: *(name and address)* The City of Tupelo Post Office Box 1485 71 East Troy Street (38804) Tupelo, Mississippi 38802-1485	**ARCHITECT:** *(name and address)* PryorMorrow PC Post Office Box 7066 431 West Main Street, Suite 300 (38804) Tupelo, Mississippi 38802-7066	**CONTRACTOR:** *(name and address)* Southland Construction, Inc. 2251 McCullough Boulevard Tupelo, Mississippi 38801

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

The work related to the laundry louver and the generator storm drain are deducted from the allowance for latent conditions:

(1) Laundry louver (Attachment "A") = $4,234.00
(2) Generator storm drain (Attachment "B") = $3,658.00

Total to be deducted from the allowance for latent conditions = $7,892.00

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☐ Lump Sum decrease of $0.00

☐ Unit Price of $ per

☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☒ As follows: The $100,000.00 allowance for latent conditions has been reduced as follows:

(1) Construction Change Directive Number 001 dated March 31, 2026, reduced the allowance in the amount of $3,136.00.
(2) Construction Change Directive Number 002 dated June 16, 2026 reduced the allowance in the amount of $2,134.00.
(3) Construction Change Directive Number 003 dated June 30, 2026, reduced the allowance in the amount of $4,234.00.

The above deductions left in $90,496.00 in the allowance. The total cost of the work shown on Attachments "A" and "B," which is $7,892.00, is also deducted from latent conditions and will leave $82,604.00 in the allowance.

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User Notes: (3B9ADA43)

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PryorMorrow PC	The City of Tupelo	Southland Construction, Inc.
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*	**CONTRACTOR** *(Firm name)*
Charles A. Watson, AIA	Todd Jordan	
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Charles A. Watson, AIA, Principal	Todd Jordan, Mayor	Alan Warfield, President
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
July 24, 2026	July 31, 2026	July 28, 2026
DATE	**DATE**	**DATE**

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User Notes:

EXHIBIT "E" (page 2 of 4)

Southland
Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

July 22, 2026

Chief Brad Robinson
Tupelo Fire Station #5
Laundry Louver – CCD #4

Description of Work:

We propose this change directive for the masonry screen wall for the larger dryer vent louver that was cut into the masonry for the decontamination dryer. Construction is complete.

PROPOSAL

Southland Construction propose to complete the above work for the lump sum price of **$4,234** (Four-Thousand, Two-Hundred and Thirty-Four Dollars and Zero Cents)

*To be applied to Latent Conditions Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

Southland
Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

July 22, 2026

Chief Brad Robinson
Tupelo Fire Station #5
Storm Drain at Generator – CCD #5

Description of Work:

We propose this change directive for the additional underground storm drain that was installed at the generator and connected to the existing drawing system. Construction is complete.

PROPOSAL

Southland Construction propose to complete the above work for the lump sum price of **$3,658** (Three-Thousand, Six-Hundred and Fifty-Eight Dollars and Zero Cents)

*To be applied to Latent Conditions Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

Southland
Construction, Inc.

2251 McCullough Blvd.; Tupelo, Mississippi 38801
Phone: (662) 844-0140; Fax (662) 844-5702

August 12, 2026

Chief Brad Robinson
Tupelo Fire Station #5
Address Letter – CCD #7

Description of Work:

We propose this change directive for the additional 6" metal address numbers in place of the vinyl letters provided. The letters will match the existing sign in front of the station.

PROPOSAL

Southland Construction propose to complete the above work for the lump sum price of **$849** (Eight-Hundred and Forty-Nine Dollars and Zero Cents)

*To be applied to Latent Conditions Allowance upon approval.

Thank you,

Andrew Dotson

Andrew Dotson
Project Manager and Estimator
Southland Construction, Inc.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kelly Knight, Public Works Director

DATE October 9, 2026

SUBJECT: IN THE MATTER OF BID AWARD APPROVAL INDUSTRIAL ROAD DRAINAGE IMPROVEMENTS BID NO. 2026-041PW - **KWK**

Request:

We are requesting the approval to award the bid for the Industrial Road Drainage Improvements Bid No. 2026-041PW -

INDUSTRIAL ROAD
DRAINAGE IMPROVEMENTS
CITY OF TUPELO, MISSISSIPPI
ADVERTISEMENT FOR BIDS
BID # 2026-041PW

Sealed or electronic bids for the construction of INDUSTRIAL ROAD DRAINAGE IMPROVEMENTS will be received by the City of Tupelo, Mississippi at City Hall, 71 East Troy St., 1st Floor Purchasing Office, Attn: Kim Hanna, until 10:00 a.m., on October 15, 2026, and then publicly opened and read aloud at the Tupelo City Council Chambers on 2nd floor. Electronic bids will be received until the date and time via electronic online submission through www.tupelomsbids.com.

Contract Documents, including Drawings and Specifications, may be viewed and/or purchased at www.tupelomsbids.com. Any questions regarding the website or obtaining bid documents should be directed to PH Bidding Group at 662-407-0193. Contract Documents, including Drawings and Specifications, may also be examined at the Tupelo Public Works, located at 604 Crossover Road Tupelo, MS, or at Engineering Solutions, Inc. located at 1324 N Veterans Tupelo, MS.

This work consists of the installation of approximately improvements to approximately 600 feet of 48" Cured-In-Place Pipe Lining and other appurtenant items along the intersection of Industrial Road and Main Street in the City of Tupelo. Defined quantities to be bid are specified in the Contract Documents.

Each bid submitted must be marked on the outside "Bid for INDUSTRIAL ROAD DRAINAGE IMPROVEMENTS – #2026-041PW". Any bid in excess of $50,000 must contain on the outside of the envelope the contractor's current certificate of responsibility number, and no bid shall be opened or considered unless this number appears on the outside of the envelope or unless a statement is included on the outside of the envelope indicating that the bid enclosed does not exceed $50,000.

A satisfactory Bid Bond executed by the Bidder and an accepted Surety, a certified check, or bank draft payable to the City of Tupelo, Mississippi, on negotiable U.S. Government Bonds (at par value), shall be submitted with each bid in an amount equal to five percent (5%) of the total bid.

In the letting of public contracts, preference shall be given to resident contractors, and a nonresident bidder domiciled in a state having laws granting preference to local contractors shall be awarded Mississippi public contracts only on the same basis as the nonresident bidder's state awards contracts to Mississippi contractors bidding under similar circumstances; and resident contractors actually domiciled in Mississippi, be they corporate, individuals, or partnerships, are to be granted preference over nonresidents in awarding of contracts in the same manner and to the same extent as provided by the laws of the state of domicile of the nonresident. When a nonresident contractor submits a bid for a public project, he shall attach thereto a copy of his resident state's current law pertaining to such state's treatment of nonresident contractors.

Minority and Woman Owned Business Enterprises are solicited to bid on this contract as prime contractors and are encouraged to make inquiries regarding potential subcontracting opportunities, equipment, material and/or supply needs.

The City of Tupelo is an Equal Opportunity Employer and hereby notifies all Bidders will be afforded the full opportunities to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, sex, national origin, age, disability, sexual preference, marital or veteran status, or any other legally protected status in consideration for an award.

Bids may be held up to 90 days from the date of opening for review of bids and qualifications of bidders prior to Contract award. The City of Tupelo, MS, reserves the right to reject any or all bids or to waive any informalities in the bidding.

TODD JORDAN
Kim Hanna, Chief Financial Officer

September 16, 2026 and September 23, 2026

ENGINEERING SOLUTIONS INC
Excellence In Engineering
www.esi-ms.com

October 15, 2026 T26-580

City of Tupelo
71 East Troy Street
Tupelo, MS 38804
Attention: Kelly Knight

RE: INDUSTRIAL ROAD DRAINAGE IMPROVEMENTS (BID # 2026-041PW)

Following the receipt and opening of bids on the captioned project, we have checked and tabulated the bids. A copy of the Bid Tabulation is enclosed.

You will note that Suncoast Infrastructure, Inc., submitted the lowest bid in the amount of $528,947.00

The Engineer's estimate was $572,050.00. Based on these prices we recommend awarding the contract to the low bidder.

Those in attendance at the bid opening were:

Cade Armstrong	City of Tupelo
Chad Rankin	Hodges Contracting Co.
John Oakes	Hodges Construction Co.
Kelly Knight	City of Tupelo
Randy Hathcock	Engineering Solutions, Inc.
Tim Nicholson	Suncoast Infrastructure, Inc.
Mayor Todd Jordan	City of Tupelo
Stephen Reed	City of Tupelo
Dennis Bonds	City of Tupelo
Ben Logan	City of Tupelo

John White, PE, PLS

TABULATION OF BIDS
Industrial Road Drainage Improvements
City of Tupelo, MS
Project No. T26-580 (BID # 2026-041PW)

BIDS RECEIVED October 15, 2026 @ 10:00				**Engineer Estimate**		**Gulf Coast Underground 5655 Middle Road Theodora, AL 36582**		**James Hodges Construction 1281 CR 811 Saltillo, MS 38866**		**Suncoast Infrastructure Inc P.O. Box 397 Florence, MS 39073**	
Item No.	**Item**	**Quantity**	**Units**	**Unit Costs**	**Item Total**	**Unit Costs**	**Item Total**	**Unit Costs**	**Item Total**	**Unit Costs**	**Item Total**
1	Mobilization	1	LS	$50,000.00	$50,000.00	$26,892.90	$26,892.90	$112,477.92	$112,477.92	$65,000.00	$65,000.00
2	Clearing and Grubbing	1	LS	$15,000.00	$15,000.00	$4,322.90	$4,322.90	$1.00	$1.00	$3,026.00	$3,026.00
3	Removal of Pavement (All Types)	50	SY	$30.00	$1,500.00	$172.90	$8,645.00	$30.00	$1,500.00	$121.00	$6,050.00
4	Removal of Curb and Gutter	35	LF	$30.00	$1,050.00	$115.75	$4,051.25	$20.00	$700.00	$81.00	$2,835.00
5	Temporary Junction Box Access	1	EA	$15,000.00	$15,000.00	$8,644.30	$8,644.30	$8,500.00	$8,500.00	$6,051.00	$6,051.00
6	Hydro-Excavation	1	LS	$20,000.00	$20,000.00	$73,164.30	$73,164.30	$1.00	$1.00	$51,215.00	$51,215.00
7	Flowable Fill	25	CY	$350.00	$8,750.00	$848.60	$21,215.00	$232.90	$5,822.50	$594.00	$14,850.00
8	Granular Material, Crushed Stone	20	CY	$200.00	$4,000.00	$222.90	$4,458.00	$110.00	$2,200.00	$156.00	$3,120.00
9	Select Borrow Material	10	CY	$100.00	$1,000.00	$222.90	$2,229.00	$540.00	$5,400.00	$45.00	$450.00
10	Hot Mix Asphalt, MT (9.5 mm)	15	TON	$300.00	$4,500.00	$714.30	$10,714.50	$318.00	$4,770.00	$500.00	$7,500.00
11	Hot Mix Asphalt, MT (19 mm)	15	TON	$300.00	$4,500.00	$714.30	$10,714.50	$318.00	$4,770.00	$500.00	$7,500.00
12	48" Cured-in-Place Pipe Lining (UV)	600	LF	$500.00	$300,000.00	$797.75	$478,650.00	$542.67	$325,602.00	$445.00	$267,000.00
13	Concrete Junction Box Rehabilitation	1	EA	$10,000.00	$10,000.00	$33,988.60	$33,988.60	$20,000.00	$20,000.00	$5,900.00	$5,900.00
14	Structural Resin Void Fill / Soil Stabilization	20	EA	$5,000.00	$100,000.00	$3,250.00	$65,000.00	$2,328.75	$46,575.00	$2,275.00	$45,500.00
15	Concrete Curb and Gutter	35	LF	$50.00	$1,750.00	$100.00	$3,500.00	$85.00	$2,975.00	$70.00	$2,450.00
16	Maintenance of Traffic	1	LS	$10,000.00	$10,000.00	$22,641.75	$22,641.75	$8,500.00	$8,500.00	$15,500.00	$15,500.00
	Contingency Allowance				$25,000.00		$25,000.00		$25,000.00		$25,000.00
	Total Bid				**$572,050.00**	*	**$803,832.00**		**$574,794.42**		**$528,947.00**

* Did not include contingencies in total amount on bid form

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kelly Knight, Public Works Director

DATE October 13, 2026

SUBJECT: IN THE MATTER OF CHANGE ORDER NO. 1 APPROVAL S. FEEMSTER LAKE RD BOX CULVERT BID NO. 2026-035PW - **KWK**

Request:

We are requesting the approval for Change Order No. 1 S. Feemster Lake Rd. Box Culvert Bid No. 2026-035PW. The contract price will not increase. The contract time will increase by 21 calendar days due to the following –

During construction, it was discovered that the existing water line in Feemster Lake Rd conflicted with the flow line of the proposed box culvert. The added materials (pay items) will relocate the water line outside of the roadway and under the new culvert removing the conflict.

Original Contract Price	$429,559.00
Added Pay Items	+$39,320.00
Contingency Allowance	-$39,320.00
New Contract Price	$429,559.00

The following materials were added to the project –

6” Machine Tap x 2	$14,670.00
6” Gate Valve and Box x 2	$3,000.00
6” DIP Water Line 65 lft	$8,450.00
8” 45 Deg Elbow x 4	$1,400.00
6” Wet Tap and Cap	$5,500.00
12”x0.188” Open Trench Steel Encasement 30 lft	$6,300.00
Total	$39,320.00

Contingency Allowance	$39,320.00

The contract time will increase by 21 calendar days.

SOUTH FEEMSTER LAKE ROAD BOX CULVERT
CITY OF TUPELO, MISSISSIPPI

CHANGE ORDER

Order No.: 1

Date: October 12, 2026

Agreement Date: August 10, 2026

Project: **SOUTH FEEMSTER LAKE ROAD BOX CULVERT**

OWNER: CITY OF TUPELO, MISSISSIPPI

The following changes are hereby made to the CONTRACT DOCUMENTS:

Add the following Pay Items	Original Quantity	Revised Quantity	Unit Price	Total Change
31 – 6" Machine Tap	0 Each	2 Each	$7,335.00	+ $14,670
32 – 6" Gate Valve and Box	0 Each	2 Each	$1,500.00	+ $3,000.00
33 – 6" DIP Water Line	0 LF	65 LF	$130.00	+ $8,450.00
34 – 6" 45° Elbow	0 Each	4 Each	$350.00	+ $1,400.00
35 – 6" Wet Tap and Cap	0 Each	2 Each	$2,750.00	+ $5,500.00
36 – 12" x 0.188" Open Trench Steel Encasement	0 LF	30 LF	$210.00	+ $6,300.00
Contingency Allowance	$50,000.00	$10,680.00		- $39,320.00
		Total Change in Contract Amount		$0.00

Justification:

During construction it was discovered that the existing waterline in Feemster Lake Road is in conflict with the flow line of the proposed box culvert. The pay items to be added by this change order will relocate the water line outside the roadway and under the new culvert.

ORIGINAL CONTRACT PRICE $429,559.00

CURRENT CONTRACT PRICE adjusted by previous CHANGE ORDER: $429,559.00

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: $0.00

The new CONTRACT PRICE including this CHANGE ORDER will be: $429,559.00

The CONTRACT TIME will be increased by 21 calendar days.

The date for completion of all work will be December 19, 2026.

Approvals required:

Requested by (CONTRACTOR): _____

Recommended by (ENGINEER): _____

Accepted by (OWNER): _____

AGENDA REQUEST

TO: Mayor and City Council

FROM: Kelly Knight, Director of Public Works

DATE October 20, 2026

SUBJECT: IN THE MATTER OF APPROVE SOLE SOURCE OF TIGER TRKT-BB22 BENGAL SERIES 22' BOOM MOWER FROM TIGER MOWERS **KK**

Request:

This request seeks to designate Tiger Mowers as the sole source provider for the Tiger TRKT-BBww Bengal Series 22' Boom Mower mounted on a dual steer truck. Covington Sales & Service, Inc. is the only authorized Tiger Dealer in the area.

Kelly W. Knight · Director

To: Mayor and Members of the Tupelo City Council

From: Tupelo Public Works Department

Subject: Justification for Addition of a Sole Source TRUC KAT Truck-Mounted Side-Arm Mower to the Public Works Equipment Fleet

Dear Mayor and Council Members:

The Tupelo Public Works Department respectfully requests consideration for the addition of a TRUC KAT truck-mounted side arm mower to the City's equipment fleet. This equipment would provide Public Works with a purpose-built mowing unit capable of safely and efficiently maintaining roadside rights-of-way, drainage ditches, slopes, medians, and other areas that are difficult to access with conventional tractor-mounted mowing equipment.

The need for this equipment is based on both operational efficiency and employee and public safety. Tupelo Public Works personnel routinely perform mowing operations in areas adjacent to active roadways, drainage ditches, uneven terrain, guardrails, signs, trees, utility infrastructure, and other roadside obstacles. A truck-mounted side-arm mower is particularly suited to these conditions because the mowing apparatus can be positioned laterally from the truck while the primary vehicle remains on the roadway or a more stable driving surface.

Improved Roadside Access and Productivity

A truck-mounted side-arm mower would allow one operator to travel along a roadway while positioning the cutting head into roadside areas, including ditch banks and slopes. This configuration can substantially reduce the amount of time and maneuvering required to mow areas that would otherwise require repeated passes with a tractor. For a municipal Public Works department, mounting the mower on a dedicated truck also provides an important fleet advantage: the mowing unit is integrated with a vehicle designed for roadway travel rather than requiring a separate agricultural tractor and mower combination to be transported between work locations.

604 Crossover Road · Tupelo, Mississippi Phone: 662.841.6457 · Fax: 662.841.6539

Kelly W. Knight · Director

Limitations of Tractor-Mounted Side-Arm Mowers

Tractor-mounted side arm and boom mowers remain useful pieces of equipment and would continue to have appropriate applications. However, they are not a complete substitute for a truck-mounted unit for the type of roadside mowing performed by Tupelo Public Works.

Manufacturer safety guidance specifically recognizes additional hazards associated with side-mounted and boom mowing. Bush Hog's safety materials warn that ditch-bank operations require extreme care because washouts, erosion, and other obstructions can cause a side-mounted or boom mower to affect the tractor's front end and potentially direct it toward the ditch. The same guidance notes that tractor and mower stability is reduced on slopes and uneven terrain.

Federal Highway Administration guidance likewise recognizes the advantages of a side-mounted mower on a boom for steep roadside slopes where the tractor can remain on flatter ground while the mower reaches the slope.

In practical municipal operations, a conventional tractor-mounted side-arm mower can therefore present several limitations:

The tractor itself must travel along the roadside shoulder or other available surface while the mower reaches into the ditch or slope.

Uneven shoulders, soft ground, drainage structures, washouts, and steep slopes can affect tractor stability.

The tractor and mower combination can occupy a substantial portion of the roadway or shoulder during transportation and mowing.

The operator must manage both the tractor and the extended mower assembly in close proximity to traffic and roadside obstacles.

Kelly W. Knight · Director

Moving a tractor-mounted mower from one work location to another requires operating or transporting a slower agricultural machine on public roadways.

Tractor-mounted equipment can require additional maneuvering when entering and leaving roadside work areas.

Bush Hog's own roadway guidance cautions operators that tractors are slower than automotive traffic and that extra care is required when equipment is wider than the tractor or extends beyond the tractor's lane. The manufacturer also requires appropriate warning equipment and roadway precautions when transporting tractor-mounted implements.

Safety Advantages of a Truck-Mounted Configuration

The primary justification for the proposed TRUC KAT is not simply that it can mow more acreage; it is that it provides a configuration better suited to roadside municipal mowing.

A truck-mounted side-arm mower can allow the operator to remain in the truck while the cutting head is extended away from the vehicle and into the mowing area. This can reduce the need to place a large agricultural tractor directly on unstable shoulders, steep ditch banks, or other difficult terrain.

Keeping the primary vehicle on the roadway or a relatively stable surface can also give the operator greater control over the vehicle's position while the mower reaches areas that would otherwise require the tractor itself to travel onto the slope.

Safety is particularly important because mowing operations involve the possibility of thrown objects. Bush Hog guidance emphasizes the need for appropriate shielding, keeping personnel away from the mowing area, inspecting the mowing area for debris, and exercising additional caution when operating side-mounted or boom equipment.

Kelly W. Knight · Director

The City should also recognize that no mowing configuration eliminates all hazards. A truck-mounted mower must still be operated by trained personnel, maintained according to the manufacturer's requirements, and equipped with appropriate guarding, lighting, warning devices, and other safety equipment. The advantage is that the equipment configuration is specifically suited to the operating environment encountered by Public Works.

Better Use of the City's Existing Fleet

Adding a TRUC KAT would also allow Tupelo Public Works to assign equipment according to the job for which it is best suited.

Tractors and conventional tractor-mounted mowers can remain available for open wide rights-of-way, large undeveloped city owned lots, and other applications where tractor operation is appropriate. The truck-mounted side-arm mower could be dedicated primarily to roadside rights-of-way, drainage channels, ditch banks, medians, and other linear mowing operations.

This specialization would reduce unnecessary exposure of agricultural-type equipment to public-roadway transportation.

Public Safety and Service to Tupelo

Maintaining clear and properly mowed rights-of-way is an important part of municipal infrastructure maintenance. Vegetation can obstruct motorists' sight lines, conceal drainage features and roadside hazards, interfere with signs and other infrastructure, and contribute to reduced visibility along roadways.

A truck-mounted side-arm mower would give Public Works a more effective tool for maintaining these areas while minimizing the amount of equipment that must operate directly on slopes and other difficult terrain.

Kelly W. Knight · Director

The proposed equipment should be viewed as an addition to the City's existing fleet rather than a replacement for all tractor-mounted mowing equipment. Its purpose would be to provide a specialized capability that conventional tractor-mounted equipment cannot provide as safely or efficiently in every roadside application.

The investment in a truck-mounted side-arm mower would strengthen the City's ability to maintain Tupelo's rights-of-way and drainage infrastructure while providing Public Works employees with equipment better suited to the conditions in which they are required to work.

Respectfully,
Kelly W. Knight
Tupelo Public Works Department
City of Tupelo, Mississippi

SOLE SOURCE JUSTIFICATION LETTER

Date: September 28, 2026

To:
City of Tupelo. MS
Purchasing / Procurement Department

Re: Sole Source Justification – Tiger TRKT-BB22 Bengal Series 22' Boom Mower / Truckat

To Whom It May Concern:

This letter is provided to establish the basis for a **sole source procurement** of the Tiger TRKT-BB22 Bengal Series 22' Boom Mower mounted on a dual-steer truck for the **City of Tupelo, MS**. Covington Sales & Service, Inc., is the only authorized Tiger Dealer in the Tupelo Mississippi area.

The equipment being proposed is a complete, purpose-built mowing system manufactured by **Tiger Mowers**. The TRKT-BB22 is an integrated truck-mounted boom mowing system that incorporates the boom arm, truck mounting system, mower hydraulic drive system, auxiliary power system, multi-valve electronic joystick control system, travel safety lock, front and rear guards, and associated components into one engineered package.

The requested configuration is not simply a standard truck with a separately mounted mower. The individual components are engineered to work together as an integrated Tiger mowing system. The boom, mounting system, hydraulic drive, electronic controls, safety systems, and mower head are designed and specified as part of the Tiger TRKT-BB22 configuration.

The City of Tupelo's intended purchase is specifically for the Tiger TRKT-BB22 configuration and associated Tiger components. Substituting individual components from another manufacturer would not provide the same engineered system, compatibility, configuration, controls, or operating characteristics without effectively replacing the specified equipment with a different system.

Additionally, Tiger Mowers provides proprietary equipment, components, mounting systems, controls, and mower configurations associated with the TRKT-BB22. The proposed unit is therefore being offered as a complete manufacturer-specific system rather than a collection of generic, interchangeable components.

The quoted equipment includes, but is not limited to:

- **Tiger TRKT-BB22 Bengal Series 22' Boom Mower mounted on Dual Steer Truck**
- Integrated boom arm and truck mounting system
- Mower hydraulic drive system
- Multi-valve electronic joystick control system
- Travel safety lock
- Front and rear guards
- Auxiliary engine and associated operating components
- **TCK50B 50" Rotary Blade Bar/Brush** mower head
- **06200511 Light Bar – Directional**

- **06201228 Tool Box**

Other manufacturer-specified components and equipment necessary for the intended configuration

Based upon the specialized, integrated, manufacturer-specific nature of this equipment and the City's requirement for the specified Tiger TRKT-BB22 configuration, we respectfully request that the City of Tupelo recognize **Tiger Mowers as the sole source for the specified equipment and configuration**.

The purpose of this sole source designation is to ensure that the City receives the exact equipment configuration required for its mowing operations, with all components properly engineered, integrated, supported, and warranted as a complete system by the manufacturer.

Please contact us should additional information or supporting documentation be required.

Sincerely,

Chad Johnson
Territory Manager
Tiger Mowers

Equipment: Tiger TRKT-BB22 Bengal Series 22' Boom Mower / Truckat
End User: City of Tupelo, MS
Quote Date: September 28, 2026
Sourcewell Contract: 032525-AGI

TRUCKAT MOUNTED BOOM MOWER SPECIFICATIONS

General

It is the purpose of the following specifications to describe a self-propelled truck mounted hydraulically driven boom-type mower, which shall mow forward and right of the right rear tire and extend by means of an two-section boom.

This unit shall be constructed to interchange with the following: 50" Rotary Boom mower (48" saw blade), 60" Rotary Boom Mower, 50" Flail Boom mower, 63" Flail Boom mower or 50" snow blower.
SAE J232, J284, J990, J1065. ANSI/SAE - 201.4, S203.13, S205.2, S279.12, S350, EP363.1, S283, S493, ASTM: A370. Submit Compliance report signed by a Registered Professional Engineer. Truck shall meet 50-state
Manufacturer shall furnish parts and operation manuals for the unit(s) bid. Manufacturer shall guarantee equipment against defects in workmanship and materials for a period of one (1) year on the mowing unit. Truck Warranty shall be 3 year or 36,000 on the Truck (Bumper to Bumper) and 5 year or 60,000 on Power Train and 5 five year or
For any offer to be considered, all items/features must be of a standard production model, not modified for bid purposes.

Line Number	SPECIFICATIONS REQUIRED	COMPLY YES / NO	EXCEPTIONS, DEVIATIONS, and ANSWERS
B1.0	**UNIT SPECIFICATIONS**		
B1.1	Total weight - 21550 lbs. (With mowing attachment).		
B1.2	Max GVRW shall be no more than 25999 lbs.		
B1.4	Wheel Base - 152 ".		
B1.5	Overall transport width - 101".		
B1.6	Overall transport height - 138".		
B1.7	Overall length - 22'.		
B2.0	**TRUCK ENGINE AND DRIVELINE**		
B2.1	International MV60700 {Cummins B6.7 250} EPA 2024, 250HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600RPM Governed Speed, 250 Peak HP (Max)		
B2.2	Shall have minimum of 660 lbs. torque @ 1,600 rpm.		
B2.3	Truck shall have engine block heater.		
B2.4	Spin on oil filter and dry type air cleaner.		
B2.5	Shall have alternator, Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense.		
B2.6	Shall have (2),{Fleetrite} Maintenance-Free, (2) 12-Volt 1900CCA Total,Top Threaded Stud.		
B2.7	Transmission {Allison 2500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, with 33,000-lb GVW and GCW Max.		
B2.8	Axle config 4 x 2.		
B2.9	Rear axle ratio -{Meritor RS-23-240} Two-Speed, 23,000-lb Capacity, R Wheel Ends Gear Ratios: 5.57, 7.60		
B2.10	(2) Front tires -11R22.5 Load Range H ECOPLUS HS3+ (CONTINENTAL), 495 rev/mile, 75 MPH,		
B2.11	(4) Rear tires -11R22.5 Load Range G HDL2 DL ECO PLUS (CONTINENTAL),491 rev/mile, 75 MPH		
B2.12	Rear Suspension: 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs		
B2.13	Power assisted, ABS, dual side controlled brakes.		
B2.14	4-wheel disc brakes with front and rear vented disc.		
B2.15	Parking brake shall be located in Instrument panel.		
B2.16	Shall have single Non-Polished Aluminum, D-Style, 19" Tank Depth,70 US Gal (265L), Mounted Left Side, Under Cab		
B2.17	Shall have dual station, power steering.		
B2.18	Parking Brake Control located on Instrument Panel, Yellow Knob.		
B2.19	Shall have Def Tank - 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab		
B3.0	**CAB**		
B3.1	Shall be conventional cab with front engine, constructed of high-strength military grade aluminum body with high-strength steel frame.		
B3.2	GAUGE CLUSTER DISPLAY:Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary AirPressure or Auxiliary Air Pressure.		
B3.3	Rear section of cab shall be coated with a material to reduce the possibility of damage from thrown objects.		
B3.4	Mirrors: (2) C-Loop, Power Adjust, Heated, Turn Signals, LED Clearance Lights, Bright Heads and Arms, 7" x 14.5" Flat Glass, Includes 8" x 6" Convex Mirrors, for 102" Load Width		
B3.5	Color to be manufacturers standard white.		
B4.0	**AUXILIARY ENGINE**		
B4.1	74 HP turbo diesel, 4 cylinders, Tier IV final, emissions rated.		
B4.2	Shall have spin on full flow oil filter and dry type air cleaner.		
B4.3	Engine mounted front and left side of bed.		
B4.4	Cab mounted, center control digital console.		
B4.5	Electronic adjustable throttle.		

