



Yandel Road Improvements

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

April 20, 2026

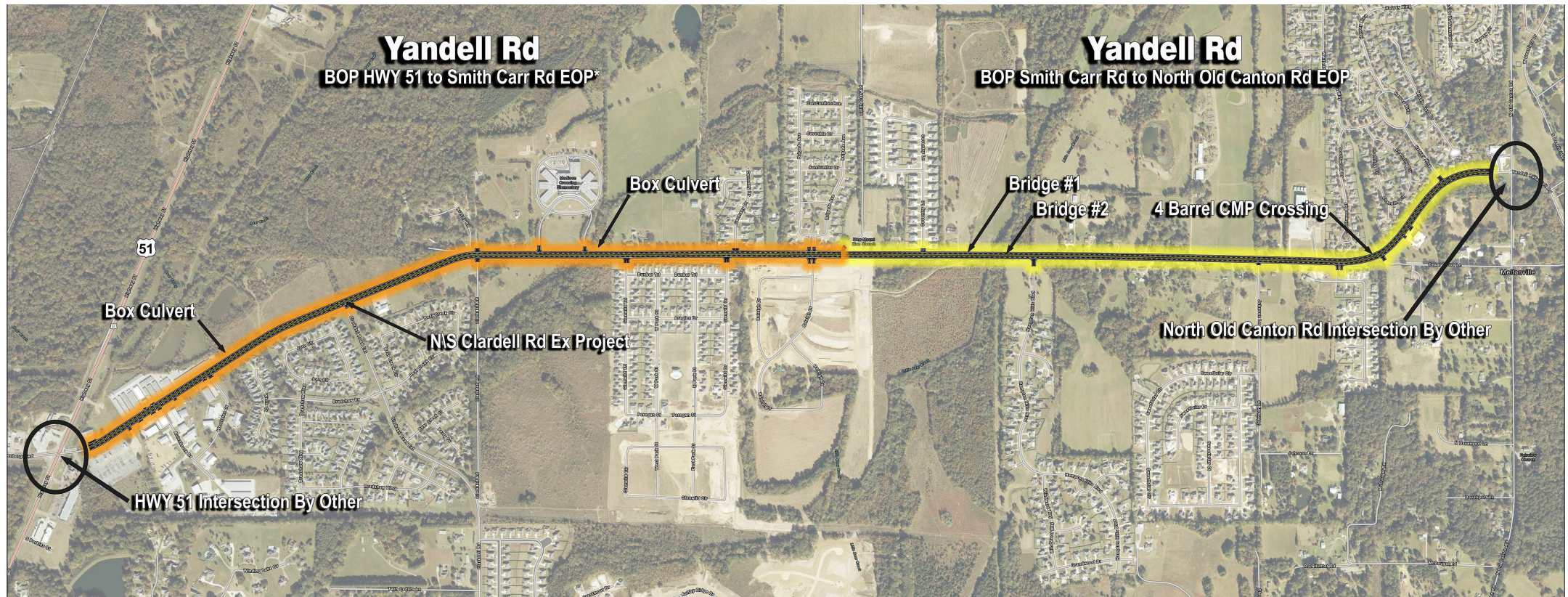
INSPIRE. ENGAGE. DELIVER.

