

REGULAR CITY COUNCIL MEETING
MUNICIPAL MINUTES CITY OF TUPELO
STATE OF MISSISSIPPI
NOVEMBER 4, 2025

The Tupelo City Council held its regular meeting in the Council Chambers in the City Hall building on Tuesday, November 4, 2025, at 6:00 p.m. The following Council Members attended: Chad Mims, Lynn Bryan, Travis Beard, Nettie Davis, Bentley Nolan, Janet Gaston, and Rosie Jones; Ben Logan, City Attorney and Sandra Shumaker, Clerk of the Council. Council President Janet Gaston gave the invocation and Council Member Bentley Nolan led the pledge of allegiance. Council President Janet Gaston called the meeting to order at 6:00 p.m.

CONFIRMATION OR AMENDMENT TO THE AGENDA AND AGENDA ORDER

Council Vice President Bryan moved, seconded by Council Member Davis, to amend the agenda order and switch item #14. IN THE MATTER OF MAJOR SUBDIVISION APPLICATION 25-01 AND PRELIMINARY PLAT APPROVAL FOR PECAN GROVE PHASE 3 with #15. IN THE MATTER OF REVIEW/APPROVE REZONING APPLICATION RZ25-01 Council Member Mims was absent for this vote. Of those present, the vote was unanimous in favor.

IN THE MATTER OF PROCLAMATION RECOGNIZING THE 250TH ANNIVERSARY OF THE US POSTAL SERVICE

The Mayor presented Jennifer Tutor with the United States Post Office with a proclamation. Ms. Tutor thanked everyone for honoring the USPS and presented the Mayor with a book of commemorative stamps. APPENDIX "A"

PUBLIC RECOGNITION

Council member Davis requested prayer for the family of Gwendolyn Hodges Salters, a CDF employee who passed away.

Council Member Nolan commended the Tupelo Fire Department, Tupelo Police Department and the Public Works Department for their assistance in ensuring a fun and safe Halloween.

Council Member Jones commended the Tupelo Police Department for their response and assistance in times of need.

Council Member Bryan mentioned the Ale Trail event on Friday, November 7 at the Depot.

Council Member Gaston complimented the Parks and Recreation Department on the new playground at Ballard Park. On a recent visit, she said that the parents were smiling and every child was having fun. It was a great atmosphere.

MAYOR'S REMARKS

The Mayor stated that the city hosted a tournament last weekend that was transferred in from Starkville due to weather. That tournament brought 50-60 teams to Tupelo. This next weekend, Tupelo will host approximately 30 Frisbee-Football teams.

The Christmas parade will be held on Friday, December 5, 2025.

The Mayor congratulated Tupelo Parks & Rec and CVB for winning the MS Tennis Association 2025 Team Tennis Event of the year for mixed doubles and 55 & over championship. They will travel to Jackson, MS in January to receive the award.

Chief Quaka announced that the Tupelo Police Department SWAT team participated in The Annual MS/TN Tactical Officers Association Competition. Our team finished second out of a total of 24 teams from both states.

The Mayor then wished City Attorney Ben Logan a Happy Birthday!

(CLOSE REGULAR MEETING OPEN PUBLIC AGENDA)

PUBLIC HEARINGS

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 REZONING APPLICATION RZ25-01 TO REZONE 12.8 ACRES BETWEEN MCCULLOUGH BLVD AND PECAN GROVE ROAD FROM MUCC TO LDR

Owner/Developer Dr. Max Hutcheson lives at 1632 Pecan Grove adjacent to this proposed subdivision. He spoke in favor of the rezoning and subdivision approval. He plans to develop ten residential lots ranging in size from .75-1.2 acres each.

Dr. Sam Newell lives at 792 Pecan Grove directly across from the proposed development, informed the council that the entire neighborhood is against houses being built there. He stated that the construction that has already begun has already violated city codes. The neighborhood already has issues with drainage and he feels this will become even more of an issue as the construction continues. Privacy issues are a concern, especially with the buffer tree removal that has already occurred and the neighborhood would like the trees replaced. There is a question of lack of access to the subdivision. He is concerned about problems caused by increased traffic during construction and afterward.