TRUCKAT MOUNTED BOOM MOWER SPECIFICATIONS

B4.6	Cab mounted, programable, electronic indicator, hour meter, hydraulic oil temp, trans temp, tachometer, water temp, oil pressure gauges, with high pressure filter.		
B4.7	Warning Low Fuel, Low DEF, Low Oil Pressure,High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure, Primary and Secondary		
B5.0	**OPERATOR SAFETY FEATURES**		
B5.1	Right hand door and boom shut-off switch.		
B5.2	Mower shall have 7 second shut down, switch activated.		
B5.3	Brush guard over cab extending over windshield.		
B5.4	Protective screen shall be attached to the right hand operator door and shall be constructed of 3/8" polycarbonate upper and 110,000 yield steel lower.		
B5.5	Cab controlled air suspension to facilitate stability while in operation and cushion air ride when traveling on highway.		
B6.0	**JOYSTICK HYDRAULIC CONTROL SYSTEM**		
B6.1	Hydraulic mower control system shall use fused circuits and sealed control panel.		
B6.2	Cutter head mower on/off switch with safety start device and indicator light.		
B6.3	Master on/off switch shall disable joystick and mower drive.		
B6.4	Deck float switch (for use only with flail cutter head).		
B6.5	Travel lock shall use hydraulic pressure to hold boom to bed in transport position with 800 PSI of force.		
B6.6	Lift control valve shall be five spool, electro-hydraulic proportional, port pressure relieved (9), single lever, four-axis, joystick with two proportional thumb rollers.		
B6.7	Manual over-rides for joystick functions shall be built into lift valve.		
B7.0	**BOOM LIFT**		
B7.1	Shall have, two (2) double acting hydraulic cylinders, one single acting cylinder and nitrogen accumulator. Hydraulically operated horizontal maneuvering cylinder with limited reliefs, swings boom 105°. All cylinders shall be of the welded type, and mounted on top of booms. Cutter head shall rotate 180° around outer boom.		
B7.2	(Outer boom) Cylinder shall have replaceable, spherical bearing on rod end.		
B8.0	**BOOM SWIVEL**		
B8.1	Boom Swivel will be Hydraulic Actuator with 180 degree pivot and live movable swivels.		
B8.2	All cylinder mountings shall have replaceable, greaseable, hardened steel bushings.		
B9.0	**PRIMARY BOOM**		
B9.1	Primary boom shall have a minimum of 70,000 PSI 8" x 6" structural tube and reinforcement with 50,000 PSI steel.		
B9.2	Primary boom shall have a one piece reinforced cylinder attaching rib, with the end welds strategically welded around end of rib to boom upper surface. Inner reinforcement shall be a 1/4" x 5 " anchor plate, saddle mounted to the top of boom. Anchor plate shall be structurally welded to main tube and have 2, 1" diameter core welds in the top center of plate. Outer reinforcement shall be 1/4" box sectioned, 100,000 PSI steel with 2, 1" x 6" core weldments on each side, and 1, 1 x 1 1/4" oblong core welds. Inner end of Primary boom shall have a 1 1/2" diameter 105,000 PSI yield, hardened, nitride surface pin, with a high-strength, steel backed, porous bronze inner structure, acetal resin overlay bearing installed. (VENDOR REQUIREMENT) Submit a complete description of boom, materials, and boom reinforcements.		
B9.3	Pressure and return lines will be preformed steel tubes, or hoses, with hoses at pivot points and mounted to back of boom. (Specifically excluding hoses and tubing inside or front of booms)		
B9.4	Top mounted double acting lift cylinder shall have a nitrogen accumulator.		
B9.5	Cylinder end attach points shall have replaceable bearings. Primary boom lift cylinder shall not be less than 5" in diameter.		
B10	**SECONDARY BOOM**		
B10.1	Secondary boom shall have a minimum of 50,000 PSI yield 6" x 4" tube and reinforced at all stress points.		
B10.2	Pressure and return lines are preformed steel tubes and hoses mounted to rear of boom.		
B10.3	Cylinders shall be welded, double acting and mounted to top of boom. Hydraulic cylinder mounted between primary and secondary boom shall have a spherical bearing rod end.		
B10.4	Outer end of secondary boom shall have an integrally designed mounting boss, box sectioned into the boom. (Specifically excluding external boom end reinforcements)		
B11.0	**HYDRAULICS**		

TRUCKAT MOUNTED BOOM MOWER SPECIFICATIONS

b11.1	Reservoir shall be internally treated against corrosion with industry approved chemical agent at time of manufacture. Reservoir shall have a in tank filter rated at 75 GPM, 10 micron, 200 beta, element with bypass, restriction gauge, minimum (1) one PSI pressure at suction outlet and have ball valve at suction line. Tank pressurized to 3 PSI. (VENDOR REQUIREMENT) Submit material used to treat reservoir. Type, design and micron size of filter element.		
B11.2	Reservoir shall be mounted in tractors left hand rear wheel well. Reservoir shall have sufficient clearance for proper cooling and shall be a minimum 37 gallons of oil in an operating condition. Reservoir shall have a minimum of not less than 5" clearance (oil cold) from top of reservoir for expansion. Hydraulic fluid level and temperature gauge to be built-in reservoir.		
B11.3	Hydraulic pressure connections shall meet SAE O-ring and JIC standards.		
B11.4	Pump shall be front mount, cast steel housing, steel gears, rated at 3250 PSI, 45 GPM and 96 HP input. (specifically excluding piston type pumps and cast aluminum housing pumps)		
B11.5	Suction hose shall be unrestricted. (Specifically excluding suction filters and screens)		
B11.6	Hydraulic oil shall meet a cleanliness standard of ISO 46 rating, and the ISO Code 16/14/11 or better. (VENDOR REQUIREMENT) Submit report of oil sample.		
B11.7	Hydraulic hoses and tubes shall be cleaned with pneumatic, triple projectile cleaning, and shall maintain a JDS-G169, class 5.6. ISO cleanliness rating. (VENDOR REQUIREMENT) Submit method of cleaning and standard met.		
B11.8	Motor shall have cast steel housing with steel gears.		
B11.9	Mower control valve shall be an electrically controlled, pilot operated. Logic elements shall be used to control pressures and ramp up and down speed to prevent excessive pressure spikes to system. Valve shall stop mower from turning in the off position and will not cause a restriction to generate drift while in the off position.		
B11.10	Mower control valve shall stop cutter assembly in maximum of 7 seconds from full RPM. (VENDOR REQUIREMENT) State time to stop from full RPM.		
B12.0	**HYDRAULIC DRIVE SYSTEM**		
B12.1	Reservoir shall be internally treated against corrosion with industry approved chemical agent at time of manufacture. Reservoir shall have a minimum capacity of 43 gallons. Equipped with in tank absolute filter rated at 75 GPM, 10 micron, 200 Beta element, with restriction gauge. Reservoir suction and return outlets shall be equipped with ball valves.		
B12.2	A hydraulic cooler shall be rated at 15,000 BTU's per hour @ 50 F ETD (entering temperature differential).		
B12.3	Hydraulic pressure connections shall meet SAE O-ring and JIC standards.		
B12.4	Suction line shall be an unrestricted 1-1/4" inside diameter. (Specifically excluding suction filters and screens)		
B12.5	Pressure and return hoses shall be 1" inside diameter. Hoses shall have a burst pressure 4 times working pressure.		
B12.6	Pressure, return and lift system steel hydraulic lines shall be mounted at rear of boom arms (hoses/tubing will not be allowed inside of boom arms).		
B12.7	Pump drive shaft shall be direct connected to the auxiliary engine.		
B12.8	Pump shall be gear type with cast steel housing and steel gears. (Specifically excluding aluminum pumps and motors)		
B12.9	Hydraulic drive system shall produce no less than 3,250 PSI, 45 GPM at 2,400 RPM.		
B12.10	Mower drive control valve shall not cause restriction while cutter head in operation. Valve to stop cutting assembly in maximum 7 seconds while operating from full rpm.		

TRUCKAT MOUNTED BOOM MOWER SPECIFICATIONS

Heavy Duty 50" Rotary Head

RT 50D

H1.0	**CUTTING HEAD**		
H1.1	Shall be constructed of 110,000 PSI yield Domex® steel 1/8" deck and 1/4" thick side walls and (4) four trapezoidal formed 50,000 PSI Domex steel reinforcements. Top to be continuously welded for strength and eliminate debris from collecting under reinforcements. (VENDOR REQUIREMENT) Vendor shall indicate manufacturers material, PSI, and type of welding.		
H1.2	Shall have full length replaceable abrasion resistant skid shoes.		
H1.3	Rubber safety shield shall be bolted to back side of deck.		
H1.4	Safety shield shall be operated hydraulically from operators position and shall extend below the cutting plane. Safety door shall be constructed of 100,000 PSI Domex Steel and meets all ANSI / SAE tests for rotary mowers. (VENDOR REQUIREMENT) Vendor shall indicate door protection type and maximum hydraulic pressure required to maintain door placement.		
H1.5	Head shall weigh no less than 815 lbs.		
H1.6	Head shall rotate 180° around outer boom and cutter head shall have 50" of actual cut.		
H1.7	Cutter head pivot assembly shall be fully welded and integrated into the cutter head design. (specifically excluding cutter heads that bolt to pivot assembly)		

H2.0	**SPINDLE**		
H2.1	Spindle shall be (1) one piece forged and heat treated with integral 7 1/4" O.D. drive hub. (specifically excluding multi-piece shafts and direct drive spindle assembly's) (VENDOR REQUIREMENT) Vendor to provide line drawing of spindle indicating overall length, diameter of cutting assembly attachment, and material used, including material yield strength.		
H2.2	Spindle shall be attached to hydraulic motor by a flexible coupler and dust cover. (Specifically excluding direct drive motor/spindle assembly's) (VENDOR REQUIREMENT) Vendor shall describe spindle motor attachment.		
H2.3	Spindle assembly shall have minimum torsional shear capacity of 4,174 ft-lb torque, 231,000 PSI yield rotational strength and distribute load over 169 sq. inch area. (VENDOR REQUIREMENT) Vendor shall provide size of attachment, number, grade, and size of bolts used to attach.		
H2.4	Spindle shall have stationary wire wrap protection. Wire wraps shall be a minimum of 4 3/8" x 4 3/4", 3/8" thick. The wraps will also act as reinforcements for spindle housing. Wraps shall be not less than 1/16" from the drive spindle. The top of spindle housing shall have 2" x 3 1/2", 3/8" thick welded reinforcements. (VENDOR REQUIREMENT) Vendor shall describe wire wraps.		
H2.5	Spindle shall be mounted in sealed, double tapered roller bearing, grease reservoir with a O-ring plug and port to drain old grease. Assembly shall be filled with synthetic grease. (Specifically excluding barrel and spherical bearings) (VENDOR REQUIREMENT) Vendor to indicate manufacture and type of bearing.		
H2.6	Spindle shall rotate 19,000 FPM blade tip speed at rated(2,300) tractor RPM. (VENDOR REQUIREMENT) Vendor shall indicate speed.		

TRUCKAT MOUNTED BOOM MOWER SPECIFICATIONS

H2.7	Spindle drive area shall be enclosed and fully protected from outside debris entering into the drive coupler.		

AGENDA REQUEST

TO: Mayor and City Council

FROM: Dennis Bonds, City Engineer

DATE October 13, 2026

SUBJECT: IN THE MATTER OF APPROVAL OF MAJOR THOROUGHFARE COMMITTEE MINUTES FOR SEPTEMBER 14, 2026 **DRB**

Request: DRB

In the matter of approval of Major Thoroughfare Committee Minutes for September 14, 2026

Tupelo Major Thoroughfare Program Minutes

Date: 09/14/2026 **Time:** 4:30 PM **Call to Order:** Greg Pirkle **Meeting Adjourned:** 4:55 PM

ROLL CALL: Brent Spears

In Attendance

MAJOR THOROUGHFARE MEMBERS PRESENT:

Greg Pirkle Dan Rupert Jon Milstead Ernie Joyner Drew Robertson Bill Cleveland
David Rumbarger Charlotte Loden Stuart Johnson Ted Roach

MAJOR THOROUGHFARE MEMBERS NOT PRESENT:

Raphael Henry Robert Traylor Robin Hare George Jones Terry Bullard Danny Riley

OTHERS PRESENT:

Brent Spears Dennis Bonds Johnny Timmons Don Lewis

Approval of Minutes

Chairman Greg Pirkle asked the Committee to review and approve the minutes from the August 10, 2026 Major Thoroughfare meeting. David Rumbarger made the motion to accept the minutes. Dan Rupert seconded the motion.

Minutes were approved unanimously by the Committee.

Budget Report

Dennis Bonds reviewed the Major Thoroughfare Phase VII Budget Report for the month ending August 31, 2026. Beginning Cash Balance was $0. Total Revenue from Property Tax was $140,778, Interest Earned was $233. Total Revenue was $154,342. Total Expenditures for August were $154,342, $10,114 for personnel cost, $143,577 for maintenance cost, and $650 for West Jackson (Madison to Front). Ending Cash Balance for August is $0.

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Current Projects

Dennis Bonds reviewed updates on the current projects

- **New Road (Gloster to Northern Loop)**
  - All traffic signal install work is completed, curb and gutter work is completed, inlet tops still remain to be poured. First lift of asphalt is being placed. See project photos from earlier today.
- **Engineering Selection Subcommittee**
  - 2 RFQ's were submitted, Engineering Selection Subcommittee has reviewed and ranked them.
- **West Barnes Crossing Curb & Gutter (NTP Bridge to Crossroads Blvd)**
  - Preconstruction meeting will be sometime in the next few days. A Notice to Proceed date will be issued at that time and work will begin immediately after. Job time is 120 Working Days.

Open Discussion

Dennis Bonds informed the MTP committee that the Engineering Selection Subcommittee had met just prior to this meeting. He stated that the Request for Qualifications were received on September 1st, 2026. After each individual members' review of the submissions and ranking of the seven (7) criteria for each firm, the Engineering Selection Subcommittee unanimously recommends awarding the Major Thoroughfare Phase VIII Engineering to the firm of Engineering Solutions, Inc.

Greg Pirkle asked the MTP Committee to vote and approve the recommendation of the Subcommittee to award the MTP Phase VII project to Engineering Solutions, Inc.

The MTP Committee voted unanimously to approve the Subcommittees' recommendation.

The recommendation will now be given to the City Council for their next meeting.

Chairman Greg Pirkle

Recorded by Dennis Bonds

Submitted by Dennis Bonds

AGENDA REQUEST

TO: Mayor and City Council

FROM: Alex Farned, Director of Parks and Recreation

DATE October 20, 2026

SUBJECT: IN THE MATTER OF TUPELO SPORTS COUNCIL DONATING FUNDS **AF**

Request:

The Tupelo Sports Council would like to donate $50,500.00 for the following:

- Overseed – $20,000.00 – **076-575005**
- Blower – $12,000.00 – **076-730026**
- Sprayer – $18,500.00 – **076-730026**

AGENDA REQUEST

TO: Mayor and City Council

FROM: Alex Farned, Director

DATE October 20, 2026

SUBJECT: IN THE MATTER OF APPROVE SOLE SOURCE FOR ARIZON AIR STRUCTURE FOR INSTALL AND DISMANTELING AF

Request:

This request seeks to designate Arizon as the sole source provider for all services related to the air structure (bubble) covering the tennis courts at City Park in Tupelo. These services include repairs, maintenance, installation, and dismantling.

Attached to this request are the following;

- Letter from Arizon

ARIZON COMPANIES

October 12, 2026

City of Tupelo
1107 Joyner Avenue
Tupelo, MS 38804

Arizon Companies continues to be a leader in the design and building of air structures, our designs and patterning are proprietary information. Arizon is the only vendor capable of supplying the necessary repairs, maintenance, installation and dismantle services for the air structure Arizon designed, produced and installed for the City of Tupelo in 2011.

This includes components or repairs that would need to be custom designed and built to match the existing structure. The Installation of the specifically designed components need to be performed by an Arizon certified technician to ensure proper functionality of the components.

If any additional information is required, please feel free to contact me.

Best Regards,

Brandon Hudson
Arizon Companies

Project: City of Tupelo

Date: 10/12/2026 Proposal: QUO-012526 Rev:
Serial #: A10202





PROPOSAL

SUMMARY

Thank you for the opportunity to provide you with our formal Proposal! We look forward to working with you on this project!

Buyer:	**City of Tupelo**	Contact:	**Alex Farned**
Address:	1107 Joyner Avenue Tupelo, MS 38804	Phone: Email:	**662-401-2075** **alex.farned@tupeloms.gov**
Seller:	**Arizon Structures Worldwide, LLC**	Contact:	Brandon Hudson
Address:	11880 Dorsett Rd. Maryland Heights, MO 63043	Phone: Email:	314-605-0051 bhudson@arizoncompanies.com

SCOPE OF WORK

COMPONENT	QTY / INCLUDED	DESCRIPTION	PRICE
Seasonal Installation - Supervision Only	INCLUDED	Seller will provide a technician on-site to for up to one (1) day to supervise the seasonal installation of the air structure. Seasonal installs are weather dependent and weather delays are possible. In the event of a delay see Terms & Conditions of Sale below for additional charges. Tentative Installation date of 11/3/2026.	$7,698.00
Rental Equipment	NOT INCLUDED	Lifts and Tools required to complete the Services.	$0.00
Labor Force	NOT INCLUDED	Crew of temporary workers to assist with the Services.	$0.00
Prevailing Wages	NOT INCLUDED	Prevailing Wages, Union Wages, or any other required Premium Wage Rates are NOT included in Seller's price.	$0.00
Permits & Fees	NOT INCLUDED	All permits, licensing, or local code approval fees.	$0.00

Buyer's Initials _____

(800) 325-1303 | 11880 Dorsett Road, St. Louis, MO 63043
ArizonBuildingSystems.com

ARIZON BUILDING SYSTEMS

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Systems and the Buyer named in this document. © Copyr

Project: City of Tupelo

Date: 10/12/2026 Proposal: QUO-012526 Rev:
Serial #: A10202

PROPOSAL

BUYER'S ACCEPTANCE

TOTAL PRICE: $7,698.00

***Plus Sales Tax, if applicable. If tax exempt, please send exemption form with signed Proposal.**

All orders have a minimum of $100.00. All orders under $1,500.00 require payment prior to Arizon processing the order. Payment is due net 10 days from date of invoice, unless otherwise specified below. Credit card payments over $10,000.00 are subject to a 3.5% processing fee.

PAYMENT TERMS:	Net 30 from Shipment/Service
SELECT PAYMENT METHOD:	CREDIT CARD_____ ACH_____ WIRE_____ CHECK_____
PRICING & TAXES:	Prices do not include any duties, federal state or local sales/use taxes. Sales Tax will be added to Seller's Base Price if Buyer if not tax exempt. Pricing, timelines, and availability outlined in this quotation are based on current market conditions and material costs at the time of issuance. Due to ongoing market volatility, including fluctuations in material pricing and potential impacts from global trade conditions or geopolitical events, pricing and delivery terms remain subject to change until final submittal approval and full release to production. **If material costs, tariffs, or supply conditions change prior to submittal approval/release to production, we reserve the right to revise this quotation and adjust pricing, delivery schedules, and related terms accordingly.**
LEAD TIME:	Please consult Factory for scheduling and any special lead time requests.
SHIPPING:	FOB: Seller's Factory
TERMS & CONDITIONS OF SALE:	Incorporated by reference into this Buyer's Acceptance is Arizon's Terms and Conditions of Sale (see www.arizonbuildingsystems.com).

Additional days of supervision may be purchased for $1250/day plus travel, food, & lodging. Cleaning of the exterior of the building post-installation is not included. In the event the goods or their components are disassembled and stored on a seasonal basis, said disassembly and storage shall be in accordance with Seller and with the Original Manufacturer's warranty and Installation, Operations, and Maintenance Instructions. Responsibility for the goods after disassembly and during storage is solely that of the Buyer. Preparation of the jobsite including Concrete, Electrical and Plumbing work is to be done by Buyer. Attaching utilities including gas, fuel, water, steam, and electrical connections for all equipment are the responsibility of the Buyer. Buyer recognizes that there are certain inherent risks associated with the Scope of Work (which may include operating/driving heavy equipment on Jobsite) to be completed by Arizon. It is expressly understood and agreed that in no event and under no circumstance shall Arizon be liable for incidental, special, or consequential damages. Any delays upon Arizon's Installation Scope of Work caused by the Customer, Customer's contractor(s) or employees, any third party, weather, or delays from unforeseeable conditions will be at no fault of Arizon and additional charges may apply. In consideration of the receipt of this Quotation and Information related, the recipient agrees not to reproduce, copy, use or transmit this document and/or the information therein contained in whole or in part, or to suffer such action by others, for any purpose, except with the advanced written permission of Seller (including its Johnson, MarCraft, Arizon Structures, Gateway Frame Buildings, or Compass Construction divisions), and further agrees to surrender same to Arizon Companies upon demand. Copyright Arizon Companies 2014. All rights reserved.

Acceptance of: City of Tupelo

The Buyer referenced above authorizes Arizon to proceed with this order per this Proposal and Terms and Conditions of Sale incorporated herein. Upon acceptance of this ORDER by Arizon, after approval of this Proposal and Acceptance of Buyer's Credit Application, this Buyer's Acceptance is final and binding on Buyer.

Signature: _____ Print Name & Title: _____ Date: _____

Buyer's Accounting Contact:

Name: _____ Email: _____

Buyer's Initials _____

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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

Request:

AGENDA REQUEST

TO: Mayor and City Council

FROM: Stephanie Coomer, Director

DATE October 12, 2026

SUBJECT: IN THE MATTER OF CVB BOARD MINS. SEPTEMBER 1, 2026 **SC**

Request:

Approval of September board minutes.

Tupelo Convention & Visitors Bureau Board Meeting
Tuesday, September 1, 2026

The Tupelo Convention & Visitors Bureau met Tuesday, September 1, at 2 p.m. in the Tupelo CVB boardroom. Board members present were Stephanie Coomer, Dimple Patel, Ashley Elkins, Leslie Nabors, and Emily Elliott. Staff members present were Jan Pannell, Jennie Bradford Curlee, and Courtney Holcomb. Kim Hanna represented the City of Tupelo.

Stephanie Coomer called the meeting to order at 2:04 p.m.

Emily Elliott made a motion to approve the agenda. Ashley Elkins seconded the motion. All voting aye, the motion carried.

Leslie Nabors moved that the minutes from August 4, 2026, be approved as presented. Dimple Patel seconded the motion. All voting aye, the motion carried.

Kim Hanna presented the financial report.

Jan Pannell, Jennie Bradford Curlee, and Courtney Holcomb presented staff reports.

The meeting adjourned at 2:30 p.m.

Submitted by:

Emily Elliott, Secretary

Stephanie Coomer

Stephanie Coomer, Chairman

AGENDA REQUEST

TO: Mayor and City Council

FROM: Stephanie Coomer, Director

DATE October 12, 2026

SUBJECT: IN THE MATTER OF CVB BOARD MINS. OCTOBER 6, 2026 **SC**

Request:

Approval of October board minutes.

Tupelo Convention & Visitors Bureau Board Meeting
Tuesday, October 6, 2026

The Tupelo Convention & Visitors Bureau met Tuesday, October 6, at 2 p.m. in the Tupelo CVB boardroom. Board members present were Stephanie Coomer, Dimple Patel, Ashley Elkins, Leslie Nabors, and Emily Elliott. Staff members present were Jennie Bradford Curlee and Courtney Holcomb. Kim Hanna represented the City of Tupelo.

Stephanie Coomer called the meeting to order at 2:00 p.m.

Leslie Nabors made a motion to approve the agenda. Emily Elliott seconded the motion. All voting aye, the motion carried.

Dimple Patel moved that the minutes from September 1, 2026, be approved as presented. Leslie Nabors seconded the motion. All voting aye, the motion carried.

Kim Hanna presented the financial report.

Jennie Bradford Curlee and Courtney Holcomb presented staff reports.

The meeting adjourned at 2:33 p.m.

Submitted by:

Emily Elliott, Secretary

Stephanie Coomer, Chairman

AGENDA REQUEST

TO: Mayor and City Council

FROM: Johnny Timmons, Manager TW&L

DATE October 14, 2026

SUBJECT: IN THE MATTER OF AWARD OF CONTRACT WITH M&N CONSTRUCTION FOR BID NO. 2026-036WL – FRONT STREET RENOVATIONS **JT**

Request:

Approval of the attached contract with M&N Construction for renovations at the Tupelo Water & Light Department located at 320 N. Front Street. Please note that bid no. 2026-036WL was approved through your council meeting on October 6, 2026, in the amount of $1,189,770.00.

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Tupelo
71 East Troy Street
Tupelo, Mississippi 38804
6628416513

and the Contractor:
(Name, legal status, address and other information)

M&N Construction, LLC
1439 E. Main Street
Tupelo, Mississippi 38804
662-260-4404

for the following Project:
(Name, location and detailed description)

Tupelo Water & Light CSA Renovation
City of Tupelo, MS
A/E# 25009
Bid# 2026-036WL

The Architect:
(Name, legal status, address and other information)

ArchitectureSouth, P.A.
499 Gloster Creek Village, Suite D3
Tupelo, Mississippi 38801
662-844-5843

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[X] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Notice to Proceed will be issued upon successful completion of all contract documents.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

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§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[X] Not later than Three Hundred Sixty (360) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One Million One Hundred Eighty Nine Thousand Seven Hundred and Seventy Dollars ($1,189,770.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Add Alternate #1 - Provide work in Main Hallway 6, 15A, 15B and 17, and Office 8, 9, 11, 12 and 21 that includes the demolition of existing light fixture, ceiling tile grid, and ceiling tiles; and the installation of new light fixtures, new 2x2 ceiling tile grid and new 2x2 ceiling tiles as indicated in the Drawings and Specifications in lieu of new 2x4 ceiling tile in base bid.	$35,720
Add Alternate #2 - Provide work in Break Room 18 that includes the demolition of existing light fixture, ceiling tile grid and ceiling tiles and the installation of new light fixture, 2x2 ceiling tile grid and 2x2 ceiling tiles as indicated in the Drawings and Specifications.	$20,525
Add Alternate #3 - Provide work in Break Room 18 that includes the demolition of existing 2x4 ceiling tiles and the installation new 2x4 ceiling tiles as indicated in the Drawings and Specifications.	$2,840
Add Alternate #4 - Provide monument sign including, but not limited to, labor and installation of concrete foundation, block, adhered stone veneer, cast stone top, and exterior metal sign as indicated in Drawings and Specifications. Include in alternate	$34,485

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pricing, exterior metal sign allowance amount in the amount of $18,000 – see 019000 Division One Supplement, Allowances Schedule.	
Add Alternate #5 - Provide exterior work on adjacent maintenance building that includes brick repointing as required and preparation of existing brick veneer to receive new paint, and resealing windows and replacing broken window glazing as indicated in the Drawings and Specifications.	$61,200

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
Allowance No. 1 – Door Hardware Allowance	Include in the Base Bid, for inclusion in the Contract Sum, a $25,000 Allowance for Door Hardware for all doors. This amount is for materials only. Installation shall be included in project bid. A door hardware schedule shall be submitted to be reviewed by Architect. (See 084113 Aluminum-Framed Entrances and Storefronts and 087100 Door Hardware).
Allowance No. 2 - Exterior Metal Sign Allowance	Include in the Bid, for inclusion in the Alternate No. 4 pricing, the amount of $18,000 (eighteen thousand dollars) to provide for exterior metal sign. Applicable only if Alternate No. 4 is accepted.
Allowance No. 3 - Contingency Allowance	Include in the Base Bid, for inclusion in the Contract Sum, the amount (lump sum) of $10,000 (ten thousand dollars).

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
Unit Price No. 1	Provide a unit price per bag for material and labor for self leveling flooring underlayment for amounts required that exceed 1/8" thickness for area receiving new flooring. Reference 090561 Common Work Results for Flooring Preparation.	$95.00

§ 4.5 Liquidated damages, if any:

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(Insert terms and conditions for liquidated damages, if any.)

$250 per calendar day

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25thday of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 30th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than sixty (60) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

.1 That portion of the Contract Sum properly allocable to completed Work;

.2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and

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.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Five Percent (5%)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

NA

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

Once the work is at least fifty percent (50%) complete, on schedule and satisfactory in the Architect's and the Owner's opinion, fifty percent (50%) of the retainage held to date shall be returned to the contractor for the distribution to the appropriate subcontractors and suppliers and retainage thereafter shall be withheld at the rate of two and one-half percent (2.5%).

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

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User Notes:

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ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[X] Other *(Specify)*

City of Tupelo Mandatory Addendum

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Johnny Timmons, Director, TW&L
33 Court Street, Tupelo, MS 38804
662-841-6470
johnny.timmons@tupeloms.gov

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User Notes:

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Nic Nichols, CEO, M&N Construction, LLC
1439 E. Main Street, Tupelo, MS 38804
662-260-4404

nic@mnconst.com

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds
§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS
§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.5 Drawings

Number	Date
G0.0 - E5.1	08/21/2026

.6 Specifications

Section	Date	Pages
001000 Instructions to Bidders through Appendix	08/21/2026	550

.7 Addenda, if any:

Number	Date	Pages
Addendum #1	09/22/2026	17
Addendum #2	09/25/2026	11
Addendum #3	09/25/2026	2

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

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User Notes:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[X] Supplementary and other Conditions of the Contract:

Document	Pages
City of Tupelo Mandatory Addendum	3

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
BY: Todd Jordan, Mayor	BY: Nic Nichols, CEO
(Printed name and title)	*(Printed name and title)*

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User Notes:

Mandatory Addendum to
All City of Tupelo Contracts
October 28, 2022

The City of Tupelo (TUPELO), despite any contrary provision contained in any contract to which TUPELO is a party, does not waive any rights, benefits, or prohibitions that may be provided under any law, statute(s), regulation(s), or policies. All provisions to the contrary in any contact to which TUPELO is a party are hereby null, void and deleted. Not intended to be an exhaustive list, the following are examples of such matters and shall be exceptions to any contrary provision(s) in any contract to which TUPELO is a party.

1. TUPELO does not indemnify or hold harmless any party.
   Miss. Const. Art. 4, § 100; Miss AG Op., Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002).

2. TUPELO does not make any warranty.
   Miss. Const. Art. 4, § 100; Miss AG Op., Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002).

3. TUPELO does not waive any claim; past, present, or future.
   Miss. Const. Art. 4, § 100; Miss AG Op; Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002).