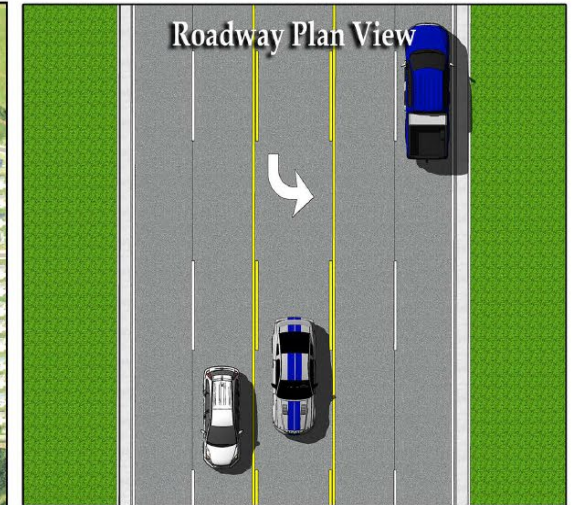
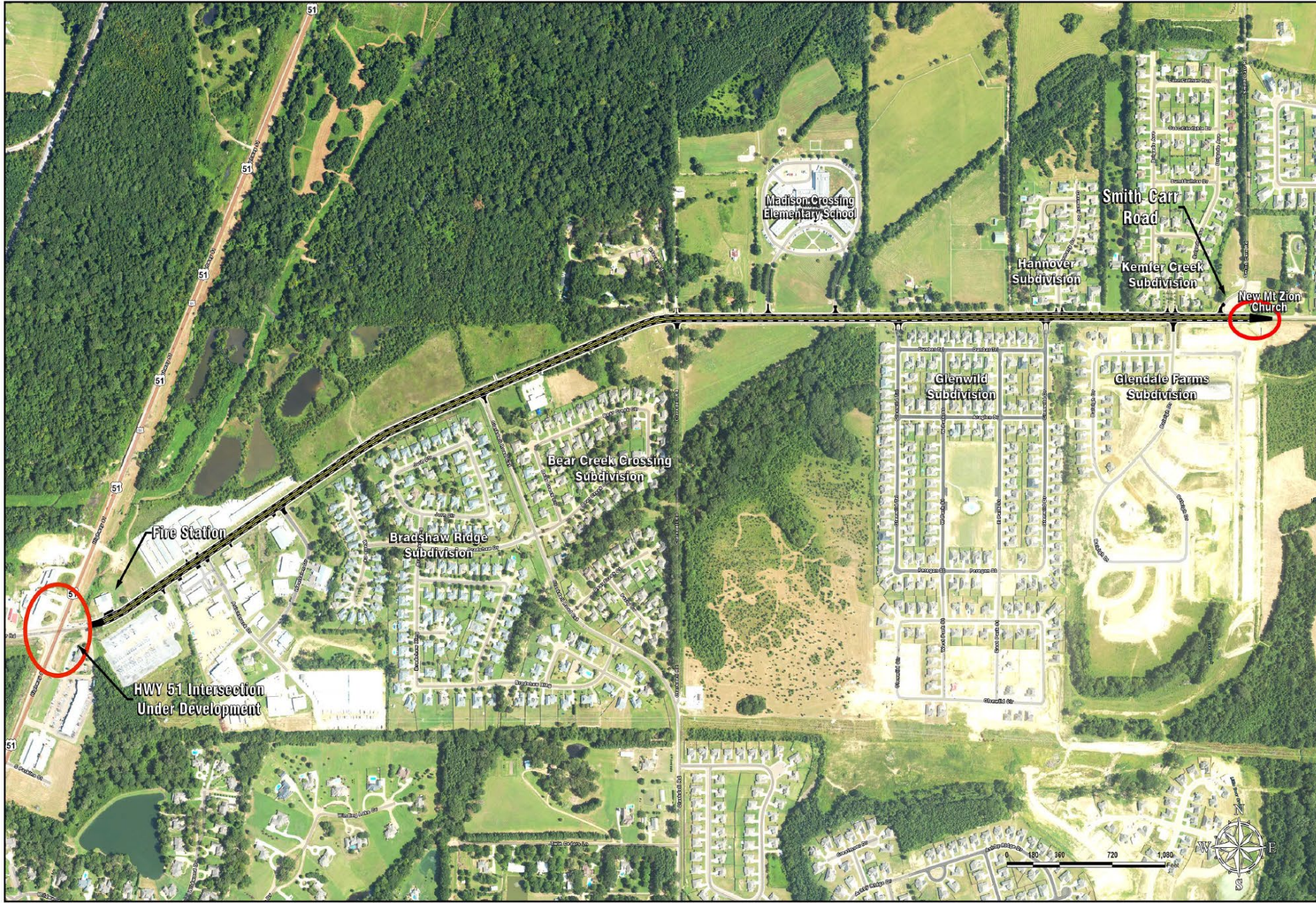
Yandell Road (HWY. 51 to N. Old Canton Road) Contract Overview



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	\$716,499.26	\$633,363.22
% of Budget Billed	41.02%	29.55%
% of Project Progress Completed	50%	50%

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 Suvey)	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										
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		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
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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	June 2026
Conceptual Roadway Design	May 1, 2025
Environmental	April 2026
Preliminary Design	June 2026
Final Design	December 2026
ROW Acquisition	February 2027

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.

