



# Yandel Road Improvements

Hwy 51 to Smith Carr Rd. &  
Smith Carr Rd. to N. Old Canton Road

January 20, 2026

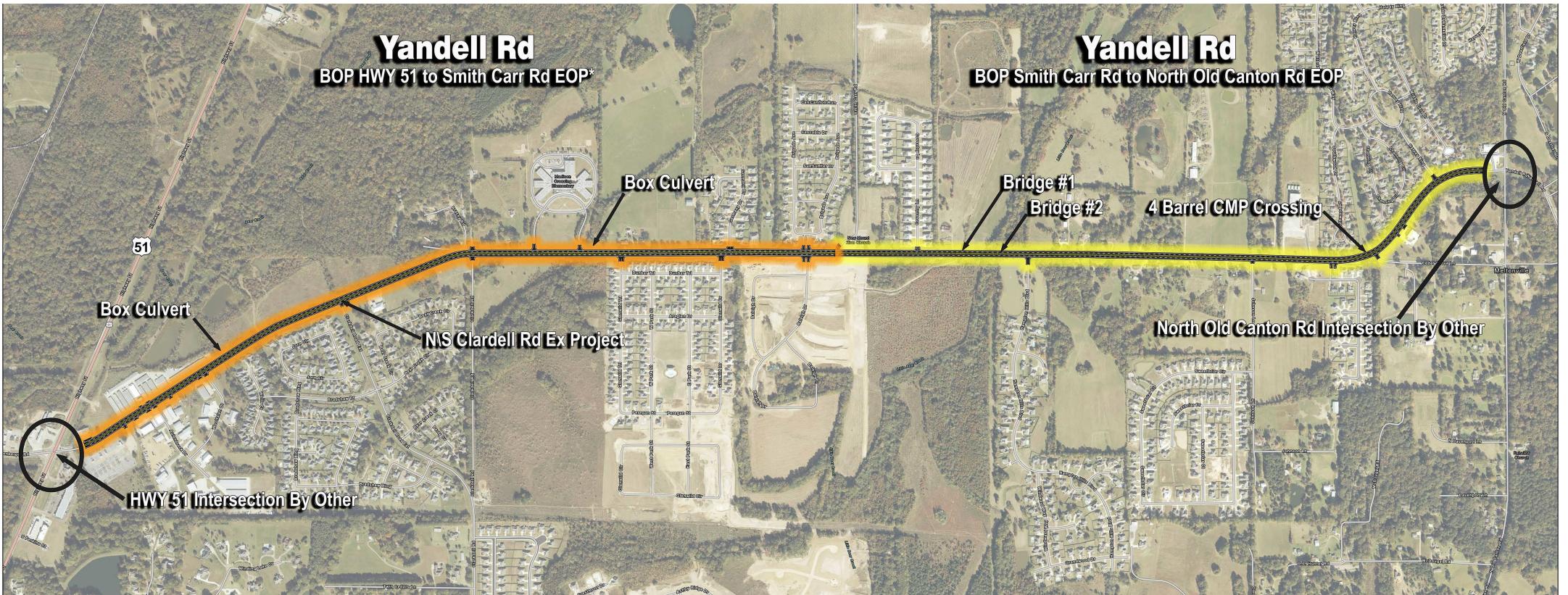
INSPIRE. ENGAGE. DELIVER.