4. TUPELO does not waive its sovereign immunity. TUPELO shall only be responsible for liability resulting from the actions of its officers, agents, and employees acting within the course and scope of their official duties.
   Miss. Code Ann. § 11-46-1, et seq.

5. TUPELO does not waive its Constitutional Eleventh (11^{th}) Amendment immunity.
   U.S. Const. Amend. XI.

6. TUPELO does not agree to the application of laws of another state.
   U.S. Const. amend XI; Miss. Code Ann. 11-11-3; Miss. Code Ann. 11-45-1; *City of Jackson v. Wallace*, 196 So. 223 (1940)

7. TUPELO does not limit the tort liability of another party to the amount of the contract or to any other set amount.
   Miss. Const. Art. 4, § 100; Miss AG Op., Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002); Miss. AG Op., Hathorn (May 28, 1992); Miss. AG Op., Davis (March 3, 1993).

8. TUPELO does not agree to waive warranties of merchantability, fitness for a particular purpose, or any common law warranties to which TUPELO is entitled.
   Miss. Const. Art 4, § 100; Miss Code Ann. § 75-2-719; Miss. AG Op., Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002).

9. TUPELO does not agree that a party may represent, prosecute or defend legal actions in the name of TUPELO.

10. TUPELO may not and does not agree to the payment of attorney fees of a "prevailing party" unless specifically authorized by statute. E.g. Miss. Code Anno. § 31-7-309 (1972 as amended) payment of interest on outstanding invoice.
Miss AG Op., Nowak, 2009 WL 367665 (Miss.A.G.).

11. Provisions that limit the time for TUPELO to pursue legal actions are deleted and void.
Miss. Const. Art. 4, § 104; Miss. Const. Art. 4, § 100; Miss Code Ann. § 15-1-5; Miss AG Op; Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct, 18, 2002).

12. TUPELO does not agree to submit to binding arbitration.
Miss. AG Op., Clark (June 7, 2002); Miss. AG Op., Chamberlin (Oct. 18, 2002).

13. TUPELO will make payments for all amounts owed under a contract agreement in accordance with state law.
Miss. Code Ann. § 31-7-305.

14. TUPELO advises for all contracts entered into, the provisions of the contract which will contain the commodities purchased or the personal or professional services provided, the price to be paid, and the term of the contract shall not be deemed to be a trade secret or confidential commercial or financial information, and shall be available for examination, copying or reproduction.
Miss. Code § 25-61-9 (7).

15. TUPELO must comply with Mississippi public records law. Records furnished to public bodies by third parties which contain trade secrets or confidential commercial or financial information shall not be subject to inspection, examination, copying or reproduction until notice to said third parties has been given, but such records shall be released within a reasonable period of time unless the said third parties shall have obtained a court order protecting such records as confidential.
Miss. Code § 25-61-9 (1).

16. Data processing software obtained by TUPELO under a licensing agreement that prohibits its disclosure and which software is a trade secret as defined in Miss. Code Section 75-26-3, and data processing software produced by a public body which is sensitive must not be subject to inspection, copying or reproduction under Mississippi public records law. "Sensitive" means only those portions of data processing software, including the specifications and documentation, used to: (a) Collect, process, store, and retrieve information which is exempt; (b) Control

and direct access authorizations and security measures for automated systems; (c) Collect, process, store, and retrieve information disclosure of which would require a significant intrusion into the business of the public body.

17. TUPELO is prohibited from binding its successors in office to contracts, including leases, which result in taking away the successors' rights and powers conferred by law, unless there is specific statutory authority to enter into such contract. In the absence of specific statutory authority, such contracts are voidable by the successors in office.

MS AG Ops., Barton (January 8, 2014) and Barton (July 15, 2011)(both relying on Biloxi Firefighters Assoc. v. City of Biloxi, 810 So.2d 589 (Miss. 2002).

18. TUPELO does not have the power to grant to any person, firm or corporation any exclusive franchise or any exclusive right to use or occupy the streets, highways, bridges, or public places in such municipality for any purpose. TUPELO cannot grant, renew, or extend any such franchise, privilege or right, without compensation or for any longer period than twenty-five years.

Miss. Code Anno. 21-27-1

19. All contracts must be approved by the City Council of TUPELO, subject to the veto power of the Mayor of TUPELO.

MS AG Ops. 2012-00013

20. All payments shall be made by TUPELO within forty-five (45) days of invoice, unless disputed. In the case of a bona fide dispute, TUPELO shall pay only the amount of the invoice not disputed. Interest shall be paid at a rate of one and one-half percent (1- ½ %) per month or portion thereof on the unpaid balance from the expiration of such forty-five-day period until such time as the warrant or check is mailed or otherwise delivered to the vendor.

Miss. Code Anno. §31-7-305 (1972 as amended)

Acknowledged and agreed:

_____	_____
CITY	CONTRACTING PARTY
Date:	Date:

AGENDA REQUEST

TO: Mayor and City Council

FROM: Johnny Timmons, Manager TW&L

DATE October 13, 2026

SUBJECT: IN THE MATTER OF AN EMERGENCY PURCHASE OF STORM DAMAGE MATERIALS **JT**

Request:

I respectfully request your approval of the attached order authorizing the emergency purchase of materials for the electric department in anticipation of Winter Storm Fern. These items were purchased and used to repair damages to electrical primary, secondary and service lines, poles, transformers and other related infrastructure. These materials were ordered after Mayor Todd Jordan proclaimed a local emergency on January 23, 2026.

Please let me know if you have any questions.

ORDER

ORDER AUTHORIZING EMERGENCY PURCHASE OF
ELECTRIC MATERIALS

WHEREAS, the City of Tupelo declared a local emergency on January 23, 2026, due to Winter Storm FERN (Exhibit A); and

WHEREAS, the severe Winter Storm brought about precipitation, freezing precipitation, high winds and extremely cold temperatures that created conditions hazardous to life and property, including hazardous travel, disruptions in public utility and communication services, including damage to electrical lines, and the closure of businesses, places of employment, and medical and emergency services, and such conditions of extreme peril caused disruptions to day-to-day life for citizens of Tupelo, Mississippi and the surrounding areas which necessitated the issuance of a declaration of local emergency ("Declaration") by the Mayor of the City of Tupelo pursuant to Miss. Code Ann. § 33-15-17(d) (1972, amended)

WHEREAS, this local emergency was subsequently approved by the Tupelo City Council on February 3, 2026; and

WHEREAS, the Water & Light Department purchased certain materials needed in preparation of damage anticipated by the incoming Winter Storm (Exhibit B); and

WHEREAS, an emergency purchase is authorized by Miss. Code Ann. § 31-7-13(k) to allow governing authorities to emergency purchase where it would otherwise be a detriment to the interest of the municipality to allow time for obtaining firm quotes and issuing purchase orders; and

WHEREAS, these materials and supplies were critical to the replacement of existing electrical lines, poles and other infrastructure, and necessary for the immediate restoration of electric service due to widespread damage caused by the winter storm emergency.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI, as follows:

SECTION 1. The prefatory clauses above are incorporated in the findings of the City Council.

SECTION 2. The City Council finds that the delay in purchasing these materials would have been detrimental to the city, and an emergency purchase was required to order the materials and supplies, and without the convenience of time to obtain competitive quotes.

SECTION 3. Purchases made on an emergency basis by the Water and Light Department in preparation of Winter Storm FERN, in accordance of the Declaration of Local Emergency, are hereby approved as a necessary and proper exercise of municipal authority in the event of a localized emergency.

The foregoing order was proposed in a motion by Council Member _____, seconded by Council Member _____, and after discussion, no council member having called for a reading, was brought to a vote as follows:

Councilman Chad Mims _____
Councilman Lynn Bryan _____
Councilman Travis Beard _____
Councilwoman Nettie Davis _____
Councilman Bentley Nolan _____
Councilwoman Janet Gaston _____
Councilwoman Rosie Jones _____

Whereupon, the motion having received a majority of affirmative votes, the President of the Council declared that the Ordinance has been passed and adopted on this the _____ day of October, 2026.

CITY OF TUPELO, MISSISSIPPI

BY: _____
Lynn Bryan, President

ATTEST:

_____
Sandy Shumaker, Clerk of the Council

APPROVED:

_____
Todd Jordan, Mayor

Date: _____

PROCLAMATION OF LOCAL EMERGENCY

WHEREAS, conditions of extreme peril to public safety and property have arisen within the City of Tupelo, Mississippi, created by a severe winter storm commencing at approximately 12:00 PM on January 23, 2026; and

WHEREAS, the severe winter storm shall bring about precipitation, freezing precipitation, high winds and extremely cold temperatures that will create conditions hazardous to life and property, including hazardous travel, disruptions in public utility and communication services, and the closure of businesses, places of employment, and medical and emergency services, and such conditions of extreme peril may continue for a significant period of time, and are likely to cause disruptions to day-to-day life for citizens of Tupelo, Mississippi and the surrounding areas; and

WHEREAS, the aforesaid conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency and the declaration that of property located in the City of Tupelo, Mississippi, be deemed a disaster area; and

THEREFORE BE IT PROCLAIMED:

1. Pursuant to the provisions of Miss. Code Anno. § 33-15-17(d) (1972, as amended), it is hereby proclaimed that a state of local emergency exists throughout the City of Tupelo, Mississippi, and the areas encompassed by the boundaries of the City of Tupelo are hereby declared a disaster area, beginning at 12:00 PM on January 23, 2026.

2. Said local emergency and disaster area are deemed to continue to exist until reviewed and either approved or disapproved by City Council of the City of Tupelo at its next regular meeting.

3. Fire Chief Brad Robinson is hereby designated as the emergency and disaster plan management and response officer.

4. Don Lewis, Chief Operations Officer or in his absence Kim Hanna, Chief Financial Officer, is hereby designated as the city's disaster relief officer.

5. For the present time, all operations of the City of Tupelo shall operate on normal schedule, with the exception of specialized personnel assigned to immediate emergency response. Any emergency closure of city-owned facilities or limitation of normal operations pursuant to Employee Handbook Policy 503 shall be by future order of the Mayor as the need may arise.

6. Citizens of Tupelo, Mississippi and its surrounding areas are strongly encouraged to adhere to future warnings and guidance regarding hazardous travel, disruptions in public utility and emergency services, damage to infrastructure, and emergency closings.

7. The local community is advised to remain in constant contact with their family, friends and neighbors, particularly with individuals that may be elderly or disabled, to ensure the safety and wellbeing of these individuals throughout the winter storm emergency.

SO PROCLAIMED BY THE MAYOR OF THE CITY OF TUPELO, at 12:00 p.m. this, the 23rd day of January, 2026.

TODD JORDAN, MAYOR

ATTEST:

ROSILAND BARR,
ASSISTANT CFO/DEPUTY CITY CLERK

Item # 25.

Winter Storm

AECI Utility Solutions

1 Cooperative Way

P.O. Box 194208

Little Rock, Arkansas 72219-4208

(501) 570 - 2200

SUMMARY INVOICE

SOLD TO:

CITY OF TUPELO

320 N FRONT ST

TUPELO MISSISSIPPI 38804-4014

Invoice Date:	01/30/2026
Invoice Number:	9000008735
Purchase Order Number:	40627
Sales Order:	7628
Delivery Number:	6000023

Amount Due $50,944.40

LL 022615 WINTER STORM

DEPT	402	SCAN #	PO #
VEN 645	PERMIT	#2	AMOUNT
462000	ACCT 540101	PROJECT 40627	931.00
154001	060006		50,013.40
RECVD BY Linda		APPROVED BY	

Winter Storm

AECI Utility Solutions

1 Cooperative Way
P.O. Box 194208
Little Rock, Arkansas 72219-4208
(501) 570 - 2200

Customer Number: 0020000749
Invoice Date: 01/30/2026
Invoice Number: 9000008735
Purchase Order Number: 40627

DETAILED INVOICE

SOLD TO:
CITY OF TUPELO
320 N FRONT ST
TUPELO MISSISSIPPI 38804-4014

SHIP TO:
CITY OF TUPELO
320 N FRONT ST
TUPELO MISSISSIPPI 38804-4014

Sales Order: 7628
Delivery Number: 6000023

Item Number Item Description	Qty Ord UOM	Qty B/O UOM	Qty Shipped UOM	Unit Price	Ext Amount
DF3B12 5/8"X12" MACHINE BOLT (L-1) ITEM NOTES:- STK	500 EA	0 EA	500 EA	$1.72 1 EA	$860.00
U9410 5/8X10"BOLT, OVALEYE W/SQ NUT (L-27) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$3.67 1 EA	$734.00
DF2E12 5/8 X 12 BOLT, OVALEYE W/SQ NUT (L-27) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$4.85 1 EA	$970.00
682312 WSH,3"SQCRVD-11/16 HOLE=5/8 BLT (L-9) ITEM NOTES:- STK	500 EA	0 EA	500 EA	$2.50 1 EA	$1,250.00
5004 GUY ATTACHMENT,STORM, 1 BOLT (L-25) ITEM NOTES:- STK	400 EA	0 EA	400 EA	$7.18 1 EA	$2,872.00
GDE1107 3/8" 3W DEADEND GUY GRIP 35" ITEM NOTES:- STK	200 EA	0 EA	200 EA	$3.29 1 EA	$658.00
GLS5002 SPLICE AUTO 3/8" GUY SM/HS (L-20) ITEM NOTES:- STK	200 EA	40 EA	160 EA	$32.23 1 EA	$5,156.80
GDE1104 1/4 7W DEADEND GUY GRIP 25" ITEM NOTES:- STK	100 EA	0 EA	100 EA	$2.73 1 EA	$273.00
WR189 1/0-6 ACSR "O&D" DIE WR TAP CON (L-18)	500 EA	0 EA	500 EA	$0.84 1 EA	$420.00
WR279 2/0-1 ACSR "O&D"DIE WR TAP CONN (L-18)	500 EA	0 EA	500 EA	$1.41 1 EA	$705.00

The order is subject to the AECI Standard Terms and Conditions
https://www.poweredbyaeci.com/wp-content/uploads/Sales-Contract-Final.pdf

Winter Storm

AECI Utility Solutions

1 Cooperative Way
P.O. Box 194208
Little Rock, Arkansas 72219-4208
(501) 570 - 2200

Customer Number: 0020000749
Invoice Date: 01/30/2026
Invoice Number: 9000008735
Purchase Order Number: 40627

DETAILED INVOICE

Item Number / Item Description	Qty Ord UOM	Qty B/O UOM	Qty Shipped UOM	Unit Price	Ext Amount
WR289 2/0-6 ACSR "O&D"DIE WR TAP CONN (L-18) ITEM NOTES:- STK	500 EA	0 EA	500 EA	$1.56 1 EA	$780.00
G5 2STR/10SOL 5/8 GRND ROD CLAMP (L-57) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$1.56 1 EA	$312.00
AHLS954022E HOTLINE STIRRUP 336.4-954 ACSR (L-29) ITEM NOTES:- PARTIAL -LEAD TBD	60 EA	56 EA	4 EA	$88.90 1 EA	$355.60
GL411 SPLICE, 336.4 18/1 AUTO (L-89) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$55.98 1 EA	$11,196.00
W201 1/0-4 ACSR ALUM WEDGE CLAMP (L-35) ITEM NOTES:- STK	500 EA	0 EA	500 EA	$4.23 1 EA	$2,115.00
AF7195 WEDGE CLAMP 6.5 SS BAIL (L-35) ITEM NOTES:- STK	500 EA	0 EA	500 EA	$2.31 1 EA	$1,155.00
W401 4/0-2/0 ACSR ALUM WEDGE CLAMP (L-35) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$5.00 1 EA	$1,000.00
GL111 SPLICE AUTO 6SOL CU 3#12 CWELD (L-65) ITEM NOTES:- STK	200 EA	0 EA	200 EA	$7.32 1 EA	$1,464.00
4TIE25#S #4 ALUM TIE WIRE 25#SPOOLS (L-143) ITEM NOTES:- STK	500 EA	125 EA	375 EA	$5.28 1 EA	$1,980.00
4SSDRISER #4 SOL SD 110M RISER WIRE 250' (L-124) ITEM NOTES:- 4250STK LR FOR BALANCE	5000 EA	750 EA	4250 EA	$1.80 1 EA	$7,650.00
CONCHC 2 TPX CONCH XLP 500 COILS (L-133) ITEM NOTES:- STK	5000 EA	0 EA	5000 EA	$1.21 1 EA	$6,050.00
CONCHCME 2 TPX CONCH XLP 1800NR (L-133)	3600 EA	0 EA	3600 EA	$0.83 1 EA	$2,988.00

Net Total	$50,944.40
Sales Tax	$0.00
Freight and Surcharge	$0.00
Invoice Total	$50,944.40

The order is subject to the AECI Standard Terms and Conditions
https://www.poweredbyaeci.com/wp-content/uploads/Sales-Contract-Final.pdf

Winter Storm

AECI Utility Solutions

1 Cooperative Way
P.O. Box 194208
Little Rock, Arkansas 72219-4208
(501) 570 - 2200

Customer Number:	0020000749
Invoice Date:	01/30/2026
Invoice Number:	9000008735
Purchase Order Number:	40627

DETAILED INVOICE

Payment Address
Arkansas Electric Cooperatives, Inc.
P.O. Box 844266
Dallas, TX 75284-4266

Banking/EFT Information:
Arkansas Electric Cooperatives, Inc.
Bank of America, Little Rock, AR
Wire Routing Number: 026009593
ACH Routing Number: 082000073
Bank Account Number: 000089137279
Email Remittance confirmation: accrec@aeci.com

AGENDA REQUEST

TO: Mayor and City Council

FROM: Ben Logan, City Attorney

DATE October 14, 2025

SUBJECT: IN THE MATTER OF APPROVAL OF CONSULTING AGREEMENT WITH MAGNOLIA STRATEGIES

Request:

Magnolia Strategies has served as the city's consultant for Mississippi governmental affairs for the past two years. A copy of the retainer agreement is attached.

RETAINER AGREEMENT

This Retainer Agreement ("Agreement") is made and entered into as of October 1, 2026 by and between:

Magnolia Lane Strategy Company LLC
Represented by Jordan Starnes "Consultant"

and

City of Tupelo
“Client”

Scope of Work

The Consultant agrees to provide full spectrum government relations consulting services to the Client. These services shall include, but are not limited to, the following:

- Management of all state legislative issues
- Management of executive branch affairs
- Assistance in securing state grants
- Management of public relations
- Business development

The Consultant will provide information, support, and advocacy for issues affecting the Client's interests. All services will be rendered at the direction of the Client and in close consultation with the Client. The Consultant shall be available to the Client on a real-time basis through in-person meetings, telephone calls, texts, and emails.

Terms of Agreement

The Consultant represents that there are no existing conflicts of interest with the Client and agrees to promptly inform the Client should any potential conflicts arise in the future. This Agreement shall commence on October 1, 2026, and continue through September 30, 2027. Both parties agree that all matters arising from this Agreement shall remain confidential. Any modification to this agreement shall be effective only if in writing and signed by both parties.

After commencement, either party may terminate this Agreement upon sixty (60) days written notice.

Method of Payment

In consideration for the services rendered, the Client agrees to pay the Consultant a total of $4,000.00 per month. Invoices will be sent in the preceding month of services rendered. ACH deposit available upon request.

Checks shall be remitted to:

Magnolia Lane Strategy Company LLC
1201 Poplar Blvd #3
Jackson, MS 39202

Terms of Payment

- Retainer: $4,000.00 monthly
- Expenses and other considerations as mutually agreed upon between the Client and the Consultant

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

_____
Magnolia Lane Strategy Company LLC
Jordan Starnes, President

_____
City of Tupelo

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF TEXT AMENDMENT 26-02 TO AMEND CHAPTER 4 OF THE TUPELO DEVELOPMENT CODE TO ALLOW LIGHT MANUFACTURING AND WAREHOUSING BY COMPATIBILITY AND HEAVY MANUFACTURING BY FLEXIBILITY IN THE MIXED-USE COMMERCIAL CORRIDOR 2 (MUCC-2) ZONING DISTRICT **TN**

Request: Amend Chapter 4 of the Tupelo Development Code to allow *Manufacturing, Light* and *Warehouse and/or Distribution and/or Freight Facility* by Compatibility, and *Manufacturing, Heavy* by Flexibility in the Mixed-Use Commercial Corridor 2 (MUCC-2) Zoning District.

Planning Committee Recommendation: APPROVAL (August 31, 2026)

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS | October 2026

TA26-02 | MUCC-2 MANUFACTURING AND WAREHOUSING

Application Type	Development Code Text Amendment
Code Section	Chapter 4 - Sections 4.11.5.4 and 4.11.5.6
Meeting Date	November 3, 2026
Subject	Manufacturing and Warehousing in MUCC-2

PROPOSED AMENDMENT SUMMARY

Chapter 4: Amend Sections 4.11.5.4 and 4.11.5.6 - MUCC-2

Allow Manufacturing, Light and Warehouse and/or Distribution and/or Freight Facility by Compatibility, and Manufacturing, Heavy by Flexibility. Apply the same additional use standards to all three uses.

STAFF ANALYSIS

An approved economic development project in the MUCC district demonstrates a need to consider manufacturing and warehousing on suitable corridor sites. These uses can support employment, investment, and productive use of property where access, infrastructure, and surrounding development are compatible.

The amendment provides a consistent review pathway for similarly situated MUCC-2 properties. Shared standards address operating information, use classification, truck access and circulation, screening, operational impacts, utility capacity, and emergency access. Heavy manufacturing remains subject to flexibility review. Economic development approval does not substitute for required land-use, site-plan, or permit approvals.

STAFF RECOMMENDATION

Staff recommends APPROVAL of TA26-02, allowing light manufacturing and warehousing by compatibility and heavy manufacturing by flexibility in MUCC-2, subject to the same additional use standards in the attached amendment.

TA26-02 | PROPOSED TEXT AMENDMENT

Amend Section 4.11.5.4

Revise the Uses by Compatibility – MUCC-2 list as follows. The two added uses are highlighted in bold.

(1) ~~Apartment Development. *~~

(1) Broadcasting Facility, Radio and/or Television.

(2) Campground and/or RV Park.

(3) Crematory.

(4) Drinking Establishment.

(5) Educational Facility, Vocational Training.

(6) Engine Repair, Small.

(7) Manufacturing, Light. **

(8) Office with Storage.

(9) Parking Facility, Off-Site.

(10) Research and Development Facility.

(11) Retail Sales, Lumber Yard or Building Materials.

(12) Utility, Major.

(13) Utility, Minor.

(14) Veterinarian Clinic without Outdoor Kennel.

(15) Warehouse and/or Distribution and/or Freight Facility. **

(16) Woodworking or Cabinet-Making Facility.

~~* Permitted by compatibility if they have eight or fewer units and if located on a major collector or arterial street; otherwise by flexibility.~~

** Subject to the additional use standards below.

Amend Section 4.11.5.6

Revise the Uses by Flexibility – MUCC-2 list as follows. The one added use is highlighted in bold.

(1) Cannabis Research Facility.

(2) Cannabis Testing Facility.

~~(3) Duplex Dwelling. *~~

~~(4) Patio Home/Zero-Lot-Line Home. *~~

(3) Engine Repair, Large.

(4) Manufacturing, Heavy. **

(5) Printing and/or Publishing Facility.

(6) Self-Serve Storage Facility.

(7) Telecommunications Tower.

Additional use standards

The following standards apply equally to Manufacturing, Light and Warehouse and/or Distribution and/or Freight Facility as Uses by Compatibility, and Manufacturing, Heavy as a Use by Flexibility, under MUCC-2. Approval through the applicable review process requires findings that these standards are met:

(1) Application information. The applicant shall submit an operational statement and site plan identifying production processes, operating and delivery hours, expected truck frequency and routes, loading and queuing areas, outdoor storage, equipment, and utility requirements.

(2) Use classification. The proposed operation shall meet its applicable use definition in Chapter 2. Manufacturing, Light shall be reviewed by compatibility; Manufacturing, Heavy shall be reviewed by flexibility. Heavy manufacturing shall not be approved under the light manufacturing classification.

(3) Access and circulation. Access and on-site circulation shall accommodate the proposed truck types and traffic volumes. Required truck maneuvering, loading, unloading, and queuing shall occur on site without obstructing public streets, sidewalks, required parking, or emergency access. A traffic impact analysis shall be provided when required by the Code.

(4) Site layout and screening. Outdoor storage, loading areas, refuse areas, and equipment shall be identified on the approved site plan and screened from public street views and adjoining residential uses. Screening, landscaping, buffers, and building placement shall comply with applicable Code standards and preserve required sight distances and pedestrian connections.

(5) Operational compatibility. The application shall demonstrate how noise, vibration, dust, fumes, odors, glare, and lighting will be controlled to comply with applicable standards and protect adjoining properties. Where needed to establish compatibility, approval shall specify enforceable conditions addressing delivery hours, equipment location, screening, or other documented operational impacts.

(6) Infrastructure and approvals. The applicant shall demonstrate adequate utility capacity and emergency access for the proposed operation. Compatibility or flexibility approval does not replace required site-plan approval, building permits, environmental permits, or other applicable approvals. Operations shall comply with the approved site plan and conditions; changes shall be reviewed under the applicable Code procedures.

Related provisions

No change is proposed to the MUCC-1 use lists. Warehouse and/or Distribution and/or Freight Facility is added only to the MUCC-2 compatibility list; Manufacturing, Heavy is added only to the MUCC-2 flexibility list. Applicable MUCC development standards, overlay requirements, and other Code provisions remain in effect. Conforming use-table entries shall reflect these additions under MUCC-2 only.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF TEXT AMENDMENT 26-03 TO ESTABLISH A CONSISTENT REQUIREMENT FOR COMMERCIAL DEVELOPMENTS TO INSTALL CURB AND GUTTER ALONG ADJOINING PUBLIC STREETS WHERE THOSE IMPROVEMENTS ARE ABSENT. **TN**

Request: Amend Chapter 6 of the Tupelo Development Code add *Section 6.7.4.7:*

"Commercial site developments shall provide curb and gutter improvements to all public streets adjoining the site, if not in place."

Planning Committee Recommendation: APPROVAL (August 31, 2026)

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS | October 2026

TA26-03 | Ch. 6 CURB & GUTTER REQUIREMENTS

Application Type	Development Code Text Amendment
Code Section	Chapter 6 – Proposed Section 6.7.4.7
Meeting Date	November 3, 2026
Subject	Commercial Site Development – Curb and Gutter Along Adjoining Public Streets

PROPOSED TEXT AMENDMENT

Chapter 6: ADD Section 6.7.4.7:

"Commercial site developments shall provide curb and gutter improvements to all public streets adjoining the site, if not in place."

STAFF ANALYSIS

The proposed amendment establishes a consistent requirement for commercial developments to install curb and gutter along adjoining public streets where those improvements are absent. This will help provide more complete drainage systems and clarify frontage improvement responsibilities during commercial site plan review.

The amendment responds to a gap in the existing standards identified during review of the Coley Road shopping center, where the developer agreed to construct curb and gutter along the property frontage. The proposed language would make that improvement a stated requirement for future commercial site developments.

STAFF RECOMMENDATION

Staff recommends APPROVAL of TA26-03, adding Section 6.7.4.7 to Chapter 6 of the Development Code as proposed.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF TEXT AMENDMENT 26-04 TO AMEND CHAPTER 11 OF THE TUPELO DEVELOPMENT CODE TO ESTABLISH AN ADMINISTRATIVE PROCESS FOR DETERMINATION OF ABANDONED COMMERCIAL OCCUPANCY AND REOCCUPANCY **TN**

Request: Amend Chapter 11 of the Tupelo Development Code to establish a process for determining when a previously approved commercial occupancy has been abandoned and for reviewing any subsequent reoccupancy under applicable City codes.

Planning Committee Recommendation: APPROVAL (August 31, 2026)

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS | October 2026

TA26-04 | Ch. 11 ABANDONED COMMERCIAL OCCUPANCY

Application Type	Development Code Text Amendment
Code Section	Chapter 11 - Proposed Section 11.10
Meeting Date	November 3, 2026
Subject	Administrative Determination of Abandoned Commercial Occupancy and Reoccupancy

PROPOSED AMENDMENT SUMMARY

Chapter 11: ADD Section 11.10 - Administrative Determination of Abandoned Commercial Occupancy

Establish a process for determining when a previously approved commercial occupancy has been abandoned and for reviewing any subsequent reoccupancy under applicable City codes.

STAFF ANALYSIS

The proposed amendment addresses commercial buildings and tenant spaces that have remained vacant, deteriorated, or otherwise ceased operating under a previously approved occupancy. It authorizes the Department of Development Services to review documented conditions and make a written determination of abandonment. Vacancy exceeding 180 consecutive days creates a rebuttable presumption, not an automatic finding.

The process includes investigation, written notice to the owner, at least 30 days to respond, a documented determination, and appeal rights. Following a final determination, future occupancy must be reviewed under the codes then in effect, including applicable existing-building provisions. Abandonment alone does not require full new-construction compliance or automatically authorize condemnation or demolition. The amendment provides a consistent process to address safety concerns while preserving property-owner safeguards.

STAFF RECOMMENDATION

Staff recommends APPROVAL of TA26-04, adding Section 11.10 to Chapter 11 of the Development Code as proposed.

TA26-03: Ch. 11 Abandoned Building Re-Occupancy

ADD: **Section 11.10 Administrative Determination of Abandoned Commercial Occupancy:**

11.10. 1. Purpose

The purpose of this ordinance is to protect the public health, safety, and welfare by establishing a procedure for the Department of Development Services to identify commercial buildings and tenant spaces in which a previously approved commercial occupancy has been abandoned.

Extended vacancy, deterioration, discontinued maintenance, repeated code violations, unsuccessful attempts to reoccupy the property, or other documented circumstances may demonstrate that a previously approved commercial occupancy has effectively ceased. In such cases, continued reliance upon a historic Certificate of Occupancy or prior occupancy approval may no longer be appropriate.

This ordinance establishes the process by which the Department of Development Services may determine that a prior commercial occupancy has been abandoned and establishes the requirements applicable to future occupancy of the property.