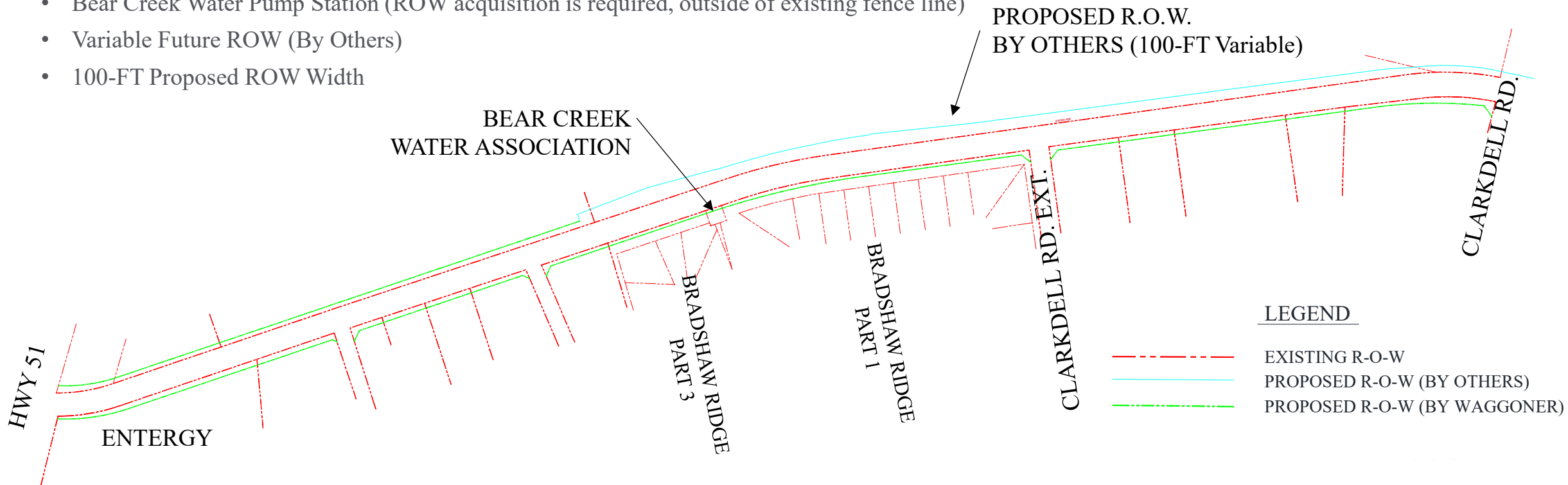
Yandell Road - HWY 51 to Smith Carr Road - Smith Carr Road to N. Old Canton Road - Projects