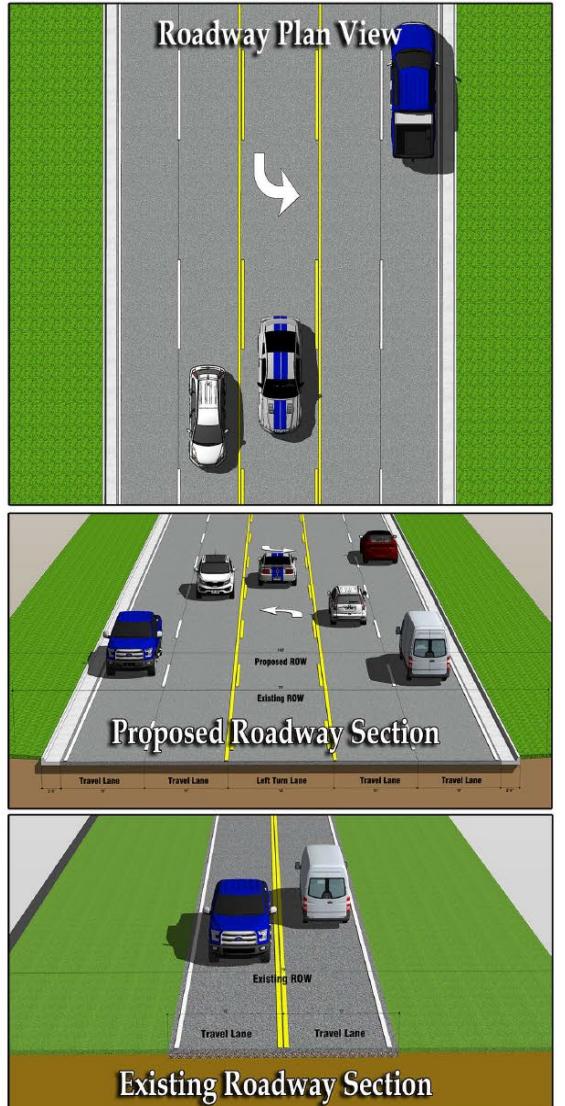
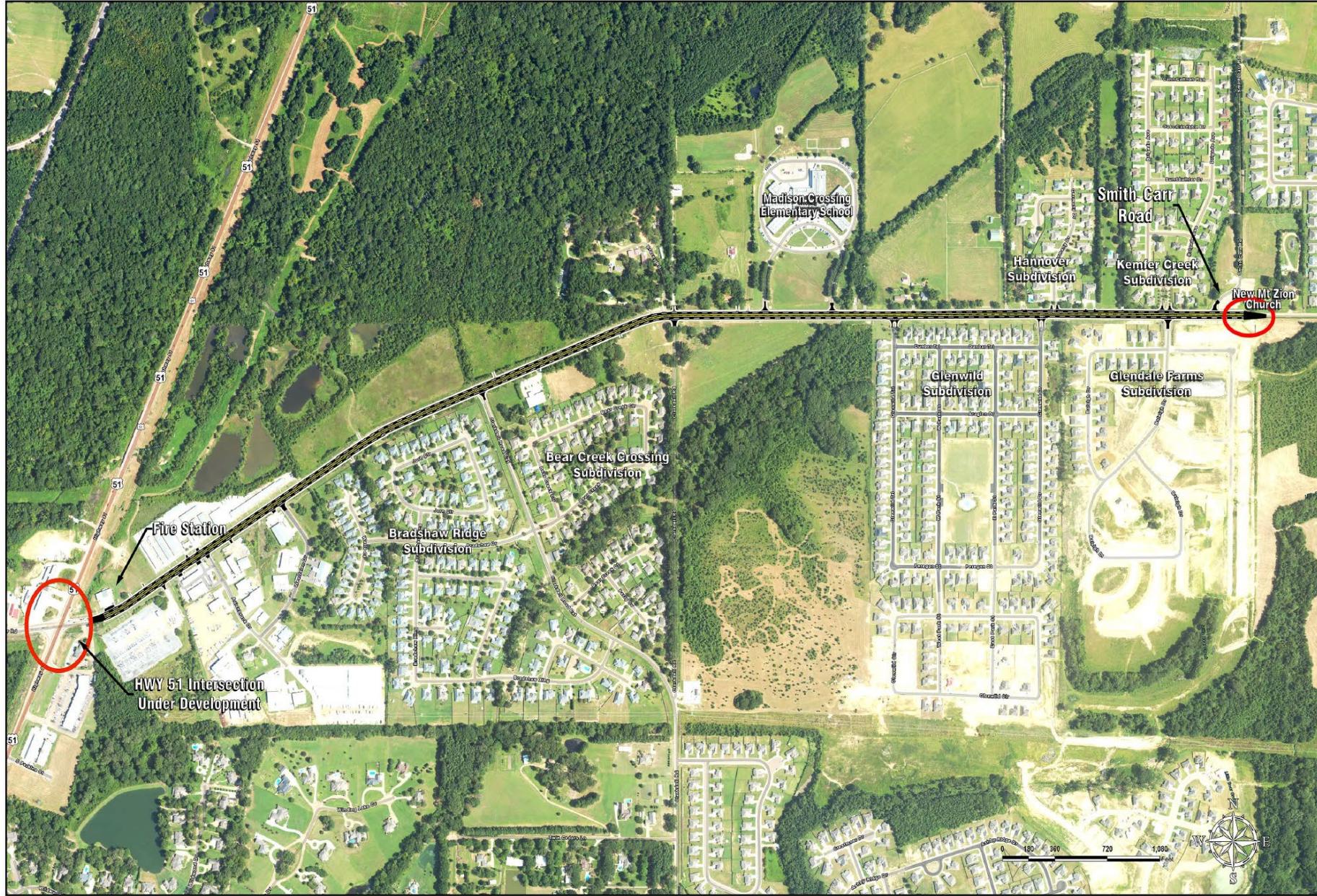
# Yandell Road (HWY. 51 to N. Old Canton Road) Contract Overview



