

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

July 21, 2026

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

INTRODUCTION AND ATTENDANCE

The second regular monthly meeting of the Mayor and Board of Aldermen of the City of Madison, Mississippi was held on Tuesday, July 21, 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, Janie Jarvis, Mike Hudgins, Guy Bowering

ABSENT

Aldermen – Paul Tankersley

Also present in the boardroom were City Attorney Chelsea Brannon, Director of Public Service Derrick Layton Office, Community Development Director Kianca Guyton, 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 Nathan Hanson and the Pledge of Allegiance led by Guy Bowering, 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 Jarvis 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 – July 7, 2026
2. Notice of Public Hearing –39 Wintergreen Road – July 7, 2026

B. Approve Claims Docket-Exhibit B

1. Computer Checks
Checks: 18497-18685 EFTs: N/A
2. Manual Checks
Checks: 18467-18496
3. Payroll Checks
Checks/Disbursements: 3108-3125 EFTs: 45294-45538

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 place Police Officer Onyx Berrios on Military Leave effective August 23, 2026
2. Accept Resignation of Fire Fighter Dametri Landrum effective August 4, 2026
3. Authorize to place Fire Fighter Kendarius McGruder on Military Leave effective July 22, 2026
4. Accept Resignation of Police Department Investigator Nicholas Oster effective August 6, 2026
5. Authorize to Hire Caiden Young as Seasonal Part-Time Parks Department Grounds Crew effective July 22, 2026
6. Authorize to Hire Micah Maxwell as Seasonal Part-Time Parks Department Grounds Crew effective July 22, 2026
7. Accept Resignation of Police Officer Tristan Ainsworth effective July 24, 2026

8. Authorize Termination of Street Department Crew Leader Quincy Williams effective July 7, 2026
- D. Authorize and Approve Fire Department to remove from inventory equipment that is no longer serviceable and properly dispose of in attached memorandum-**Exhibit D**
- E. Accept the following monthly departmental reports: -**Exhibit E**
1. Administration & Finance – June Privilege License Report
- F. Authorize and Approve for the Mayor and Board of Aldermen to receive the annual 2025 NIBRS (National Incident Based Reporting System) for the City of Madison -**Exhibit F**
- G. Authorize and Approve closeout Homeland Security Grant 25HS249 and obtain all appropriate signatures-**Exhibit G**
- H. Authorize and Approve repairs to Generator located at Highway 51 Well-**Exhibit H**
- I. Acknowledge receipt of Quotes to place 324 Hoy Road on City of Madison Sewer and award to CDE Integrated System, Inc. as lowest and best quote-**Exhibit I**
- J. Authorize and Approve Foremost Foundation & Construction to repair storm drain at 720 Huntington Cove-**Exhibit J**
- K. Confirm Resolution between Madison the City and Madison's Welcome Home Mississippi (WHM) program-**Exhibit K**
- L. Acknowledge Receipt of Authority to Advertise 463 Geometric Improvement Project -**Exhibit L**
- M. Authorize and Approve Execution of Construction Engineering and Inspection services contract with Pickering Firm for 463 Geometric improvement project -**Exhibit M**
- N. Authorize and Approve Mayor to execute Worth Authorization No. 22 with Neel-Schaffer, Inc. for professional services during construction of the project titled "Expand Terminal Apron" at Bruce Campbell Field, AIP Project No. 3-28-0046-039-2026, SMIFA Project No. 0046-0125, and MM Project No. 0046-0926 subject to City Attorney and Director of Public Service review-**Exhibit N**
- O. Authorize and Approve Mayor to execute Contract Documents with Hemphill Construction for construction of the project titled "Expand Terminal Apron" at Bruce Campbell Field, AIP Project No. 3-28-0046-039-2026, SMIFA Project No. 0046-0125, and MM Project No. 0046-0926 subject to City Attorney and Director of Public Service review-**Exhibit O**
- P. Authorize and Approve Project Activation Package for Highland Colony Overlay project-**Exhibit P**
- Q. Authorize and Approve Estimate #3 for APAC for Rice Road Overlay Project STP-6940-00(002)/109856701-**Exhibit Q**
- R. Authorize and Approve Pay Application 5 for Layne Christensen Company regarding MCWI 161-2-DW-5.15 City Center Water, Sewer, and Drainage Improvements -**Exhibit R**
- S. Acknowledge Receipt of Monthly Project Status report for June 2026 regarding STP-6942-00(002)LPA/110054-801000 Madison Avenue Widening-**Exhibit S**
- T. Acknowledge Receipt of Monthly Project Status report for June 2026 regarding STP-7369-00(001)LPA/110174-701000 Main Street Sidewalk Extension-**Exhibit T**
- U. Accept the following Irrevocable Letters of Credit: -**Exhibit U**
1. Mutual Credit Union, Letter of Credit No. 16-0420-01, 110 Greenridge Drive, Gleb and Olga Ostrovsky
- V. Authorize and Approve Cotton Hill Well Fishing, Brushing, Vacuum, and Camera Survey by Layne Christensen Company-**Exhibit V**
- W. Authorize execution of strategy agreement subject to review of City Attorney -**Exhibit W**