ID	Utility	Point of Contact	Email	Phone No.	Date Reached Out	Status
1	TELEPAK DBA C SPIRE FIBER	Cory Dearmon	jdearman@cspire.com	601-500-1916	12/9/2024	Sent new tickets in at locators request 05FEB
2	CENTERPOINT ENERGY MS	Abigail Grant	abigail.grant@centerpointenergy.com	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	jtharpe@enmarkenergy.com	601-540-7278	12/9/2024	Received as-builts - No Conflict
5	ATMOS ENERGY JACKSON	CJ Stewart	clyde.stewart2@atmosenergy.com	601-624-1158	12/9/2024	Have place on the ground markings
6	ATMOS ENERGY JACKSON	Frank Redd	Frank.redd@atmosenergy.com	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	dm5222@att.com	769-229-3566	12/9/2024	Emailed for Teams Meeting 05FEB
		Nick Babineaux	nb2380@att.com	337-380-6893		
9	ENTERGY MS FIBER	Tim Lea	tlea@entergy.com	601-933-5026	12/10/2024	Received as-builts - Aerial Utilities
10	ENTERGY MS	Tim Lea	tlea@entergy.com	601-933-5026	12/10/2024	Received as-builts - Aerial Utilities
11	A T & T TRANSMISSION	Donnie Miller	dm5222@att.com	769-229-3566	12/9/2024	Emailed for Teams Meeting 05FEB
12	TX EASTERN TRANSMISSION CORP CLINTON	Douglas White	douglas.white@embridge.com	601-940-3193	12/9/2024	Not in our project limits
13	UNITI FIBER - INLINE 2	Brent Sones	Brent.sones@uniti.com	601-503-4529	12/10/2024	Agreed to locate on ground 05FEB
		Barry Buchanan				
14	BEAR CREEK WATER ASSOC	Nolan Williamson	Nwilliamson@bcwaterms.org	601-594-9457	12/9/2024	Escalating to Darrion to talk to Tim Bryan.
15	DENBERRY	James Fancher	james.fancher@exxonmobil.com	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



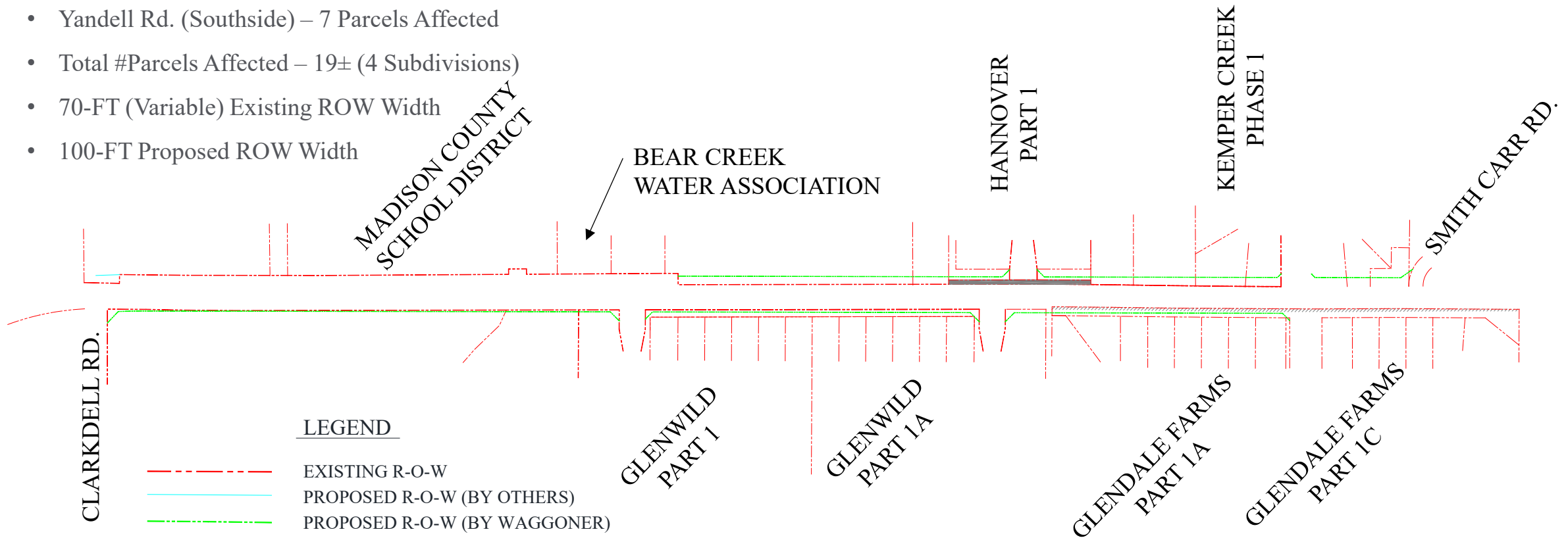
- Yandell Rd. (Northside) – 3 Parcels Affected
- Yandell Rd. (Southside) – 15 Parcels Affected
- Total #Parcels Affected – 18± (1 Subdivisions)
- Bear Creek Water Pump Station (ROW acquisition is required, outside of existing fence line)
- Variable Future ROW (By Others)
- 100-FT Proposed ROW Width