Melinda Ivy McElroy lives at 1838 Pecan Grove. She stated that she moved to that neighborhood to escape the construction where she previously lived. Traffic during construction will cause excessive dirt, noise and damage. Drainage is already an issue for the neighborhood. She questioned the existence of easements. Safety is a major concern for her because children play

in the street of the cul-de-sac. The quality of life of those living in the neighborhood will be affected. The majority of the homeowners have paid a premium price for homes in a cul-de-sac.

Ryan Russell lives at 1912 Pecan Grove. Russell stated he moved there because it was a cul-de-sac and provided a good play space for his four young children. He would not have moved there had he known the area would be further developed. He is concerned about increased traffic, damage to the newly-paved street, drainage issues and replacement of the trees that have been removed. Construction has already started and vehicles are already speeding up and down the streets. After the ten homes are built, there will be even more traffic from those residents. He questioned the enforcement of codes and permits during the construction and afterward. He is also concerned about the part of the property that is commercial and what business could be built there that would also access the streets of Pecan Grove.

Tracy May, lives at 106 Major Circle, Saltillo. He spoke as a consultant for some of the property owners. He stated that the work began before permits were obtained and emphasized regulations should be followed. There is still no silt fence or other erosion control in place. The water ways should be protected and federal regulations enforced. He asked about the locations of replacement trees. He concluded the land has already been impacted and with the proposed construction, the only entrance to Pecan Grove would be a muddy mess.

Leslie Mart lives at 707 Chester Avenue. Mart serves on the City of Tupelo Planning Committee and presented the findings of the committee. The planning committee had carefully reviewed the application submitted by Dr. Max Hutcheson for approximately 12.8 acres located between McCullough Boulevard and Pecan Grove Road. The committee determined that rezoning the property from MUCC to LDR is consistent with the city's adopted plans and compatible with surrounding property land use. The property was deemed unsuitable for commercial development because of access issues and incompatibility to the existing Pecan Grove residential subdivision. Provided the drainage and access standards are addressed at later state of development review, the property was compatible with the existing Pecan Grove residential development.

Development Services Director Newman explained the final plat submitted included 10 residential lots approved by the Fire Marshall for access and layout. The planning committee unanimously approved the subdivision plat with the following conditions:

- Six designated green spaces must be clearly identified by name on the plat and used for no other purpose than green spaces.
- A cluster mailbox will be used for the subdivision and identified on the plat.
- The construction access road must be identified on the plat. A 2-year minimum agreement with the owners of the land where the easement lies is required and subject to review by the Planning Committee if construction is not complete during that time.
- Developer is responsible for the access road and must identify who will maintain the designated green spaces.
- A cultural review must be conducted by the Chickasaw Nation
- Follow all regulations of MDEQ for large lot residential construction.

Development Services has reported that all stipulations have been met. The planning committee unanimously approved, finding it consistent with developmental standards and compatible with the surrounding neighborhood. APPENDIX “C”

ROUTINE AGENDA

IN THE MATTER OF STATE-APPROVED HOLIDAYS FOR CITY EMPLOYEES

Council Member Beard moved, seconded by Council Member Davis, to approve the additional dates allowed by Governor Tate Reeves as listed below as additional holidays for city employees.

Friday, November 28, 2025

Friday, December 26, 2025

Friday, January 2, 2026

The vote was as follows, making the result to be 6-1 in favor. APPENDIX “D”

Council Member Mims	Aye
Council Member Bryan	Did not vote
Council Member Beard	Aye
Council Member Davis	Aye
Council Member Nolan	Aye
Council Member Gaston	Aye
Council Member Jones	Aye

IN THE MATTER OF REVIEW/APPROVE OF THE CITY COUNCIL MEETING MINUTES OF OCTOBER 21ST, 2025

Council Member Davis moved, seconded by Council Member Jones, to approve the minutes of council meeting of 10/21/2025 as presented. The vote was unanimous in favor. APPENDIX “E”

