



OFFICIAL ELECTRONIC PACKET

CITY OF STARKVILLE, MISSISSIPPI

DECEMBER 2, 2014



OFFICIAL AGENDA
THE MAYOR AND BOARD OF ALDERMEN
OF THE
CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF TUESDAY, DECEMBER 2, 2014
5:30 P.M., COURT ROOM, CITY HALL
101 EAST LAMPKIN STREET

- I. **CALL THE MEETING TO ORDER**
- II. **PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE**
- III. **APPROVAL OF THE OFFICIAL AGENDA**
- IV. **APPROVAL OF BOARD OF ALDERMEN MINUTES**

CONSIDERATION OF THE NOVEMBER 4, 2014 MINUTES OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS AS REVIEWED BY THE CITY ATTORNEY.

CONSIDERATION OF THE NOVEMBER 25, 2014 MINUTES OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS AS REVIEWED BY THE CITY ATTORNEY.

- V. **ANNOUNCEMENTS AND COMMENTS**

A. MAYOR'S COMMENTS:
NEW EMPLOYEE INTRODUCTIONS:
Carl Griffin, Firefighter

B. BOARD OF ALDERMEN COMMENTS:

- VI. **CITIZEN COMMENTS**

VII. PUBLIC APPEARANCES

A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JENNIFER GREGORY CEO OF GREATER STARKVILLE DEVELOPMENT PARTNERSHIP.

A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JACK WALLACE OF THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY.

A PUBLIC APPEARANCE BY JAMEY BACHMAN OF VOLUNTEER STARKVILLE.

VIII. PUBLIC HEARING

A 2ND PUBLIC HEARING ON POTENTIAL CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY COMMITTEE AND REVISED BY THE CITY ATTORNEY.

A PUBLIC HEARING ON A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 326 ACRES OF PROPERTY NORTH OF HIGHWAY 182 AND EAST OF HIGHWAY 25 TO M-1.

A PUBLIC HEARING ON THE APPEAL OF A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 6.05 ACRES OF PROPERTY LOCATED ON NORTH JACKSON STREET BETWEEN WOODLAWN ROAD AND BRIDAL PATH.

IX. MAYOR'S BUSINESS

A. CONSIDERATION OF APPROVING THE TRAVEL FOR MAYOR PARKER WISEMAN TO ATTEND THE FTTH COUNCIL AMERICAS PREMIER MEMBERS MEETING AND BOARD ELECTIONS IN RALEIGH, NC, DECEMBER 9TH-10TH, 2014, WITH ADVANCE TRAVEL REQUESTED IN AN AMOUNT NOT TO EXCEED \$900.00.

X. BOARD BUSINESS

A. DISCUSSION AND CONSIDERATION OF POTENTIAL CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY ASSOCIATION AND REVISED BY THE CITY ATTORNEY.

- B. DISCUSISON AND CONSIDERATION OF APPROVING THE 2% TAX BUDGETS FOR BOTH THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY (OCEDA) AND THE STARKVILLE CONVENTION AND VISITORS BUREAU.
- C. CONSIDERATION OF APPROVING THE TRAVEL FOR MAYOR PARKER WISEMAN, CAO TAYLOR ADAMS AND ALDERMEN THAT ARE INTERESTED IN ATTENDING THE 2015 MML MID-WINTER CONFERENCE IN JACKSON, MS, JANUARY 27TH-29TH, 2015, WITH ADVANCE TRAVEL REQUESTED IN AN AMOUNT NOT TO EXCEED \$900.00 PER ATTENDEE.
- D. DISCUSSION AND CONSIDERATION OF A STREET CLOSURE PERMIT AS REQUESTED BY WEST BROTHERS CONSTRUCTION.
- E. DISCUSSION AND CONISDERATION OF THE TRAVEL FOR JOANNA MCLAURIN TO THE 2014 WINTER MUNICIPAL CLERK EDUCATIONAL CONFERENCE, DECEMBER 17-19, 2014 IN JACKSON, MS, WITH ADVANCE TRAVEL NOT TO EXCEED \$200.00.
- F. DISCUSSION AND CONSIDERATION OF APPROVING THE TRAVEL FOR CHANTEAU WILSON TO THE 2014 WINTER MUNICIPAL CLERK EDUCATIONAL CONFERENCE, DECEMBER 17-19, 2014 IN JACKSON, MS, WITH ADVANCE TRAVEL NOT TO EXCEED \$600.

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

2. PLANNING

- A. REQUEST APPROVAL OF A CITY HALL CERTIFIED LOCAL GOVERNMENT (CLG) GRANT PROGRAM CONTRACT WITH THE CARL SMALL TOWN CENTER FOR BUILDING DRAWINGS AND PROFESSIONAL

ASSESSMENT AND LAND DESIGNATION
DOCUMENTS SERVICES NOT TO EXCEED \$17,555.00.

- B. REQUEST APPROVAL OF VARIANCE REQUESTS FOR THE MR. BUBBLES CARWASH AUTOMATIC PAY STATION.
- C. REQUEST APPROVAL OF VARIANCE REQUESTS FOR THE HABITAT FOR HUMANITY LOTS WITH CONDITIONS.
- D. REQUEST APPROVAL OF A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 326 ACRES OF PROPERTY NORTH OF HIGHWAY 182 AND EAST OF HIGHWAY 25 TO M-1.
- E. REQUEST CONSIDERATION OF THE APPEAL OF A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 6.05 ACRES OF PROPERTY LOCATED ON NORTH JACKSON STREET BETWEEN WOODLAWN ROAD AND BRIDAL PATH.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ELECTRIC DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

E. ENGINEERING

- 1. REQUEST APPROVAL TO ACCEPT THE LOW QUOTE FROM JCV CONSTRUCTION, INC. IN THE AMOUNT OF \$10,050.00 FOR THE LAFAYETTE STREET SIDEWALK AND ALLEY IMPROVEMENTS AND AUTHORIZATION FOR THE MAYOR TO PROCEED WITH EXECUTING A CONSTRUCTION CONTRACT IN AN AMOUNT NOT TO EXCEED \$10,000.00.

F. FINANCE AND ADMINISTRATION

- 1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE ELECTRIC DEPARTMENT AS OF NOVEMBER 26, 2014 FOR FISCAL YEAR ENDING 9/30/15.

G. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

H. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

I. PERSONNEL

1. REQUEST APPROVAL OF PROMOTIONS IN THE POLICE DEPARTMENT TO FILL VACANT POSITIONS IN THE RANK OF LIEUTENANT AND SERGEANT.
2. REQUEST AUTHORIZATION TO HIRE A TEMPORARY FULL-TIME EMPLOYEE TO FILL-IN AS SECRETARY IN THE SANITATION AND ENVIRONMENTAL SERVICES DEPARTMENT DURING THE MEDICAL LEAVE OF AN EXISTING EMPLOYEE.

J. POLICE DEPARTMENT

1. REQUEST AUTHORIZATION TO PURCHASE A NEW DARE VEHICLE IN THE AMOUNT OF \$29,453.00.
2. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH HOMELAND SECURITY TO PURCHASE CERAMIC PLATES, CARRIERS, GAS MASK AND FILTER (SWAT AND PATROL GEAR) IN THE AMOUNT OF \$15,000.00. THIS IS 100% REIMBURSABLE.

K. PUBLIC SERVICES

THERE ARE NO ITEMS FOR THIS AGENDA

L. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

A. PERSONNEL

B. POTENTIAL LITIGATION

C. PROPERTY ACQUISITION

XV. OPEN SESSION

XVI. RECESS UNTIL DECEMBER 16, 2014 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 101 EAST LAMPKIN STREET.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Joyner Williams, at (662) 323-2525, ext. 121 at least forty-eight (48) hours in advance for any services requested.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: IV. A.
AGENDA DATE: 12-2-2014
PAGE: 1**

SUBJECT: REQUEST APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2014 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** City Clerk's Office

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin, City Clerk

AUTHORIZATION HISTORY:N/A

SUGGESTED MOTION: APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2014 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS.

**MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
November 4, 2014**

Be it remembered that the Mayor and Board of Aldermen met in a Regular Meeting on November 4, 2014 at 5:30 p.m. in the Courtroom of City Hall, located at 101 E. Lampkin Street, Starkville, MS. There being present were Mayor Parker Wiseman, Aldermen Ben Carver, Lisa Wynn, David Little, Jason Walker, Scott Maynard, Roy A.' Perkins, and Henry Vaughn, Sr. Attending the Board were City Attorney Chris Latimer, CAO/CFO Taylor V. Adams and City Clerk Lesa Hardin.

Mayor Parker Wiseman opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Mayor Parker Wiseman asked for any revisions to the Official Agenda.

REQUESTED REVISIONS TO THE OFFICIAL AGENDA:

Alderman Henry Vaughn, Sr. requested the following changes to the published November 4, 2014 Official Agenda:

Remove Public Appearance Item "Public Appearance by Helen Taylor of Brickfire".

Alderman Scott Maynard requested the following changes to the published November 4, 2014 Official Agenda:

Add to Agenda Item X.A. and renumber remaining items under Board Business. Consideration of the approval of an agreement to allow New York Life insurance to sell New York Life products to city employees through payroll deduction. This item was tabled at a previous meeting. Alderman Roy A.' Perkins inquired as to the item being added after the deadline and asked that his objection to late agenda additions be noted.

The Mayor asked for further revisions to the published November 4, 2014 Official Agenda. No further revisions were requested.

1. A MOTION TO APPROVE THE OFFICAL AGENDA.

There came for consideration the matter of approving and adopting the November 4, 2014, Official Agenda of the Regular Meeting of the Mayor and Board of Aldermen, as revised. Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, to approve the November 4, 2014, Official Agenda, the Board voted as follows to approve the motion:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote , the Mayor declared the motion carried.

OFFICIAL AGENDA
THE MAYOR AND BOARD OF ALDERMEN
OF THE
CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF TUESDAY, NOVEMBER 4, 2014
5:30 P.M., COURT ROOM, CITY HALL
101 EAST LAMPKIN STREET

- I. **CALL THE MEETING TO ORDER**
- II. **PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE**
- III. **APPROVAL OF THE OFFICIAL AGENDA**
- IV. **APPROVAL OF BOARD OF ALDERMEN MINUTES**

REQUEST APPROVAL OF THE MINUTES OF THE SEPTEMBER 23, 2014 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS INCORPORATING ANY AND ALL CHANGES RECOMMENDED BY THE CITY ATTORNEY.

REQUEST APPROVAL OF THE MINUTES OF THE OCTOBER 7, 2014 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS INCORPORATING ANY AND ALL CHANGES RECOMMENDED BY THE CITY ATTORNEY.

- V. **ANNOUNCEMENTS AND COMMENTS**

A. MAYOR'S COMMENTS:

B. BOARD OF ALDERMEN COMMENTS:

- VI. **CITIZEN COMMENTS**

- VII. **PUBLIC APPEARANCES**

A PUBLIC APPEARANCE BY HELEN TAYLOR FROM BRICKFIRE.

A PUBLIC APPEARANCE BY ALVIN TURNER.

- VIII. **PUBLIC HEARING**

A PUBLIC HEARING ON THE RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MISSISSIPPI, TO PARTICIPATE IN THE CAP LOAN PROGRAM FOR INDUSTRIAL PARK SANITARY SEWER REHABILITATION AND OTHER PROJECT UPON COMPLETION.

A PUBLIC HEARING ON THE RESOLUTION TO ADOPT THE MEMA DISTRICT 4 REGIONAL HAZARD MITIGATION PLAN.

IX. MAYOR'S BUSINESS

- A. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF THE 2015 CCDF MATCHING SUBGRANT FOR BRICKFIRE.

X. BOARD BUSINESS

- A. CONSIDERATION OF AN AGREEMENT TO ALLOW NEW YORK LIFE INSURANCE TO SELL NEW YORK LIFE PRODUCTS TO THE EMPLOYEES OF THE CITY OF STARKVILLE.
- B. DISCUSSION AND CONSIDERATION OF A RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MISSISSIPPI, TO PARTICIPATE IN THE CAP LOAN PROGRAM FOR INDUSTRIAL PARK SANITARY SEWER REHABILITATION AND OTHER PROJECT UPON COMPLETION.
- C. DISCUSSION AND CONSIDERATION OF A RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MS TO PARTICIPATE IN THE MEMA DISTRICT 4 REGIONAL HAZARD MITIGATION PLAN.
- D. DISCUSSION AND CONSIDERATION OF ENTERING INTO A CONSTRUCTION CONTRACT, AS APPROVED BY THE CITY ATTORNEY, WITH BRISLIN, INC OF COLUMBUS, MISSISSIPPI IN AN AMOUNT NOT TO EXCEED \$303,538.00 (BASE BID – \$228,750.00; ALTERNATE 1 - \$46,908.00; ALTERNATE 2 - \$27,880.00) TO CONSTRUCT WATER, WASTEWATER AND STORM DRAINAGE FOR THE MILL AT MSU PROJECT.
- E. DISCUSSION AND CONSIDERATION OF APPROVAL OF CHANGE ORDER NUMBER ONE (1) FOR PHASE II CONSTRUCTION CONTRACT FOR THE PARKING GARAGE AND RE-ALIGN CDBG BUDGET TO REFLECT CONSTRUCTION CHANGE ORDER (ADJUSTMENT OF BUDGETED LINE ITEMS)
- F. DISCUSSION AND CONSIDERATION OF A RESOLUTION APPROVING THE ASSIGNMENT OF A CABLE TELEVISION FRANCHISE AGREEMENT TO BCI MISSISSIPPI BROADBAND, LLC.
- G. DISCUSSION AND CONSIDERATION OF AN AGREEMENT WITH BLOCK COMMUNICATIONS INC.
- H. DISCUSSION AND CONSIDERATION OF THE CEMETARY BOARD'S RECOMMENDATION REGARDING ANIMALS IN THE CEMETARIES.
- I. A REPORT FROM PARK AND RECREATION REGARDING OVERALL FINANCIAL STATUS.

