

**MINUTES OF THE FIRST REGULAR MONTHLY MEETING OF THE
MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF MADISON, MISSISSIPPI**

October 6, 2026

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

INTRODUCTION AND ATTENDANCE

The first regular monthly meeting of the Mayor and Board of Aldermen of the City of Madison, Mississippi was held on Tuesday, October 6, 2026 at 6:00 p.m. in the Boardroom of City Hall at 120 Montgomery Street. The attendance in the Boardroom was as follows:

PRESENT

Mayor - Mary Hawkins Butler

Aldermen – Sandra Strain, Tawanna Tatum, Pat Peeler, Paul Tankersley, Mike Hudgins, Guy Bowering

ABSENT

Aldermen – Janie Jarvis

Also present in the boardroom were City Attorney Chelsea Brannon, Police Chief Gene Waldrup, Director of Public Services Derrick Layton, Code Enforcement Officer Julia Hodges, Assistant to Mayor and Board of Aldermen Janet Danks and City Clerk/Director of Finance & Administration Nathan Hanson.

Mayor Hawkins Butler called the meeting to order and welcomed everyone. Following a Prayer led by Guy Bowering and the Pledge of Allegiance led by Pat Peeler, the meeting proceeded as follows:

ADMINISTRATION – CONSENT AGENDA – APPROVED

Concerning the Consent Agenda, Mayor Hawkins Butler asked if there were any items which needed to be removed for discussion. There were no items removed and with no further discussion, Alderman Tatum made the motion to approve the Consent Agenda as follows:

CONSENT AGENDA

A. Accept Meeting Minutes and Notices:-Exhibit A

1. Minutes of Second Regular Board Meeting – September 15, 2026
2. Public Hearing – 2 Sandalwood Drive – September 18, 2026
3. Public Hearing – 10 Sandalwood Drive – September 18, 2026
4. Public Hearing – 12 Plum Tree Lane – September 18, 2026

B. Approve Claims Docket-Exhibit B

1. Computer Checks
Checks: 19309-19522 EFTs: 516
2. Manual Checks
Checks: 19303-19308
3. Payroll Checks
Checks/Disbursements: 3195-3204;3210-3211
EFTs: 46529-46763; 46764-46774

C. Accept the following departmental changes/documents per terms of the Status/Payroll Change Report on file in the Office of the City Clerk: -Exhibit C

1. Authorize to hire Heather R. Corkran as Full-Time Police Officer effective October 7, 2026
2. Authorize to hire Olivia Merrell as Full-Time Water Department Utility Clerk effective October 7, 2026
3. Authorize to transfer Susan Crandall from Finance & Administration to Mayor & Board effective October 1, 2026
4. Accept Resignation of Firefighter Bradley Page effective September 28, 2026