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



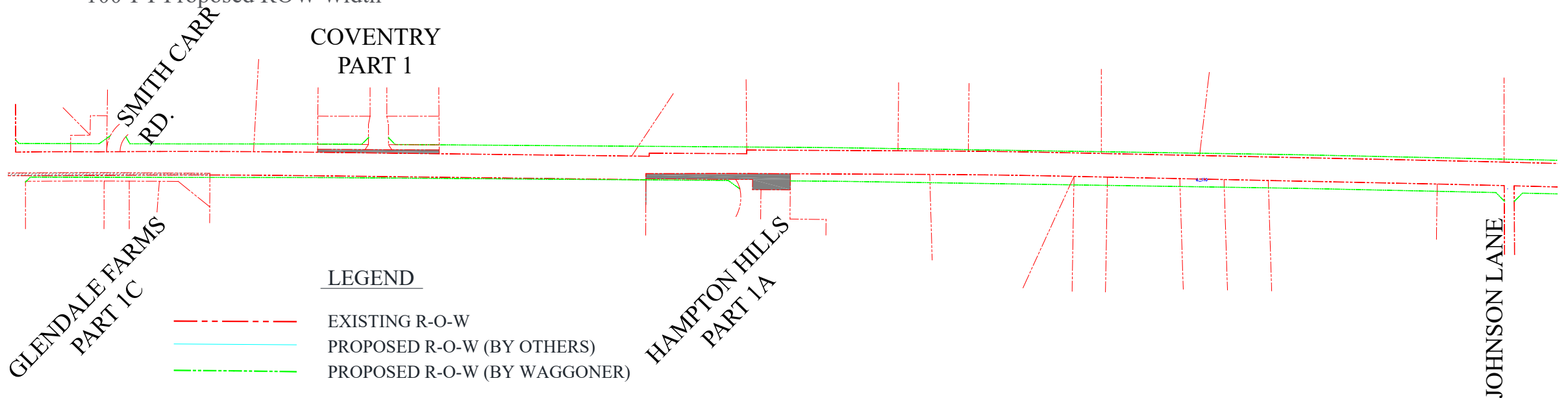
- Yandell Rd. (Northside) – 12 Parcels Affected
- Yandell Rd. (Southside) – 7 Parcels Affected
- Total #Parcels Affected – 19± (4 Subdivisions)
- 70-FT (Variable) Existing ROW Width
- 100-FT Proposed ROW Width