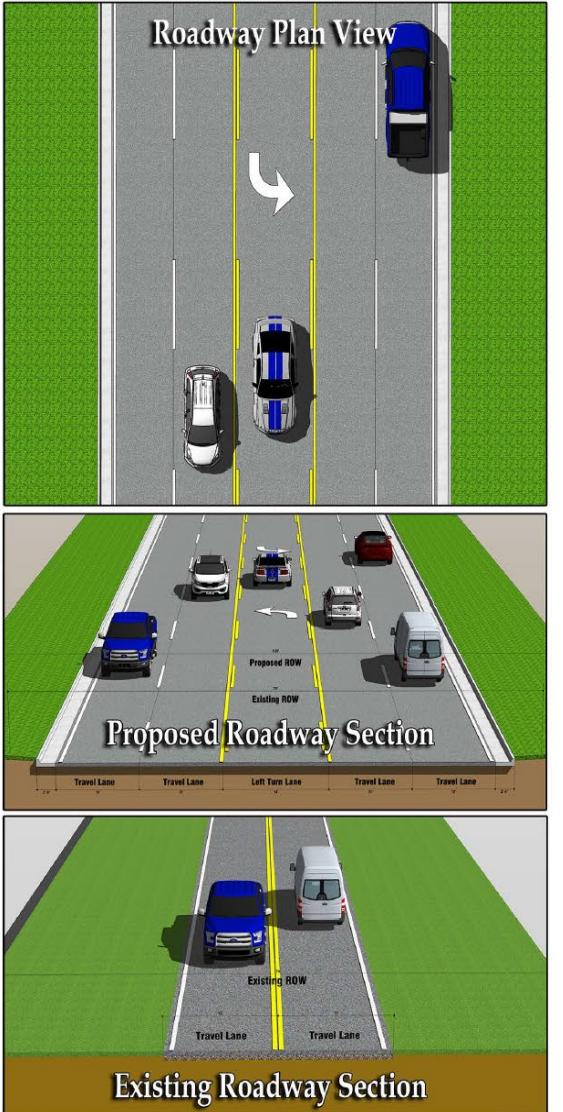
Yandell Road Improvements	Hwy 51 to Smith Carr Rd.	Smith Carr Rd. to N. Old Canton Rd.
Contract Begin Date	November 2024	November 2024
Contract Amendment Date	December 2025	December 2025
Contract Amount	\$1,746,620.05	\$2,143,438.53
Contract Amount Billed to Date	\$412,750.47	\$501,015.22
% of Budget Billed	23.63%	23.37%
% of Project Progress Completed	45%	45%

# Yandell Road (HWY. 51 to N. Old Canton Road) Project Corridor Exhibit





## Yandell Road HWY 51 to Smith Carr Road



## Yandell Road

### Smith-Carr Road to N Old Canton Road

# Yandell Road (HWY. 51 to Smith Carr Road) Milestone Schedule



Yandell Road Improvement Project - HWY. 51 to Smith Carr Road										
Task Description	Totals (months)	2024		2025				2026		
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Execution of Contract	1 month									
Conceptual Design (Includes Survey)	6 Months									
Environmental Documents	9 Months									
Preliminary Design	9 months									
Final Design	9 months									

# Yandell Road (Smith Carr Rd to N. Old Canton Rd) Milestone Schedule

Yandell Road Improvement Project - Smith Carr Road to N. Old Canton Road										
Task Description	Totals (months)	2024		2025				2026		
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Execution of Contract	1 month									
Conceptual Design (Includes Survey)	6 Months									
Environmental Documents	9 Months									
Preliminary Design	9 months									
Final Design	9 months									