11.10.2. Definitions

Administrative Determination of Abandonment. A written finding issued by the Department of Development Services that the previously approved commercial occupancy has been discontinued and may no longer be relied upon for future occupancy without review under the City's currently adopted codes and ordinances.

Commercial Building. Any building, structure, or tenant space intended for or previously approved for business, mercantile, assembly, factory, industrial, institutional, storage, or other nonresidential occupancy.

Re-occupancy. The establishment or resumption of commercial occupancy following a period of vacancy.

Vacant. A building, structure, or tenant space that has not been lawfully occupied or actively operated for its previously approved commercial purpose.

11.10.3. Authority to Initiate Review

Review of occupancy status may be initiated by application for Certificate of Occupancy from a building owner or tenant. The Department of Development Services may initiate an

Administrative Review whenever it has reasonable cause to believe that the previously approved commercial occupancy of a building or tenant space has been abandoned.

Reasonable cause may include, but is not limited to:

- Vacancy exceeding one hundred eighty (180) consecutive days;
- Complaints received by the City;
- Observations by City personnel;
- Repeated code enforcement activity;
- Fire, weather, or structural damage;
- Failure to maintain required fire protection or life safety systems;
- Long-term discontinuance of utility service;
- Expiration, revocation, or nonrenewal of permits, licenses, or Certificates of Occupancy;
- Previous denials of zoning approvals, permits, or Certificates of Occupancy;
- Repeated unsuccessful attempts to establish another occupancy;
- Failure to correct previously identified code violations;
- Any other documented information reasonably indicating that the previously approved commercial occupancy has been discontinued.

Vacancy exceeding one hundred eighty (180) consecutive days shall create a rebuttable presumption that the previously approved commercial occupancy has been abandoned. The owner may rebut this presumption by competent evidence demonstrating that the occupancy has not been discontinued or that the vacancy is temporary.

11.10.4. Investigation

The Department of Development Services may investigate the occupancy status of the property through any lawful means, including:

1. Site inspections;
2. Review of Certificates of Occupancy;
3. Review of permit history;
4. Review of code enforcement files;
5. Review of utility information where authorized by law;
6. Review of business licenses and other City records;
7. Communication with the owner, tenant, or authorized representative; and
8. Any other information reasonably related to determining whether the previous commercial occupancy has been discontinued.

11.10.5. Factors Considered

In determining whether a prior commercial occupancy has been abandoned, the Department shall consider the totality of the circumstances. Relevant factors include, but are not limited to:

1. Duration of vacancy.
2. Previous denial of permits, zoning approvals, Certificates of Occupancy, business licenses, or other governmental approvals.
3. Applications proposing different occupancies or substantially different operations.
4. Outstanding code violations, unsafe conditions, or unresolved enforcement actions.
5. Failure to complete corrective work required by the City.
6. Removal of equipment, fixtures, or building systems necessary for the previously approved occupancy.
7. Long-term discontinuance of utility services necessary for operation.
8. Fire damage, structural deterioration, vandalism, weather damage, or neglect.
9. Expiration, surrender, revocation, or nonrenewal of licenses, permits, or Certificates of Occupancy.
10. Statements or actions by the owner or tenant indicating that the prior occupancy has permanently ceased.
11. A documented history demonstrating that restoration of the previous occupancy is no longer intended.
12. Any other documented facts reasonably demonstrating that the previously approved commercial occupancy has been discontinued rather than temporarily suspended.

No single factor shall control the determination. The Department shall base its decision upon the totality of the documented circumstances.

11.10.6. Notice of Proposed Determination

When the Department determines that sufficient evidence exists to support a finding of abandonment, written notice shall be provided to the owner of record.

The notice shall include:

1. The factual basis for the proposed determination.
2. The evidence relied upon.
3. The owner's right to submit documentation demonstrating that the previous occupancy has not been abandoned.
4. A response period of not less than thirty (30) days before a final determination is issued.

11.10.7. Administrative Determination

Following expiration of the notice period and consideration of any information submitted by the owner, the Department may issue a written Administrative Determination of Abandonment.

The determination shall include findings of fact supporting the decision and shall become part of the permanent records maintained by the Department of Development Services.

11.10.8. Effect of Administrative Determination

Upon issuance of a final Administrative Determination of Abandonment:

1. The previously approved commercial occupancy shall be deemed discontinued and shall no longer be recognized for purposes of future occupancy approvals.
2. Any future occupancy of the building or tenant space shall be reviewed under the City of Tupelo Development Code and the construction codes adopted by the City that are in effect at the time an application for occupancy is submitted.
3. Nothing in this ordinance shall prohibit the building or tenant space from being occupied in the future for the same occupancy classification or business type, provided the proposed occupancy complies with the City's adopted codes and ordinances then in effect.
4. Nothing in this ordinance shall require an existing building to be brought into complete compliance with the requirements applicable to new construction except where specifically required by the adopted Existing Building Code or other applicable provisions of the City's adopted codes.
5. A final Administrative Determination of Abandonment shall constitute an official finding by the Department of Development Services that the previously approved commercial occupancy has been discontinued. The determination may be relied upon by the Department in administering and enforcing the City of Tupelo Development Code, the City's adopted construction codes, the Property Maintenance Code, and other applicable ordinances.
6. A final Administrative Determination of Abandonment may be considered as evidence in determining whether a building has become unsafe, unfit for occupancy, constitutes a public nuisance, or otherwise warrants enforcement action under applicable state law or local ordinance.
7. When supported by additional documented findings establishing that a building or structure is unsafe, unfit for human occupancy, constitutes a public nuisance, or otherwise satisfies the requirements of applicable law, the Department of Development Services may initiate proceedings to require repair, rehabilitation, securing, vacation, abatement, condemnation, or demolition of the structure in accordance with the City of Tupelo Code of Ordinances, the City's adopted construction codes, and applicable provisions of Mississippi law.
8. Nothing contained in this ordinance shall be construed as authorizing repair, abatement, condemnation, or demolition solely because a prior commercial occupancy has been determined to be abandoned. Any such action shall be based upon the applicable legal standards governing unsafe buildings, public nuisances, property maintenance, or other authorized enforcement actions.
9. Unless and until a new Certificate of Occupancy is issued, the property shall be presumed not to possess an active approved commercial occupancy for purposes of permitting,

occupancy, licensing, zoning administration, or other regulatory approvals administered by the City.

11.10.9. Permanent Department Record

A final Administrative Determination of Abandonment shall become part of the permanent records maintained by the Department of Development Services and shall be referenced during the review of any future permit, Certificate of Occupancy, business license, zoning approval, or other development application affecting the property.

The Department may provide notice of the determination to other City departments whose regulatory responsibilities may be affected.

11.10.10. Appeals

Any person aggrieved by an Administrative Determination of Abandonment may appeal the determination in accordance with the appeal procedures established by the City of Tupelo Code of Ordinances and the City's adopted construction codes.

This code section is in response to the Building Official's finding that there are a number of unoccupied commercial structures which may not meet current code standards. It provides authority for the application of current code standards either to an application for certificate of occupancy, or to an action initiated by the City based on observed conditions that may be unsafe, hazardous to the public, or likely to become a blight factor. City authority to address such conditions in residential property is well established, but comparable authority to take action on other structures has not been available. The amendment also serves to inform the owners of such structures of the process for bringing their property into a condition where a certificate of occupancy can be issued.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF TEXT AMENDMENT 26-05 TO AMEND CHAPTER 5 OF THE TUPELO DEVELOPMENT CODE TO UPDATE ALLOWED NON-RESIDENTIAL USES IN THE COLISEUM SUBDISTRICT OF THE MIXED-USE DOWNTOWN OVERLAY DISTRICT **TN**

Request: Amend Table 5.3.4.3(2) Allowed Non-Residential Uses in the **Coliseum Subdistrict** of the Mixed-Use Downtown Overlay District as follows:

Use	Current classification	Proposed classification
Retail Sales	Not listed	By Right
Restaurant	By Compatibility	By Right
Financial Institutions	By Compatibility	By Right
Office	By Compatibility	By Right
Office, Medical	By Compatibility	By Right
Outdoor Dining	By Compatibility	By Right
Microbrewery	Not listed	By Right
Brewpub	Not listed	By Right
Office with Storage	Not listed	By Compatibility
Drive-Through Service	Not listed	By Compatibility

Planning Committee Recommendation: APPROVAL (October 5, 2026)

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

Development Code Amendment - Allowed Uses
MUD Coliseum Subdistrict

Application No.:	TA26-05
Meeting Date:	*October 5, 2026*
Area Affected:	*Subdistrict wide*

AMENDMENT INFORMATION

Prepared for: Tupelo Planning Committee

Prepared by: Department of Development Services Staff

Request: Amend Table 5.3.4.3(2), Allowed Non-Residential Uses in the Mixed Use Downtown Overlay District.

Area affected: All property within the MUD Coliseum Subdistrict. No zoning-map boundary change is proposed.

Staff recommendation: Approval of the proposed use classifications, with existing site-specific standards retained and coordinated as described in this report.

PROPOSED USE CLASSIFICATIONS

Use	Current classification	Proposed classification
Retail Sales	Not listed	By Right
Restaurant	By Compatibility	By Right
Financial Institutions	By Compatibility	By Right
Office	By Compatibility	By Right
Office, Medical	By Compatibility	By Right
Outdoor Dining	By Compatibility	By Right
Microbrewery	Not listed	By Right
Brewpub	Not listed	By Right
Office with Storage	Not listed	By Compatibility
Drive-Through Service	Not listed	By Compatibility

By-right classifications remain subject to applicable location-specific standards. A restaurant, financial institution, or other establishment proposing drive-through service would require separate compatibility approval for that component.

REQUEST SUMMARY

Staff recommends these changes to support dining, shopping, professional and medical services, outdoor activity, craft beverage establishments, and reinvestment around the coliseum complex. The amendment would provide a predictable approval path for customary downtown commercial uses while retaining site-specific review for storage operations and drive-through facilities.

PLANNING ANALYSIS

District purpose and development objectives

Section 4.10 establishes the MUD district to support employment, shopping, housing, lodging, open space, and civic uses. Its development emphasis includes adaptive reuse and redevelopment that preserve a pedestrian-oriented form. Section 5.3.3 identifies the Coliseum Subdistrict as an area supporting pedestrian connections to tourism resources, event spaces, professional services, convenience uses, lodging, and educational establishments.

The proposed amendment advances those objectives by expanding the range of commercial uses available near the coliseum. This is a subdistrict-wide text amendment, not approval of a particular business, parcel, or development plan.

Retail sales, restaurants, offices, medical offices, and outdoor dining by right

Retail stores, restaurants, professional offices, medical offices, and outdoor dining are customary mixed-use downtown activities that can serve event visitors, residents, employees, and hotel guests. Storefront activity and outdoor dining can strengthen pedestrian connections between the coliseum and surrounding businesses, while office and medical uses support daytime employment and professional-service activity.

Allowing these uses by right would improve certainty for prospective tenants and property owners and make existing commercial space easier to reuse. It would remove routine compatibility review for Office, Office, Medical, Outdoor Dining, and Restaurant uses where no separate site-specific rule applies. Parking, design, building, signage, accessibility, and other applicable standards would continue to govern each proposal.

Financial institutions by right

Financial institutions provide services to downtown businesses, employees, residents, and visitors and complement the professional-service component of the subdistrict. For conventional customer-service facilities, existing development standards can generally address building placement, parking, lighting, and access. By-right classification would reduce approval uncertainty without eliminating those requirements.

A financial institution with drive-through service would still require compatibility review of the drive-through component. The amendment should state this expressly so the by-right principal use does not automatically authorize vehicle-service lanes.

Microbrewery and brewpub by right

Microbreweries and brewpubs can complement the Coliseum Subdistrict’s tourism, event, restaurant, and evening activity by creating destination-oriented establishments. By-right classification would remain subject to building, fire, alcoholic-beverage licensing, parking, loading, noise, and nuisance requirements. Because neither use is presently listed in Table 5.3.4.3(2), the adopting ordinance should add or cross-reference clear definitions.

Office with storage by compatibility

Office-with-storage uses could provide reuse opportunities for buildings with service areas or storage space unsuitable for conventional storefronts. The Code defines this use broadly enough to include indoor or outdoor storage of materials or vehicles, trade contractors, and transportation businesses. Compatibility review is therefore necessary to evaluate the actual operation rather than its office label alone.

Review should address the amount and location of storage, screening, loading, commercial-vehicle activity, operating hours, noise, lighting, and effects on nearby properties. The proposed classification would not automatically authorize a warehouse, industrial operation, or unrestricted outdoor storage yard.

Drive through service by compatibility

Drive-through service can conflict with downtown pedestrian activity and event traffic. Compatibility review should address stacking, access, sidewalk crossings, screening, lighting, and service-window placement, with side or rear placement preferred to preserve active frontage.

FINDINGS AND STAFF RECOMMENDATION

Development Code amendment findings

Section 12.7.6(2) directs consideration of plan consistency, substantial adverse impacts, and the effectiveness of the Code. Staff supports the amendment on the following grounds.

Consistency with planning objectives: The proposed uses support the economic-development, shopping, dining, professional-service, medical-service, tourism, evening-activity, and adaptive-reuse objectives expressed in Sections 4.10 and 5.3. Retaining design and pedestrian protections is essential to that consistency.

Potential adverse impacts: Retail, restaurant, office, medical office, outdoor dining, financial-service, microbrewery, and brewpub proposals would remain subject to applicable development, building, fire, licensing, parking, noise, and nuisance standards. Office-with-storage and drive-through proposals warrant compatibility review because their impacts vary more significantly with site layout and operating characteristics. With those safeguards, staff does not anticipate substantial adverse impacts from the classification changes themselves.

Effectiveness of the Code: The amendment would provide a clear approval path for the ten listed uses and focus compatibility review on proposals with greater potential site-specific impacts. It would apply consistently throughout the subdistrict, subject to express location-based exceptions.

Existing standards and implementation

The amendment should retain applicable parking, design-review, landscaping, signage, building, fire, licensing, alcoholic-beverage, accessibility, and nuisance requirements. It should not imply that public or event parking automatically satisfies a private development's parking obligation. Section 5.3.4.2(2)(c) retains off-street parking requirements in the Coliseum Subdistrict, with a limited shared-parking provision requiring supporting plans and an adjacent property not divided by a street.

The adopting ordinance should expressly reconcile the new table entries with Sections 5.3.4.1 and 5.3.4.2 and, for Microbrewery and Brewpub, add or cross-reference definitions sufficient to distinguish those uses from other restaurant, manufacturing, or alcoholic-beverage establishments. Existing provisions include operating-hour rules on specified street frontages, the Commerce Street first-floor requirement, and the requirement for compatibility review of allowed uses north of Franklin Street that remain open after 5:00 p.m. A table-only change would not necessarily remove those exceptions. Staff recommends retaining them unless the City separately elects to amend them.

Office-with-storage and drive-through-service applications must satisfy applicable compatibility standards, including Section 5.3.4.4, which requires the applicant to demonstrate adherence to six of eight criteria. Any additional operational or design conditions should be tied to applicable Code authority and documented site findings.

Staff recommendation

Staff recommends **APPROVAL** of the amendment establishing Retail Sales, Restaurant, Financial Institutions, Office, Office, Medical, Outdoor Dining, Microbrewery, and Brewpub as uses by Right, and Office with Storage and Drive-Through Service as uses by Compatibility in the Coliseum Subdistrict. Approval should preserve the existing site-specific standards discussed above, expressly require separate compatibility review for drive-through service associated with a by-right use, and include clear definitions or cross-references for Microbrewery and Brewpub.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF REZONING APPLICATION RZ26-05 TO REZONE A 4.56-ACRE TRACT ADJOINING PRAIRIE COVE SUBDIVISION WITHIN THE 6201 CHESTERVILLE ROAD PARENT PARCEL FROM A/O TO LDR **TN**

Request: Rezone a 4.56-acre tract adjoining Prairie Cove within the 6201 Chesterville Road parent parcel from *Agricultural Open (A/O)* to *Low Density Residential (LDR).*

Planning Committee Recommendation: APPROVAL (October 6, 2026)

REZONING APPLICATION

City of Tupelo | Department of Development Services
Mail: P O Box 1485, Tupelo, MS 38802-1485
Phone: (662) 841-6510 **Fax:** (662) 841-6550
Email: permits@tupeloms.gov

MUNIS RZ26-05
Received By: MS
Date Received: 9.8.26
(for office use only)

Permit Fee: $200 ***(Non-refundable)***

PROPERTY INFORMATION

PROJECT LOCATION:
(ADDRESS & PARCEL # REQUIRED): 6201 CHESTERVILLE RD / PARCEL # 0795-30-057-00 / TUPELO, MS 38801

ACRES TO BE REZONED: 4.56 AC's **REZONING DISTRICT:** 3RD.

PROPOSED USE: LDR **OVERLAY DISTRICT: YES** ____ **NO** X *(IF YES, OVERLAY APPLICATION IS REQUIRED)*

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: LARRY T. MCCORD Email: THEMCCORDS2008@ICLOUD.COM

Address: 6201 CHESTERVILLE RD, City: TUPELO State: MS Zip Code: 38801

Phone Number(s): (662) 871-4229

APPLICANT CONTACT INFORMATION (*if different than owner*):

Name: _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s) _____

ENGINEER/CONSULTANT CONTACT INFORMATION:

Name: DAVID SHARP Email: _____

Address: 1832 HWY 342 City: PONTOTOC State: MS Zip Code: 38863

Phone Number(s) (662) 871-1092

REQUIRED ATTACHMENTS ***(all required attachments must be submitted BEFORE the Planning Committee Meeting)***

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
2. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. _____
3. Legal description of area to be rezoned must be provided in Microsoft Word format via email _____
4. Geo-Referenced AutoCAD .dwg file of parcel surveys _____

PLEASE SEE REVERSE SIDE

1. The Planning Committee shall consider each proposed amendment and shall make recommendations to the City Council regarding whether to approve or deny each proposed amendment. The recommendation shall be based on the following criteria:
    a. Conformance with the Comprehensive Plan;
    b. Otherwise, that changes have occurred in the area since the Plan and Zoning Ordinance were adopted which warrants the requested zone;
    c. City utilities and sewer can accommodate the uses allowable in the requested zone;
    d. The allowable uses in the requested zone will not adversely affect the character of the area and result in a decrease of property values;
    e. There is a need for additional land within the City to be zoned the classification which is requested.

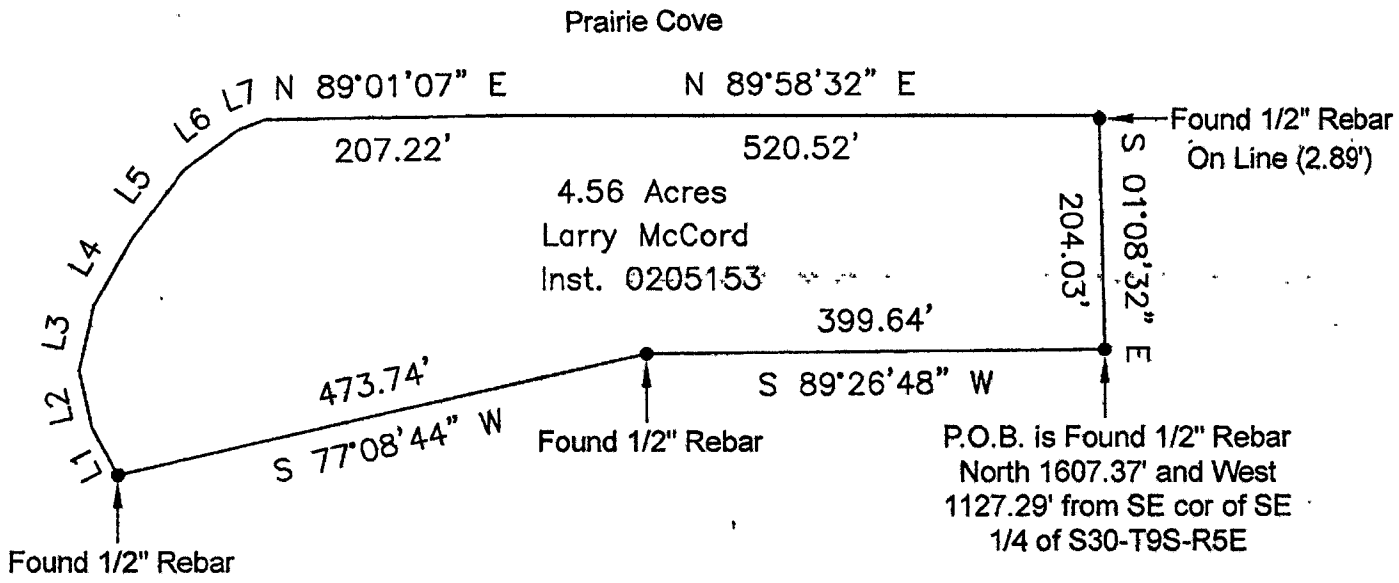
    **The burden of the proof shall be on the applicant to prove these criteria are satisfied.*

2. Submit application no later than four (4) weeks prior to the next meeting of the Planning Committee which is held on the first Monday of each month.
3. Applicant must be represented at the meeting which is held at 6:00 PM in the City Hall Council Chambers located on the second floor at 71 East Troy Street.

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the meeting, the application could be tabled or denied. I understand that if I am not the property owner, written, notarized permission from the property owner must be submitted to the Planning Committee or the application could be tabled or denied.

Applicant Signature: Tony Maloud **Date:** 9-8-2024


MDR
A/O
A/O
LDR
LDR
A/O
LDR
Little Flowah Creek
Keith Cv
Halo Dr



LINE	BEARING	DISTANCE
L1	N 28°01'57" W	46.88'
L2	N 12°18'44" W	50.03'
L3	N 12°28'59" E	58.23'
L4	N 29°17'58" E	69.29'
L5	N 37°30'10" E	74.35'
L6	N 54°12'24" E	58.52'
L7	N 69°22'01" E	24.78'

DAVID M. SHARP
LICENSED PROFESSIONAL
P.S. 3061
LAND SURVEYOR
STATE OF MISSISSIPPI

David Matthew Sharp

Advanced Land Solutions, LLC
1832 Hwy 342
Pontotoc, MS 38863
PH: 662-871-1092

ALL BEARINGS BASED ON FOUND MONUMENTS

CLASS "C" SURVEY

FIELD COMPLETION DATE: AUGUST 2026

SCALE: 1" = 180'

PLAT OF A TRACT OF LAND CONTAINING 4.56 ACRES, MORE OR LESS, LYING IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LEE COUNTY, MISSISSIPPI.

A tract of land containing 4.56 acres, more or less, lying in the Southeast Quarter of Section 30, Township 9 South, Range 5 East, Lee County, Mississippi and being more particularly described as follows:

Commencing at a found concrete monument at the Southeast corner of said Section 30; thence North a distance of 1607.37 feet; thence West a distance of 1127.29 feet to a found 1/2" rebar, for the point of beginning; thence South 89 degrees 26 minutes 48 seconds West a distance of 399.64 feet to a found 1/2" rebar; thence South 77 degrees 08 minutes 44 seconds West a distance of 473.74 feet to a found 1/2" rebar on the eastern right-of-way of Prairie Cove; thence along the eastern and then southern right-of-way of said road the following nine (9) calls: (1) North 28 degrees 01 minutes 57 seconds West a distance of 46.88 feet; (2) North 12 degrees 18 minutes 44 seconds West a distance of 50.03 feet; (3) North 12 degrees 28 minutes 59 seconds East a distance of 58.23 feet; (4) North 29 degrees 17 minutes 58 seconds East a distance of 69.29 feet; (5) North 37 degrees 30 minutes 10 seconds East a distance of 74.35 feet; (6) North 54 degrees 12 minutes 24 seconds East a distance of 58.52 feet; (7) North 69 degrees 22 minutes 01 seconds East a distance of 24.78 feet; (8) North 89 degrees 01 minutes 07 seconds East a distance of 207.22 feet and (9) North 89 degrees 58 minutes 32 seconds East a distance of 520.52 feet; thence South 01 degree 08 minutes 32 seconds East (passing through a found 1/2" rebar at 2.89 feet) a distance of 204.03 feet to the point of beginning.

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

Rezoning Application – A/O to LDR

Application No.:	**RZ26-** *Item # S5.*
Meeting Date:	**Oct. 5, 2026**
Parcel No.:	**079S-30-057-00**

PROPERTY INFORMATION

Property Location:	4.56-acre tract adjoining Prairie Cove within the 6201 Chesterville Road parent parcel
Parcel Number:	079S-30-057-00
Parcel Size:	4.56 acres proposed for rezoning / 36.60-acre parent parcel
Application Type:	REZONING
Purpose:	Continue development of the adjoining existing residential subdivision
Current Zoning:	A/O (Agriculture/Open)
Current Land Use:	Undeveloped portion of larger tract adjoining existing residential development
Proposed Land Use:	Continuation / expansion of adjoining Low-Density Residential (LDR)subdivision
Applicant:	Larry T. McCord
Status of Applicant:	Owner



*Subject Property – **4.56 ACRES - PRAIRIE COVE***

REQUEST SUMMARY

Project Proposal Summary:	Rezone 4.56 acres of the 36.60-acre parent parcel from A/O to LDR to allow continuation of the adjoining existing residential subdivision along Prairie Cove.
Staff Recommendation:	**APPROVAL**
Committee Action Required:	Recommend approval, approval with contingencies, denial, or tabling of the rezoning request.
Applicable Regulations:	Applicable A/O and LDR district standards; Development Code Sec. 12.8 – Zoning Map Change.

SITE CONTEXT

Surrounding Land Use & Zoning:	Existing LDR residential development (Prairie Cove subdivision) adjoin the subject tract; remaining A/O land in the surrounding area,
Access:	The August 2026 survey shows the 4.56-acre tract adjoining the eastern and southern right-of-way of Prairie Cove, providing access through the existing subdivision street network.
Special Information:	Only 4.56 acres of the approximately 36.60-acre parent parcel are proposed for rezoning. The request is intended to extend the existing residential development pattern and continue development of the adjoining subdivision.
Driving Directions	From City Hall, travel west on Main Street, turn north onto Coley Road, continue to Chesterville Road, then turn west on Chesterville Road and left onto Prairie Cove. The subject tract is located at the rear of the existing subdivision.

Development Code Section 12.8 Zoning Map Change Requirements:

All parcels proposed for rezoning must be approved first by the Planning Committee by a 2/3rd maj followed by approval of the City Council.

A notice of this public hearing was published in the Daily Journal.

12.8.14. Written Recommendation and Review Criteria.

The Planning Committee shall provide a written recommendation regarding whether each proposed map change is consistent with the comprehensive plan and other applicable adopted plans. The recommendation shall be based on the reasons articulated by Committee members voting in the majority, and the recommendation shall be developed as determined in the Committee's Rules of Procedure. In addition to plan consistency, Committee members may also consider other matters deemed appropriate by the Committee, which may include but are not limited to:

(1) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
(2) Suitability of the subject property for uses permitted by the current versus the proposed district;
(3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City; and
(4) The availability of adequate school, road, parks, wastewater treatment, water supply and stormwater drainage facilities for the proposed use.

12.8.15. Action by the Governing Body.

Before taking action on a zoning map change request, the governing body shall consider any recommendations of the Planning Committee, Director of Development Services or designee, and of staff agencies, and shall conduct a public hearing where interested parties may be heard.

(1) Notice and public hearing requirements shall be in accordance with Section 12.3, Notice and Public Hearings.
(2) Continuances may be granted before action on the request.
(3) Following the public hearing, the governing body may approve the request, deny the request, or send the request back to the Planning Committee for additional consideration.
(4) In adopting or rejecting a zoning map change, the governing body shall adopt a statement describing whether its action is consistent with the Comprehensive Plan and why the action is reasonable and in the public interest. The governing body may adopt the statement furnished by staff or agencies, including but not limited to the Director of Development Services or the Planning Committee, or it may formulate its own statement.
(5) The map change request approved by the governing body may include changes from the request presented. Changes to a development plan may be made upon the proffer by the applicant of such changes.
(6) Approval of a petition gives the applicant the ability to proceed with any additional required approvals.

Comprehensive Development Plan Compliance (per Section 12.8.14):

1.) **Compatibility and conforming uses:** The proposed LDR classification is compatible with the adjoining LDR property and the established residential character of Prairie Cove. Extending LDR to the 4.56-acre tract would continue the existing zoning and development pattern rather than introduce a new or substantially different land use. Future subdivision design should maintain applicable dimensional, buffering, lighting, drainage, and other development standards. No appraisal evidence has been submitted quantifying effects on nearby property values.
2.) **Suitability of proposal:** The subject area is a 4.56-acre portion of a larger 36.60-acre A/O parcel and directly adjoins the existing LDR residential subdivision. The survey shows the tract along the Prairie Cove right-of-way, making it suitable for coordinated residential planning with the adjoining subdivision. LDR zoning is more consistent with the stated purpose of continuing residential development than the current A/O classification. Any subdivision plat, lot configuration, street extension, access, and utility improvements require separate review and approval.
3.) **Balance of use and City demand:** The request would provide a logical, incremental extension of an established low-density residential area and reduce a fragmented zoning edge between the existing subdivision and the portion of the parent tract proposed for development. The rezoning may provide additional residential lots within an area already developed for residential use. The application does not, by itself, establish a citywide shortage of LDR-zoned land.

4.) **Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage:** The tract adjoins an existing residential subdivision and the Prairie Cove street right-of-way, allowing development to be evaluated as an extension of the existing neighborhood. No detailed subdivision or infrastructure plan is included with the rezoning request. Adequacy and capacity of streets, water, wastewater, stormwater drainage, and other public facilities should therefore be confirmed during subsequent subdivision and development review. Drainage and utility easements, stormwater management, and emergency access should be addressed before development approval.