- J. DISCUSSION AND CONSIDERATION OF REAPPOINTMENT OF BILL POE TO OKTIBBEHA COUNTY HERITAGE MUSEUM COMMITTEE.
- K. DISCUSSION AND CONSIDERATION OF MAKING GLADNEY STREET ONE WAY TO THE NORTH FOR GENERAL TRAFFIC AND REMAINING TWO WAY FOR EMERGENCY VEHICLES.
- L. DISCUSSION AND CONSIDERATION OF SENDING ALDERMAN LISA WYNN AND CHIEF ADMINISTRATIVE OFFICER TAYLOR V. ADAMS TO THE MISSISSIPPI MUNICIPAL LEAGUE SMALL TOWN CONFERENCE NOVEMBER 5 THROUGH 7 IN AN AMOUNT NOT TO EXCEED PER \$900.00 PER PERSON WITH ADVANCE TRAVEL APPROVED.

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

2. PLANNING

A. REQUEST APPROVAL OF A SIGN HEIGHT VARIANCE VA 14-07 FOR PANDA EXPRESS SIGN HEIGHT.

B. REQUEST APPROVAL OF AN EVALUATION TEAM TO ADVISE THE BOARD OF ALDERMEN ON THE SELECTION OF A CONSULTING FIRM TO COMPLETE THE STARKVILLE COMPREHENSIVE PLAN.

C. REQUEST APPROVAL TO ALLOW BUDDY SANDERS TO ATTEND THE AMERICAN PLANNING ASSOCIATION CONFERENCE IN TUPELO, MS IN AN AMOUNT NOT TO EXCEED 700.00 WITH ADVANCE TRAVEL APPROVED.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ELECTRIC DEPARTMENT

1. REQUEST APPROVAL FOR TERRY KEMP TO TRAVEL TO CHATTANOOGA, TN FOR SEVEN STATES POWER CORPORATION

AND TVPPA BOARD MEETINGS ON NOVEMBER 10TH AND DECEMBER 8TH AND 9TH IN AN AMOUNT NOT TO EXCEED \$1,500.00 WITH ADVANCE TRAVEL APPROVED.

E. ENGINEERING

1. REQUEST APPROVAL OF PHILLIPS CONSTRUCTING COMPANY, INC. AS THE LOWEST AND BEST BIDDER WITH A TOTAL BID OF \$1,147,892.46 AND AUTHORIZATION FOR THE MAYOR TO PROCEED WITH EXECUTING A CONSTRUCTION CONTRACT PENDING MDOT REVIEW AND CONCURRENCE.

F. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE SEPTEMBER 30, 2014 FINANCIAL STATEMENTS FOR THE CITY OF STARKVILLE.
2. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE ELECTRIC DEPARTMENT AS OF OCTOBER 31, 2014 FOR FISCAL YEAR ENDING 9/30/14.
3. REQUEST APPROVAL OF THE FINAL BUDGET AMENDMENT FOR FISCAL YEAR 2014.
4. REQUEST APPROVAL TO ADVERTISE FOR 2015 SOURCE OF SUPPLY.
5. REQUEST APPROVAL FOR ADVANCE TRAVEL NOT TO EXCEED \$375 FOR CITY CLERK LESA HARDIN TO ATTEND MASTER MUNICIPAL CLERK TRAINING DECEMBER 18 & 19 IN JACKSON.

G. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

H. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

I. PERSONNEL

1. REQUEST APPROVAL TO ADVERTISE TO FILL VACANT POSITIONS FOR FIREFIGHTER IN THE FIRE DEPARTMENT.
2. REQUEST APPROVAL OF THE 2015 HOLIDAY SCHEDULE FOR THE CITY OF STARKVILLE.

J. POLICE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. PUBLIC SERVICES

1. REQUEST APPROVAL TO ISSUE A NOTICE TO PROCEED TO ORMAN WELDING AND FABRICATION, THE SUBMITTER OF THE LOWEST QUOTE, TO REPLACE A FAILING AIR SUPPLY LINE AT THE WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$13,965.

L. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

A. PERSONNEL

B. POTENTIAL LITIGATION

C. PENDING LITIGATION

D. ACQUISITION OF PROPERTY

XV. OPEN SESSION

XVI. RECESS UNTIL NOVEMBER 18, 2014 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 101 EAST LAMPKIN STREET.

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2. REQUEST APPROVAL OF THE MINUTES OF THE SEPTEMBER 23, 2014 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS INCORPORATING ANY AND ALL CHANGES RECOMMENDED BY THE CITY ATTORNEY.

Upon the motion of Alderman Walker, duly seconded by Alderman Wynn, to approve the September 23, 2014 minutes of the Mayor and Board of Aldermen of the City of Starkville, MS as reviewed by the City Attorney, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

3. REQUEST APPROVAL OF THE MINUTES OF THE OCTOBER 7, 2014 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS INCORPORATING ANY AND ALL CHANGES RECOMMENDED BY THE CITY ATTORNEY.

Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, to approve the October 7, 2014 minutes of the Mayor and Board of Aldermen of the City of Starkville, MS as reviewed by the City Attorney, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

ANNOUNCEMENTS AND COMMENTS:

MAYOR'S COMMENTS: None

BOARD COMMENTS: None

CITIZEN COMMENTS:

Alvin Turner, Ward 7, expressed concern with the Lampkin / Lafayette intersection.

Michelle Jones, asked that the Board consider all residents along Gladney Lane.

George Ellis, Jr., thanked the Mayor and Board for their support of the Mayor's Youth Council.

PUBLIC APPEARANCES:

Alvin Turner, Ward 7, presented pictures of his family and spoke of his upbringing. His mother was a single parent and he felt her rules and beliefs should be encouraged today. He asked that single parents be better assisted by others.

PUBLIC HEARINGS:

A PUBLIC HEARING ON THE RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MISSISSIPPI, TO PARTICIPATE IN THE CAP LOAN PROGRAM FOR INDUSTRIAL PARK SANITARY SEWER REHABILITATION AND OTHER PROJECT UPON COMPLETION.

Phylis Benson, GTPDD, and Doug Devlin presented an overview of the CAP Loan Program. Ms. Benson noted the public hearing had been noticed four times as required. She also discussed the ways the program may be used and that it is project specific. Mr. Devlin presented a project to replace the old corroding steel sewer lines along Industrial Park Road and to be extended towards the new proposed Industrial Park.

Mayor Wiseman then opened the floor for public comments.

There being no public comments, the Mayor closed the public comment section of the public hearing.

Alderman Maynard asked that as the budget chairman he would like to look at cash flow statements in the future before any more major projects are presented.

Mayor Wiseman closed the Public Hearing on the CAP Loan Program at this time.

A PUBLIC HEARING ON THE RESOLUTION TO ADOPT THE MEMA DISTRICT 4 REGIONAL HAZARD MITIGATION PLAN.

Taylor Adams presented a brief overview of the Resolution to adopt the MEMA District 4 Regional Hazard Mitigation Plan.

Mayor Wiseman then opened the floor for comments. There being none, Mayor Wiseman closed the Public Hearing on the Resolution to adopt the MEMA District 4 Regional Hazard Mitigation Plan at this time.

4. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF THE 2015 CCDF MATCHING SUBGRANT FOR BRICKFIRE.

Mayor Wiseman presented a background of the Brickfire program. Upon the motion of Alderman Vaughn, duly seconded by Alderman Wynn, the Board Attorney expresses The Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

5. DISCUSSION AND CONSIDERATION OF AN AGREEMENT TO ALLOW NEW YORK LIFE INSURANCE TO SELL NEW YORK LIFE PRODUCTS TO THE EMPLOYEES OF THE CITY OF STARKVILLE.

Alderman Little offered a motion to approve an agreement to allow New York Life insurance to sell New York Life products to the employees of the City of Starkville. The motion was duly seconded by Alderman Maynard. Alderman Perkins clarified that this item was not intended to endorse the insurance, but to allow premiums to be withheld voluntarily from employee pay. The Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

6. DISCUSSION AND CONSIDERATION OF A RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MISSISSIPPI, TO PARTICIPATE IN THE CAP LOAN PROGRAM FOR INDUSTRIAL PARK SANITARY SEWER REHABILITATION AND OTHER PROJECT UPON COMPLETION.

Mr. Devlin answered questions as to whether this project will require a rate increase and how this project was determined. He did not feel this particular project would require an increase. The area was determined after a camera was run through the lines and identified as needing repairs. Upon the motion of Alderman Little to approve a resolution declaring the intention of the City of Starkville, Mississippi, to participate in the CAP Loan Program for Industrial Park Sanitary Sewer Rehabilitation and other project upon completion, duly seconded by Alderman Wynn, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea

Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

STATE OF MISSISSIPPI

CITY OF STARKVILLE

ORDER AUTHORIZING \$400,000 CAP LOAN

There came on for consideration by the Board a public hearing following notification through publication concerning the Board's intent to obtain a \$400,000 Capital Improvement Loan (CAP) from the State and there being no comments, objections or input by the public, on motion by Alderman _____, seconded by Alderman _____, the Board unanimously authorized advancement for the CAP loan proceeds.

So ORDERED this the 4 th day of November 2014.

Parker Wiseman Mayor

Lesa Hardin, City Clerk

(SEAL)

7. DISCUSSION AND CONSIDERATION OF A RESOLUTION DECLARING THE INTENTION OF THE CITY OF STARKVILLE, MS TO PARTICIPATE IN THE MEMA DISTRICT 4 REGIONAL HAZARD MITIGATION PLAN.

Upon the motion of Alderman Little, duly seconded by Alderman Vaughn, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

RESOLUTION TO ADOPT THE MEMA DISTRICT 4 REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the City of Starkville is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Starkville desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Mayor and Board of Aldermen to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Mayor and Board of Aldermen to fulfill its obligation under Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive federal assistance in the event of a declared disaster affecting the City of Starkville; and

WHEREAS, the City of Starkville with input from the appropriate local and state officials has participated in the development of a multi-jurisdictional hazard mitigation plan, called the MEMA District 4 Regional Hazard Mitigation Plan;

WHEREAS, the Mississippi Emergency Management Agency and the Federal Emergency Management Agency have reviewed the MEMA District 4 Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Aldermen of the City of Starkville, hereby:

1. Adopts the MEMA District 4 Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on November 4, 2014.

8. DISCUSSION AND CONSIDERATION OF ENTERING INTO A CONSTRUCTION CONTRACT, AS APPROVED BY THE CITY ATTORNEY, WITH BRISLIN, INC OF COLUMBUS, MISSISSIPPI IN AN AMOUNT NOT TO EXCEED \$303,538.00 (BASE BID – \$228,750.00; ALTERNATE 1 - \$46,908.00; ALTERNATE 2 - \$27,880.00) TO CONSTRUCT WATER, WASTEWATER AND STORM DRAINAGE FOR THE MILL AT MSU PROJECT.

Alderman Walker offered a motion to enter into a construction contract, as approved by the City Attorney, with Brislin, Inc of Columbus, Mississippi in an amount not to exceed \$303,538.00 (base bid - \$228,750.00; alternate 1 - \$46,908.00; alternate 2 - \$27,880.00) to construct water, wastewater and storm drainage for the Mill at MSU project. Alderman Wynn seconded the motion with the Board voting as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

9. DISCUSSION AND CONSIDERATION OF APPROVAL OF CHANGE ORDER NUMBER ONE (1) FOR PHASE II CONSTRUCTION CONTRACT FOR THE PARKING GARAGE AND RE-ALIGN CDBG BUDGET TO REFLECT CONSTRUCTION CHANGE ORDER (ADJUSTMENT OF BUDGETED LINE ITEMS)

Upon the motion of Alderman Maynard to approve the change order number one (1) for phase II construction contract for the parking garage and re-align CDBG budget to reflect construction change order (adjustment of budgeted line items), duly seconded by Alderman Walker, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

10. DISCUSSION AND CONSIDERATION OF A RESOLUTION APPROVING THE ASSIGNMENT OF A CABLE TELEVISION FRANCHISE AGREEMENT TO BCI MISSISSIPPI BROADBAND, LLC.