# Yandell Road (HWY. 51 to N. Old Canton Road) Milestone Dates



Milestone	Completion Date
Right of Way Analysis	December 2024
Parcel Impact Study	April 2025
Utility Survey	March 2025
Topographic Survey	February 2025
Utility Provider Coordination	March 2026
Conceptual Roadway Design	May 1, 2025 (Original Completion Date June 2025)
Environmental	December 2025 (Anticipated Completion Date August 2025)
Preliminary Design	June 2026 (Anticipated Completion Date December 2025)
Final Design	December 2026

# Yandell Road (HWY. 51 to N. Old Canton Road) Utility Provider Coordination



- Utility Coordination In-Progress:

12 Utility Providers Have Been Identified Within Both Project Limits:

Cspire, Centerpoint Energy, Comcast, Enmark Energy, Atmos Energy, Gulf South Pipeline, AT&T Distribution, Entergy MS,

Texas Eastern Transmission Corporation, Uniti Fiber – Inline, Bear Creek Water Association, Denberry.

Contact Has Been Initiated With Each Utility Provider To Obtain As-Builts And Confirm Existing Location Of facilities.

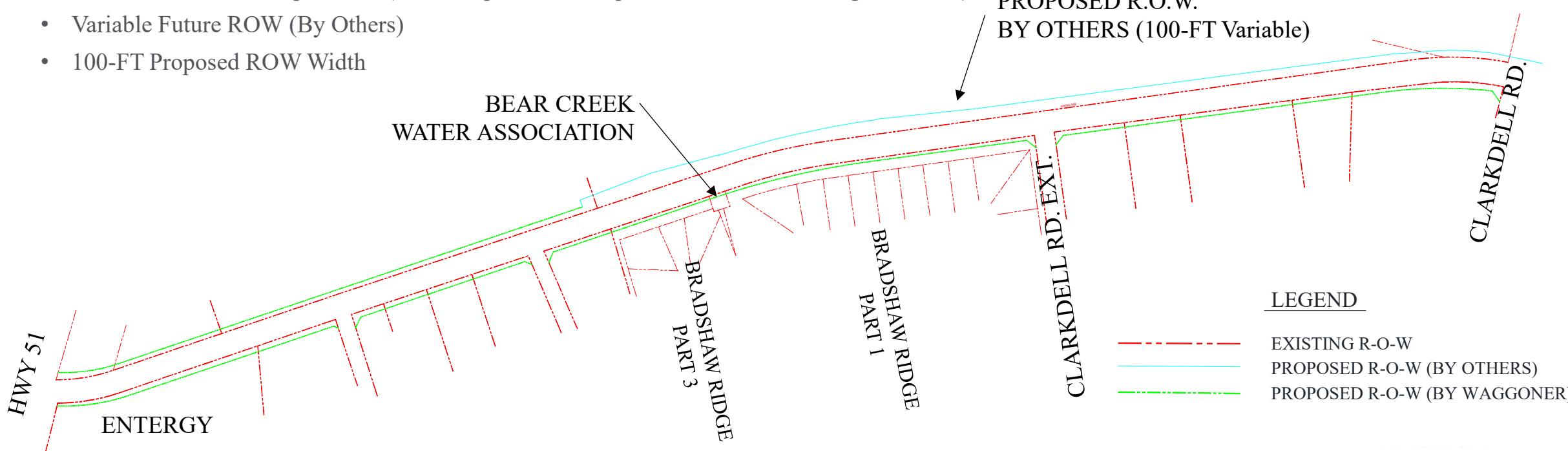
Yandell Road - HWY 51 to Smith Carr Road - Smith Carr Road to N. Old Canton Road - Projects

