

Town of Bentonia
February 3, 2026

The meeting was called to order at 6:00 PM by Mayor Kim Martin. The following members were present: Steve Pigg, Robert Demus, Colby Parks, Greg Shaffer and Tamara Boatner.

Mayor Kim Martin read the minutes and bills were read by Mayor Kim Martin and Clerk Kim Tyer. Motion to accept minutes and bills made by Colby Parks, seconded by Greg Shaffer. Motion passed with all in favor.

Joe Shivers addressed the mayor and board of alderman concerning the tiny house subdivision, started it would be 40 homes, 45 x 80 lot size, small square footage homes with 50 ft roads throughout the subdivision, 2 bed, 1 bath, 640 sq ft. Water and sewer are the main concern. Mr. Shivers stated he is working with the town engineer and a new line bored in under Hwy 49 and a pump would be required. The cost of those will determine if the project moves forward. Mr. Helton and Shivers discussed the need for grants to cover this type of project and that he is already working on the federal and state level. Steve Pigg discussed the lot size required 70 x 140 and stated that a variance would be needed on the lot size in order to allow this project to move forward. Mr. Shivers discussed the need for a commercial variance. Steve Pigg stated that we had turned down Mr. Taylor for a variance. Mr. Shivers stated that he is currently working with central Yazoo water on the water needs. Graham Helton discussed the need for a special use variance. Steve Pigg stated that a decision needs to be made. The mayor expressed her opinion looking at it from a commercial stand point a variation should be allowed for commercial use on this project. The mayor expressed her opinion on metal and stated that it should be aesthetically pleasing. Monica Willis inquired as to what would happen to the homes after the Exxon project was complete. Monica Willis asked about the possibility of this being a retirement community for seniors. The mayor told Monica Willis that we needed to move on we have a lot on the agenda to cover and requested that Mr. Shiver speak with Monica about her concerns outside of the meeting. Mr. Helton stated that this subdivision is not being built for that project. Steve Pigg made motion to allow the project as long as it does not cost the Town of Bentonia any money, seconded by Greg Shaffer, Robert Demus in favor with Colby Parks and Tamara Boatner abstaining from voting, motion passed with the majority in favor.

The mayor gave a brief overview of her discussion with Ron McMaster Jr about obtaining grants to fix the issue at Charles Davis's house and also a grant to provide generators for all the pumping station to prevent raw sewage from spilling over during power outages. He is also working on a grant for the tiny house subdivision. Lee Moore is planning to go to Washington to fight for the grant to cover the bore under the road and pump station. She stated that Ivan Holder had completed a storm debrief for the town of Bentonia after the storm left the town without power for several days.

Marcy Burton addressed the mayor and board of alderman concerning putting a tiny house on his lot on HWY 49. Steve Pigg asked if it would be on the slab and Mr. Burton stated that it would.

It was discussed that the lot size was sufficient and permission was granted with motion being made by Steve Pigg seconded by Tamara Boatner, motion passed with all in favor.

Monica Willis addressed the mayor and board of alderman thanking the mayor, Fire Department, Paul Johnson and Harry Stagg for getting her to a kind friend's house during the winter storm. She stated that there was a major error on the December minutes and she requested that they be corrected. She stated that she is not going to debate the law 25-41-11 it's the open meeting acts. Mr. Parrish stated that the minutes must be approved prior to being release to the public and that is absolutely false. She also stated that the mayor said we follow Robert's rule of order and that is not a government entity. Mr. Parrish stated that he read the state statue aloud. She stated that the town had been audited and they could do what they wanted but if you continue to get audited business would not be interested in coming here and it could affect grants and loans. She stated that she was concerned about these errors that continue to get in the minutes and years later people think they are law and they are not. Steve Pigg stated you are the one who turned the town into the state auditor. The mayor requested where the error was. Monica stated that the public cannot view the minutes prior to approval of the board. She stated that we do not need your approval for anything, those minutes are public property and any other document as well. She stated the she wasn't sure if I said they were not available or if I said y'all said. I stated that it was discussed at a board meeting and the minutes would not be released until they have been approved by the board. The minutes are usually typed within 5 days after the meeting. I stated that if you are talking about minutes being on the website know they are available at town hall. I also stated that if you feel the need to report me or whatever you need to do, do that. Colby Parks asked if she was talking about minutes from last month and I stated that Monica wants to read the hand written minutes prior to being approved. Greg Shaffer stated that she has no business reading the minutes prior to them being approved. The mayor stated that you sit at your computer and see what you can cause misery about.

Steve Pigg gave a review of the cut off list and stated that payment needs to be made or services shut off.

Paul Johnson addressed the mayor and board of alderman and gave a brief overview of the call for service. He also discussed progress on the grant per Benny Thompson. The VFD received a truck from Madison County. He discussed a letter for the alderman and public to sign in reference to Kevin Ford and money at the state level.

The mayor called for an executive session to discuss personal issues.

The regular meeting was closed and executive session was opened by Colby Parks, seconded by seconded by Steve Pigg.

Personnel issue was discussed.

Executive session was closed and regular meeting was opened, motion made by Colby Parks and seconded by Steve Pigg, motion passed with all in favor.

No action was taken from executive session.

Gary Taylor requested a battery charger. The alderman voted to allowed \$200 to purchase a battery charger.

Motion to adjourn was made by Steve Pigg, seconded by Robert Demus, Motion passed with all in favor.



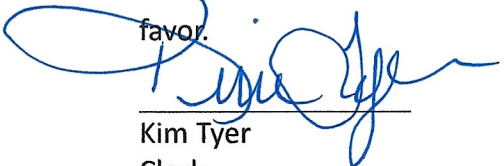
Kim Tyer
Clerk

Kim Puckett Martin
Mayor

Minutes were approved via email on February 10, 2026.

Members Voting in order in which they were received.

Robert Demus making motion to approve the minutes, Colby Parks seconded, Steve Pigg and Tamara Boatner were in favor, with no vote from Greg Shaffer. Motion passed with majority in favor.



Kim Tyer
Clerk

Kim Puckett Martin
Mayor

EXHIBIT ONLY

Notes:

- 1) 40 tiny home lots shown
- 2) Smallest lot size 0.07 acres or 3,200 square feet (40' x 80')
- 3) 50' ROW for proposed road
- 4) 2 bed 1 bath units shown - 16' x 40'
- 5) Water by Central Yazoo Water Association
- 6) Sewer by Town of Bentonia
- 7) Deed Reference: DB 487A - PG 439

LEGEND

- POB POINT OF BEGINNING
SET IRON PIN 1/2" X 18" REBAR
SCPS SET COTTON PICKER SPINDLE
FCPS FOUND COTTON PICKER SPINDLE
FOC FOUND PROPERTY CORNER
POL POINT ON LINE
FENCE
PP POWER POLE
OHP OVER HEAD POWER
ROW RIGHT OF WAY
FOC FIBER OPTIC CABLE



EXHIBIT PREPARED FOR : JOE SHIVIERS

SECTION 11 TOWNSHIP 9 NORTH RANGE 2 WEST

YAZOO COUNTY, MISSISSIPPI

PARTY CHIEF: JAKE FLETCHER

DRAWN BY: BURNS MORRISON DATE: 11/25/2025

FIELD WORK:
N / A

150 0 75 150

1" = 150'

WILLIAMS, CLARK & MORRISON, INC.
CONSULTING ENGINEERS

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YAZOO CITY, MISSISSIPPI 39194

SPC - MS WEST NAD83 DERIVED BY: GPS
JOB NUMBER: 19-2025-XXXX