Mayor Wiseman presented a background of the City's history with Metrocast and of the new company which is purchasing the system. Upon the motion of Alderman Walker to approve a resolution approving the assignment of a cable television franchise agreement to BCI Mississippi Broadband, LLC, duly seconded by Alderman Little, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Nay
Alderman Roy A'. Perkins	Voted: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

RESOLUTION
A RESOLUTION APPROVING THE ASSIGNMENT OF A
CABLE TELEVISION FRANCHISE TO BCI MISSISSIPPI BROADBAND, LLC

WHEREAS, MetroCast Communications of Mississippi, LLC (“**Grantee**”) owns, operates, and maintains a cable television system (“**System**”) serving the City of Starkville, Mississippi (“**City**”) pursuant to the cable television franchise held by Grantee (the “**Franchise**”); and

WHEREAS, Grantee entered into an Asset Purchase Agreement dated July 1, 2014 (the “**Agreement**”) with BCI Mississippi Broadband, LLC (“**BCI Mississippi**”) and other parties in which, among other things, the Grantee proposed to sell and assign to BCI Mississippi certain of the assets, including the Franchise, held by Grantee in the operation of the System (the “**Transaction**”); and

WHEREAS, On or about July 11, 2014, Grantee filed with the City FCC Form 394- Application for Franchise Authority Consent to Assignment or Transfer of Control of Cable Television Franchise; and

WHEREAS, Grantee and BCI Mississippi reasonably anticipate the Transaction to close during the fourth quarter of 2014; and

WHEREAS, BCI Mississippi was formed on June 26, 2014 and is a wholly owned subsidiary of Block Communications, Inc., an Ohio corporation founded in 1900 (“**BC**”); and

WHEREAS, BC’s Officers and senior managers have significant operational experience and expertise in the cable television business and BCI Mississippi will rely upon BC’s experience and expertise in the cable industry; and

WHEREAS, BC owns and operates Buckeye Cable System, serving subscribers in the Ohio and Michigan region; and

WHEREAS, City is willing to consent to the transfer of the Franchise to BCI Mississippi effective upon the satisfaction of all terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that in consideration of the foregoing and the promises set forth herein, City resolves as follows:

1. Each of the foregoing recitals is hereby incorporated by reference.
2. The City confirms that the Franchise was properly granted or assigned to Grantee and is in full force and effect.
3. Upon the satisfaction of the terms and conditions specified in paragraph 5 below, the City consents to and approves the pledge or grant of a security interest to any lender(s) in BCI Mississippi’s assets, including, but not limited to, the Franchise, or of interests in BCI Mississippi, for purposes of securing any indebtedness.
4. The City releases Grantee, effective upon the closing date of the Transaction (“**Closing Date**”), from all obligations and liabilities under the Franchise relating to the period after the Closing Date; and BCI Mississippi shall be responsible for any obligations and liabilities under the Franchise relating to the period on and after the Closing Date.
5. Effective upon the date the following conditions are satisfied, the City consents to and approves of the assignment of the Franchise to BCI Mississippi:
 - a. Within ten (10) days after the adoption of this Resolution by the City, BCI Mississippi shall fully reimburse the City for all the City’s reasonable costs and expenses in connection with the City’s review of the proposed Transaction, including without limitation, all costs incurred by the City for experts and attorneys retained by City to assist in the review as well as any notice and publication costs (“**Reimbursement**”). The Reimbursement shall not be deemed to be “**Franchise Fees**” within the meaning of Section 622 of the Cable Act (47 U.S.C. §542), nor shall the Reimbursement be deemed to be (i) “**payments in kind**” or any involuntary payments chargeable against the franchise fees to be paid to the City by Grantee or BCI Mississippi pursuant to the Franchise. The Reimbursement shall be considered a requirement or charge incidental to the awarding or enforcing of the Franchise.

b. Within ten (10) days after adoption of this Resolution by the City, BCI Mississippi shall deliver to the City: 1) a signed acceptance of this Resolution in the form attached hereto as Exhibit A and incorporated by reference; and 2) a signed guaranty from Block Communications, Inc. in a form reasonably acceptable to the City and pursuant to which Block

6. In the event the Transaction contemplated by this Resolution is not completed for any reason, or in the event the conditions specified herein are not satisfied, the City's consent shall not be effective.

This Resolution shall take effect as provided herein and, continue and remain in effect, from and after the date of its passage, approval, and adoption.

GUARANTY

THIS AGREEMENT is made this ____ day of _____, 2014 between Block Communications, Inc., an Ohio corporation ("Guarantor"), the City of Starkville, Mississippi ("Franchising Authority"), and BCI Mississippi Broadband, LLC, an Ohio limited liability company ("Company").

RECITALS

WHEREAS, the Franchising Authority by action of its governing body on October ____, 2014 adopted Resolution No. _____ ("Resolution") approving transfer of the cable television franchise ("Franchise") from MetroCast Communications of Mississippi, LLC to the Company; and

WHEREAS, Guarantor is the direct parent of the Company; and

WHEREAS, the Resolution requires the Company to furnish a guaranty to ensure the faithful payment and performance by Company of the obligations under the Franchise; and

WHEREAS, the Guarantor desires to provide its unconditional guaranty that Company will fulfill its obligations and requirements under the Franchise.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Guarantor hereby unconditionally guarantees Company's due and punctual payment and performance of all of the debts, liabilities and obligations contained in the Franchise ("Indebtedness").

This Agreement, unless terminated, substituted, or canceled, as provided herein, shall remain in full force and effect for the duration of the term of the Franchise and during any period in which the Company has outstanding obligations to the Franchising Authority, except as expressly provided otherwise in the Franchise.

Upon substitution of another Guarantor reasonably satisfactory to the Franchising Authority or upon transfer of the Franchise to another entity not under common control of Guarantor, this Agreement shall be terminated, substituted, or canceled by Guarantor upon thirty (30) days prior written notice from Guarantor to the Franchising Authority and the Company.

Such termination shall not affect liability incurred or accrued under this Agreement prior to the effective date of such termination or cancellation.

The Guarantor's obligation to promptly and fully pay and discharge the Indebtedness shall not be contingent upon or delayed because of the Guarantor's right, if any, to contribution, reimbursement, recourse or subrogation available to the Guarantor against the Company or any other person liable for payment of the Indebtedness or any collateral security therefor.

The Recitals are incorporated herein by reference.

The Guarantor will pay or reimburse the Franchising Authority for all reasonable costs and expenses (including reasonable attorneys' fees and legal expenses) incurred by the Franchising Authority in connection with the enforcement of this guaranty in any arbitration, litigation or bankruptcy or insolvency proceedings.

The Guarantor will not assert, plead or enforce against the Franchising Authority any defense of discharge in bankruptcy of the Company, statute of frauds, or unenforceability of this Guaranty which may be available to the Company.

Any notices given pursuant to this Agreement shall be addressed to the Guarantor and Company at 5566 Southwyck Blvd, Toledo, Ohio 43614, Attn: Vice President Business & Legal Affairs, with a copy to David Waterman, Esq., 1000 Jackson, Toledo, Ohio 43604 and to the Franchising Authority at 101 Lampkin Street, Starkville, Mississippi, 39759, Attn: Mayor.

IN WITNESS WHEREOF, the Company, Franchising Authority, and Guarantor have executed this Guaranty as of the day, month and year first above written.

:

11. DISCUSSION AND CONSIDERATION OF A GUARANTEE AGREEMENT WITH BLOCK COMMUNICATIONS INC. (See guarantee above)

Upon the motion of Alderman Walker to enter into a guarantee agreement with Block Communications, Inc., duly seconded by Alderman Little, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

12. DISCUSSION AND CONSIDERATION OF THE CEMETARY BOARD'S RECOMMENDATION REGARDING ANIMALS IN THE CEMETARIES.

Alderman Wynn offered a motion to no allow animals in all City owned cemeteries. Alderman Maynard seconded the motion. Alderman Carver asked if less expensive signage could be purchased or if the cemetery board might purchase the signage. The Board Attorney recommended two public hearings be held as this involves the changing of a City Ordinance. A motion was then offered by Alderman Perkins to amend the original motion to proceed with a moratorium prohibiting all pets in all City cemeteries with the Attorney to draft changes to the Ordinance and to advertise public hearing. Alderman Wynn seconded the motion as it amended her original motion. The Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Nay
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

13. A REPORT FROM PARK AND RECREATION REGARDING OVERALL FINANCIAL STATUS.

Park Director Herman Peters presented a financial status update on the Park and Recreation Department. He showed increase in facility rentals and outside participation fees. Discussion followed as to status of past due electric bills as well as projected overall financial stability of the program.

14. CONSIDERATION OF REAPPOINTMENT OF BILL POE TO OKTIBBEHA COUNTY HERITAGE MUSEUM COMMITTEE.

Upon the motion of Alderman Little, duly seconded by Alderman Maynard to reappoint Bill Poe to Oktibbeha County Heritage Museum Committee for the three year term ending 9/30/17, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

15. CONSIDERATION OF MAKING GLADNEY LANE ONE WAY TO THE NORTH FOR GENERAL TRAFFIC AND REMAINING TWO WAY FOR EMERGENCY VEHICLES.

Upon the motion of Alderman Perkins to deny the request based on recommendation of Police Chief to make Gladney Lane one way to the north for general traffic and remaining two way for emergency vehicles, Alderman Walker seconded the motion and thanked Alderman Carver for bringing the matter before the Board so that the City can be alert to means of making the City safer for its citizens. The Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

Alderman Carver then offered a motion that in the process of amending the comprehensive plan, a traffic engineering study be performed in the Greensboro Historic District and adjoining streets to address issues of traffic flow and speed in the area. Alderman Little seconded the motion with the Board voting as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

16. DISCUSSION AND CONSIDERATION OF SENDING ALDERMAN LISA WYNN AND CHIEF ADMINISTRATIVE OFFICER TAYLOR V. ADAMS TO THE MISSISSIPPI MUNICIPAL LEAGUE SMALL TOWN CONFERENCE NOVEMBER 5 THROUGH 7 IN AN AMOUNT NOT TO EXCEED PER \$900.00 PER PERSON WITH ADVANCE TRAVEL APPROVED.

Upon the motion of Alderman Carver, duly seconded by Alderman Little, to authorize Alderwoman Wynn and Chief Administrative Officer Taylor V. Adams to the Mississippi Municipal League Small Town Conference November 5 through 7 in an amount not to exceed per \$900.00 per person with advance travel, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

17. APPROVAL OF A SIGN HEIGHT VARIANCE VA 14-07 FOR PANDA EXPRESS SIGN HEIGHT.

Panda Express has recently purchased property from Wal-Mart Stores of America and is planning on constructing a restaurant in the parking area between the two curb cuts off of Highway 12 where Wal-Mart is located. The applicant is requesting approval of a Variance from the maximum allowed single store sign height in a C-2 Zone from 8' to 11' 2 11/16".

Alderman Little offered a motion to approve a sign height variance VA 14-07 for the Panda Express sign height with one condition as recommended by the Board that the sign be landscaped as proposed on approved landscape plan and as required by current landscape ordinance. The motion was duly seconded by Alderman Little and the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

18. CONSIDERATION AND APPROVAL OF AN EVALUATION TEAM TO ADVISE THE BOARD OF ALDERMEN ON THE SELECTION OF A CONSULTING FIRM TO COMPLETE THE STARKVILLE COMPREHENSIVE PLAN.

Alderman Maynard offered a motion for the approval of a committee to advise the Board of Aldermen on the selection of a consulting firm to complete the Starkville Comprehensive Plan from the following firms:

Kendig Keast Collaborative – Sugar Land, TX
The Walker Collaborative – Nashville, TN
Orion Planning Group – Hernando, MS

With suggested Committee members:

The Honorable Parker Wiseman (Mayor)
Vice-Mayor Roy A' Perkins (Ward 6)
Alderman Jason Walker (Ward 4)
Alderman Scott Maynard (Ward 5)
Mr. Taylor Adams (Chief Administrative Officer)
Mr. Buddy Sanders (Community Development Director)
Mr. Edward Kemp (City Engineer)
Mr. Daniel Havelin (City Planner)

The motion was duly seconded by Alderman Vaughn and the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

19. REQUEST APPROVAL TO ALLOW BUDDY SANDERS TO ATTEND THE AMERICAN PLANNING ASSOCIATION CONFERENCE IN TUPELO, MS IN AN AMOUNT NOT TO EXCEED 700.00 WITH ADVANCE TRAVEL APPROVED.

Upon the motion of Alderman Little, duly seconded by Alderman Maynard, to allow Buddy Sanders to attend the American Planning Association conference in Tupelo, MS, November 11, 2014 – November 14, 2014 in an amount not to exceed \$700.00 with advance travel approved, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

20. APPROVAL FOR TERRY KEMP TO TRAVEL TO CHATTANOOGA, TN FOR SEVEN STATES POWER CORPORATION AND TVPPA BOARD MEETINGS ON NOVEMBER 10TH AND DECEMBER 8TH AND 9TH IN AN AMOUNT NOT TO EXCEED \$1,500.00 WITH ADVANCE TRAVEL APPROVED.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Wynn for approval for Terry Kemp to travel to Chattanooga, TN for Seven States Power Corporation and TVPPA board meetings on November 10th and December 8th and 9th in an amount not to exceed \$1,500.00 with advance travel approved, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

21. REQUEST APPROVAL OF PHILLIPS CONTRACTING COMPANY, INC. AS THE LOWEST AND BEST BIDDER WITH A TOTAL BID OF \$1,147,892.46 AND AUTHORIZATION FOR THE MAYOR TO PROCEED WITH EXECUTING A CONSTRUCTION CONTRACT PENDING MDOT REVIEW AND CONCURRENCE.

On Friday, October 31, 2014, bids were opened for the Lynn Lane Multi-Use path project. Five bids were received and a summary of the bids is attached. Phillips Contracting Company was the low bidder with a total bid amount of \$1,147,892.46. It is recommended to except this low bid and proceed with a contract. Pending contract approval, construction is expected to commence in early Spring 2015.

CONTRACTOR	TOTAL BID	
Gregory Construction Company, Inc.	\$1,311,227.00	
Phillips Contracting Company, Inc.	\$1,147,892.46	LOW BID
Prairie Construction, LLC	\$1,300,248.50	
Precision Construction	\$1,298,528.00	
Simmons Erosion Control, Inc.	\$1,376,410.03	

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Maynard, to approve Phillips Contracting Inc. as the lowest and best bidder with a total bid of \$1,147,892.46 and authorization for the mayor to proceed with executing a construction contract pending MDOT review and concurrence, the Board voted as follows to approve the motion:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion carried.