ID	Utility	Point of Contact	Email	Phone No.	Date Reached Out	Status
1	TELEPAK DBA C SPIRE FIBER	Cory Dearmon	<a href="mailto:jdearman@cspire.com">jdearman@cspire.com</a>	601-500-1916	12/9/2024	Sent new tickets in at locators request 05FEB
2	CENTERPOINT ENERGY MS	Abigail Grant	<a href="mailto:abigail.grant@centerpointenergy.com">abigail.grant@centerpointenergy.com</a>	769-969-3761	12/9/2024	Gave us as-builts - did not have any utilities on Yandell
3	COMCAST CABLE OF JACKSON					Have received as-builts - No Conflict
4	ENMARK ENERGY MATHESON	Jeff Tharpe	<a href="mailto:jtharpe@enmarkenergy.com">jtharpe@enmarkenergy.com</a>	601-540-7278	12/9/2024	Received as-builts - No Conflict
5	ATMOS ENERGY JACKSON	CJ Stewart	<a href="mailto:clyde.stewart2@atmosenergy.com">clyde.stewart2@atmosenergy.com</a>	601-624-1158	12/9/2024	Have place on the ground markings
6	ATMOS ENERGY JACKSON	Frank Redd	<a href="mailto:Frank.redd@atmosenergy.com">Frank.redd@atmosenergy.com</a>	601-592-5313	12/9/2024	Have place on the ground markings
7	GULF SOUTH PIPELINE JACKSON - BOARDWALK	Mark Drennan		601-968-0320	12/10/2024	Everything has been located
8	A T & T DISTRIBUTION	Donnie Miller	<a href="mailto:dm5222@att.com">dm5222@att.com</a>	769-229-3566	12/9/2024	Emailed for Teams Meeting 05FEB
		Nick Babineaux	<a href="mailto:nb2380@att.com">nb2380@att.com</a>	337-380-6893		
9	ENTERGY MS FIBER	Tim Lea	<a href="mailto:tlea@entergy.com">tlea@entergy.com</a>	601-933-5026	12/10/2024	Received as-builts - Aerial Utilities
10	ENTERGY MS	Tim Lea	<a href="mailto:tlea@entergy.com">tlea@entergy.com</a>	601-933-5026	12/10/2024	Received as-builts - Aerial Utilities
11	A T & T TRANSMISSION	Donnie Miller	<a href="mailto:dm5222@att.com">dm5222@att.com</a>	769-229-3566	12/9/2024	Emailed for Teams Meeting 05FEB
12	TX EASTERN TRANSMISSION CORP CLINTON	Doulgas White	<a href="mailto:douglas.white@embridge.com">douglas.white@embridge.com</a>	601-940-3193	12/9/2024	Not in our project limits
13	UNITI FIBER - INLINE 2	Brent Sones	<a href="mailto:Brent.sones@uniti.com">Brent.sones@uniti.com</a>	601-503-4529	12/10/2024	Agreed to locate on ground 05FEB
		Barry Buchanon				
14	BEAR CREEK WATER ASSOC	Nolan Williamson	<a href="mailto:Nwilliamson@bcwaters.org">Nwilliamson@bcwaters.org</a>	601-594-9457	12/9/2024	Escalating to Darrion to talk to Tim Bryan.
15	DENBERRY	James Fancher	<a href="mailto:james.fancher@exxonmobil.com">james.fancher@exxonmobil.com</a>	601-540-0388	12/10/2024	Has marked the utilities and been in contact with Wes
16	ENTERGY	Ian Robinson		601-416-1867	12/16/2024	Received as-builts - Aerial Utilities

