

CITY OF FLOWOOD
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY
OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI
Held April 7, 2025
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 April 7, 2025, 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, Paul Forster, Eric Zetterholm, Daniel Lang, Cory Ladner, Tamela Bowers, Jeffrey Welborn, Kyle Upchurch, Casey Calais, and Chris Bowers. Also, see the attached list.

The Meeting was called to order by Mayor Rhoads.

The invocation was given by Alderman Harmon.

Item # 1 – Approval of Consent Agenda Items

- A. Approval and/or Corrections of the minutes of the Board meeting for March 17, 2025.
- B. Approval of General Claims Dockets and Supplemental Claims Dockets and Paid Claims Docket.
- C. Approval of the Refuge Golf Course Claim Docket.
- D. Approval of the Liberty Park Improvements Claims Docket.
- E. Approval of the FY 2024 Road Projects Claims Docket.
- F. Approval of the LPA Multi-use Trail Projects Claims Docket.
- G. Approval of the North Flowood Drive Improvements Claims Docket.
- H. Approval of the ARPA Storm Drainage Improvements Claims Docket.
- I. Approval of the Castlewoods Water Tank Improvements Claims Docket.
- J. Approval of the Highway 25 Utility Relocation Claims Docket.
- K. Approval of the Water Well Improvements Claims Docket.
- L. Ratification of the appointment of Chris Coy as the Zoning and Building Official effective April 1, 2025.
- M. Approval of the demotion of fire department Employee #389-78 from Lieutenant Step 4 to Private II Step 6 with reduction in pay.
- N. Acceptance of the FY 2024 continuing bond disclosure and approval of payment of \$3,000.00 to Butler Snow for filing the disclosure.
- O. Authorization to advertise for bid the Highway 25 widening utility relocation.
- P. Determination of an emergency and approval for the repair of the Hidden Hills lift station and authorization for the payment for said emergency pursuant to MCA sec. 31-7-1(f).
- Q. Approval of the number of required off street parking spaces for the Refuge Lofts as recommended by the Zoning Administrator pursuant to paragraph 313.14(A) of the Zoning Ordinance.

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

Item # 2 – Paul Forster – Director of Engineering

- A. Approval of Change Order #1 for a decrease of \$24,874.00 for the contract with Hemphill Construction Co., Inc. for the Lakeland Marketplace Extension & Strickland Drive improvements project

Paul Forster presented and recommended approval of Change Order #1 for a decrease of \$24,874.00 for the contract with Hemphill Construction Co., Inc. for the Lakeland Marketplace

Extension & Strickland Drive improvements project (copy attached). A motion was made by Alderman Robbins to approve Change Order #1 for a decrease of \$24,874.00 for the contract with Hemphill Construction Co., Inc. for the Lakeland Marketplace Extension & Strickland Drive improvements project. This motion was seconded by Alderman McDaniel and received unanimous approval from all Board Members present.

Item # 3 - Other Business

There was no other business to come before the Board.

Item # 4 - Adjourn

Alderman Harmon made a motion to adjourn the meeting whereupon the meeting was adjourned with the unanimous approval from all Board members present.

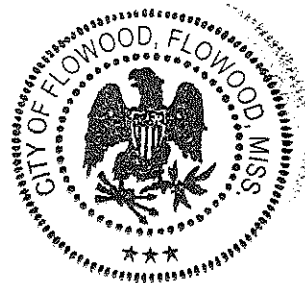


GARY RHOADS, MAYOR

ATTEST:



JOSH CARLISLE, CITY CLERK



CITY OF FLOWOOD
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY
OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI
Held April 21, 2025
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 April 21, 2025, 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, Paul Forster, Eric Zetterholm, Daniel Lang, Cory Ladner, Tamela Bowers, Jeffrey Welborn, Kyle Upchurch, and Chris Bowers. Also, see the attached list.

The Meeting was called to order by Mayor Rhoads.

The invocation was given by Alderman Smith.

Item # 1 – Public Hearing on an application filed by JDL Investments, LLC for rezoning of property from LC to I-2 located at 4280 Mangum Drive (Tax Parcel #F10A00000200000). The proposed use of the property is for a fenced in yard and future building space for Lewis Electric – Chris Coy

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. Chris Coy presented the Application. Justin Lewis spoke in favor of the Application. No one expressed opposition to the Application. The Mayor closed the public hearing.

A motion was made by Alderman Smith to adopt an Ordinance (copy attached) approving the Application filed by JDL Investments, LLC to re-zone from an L-C zone district to an I-2 zone district, that 1.775-acre parcel of land described in the Application which is wholly within Tax Parcel No. F10A00000200000. The motion was seconded by Alderman Harmon. After a roll call vote, the motion received unanimous approval from all Board members present.

Item # 2 - Public Hearing on an application filed by Legacy Theaters Parkway, LLC located at 1075 Parkway Blvd. to be designated as a Special Resort Status for the sale of alcoholic beverages

The required application and notices having been filed and given (copies attached), the Mayor opened the public hearing on the above matter and asked for those desiring to speak for or against the application to speak. Cratin Luckett was present and spoke in favor of the application being granted. There was discussion about whether the applicant satisfies the 60% Food Rule which is required by the Qualified Resort Area Ordinance.

A motion was made by Alderman McDaniel to table this matter until the May 19, 2025, Board meeting to allow the applicant time to establish proof of meeting the 60% Food Rule. This motion was seconded by Alderman Harmon and received unanimous approval from all Board Members present.

Item # 3 - Approval of Consent Agenda Items

- A. Approval and/or Corrections of the minutes of the Board meeting for April 7, 2025.
- B. Approval of agreement with High Tech Special Effects, Inc. for the Flowood Family Festival fireworks display in the amount of \$3,500.00.
- C. Approval of memo regarding pay realignment for Flowood Fire Department Employee # 373-97 for transfer from combat to the inspection division.

- D. Approval of the Memorandum of Understanding between the Rankin County Board of Supervisors and the City of Flowood, Mississippi regarding the Hugh Ward Boulevard and Manship Road Street Roundabout.
- E. Approval of the application filed by Nucor Steel Jackson, Inc. for an ad valorem tax exemption of property with a true value of \$3,925,293.85 for five years beginning on January 1, 2025, and ending on December 31, 2029.
- F. Approval of the application filed by Cooperwood Senior Living, LLC for an ad valorem tax exemption of property with a true value of \$15,636,718.00 for 8 years beginning on January 1, 2025, and ending on December 31, 2032.
- G. Ratification of the lateral transfer of Josh Hobock from the police department to permits/zoning inspector at the same rate of pay.
- H. Authorization to advertise for an RFQ for engineering services for the Fannye Cook Parkway project.
- I. Approval of memo regarding a pay realignment for Flowood Court Services Employee # 236-53.
- J. Authorization for the Mayor to accept a perpetual utility easement for water and sewer from the Villas at the Reservoir Homeowners Association, Inc.

A motion was made by Alderman McDaniel 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 # 4 - Other Business

A. Mississippi Lupus Foundation of America Proclamation

Mayor Rhoads requested that Rusty Fortenberry read the Proclamation which was then presented by the Mayor and Board of Aldermen to Totonya Jackson.

Item # 5 - Adjourn

Alderman Harmon made a motion to adjourn the meeting. This motion was seconded by Alderman Robbins whereupon the meeting was adjourned with the unanimous approval from all Board members present.



GARY RHOADS, MAYOR

ATTEST:



JOSH CARLISLE, CITY CLERK