22. REQUEST APPROVAL OF THE SEPTEMBER 30, 2014 FINANCIAL STATEMENTS FOR THE CITY OF STARKVILLE.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Little, to approve the September 30, 2012 Financial Statements for the City of Starkville, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

23. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS AS OF OCTOBER 31, 2014 FOR FISCAL YEAR ENDING 9/30/14.

Upon the motion of Alderman Vaughn to approve the City of Starkville Claims Docket for all departments as of October 31, 2014 for fiscal year ending 9/30/14 and duly seconded by Alderwoman Wynn, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

General Fund	001	\$ 615,234.12
Restricted Police Fund	002	204.28
Airport Fund	015	2,950.13
Sanitation	022	33,916.37
Landfill	023	1,696.46

Computer Assessments	107	18,012.64
Park & Rec Tourism	375	10,322.39
Water/Sewer	400	233,839.62
Sub Total Before SED		\$ 916,576.00
Electric Dept	SED	3,542,178.55
Total Claims	Total	\$ 4,458,754.55

24. REQUEST APPROVAL OF THE FINAL BUDGET AMENDMENT FOR FY 2014.

Upon the motion of Alderman Maynard, duly seconded by Alderman Vaughn, to approve the final budget amendment for Fiscal Year ending 9/30/14, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

9-30-14 Budget Amendments:

001-120-918-807	Office Equipment	1,510.00
001-100-610-350	Travel-Aldermen	6,600.00
001-100-604-330	Communications	2,500.00
001-130-501-200	Elections Supplies	4,000.00
001-123-604-330	Communications	3,500.00
001-123-501-200	Supplies	2,500.00
001-123-450-125	Overtime	2,000.00
001-142-410-104	City Clerk	15,000.00
001-142-420-105	CCO-Management	14,915.00
001-159-620-371	Surety Bonds	100.00
001-169-600-309	Legal Expenses	10,750.00
001-190-918-807	Building Dept.-Computers	4,000.00

001-190-604-330	Communications	7,500.00	
001-190-410-104	City Planner		23,500.00
001-192-510-220	Building Supplies	4,000.00	
001-192-491-135	Worker's Compensation	380.00	
001-192-630-403	Building Repairs		3,000.00
001-145-600-303	Data Processing	20,000.00	
001-196-630-402	Cemetary Maintenance	3,500.00	
001-000-223-026	Demolition Permits		21,880.00
001-197-501-200	Engineering Supplies	300.00	
001-197-600-308	Engineering Services	3,200.00	
001-197-430-107	Assistant Engineer		3,500.00
001-281-420-105	Assistant City Planner	12,000.00	
001-281-430-107	Clerical	6,000.00	
001-281-480-133	Insurance	3,000.00	
001-281-630-360	Repairs and Maintenance		2,000.00
001-281-690-553	Training		4,000.00
001-190-501-231	Gas and Oil		1,500.00
001-190-501-200	Supplies		1,500.00
001-200-410-104	Police Admin. Salaries	16,500.00	
001-201-556-251	Police Supplies	30,000.00	
001-201-420-103	Police Staff Salaries		30,000.00
001-201-420-105	Police Management		33,500.00
001-201-555-250	Police Small Tools	30,000.00	
001-201-535-233	Uniforms	17,000.00	
001-201-480-133	Insurance		30,000.00
001-215-541-237	Prisoner Expenses		20,000.00
001-230-690-552	Police Training	12,000.00	
001-237-545-238	Firing Range	2,000.00	
001-240-630-404	Radio Expense		

		2,000.00	
001-244-820-874	Wireless Communications	150.00	
001-245-440-103	Dispatchers	5,750.00	
001-201-630-360	Police Supplies		5,000.00
001-261-525-231	Fire Gas and Oil	18,000.00	
001-261-918-805	Fire Equipment	5,500.00	
001-261-420-105	Fire Salaries		30,100.00
001-263-600-390	Fire Training	8,000.00	
001-264-690-550	Micellaneous		8,100.00
001-264-820-874	Debt Service	100.00	
001-267-625-380	Fire-Utilities	7,700.00	
001-267-558-269	Building Maintenance		1,000.00
001-301-630-400	Street Equipment Repairs	11,000.00	
001-301-918-805	Machinery-Street	5,500.00	
001-301-515-221	Environmental Supplies		8,000.00
001-301-560-270	Construction Supplies		8,500.00
001-319-911-971	Safe Routes Construction		40,000.00
001-000-246-054	Safe Route Grant	40,000.00	
001-360-440-114	Animal Control Labor	1,075.00	
001-360-625-380	Animal Control Utilities	5,500.00	
001-201-430-107	Police Clerical		6,575.00
001-195-951-965	Transfer to Day Care		222,697.00
001-000-258-076	Day Care Grant	222,697.00	
001-000-242-028	Brownfield Grant	120,000.00	
001-605-600-300	Brownfield Services		86,500.00
001-605-615-341	Brownfield Advertising		10,000.00
001-605-610-350	Brownfield Travel		23,500.00
015-000-250-056	DIP Grant	120,000.00	
015-505-630-403	DIP Grant Expenses		120,000.00
022-000-395-925	Sale of Equipment		200,000.00
022-000-359-627	Sanitation Fees		120,000.00
022-322-440-114	Sanitation-Labor	6,000.00	
022-322-551-239	Garbage Bags	18,000.00	
022-322-820-874	Debt Svc-Sanitation	135,000.00	
022-322-525-231	Gas & Oil-Sanitation		10,000.00
022-325-525-231	Gas & Oil-Rubbish	10,000.00	

022-325-820-874	Debt Svc-Rubbish	156,000.00	
022-341-525-231	Gas & Oil-Landscaping	5,000.00	
400-000-254-072	MDA CAP Loan	1,500,000.00	
400-747-600-300	SW Stk Sewer Imp		41,000.00
400-747-600-305	N Stk Sewer Imp		25,000.00
400-747-900-816	SW Stk Sewer Property		35,000.00
400-747-911-859	N Stk Sewer Construction		330,000.00
400-747-911-860	SW Stk Sewer Construction		215,000.00
400-747-948-854	Carver Drainage Const		110,000.00
400-000-341-605	Tower Lease Revenue		40,000.00
400-000-360-629	Water Sales		100,000.00
400-000-361-631	Sewer Sales		304,000.00
400-000-373-645	Sale of Materials		75,000.00
400-721-555-250	Sewer Supplies	10,000.00	
400-721-630-566	Construction Materials		160,000.00
400-721-630-568	Contract Labor		250,000.00
400-723-587-279	Street Repairs-Utilities	70,000.00	
400-723-555-250	Water Supplies	35,000.00	
400-723-525-231	Gas & Oil - Water	10,000.00	
400-726-600-338	Contract Services	35,000.00	
400-726-625-380	Utilities	75,000.00	
400-726-630-428	Remote Pump Maint	100,000.00	
400-726-630-400	Equipment Repair	70,000.00	
400-726-720-801	Capital Improvements		75,000.00
400-740-915-809	New Vehicles		20,000.00
400-740-586-278	Tank & Well Maintenance		125,000.00
400-740-480-133	Insurance	100	
400-740-535-233	Uniforms		100
	Total	3,031,217.20	3,031,217.20

25. REQUEST APPROVAL TO ADVERTISE FOR 2015 SOURCE OF SUPPLY.

Upon the motion of Alderman Little, duly seconded by Alderman Wynn, to approve the advertising for the 2015 source of supply, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

26. REQUEST APPROVAL FOR ADVANCE TRAVEL NOT TO EXCEED \$375 FOR CITY CLERK LESA HARDIN TO ATTEND MASTER MUNICIPAL CLERK TRAINING DECEMBER 18 & 19 IN JACKSON.

Alderman Perkins offered a motion approving the advance travel not to exceed \$375 for City Clerk Lesa Hardin to attend Master Municipal Clerk Training December 18 & 19 in Jackson, MS. Alderman Little seconded the motion and the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

27. REQUEST APPROVAL TO ADVERTISE TO FILL VACANT POSITIONS FOR FIREFIGHTER IN THE FIRE DEPARTMENT.

Upon the motion of Alderman Little, duly seconded by Alderman Wynn, to advertise to fill vacant positions for firefighter in the fire department, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

28. REQUEST APPROVAL OF THE 2015 HOLIDAY SCHEDULE FOR THE CITY OF STARKVILLE.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Wynn, to approve the 2015 holiday schedule for the City of Starkville, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

	<u>2015 Holiday Schedule</u>	
New Year's Day	1st of January	Thursday, January 1, 2015
Martin Luther King Jr.	3rd Monday in January	Monday, January 19, 2015
President's Day	3rd Monday in February	Monday, February 16, 2015

Good Friday	Friday before Easter	Friday, April 3, 2015
Memorial Day	Last Monday in May	Monday, May 25, 2015
Independence Day	4th of July	Friday, July 3, 2015
Labor Day	1st Monday in September	Monday, September 7, 2015
Columbus Day	2nd Monday in October	Monday, October 12, 2015
Thanksgiving Holidays	Thanksgiving Day and day after	Thurs & Fri, Nov 26 & 27, 2015
Christmas Holidays	Christmas Eve & Christmas Day	Thurs & Fri, Dec 24 & 25, 2015

29. REQUEST APPROVAL TO ISSUE A NOTICE TO PROCEED TO ORMAN WELDING AND FABRICATION, THE SUBMITTER OF THE LOWEST QUOTE, TO REPLACE A FAILING AIR SUPPLY LINE AT THE WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$13,965.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Walker, to issue a notice to proceed to Orman Welding and Fabrication, the submitter of the lowest quote, to replace a failing air supply line at the wastewater treatment plant in the amount of \$13,965, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

The two quotes received were: Orman Welding and Fabrication, Inc: \$13,695 and
Brislin, Inc.: \$13,950.

30. A MOTION TO ENTER INTO A CLOSED SESSION TO DETERMINE IF THERE IS PROPER CAUSE FOR EXECUTIVE SESSION.

There came for consideration the matter of entering a closed session to determine if there is proper cause for an executive session. Upon the motion of Alderman Vaughn, duly seconded by Alderman Maynard, to enter into a Closed Session to determine if there is proper cause for Executive Session:

The Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

31. A MOTION TO ENTER EXECUTIVE SESSION TO CONSIDER PERSONNEL MATTERS REGARDING A POLICE EMPLOYEE DISCIPLINARY MATTER, AN SED PERSONNEL MATTER , POTENTIAL LITIGATION REGARDING A CONSTRUCTION CONTRACT, POTENTIAL LITIGATION REGARDING A DEVELOPMENT, POTENTIAL LITIGATION REGARDING A GRANT CONTRACT AND PROPERTY ACQUISITION INVOLVING A

BUILDING.

Alderman Vaughn offered a motion to enter an executive session to regarding personnel matters regarding a police employee disciplinary matter, an SED personnel matter , potential litigation regarding a construction contract, potential litigation regarding a development, potential litigation regarding a grant contract and property acquisition involving a building. Following a second by Alderman Maynard, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

The Mayor invited the Public back in to make the announcement of the Board's decision to enter into executive session.

At this time the Board entered executive session.

32. A MOTION TO RETURN TO OPEN SESSION.

Upon the motion of Alderman Maynard, duly seconded by Alderman Vaughn, to return to Open Session, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion passed.

The Mayor announced that the Board had taken action in executive session and asked the Clerk to read the motions.

33. MOTION TO RATIFY THE RECOMMENDATION OF THE POLICE CHIEF IN A DISCIPLINARY MATTER AS PRESENTED TO THE ALDERMEN IN EXECUTIVE SESSION PAPER PACKAGES PRIOR TO THE MEETING.

Upon the motion of Alderman Perkins, duly seconded by Alderman Maynard, to ratify the recommendation of the Police Chief in a disciplinary matter, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

34. MOTION TO RECESS UNTIL NOVEMBER 18, 2014 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 101 EAST LAMPKIN STREET.

Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, for the Board of Aldermen to recess the meeting until November 18, 2014 @ 5:30 at 101 E. Lampkin Street in the City Hall Courtroom, the Board voted as follows:

Alderman Ben Carver	Voted: Yea
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Y e a

Having received a majority affirmative vote, the Mayor declared the motion passed.

SIGNED AND SEALED THIS THE _____ DAY OF _____, 2014.

Attest:

LESA HARDIN, CITY CLERK

PARKER WISEMAN, MAYOR



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: IV. B.
AGENDA DATE: 12-2-2014
PAGE: 1**

SUBJECT: REQUEST APPROVAL OF THE MINUTES OF THE NOVEMBER 25, 2014 SPECIAL CALL MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** City Clerk's Office

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin, City Clerk

AUTHORIZATION HISTORY:N/A

SUGGESTED MOTION: APPROVAL OF THE MINUTES OF THE NOVEMBER 25, 2014 SPECIAL CALL MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS.

**MINUTES OF THE SPECIAL CALL MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
November 25, 2014**

Be it remembered that the Mayor and Board of Aldermen met in a Special Call Meeting on November 25, 2014 at 3:00 p.m. in the Court Room of City Hall, located at 101 E. Lampkin Street, Starkville, MS. Present were Mayor Parker Wiseman, Aldermen Lisa Wynn, David Little, Jason Walker, Scott Maynard and Roy A'. Perkins. Attending the Board were City Clerk Lesa Hardin and CAO / CFO Taylor V. Adams. City Attorney Chris Latimer was present telephonically. Aldermen Ben Carver and Henry Vaughn, Sr. were unable to attend.

Mayor Parker Wiseman opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Mayor Wiseman announced that since this was a Special Call meeting and the agenda is fixed, no approval of the agenda was necessary.