# Yandell Road HWY 51 to Clarkdell Road Right-Of-Way Analysis



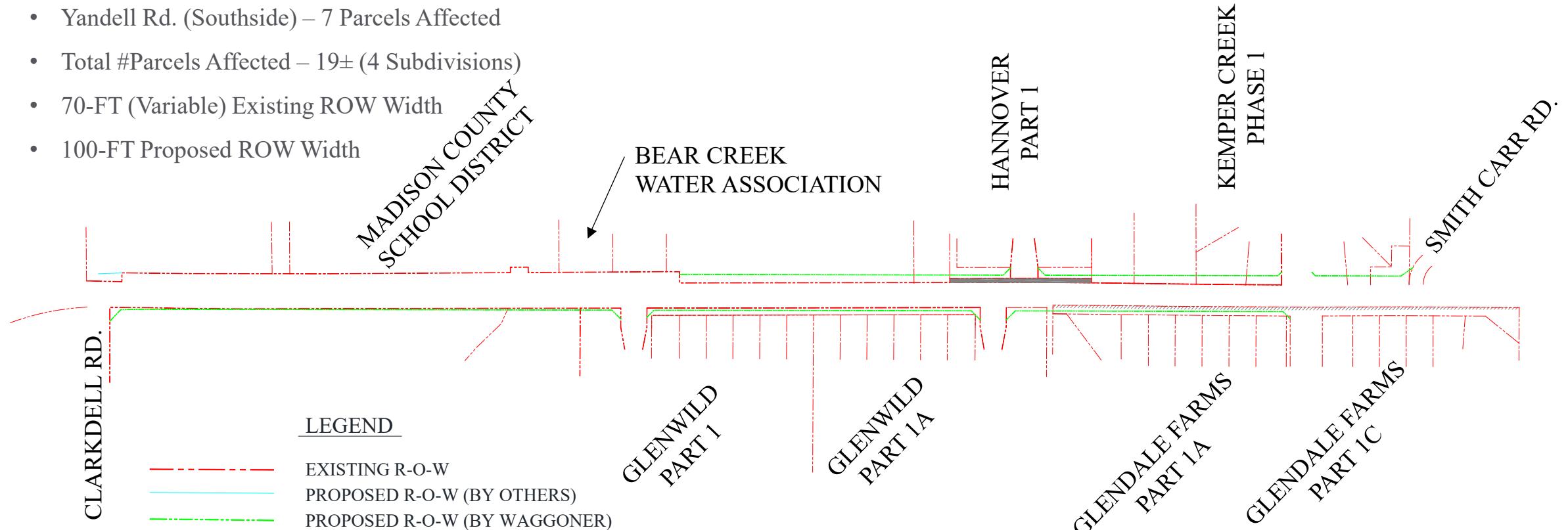
- Yandell Rd. (Northside) – 3 Parcels Affected
- Yandell Rd. (Southside) – 15 Parcels Affected
- Total #Parcels Affected – 18± (1 Subdivisions)
- Bear Creek Water Pump Station (ROW acquisition is required, outside of existing fence line)
- Variable Future ROW (By Others)
- 100-FT Proposed ROW Width



# Yandell Road Clarkdell Road to Smith Carr Road Right-Of-Way Analysis



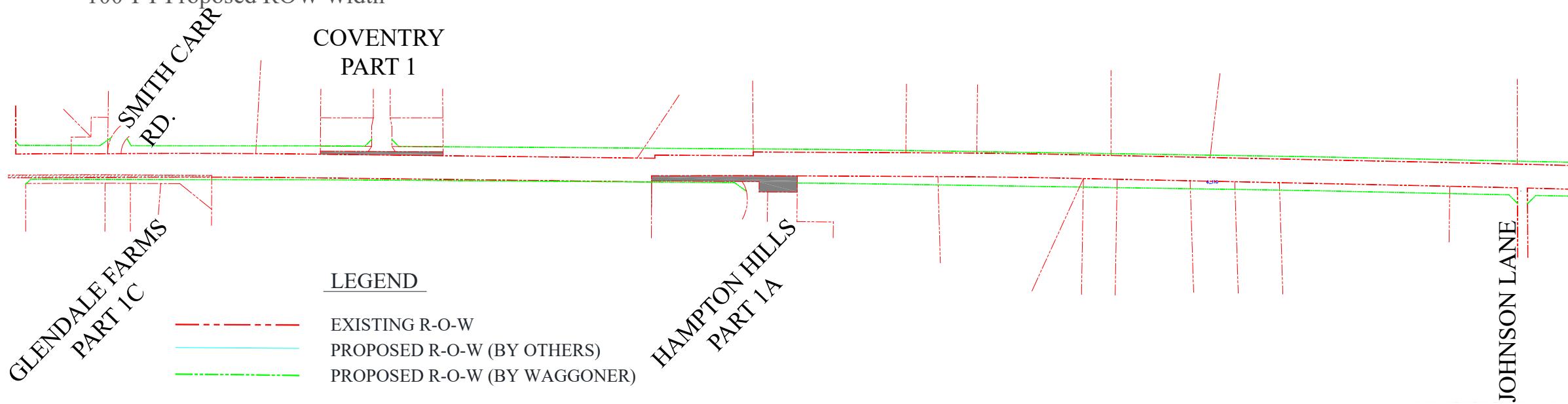
- Yandell Rd. (Northside) – 12 Parcels Affected
- Yandell Rd. (Southside) – 7 Parcels Affected
- Total #Parcels Affected – 19± (4 Subdivisions)
- 70-FT (Variable) Existing ROW Width
- 100-FT Proposed ROW Width