Final Recommendation: Staff recommends **Approval** of RZ26-05, rezoning approximately 4.56 acres of Parcel 079S-30-057-00, a 36.60-acre parent parcel, from A/O (Agriculture/Open) to LDR. The recommendation is based on the tract's direct relationship to the adjoining LDR property and existing Prairie Cove residential subdivision, the compatibility of the proposed classification with the established residential development pattern, and the opportunity to continue the subdivision under a consistent zoning classification.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF REZONING APPLICATION RZ26-06 TO REZONE A LANDLOCKED 1.025-ACRE TRACT IDENTIFIED AS PARCEL # 076K-23-064-00 OFF MCCULLOUGH BLVD FROM LDR TO MUCC **TN**

Request: Rezone Parcel # 076K-23-064-00 off McCullough BLVD from *Low Density Residential (LDR) to Mixed-Use Commercial Corridor (MUCC)* to allow coordinated use with the adjoining MUCC property fronting McCullough Boulevard.

Planning Committee Recommendation: APPROVAL (October 6, 2026)

REZONING APPLICATION

City of Tupelo | Department of Development Services
Mail: P O Box 1485, Tupelo, MS 38802-1485
Phone: (662) 841-6510 **Fax:** (662) 841-6550
Email: permits@tupeloms.gov

MUNIS R2260
Received By: MS
Date Received: 9.9.26
(for office use only)

Permit Fee: $200 ***(Non-refundable)***

PROPERTY INFORMATION

PROJECT LOCATION:
(ADDRESS & PARCEL # REQUIRED): _____ / 076K-23-064-00

ACRES TO BE REZONED: 1.025 **REZONING DISTRICT:** LDR

PROPOSED USE: MUCC **OVERLAY DISTRICT: YES** ____ **NO** X *(IF YES, OVERLAY APPLICATION IS REQUIRED)*

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: Bonds Properties LLC Email: Dennis.bonds@ymail.com

Address: P.O. Box 47 City: Burnsville State: MS Zip Code: 38833

Phone Number(s): (662) 424-2005

APPLICANT CONTACT INFORMATION (*if different than owner*):

Name: _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s) _____

ENGINEER/CONSULTANT CONTACT INFORMATION:

Name: _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s) _____

REQUIRED ATTACHMENTS ***(all required attachments must be submitted BEFORE the Planning Committee Meeting)***

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission — X
2. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. — X
3. Legal description of area to be rezoned must be provided in Microsoft Word format via email — X
4. Geo-Referenced AutoCAD .dwg file of parcel surveys —

PLEASE SEE REVERSE SIDE

1. The Planning Committee shall consider each proposed amendment and shall make recommendations to the City Council regarding whether to approve or deny each proposed amendment. The recommendation shall be based on the following criteria:
    a. Conformance with the Comprehensive Plan;
    b. Otherwise, that changes have occurred in the area since the Plan and Zoning Ordinance were adopted which warrants the requested zone;
    c. City utilities and sewer can accommodate the uses allowable in the requested zone;
    d. The allowable uses in the requested zone will not adversely affect the character of the area and result in a decrease of property values;
    e. There is a need for additional land within the City to be zoned the classification which is requested.

    **The burden of the proof shall be on the applicant to prove these criteria are satisfied.*

2. Submit application no later than four (4) weeks prior to the next meeting of the Planning Committee which is held on the first Monday of each month.
3. Applicant must be represented at the meeting which is held at 6:00 PM in the City Hall Council Chambers located on the second floor at 71 East Troy Street.

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the meeting, the application could be tabled or denied. I understand that if I am not the property owner, written, notarized permission from the property owner must be submitted to the Planning Committee or the application could be tabled or denied.

Applicant Signature: Doris R. Bond **Date:** 9/2/26

INDEXING INSTRUCTIONS TO THE CHANCERY CLERK OF LEE COUNTY, MS:
Northeast Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi

WARRANTY DEED

LARRY R. BONDS
P. O. BOX 47
BURNSVILLE, MS 38833
(662) 427-9581

GRANTOR

BONDS PROPERTIES, LLC,
a Mississippi limited liability company
P. O. BOX 47
BURNSVILLE, MS 38833
(662) 427-9581

GRANTEE

FOR AND IN CONSIDERATION, of the sum of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **LARRY R. BONDS**, hereby convey and warrant, unto **BONDS PROPERTIES, LLC, a Mississippi limited liability company**, the following described property being situated in the County of Lee, State of Mississippi, to-wit:

LEE COUNTY CHANCERY COURT

Commencing at the Northeast corner of the South Half of the Northeast Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi, and run thence West 17 rods, three and one-half feet to the center line of the Tupelo and Ellistown public road; thence in a Southeasterly direction along the center line of said road 153.02 feet to the Southeast corner of the tract of land heretofore conveyed by Thomas P. Roebuck and wife, Laura M. Roebuck, to Houston Stanford and wife, for a point of beginning; thence West along the South line of the lands conveyed to the said Houston Stanford and wife, 35.375 rods, more or less, to the East line of the lands of J. T. Pettigrew; thence South along the said East line of J. T. Pettigrew property 758.166 feet to the Northwest corner of the tract of land heretofore conveyed by Thomas P. Roebuck and wife, to M. Gardner; thence East along the North line of the said Gardner tract of land 697.411 feet to the center of the Tupelo and Ellistown public road; thence in a Northwesterly direction with the center line of said public road 766.332 feet to the point of beginning.

LESS AND EXCEPT: Such part of the above described lands lying within the right-of-way of Tupelo and Ellistown public road. All of said lands being situated in the South Half of the Northest Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi.

10243192 1

Inst # 2007020685
CHANCERY COURT

ALSO LESS AND EXCEPT: 100 feet off of the South side of said lot heretofore sold to Raymond Bryson by Deed recorded in Book 329 at Page 405 of the Deed Records of Lee County, Mississippi.

ALSO LESS AND EXCEPT: 100 feet sold to George W. Brooks by deed recorded in Book 329 at Page 406 of the Deed Records of Lee County, Mississippi, and 70 feet heretofore sold to Mrs. Leslie Kelly by Deed recorded in Book 336 at Page 63 of the deed records of Lee County, Mississippi.

SUBJECT TO right of way for public roads and public utilities, if any; also, subject to prior reservations or conveyances of oil, gas or other mineral rights, if any.

WITNESS, the signature of the Grantor herein, this the 21 day of Dec., 2007.

LARRY R. BONDS

STATE OF MISSISSIPPI

COUNTY OF ALCORN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Larry R. Bonds (being one and the same person as Larry Bonds), who acknowledged before me that he signed, executed and delivered the foregoing deed on the day and year therein mentioned as his own act and deed.

This the 21 day of Dec., 2007.

NOTARY PUBLIC

My Commission Expires: 08/07/08

(SEAL)

Prepared by:

Gregory D. Parkle, MS Bar No. 4369
Phelps Dunbar LLP
One Mississippi Plaza, Seventh Floor
201 S. Spring Street
P. O. Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

2007020685	
RECORDED	
Date(mm/dd/yyyy)	Time (hh:mm)
12/26/2007	11:19 AM
LEE CO., MS	
CHANCERY CLERK BILL BENSON	
Recorded By DEPUTY VICKIE LINDSEY	

August 20, 2026

The following is a legal description of property designated as Parcel 076K-23-064-00 in the land records of Lee County, Mississippi. This description is based on a physical, metes and bounds survey of the subject property performed by Holliday Land Surveying, LLC on August 18 - 20, 2026. The surveyed land parcel is more particularly described as follows:

Commencing at a (found) square iron pipe recognized as being the Northeast corner of the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi *[said point having positional data of Northing = 1,742,577.51 us ft, Easting = 1,011,797.30 us ft, Convergence Angle = 00° 03' 04.97", Scale Factor = 0.99995087, Coordinate system: Mississippi East 2301, Units (Distance): US survey feet];* run thence South 89 degrees 31 minutes 05 seconds West a distance of 141.43 feet to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802 at the Southeast corner of Lot 19 of Edgemont Subdivision [Plat Cabinet A, Slide 168]; run thence South 89 degrees 08 minutes 35 seconds West a distance of 56.25 feet to the Northwest corner of Northshire Subdivision [Plat Cabinet C, Slide 71], which is in the centerline of a ditch, and is the Point of Beginning.

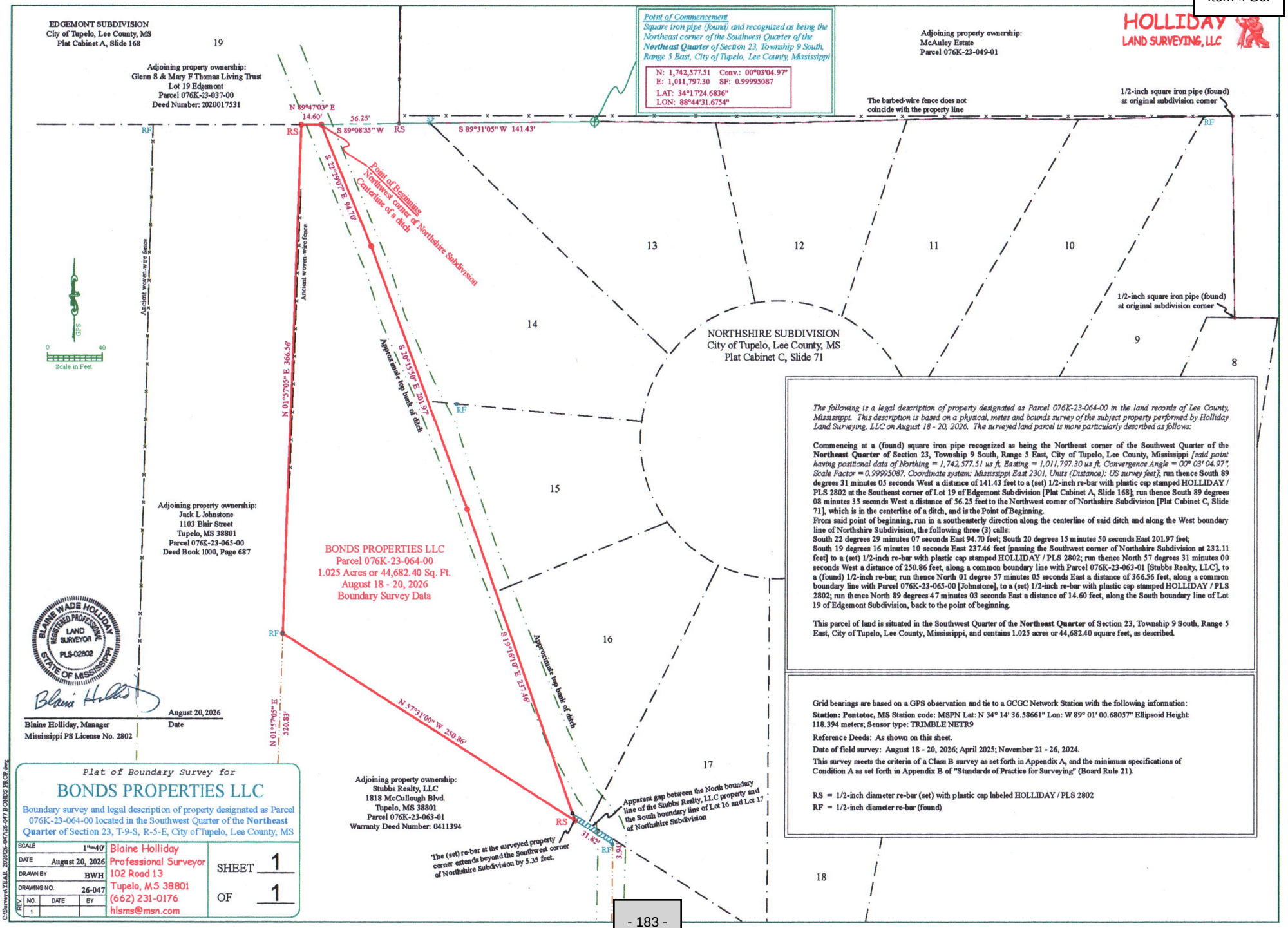
From said point of beginning, run in a southeasterly direction along the centerline of said ditch and along the West boundary line of Northshire Subdivision, the following three (3) calls:

South 22 degrees 29 minutes 07 seconds East 94.70 feet;

South 20 degrees 15 minutes 50 seconds East 201.97 feet;

South 19 degrees 16 minutes 10 seconds East 237.46 feet [passing the Southwest corner of Northshire Subdivision at 232.11 feet] to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 57 degrees 31 minutes 00 seconds West a distance of 250.86 feet, along a common boundary line with Parcel 076K-23-063-01 [Stubbs Realty, LLC], to a (found) 1/2-inch re-bar; run thence North 01 degree 57 minutes 05 seconds East a distance of 366.56 feet, along a common boundary line with Parcel 076K-23-065-00 [Johnstone], to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 89 degrees 47 minutes 03 seconds East a distance of 14.60 feet, along the South boundary line of Lot 19 of Edgemont Subdivision, back to the point of beginning.

This parcel of land is situated in the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, and contains 1.025 acres or 44,682.40 square feet, as described.



The following is a legal description of property designated as Parcel 076K-23-064-00 in the land records of Lee County, Mississippi. This description is based on a physical, metes and bounds survey of the subject property performed by Holliday Land Surveying, LLC on August 18 - 20, 2026. The surveyed land parcel is more particularly described as follows:

Commencing at a (found) square iron pipe recognized as being the Northeast corner of the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi *[said point having positional data of Northing = 1,742,577.51 us ft, Easting = 1,011,797.30 us ft, Convergence Angle = 00° 03' 04.97", Scale Factor = 0.99995087, Coordinate system: Mississippi East 2301, Units (Distance): US survey feet]*; run thence South 89 degrees 31 minutes 05 seconds West a distance of 141.43 feet to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802 at the Southeast corner of Lot 19 of Edgemont Subdivision [Plat Cabinet A, Slide 168]; run thence South 89 degrees 08 minutes 35 seconds West a distance of 56.25 feet to the Northwest corner of Northshire Subdivision [Plat Cabinet C, Slide 71], which is in the centerline of a ditch, and is the Point of Beginning.

From said point of beginning, run in a southeasterly direction along the centerline of said ditch and along the West boundary line of Northshire Subdivision, the following three (3) calls:

South 22 degrees 29 minutes 07 seconds East 94.70 feet; South 20 degrees 15 minutes 50 seconds East 201.97 feet; South 19 degrees 16 minutes 10 seconds East 237.46 feet [passing the Southwest corner of Northshire Subdivision at 232.11 feet] to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 57 degrees 31 minutes 00 seconds West a distance of 250.86 feet, along a common boundary line with Parcel 076K-23-063-01 [Stubbs Realty, LLC], to a (found) 1/2-inch re-bar; run thence North 01 degree 57 minutes 05 seconds East a distance of 366.56 feet, along a common boundary line with Parcel 076K-23-065-00 [Johnstone], to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 89 degrees 47 minutes 03 seconds East a distance of 14.60 feet, along the South boundary line of Lot 19 of Edgemont Subdivision, back to the point of beginning.

This parcel of land is situated in the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, and contains 1.025 acres or 44,682.40 square feet, as described.

Grid bearings are based on a GPS observation and tie to a GCGC Network Station with the following information:
Station: Pontotoc, MS Station code: MSPN Lat: N 34° 14' 36.58661" Lon: W 89° 01' 00.68057" Ellipsoid Height: 118.394 meters; Sensor type: TRIMBLE NETR9

Reference Deeds: As shown on this sheet.

Date of field survey: August 18 - 20, 2026; April 2025; November 21 - 26, 2024.

This survey meets the criteria of a Class B survey as set forth in Appendix A, and the minimum specifications of Condition A as set forth in Appendix B of "Standards of Practice for Surveying" (Board Rule 21).

RS = 1/2-inch diameter re-bar (set) with plastic cap labeled HOLLIDAY / PLS 2802
RF = 1/2-inch diameter re-bar (found)

BLAINE WADE HOLLIDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS-02802
STATE OF MISSISSIPPI

August 20, 2026
Blaine Holliday, Manager — Date
Mississippi PS License No. 2802

Plat of Boundary Survey for

BONDS PROPERTIES LLC

Boundary survey and legal description of property designated as Parcel 076K-23-064-00 located in the Southwest Quarter of the **Northeast Quarter** of Section 23, T-9-S, R-5-E, City of Tupelo, Lee County, MS

SCALE	1"=40'
DATE	August 20, 2026
DRAWN BY	BWH
DRAWING NO.	26-047

REV. NO.	DATE	BY
1		

Blaine Holliday
Professional Surveyor
102 Road 13
Tupelo, MS 38801
(662) 231-0176
hlsms@msn.com

SHEET 1 OF 1

C:\Surveys\YEAR_2026\26-047\26-047 BONDS PROP.dwg

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

Rezoning Application – LDR to MUCC

Item # S6.

Application No.:	**RZ26-**
Meeting Date:	**Oct. 5, 2026**
Parcel No.:	**076K-23-064-00**

PROPERTY INFORMATION

Property Location:	Landlocked tract adjoining McCullough Boulevard frontage property (Busylad Rent-All)
Parcel Number:	076K-23-064-00
Parcel Size:	1.025 acres, approximately 44,682 square feet
Application Type:	REZONING
Purpose:	Incorporate tract into adjoining MUCC property
Current Zoning:	LDR (Low Density Residential)
Current Land Use:	Vacant landlocked tract
Proposed Land Use:	Coordinated use with adjoining property; specific use not identified
Applicant:	Dennis Bonds, Bonds Properties LLC
Status of Applicant:	Owner



*Subject Property – **Behind Busylad – McCullough BLVD***

REQUEST SUMMARY

Project Proposal Summary:	Rezone 1.025 acres to MUCC to allow coordinated use with the adjoining MUCC property fronting McCullough Boulevard.
Staff Recommendation:	**APPROVAL**
Committee Action Required:	Recommend approval, approval with contingencies, denial, or tabling of the rezoning request.
Applicable Regulations:	Applicable LDR and MUCC district standards; Development Code Sec. 12.8 – Zoning Map Change.

SITE CONTEXT

Surrounding Land Use & Zoning:	Adjoining MUCC frontage property; Northshire Subdivision (LDR) to the east
Access:	The subject property is landlocked and has no direct public street access.
Special Information:	The subject property is landlocked. The adjoining MUCC property owner intends to incorporate the tract into that property. The August 20, 2026 survey depicts a narrow, irregular tract along the western boundary of Northshire Subdivision, with a ditch along its eastern boundary.
Driving Directions	From City Hall, proceed to Main Street and travel west to Gloster Street. Travel north on Gloster, then take McCullough Boulevard west toward 1818 McCullough Boulevard. The subject tract lies behind the adjoining commercial property and has no direct public street access.

Development Code Section 12.8 Zoning Map Change Requirements:

All parcels proposed for rezoning must be approved first by the Planning Committee by a 2/3rd maj followed by approval of the City Council.

A notice of this public hearing was published in the Daily Journal.

12.8.14. Written Recommendation and Review Criteria.

The Planning Committee shall provide a written recommendation regarding whether each proposed map change is consistent with the comprehensive plan and other applicable adopted plans. The recommendation shall be based on the reasons articulated by Committee members voting in the majority, and the recommendation shall be developed as determined in the Committee's Rules of Procedure. In addition to plan consistency, Committee members may also consider other matters deemed appropriate by the Committee, which may include but are not limited to:

(1) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
(2) Suitability of the subject property for uses permitted by the current versus the proposed district;
(3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City; and
(4) The availability of adequate school, road, parks, wastewater treatment, water supply and stormwater drainage facilities for the proposed use.

12.8.15. Action by the Governing Body.

Before taking action on a zoning map change request, the governing body shall consider any recommendations of the Planning Committee, Director of Development Services or designee, and of staff agencies, and shall conduct a public hearing where interested parties may be heard.

(1) Notice and public hearing requirements shall be in accordance with Section 12.3, Notice and Public Hearings.
(2) Continuances may be granted before action on the request.
(3) Following the public hearing, the governing body may approve the request, deny the request, or send the request back to the Planning Committee for additional consideration.
(4) In adopting or rejecting a zoning map change, the governing body shall adopt a statement describing whether its action is consistent with the Comprehensive Plan and why the action is reasonable and in the public interest. The governing body may adopt the statement furnished by staff or agencies, including but not limited to the Director of Development Services or the Planning Committee, or it may formulate its own statement.
(5) The map change request approved by the governing body may include changes from the request presented. Changes to a development plan may be made upon the proffer by the applicant of such changes.
(6) Approval of a petition gives the applicant the ability to proceed with any additional required approvals.

Comprehensive Development Plan Compliance (per Section 12.8.14):

1.) **Compatibility and conforming uses:** Extending the adjoining MUCC classification to this tract would support continuity with the existing zoning pattern and coordinated use of the combined site. Future development should address compatibility with Northshire Subdivision and nearby properties through applicable setbacks, landscaping, buffering, lighting, and drainage standards. Review should consider the range of MUCC uses, not only the current owner's intended property combination. No appraisal evidence quantifies effects on nearby property values.
2.) **Suitability of proposal:** The landlocked condition and narrow, irregular configuration limit practical use as an independent LDR parcel. MUCC zoning would allow the tract to be planned with the adjoining MUCC property, with access and circulation addressed together. Any required conveyance, lot consolidation or replat, and access documentation must be completed separately.
3.) **Balance of use and City demand:** The site-specific need is to integrate a constrained interior tract into the adjoining corridor property under consistent zoning. This would reduce fragmented zoning and support coordinated site planning. The request does not establish a citywide shortage of MUCC land.
4.) **Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage:** Coordinated site planning offers an opportunity to address access, utilities, and drainage through the adjoining frontage property. No specific development program is proposed, and facility capacity should be confirmed for the anticipated uses and intensity. Drainage review should address the surveyed ditch and preserve applicable easements and maintenance a

Final Recommendation: Staff recommends Approval of RZ26-06, rezoning Parcel 076K-23-064-00, approximately 1.025 acres, from LDR to MUCC. The recommendation is based on the property's landlocked condition, its relationship to the adjoining MUCC property fronting McCullough Boulevard, and the opportunity for coordinated use under a consistent zoning classification.

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF PRELIMINARY PLAT APPROVAL FOR GARFIELD COMMONS SUBDIVISION **TN**

Request: Review and approve Major Subdivision Application 26-04 (Preliminary Plat) for Garfield Commons Subdivision.

Attachments:

1. MAJSUB26-04 Application
2. Preliminary Plat
3. Staff Analysis

MAJOR SUBDIVISION APPLICATION

City of Tupelo | Department of Development Services
Mail: P O Box 1485, Tupelo, MS 38802-1485
Phone: (662) 841-6510 **Fax:** (662) 841-6550
Email: permits@tupeloms.gov

MUNIS MAJSUB000004
Received By: MS
Date Received: 9.1.26
(for office use only)

Permit Fee: $250.00 ***(Non-refundable)***

A pre-application conference is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St. See Major Subdivision Checklist for required attachments.

PROJECT DESCRIPTION

PROJECT LOCATION:
(LOCATION AND/OR EXISTING PARCEL NUMBER(S): 836 Circle (Parcel 113E-06-139-00); 805 Garfield (Parcel: 113E-06-137-00; 901 Garfield (Parcel: 101H-01-076-00); 0 Garfield (Parcel: 101H-01-142-00); a Portion of 915 Garfield (Parcel 101H-01-079-00)

PROPOSED SUBDIVISION NAME: Garfield Commons - Phase I

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): V-A, V-B

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): I-A

Project Acreage	7.55 + ROW	**Current Zoning**	MUE	**Existing Structures**	(Y) N
Number of Lots	4 + ROW	**Proposed Zoning**	[walkable]	**Demolition Required**	(Y) N
Minimum Lot Size		**Current Land Use**	vacant	**Clearing Required**	(Y) N
Maximum Lot Size	3.99 ac	**Proposed Land Use**	mixed	**Cut/Fill Required**	(Y) N
Chickasaw Review	Y (N)	**Overlay District**	Y (N)	**Proposed Signage**	(Y) N
Flood Zone	Y (N)	**Historic District**	Y (N)	**Other Zoning Requests**	Y (N)
Suspect Soils	(Y) N	**Special Use Standards**	Y (N)		

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: NMHS Property Holdings, LLC Email: c/o jhand@ironbridgecapital.com

Address: 830 S. Gloster St. City: Tupelo State: MS Zip Code: 38801

Phone Number(s): (843) 343-4485

APPLICANT CONTACT INFORMATION (*if different from owner*):

Name: IBCP Garfield, LLC Email: jhand@ironbridgecapital.com

Address: 997 Morrison Dr. City: Charleston State: SC Zip Code: 29403

Phone Number(s): (843) 343-4484

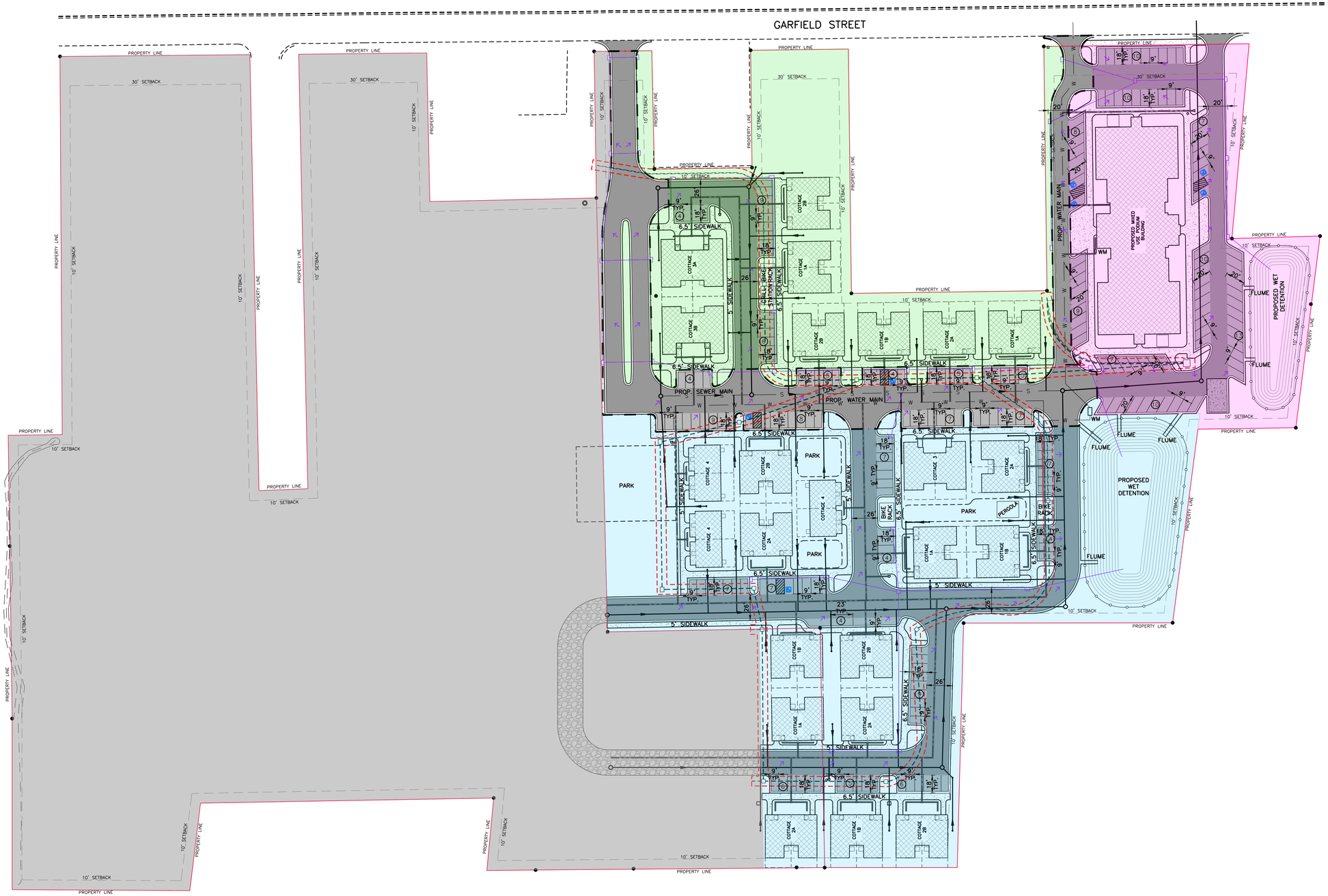
PLEASE ... ERSE SIDE

Required Attachments ***(all required attachments must be submitted BEFORE the permit can be issued)***

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission ____
2. Site/Development Plan. (Signed and Sealed) ____
3. Preliminary Plat (Signed and Sealed) ____
4. Geo-referenced AutoCad .dwg file of survey ____
5. Survey of lots ____
6. Assigned Parcels and Parcel Map from the Tax Assessor's Office ____

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: _____ **Date:** 8.24.26



50 0 50 100

SCALE: 1"=100'

SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CRUSHED LIMESTONE
- PARCEL 1 – 1.78 ACRES
- PARCEL 2 – 1.77 ACRES
- PARCEL 3 – 3.99 ACRES
- PARCEL 4 – 10.59 ACRES
- PUBLIC ROW 1.09 ACRES

- PROPOSED CITY OF TUPELO R.O.W. (BACK OF CURB TO BACK OF CURB)
- W — PROPOSED PUBLIC WATER MAIN
- S — PROPOSED PUBLIC SEWER MAIN
- PROPOSED PRIVATE WATER MAIN
- PROPOSED PRIVATE SEWER MAIN
- PROPOSED 10' ELECTRICAL EASEMENT
- PROPOSED STORM SEWER, STRUCTURES & FLOW ARROWS

Revisions				
#	Date	Nature	By	App'd.

Project No. M-3475	Designed By R.C.M.
Date 9-1-26	Drawn By C.L.
Scale SEE ABOVE	Checked By R.C.M.