IN THE MATTER OF BILL PAY

The bills were reviewed by Council Member Janet Gaston, Council Member Nettie Davis and Council Member Travis Beard. Council Member Beard moved, seconded by Council Member Nolan, to approve payment of the bills. The vote was unanimous in favor. APPENDIX “F”

IN THE MATTER OF BUDGET AMENDMENT #1 FOR FY 2026

Council Member Bryan moved, seconded by Council Member Nolan, to approve the budget amendment as presented. CFO/City Clerk Kim Hanna informed the council that this is the first budget amendment of the 2026 fiscal year and is a matter of housekeeping. The vote was unanimous in favor. APPENDIX “G”

IN THE MATTER OF CLOSING 2024 G.O. BOND FUND BANK ACCT

Council Member Beard moved, seconded by Council Member Jones, to approve the order. The vote was unanimous in favor. APPENDIX “H”

IN THE MATTER OF LOT MOWING

Council Member Bryan moved, seconded by Council Member Jones, to approve the final lot mowing list as presented. The vote was unanimous in favor. APPENDIX “I”

IN THE MATTER OF REVIEW AND APPROVE LOT MOWING LIENS

Council Member Nolan moved, seconded by Council Member Mims to approve the liens as presented. APPENDIX “J”

<u>ADDRESS</u>	<u>PARCEL</u>	<u>AMOUNT</u>
123 SOUTH INDUSTRIAL	089N-31-006-01	\$300
210 SOUTH HIGHLAND	077Q-36-064-00	\$300
518 ROGERS LANE	089B-30-007-00	\$300
1244 EAST MAIN	088N-33-145-02	\$650
1555 OLD TOWN LANE	076T-13-011-00	\$525
1905 WEST JACKSON	077F-26-130-00	\$300
2472 BARNES CROSSING	082K-09-013-00	\$300
2720 SOUTH GLOSTER	106M-24-015-01	\$650
3424 WALSH ROAD	075S-16-001-02	\$390
5546 WEST MAIN STREET	103C-05-024-00	\$1000

IN THE MATTER OF REVIEW/APPROVE PLANNING COMMITTEE MINUTES OF SEPTEMBER 8, 2025

Council Member Bryan moved, seconded by Council Member Nolan, to approve the minutes of the 9/8/2025 Planning Committee as presented. The vote was unanimous in favor. APPENDIX “K”

IN THE MATTER OF MAJOR SUBDIVISION APPLICATION 25-03 AND PRELIMINARY PLAT APPROVAL FOR SWAN CIRCLE RESIDENTIAL SUBDIVISION

Council Member Nolan moved, seconded by Council Member Davis, to approve the preliminary plat for Swan Circle as presented. The vote was unanimous in favor. APPENDIX “L”

IN THE MATTER OF REVIEW/APPROVE REZONING APPLICATION RZ25-01

Council Member Davis moved, seconded by Council Member Bryan to approve the rezoning application as presented. APPENDIX “M”

**IN THE MATTER OF MAJOR SUBDIVISION APPLICATION 25-01 AND
PRELIMINARY PLAT APPROVAL FOR PECAN GROVE PHASE 3**

Council Member Bryan moved, seconded by Council Member Davis, to approve the subdivision preliminary plat as presented. The vote was as follows, making the result to be 6-1 in favor.
APPENDIX “N”

Council Member Mims	Aye
Council Member Bryan	Aye
Council Member Beard	Aye
Council Member Davis	Aye
Council Member Nolan	Nay
Council Member Gaston	Aye
Council Member Jones	Aye

**IN THE MATTER OF FINAL CHANGE ORDER APPROVAL ARPA BID NO.2024
037PW DANIELLE COVE**

Public Works Director Kelly Knight stated that the final change order for this project was a decrease of \$9,833.80 because they removed the cost of the paving. Council Member Jones asked if the project was finished. Mr. Knight confirmed that the project was complete. The vote was unanimous in favor. Council Member Beard moved, seconded by Council Member Nolan, to approve the change order as presented. APPENDIX “O”