# Yandell Road Smith Carr Road to Johnson Lane Right-Of-Way Analysis



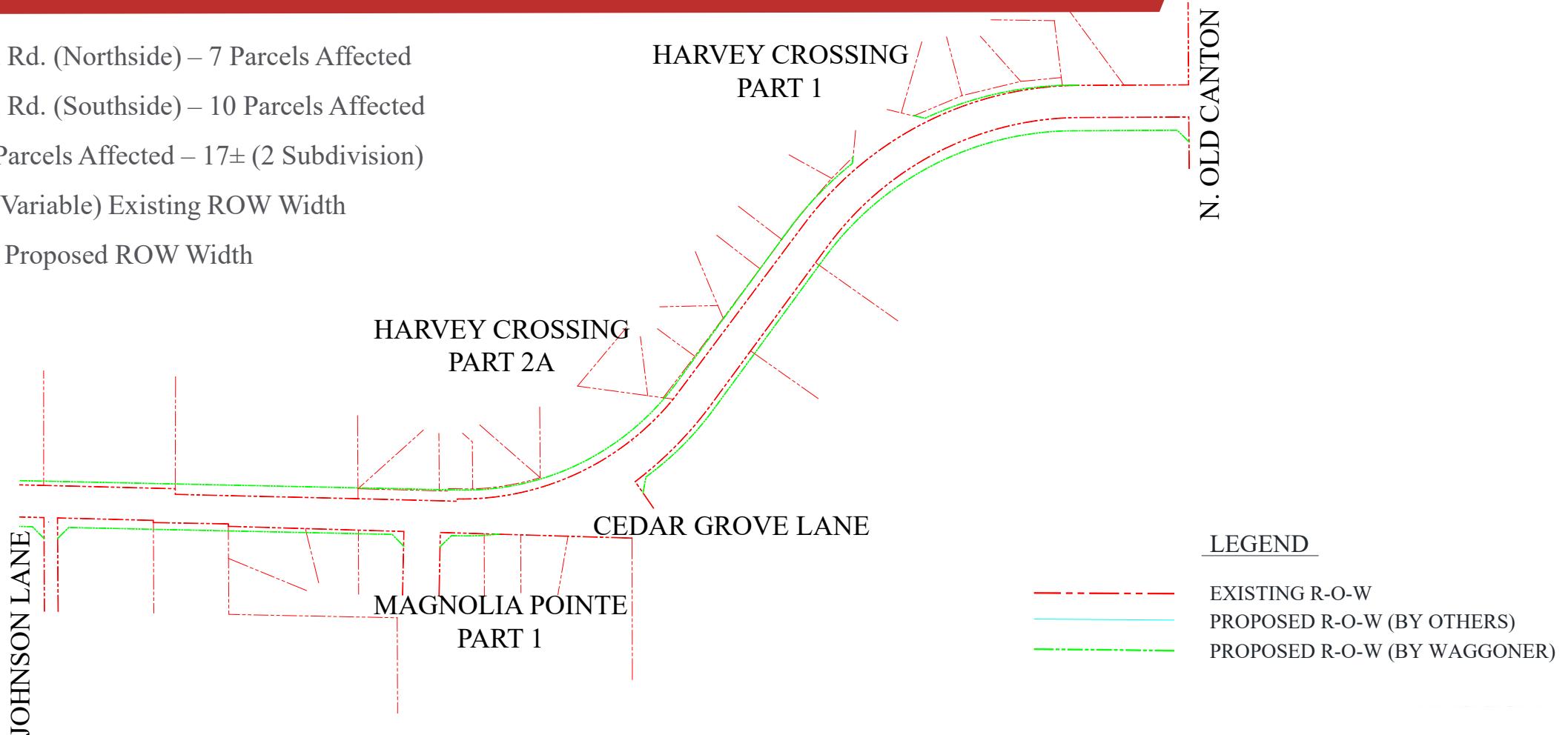
- Yandell Rd. (Northside) – 11 Parcels Affected
- Yandell Rd. (Southside) – 13 Parcels Affected
- Total #Parcels Affected – 24± (3 Subdivision)
- 70-FT (Variable) Existing ROW Width
- 100-FT Proposed ROW Width



# Yandell Road Johnson Lane to N. Old Canton Road Right-Of-Way Analysis



- Yandell Rd. (Northside) – 7 Parcels Affected
- Yandell Rd. (Southside) – 10 Parcels Affected
- Total #Parcels Affected – 17± (2 Subdivision)
- 70-FT (Variable) Existing ROW Width
- 100-FT Proposed ROW Width