1. MOTION TO ENTER INTO A CLOSED SESSION TO DETERMINE IF THERE IS PROPER CAUSE FOR EXECUTIVE SESSION.

There came for consideration the matter of entering a closed session to determine if there is proper cause for an executive session. Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, to enter into a Closed Session to determine if there is proper cause for Executive Session, the Board voted as follows:

Alderman Ben Carver	Voted: Absent
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Absent

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

2. MOTION TO ENTER EXECUTIVE SESSION TO DISCUSS POTENTIAL LITIGATION RELATED TO A CONSTRUCTION PROJECT.

A motion was offered by Alderman Maynard and seconded by Alderman Wynn, to enter into an executive session to discuss potential litigation related to a construction project.

The Board voted as follows:

Alderman Ben Carver	Voted: Absent
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Absent

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

The Mayor invited the Public back in to make the announcement of the Board's decision to enter into executive session.

At this time the Board entered executive session.

3. MOTION TO RETURN TO OPEN SESSION.

Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, to return to Open Session, the Board members in attendance voted unanimously in favor of the motion to return to open session.

The Mayor announced that the Board had taken action in executive session.

4. MOTION TO APPROVE PAYMENT OF THE PAY APPLICATION RECONCILIATION OF THE CARVER DITCH CONTRACT AS PREPARED BY THE CITY ENGINEER, OF REMITTING PAYMENT TO PRECISION CONTRACTORS IN THE AMOUNT OF \$81,474.15, AND THAT THE CITY ATTORNEY PREPARE A LETTER TO THE CONTRACTOR PROVIDING A SUMMARY OF THE CITY'S POSITION WITH THE ACCOUNT RECONCILIATION TO ACCOMPANY THE LETTER.

Alderman Maynard offered a motion to approve payment of the pay application reconciliation of the Carver ditch contract as prepared by the city engineer, of remitting payment to Precision Contractors in the amount of \$81,474.15, and that the city attorney prepare a letter to the contractor providing a summary of the city's position with the account reconciliation to accompany the letter. Alderman Little seconded the motion and the Board voted as follows:

Alderman Ben Carver	Voted: Absent
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Absent

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

5. MOTION TO ADJOURN UNTIL DECEMBER 2, 2014 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 101 EAST LAMPKIN STREET.

Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, for the Board of Aldermen to adjourn the meeting until December 2, 2014 @ 5:30 at 101 E. Lampkin Street in the City Hall Courtroom, the Board voted as follows:

Alderman Ben Carver	Voted: Absent
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Absent

Having received a majority affirmative vote of those members present and voting, the Mayor declared the motion passed.

SIGNED AND SEALED THIS THE _____ DAY OF _____ 2014.

PARKER WISEMAN, MAYOR

Attest:

LESA HARDIN, CITY CLERK
(SEALED)



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JENNIFER GREGORY CEO OF GREATER STARKVILLE DEVELOPMENT PARTNERSHIP.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JENNIFER GREGORY CEO OF GREATER STARKVILLE DEVELOPMENT PARTNERSHIP.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JACK WALLACE OF THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A PUBLIC APPEARANCE AND QUARTERLY REPORT BY JACK WALLACE OF THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY.

Proposed OCEDA Budget FY 2014-2015

REVENUES-GENERAL OPERATIONS

	Proposed Budget <u>FY 2014-2015</u>
48001-Interest Income	\$ 700.00
48002-RTC % Rent Share	\$ 44,800.00
Total Revenues	\$ 45,500.00

EXPENSES-GENERAL OPERATIONS

	Proposed Budget <u>FY 2014-2015</u>
90030-Auto/Mileage Reimb	\$ 500.00
90031-Board Hospitality	\$ 3,000.00
90032-Office Overhead	\$ 2,600.00
90034-Insurance/Bonds	\$ 23,000.00
90037-Legal/Professional	\$ 21,000.00
90040-Office Furniture/Equipment	\$ 500.00
90041-Office Supplies	\$ 500.00
90043-Postage/Shipping	\$ 200.00
90046-Cell Phone	\$ -
90050-GSDP Mgmt/Personnel Contracts	\$ 135,000.00
Total General Operating Expenses	\$ 186,300.00
Net Income	\$ (140,800.00)

REVENUES PROJECT-RESEARCH PARK

	Proposed Budget <u>FY 2014-2015</u>
48003-Building Lease Income	\$ 300,000.00
48005-Common Area Cost Reimbursement	\$ 3,200.00
48006-Custodial Cost Reimbursement	\$ -
48007-FF&E Cost Reimbursement	\$ -
48008-Internet Cost Reimbursement	\$ -
48013-Utility Cost Reimbursement	\$ 130,000.00
Total Project Revenues	\$ 433,200.00

EXPENSES PROJECTS-RESEARCH PARK

	Proposed Budget <u>FY 2014-2015</u>
90001-Building Custodial	\$ 8,000.00
90002-Building Fire Alarm	\$ 1,500.00
90003-Building Furn. Fixture & Equip	\$ 800.00
90004-Bldg Improvements-Main Street	\$ 25,000.00
90007-Bldg Maintenance/Improvements	\$ 105,000.00
90008-Building Utilities/Electric & Water	\$ 118,000.00
90009-Building Utilities/Gas	\$ 27,000.00
90010-Building Internet	\$ -
90011-Legal/Professional	\$ 600.00
90012-Park Improvements	\$ 5,000.00
90013-Park Landscape/Maintenance	\$ 60,000.00
90014-Park Utilities	\$ 7,000.00
Total General Operating Expenses	\$ 357,900.00
Net Income	\$ 75,300.00

REVENUES 2% FOOD & BEVERAGE TAX

	Proposed Budget
	<u>FY 2014-2015</u>
48020-Food/Beverage Tax	\$ 257,000.00
Total Revenues 2% Food & Bev. Tax	\$ 257,000.00

EXPENSES 2% FOOD & BEVERAGE TAX

	Proposed Budget
	<u>FY 2014-2015</u>
90070-Retirement Marketing	\$ -
90071-GSDP Marketing Contract	\$ -
90072-Dues/Memberships	\$ 1,000.00
90073-Industry Relations	\$ 140,000.00
90079-Travel/Conferences	\$ 1,500.00
Total Expenses 2% Food & Beverage Tax	\$ 142,500.00
Net Income	\$ 114,500.00

PROJECT REVENUES & GRANTS

	Proposed Budget
	<u>FY 2014-2015</u>
Total Revenue Grants/Contributions	\$ -

PROJECT DISBURSEMENTS

Total Expenses Grants/Contributions	\$ -
Net Income	\$ -

CORNERSTONE PROJECT REVENUE

	Proposed Budget
	<u>FY 2014-2015</u>
Total Project Revenues	\$ -

CORNERSTONE PROJECT EXPENSES

	Proposed Budget
	<u>FY 2014-2015</u>
90111-Cornerstone Maintenance/Improvements	\$ 5,600.00
90112-Cornerstone Loan Principle	\$ 39,000.00
90113-Cornerstone Loan Interest	\$ 4,400.00
Total Cornerstone Project Expenses	\$ 49,000.00
Net Income	\$ (49,000.00)

REVENUES PROPERTY

	Proposed Budget
	<u>FY 2014-2015</u>
Total Revenue Property	\$ -

EXPENSES PROPERTY

Total Expenses Property	\$ -
Net Income	\$ -

OVERALL NET INCOME	\$ -
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**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A PUBLIC APPEARANCE BY JAMEY BAUCHMAN OF VOLUNTEER STARKVILLE.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A PUBLIC APPEARANCE BY JAMEY BAUCHMAN OF VOLUNTEER STARKVILLE.

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Volunteer Starkville, Successes & Accomplishments FY2014, 3rd & 4th Quarters Starkville Board of Aldermen Tuesday, December 2, 2014

VS Events (July 2014 – October 2014)

Healthier You Summer Camp ~ July 14- 18, 2014

What: Volunteer Starkville hosted our 2nd Annual Healthier You Summer Camp during the 3rd week of July each year. This half-day, week long camp focuses primarily on financial literacy, health and nutrition for youth in grades Kindergarten – 8th from low income families. The primary goal of this camp is to teach youth about the value of money, importance of saving and other things they will need to know about later in life to manage their personal finances.

This year we had 45-50 youth participants each day! Overall, we served 103 children during the 5-day camp, 26 of which were present for the entire camp.

When & Where: Our 2014 “Healthier You” Summer Camp was held July 14-18, 2014 from 1:00 – 5:00 PM at the Starkville Sportsplex.

Results: 44 volunteers ~ 411.25 service hours ~ 103 children served overall



Harvesting Watermelons for Local Food Pantries ~ July 31, 2014

What: Volunteer Starkville partnered with Society of St. Andrew and Farm Fresh MS to host a Harvesting Watermelons Service Project to engage disadvantaged youth from Community Counseling Services.

When & Where: Our group of volunteers harvested watermelons for food pantries on July 31, 2014 at Farm Fresh Mississippi in Stewart, MS.

Results: 12 volunteers ~ 109.5 service hours ~ 1,066 watermelons distributed



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September 11th National Day of Service & Remembrance ~ September 2014

What: Volunteer Starkville and the Maroon Volunteer partnered and planned 4 service projects/events to engage the communities of Starkville/Oktibbeha County/Mississippi State University for September 11th National Day of Service:

- **Remembering 9/11...Story Time with Local Heroes (9/10/2014)**

4 volunteers ~ 2 service hours ~ 35 community participants serviced/engaged

First Responder Volunteers from the Starkville Fire Department and the Starkville Police Department read first responder related books to children (31 participants) at the Starkville Public Library.

- **Serving Those Who Serve Us (9/10/2014)**

51 volunteers ~ 88.25 service hours ~ 205 comm. participants serviced/engaged

As a way of showing our support and gratitude to our local first responders, we had volunteers serve among four service sites cleaning & organizing – 1) Fire Station One, Starkville Fire Dept.; 2) Central Okt. Co. Fire Station, Central Okt. Co. Fire Dept.; and 3) Firing Range, Starkville Police Dept. & Okt. Co. Sheriff Dept.

- **9/11 Ceremony & Awareness Fair (9/11/2014)**

23 volunteers ~ 41.75 service hours ~ 123 comm. participants serviced/engaged

Our 9/11 Ceremony was held in honor of our local first responders and heroes & victims of 9/11 along with an Awareness Fair featuring community organizations related to either disaster preparedness and response, veteran/military, or first response.

- **First Responder Postcard Service Project (9/08/2014)**

457 volunteers ~ 436 service hours ~ 1,244 comm. participants serviced/engaged

Volunteer Starkville partnered with Ward Stewart Elementary's art program, after school program at Boys and Girls Club and a youth group at First Presbyterian Church for our First Responder Postcard Service Project to engage youth in service. Each child colored a custom post card for a local first responder and wrote a message of thanks.

Results: 4 Service Projects/Events ~ 535 Volunteers ~ 568 Service Hours



Make a Difference Day ~ October 2014

What: Make A Difference Day is the most encompassing national day of helping others – a celebration of neighbors helping neighbors. Created by USA WEEKEND Magazine, Make A Difference Day is an annual event that traditionally takes place on the fourth Saturday of every October. However, this year, Volunteer Starkville and the MSU Maroon Volunteer Center celebrated this day of service on Saturday, October 18, 2014 to avoid MSU's fall break the following weekend. We partnered with the Starkville Cemetery Association to host a cemetery beautification project in Odd Fellows Cemetery.

When & Where: Our Cemetery Beautification Project was held in Odd Fellows Cemetery located along University Drive on Saturday, October 18, 2014.

Results: 28 volunteers ~ 56 service hours

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VS Trainings (July 2014 – October 2014)

Mentoring Matters ~ Community Mentor Training ~ August 28, 2014

What: Volunteer Starkville hosted a Mentoring Matters Training and Mentor Match on Thursday, August 28, 2014 at the Starkville Sportsplex to provide training on how to be a good mentor and then match each participant to a mentoring program aligning with his/her interests. This mentor training featured six local mentor experts (Cathy Curtis, Starkville Family School; Timothy Bourne, Armstrong Middle School; Antoine Walker, Boys and Girls Club; Beverly Hammett, Boys and Girls Club; Heather Usry, Sally Kate Winters Family Services; and Dr. David May, MSU) who covered a wide range of mentoring topics during their presentations including role of a mentor, why youth need mentors, benefits of mentorship, principles of effective mentoring, and attitudes of good mentors.

Results: 20 volunteers ~ 40 service/training hours ~ 20 new volunteer mentors matched to local programs

2014 Fall Volunteer Management Training Series for Nonprofits

What: Volunteer Starkville hosted our fall volunteer management training series for nonprofits for a second year featuring 4 three-hour workshops over four months (August – November) which walked nonprofit participants through the volunteer management process.