**IN THE MATTER OF FINAL CHANGE ORDER APPROVAL PEMBERTON
AVENUE DRAINAGE IMPROVEMENTS BID NO. 2024-066PW**

Public Works Director Kelly Knight stated that the final change order for this project was an increase of \$1464.00 due to the work on the driveways that needed repair due to conflicts with grade, milling and utilities encountered in the field. Council Member Jones asked if the project was finished. Mr. Knight confirmed that the project was complete. Council Member Davis moved, seconded by Council Member Beard, to approve the final change order as presented. The vote was unanimous in favor. APPENDIX “P”

IN THE MATTER OF CVB BOARD MINS. OCTOBER 7, 2025

Council Member Davis moved, seconded by Council Member Beard, to approve the CVB Board minutes of October 7, 2025 as presented. The vote was unanimous in favor.
APPENDIX “Q”

**IN THE MATTER OF APPROVAL OF CADENCE BANK ARENA MINUTES OF
SEPTEMBER 15, 2025**

Council Member Nolan moved, seconded by Council Member Bryan, to approve the

Cadence Bank Arena minutes of September 15, 2025 as presented. The vote was unanimous in favor. APPENDIX “R”

IN THE MATTER OF AWARD OF BID NO. 2025-034WL (2026 CAB AND 4X2) CHASSIS

Council Member Nolan moved, seconded by Council Member Bryan, to approve and award the bid to Waters Truck and Tractor. The vote was unanimous in favor. APPENDIX “S”

IN THE MATTER OF APPROVAL OF CHANGE ORDER # 2 FOR THE COLONIAL ESTATES LIFT STATION REHABILITATION (BID # 2024-062WL)

Council Member Bryan moved, seconded by Council Member Beard, to approve the change order as presented. The vote was unanimous in favor. APPENDIX “T”

PROOF OF PUBLICATION OF THE ORDINANCE TO ENACT A WATER AND SEWER RATE INCREASE APPROVED OCTOBER 7, 2025

Council President Janet Gaston asked City Attorney Ben Logan to explain this new item on the agenda. Mr. Logan said that this was a matter of legal housekeeping to acknowledge the required publication of the ordinance by causing the Proof of Publication to be spread on the municipal minutes of the City of Tupelo. Council Member Bryan moved, seconded by Council Member Davis, to place the Proof of Publication in the municipal minutes. The vote was unanimous in favor. APPENDIX “U.”

STUDY AGENDA

IN THE MATTER OF DEVELOPMENT CODE AMENDMENT TO CHAPTER 8 GARAGE REQUIREMENT FOR NEW SINGLE-FAMILY DWELLINGS ON LOTS WITH STREET FRONTAGE 50 FEET WIDE OR GREATER

The council voted to move this item up. It will be on the Action Agenda on 11/18/2025

IN THE MATTER OF AMENDMENT TO THE CITY OF TUPELO DEVELOPMENT CODE CHAPTER 10 SIGNS – GENERAL PROVISIONS AND SIGNS OTHER THAN BILLBOARDS TA-25-03(1)

The council voted to move this item up. It will be on the Action Agenda on 11/18/2025

IN THE MATTER OF AMENDMENT TO THE CITY OF TUPELO DEVELOPMENT CODE CHAPTER 10 SIGNS – BILLBOARDS TA25-03(2)

The council left this item on the study agenda.

IN THE MATTER OF AMENDMENT TO CITY OF TUPELO DEVELOPMENT CODE -VARIOUS CHAPTERS - RELATING TO BREWERIES,

**MICROBREWERIES, BREWPUBS, WINERIES, NATIVE WINERIES,
DISTILLERIES AND NATIVE DISTILLERIES TA25-02(3)***

The council left this item on the study agenda.

ADJOURNMENT

Council Member Davis moved, seconded by Council Member Nolan, to adjourn the meeting at 6:50 pm

JANET GASTON
COUNCIL PRESIDENT

ATTEST:

SANDRA SHUMAKER
COUNCIL CLERK

APPROVED

TODD JORDAN, MAYOR

DATE