# Yandell Road (HWY. 51 to N. Old Canton Road) Milestones and Tasks In-Progress /Accomplished to Date



- **Right-Of-Way Analysis /Determination** (Completed December 2024)
- **Parcel Impact Study** (Completion Date April 2025)
  - HWY 51 to Smith Carr Road Project Limits
    - **+/- Thirty-Six (36) Number of Parcels That May Be Affected**
  - Smith Carr Road to N. Old Canton Road Project Limits
    - **+/- Thirty-Seven (37) Number of Parcels That May Be Affected**
  - **+/- Seventy-Three (73) Total number of Parcels Affected**
- **Utility Survey** (Completed March 2025)
  - Utility Survey /Utility Provider Coordination Efforts Commenced December 17, 2024 and completed March 2025.
  - All MS811 Marked And /Or Visible Utilities Have Been Collected To-Date.
  - Incorporate utility information into conceptual/preliminary plans to support utility relocation coordination.
- **Topographic Survey** (Completed February 2025)
  - All Topographic Survey Data for Both Projects Has Been Field Collected and Processed, February 3, 2025
- **Utility Provider Coordination** (On-going)
  - Utility Coordination To Be Continued Through Plan-In-Hand Field Review Phase (Anticipated Completion Date End Q1 2026)
  - Entergy Utility Coordination Meeting Held On July 8, 2025 to discuss potential conflicts.
  - Utility Coordination Meetings will be scheduled with the remaining 15 utility providers in Q1 2026.

# **Yandell Road (HWY. 51 to N. Old Canton Road) Milestones and Tasks In-Progress /Accomplished to Date**



- **Roadway Design**
  - Conceptual Design Phase Completed /Submitted to MCBOS May 2025.
  - Preliminary Engineering Phase Anticipated Completion Date End of Q4 2025.
  - Drainage Analysis (Completed April 2025)
    - Identified Eight (8) Logical Outfall Points for Proposed Closed Drainage System(s), Drainage Area Maps and Drainage Analysis (Computer Modeling) Complete, Curb Inlets Located and Pipes Have Been Sized.
  - Updated Yandell Rd. segment 1 roadway alignment to avoid disturbing cemetery at Clarkdell Rd. intersection (Complete in Q4 2025).
  - Adjustments made to several drainage structures along both segments of the roadway (Completed in Q4 2025).
- **Right of Way Acquisition Services**
  - Submitted contract amendment #1 for Right of Way Acquisition Services in Q4 2025 and received board approval in December 2025 board meeting.
- **Hydraulic Study for Bridge Design**
  - Hydraulic Analysis was completed in Q3 2025 revealing that The bridge crossing is within FEMA regulatory Floodway and will require No-rise certificate or LOMR for map revision for the bridges replaced in 2024. This is due to the widening of the bridges.
  - Finalize No-Rise Certificate Application Report in Q1 2026 for client review and submission to FEMA.
- **Environmental Review and Permitting**
  - The environmental review is complete.
  - A 404 permit application for the USACE for authorization of a NWP was submitted in November 2025 to the USACE. The USACE acknowledged receipt but we have not received any additional response.

# **Yandell Road (HWY. 51 to N. Old Canton Road) Milestones and Tasks In-Progress to be Accomplished By End of Q1 2026**



## **❖ Utility Coordination (Anticipated Completion Date End Q1 2026)**

- Utility(s) Coordination To Be Continued Through Plan-In-Hand Field Review Phase
- Developing possible utility conflict exhibits to provide to the various utility providers
- Schedule Utility Coordination Meetings with remaining 15 utility providers to identify conflicts

## **❖ Preliminary Engineering Phase (Anticipated Completion Date End Q2 2026)**

- Anticipated completion ahead of schedule in December 2025. To date we are more aligned with the originally schedule of completion by June 2026

## **❖ Begin Right of Way Acquisition Services (Begin in Q1 2026)**

- Board of supervisors approved Amendment #1 for Right of Way Acquisition services in December 2025
- Begin developing preliminary right-of-way plan to begin title work.

# Q&A

**THANK YOU!**

601.355.9526

[www.waggonereng.com](http://www.waggonereng.com)