5. Accept Resignation of Street Department Laborer Jadon Kelly effective September 29, 2026
6. Accept Resignation of Street Department Laborer Dwayne Weathington effective September 30, 2026
7. Accept Oath of Office for Police Officer Pakaela Peppers
- D. Authorize and Approve to declare Public Works F150 XL Supercab VIN: 1FTRX12W49FA55331 Total Loss and remove from inventory-**Exhibit D**
- E. Authorize and Approve Police Department to destroy file boxes of records that have been approved by the Mississippi Department of Archives and History in accordance with Miss Code 25-59-29-**Exhibit E**
- F. Authorize and Approve Police Department to remove items from inventory in attach memorandum-**Exhibit F**
- G. Adopt Resolution Authorizing the use of Municipal Funds to Sponsor the Madison Central Jag Singers Booster Club-**Exhibit G**
- H. Authorize and Approve unused holiday/vacation hours carry over from Fiscal Year 2026 to Fiscal Year 2027 as outlined in the Personnel Policies-**Exhibit H**
- I. Accept the following monthly departmental reports: -**Exhibit I**
 1. Fire Department – August 2026
 2. Administration & Finance – Petty Cash – September 2026
- J. Accept the following Amendments to Irrevocable Standby Letters of Credit from Trustmark Bank: -**Exhibit J**
 1. Amendment No. Eight to No. 18-045-SP for Whittington, Phase 2
 2. Amendment No. Four to No. 22-084-SP for Whittington, Phase 3
 3. Amendment No. Two to No. 24-055-SP for Whittington, Phase 4
- K. Accept the following Letters of Credit for Rental Properties: -**Exhibit K**
 1. PriorityOne Bank, No. 459, 238 Oak Bend Drive
- L. Acknowledge Receipt of Letter from Origin Bank regarding closing of ARPA Funds Account effective September 30, 2026-**Exhibit L**
- M. Authorize and Approve Mayor to sign MDOT Memorandum of Agreement committing the City of Madison to a thirty(30) percent match and other MDOT prerequisites for funding the Highland Colony Overlay Project-**Exhibit M**
- N. Authorize and Approve Mayor to sign Appendix 11 to the Mississippi SRF Loan application acknowledging Federal and State requirements attached accepting a loan-**Exhibit N**
- O. Authorize and Approve Travel of Deputy City Clerk Ruth Gibbons to MAGPPA 2026 Annual Conference in Tupelo, MS October 25-28, 2026-**Exhibit O**
- P. Authorize and Approve Travel of Fire Inspector Kevin Miller to Fire Investigator Conference in Natchez, MS November 11-13, 2026-**Exhibit P**
- Q. Authorize and Approve Travel of Fire Inspector Kevin Miller to 2026 BOAM Conference in Natchez, MS December 2-4, 2026-**Exhibit Q**
- R. Authorize and Approve Public Works to rent a MV8 Ditch Witch monthly from Ditch Witch Mid-South-**Exhibit R**
- S. Authorize and Approve Professional Services Agreement with United Sweeping Services, LLC regarding Street Sweeping in City of Madison-**Exhibit S**
- T. Authorize and Approve Fire Department Training Calendar November 8-14, 2026 in attached memorandum-**Exhibit T**
- U. Authorize and Approve Consolidated Pipe Supply Co., Inc 2026-2027 Annual Maintenance Agreement regarding Water Department Meters-**Exhibit U**
- V. Authorize and Approve Professional Consulting Services Agreement with Spellings Development, LLC-**Exhibit V**
- W. Authorize and Approve Mayor to sign Notice to Proceed letter regarding STP-6947-00(003)LPA Highway 463 Geometric Improvement Project-**Exhibit W**
- X. Authorize and Approve Mayor to sign Personnel Designations letter regarding STP-6947-00(003)LPA Highway 463 Geometric Improvement Project-**Exhibit X**
- Y. Authorize and Approve Mayor to sign letter awarding bid to Hemphill Construction regarding STP-6947-00(003)LPA Highway 463 Geometric Improvement Project -**Exhibit Y**
- Z. Authorize and Approve Mayor to sign State of Mississippi application for permit to withdraw water through new Hoy Water Well-**Exhibit Z**
- AA. Authorize and Approve Public Works to Advertise for 2027 Term Bids-**Exhibit AA**
- BB. Authorize and Approve submission of pre-application for Fiscal Year 2027 Federal Assistance Airport Improvement Plan-**Exhibit BB**

- CC.** Authorize and Approve Public Works to Advertise for two(2) Knuckle Boom Trucks, one (1) Backhoe, one (1) Generator, and one(1) Mini Excavator -**Exhibit CC**
- DD.** Authorize and Approve Water Department to purchase seventy-five(75) Neptune ProCoder Water Meters-**Exhibit DD**
- EE.** Authorize and Approve Revised Architectural Renderings for The Gallery of Madison, buildings A, B, C, and D on Galleria Parkway, Architect, WBA – Developer, Bellamare-**Exhibit EE**
- FF.** Confirm Commitment of City Match for Central Park Planning and Construction regarding Mississippi Outdoor Stewardship Trust Fund grant-**Exhibit FF**
- GG.** Approval of Temporary Storage Unit Permit for POD to be located at 104 Eastpointe Circle from September 14, 2026 through October 14, 2026-**Exhibit GG**
- HH.** Authorize and Approve Pay Application #1 to Hemphill Construction, Inc. regarding AIP 3-28-0046-039-2026 Expand Terminal Apron at Bruce Campbell Field -**Exhibit HH**
- II.** Authorize and Approve speed limit reduction from standard 25mph to 20mph in Arlington Subdivision at Subdivision request-**Exhibit II**
- JJ.** Acknowledge Receipt of Letter granting extension regarding NR254423XXXXC036 Cold Creek Project-**Exhibit JJ**
- KK.** Authorize and Approve Appointment of Guy Bowering, Paul Tankersley, Janie Jarvis, and Lois Cooper for Hotel RFQ Review Committee-**Exhibit KK**
- LL.** Adopt Resolution Authorizing the Use of Municipal Funds for General Promotional Efforts of the City of Madison for Fiscal Year 2027-**Exhibit LL**
- MM.** Authorize Petty Cash Accounts for Fiscal Year 2027 for the Administration & Finance Department-**Exhibit MM**
- NN.** Authorize and Approve Mayor to sign agreement with Regions Capital Advantage, Inc. regarding Bond Issuance-**Exhibit NN**

Alderman Bowering seconded the motion to approve the Consent Agenda and the vote was unanimous in favor of approval. Mayor Hawkins Butler declared the motion carried.