GARFIELD COMMONS
BY IRON BRIDGE CAPITAL

800 BLOCK GARFIELD STREET
TUPELO, MISSISSIPPI

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

PRELIMINARY PLAT EXHIBIT

1

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

MAJOR SITE PLAN- DEVELOPMENT PLAN
MIXED USE EMPLOYMENT

Application No.:	**MSP26-01**
Meeting Date:	**Oct. 5, 2026**
Parcel No.:	**101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00**

PROPERTY INFORMATION

Property Location:	836 Circle, 805, 901, and a portion of 915 Garfield St.
Parcel Number:	101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00
Application Type:	Major Site Plan/Major Subdivision Development Plan
Purpose:	Redevelop former site of One Deville apartments as mixed-use, primarily residential
Current Zoning:	Mixed Use Employment
Current Land Use:	Vacant
Surrounding Zoning	MUCC on east side, MDR on north, west, and east
Setback Requirements:	Front: minimum 10', maximum 30', side and rear 10'
Applicant:	IBCP Garfield LLC
Status of Applicant:	Developer



Subject Property **– 836 Circle, 805, 901, and a portion of 915 Garfield St.**

REQUEST SUMMARY

Request:	Approve Development Plan under the standards in Development Code section 12.9.
Applicable Regulations:	4.12.1, Purpose and Objectives of Mixed-Use Residential zoning district; 4.12.3, Pedestrian Scale Development; 12.9 Development Plans
Committee Action Required:	Approve, approve with conditions, deny, or table the request.
Staff Recommendation:	Approval

SITE CONTEXT

Driving Directions:	Take South Gloster past Crossover Road; right on Garfield Street; subject property is on left behind three commercial properties facing Garfield.

Special information: This project is being reviewed as a Development Plan under the standards in Development section 12.9. The Development Plan concept is intended to accommodate master-planned projects which include elements of both commercial site plans and subdivisions and which involve requests for modification of multiple zoning standards. Review and decision on a Development Plan serves as a record of recommendations that can include site plan approval, subdivision preliminary plat approval, modification of allowable uses, compatible or flexible use approval, and variance of development standards. The Development Plan process also requires a Development Agreement outlining the applicant's commitment to completing the project as described in the application materials. A development agreement between the applicant/developer and the City of Tupelo has been completed.

Because of the scale of the project, and the extent of master-planning already included in the development agreement, overall impact and value is taken to be the primary consideration. Specific details are to be handled with flexibility rather than as representing non -compliance or deficiency. Code Section 4.12.1, Purpose and Intent of Mixed Use Residential Zoning District, reads as follows:

> The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian - scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

The project has been designed in compliance primarily with pedestrian-scale development standard (MUE-1), as described in Code Section 4.12.3:

> A developer who chooses walkable development will be allowed significantly higher density as well as reduced landscaping and no open space requirements. Landscaping requirements may be reduced for a development with side and rear parking areas. In general, dimensional standards may be adjusted to allow increases in the intensity of use if such increase is compatible with existing development. Buffer requirements between non-residential and residential areas may be replaced by architectural transition and pedestrian connections. Tree replacement requirements may be reduced for pedestrian-oriented development. Vertically mixed uses are encouraged. Standards for building design or materials may be reduced if additional landscaping is provided. Sidewalk requirements may be waived if a system of internal pedestrian circulation or another pedestrian amenity is more appropriate. Requests for flexibility considerations that reduce the pedestrian accessibility or appeal of a proposed development will not normally be considered. A development that consists of at least 50 percent residential uses shall be built with the walkable set of standards (MUE-1).

Plan elements that may require flexibility include the dimensions of boundary buffer on the northwest, between a multi-use building planned for a future phase and the Lee Acres residential zoning district; the height of the three multi-use buildings; and the 3% open space requirement. Some of these points may be resolved as construction plans, including final dimensions of project elements, for the future phases are prepared.

The total impact of the project includes the elimination of the deteriorated apartment complex that formerly occupied part of the site. The first phase will see the production of 56 single family dwelling units and 48 upper-floor apartments. The residential units are intended to provide housing for personnel of North Mississippi Medical Center and its associated facilities. Creating this new cluster of population near the medical employment Planning Department Staff Analysis / Tupelo Planning Committee 3 area will substantially and positively impact the South Gloster commercial zone, as well as improving the value of the nearby Lee Acres residential area. The project also represents a major investment in the tax base of the city.

Recommendation: Approval

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF REVIEW/APPROVE DEVELOPMENT PLAN (MAJOR SITE PLAN APPLICATION 26-01) FOR GARFIELD COMMONS **TN**

Request: Review and approve Major Site Plan Application 26-04 and Development Plan for Garfield Commons.

Attachments:

1. MSP26-01 Application
2. Major Site Plan
3. Project Description
4. Exterior Elevations
5. Staff Analysis

MAJOR SITE PLAN APPLICATION

City of Tupelo | Department of Development Services
Mail: P O Box 1485, Tupelo, MS 38802-1485
Phone: (662) 841-6510 **Fax:** (662) 841-6550
Email: permits@tupeloms.gov

MUNIS MSP26-01
Received By: MS
Date Received: 9.1.26
(for office use only)

Permit Fee: $200 + $20/COMMERCIAL UNIT AND/OR $10/RESIDENTIAL UNIT *(Non-refundable)*

A pre-application conference with a member of the Planning Division is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St.

PROJECT DESCRIPTION

PROJECT LOCATION:
(LOCATION AND/OR EXISTING PARCEL NUMBER(S): 836 Circle (Parcel 113E-06-139-00); 805 Garfield (Parcel: 113E-06-137-00; 901 Garfield (Parcel: 101H-01-076-00); 0 Garfield (Parcel: 101H-01-142-00); a Portion of 915 Garfield (Parcel 101H-01-079-00)

PROPOSED LAND USE: Walkable Mixed Use

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): V-A, V-B

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): I-A

Phase 1: 3 Parcels as platted: 7.51 acres plus ROW (public)
PARCEL ACREAGE: _____ **CURRENT LAND USE:** undeveloped **CURRENT ZONING:** MUE

IS LAND DEVELOPMENT REQUIRED (*demolition, clearing, cut/fill, tree removal*)? YES X **NO** _____

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: NMHS Property Holdings, LLC Email: c/o Jhand@ironbridgecapital.com
Address: 830 S. Gloster St. City: Tupelo State: MS Zip Code: 38801
Phone Number(s): (843) 343-4485

APPLICANT CONTACT INFORMATION (*if different from owner*):

Owner Name: IBCP Garfield, LLC Email: _____
Address: 997 Morrison Drive City: Charleston State: SC Zip Code: 29403
Phone Number(s): (843) 343-4485

GENERAL CONTRACTOR CONTACT INFORMATION:

Name: Unicorp - Jason Walker Phone Number(s): 601.321.7641
Email Address: jason@theparkcompanies.com CID *(office use only)* _____

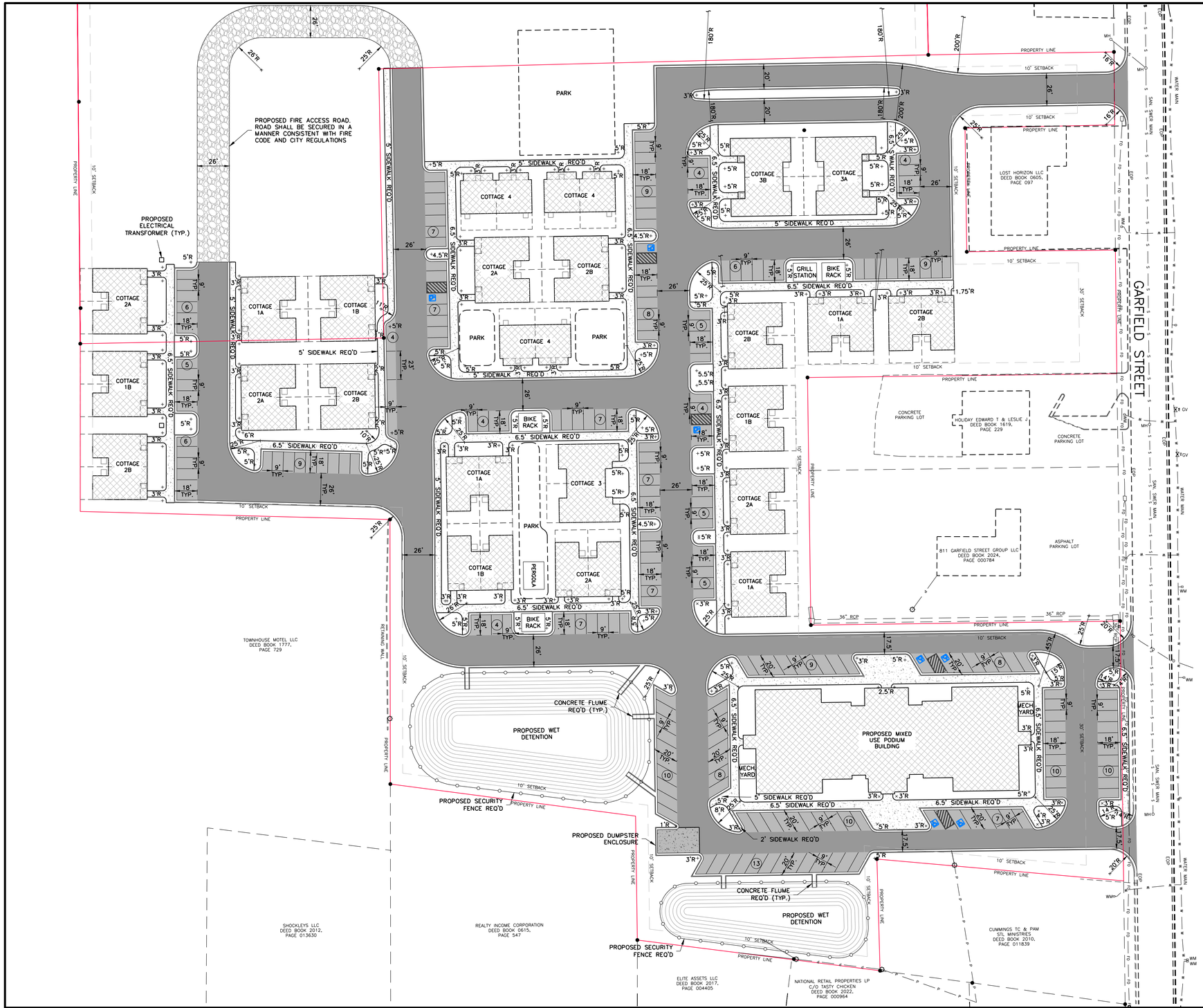
PLEASE SEE REVERSE SIDE

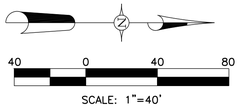
Required Attachments ***(all required documents must be submitted BEFORE Planning Committee Review)***

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission ____
2. Major Site Plan ____
3. Overlay Application, if applicable ____
4. Zoning Request (Compatible Use, Flexible Use, Variance Application), if applicable ____

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: _____ **Date:** 2/20/26





SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CRUSHED LIMESTONE

EXISTING LEGEND

EOP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
MH	MANHOLE
PC	PROPERTY CORNER
EBOX	ELECTRIC/POWER BOX
PP	POWER POLE
FO	FIBER OPTIC/COMMUNICATION BOX
MH	EXISTING MANHOLE
LP	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WS	WATER SERVICE
ICV	IRRIGATION CONTROL VALVE
W — W	EXISTING WATER LINE
P — P	EXISTING OVERHEAD POWER
UGE — UGE	EXISTING UNDERGROUND POWER
S — S	EXISTING SANITARY SEWER LINE
FO — FO	EXISTING FIBER OPTIC LINE

NOTES:

1. THE TOTAL AREA OF THIS PHASE OF THE DEVELOPMENT IS ±8.63 (1.09 BEING PUBLIC ROW) AC./375,487 S.F., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:
   PERVIOUS – 181,110 S.F.
   IMPERVIOUS – 194,812 S.F.
   TOTAL – 375,922 S.F.
2. BUILDING SETBACKS: FRONT 30'
   SIDE 10'
   REAR 10'
3. THIS DEVELOPMENT WILL BE A MIXED USE WITH RESIDENTIAL AND COMMERCIAL.
4. TOTAL PARKING SPACES PROVIDED 224; 7 HANDICAP SPACES WITH 2 BEING VAN ACCESSIBLE.
5. THIS PROPERTY IS ZONED MUE IN THE CITY OF TUPELO.
6. THIS PROPERTY IS LOCATED IN ZONE X – OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBER 28081C0226F, EFFECTIVE DATE OF OCTOBER 16, 2013.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF TUPELO SPECIFICATIONS.
8. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY CITY OF TUPELO.
9. ALL SIGNING AND STRIPING SHALL CONFORM TO CITY OF TUPELO SPECIFICATIONS.
10. ALL RADIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3475	Designed By	R.C.M.
Date	9-1-26	Drawn By	C.L.
Scale	SEE ABOVE	Checked By	R.C.M.

GARFIELD COMMONS
BY IRON BRIDGE CAPITAL

800 BLOCK GARFIELD STREET
TUPELO, MISSISSIPPI

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

RONALD C. McMASTER, JR. LICENSED PROFESSIONAL ENGINEER AND SURVEYOR 15005 STATE OF MISSISSIPPI

SITE PLAN

C1.1

GARFIELD COMMONS – Garfield Road, Tupelo MS.

Garfield Commons is a master-planned mixed-use residential community located at **Garfield Street, Tupelo, Mississippi 38801**, within **Climate Zone 3**. The development is designed as a multi-phase neighborhood revitalization project that combines multifamily housing, duplex residences, healthcare services, open space, and supporting site infrastructure to create a comprehensive residential community. The project is purpose-built for the nearby hospital with their financial support to serve both community revitalization of the project site with newer development and provide critical workforce housing to assist with needs of the staffing for the hospital and new clinic.

The primary phase of development includes a **five-story multifamily podium building** situated along the eastern portion of the site. The podium building contains a **medical clinic on the first floor** with four residential levels above. The residential component consists of **56 dwelling units**, including a mix of one-bedroom (832sf – 887sf) and two-bedroom (985sf – 1,068sf) apartments designed to serve a variety of household sizes and accessibility needs. Residential units are distributed across Levels 2 through 5 and include standard, accessible, and HVI-designated unit types.

The podium building encompasses approximately **82,460 gross square feet (GSF)** and includes residential living areas, vertical and horizontal circulation systems, ancillary support spaces, business areas, and resident storage facilities. The building is served by surface parking areas surrounding the structure, providing convenient access for residents, visitors, and medical clinic patrons.

The overall site plan extends beyond the podium building and incorporates a total network of **48 independent cottage living units in duplex configurations, internal roadways, parking courts, landscaped open spaces, and community park areas**. These cottage living units are separated into 4 total duplex configurations containing both two-bedroom (1,123sf) and three-bedroom (1,376sf – 1,812sf) layouts. The duplex neighborhoods are organized around walkable streets and shared green spaces, creating a connected residential environment that complements the higher-density multifamily component. Future development phases are identified throughout the site, allowing for continued expansion of housing opportunities while maintaining a cohesive community layout.

Stormwater management is provided through strategically located **retention ponds** situated on the eastern and southeastern portions of the development. These features are integrated into the site design to support drainage requirements and enhance long-term site sustainability. The project also includes sidewalks, pedestrian connections, and

landscaped buffers that improve accessibility and connectivity between residential buildings, community amenities, and surrounding neighborhoods.

The multifamily podium building serves as the focal point of the Garfield Commons development, providing a combination of affordable housing and healthcare services within a single structure. Collectively, the podium building, duplex residences, open-space amenities, parking facilities, and future development areas establish a mixed-income, mixed-density community designed to support long-term residential growth and neighborhood revitalization in Tupelo, Mississippi.

COLORS SCHEDULE

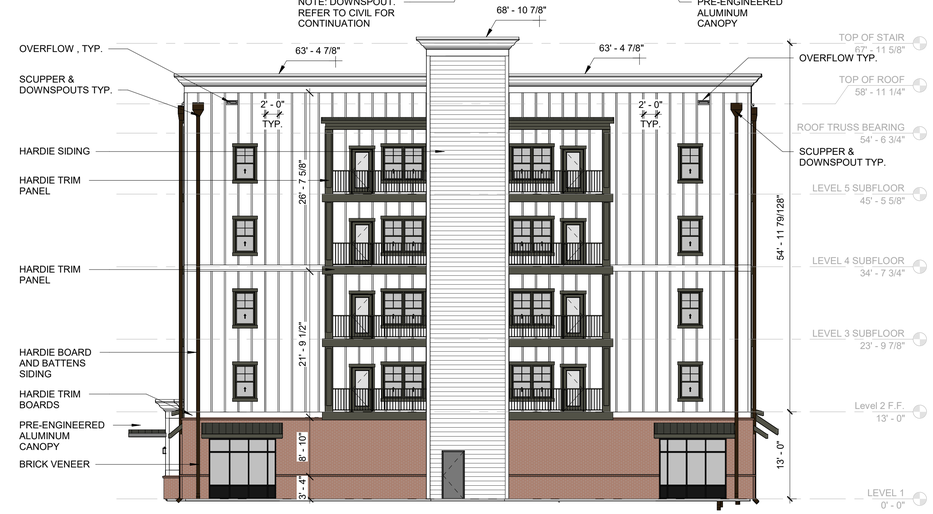
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM



1 SOUTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

IRON BRIDGE CAPITAL
TRANSFORMATIVE INVESTING

GARFIELD COMMONS

GARFIELD STREET
TUPELO, MS 38801

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250054
DATE:	10/5/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

GENERAL NOTES - EXTERIOR ELEVATIONS

TYPICAL ROOF CONSTRUCTION : FIBERGLASS SHINGLES ON 1 LAYER 15# ROOFING FELT ON NOM. 1/2" OSB SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES

TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

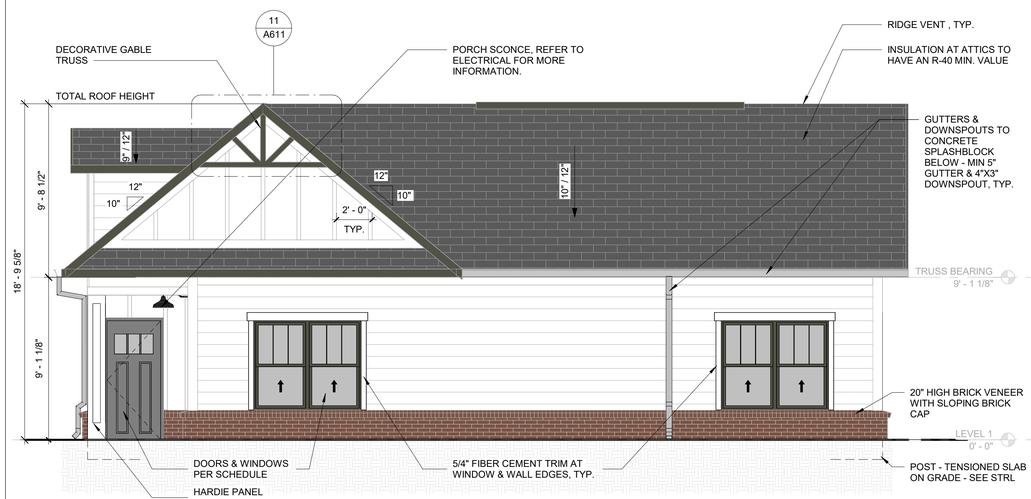
TYPICAL EXTERIOR WALL FINISH: FIBER CEMENT BOARDS & BATTENS ON WEATHER RESISTANT BARRIER ON NOM. 1/2" PLYWOOD SHEATHING ON 2X WOOD FRAMING

COLORS SCHEDULE

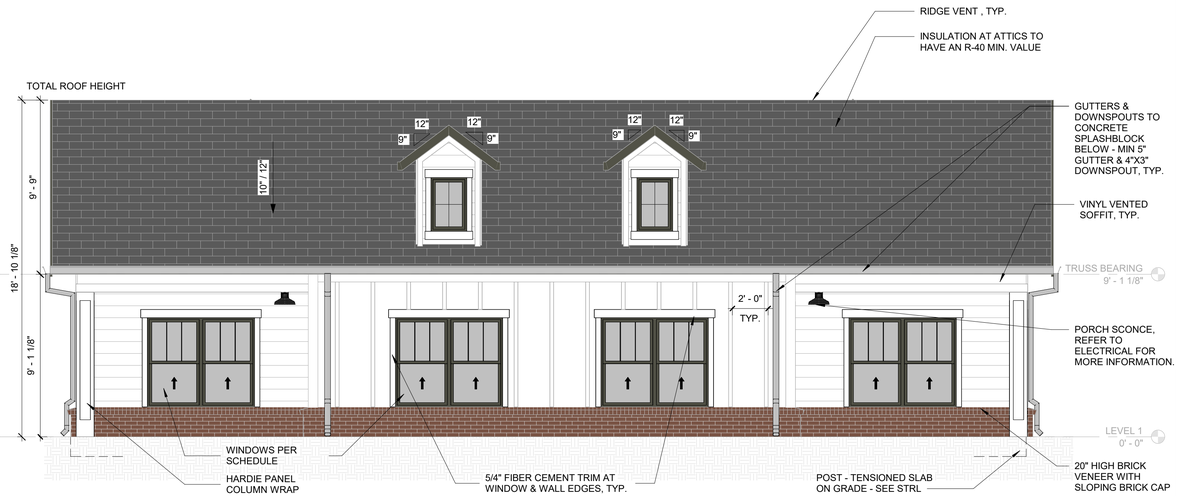
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



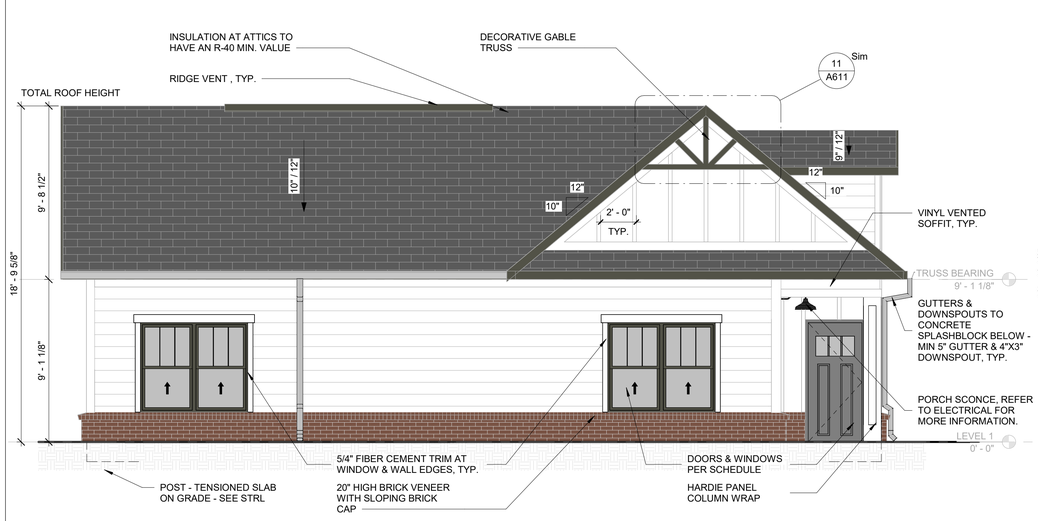
5 3D PERSPECTIVE - COTTAGE 1A



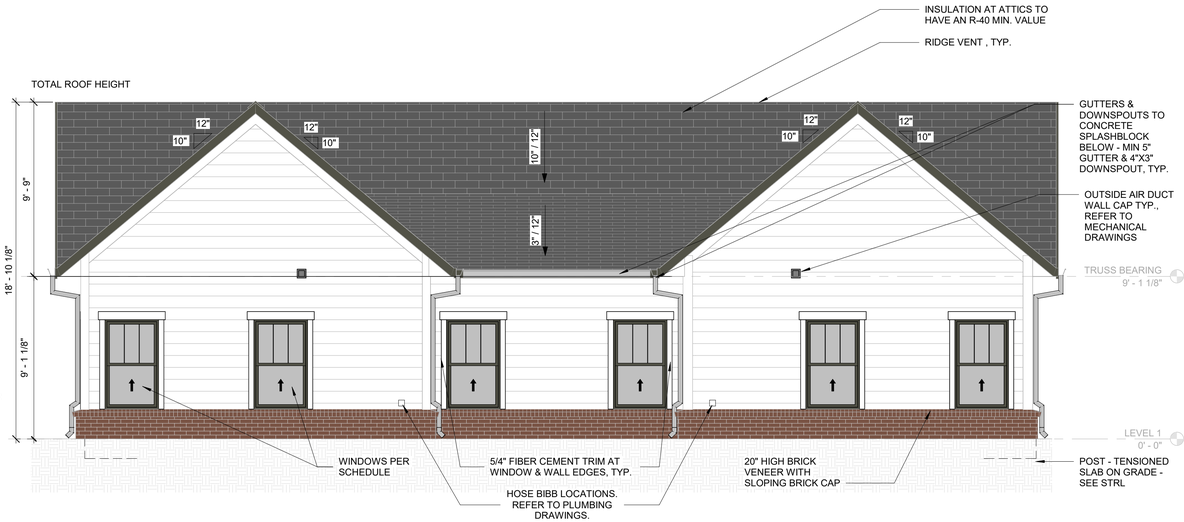
3 COTTAGE 1 - 2BR DUPLEX SIDE ELEVATION 1
1/4" = 1'-0"



1 COTTAGE 1 - 2BR DUPLEX FRONT ELEVATION
1/4" = 1'-0"



4 COTTAGE 1 - 2BR DUPLEX SIDE ELEVATION 2
1/4" = 1'-0"



2 COTTAGE 1 - 2BR DUPLEX REAR ELEVATION
1/4" = 1'-0"

bdg architects
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SEAL

100% REVIEW SET
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 1A - EXTERIOR ELEVATIONS

SHEET NUMBER

A113



5 3D PERSPECTIVE - COTTAGE 1B

GENERAL NOTES - EXTERIOR ELEVATIONS

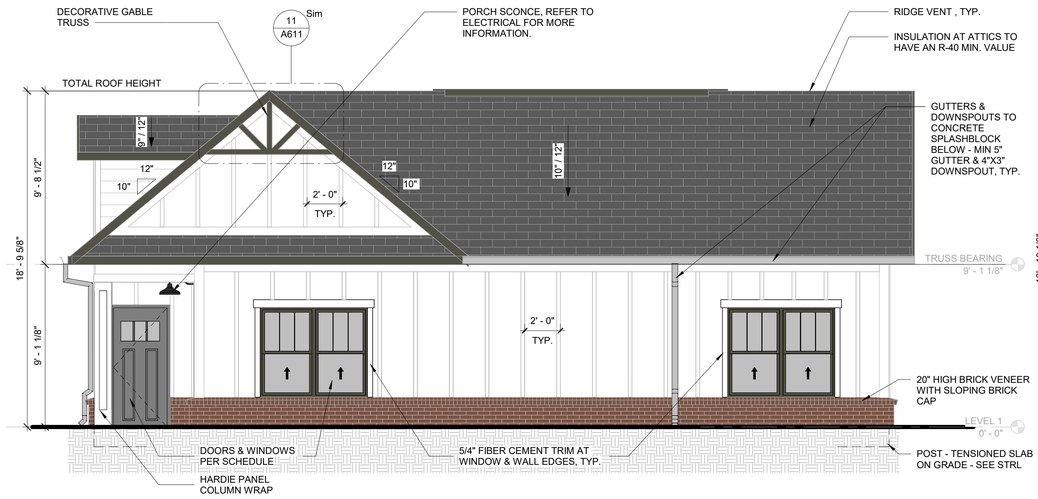
TYPICAL ROOF CONSTRUCTION : FIBERGLASS SHINGLES ON 1 LAYER 15# ROOFING FELT ON NOM. 1/2" OSB SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES

TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

TYPICAL EXTERIOR WALL FINISH: FIBER CEMENT BOARDS & BATTENS ON WEATHER RESISTANT BARRIER ON NOM. 1/2" PLYWOOD SHEATHING ON 2X WOOD FRAMING

COLORS SCHEDULE

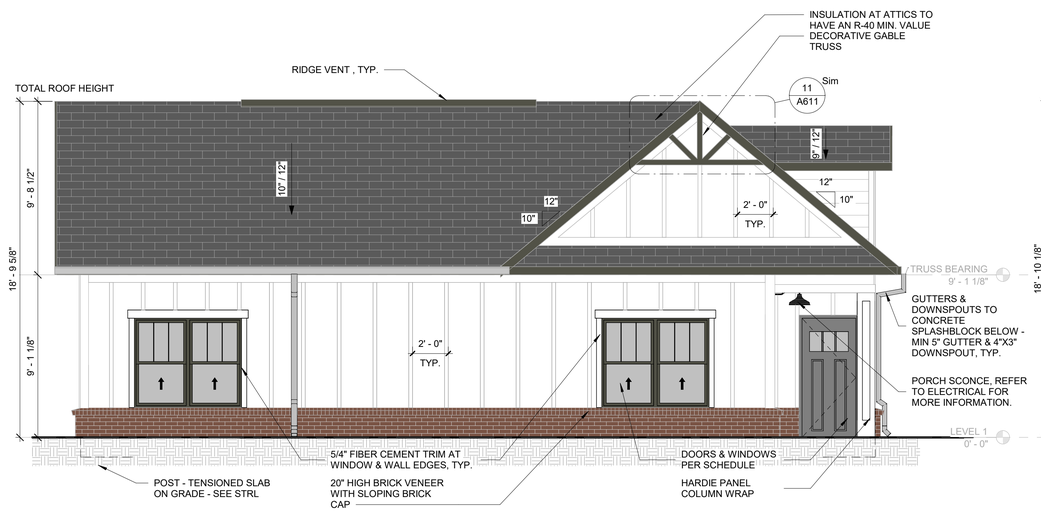
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