- Identifying and Selecting Volunteers for Your Nonprofit Training ~ 8/11/2014 ~ 13 Nonprofit Participants ~ 39 Training Hours
- Orienting and Training Volunteers at Your Nonprofit Training ~ 9/08/2014 ~ 15 Nonprofit Participants ~ 45 Training Hours
- The Volunteer Experience: Recruiting and Retaining Volunteers at Your Nonprofit Training ~ 10/13/2014 ~ 13 Nonprofit Participants ~ 39 Training Hours
- Utilizing, Recognizing, and Evaluating Volunteers at Your Nonprofit Training ~ 11/04/2013 ~ 17 Nonprofit Participants ~ 51 Training Hours

Results: 4 Volunteer Management Trainings ~ 58 Nonprofit Participants ~ 174 Training Hours

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FY 2011 – FY 2014: People Served & Engaged by Volunteer Starkville

Data Category	FY 2011	FY 2012	FY 2013	FY 2014 (Projected)
# of Nonprofit Partners Served by VS	30	62	79	128
# of Volunteer Opportunities on VS Website	20	63	197	251
# of Volunteers Engaged by VS	734	934	1363	2385
# Volunteers Engaged by VS Nonprofit Partners	1,290	6,283	14,061	18,553
# Hours Served by Volunteers Engaged by VS & Nonprofit Partners	6,612	25,775	64,430	117,639.5
# Volunteers Engaged on National Days of Service	350	461	1,069	1,636
# Volunteers Recognized by VS	63	315	973	1,101
# Nonprofits in VS Volunteer MGT Training	0	0	45	95
# Nonprofit Training Hours in VS Volunteer MGT Training	0	0	118	197

2015 Volunteer Starkville Events

Seeking Approval from Starkville Board of Aldermen to Hang Banners for Each Event

Martin Luther King, Jr. National Day of Service (January 2015)

Event: Community Volunteer Fair

Saturday, January 17, 2015

Requested Location of Banners:

- 1) Starkville Sportsplex (entry to Sportsplex along Lynn Lane)
- 2) National Guard Armory (Corner of HWY 12 & Industrial Park Road)
- 3) Vowells Marketplace (West entry along HWY 12)
- 4) Paddock Auto Sales & Services
- 5) Hung over Main Street in Starkville (will need assistance from City of Starkville)

Proposed Dates of Use:

Monday, January 5, 2015 – Saturday, January 17, 2015

Touch-A-Truck (April 2015)

Event: 3rd Annual Touch-A-Truck

Saturday, April 25, 2015

Requested Location of Banners:

- 1) Starkville Sportsplex (entry to Sportsplex along Lynn Lane)
- 2) National Guard Armory (Corner of HWY 12 & Industrial Park Road)
- 3) Vowells Marketplace (West entry along HWY 12)
- 4) Paddock Auto Sales & Services
- 5) Hung over Main Street in Starkville (will need assistance from City of Starkville)

Proposed Dates of Use:

Monday, April 13, 2015 – Saturday, April 25, 2015

September 11th National Day of Service & Remembrance (September 2015)

Event: 9/11 Ceremony & Awareness Fair

Thursday, September 10, 2015

Requested Location of Banners:

- 1) Park Adjacent to Fire Station One on East Lampkin Street (hung along fence)
- 2) National Guard Armory (Corner of HWY 12 & Industrial Park Road)
- 3) Vowells Marketplace (West entry along HWY 12)
- 4) Paddock Auto Sales & Services
- 5) Hung over Main Street in Starkville (will need assistance from City of Starkville)

Proposed Dates of Use:

Friday, August 28, 2015 – Thursday, September 10, 2015



DEPARTMENT OF THE ARMY
HEADQUARTERS, 2ND BATTALION, 114TH STRIKE
155th Brigade Combat Team (CBT)
Post Office Box 1366
Starkville, Mississippi 39760-1366

WPKDT0

21 October 2014

MEMORANDUM FOR STARKVILLE BOARD OF ALDERMAN

SUBJECT: VOLUNTEER STARKVILLE

1. Volunteer Starkville has been granted permission from HHB 2/114 STRIKE Battalion to place signs on the corner of Highway 12 and Industrial Park Road. On the proposed dates of Monday, January 5, 2015 – Saturday, January 17, 2015 for Martin Luther King, Jr. National Day of Service Monday, April 13, 2015 – Saturday, April 25, 2015 for Touch-A-Truck and Friday, August 28, 2015 – Thursday, September 10, 2015 for September 11th National Day of Service & Remembrance

3. POC is the undersigned at 662-323-5922 or Michael.d.hemphill2.mil@mail.mil.

A handwritten signature in black ink, appearing to read "Mike Hemphill", is located below the text.

Michael D. Hemphill
SFC, FA MSARNG
Readiness NCO



Paddock Auto Sales and Service
121 HWY 12 W
Starkville, MS 39759

23 October 2014

Dear Chris Paccasassi,

Volunteer Starkville would like to request your partnership for 3 of our annual events in 2015 and seek permission to hang one of our event banner's on Paddock Auto Sales and Service's property along HWY 12 for each event. I've listed the events along with the proposed dates for hanging the banner.

1) Martin Luther King, Jr. National Day of Service (January 2015)

Event: Community Volunteer Fair
Saturday, January 17, 2015

Proposed Dates of Use:

Monday, January 5, 2015 – Saturday, January 17, 2015

2) Touch-A-Truck (April 2015)

Event: 3rd Annual Touch-A-Truck
Saturday, April 25, 2015

Proposed Dates of Use:

Monday, April 13, 2015 – Saturday, April 25, 2015

3) September 11th National Day of Service & Remembrance (September 2015)

Event: 9/11 Ceremony & Awareness Fair
Thursday, September 10, 2015

Proposed Dates of Use:

Friday, August 28, 2015 – Thursday, September 10, 2015

If you approve this request, please sign in the space provided below so we can have this agreement on file.

Signature:

Date:

10/23/14

Sincerely,

Jamey M. Bachman, Executive Director

Office: (662) 268-2865

Cell: (601) 888-5826

jamey@volunteerstarkville.org



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A 2ND PUBLIC HEARING ON POTENTIAL CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY COMMITTEE AND REVISED BY THE CITY ATTORNEY.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A 2ND PUBLIC HEARING ON POTENTIAL CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY COMMITTEE AND REVISED BY THE CITY ATTORNEY.

PO Box 2704
Starkville, MS 39760
October 18, 2014

Mayor Parker Wiseman
Members of Starkville Board of Aldermen
City Hall
Starkville, MS

Dear Mayor and Members of the Board,

During the month of August a request was made to the Starkville Cemetery Association that we discuss and forward a recommendation to the Board of Alderman as to whether or not pets should be allowed in the Oddfellows' Cemetery on University Drive. We were not able to discuss this matter until our recent board meeting.

After a lengthy discussion, the following motion was made and passed. The motion, as passed, recommends that no dogs (except those required by ADA law) be allowed in the three cemeteries owned by the city. The motion further recommended that the amended dog ordinance be distributed to residents when utilities are connected and that landlords distribute the ordinance to those who are already residents. In addition, it is suggested that the city install high quality signs at each cemetery (similar to the bus stop signs used for the SMART system) which state that "no dogs are allowed in the cemetery".

We regret that we were not able to get this recommendation to you sooner but felt that we needed a complete discussion of our full board membership before making the recommendation.

If you need any further input from our association, please contact me and I will endeavor to provide it.

Sincerely,



Charlotte Coker
President - Starkville Cemetery Association

ORDINANCE NUMBER 2008-7

AN ORDINANCE REGULATING THE CONTROL AND TREATMENT OF ANIMALS, THE VACCINATION OF ANIMALS, THE IMPOUNDING OF ANIMALS, THE POSSESSION OF ANIMALS, THE PRESCRIBED CITY EXERCISE AREA PROVISIONS AND PROVIDING FOR VIOLATIONS AND RELATED ISSUES THEREOF

WHEREAS, it is the duty of every owner of any animal, or anyone having any animal in his or her possession or custody, to provide the animal with appropriate humane living conditions, *treatment* and adequate veterinary care; and,

WHEREAS, it is also the duty of every owner, possessor, or custodian of animals to exercise reasonable care and to take all necessary steps and precautions to protect other people, property, and animals from injuries or damages which might result from their animals' behavior, regardless of the motivation or intent of said animal and regardless of whether such behavior is motivated by mischievousness, playfulness, or ferocity; and,

WHEREAS, the Mayor and the Board of Aldermen believe that it is in the best interest of the City of Starkville that animal owners have the ability to exercise their animals without the necessity of the animals being on a leash; and

WHEREAS, it is in the best interest of the community as the proliferation of the animal population increases for the need for the sanitation and cleanliness associated therewith to be addressed; and

WHEREAS, in the event the owner, keeper, or possessor of animals is a minor, the parent, guardian, or custodian of such minor will be responsible to ensure that all provisions of this ordinance are complied with and for any penalties or violations. All persons who own or possess animals within the city limits of the City of Starkville do so according to the terms and conditions of this ordinance and all rights of such persons are predicated upon compliance with this and any other applicable ordinances.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, AS FOLLOWS:

Section 1. Definitions

(a) The term "animal" whenever used in this ordinance shall be held to apply to both male and female animals and without regard to age or size. Animal shall be inclusive of all domesticated and/or feral creatures or animals to include i.e. cats, dogs, ferrets, potbellied pigs, snakes, etc.

(b) Any person over the age of eighteen (18) years who shall harbor or permit an animal for ten (10) days or more or let the same habitually remain to be fed for a period of ten days or more in or about his/her house, store, or other location shall be deemed the "owner, possessor, or custodian" of said animal, and shall be liable under this ordinance. Any person under age eighteen years (18) in possession of an animal shall have his or her guardian, parent, or custodian stand fully responsible for his or her compliance with this ordinance as the "owner, possessor or custodian" of said animals and any penalties for non-compliance.

(c) Any animal shall be deemed to be “running at large” if it is at any time off the premises of the owner, possessor, or custodian, and it shall not be sufficient that said animal is trained to obey the commands of its owner, possessor, or custodian or that it is momentarily or accidentally off the premises of the owner, possessor, or custodian, or that said owner, possessor, or custodian is not aware that said animal was off his or her premises or that said animal is very young or known to be harmless except that said animal shall not be deemed “running at large” if it be controlled as follows at all times while off the premises of the owner, possessor, or custodian as follows:

- (1) If enclosed in an adequately ventilated cage, pen, vehicle, trailer, or other enclosure suitable to prevent escape of said animal and of sufficient size as not to be overcrowded;
 - (2) If chained or tied to a leash not to exceed six (6) feet in length and having sufficient strength to restrain said animal with said leash being securely affixed to an object of sufficient rigidity that it cannot be moved by said animal, or leash being securely held by a person who is capable of controlling and restraining said animal;
 - (3) If said animal is bodily carried by a person who is capable of controlling and restraining said animal;
 - (4) An animal is not “running at large” if under voice control as direct control when the animal is actually participating in organized group training or is in an official showing, obedience, or field event.
 - (5) An animal is not “running at large” if the animal is contained in an enclosed area at a City Park subject to prescribed rules and regulations as put forth by the Park Commission and approved by the Mayor and the Board of Aldermen.
- (d) Electronic animal confinement system shall mean a commercially produced and professionally installed electronic fence which requires an electrically generated perimeter which is not readily visible, and that the animal within the perimeter shall wear an electronic collar which produces an electric shock to the animal when the perimeter is approached too closely.
- (e) Abused animal means any animal which is any of the following whether such abuse is attributable to intentional cruelty or neglect:
- (1) mistreated, beaten, tormented or teased whether resulting in death or not
 - (2) deprived of water, food or shelter,
 - (3) kept under unsanitary conditions,
 - (4) abandoned,
 - (5) trained, bred, or sold for fighting other animals,
 - (6) transported unrestrained in open air vehicles,
 - (7) transported in the trunk of any vehicle,
 - (8) left unattended in a vehicle in extreme heat without proper ventilation,
 - (9) is overcrowded in its habitat such as, but not limited to, too many dogs in one yard.
 - (10) is chained or has its movements unreasonably restricted by a collar that is the pinch-type, prong-type, or choke-type that is not properly fitted to the dog or is held on a chain that is of a length shorter than 10 feet unless said chain is attached to a running line that provides adequate movement and does not include use of a pinch-type, prong-type, or choke-type or improperly fitted collar.
 - (11) is held outside in extreme weather conditions, including conditions in which:

- a. the actual or effective outdoor temperature is below 32 degrees Fahrenheit
- b. a heat advisory has been issued by a local or state authority or jurisdiction;
- c. a hurricane, tropical storm or tornado warning has been issued for the jurisdiction by the National Weather Service.

(f) Dangerous Animals: The following animals are hereby found and determined to be dangerous animals and as such are subject to all requirements and provisions of this ordinance and more particular restraints on dangerous animals:

(1) Any animals, other than domestic dogs and cats, which in a wild state are carnivorous or poisonous or which, due to their physical makeup or capabilities, are capable of inflicting serious physical harm or death to human beings. This includes, but is not limited to, animals belonging to the cat or snake family including all constrictors, bears, wolverines, bobcats, badgers, lions, tigers and such other animals as the Mayor and Board of Aldermen may from time to time determine by resolution to be vicious animals.

(2) Any domestic dog or cat or any other animal that exhibits any of the following characteristics:

(a) Without provocation, approaches in a threatening or terrorizing manner any person in an apparent attitude of attack or exhibits any behavior that constitutes a physical threat of bodily harm to a person upon the streets, sidewalks, any public or common grounds or places or in any other place where such person is conducting himself or herself peaceably and lawfully;

(b) Without provocation, bites, inflicts injury, assaults or otherwise attacks a person in any place where such person is conducting himself or herself peaceably and lawfully whether on public or private property, or attacks another animal when such animal is not on the property of the owner, possessor, or custodian of the attacking animal;

(c) A known propensity, tendency or disposition to attack without provocation, to cause injury to or otherwise endanger the safety of human beings or their domestic animals;

(d) Owned or harbored primarily, or in part, for the purpose of fighting or any animal trained for fighting or being sold, bred, or maintained as a fighting animal.

(3) For the purposes of this ordinance, a person shall be considered to be peaceably and lawfully upon the private property of an owner, possessor, or custodian of an animal when he or she is on such property in the performance of any duty imposed upon him or her by any laws or postal regulations of the United States, or the State of Mississippi, or any political subdivision thereof or when he or she is on such property upon invitation, expressed or implied, by law or by the owner, possessor, or custodian of said animal or of said premises.