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



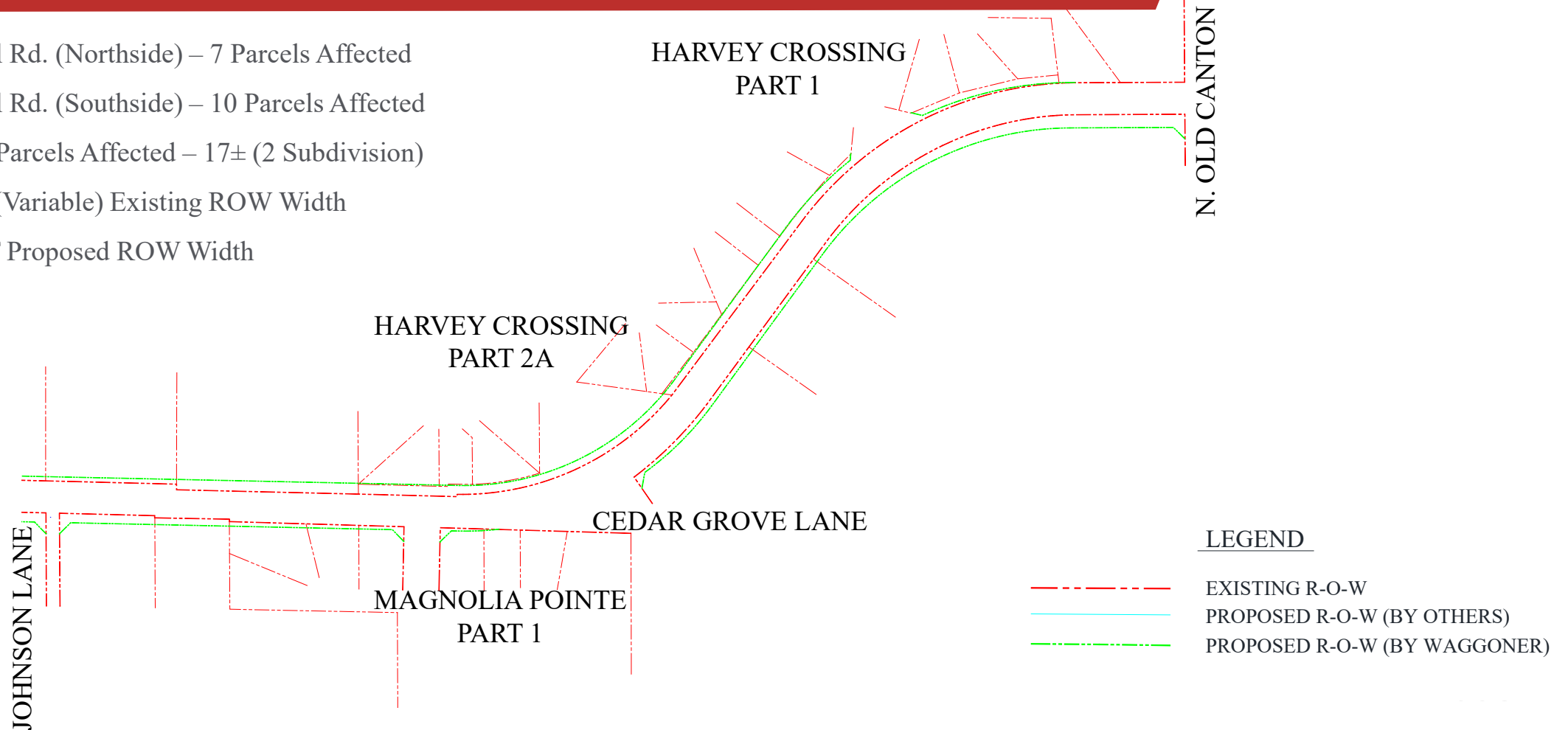
- Yandell Rd. (Northside) – 11 Parcels Affected
- Yandell Rd. (Southside) – 13 Parcels Affected
- Total #Parcels Affected – 24± (3 Subdivision)
- 70-FT (Variable) Existing ROW Width
- 100-FT Proposed ROW Width



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



- **Roadway Design**
 - Field review meeting conducted February 2026.
 - Preliminary design is ongoing (Anticipated completion Q2 2026).
 - Completed the re-alignment of Yandell Rd. with shift beginning at Clarkdell Rd. to the existing bridges to minimize ROW acquisition.
 - Drainage structures design completed for both segments.
 - 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.
 - Analysis of Smith Carr Rd. and Yandell Rd intersection is ongoing.
- **Right of Way Acquisition Services**
 - Title work is ongoing and under review to verify consistency with preliminary plats.
 - Preparation of letters for initial landowner outreach
- **Utility Provider Coordination (On-going)**
 - Utility Coordination Meetings will be scheduled with the utility providers in Q2 2026.
- **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**
 - 404/Nationwide permit has been obtained from the USACE on April 3, 2026

Yandell Road (HWY. 51 to N. Old Canton Road) Milestones and Tasks In-Progress to be Accomplished By End of Q2 2026



❖ Utility Coordination (**Anticipated Completion Date End Q2 2026**)

- Developing possible utility conflict exhibits to provide to the various utility providers
- Schedule Utility Coordination Meetings with utility providers to identify conflicts.

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

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

- Initial Landowner Outreach in May 2026
- Final Right of Way Plats completed by June 2026

Q&A

THANK YOU!

601.355.9526

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