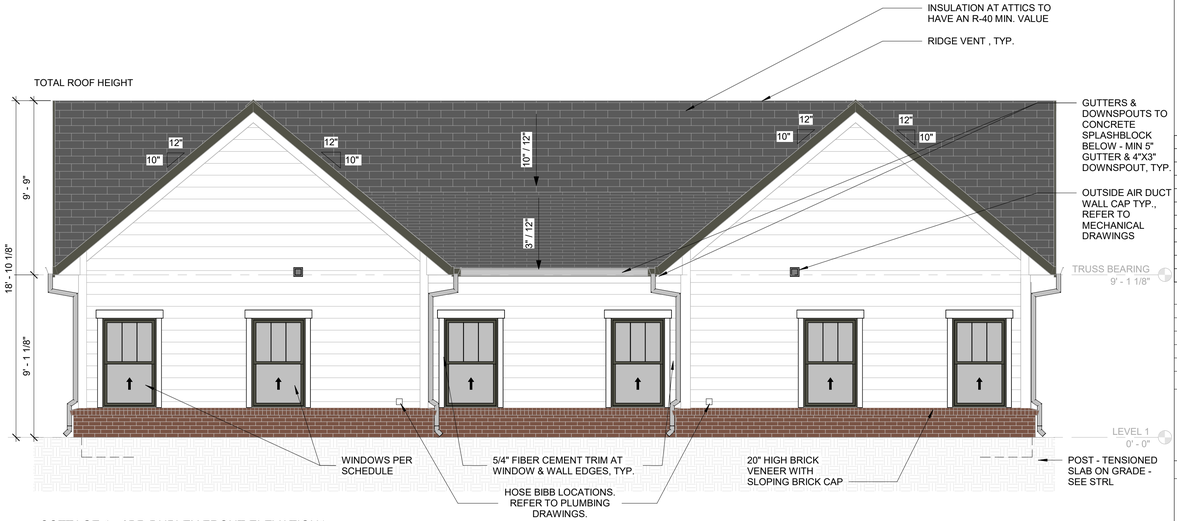
3 COTTAGE 1 - 2BR DUPLEX SIDE ELEVATION 3
1/4" = 1'-0"



1 COTTAGE 1 - 2BR DUPLEX REAR ELEVATION1
1/4" = 1'-0"



4 COTTAGE 1 - 2BR DUPLEX SIDE ELEVATION 4
1/4" = 1'-0"



2 COTTAGE 1 - 2BR DUPLEX FRONT ELEVATION1
1/4" = 1'-0"

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I, STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 1B - EXTERIOR ELEVATIONS

SHEET NUMBER

A114



5 3D PERSPECTIVE - COTTAGE 2A

GENERAL NOTES - EXTERIOR ELEVATIONS

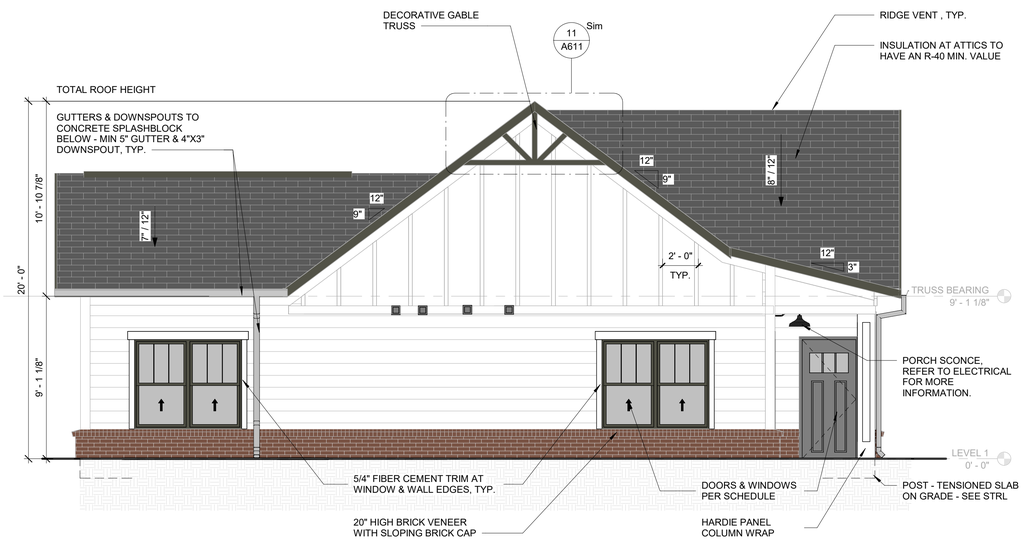
TYPICAL ROOF CONSTRUCTION : FIBERGLASS SHINGLES ON 1 LAYER 15# ROOFING FELT ON NOM. 1/2" OSB SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES

TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

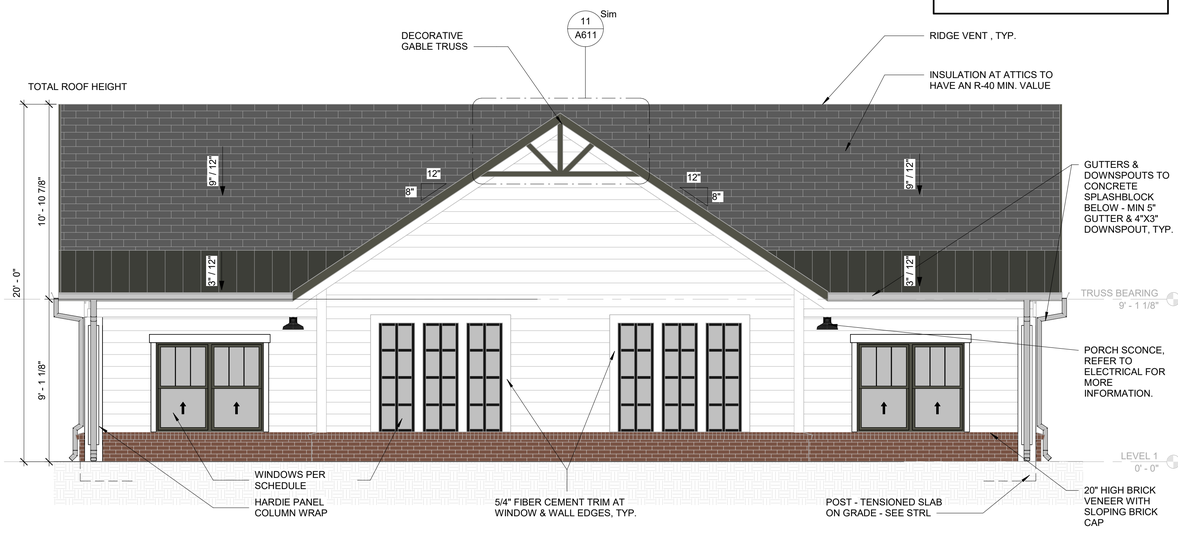
TYPICAL EXTERIOR WALL FINISH: FIBER CEMENT BOARDS & BATTENS ON WEATHER RESISTANT BARRIER ON NOM. 1/2" PLYWOOD SHEATHING ON 2X WOOD FRAMING

COLORS SCHEDULE

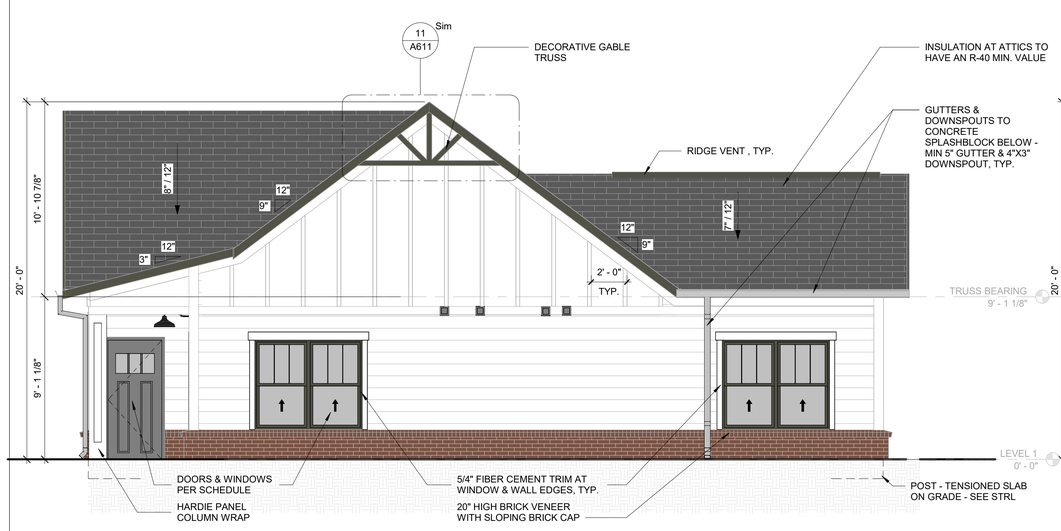
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



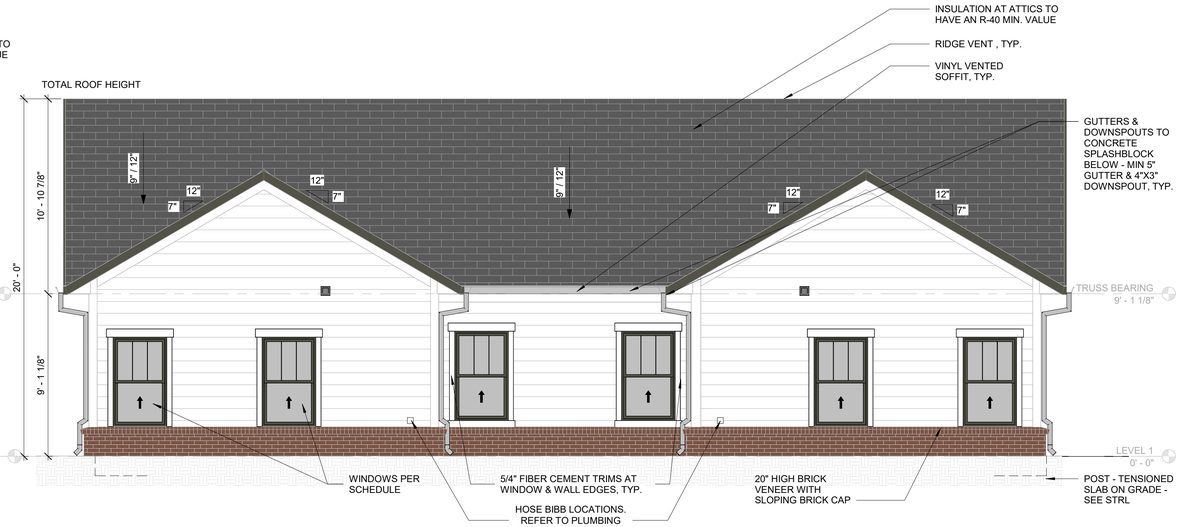
4 COTTAGE 2 - 2BR DUPLEX SIDE ELEVATION 2
1/4" = 1'-0"



2 COTTAGE 2 - 2BR DUPLEX FRONT ELEVATION
1/4" = 1'-0"



3 COTTAGE 2 - 2BR DUPLEX SIDE ELEVATION 1
1/4" = 1'-0"



1 COTTAGE 2 - 2BR DUPLEX REAR ELEVATION
1/4" = 1'-0"

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JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 2A - EXTERIOR ELEVATIONS

SHEET NUMBER

A123



5 3D PERSPECTIVE - COTTAGE 2B

GENERAL NOTES - EXTERIOR ELEVATIONS

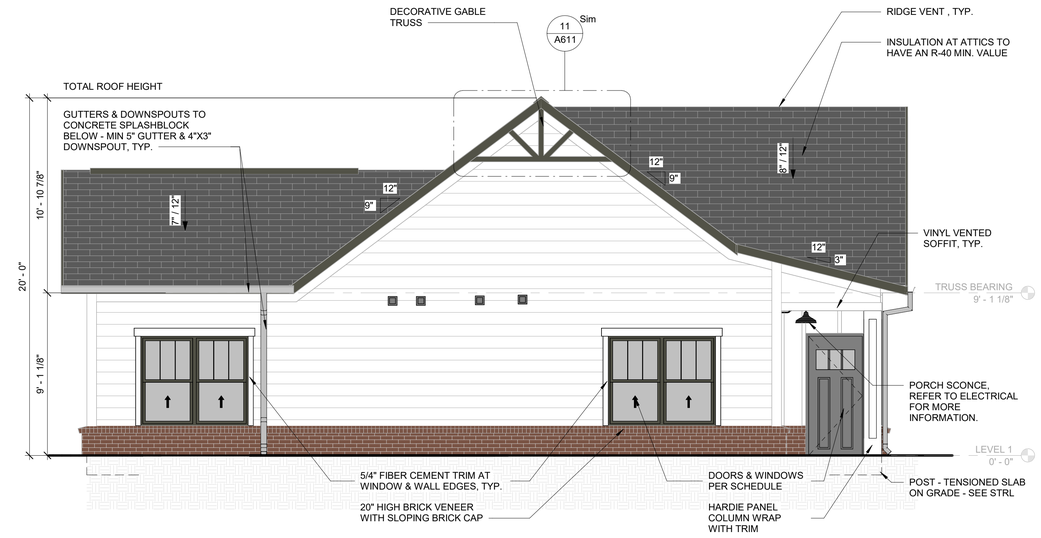
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TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

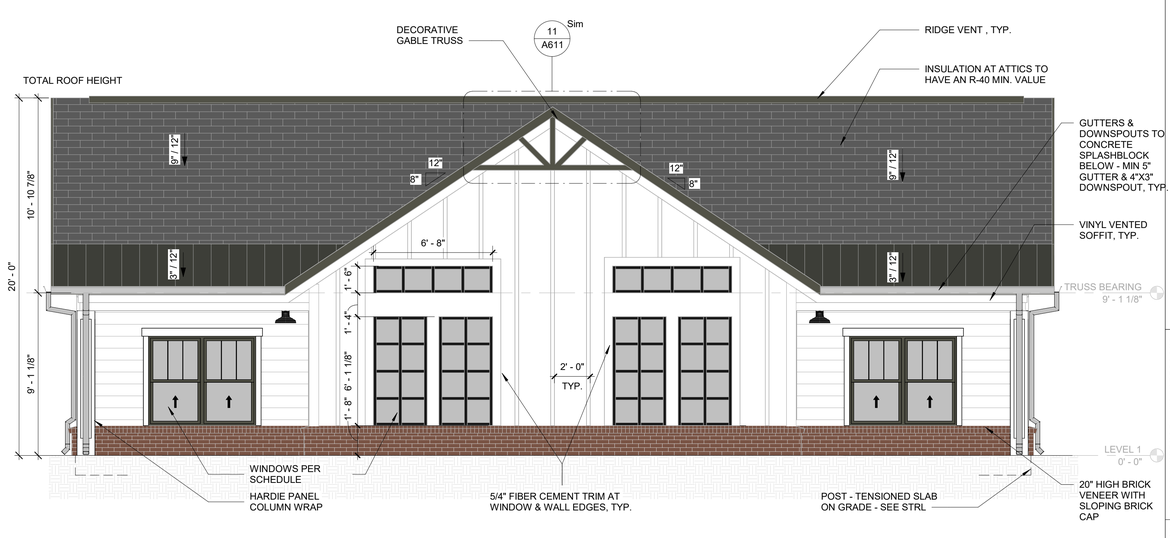
TYPICAL EXTERIOR WALL FINISH: FIBER CEMENT BOARDS & BATTENS ON WEATHER RESISTANT BARRIER ON NOM. 1/2" PLYWOOD SHEATHING ON 2X WOOD FRAMING

COLORS SCHEDULE

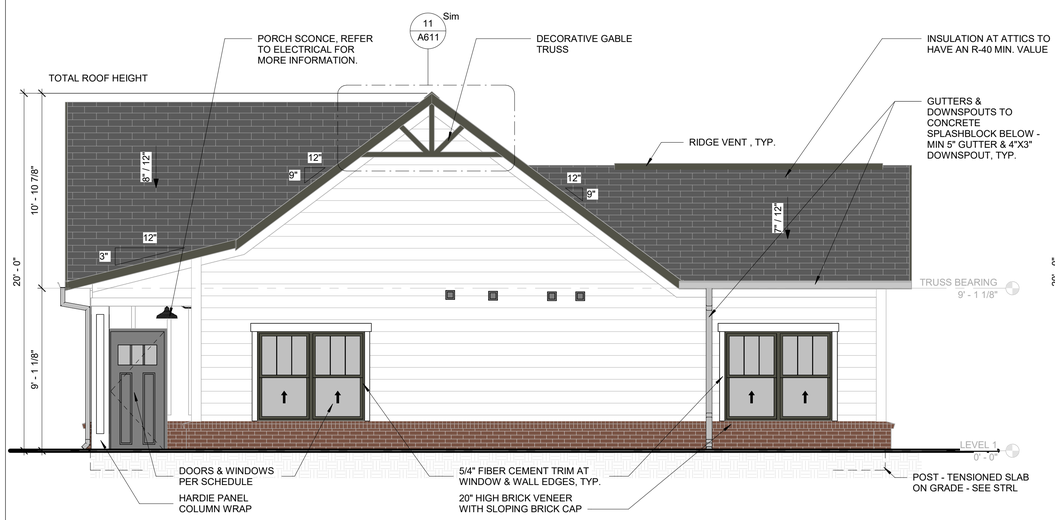
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



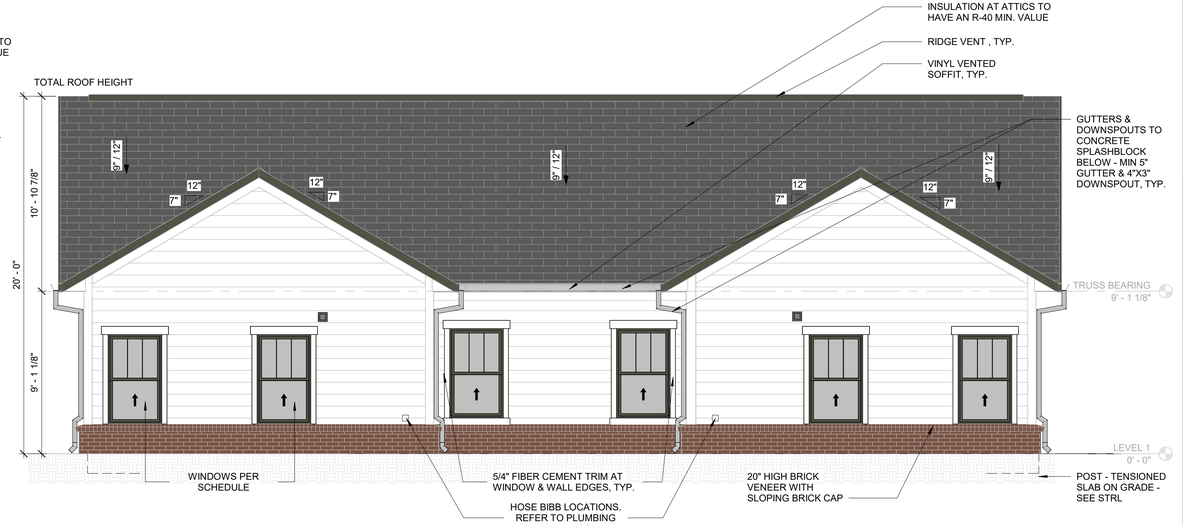
4 COTTAGE 2 - 2BR DUPLEX SIDE ELEVATION 3
1/4" = 1'-0"



1 COTTAGE 2 - 2BR DUPLEX FRONT ELEVATION1
1/4" = 1'-0"



3 COTTAGE 2 - 2BR DUPLEX SIDE ELEVATION 4
1/4" = 1'-0"



2 COTTAGE 2 - 2BR DUPLEX REAR ELEVATION1
1/4" = 1'-0"

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JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 2B - EXTERIOR ELEVATIONS

SHEET NUMBER

A124



5 3D PERSPECTIVE - COTTAGE 3A

GENERAL NOTES - EXTERIOR ELEVATIONS

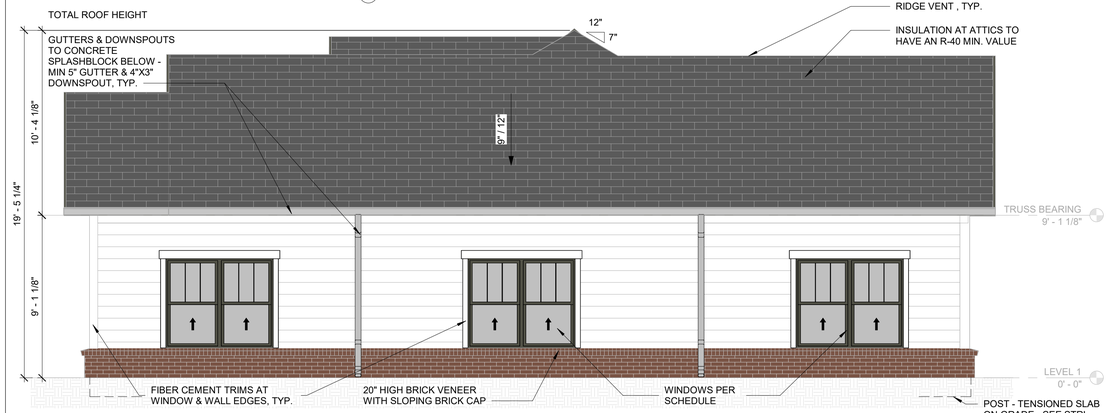
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TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

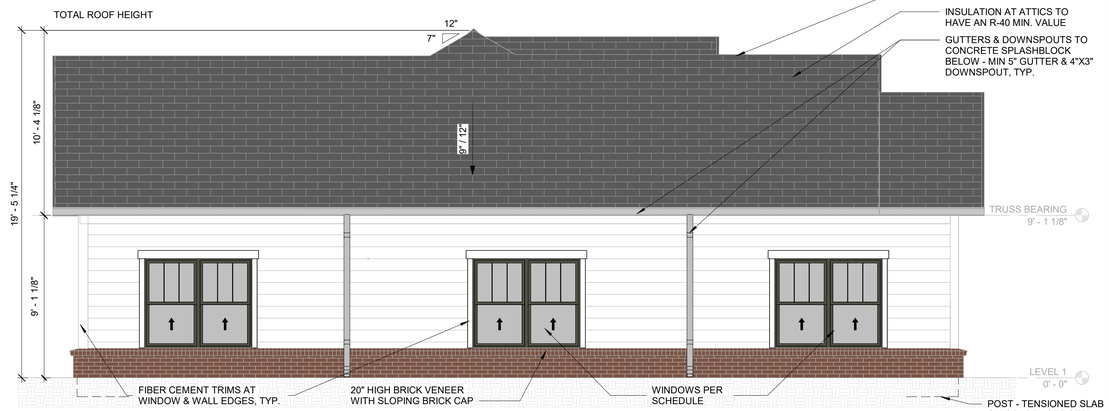
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COLORS SCHEDULE

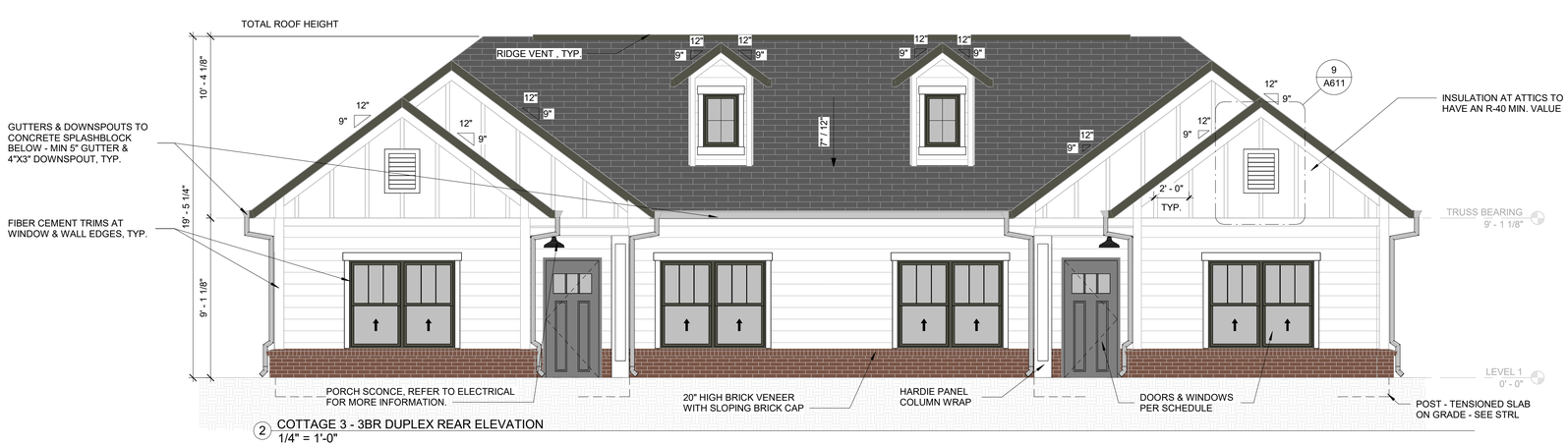
- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



4 COTTAGE 3 - 3BR DUPLEX SIDE ELEVATION 2
1/4" = 1'-0"



3 COTTAGE 3 - 3BR DUPLEX SIDE ELEVATION 1
1/4" = 1'-0"



2 COTTAGE 3 - 3BR DUPLEX REAR ELEVATION
1/4" = 1'-0"



1 COTTAGE 3 - 3BR DUPLEX FRONT ELEVATION
1/4" = 1'-0"

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PROJECT INFORMATION BLOCK

JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 3A - EXTERIOR ELEVATIONS

SHEET NUMBER

A133

GENERAL NOTES - EXTERIOR ELEVATIONS

TYPICAL ROOF CONSTRUCTION : FIBERGLASS SHINGLES ON 1 LAYER 15# ROOFING FELT ON NOM. 1/2" OSB SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES

TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

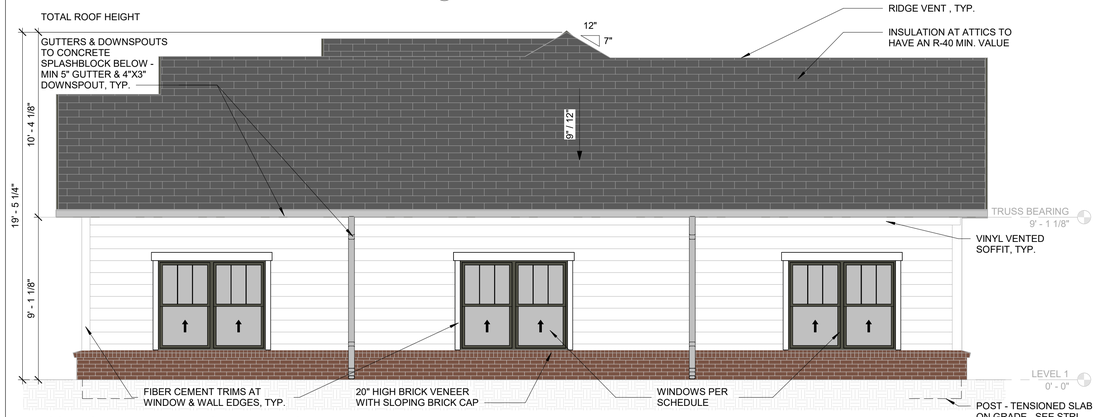
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COLORS SCHEDULE

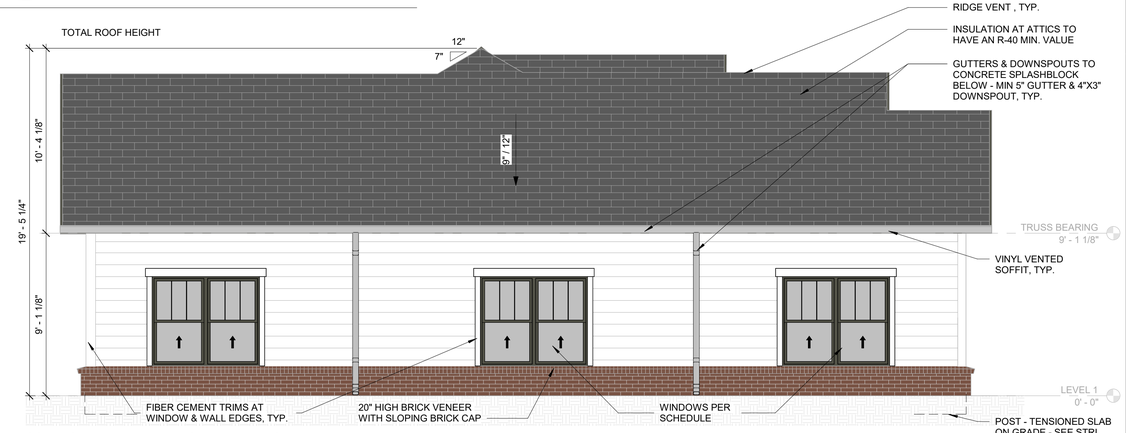
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- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



5 3D PERSPECTIVE - COTTAGE 3B



3 COTTAGE 3 - 3BR DUPLEX SIDE ELEVATION 3
1/4" = 1'-0"



4 COTTAGE 3 - 3BR DUPLEX SIDE ELEVATION 4
1/4" = 1'-0"



1 COTTAGE 3 - 3BR DUPLEX REAR ELEVATION1
1/4" = 1'-0"



2 COTTAGE 3 - 3BR DUPLEX FRONT ELEVATION1
1/4" = 1'-0"

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DATE:	06/24/2026
DRAWN BY:	BMC
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SHEET TITLE

COTTAGE 3B - EXTERIOR ELEVATIONS

SHEET NUMBER

A134

GENERAL NOTES - EXTERIOR ELEVATIONS

TYPICAL ROOF CONSTRUCTION : FIBERGLASS SHINGLES ON 1 LAYER 15# ROOFING FELT ON NOM. 1/2" OSB SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES

TYPICAL EXTERIOR WALL CONSTRUCTION : FIBER CEMENT SIDING ON WEATHER RESISTANT BARRIER ON SHEATHING ON INSULATED WOOD STUDS

