

**CITY OF FLOWOOD**  
**REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY**  
**OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI**  
**Held December 5, 2022**  
**6:30 P.M.**

**BE IT REMEMBERED** that the Mayor and Board of Aldermen of the City of Flowood met at their regular meeting place on December 5, 2022, at 6:30 P.M.

The following members were present: Mayor Gary Rhoads, Alderman Deron Harmon, Alderman Kathy Smith, Alderman Don Flynt, Alderman Seth Robbins, Alderman Kirk McDaniel, and City Clerk Josh Carlisle.

OTHERS PRESENT: Rusty Fortenberry, Tamela Bowers, Ricky McMillian, Daniel Lang, Mike Prestage, Chris Bowers, Cory Ladner, Paul Forster, and Greg Doyle. Also, see the attached list.

The Meeting was called to order by Mayor Rhoads.

The invocation was given Alderman Robbins.

**Item # 1 – Public Hearing on an application filed by The Pinelands, LLC for the rezoning of property from a C-3 zone district to an R-2 zone district; the property being 37.22 acres located wholly within Tax Parcel No. H11 000061 00000 – Mike Prestage**

The required Application having been filed and notices given (copies attached); the Mayor opened the public hearing and invited anyone to speak for or against the Application. Mike Prestage presented the Application. Jeff Sheppard asked questions regarding the type of residential dwellings permitted in an R-2 zone district and the impact on traffic flow. Ronnie and Jodi Welch expressed questions regarding street lighting, traffic flow and signalization. Mark Bolton had questions regarding the adjacent commercial development, as well as the timing associated with future growth and development. Justin Mahfouz spoke in favor of the Application and addressed the questions along with Mayor Rhoads, Alderman Robbins, and Alderman McDaniel. No one expressed opposition to the Application. The Mayor closed the public hearing.

A motion was made by Alderman Robbins to adopt an Ordinance (copy attached) approving the Application filed by The Pinelands, LLC to re-zone from a C-3 zone district to an R-2 zone district, that 37.22-acre parcel of land described in the Application which is wholly within Tax Parcel No. H11 000061 00000. The motion was seconded by Alderman Flynt. After a roll call vote, the motion received unanimous approval from all Board members present.

**Item # 2 – Public Hearing on an application filed by The Pinelands, LLC for the rezoning of property from a C-3 zone district to a C-1 zone district, the property being 12.439 acres located wholly within Tax Parcel No. H11 000061 00000 – Mike Prestage**

The required Application having been filed and notices given (copies attached); the Mayor opened the public hearing and invited anyone to speak for or against the Application. Mike Prestage presented the Application. James Freeman and Robin Kemp voiced concerning regarding the location of the future commercial development. Barage Singh and Mark Bolton expressed questions regarding the type businesses allowed in C-3 and C-1 zone districts. Justin Mahfouz spoke in favor of the Application and answered questions. No one spoke in opposition to the Application. The Mayor closed the public hearing.

A motion was made by Alderman McDaniel to adopt an Ordinance (copy attached) approving the Application filed by The Pinelands, LLC to re-zone from a C-3 zone district to a C-1 zone district, that 12.439-acre parcel of land described in the Application which is wholly within Tax Parcel No. H11 000061 00000. The motion was seconded by Alderman Robbins. After a roll call vote, the motion received unanimous approval from all Board members present.

**Item # 3 – Public Hearing on an application filed by The Pinelands, LLC and Wood Knot, LLC for a conditional use for 4.476 acres of property located in Tax Parcel No.'s H11 000080 00010, H11 000080 00014, H11 000080 00016, and H11 000080 00141 to allow for the use of a climate-controlled storage facility – Mike Prestage**

The required Application having been filed and notices given (copies attached); the Mayor opened the public hearing and invited anyone to speak for or against the Application. Mike Prestage presented the Application. James Freeman and Mark Bolton voiced questions regarding the location of the climate-controlled storage facility and whether it would be a one story or multi story building. Alderman Robbins described the concept of the facility. Justin Mahfouz spoke in favor of the Application and discussed the location of the facility and what it will look like. No one spoke against the application being granted. The Mayor and Board discussed whether the conditional use should be subject to the following conditions, (a) no exterior storage will be allowed; (b) only interior storage permitted; (c) the facility will consist of two floors; and (d) the exterior of the facility will look like an office building and comply with the city's architectural and landscaping requirements. The Mayor closed the public hearing.

A motion was made by Alderman Robbins to grant the Application filed by The Pinelands, LLC and Wood Knot, LLC for a conditional use to allow that parcel of land described in the Application to be used for a climate-controlled self-storage facility subject to the following conditions, (a) no exterior storage is permitted; (b) only interior storage is permitted; (c) the facility will be two stories high; and (d) the exterior of the facility will appear to be an office building and comply with the city's architectural and landscaping requirements. A copy of the Ordinance is attached. This motion was seconded by Alderman Harmon. After a roll call vote, the motion received unanimous approval from all Board Members present.