PUBLIC WORKS – FINAL PLAT – KENSINGTON – BLOCK “V”, PHASE 3, REUNION SUBDIVISION (APPROVED)

Director of Public Services Derrick Layton presented the Final Plat for Kensington Block V Phase 3 of Reunion Subdivision to the Board for approval. Mr. Layton stated all reviews had been completed and asked the board for approval of the final plat. Alderman Strain made the motion to approve the final plat for Kensington Block V Phase 3 of Reunion Subdivision. Alderman Bowering seconded the motion, and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

PUBLIC HEARING – 2 SANDALWOOD

Mayor Hawkins Butler declared that the public hearing on the property located at 2 Sandalwood was now open. Code Enforcement Officer Julia Hodges presented the property and stated that the grass was grown up, there were driveway issues, very minuscule maintenance being done, and that the property was not taken care of. Ms. Hodges stated she had seen a light on when she drove by the other night. Ms. Hodges also stated that she believed the property was sometimes rented. Ms. Hodges asked for a cleaning resolution to be placed on the property. Mayor Hawkins Butler asked if anyone was present to speak on the property. The owner, Mrs. Bennett, was present and stated that she had been in North Carolina since May of this year. She stated she had asked a family friend to maintain the property which she acknowledged had not been happening. Mrs. Bennett stated she is currently consulting companies to maintain the property and apologized to the city and homeowners association for the issue. Mayor Hawkins Butler asked Ms. Hodges if the city could show some grace, to which Ms. Hodges stated yes for thirty(30) days. Mayor Hawkins Butler stated that the Public Hearing would be tabled for thirty(30) days.

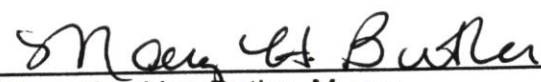
PUBLIC HEARING – 10 SANDALWOOD

Mayor Hawkins Butler declared that the public hearing on the property located at 10 Sandalwood was now open. Code Enforcement Officer Julia Hodges presented the property and stated that the house had fallen in disrepair and that the owners were no longer in the state. Ms. Hodges stated that weeds were overgrowing and the grass was overgrown. Ms. Hodges stated she had been in contact with one of the owners and that they were in the middle of a divorce. Ms. Hodges stated that no work had been done on the property since it had been noticed. Ms. Hodges showed photos of the property to the Mayor and Board. Ms. Hodges stated she would like to have a cleaning resolution for the property. Mayor Hawkins Butler asked if anyone was present to speak on the property to which there was none. Alderman Tankersley made the motion to adopt a cleaning resolution for 10 Sandalwood. Alderman Bowering seconded the motion, and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried and stated that the public hearing was closed.

PUBLIC HEARING – 12 PLUMTREE

Mayor Hawkins Butler declared that the public hearing on the property located at 12 Plumtree was now open. Code Enforcement Officer Julia Hodges presented the property and stated that the owner of the property had passed away in August. Ms. Hodges stated that a letter had been sent in May of this year and the deadline for responding was set for June. Ms. Hodges stated that the owner's son had lived at the property as well. Ms. Hodges stated that the property had been noticed and showed photos to the Mayor and Board. Ms. Hodges stated she would like to have a cleaning resolution for the property. Mayor Hawkins Butler asked if anyone was present to speak on the property and Joy Lurate said she was a representative of the home owners association. Mrs. Lurate stated that she had spoken with the owner's daughter and stated the property had a reverse mortgage on it and that the inside was uninhabitable. Mrs. Lurate stated that the daughter also said that the family was walking away from the property. City Attorney Chelsea Brannon stated that the city would need to research, reach out to the bank about the property and asked that the hearing be tabled for two weeks. Alderman Strain made the motion to table the hearing for two weeks. Alderman Tankersley seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

With no further business for discussion, Mayor Hawkins Butler asked for a motion to declare the meeting adjourned. Alderman Strain made the motion which was seconded by Alderman Bowering and unanimously approved by all Aldermen. Mayor Hawkins Butler declared the motion carried and the meeting was adjourned.



Mary Hawkins Butler, Mayor

Attest:



J. Nathan Hanson, City Clerk