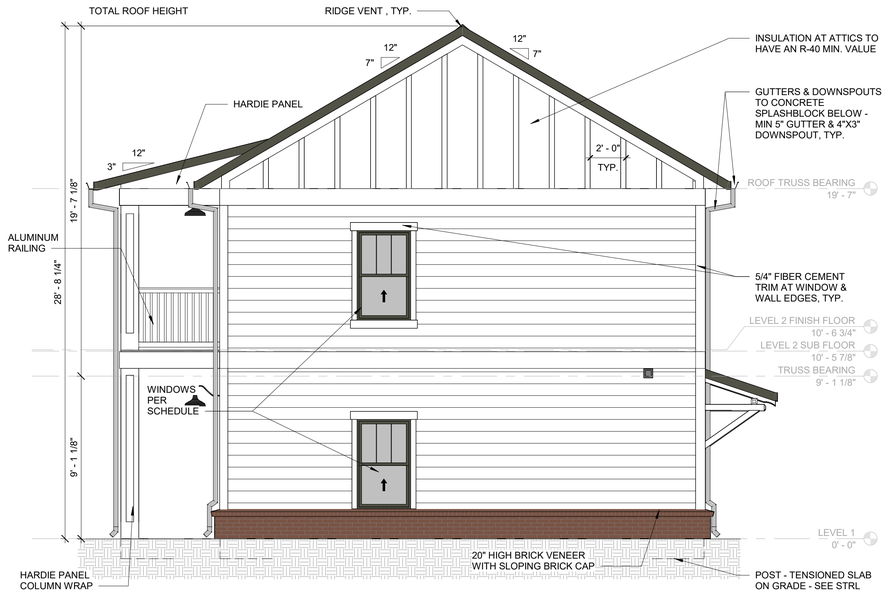
TYPICAL EXTERIOR WALL FINISH: FIBER CEMENT BOARDS & BATTENS ON WEATHER RESISTANT BARRIER ON NOM. 1/2" PLYWOOD SHEATHING ON 2X WOOD FRAMING

COLORS SCHEDULE

- HARDIE: ARCTIC WHITE
- HARDIE: AGED PEWTER
- ACME BRICK: QUORUM
- ASPHALT SHINGLES: ATLAS PROLAM
- METAL ROOF : MBCI LOK SEAM OR APPROVED EQUAL



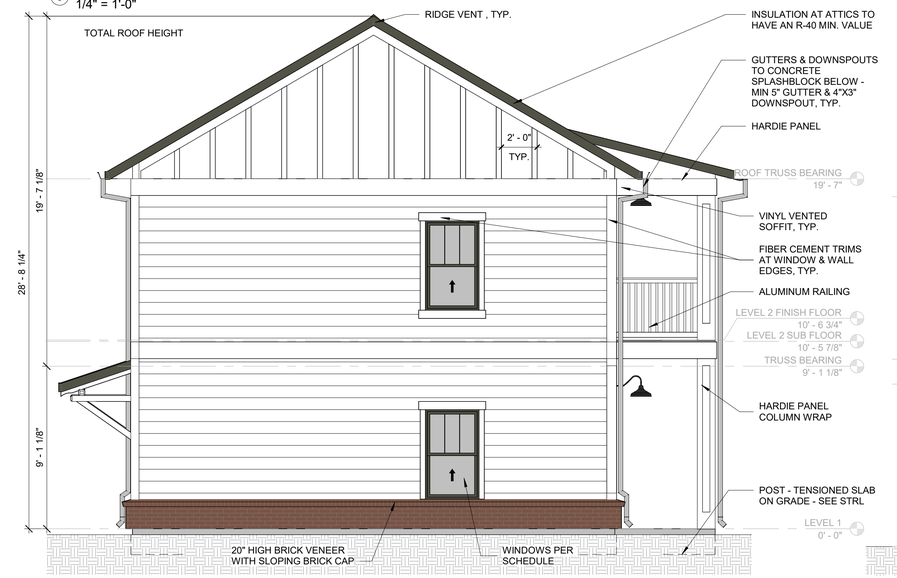
4 3D PERSPECTIVE - COTTAGE 4A



3 COTTAGE 4 - 3BR DUPLEX SIDE ELEV. LEFT AND RIGHT COTTAGE A
1/4" = 1'-0"



2 COTTAGE 4 - 3BR DUPLEX FRONT ELEVATION
1/4" = 1'-0"



5 COTTAGE 4 - 3BR DUPLEX SIDE ELEVATION 1
1/4" = 1'-0"



1 COTTAGE 4 - 3BR DUPLEX REAR ELEVATION
1/4" = 1'-0"

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IRON BRIDGE CAPITAL
TRANSFORMATIVE INVESTING

GARFIELD COMMONS - COTTAGES

GARFIELD STREET
TUPELO, MS 38801

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

100% REVIEW SET
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250054
DATE:	06/24/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

COTTAGE 4A - EXTERIOR ELEVATIONS

SHEET NUMBER

A143

CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

MAJOR SITE PLAN- DEVELOPMENT PLAN
MIXED USE EMPLOYMENT

Application No.:	**MSP26-01**
Meeting Date:	**Oct. 5, 2026**
Parcel No.:	**101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00**

PROPERTY INFORMATION

Property Location:	836 Circle, 805, 901, and a portion of 915 Garfield St.
Parcel Number:	101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00
Application Type:	Major Site Plan/Major Subdivision Development Plan
Purpose:	Redevelop former site of One Deville apartments as mixed-use, primarily residential
Current Zoning:	Mixed Use Employment
Current Land Use:	Vacant
Surrounding Zoning	MUCC on east side, MDR on north, west, and east
Setback Requirements:	Front: minimum 10', maximum 30', side and rear 10'
Applicant:	IBCP Garfield LLC
Status of Applicant:	Developer



Subject Property **– 836 Circle, 805, 901, and a portion of 915 Garfield St.**

REQUEST SUMMARY

Request:	Approve Development Plan under the standards in Development Code section 12.9.
Applicable Regulations:	4.12.1, Purpose and Objectives of Mixed-Use Residential zoning district; 4.12.3, Pedestrian Scale Development; 12.9 Development Plans
Committee Action Required:	Approve, approve with conditions, deny, or table the request.
Staff Recommendation:	Approval

SITE CONTEXT

Driving Directions:	Take South Gloster past Crossover Road; right on Garfield Street; subject property is on left behind three commercial properties facing Garfield.

Special information: This project is being reviewed as a Development Plan under the standards in Development section 12.9. The Development Plan concept is intended to accommodate master-planned projects which include elements of both commercial site plans and subdivisions and which involve requests for modification of multiple zoning standards. Review and decision on a Development Plan serves as a record of recommendations that can include site plan approval, subdivision preliminary plat approval, modification of allowable uses, compatible or flexible use approval, and variance of development standards. The Development Plan process also requires a Development Agreement outlining the applicant's commitment to completing the project as described in the application materials. A development agreement between the applicant/developer and the City of Tupelo has been completed.

Because of the scale of the project, and the extent of master-planning already included in the development agreement, overall impact and value is taken to be the primary consideration. Specific details are to be handled with flexibility rather than as representing non -compliance or deficiency. Code Section 4.12.1, Purpose and Intent of Mixed Use Residential Zoning District, reads as follows:

> The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian - scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

The project has been designed in compliance primarily with pedestrian-scale development standard (MUE-1), as described in Code Section 4.12.3:

> A developer who chooses walkable development will be allowed significantly higher density as well as reduced landscaping and no open space requirements. Landscaping requirements may be reduced for a development with side and rear parking areas. In general, dimensional standards may be adjusted to allow increases in the intensity of use if such increase is compatible with existing development. Buffer requirements between non-residential and residential areas may be replaced by architectural transition and pedestrian connections. Tree replacement requirements may be reduced for pedestrian-oriented development. Vertically mixed uses are encouraged. Standards for building design or materials may be reduced if additional landscaping is provided. Sidewalk requirements may be waived if a system of internal pedestrian circulation or another pedestrian amenity is more appropriate. Requests for flexibility considerations that reduce the pedestrian accessibility or appeal of a proposed development will not normally be considered. A development that consists of at least 50 percent residential uses shall be built with the walkable set of standards (MUE-1).

Plan elements that may require flexibility include the dimensions of boundary buffer on the northwest, between a multi-use building planned for a future phase and the Lee Acres residential zoning district; the height of the three multi-use buildings; and the 3% open space requirement. Some of these points may be resolved as construction plans, including final dimensions of project elements, for the future phases are prepared.

The total impact of the project includes the elimination of the deteriorated apartment complex that formerly occupied part of the site. The first phase will see the production of 56 single family dwelling units and 48 upper-floor apartments. The residential units are intended to provide housing for personnel of North Mississippi Medical Center and its associated facilities. Creating this new cluster of population near the medical employment Planning Department Staff Analysis / Tupelo Planning Committee 3 area will substantially and positively impact the South Gloster commercial zone, as well as improving the value of the nearby Lee Acres residential area. The project also represents a major investment in the tax base of the city.

Recommendation: Approval

AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE October 20, 2026

SUBJECT: IN THE MATTER OF THE DRAFT TUPELO 2040 COMPREHENSIVE PLAN **TN**

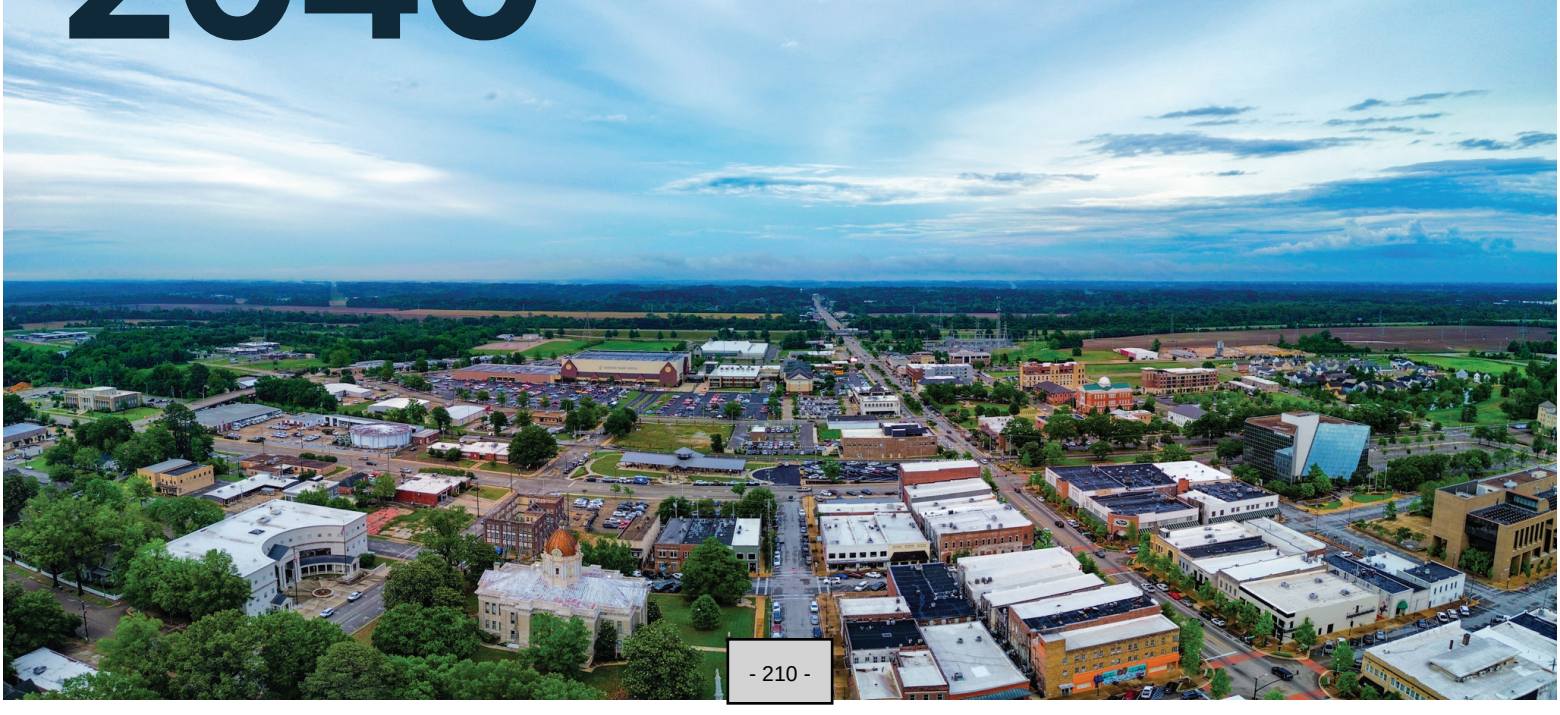
Request: Review and consider the draft Tupelo 2040 Comprehensive Plan and the accompanying 20-page Public Facing Overview.

Attachments:

1. Tupelo 2040 Comprehensive Plan – Full Document (104 pages)
2. Tupelo 2040 Comprehensive Plan – Public Facing Overview (20 pages)

Tupelo 2040

A Focused Overview of Our Community's Long-Term Vision




TUPELO HARDWARE CO.

This community-focused overview offers a concise look at Tupelo City Plan 2040—our roadmap for how the city will grow, invest, and improve quality of life over the next 15 years.

It highlights the full plan's vision, priorities, and recommended actions, from housing and neighborhoods to infrastructure, economic opportunity, and the culture that makes Tupelo special.

At its heart, the plan reflects our community's commitment to collaboration, civic pride, and opportunity for everyone who calls Tupelo home.

Want to explore the full plan?
Scan the QR code to view or download the complete plan.

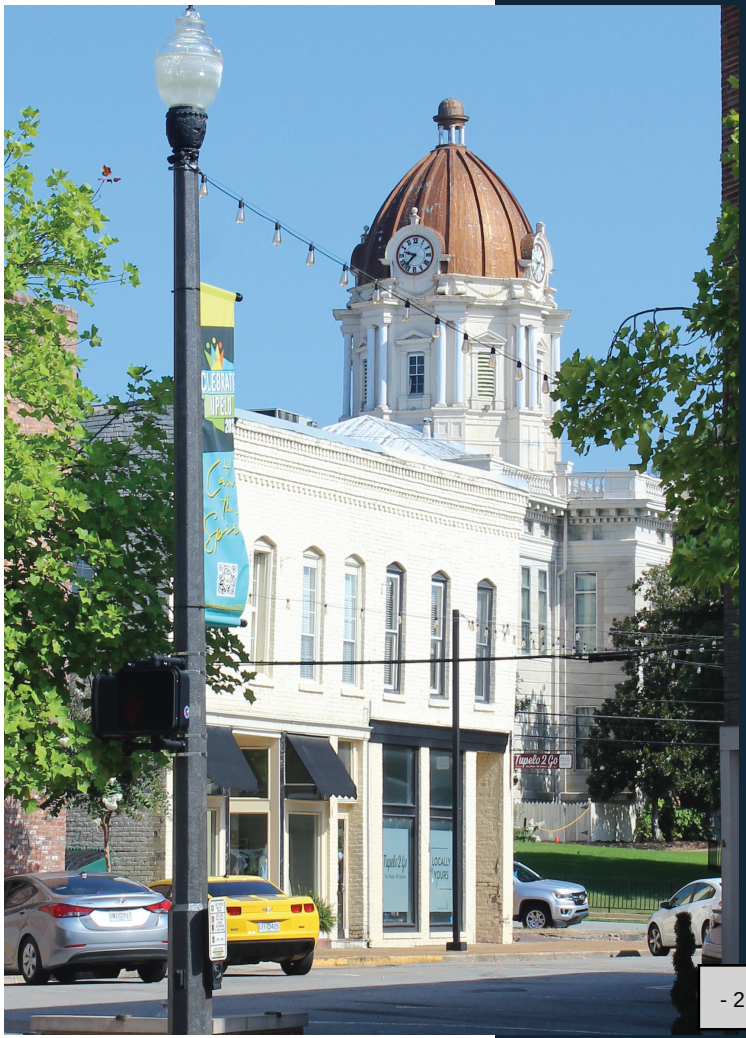
Our Vision

Tupelo serves as the economic and cultural center of a much larger region. This plan strengthens that role while protecting the accessibility, relationships, and community character that make Tupelo unique.

Tupelo will be a thriving, inclusive, and authentic community where:

- Diverse and attainable housing options are available
- Quality jobs and business opportunities continue to grow
- Families feel safe, connected, and supported
- Arts, culture, parks, and recreation enrich daily life
- People are connected to their neighborhoods, nature, and the city
- Residents can build careers, raise families, start businesses, and belong


BUSINESS DISTRICT
TUPELO
FIRST T·V·A CITY



What We Heard from the Community

Surveys, public meetings, workshops, and steering committee discussions revealed several consistent priorities.

We need more housing choices.

Residents want more starter homes, attainable workforce housing, quality rental options, senior-friendly housing, and opportunities for homeownership. The plan also emphasizes reinvestment in established neighborhoods, construction on vacant lots, stronger rental standards, and the rehabilitation of homes that can be preserved.

People want walkability, recreation, and green space.

Residents want safer sidewalks, crossings, trails, and connections between neighborhoods, parks, schools, downtown, and other destinations. Better access to parks, greenways, waterways, and natural areas can make recreation a more convenient part of everyday life.

People want more ways to enjoy downtown.

Downtown has become one of Tupelo's most active business, cultural, and social centers. Residents want to continue that momentum by adding activity, housing, businesses, events, and stronger connections to surrounding streets and neighborhoods.

We must attract and retain young families and skilled workers.

Jobs matter, but people also choose communities based on housing, childcare, recreation, culture, neighborhood quality, and a sense of opportunity. Tupelo's future growth depends on creating a city where younger residents can build careers and establish lasting roots.

Corridors and gateways need improvement.

Areas such as South Gloster, Crosstown, East Main, West Main, and McCullough offer opportunities for reinvestment, stronger identities, safer access, and better design.

We value safety, community programs, and strong partnerships.

Residents want continued investment in public safety, emergency preparedness, youth and family programs, neighborhood conditions, and communication between the city and its residents.

Five Pillars of the Tupelo City Plan 2040

The plan is organized around five connected pillars that will guide decisions and investments through 2040.



Housing & Neighborhoods

Tupelo will expand and diversify its housing supply while strengthening neighborhoods throughout the city.

Key focus areas include:

- Revitalizing older neighborhoods
- Supporting infill development in areas such as Park Hill and West Jackson
- Increasing starter and workforce housing
- Strengthening code enforcement and rental standards
- Encouraging a wider range of housing types
- Expanding pathways to homeownership
- Helping older residents remain in their communities
- Partnering with housing organizations, institutions, lenders, and developers

Housing plays a direct role in workforce growth, neighborhood stability, and Tupelo's ability to attract the next generation of residents.

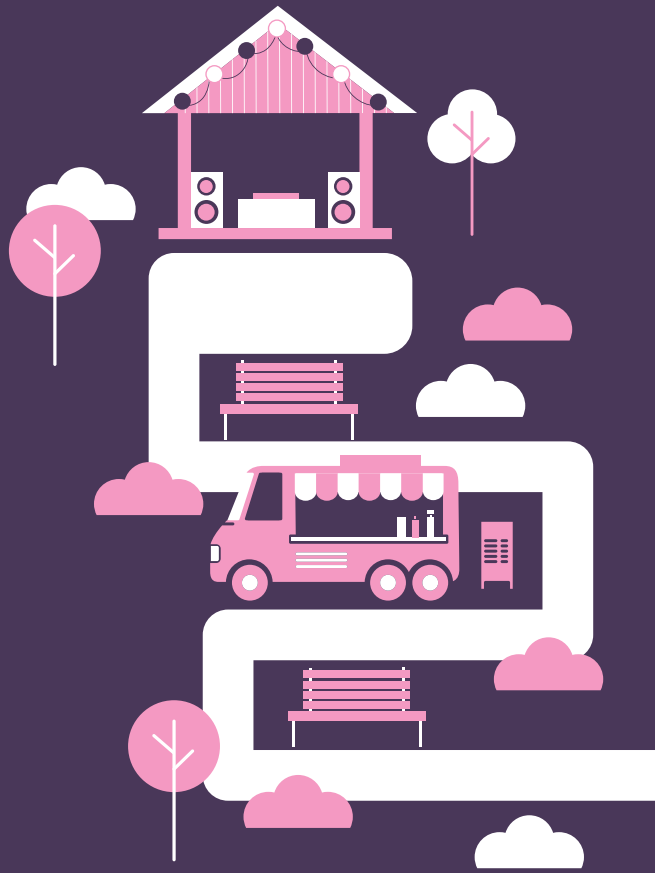
Quality of Life & Community Identity

Tupelo's parks, culture, events, public spaces, and natural assets help shape the experience of living here.

This plan supports:

- Expanded events, arts, and cultural programming
- Identity districts such as Gateway East, Gateway West, Midtown, and the Hospital Area
- A walkable and active downtown
- Beautification, landscaping, and public art
- Improvements to parks and recreational facilities
- Expansion of greenways and trail connections
- Better signage and wayfinding
- Stronger connections to the Natchez Trace and other natural assets

These investments strengthen neighborhood pride, create more opportunities for residents to gather, and reinforce Tupelo's identity as a regional destination.





Economic Development

Tupelo has a strong regional economy built around healthcare, manufacturing, retail, financial services, tourism, and local enterprise.

The plan supports:

- Business recruitment and expansion
- Entrepreneurship and small-business development
- Innovation and technology-driven opportunities
- Continued growth of the Renasant Center for IDEAs
- Redevelopment of major commercial corridors
- Workforce development and talent retention
- Downtown and destination-based development
- Tourism connected to the Elvis Presley Birthplace, museums, events, and the Natchez Trace

Economic development will connect job creation with the housing, infrastructure, and quality-of-life improvements that help businesses recruit and retain people.

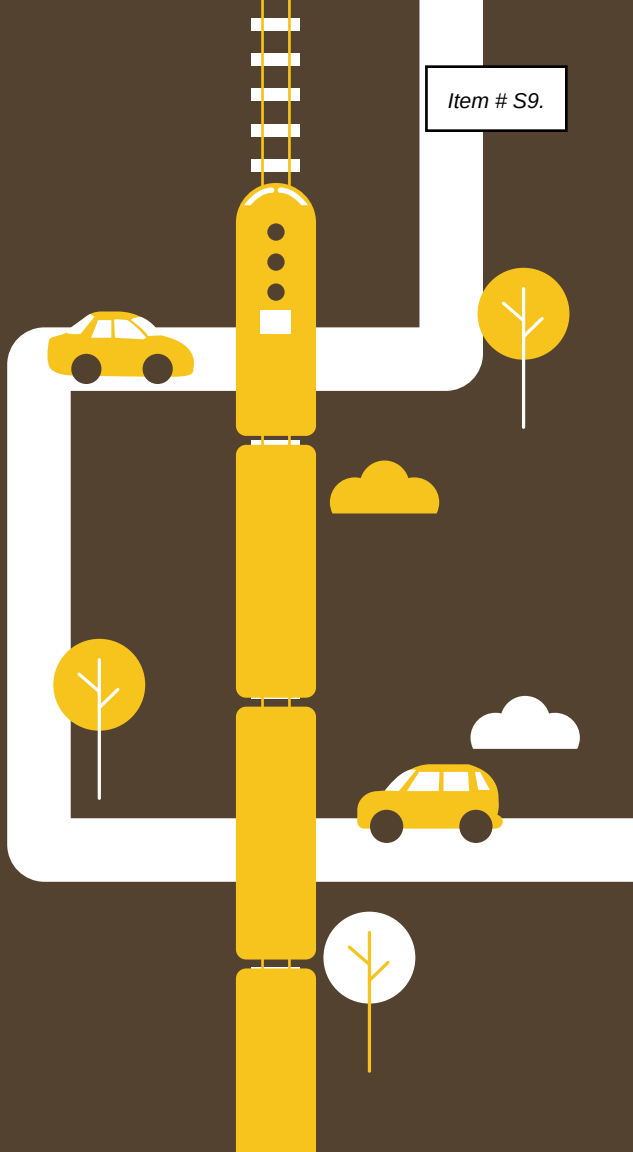
Infrastructure, Mobility, & Transportation

Reliable infrastructure supports neighborhoods, businesses, public safety, and future growth.

Key initiatives include:

- A more complete network of streets, sidewalks, crossings, and bicycle connections
- Better access to parks, schools, neighborhoods, and greenways
- Continued roadway maintenance and corridor improvements
- Long-term airport planning
- Modernized stormwater, water, utility, and broadband systems
- Support for public transit and regional transportation coordination
- Rail improvements through the BRIDGE, QUIET, and SWITCH initiatives.
  BRIDGE improves emergency and vehicle access through a new overpass.
  QUIET adds crossing improvements that allow quiet zones.
  SWITCH relocates rail-switching activity away from Crosstown.

Together, these investments can improve safe ility, connectivity, and the movement of people an





Public Safety & Community Well-Being

Public safety includes emergency response, dependable infrastructure, stable neighborhoods, and strong community partnerships.

This plan supports:

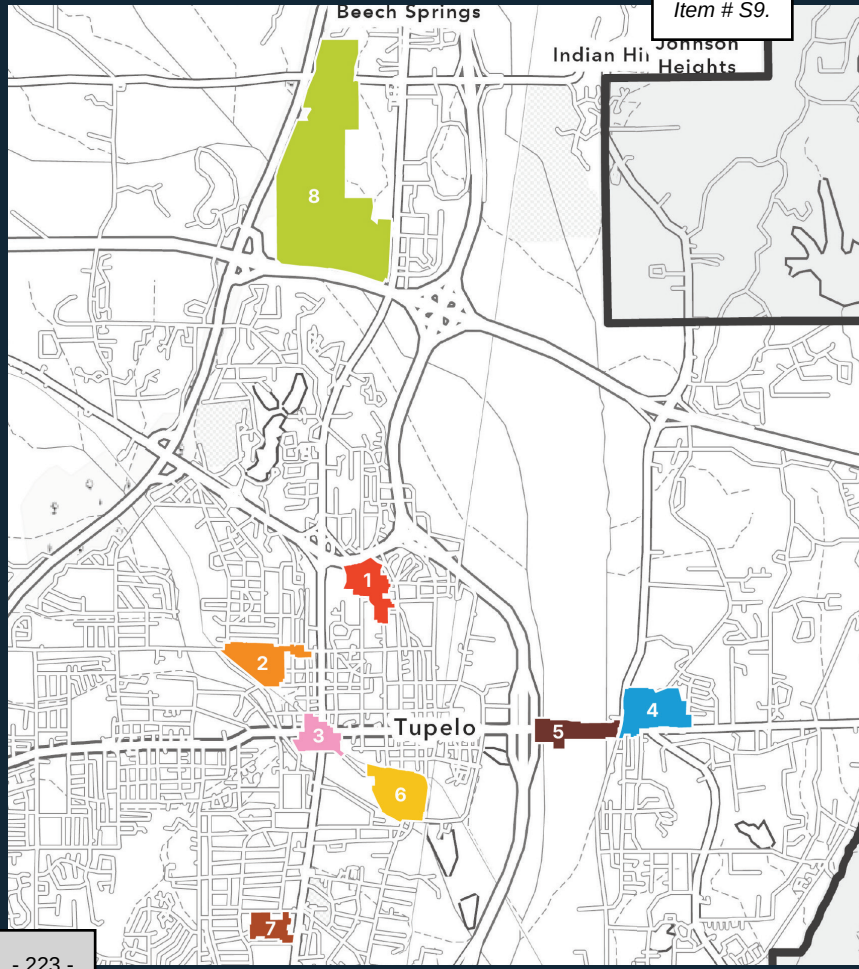
- Police, fire, and emergency preparedness
- Replacement and modernization of public-safety facilities
- A new Emergency Operations Center
- Community-centered policing and engagement
- Crisis-intervention and homelessness partnerships
- Youth, family, and childcare initiatives
- Stronger code enforcement and rental standards
- Improved communication between residents and city leadership

Public safety is both a physical and community commitment. It depends on trusted relationships, prepared responders, well-maintained neighborhoods, and [illegible] that help residents remain stable and [illegible]ed.

Shaping the Future

Land Use & Priority Areas

The Future Land Use Plan gives Tupelo a clear path for growth and reinvestment. It protects established neighborhoods, directs development to areas that can support it, and targets new investment where it can make the biggest impact. By responding to each area's unique needs and opportunities, Tupelo can strengthen neighborhoods and create lasting benefits across the city.



1 Park Hill

Invest in housing, infrastructure, and new development that fits the neighborhood.

2 West Jackson and Surrounding Neighborhoods

Improve housing, strengthen the neighborhood, and encourage investment that supports current residents.

3 Downtown and Crosstown

Create more opportunities for housing, businesses, and new uses for older buildings while making the area easier to explore on foot.

4 The Birthplace District

Build on the area's cultural importance, support nearby businesses, and create stronger connections to surrounding neighborhoods.

5 East Main Street

Bring new life to underused properties, support local businesses, and make the corridor more attractive and accessible.

6 Mill Village

Preserve the neighborhood's unique character while improving homes and welcoming thoughtfully designed new housing.

7 The Hospital District

Make room for healthcare-related growth and other complementary uses while improving access and connections.

8 Barnes Crossing and North Tupelo

Plan for continued commercial and residential growth by coordinating roads, utilities, access, and stormwater improvements.

How We Make It Happen

Tupelo 2040 includes a 15-year vision supported by five-year implementation cycles and annual planning.

The plan is intended to be used, reviewed, and updated as work moves forward. Its value will come from consistent action over time.

The city will:



Prioritize feasible, high-impact projects



Adjust strategies as conditions change



Assign responsibility for specific actions



Partner with institutions, nonprofits, state agencies, businesses, developers, neighborhoods, and residents



Connect projects to annual budgets and capital planning



Evaluate future decisions against the plan's guiding principles



Measure and report progress

Help Shape What Comes Next

Tupelo's future will take shape project by project, neighborhood by neighborhood, and year by year. The city will continue sharing updates, holding public meetings, and providing opportunities for you to understand proposed projects and participate in decisions.

Tupelo 2040 provides the direction. Your continued involvement will help turn that direction into meaningful progress grounded in the Tupelo Spirit.

Want to explore the full plan?
Scan the QR code to view or download the complete plan.


GREETINGS FROM
TUPELO
FRISCO
MISSISSIPPI

Want to explore the full plan?
Scan the QR code to view or download the complete plan.