(4) The provisions of this ordinance notwithstanding, no animal may be determined to be dangerous due to the fact that it:

(a) Inflicts injury or damage on a person committing a trespass or other tort upon the person or premises occupied by the person owning, or in possession, or in custody of the animal, or teasing, tormenting, abusing or assaulting the animal, or committing or attempting to commit a crime or ordinance violation.

(b) Inflicts injury or damage on another domestic animal that is or was teasing, tormenting, abusing or assaulting the animal or its young.

(c) Takes any action to defend or protect a human being within the immediate vicinity of the animal from an unjustified attack or assault.

(5) Unless specifically stated to the contrary, the following are exempt from the definition of Dangerous Animals:

- (a) Dogs or other animals assisting a peace officer or other law enforcement officer engaged in law enforcement duties; and
- (b) Animals in a licensed veterinary, animal or small animal hospital for treatment, or kept in a bona fide educational, medical or other research institution, or in zoos, museums or similar places where such animals are kept as live exhibits or for study.

Section 2. Restrictions on owning, harboring or keeping any animal.

It shall be unlawful for any person to own, harbor, possess or keep any animal within the corporate limits of the City of Starkville, Mississippi, except in compliance with the provisions of this ordinance and the following specific provisions:

(a) All dogs and cats within the city above three (3) months of age shall be vaccinated for rabies. An additional vaccination is to be administered at fifteen (15) months of age and subsequently thereafter in compliance with Mississippi state law. Dogs and cats shall wear, at all times, a tag provided by the vaccinating veterinarian indicating such vaccination. All animals shall be vaccinated as required by the Mississippi State Board of Health and this ordinance shall automatically conform with and to any changes in required vaccinations of all animals by said State Department of Health and/or state law as may subsequently change from time to time.

(b) It shall be the duty of every owner of any animal, or anyone having possession or custody of any animal, to ensure that the animal is kept under restraint and that reasonable care and precautions are taken to prevent the animal from leaving, while unattended, the property limits of its owner, possessor or custodian, and to ensure that:

(1) the animal is securely and humanely enclosed within a house, building, fence, pen or other enclosure out of which it cannot climb, dig, jump or otherwise escape on its own. Such enclosure must be securely locked at any time the animal is left unattended;

(2) the animal is on a leash, as defined in Section 1, and under the control of a competent person, and that person is present with the animal any time it is not restrained while on the owner's property.

(3) No animal shall be tethered in public areas and must be on a leash in public areas even when with owner.

(c) All dogs shall be licensed (registered) annually with the city. This is in addition to a current rabies tag. At the time of registration, a uniquely numbered tag will be given to the owner, possessor, or custodian and the tag must be affixed, along with the rabies vaccination tag, to the collar of the animal at all times. If the owner, possessor or custodian moves, the city must be notified in writing of the new address within ten (10) days of the move. If the dog dies, the city should be notified. If the dog is given away, exchanged, or sold, then the city shall be notified by the old and by the new owner who must register the dog anew, including paying any fees. An initial registration of \$10.00 shall be paid to cover administrative expenses, including production of forms and tags and other administrative and educational materials. This fee will also cover the production of pamphlets / leaflets to be used as educational materials and distributed to animal owners and purchasers to make them aware of the ordinance. The fee may change from time to time based on resolution of the Board of Aldermen.

In order to encourage people to have their animals spayed or neutered, city registration fees are ½ price for animals with a veterinary certification that they have been spayed or neutered. Registration will be administered for the city by the Oktibbeha County Humane Society and applicants should go to the animal shelter to register.

(d) An electronic animal confinement system shall be considered an acceptable enclosure when:

- (1) the equipment is maintained and in continuous working order, and the animal to be contained within wears the appropriate electronic collar when within the fence perimeters;
- (2) the equipment must include a battery backup to ensure an electric current to the underground wiring in the event of a power failure; and
- (3) on each side of the property, permanent and prominently displayed signs are posted on the outer perimeter of the electronic animal confinement system. The signs shall be no smaller than eighteen (18) inches square, one on every side of the property, and shall read: "Animal(s) on this property are contained by an electronic animal confinement system."
- (e) In cases where an animal has been deemed dangerous by the city through court or enforcement officials, or has been trained to be a guard dog, then an electronic animal confinement system may not be used as either the primary or secondary fence or enclosure.
- (f) Individuals who contain their animal(s) by means of an electronic animal confinement system and are found in violation of the ordinance must contain thereafter the animal(s) in manners elsewhere in this ordinance.

Section 3. Health and safety; noisy and nuisance animals prohibited

- (a) It shall be unlawful for any person to intentionally administer or cause to be administered poison of any sort to any animal on, in any manner intentionally injure, maim or destroy any animal, or place any poison where it may be accessible to any animal; provided, however, any police, law enforcement, or humane officer, in the performance of his or her duties may, if necessary, in order to catch an animal for the purpose of impounding it or subdue such animal, use such force and means as are necessary at the time in the sole and exclusive judgment of the described enforcement officer or officers. Necessary or common practices including, but not limited to, cropping of ears and docking of tails, are not considered maiming when performed by a licensed veterinarian.
- (b) Any owner, possessor, or harbinger of an animal within the city which is kept in a pen, structure, building or other enclosure is hereby required to keep such enclosure in a sanitary and clean condition so as to prevent disagreeable odors from arising there from, and to prevent the presence or breeding of flies, mosquitoes and other pests therein and for the health of said animal. The animal shall, at all times, be provided with adequate shelter and protection from the elements including harsh sunlight. The enclosure shall provide the animal adequate exercise room, light, and ventilation and will not be overcrowded. The animal shall be provided a diet adequate in quantity and nutrition and at all times have free access to clean drinking water.
- (c) It shall be unlawful for any owner, possessor, or keeper of any animal to permit such animal or animals, by loud and persistent habitual barking, howling, yelping, or other loud sounds to disturb any person or neighborhood, and the same is hereby declared to be a public nuisance. It shall not be necessary, for the purposes of this section, to identify and describe the particular animal which is barking, howling, yelping, or making other loud sounds, provided only that it shall be shown who has possession, care, custody or control of said animal or the premises where said animal is located or found be identified.
- (d) It shall be unlawful for anyone to knowingly abandon or abuse any domesticated animal within the city. Each person who knowingly abandons or abuses, or willingly permits such abandonment or abuse, or aids in the abandonment or abuse of any domesticated animal shall be guilty of an offense.
- (e) It is illegal to command or signal an animal or dangerous animal to attack a person or another animal. If this is done, the animal will immediately be declared dangerous if it has not been before. A verbal declaration by the enforcing officer will be all that is necessary to complete the declaration of dangerous animal. Impoundment will be immediate.

(f) It is a violation for the owner, possessor, or other person having control or custody of any animal to allow such animal to frequently or habitually snarl at, growl at, jump upon, or threaten persons upon public sidewalks, roads, streets, alley, or public places or upon private property adjacent to that where the animal is contained. Such animals shall be declared a nuisance and its owner, possessor, or custodian shall be held responsible. The animal may be impounded and may thereafter be dealt with under the dangerous animal provisions.

(g) No person shall allow a dog or other domesticated animal in his/her custody to defecate on any property other than that of the owner or person having control of the animal. It shall be the duty of all persons having control of a dog or other domesticated animal to curb such animal and to immediately remove any feces to a proper receptacle. Disabled persons while relying on a Seeing Eye, hearing, or service dog/animal shall be exempt from this section.

(h) No domesticated animal shall be allowed on the property of any cemetery owned and/or maintained by the City of Starkville, Mississippi.

Section 4. Enforcement Responsibility:

(a) The police department, law enforcement officers, and any other lawfully designated official or representative of the city shall have the primary duty and responsibility of enforcing the provisions of this article. Any officer of the police department, all other law enforcement officers, and any such designated official or representative is fully authorized and empowered to enforce any and all of the provisions hereof.

(b) Any official or representative of the city, lawfully designated to enforce the provisions of this article, shall have the power and authority to issue summons and citations returnable to the municipal court or to any other proper authority for violations of this article. Such summons and citations shall have the same full force and effect as is issued by the police department of the city for other law enforcement purposes. The section on penalties also applies for purposes of enforcement responsibility.

(c) The police department or other designated official or representative of the city may develop and utilize such forms as may be required and necessary to implement this ordinance, exercise the police power of the city in ordinance enforcement, and actively enforce this ordinance.

Section 5. Posting of premises

(a) All premises upon which a dangerous animal is kept, possessed or harbored shall be posted with signs that are conspicuously visible to the public and legible from property, public or private, adjacent to such premises. Such signs or notices shall contain letters of not less than two (2) inches in height and a message sufficient to warn the general public of the presence of the dangerous animal. Such signs shall be placed at all locations where entry to the owner's property is common and expected and upon all enclosures within which dangerous animals are confined, including residences and other structures. A "Beware of Dog (Animal) sign" is not a sufficient warning for the presence of a dangerous animal.

(b) The absence of any required signs shall be considered prima facie evidence of a violation of this section. Signs shall be constructed and maintained in a manner to withstand the elements.

(c) Notwithstanding any exemptions granted elsewhere in this ordinance, the requirements of this section shall apply to all duly authorized and lawfully operated dealers in animals within the city, any lawfully operated circus, carnival, performing act or similar functions and events of a temporary nature, and to any premises utilizing dogs or other animals lawfully for guard or other purposes.

Section 6. Confinement of Dangerous Animals

(a) All dangerous animals shall be kept confined within the residence or other permanent building or structure on the premises of the owner or other person in possession or control of such animals or within an enclosure as herein defined.

(b) All dangerous animals kept on the premises of the owner or person having possession or control of such animals, and not within the residence or other permanent building or structure, shall be confined within a fence or structure area of at least four (4) feet in height (or taller, as necessary to humanely or adequately contain the animal) forming a confined area sufficient to prevent the entry of young children and, effective in containing a dangerous animal. Such enclosure shall be securely closed and locked and equipped with secure sides as well as a top covering and bottom which shall be designed to prevent the animal from escaping the enclosure. The bottom of such enclosure shall be concrete and the sides and top shall be constructed of steel wire or other materials sufficient to prevent the animal from escaping the enclosure. The city reserves the exclusive unilateral right to issue more specific confinement requirements in specific instances where enclosures prove to be or are likely to be, in the exclusive decision of the city, insufficient to prevent the escape of such animals or to prevent such animals from coming into contact with people adjacent to such enclosures.

(c) Such enclosure, fence or structure must be at least five (5) feet from a fenced property line of the owner or person in control or possession of such animals, provided that such enclosure, fence or structure is within a separately and totally enclosed fenced area.

(d) No dangerous animal shall be allowed outside of the residence or required enclosure, unless it is securely muzzled and restrained, with a chain having a minimum tensile strength of three hundred (300) pounds and not exceeding three (3) feet in length, and under the direct control and supervision of the owner, possessor, or custodian unless the owner, possessor, or custodian is a minor and then the dangerous animal shall not be allowed outside unless under the direct control and supervision of an owner, possessor, or custodian who is at least eighteen (18) years of age and sufficiently able to restrain said animal.

(e) In lieu of the requirement that the fence or structure area have a concrete bottom, the fence and sides of each structure area must be embedded in the ground to a depth of two

(2) feet, provided such animal to be confined is not a burrowing animal, and if it is a burrowing animal, the concrete bottom is required.

(f) No dangerous animals will be allowed to be kept within 100 yards of a school, daycare, or other facility which provides services to children.

Section 7. Determination of status; impoundment; redemption or disposition of dangerous and other animals.

(a) Determination of dangerous animals is primarily a complaint-driven process and citizens are encouraged to contact the City of Starkville Police Department or other enforcement officers concerning possible violations of the law. Any police officer or any other lawfully designated official or representative of the city shall have the right to enter any private property in the city for the purpose of inspecting said property for the presence of dangerous animals or for performance of other duties in the enforcement of this article. Any police officer or other lawfully designated official or member of law enforcement or representative of the city, having cause to believe that an animal is dangerous or abused, shall conduct or cause to be conducted an investigation of the animal and the owner, possessor, or custodian shall have the opportunity to present evidence as to why the animal should not be determined to be dangerous or abused. The results of any investigation with respect to a particular animal shall not bar the city from investigating any subsequent actions of the animal.

(b) Should any police officer, member of law enforcement, or other designated official or representative of the city have reason to believe that an animal is vicious or dangerous and may pose a threat of imminent or serious harm to persons or other domestic animals or is abused, said officer or official may immediately seize and impound the animal pending an investigation as described herein. The decision of the enforcement official in seizing an animal prior to investigation shall be in the sole and exclusive judgment of the enforcing official subject to the then prompt post-seizure investigation and hearing.

(c) Any police officer or other lawfully designated official, member of law enforcement, or representative of the city, upon complaint by any citizen or person, on his or her own initiative, may make inquiries to determine compliance with this ordinance and may seize and impound any animal found in apparent violation of any of its provisions. The first offense is sufficient for impoundment and the animals will remain impounded until the situation resulting in charges is remedied. The animals may be returned upon correcting the deficiency and upon order of the municipal court. The offending party shall reimburse the city the costs of care while impounded.

(d) If any animal is caused or permitted, or is found to be within the corporate limits of the city and in violation of the provisions of this ordinance, then such animal may be apprehended and impounded by any police officer or other designated official(s) of the city or members of law enforcement, to be held or disposed of as herein provided for dangerous animals.