**Item # 4 – Public Hearing on an application filed by The Pinelands, LLC for the rezoning of property from a C-2 zone district to a C- 3 zone district, the property being 9.781 acres located wholly within Tax Parcel No. H11 000029 00000 – Mike Prestage**

The required Application having been filed and notices given (copies attached); the Mayor opened the public hearing and invited anyone to speak for or against the Application. Justin Mahfouz spoke in favor of the Application. No one expressed questions or spoke against the Application. The Mayor closed the public hearing.

A motion was made by Alderman Harmon to adopt an Ordinance (copy attached) approving the Application filed by The Pinelands, LLC to re-zone from a C-2 zone district to a C-3 zone district, that 9.781-acre parcel of land described in the Application which is wholly within Tax Parcel No. H11 000029 00000. This motion was seconded by Alderman Smith. After a roll call vote, the motion received unanimous approval from all Board members present.

**Item # 5 - Public Hearing on an application filed by Southern Refuge, LLC for a conditional use for 4.41 acres of property located in Tax Parcel No.'s F10E 12 2 and F10E 12 3 to allow for the use of an assisted living facility having personal care and memory care units – Mike Prestage**

The required Application having been filed and notices given (copies attached); the Mayor opened the public hearing and invited anyone to speak for or against the Application. Mike Prestage presented the Application. George Provias and Savita Nair spoke in support of the Application. No one spoke against the Application. The Mayor closed the public hearing.

A motion was made by Alderman Flynt to grant the Application filed by Southern Refuge, LLC for a conditional use to allow an assisted living facility having personal care and memory care units subject to compliance with all city architectural and landscaping requirements. A copy of the Ordinance is attached. The motion was seconded by Alderman Smith. After a roll call vote, the motion received unanimous approval from all Board Members present.

**Item # 6 – Public Hearing establishing and revising service charges, service availability charges, connection charges, and related charges for water and sewer service for the City of Flowood, Mississippi water and sewer system – Paul Foster**

The required notice (copy attached) having been given, the Mayor opened the public hearing on the above matter and invited anyone to speak for or against adoption of the ordinance (copy attached). Paul Forster presented the ordinance. Mark Bolton expressed questions about West Rankin sewer charges. Paul Forster and Josh Carlisle answered questions and spoke in favor of the

ordinance. No one spoke in opposition of the ordinance being adopted. The Mayor closed the public hearing.

A motion was made by Alderman McDaniel to adopt the ordinance. This motion was seconded by Alderman Harmon. After a roll call vote, the motion received unanimous approval from all Board Members present.

**Item # 7 – Public Hearing establishing a right of way ordinance for the City of Flowood, Mississippi – Paul Forster**

The required notice (copy attached) having been given, the Mayor opened the public hearing on the above matter and invited anyone to speak for or against adoption of the ordinance (copy attached). Paul Forster presented the ordinance and spoke in favor of adoption. No one spoke in opposition of the ordinance being adopted. The Mayor closed the public hearing.

A motion was made by Alderman Harmon to adopt the ordinance. The motion was seconded by Alderman Smith. After a roll call vote, the motion received unanimous approval from all Board Members present.

**Item # 8 – Approval of Consent Agenda Items – See list attached**

- A. Approval and/or Corrections of the minutes of the Board meeting for November 7, 2022.
- B. Approval of General Claims Dockets and Supplemental Claim Dockets and Paid Claims Docket.
- C. Approval of the Refuge Golf Course Claim Docket.
- D. Approval of the Water and Sewer 592 Improvements Claims Docket.
- E. Approval of the ARPA Storm Drainage Improvements Claims Docket.
- F. Approval of Pinehaven Subdivision Improvements Claims Docket.
- G. Approval of the North Flowood Drive Improvements Claims Docket.
- H. Approval of the LPA Multi-use Trail Projects Claims Docket.
- I. Approval of the Library Improvements Claims Docket.
- J. Approval of sole source letter for Central Pipe for Badger meters, endpoints, encoders, and cellular credits.
- K. Authorization to advertise for the meter changeout project.
- L. Determination of an emergency repair and approval for the repair of the Payne Drive Well pursuant to MCA sec. 31-7-1(f) and approval of the payment in the amount of \$23,155.61.
- M. Acceptance of and authorization to sign deed of dedication of a permanent utility easement in Waterpointe Phase 2.
- N. Approval of the Resolution of the Mayor and Board of Aldermen of the City of Flowood, Mississippi adopting, approving, and authorizing the execution of an amended and restated Development and Reimbursement Agreement in connection with the Flowood Town Center Project.
- O. Approval of a Resolution approving the adoption and implementation of the “Tax Increment Financing Plan for the Flowood Town Center Project, City of Flowood, Mississippi, July 2008, as amended and restated January 2018 and as amended and restated November 2022.”
- P. Approval of the sole source letter from StarChase, LLC for vehicle mounted and handheld tagging and tracking products.
- Q. Approval of a lateral transfer of Caleb Reid from Patrol Division to the Criminal Investigative Division. The rate of pay will remain the same.
- R. Approval of agreement with Sample & Hicks Associates, Inc. to provide services for utility easement acquisitions.