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

COMMUNITY DEVELOPMENT

1. Variance Approval – Center for Contemporary Dentistry – 990 Ebenezer Boulevard (APPROVED)

Community Development Director Kianca Guyton presented the request for a variance to reduce the required rear yard setback from twenty (20) feet to six point thirty-seven (6.37) feet at the corner of a proposed building addition for 990 Ebenezer Boulevard. Upon recommendation of the Planning and Zoning Commission and Ms. Guyton, Alderman Strain made the motion to approve the variance to reduce the required rear yard setback from twenty (20) feet to six point thirty-seven (6.37) feet at the corner of a proposed building addition. Alderman Bowering seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

2. Site Plan – Bark Manor – Iron Row Development (APPROVED)

Community Development Director Kianca Guyton presented the request for a site plan for Madison Management, LLC at the proposed Iron Row Development. Upon recommendation of the Planning and Zoning Commission and Ms. Guyton, Alderman Jarvis made the motion to approve the site plan at the proposed Iron Row Development. Alderman Strain seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

3. Ordinance Amendment – O-M (Old Madison Station District) Section 17.02 and 17.03 (APPROVED)

Community Development Director Kianca Guyton presented the request for an Ordinance Amendment to amend Article XVII, Old Madison Station District (O-M), of the City of Madison Zoning Ordinance to remove C-1 Business Office Park District uses as permitted uses and to establish such uses as Conditional Uses and for related purposes. Upon recommendation of the Planning and Zoning Commission and Ms. Guyton, Alderman Bowering made the motion to approve the Ordinance Amendment to amend Article XVII, Old Madison Station District (O-M), of the City of Madison Zoning Ordinance to remove C-1 Business Office Park District uses as permitted uses and to establish such uses as Conditional Uses and for related purposes. Alderman Tatum seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

At this time item 4, item 5, and item 6 were all presented at the same time

4. Preliminary Plat – Brown’s Place Subdivision (DENIED)

5. Variance – Calvin Brown – Brown’s Place, Proposed Lot 1 (DENIED)

6. Variance – Calvin Brown – Brown’s Place, Proposed Lot 2 (DENIED)

Community Development Director Kianca Guyton presented the requests for a preliminary plat, variance for reduction in lot width from eighty (80) feet to fifty-three (53) feet, and a variance for reduction in lot width from eighty (80) feet to sixty-one (61) feet for Calvin Brown at 221 Crawford Street. Ms. Guyton stated that there had been multiple meetings with Mr. Brown, and that Planning and Zoning had recommended approval contingent on working out covenants. Mr. Calvin Brown stated that in previous meetings he was already approved for two (2) lots and intent was to build similar homes to the Village of Madison that were about thirty-nine (3900) square-feet in size and showed renderings. Mayor Hawkins Butler asked if there were anymore questions, to which there were none. Alderman Peeler made the motion to deny the requests for a preliminary plat, variance for reduction in lot width from eighty (80) feet to fifty-three (53) feet, and a variance for reduction in lot width from eighty (80) feet to sixty-one (61) feet. Alderman Jarvis seconded the motion and the vote for denial was unanimous. Mayor Hawkins Butler declared the motion carried.

7. Architectural Approval – 2070-2078 Main Street – 967 Madison Avenue (APPROVED)

Community Development Director Kianca Guyton presented the request for architectural approval and permission to issue a building permit contingent on staff notes for Bridgforth Rutledge at 967 Madison Avenue. Upon recommendation of the Planning and Zoning Commission and Ms. Guyton, Alderman Tatum made the motion to approve the request for architectural approval and permission to issue a building permit contingent on staff notes. Alderman Bowering seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried.

PUBLIC HEARING – 39 WINTERGREEN ROAD

Mayor Hawkins Butler declared that the public hearing on the property located at 39 Wintergreen Road was now open. Code Enforcement Officer Julia Hodges presented the property that was once a private home, then as a rental, and now was abandoned and derelict. It was noted that the property had overgrowth and vines over it. Mrs. Hodges made efforts to contact multiple people regarding the property to no answer. Certified letters were sent and Mrs. Hodges received a callback from one individual that was upset. Mrs. Hodges stated she advised them that there was proper notice regarding the hearing and that they could come and appeal to the board during this hearing if they so chose. Mrs. Hodges asked for a cleaning resolution for the property. Alderman Strain asked to see photos, where were then provided to the board for review. Mayor Hawkins Butler asked if anyone was present that was representing the property to which there was no response. Mayor Hawkins Butler asked Mrs. Hodges if the property could be saved, to which Mrs. Hodges stated she did not know. Members of the Sandalwood Home Owners Association were present and asked how long the cleaning process would take on the property to which Mrs. Hodges stated it would be cleaned every four (4) to six (6) weeks if a cleaning resolution was adopted. Alderman Sandra Strain made the motion to adopt a cleaning resolution on the property located at 39 Wintergreen Road. Alderman Jarvis seconded the motion and the vote for approval was unanimous. Mayor Hawkins Butler declared the motion carried. This concluded the public hearing on the property located at 39 Wintergreen Road.

With no further business for discussion, Mayor Hawkins Butler asked for a motion to declare the meeting adjourned. Alderman Bowering made the motion which was seconded by Alderman Peeler 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