A motion was made by Alderman Flynt to approve the above consent agenda items (copies attached). This motion was seconded by Alderman Robbins and received unanimous approval from all Board members present.

**Item # 9 – Jeffrey Welborn – Fire Chief**

A. Personnel Recommendation – Administrative Captain/Fire Inspector Step 12 (Maurice Moore)

On behalf of Jeffrey Welborn, Assistant Fire Chief Greg Doyle recommended hiring Maurice Moore in an Administrative Captain/Fire Inspector Step 12 position. A motion was made by Alderman Flynt to hire Maurice Moore in an Administrative Captain/Fire Inspector Step 12 position. This motion was seconded by Alderman Smith and received unanimous approval from all Board Members present.

**Item # 10 – Ricky McMillian – Police Chief**

A. Personnel Recommendation – Promotion of Jeremiah Graham from Corporal to Sergeant Step 8

Ricky McMillian recommended promoting Jeremiah Graham from Corporal to Sergeant Step 8. A motion was made by Alderman McDaniel to promote Jeremiah Graham from Corporal to Sergeant Step 8. This motion was seconded by Alderman Smith and received unanimous approval from all Board Members present.

B. Personnel Recommendation – Promotion of Colby Morgan from Corporal to Sergeant Step 4

Ricky McMillian recommended promoting Colby Morgan from Corporal to Sergeant Step 4. A motion was made by Alderman Smith to promote Colby Morgan from Corporal to Sergeant Step 4. This motion was seconded by Alderman Harmon and received unanimous approval from all Board Members present.

C. Personnel Recommendation – Promotion of Jason Lindsey from Patrolman to Corporal Step 8

Ricky McMillian recommended promoting Jason Lindsey from Patrolman to Corporal Step 8.

A motion was made by Alderman Robbins to promote Jason Lindsey from Patrolman to Corporal Step 8. This motion was seconded by Alderman McDaniel and received unanimous approval from all Board Members present.

D. Personnel Recommendation – Promotion of Clayton Hastings from Patrolman to Corporal Step 7

Ricky McMillian recommended promoting Clayton Hastings from Patrolman to Corporal Step 7. A motion was made by Alderman Smith to promote Clayton Hastings from Patrolman to Corporal Step 7. This motion was seconded by Alderman McDaniel and received unanimous approval from all Board Members present.

E. Personnel Recommendation – Patrolman Step 4 (Mykila Walker)

Ricky McMillian recommended hiring Mykila Walker in a Patrolman Step 4 position. A motion was made by Alderman Harmon to hire Mykila Walker in a Patrolman Step 4 position. This motion was seconded by Alderman Smith and received unanimous approval from all Board Members present.

**Item # 11 – Paul Forster – Director of Utilities and Engineering**

A. Approval of final plat for Liberte' Subdivision

Paul Forster presented and recommended approval of the final plat (copy attached) for Liberte' Subdivision. A motion was made by Alderman Robbins to approve the final plat for Liberte' Subdivision. This motion was seconded by Alderman Smith and received unanimous approval from all Board Members present.

B. Award asphalt term bids

Paul Forster presented and recommended awarding the asphalt term bid (copies attached) to AdCamp, Inc. based on the bid tabulations attached hereto and incorporated herein. A motion was made by Alderman Robbins to award the asphalt term bid to AdCamp, Inc. based on the

attached bid tabulations. This motion was seconded by Alderman Flynt and received unanimous approval from all Board Members present.

C. Award bid for the Pinehaven Curb Improvements and Street Overlay

Paul Forster presented and recommended awarding the Pinehaven curb improvements and street overlay bid (copies attached) to Hemphill Construction in the total combined bid amount of \$628,281.00. A motion was made by Alderman Robbins to award the Pinehaven curb improvements and street overlay bid asphalt term bid to Hemphill Construction in the total combined bid amount of \$628,281.00. This motion was seconded by Alderman Smith and received unanimous approval from all Board Members present.

D. This item on the agenda was not taken up.

**Item # 12 - Other Business**

There was no other business to come before the Board.

**Item # 13 - Adjourn**

There being no further business to come before the Board, Alderman Harmon made a motion to adjourn the meeting whereupon the meeting was adjourned with the unanimous approval from all Board members present.

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GARY RHOADS, MAYOR

ATTEST:

  
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JOSH CARLISLE, CITY CLERK