(e) If any such animal is so impounded, the same shall be released to the documented owner, possessor, or custodian but only if payment is made, within five (5) working days to the city or as otherwise set by court order, of such sums as may be designated from time to time by the Mayor and Board of Aldermen or the court for compensation for catching or otherwise apprehending such animal and the expenses for harboring and caring for such animal on a daily basis during the time of impoundment. These expenses are due whether the owner elects to reclaim the animal or not.

(f) In addition to or in lieu of impounding an animal found in violation of this article, any police officer or designated official(s) of the city or member of law enforcement may issue a citation for any violations of this ordinance to the person known to be the owner or be in possession or control of such animal. Any fines imposed, as set from time to time by the Mayor and Board of Aldermen or otherwise by state law, shall be paid within three (3) working days of such citation or as set by the court. If such fine is not paid within the time prescribed, a criminal warrant may be issued for such person, who may, upon conviction of such offense before the municipal court, be punished as allowed by law for violation of city ordinances.

(g) All fees and fines imposed pursuant to this section shall be paid by any violator, and all other requirements of this article with respect to a dangerous animal shall be met before an animal impounded pursuant to this article shall be released. If such fees and fines are not paid within five (5) working days or as set by the court, then any such animal so impounded may be destroyed or otherwise disposed of.

(h) Appeals from orders of the Municipal Court shall be the same as other appeals from Municipal Court.

Section 8. Killing of dangerous animals; when authorized

When any dangerous animal, in the judgment of any police officer, member of law enforcement, or other designated official or representative of the city, poses a serious and immediate threat of serious harm or injury to human life, then it shall be the lawful duty of such officer to kill such animal, without requiring such officer or official to catch, restrain or impound such animal or give any notice whatsoever in the sole and exclusive judgment of said officer.

Section 9. Penalties

(a) The failure or refusal of any person to comply with any of the provisions of this ordinance and the violation of any provision of this article by any person shall constitute a misdemeanor under state statute or an administrative offense subject to the administrative hearing process. Any person deemed guilty of any violation of any provision of this article shall, on conviction or administrative adjudication thereof, be subject to punishment allowed by law. The municipal court or other empowered adjudicatory body is hereby authorized to establish a schedule of penalties for various offenses or, in the absence of same, according to state law or other administrative order issued by the city.

(b) Issuance of a citation by the city which carries a fine due shall comply with the same time frames used by the municipal court for other violations or as determined appropriate by the municipal court and/or the administrative hearing process. Officers are encouraged to make suggestions as to how problems with fences or other containment can be remedied.

(c) If a particular animal or owner, possessor, or custodian is cited for violations more than three times, the animal containment must be brought to conform with the dangerous animal containment requirement. Second and third citations should carry incrementally larger fines as set by order of the city or by the court.

(d) If the non-conforming situation cannot be satisfactorily remedied immediately, then enforcement officers may impound the animal without prior notice. If this occurs, the animal will not be released to the owner, possessor, or custodian until proof is provided that the situation causing the citation has been satisfactorily remedied. The decision of whether the remedy is satisfactory will rest with enforcement officers and with the municipal court or other adjudicatory body.

Section 10. Additional city remedies for violations

(a) Should any dangerous animal, when unprovoked, kill or wound or assist in killing or wounding any livestock, fowl or other domestic animal belonging to or in possession of any person, or attack, bite or otherwise assault or injure any human being or assist in doing so, whether out of or within any required enclosure of the owner or person in possession or control or whether on or off the property of the owner, possessor, or custodian, whether or not such animal is leashed or muzzled and whether or not such animal escaped without the fault of the owner, possessor, or custodian, then the owner, possessor, or custodian of the animal shall be liable to the person injured or aggrieved for all damages sustained to be recovered in a civil action together with costs of suit, attorney fees, and payment of medical expenses. It is rebuttably presumed that, as a matter of law, that the owning, keeping, possessing or harboring of a dangerous animal in violation of this ordinance is a nuisance and a danger. It shall not be necessary, in order to sustain such action, to prove that the owner, possessor, or custodian of such dangerous animal knew that the animal possessed the propensity to cause such damage or that the animal had a dangerous nature.

- (b) In addition to any damages awarded pursuant to this ordinance, a civil penalty of five thousand dollars (\$5,000.00) per incident or attack may be imposed by any court of competent and authorized jurisdiction.
- (c) Nothing in this ordinance shall be construed so as to restrict any other remedies at law available to persons aggrieved by any attack of a vicious or dangerous animal, nor so as to prohibit criminal prosecution of persons owning or in possession of such animals as may be allowed by law.
- (d) Should any employee of or person carrying out responsibilities for the City of Starkville be attacked by any dangerous animal or any other animal while engaged in the lawful performance of his or her official duties, any rights, privileges or services enjoyed by the residents of property on which the attack occurs or by the owner or possessor of such animal, at the sole and exclusive discretion of the city, may be immediately terminated without further notice. This includes, but is not limited to, termination of water, sewer and electrical service, termination of garbage pickup service, revocation of building permits or privilege licenses.
- (e) Any additional expenses incurred by the city in the implementation and enforcement of this ordinance for the care and handling of the animal (including but not limited to veterinary care, transportation, supplies, etc.) as reasonably determined by the animal control officer shall be borne by the owner and shall be paid at the same time and in addition to the fine adjudicated and the administrative fee as imposed by the Administrative Hearing Officer.

Section 11. Repeal, Severability, Conflict, Effective Date, and Publication

- (a.) Repeal. The ordinance enacted by the Mayor and Board of Aldermen of the City of Starkville, Mississippi, being adopted April 15, 2008 respectively, the same being entitled "AN ORDINANCE REGULATING THE CONTROL OF ANIMALS, THE VACCINATION OF ANIMALS, THE IMPOUNDING OF ANIMALS, THE POSSESSION OF ANIMALS, THE PRESCRIBED CITY EXERCISE AREA PROVISIONS AND PROVIDING FOR VIOLATIONS AND RELATED ISSUES" by the City of Starkville is hereby repealed.
- (b) Severability. Should any section, clause, paragraph, provision, or part of this ordinance for any reason be held invalid or unconstitutional by any court or competent jurisdiction, this act shall not affect the validity of any other section, clause, paragraph, provision, or part of this ordinance. All provisions of this ordinance shall be considered separate provisions, and completely severable from all other portions.
- (c) Conflict. In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the City of Starkville, Mississippi, existing on the effective date of the ordinance, the provisions of this ordinance shall take precedence.
- (d) Effective Date. This ordinance shall take effect and be enforced from and after its passage in the manner provided by law, on and after the 6th day of September, 2008.
- (e) Publicity. The Municipal Clerk is instructed to publish this ordinance one time in the Starkville Daily News and to obtain proof of publication thereof.

Section 12. Adoption and Certification

UPON THE MOTION of Alderman P.C. McLaurin, Jr., duly seconded by Alderman Richard Corey, the aforesaid ordinance was put to a vote with the Aldermen voting as follows:

Richard Corey Voted: YEA
Matt Cox Voted: YEA
Sumner Davis Voted: YEA
P.C. 'Mac' McLaurin Voted: YEA
Rodney Lincoln Voted: YEA
Roy A'. Perkins Voted: YEA
Janette Self Voted: YEA

ORDAINED AND ADOPTED, this the 5th day of August, A.D., 2008 at the Regular Meeting of the Mayor and the Board of Aldermen of the City of Starkville, Mississippi.

Robert D. Camp, Mayor
Markeeta Outlaw, City Clerk



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A PUBLIC HEARING ON A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 326 ACRES OF PROPERTY NORTH OF HIGHWAY 182 AND EAST OF HIGHWAY 25 TO M-1.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A PUBLIC HEARING ON A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 326 ACRES OF PROPERTY NORTH OF HIGHWAY 182 AND EAST OF HIGHWAY 25 TO M-1.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: A PUBLIC HEARING ON THE APPEAL OF A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 6.05 ACRES OF PROPERTY LOCATED ON NORTH JACKSON STREET BETWEEN WOODLAWN ROAD AND BRIDAL PATH.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: A PUBLIC HEARING ON THE APPEAL OF A RECOMMENDATION OF REZONING WITH CONDITIONS OF APPROXIMATELY 6.05 ACRES OF PROPERTY LOCATED ON NORTH JACKSON STREET BETWEEN WOODLAWN ROAD AND BRIDAL PATH.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: IX. A.
AGENDA DATE: 12/02/2014
PAGE: 1**

SUBJECT: Consideration of approving the travel for Mayor Parker Wiseman to attend the FTTH Council Americas Premier Members Meeting and Board Elections in Raleigh, NC, December 9th-10th, 2014, with advance travel requested in an amount not to exceed \$900.00.

AMOUNT & SOURCE OF FUNDING: 001-120-610-350, Mayor's Travel Line, not to exceed \$900.

FISCAL NOTE: N/A

REQUESTING **DIRECTOR'S**
DEPARTMENT: Mayor & Board of Aldermen **AUTHORIZATION:** Mayor & Board of Aldermen

FOR MORE INFORMATION CONTACT: Chanteau O. Wilson (662) 323-4583, ext. 100

PRIOR BOARD ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Registration: --
Hotel Parking: \$24.00
Per Diem: \$867.81 +/-

DEADLINE: N/A

AUTHORIZATION HISTORY:

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
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STAFF RECOMMENDATION: N/A

ADDITIONAL INFORMATION: N/A

Suggested Motion: "MOVE APPROVAL OF AUTHORIZING ADVANCE TRAVEL IN AN AMOUNT NOT TO EXCEED \$900.00 FOR THE MAYOR TO ATTEND THE FTTH COUNCIL AMERICAS PREMIER MEMBERS MEETING AND BOARD ELECTIONS IN RALEIGH, NC, DECEMBER 9TH-10TH, 2014."



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: IX.A.
AGENDA DATE: 12/02/2014
PAGE: 1**

SUBJECT: DISCUSSION AND CONSIDERATION OF APPROVING THE TRAVEL FOR CHANTEAU WILSON TO THE 2014 WINTER MUNICIPAL CLERK EDUCATIONAL CONFERENCE, DECEMBER 17-19, 2014 IN JACKSON, MS, WITH ADVANCE TRAVEL NOT TO EXCEED \$600.

AMOUNT & SOURCE OF FUNDING 001-120-610-351 / ADMINISTRATIVE ASSISTANT TRAVEL

WINTER- Not to exceed \$600;

FISCAL NOTE: 2014/2015 FY

**REQUESTING
DEPARTMENT:** Mayor's Office

**DIRECTOR'S
AUTHORIZATION:** Mayor Parker Wiseman

FOR MORE INFORMATION CONTACT: Mayor Parker Wiseman (662) 323-4583, ext. 100

PRIOR BOARD ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Registration: \$160.00
Hotel: \$220.00
Per Diem: \$219.80

DEADLINE: N/A

AUTHORIZATION HISTORY:

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
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STAFF RECOMMENDATION: N/A

ADDITIONAL INFORMATION: N/A

Suggested Motion: "MOVE APPROVAL OF THE TRAVEL FOR CHANTEAU WILSON TO THE 2014 WINTER MUNICIPAL CLERK EDUCATIONAL CONFERENCE WITH ADVANCE TRAVEL NOT TO EXCEED \$600."



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: DISCUSSION AND CONSIDERATION OF POTENTIAL CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY ASSOCIATION AND REVISED BY THE CITY ATTORNEY.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Vice Mayor Roy A'. Perkins

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: MOVE APPROVAL OF CHANGES TO THE ANIMAL CONTROL ORDINANCE AS RECOMMENDED BY THE CEMETARY ASSOCIATION AND REVISED BY THE CITY ATTORNEY.

ORDINANCE NUMBER 2008-7

AN ORDINANCE REGULATING THE CONTROL AND TREATMENT OF ANIMALS, THE VACCINATION OF ANIMALS, THE IMPOUNDING OF ANIMALS, THE POSSESSION OF ANIMALS, THE PRESCRIBED CITY EXERCISE AREA PROVISIONS AND PROVIDING FOR VIOLATIONS AND RELATED ISSUES THEREOF

WHEREAS, it is the duty of every owner of any animal, or anyone having any animal in his or her possession or custody, to provide the animal with appropriate humane living conditions, *treatment* and adequate veterinary care; and,

WHEREAS, it is also the duty of every owner, possessor, or custodian of animals to exercise reasonable care and to take all necessary steps and precautions to protect other people, property, and animals from injuries or damages which might result from their animals' behavior, regardless of the motivation or intent of said animal and regardless of whether such behavior is motivated by mischievousness, playfulness, or ferocity; and,

WHEREAS, the Mayor and the Board of Aldermen believe that it is in the best interest of the City of Starkville that animal owners have the ability to exercise their animals without the necessity of the animals being on a leash; and

WHEREAS, it is in the best interest of the community as the proliferation of the animal population increases for the need for the sanitation and cleanliness associated therewith to be addressed; and

WHEREAS, in the event the owner, keeper, or possessor of animals is a minor, the parent, guardian, or custodian of such minor will be responsible to ensure that all provisions of this ordinance are complied with and for any penalties or violations. All persons who own or possess animals within the city limits of the City of Starkville do so according to the terms and conditions of this ordinance and all rights of such persons are predicated upon compliance with this and any other applicable ordinances.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, AS FOLLOWS:

Section 1. Definitions

(a) The term "animal" whenever used in this ordinance shall be held to apply to both male and female animals and without regard to age or size. Animal shall be inclusive of all domesticated and/or feral creatures or animals to include i.e. cats, dogs, ferrets, potbellied pigs, snakes, etc.

(b) Any person over the age of eighteen (18) years who shall harbor or permit an animal for ten (10) days or more or let the same habitually remain to be fed for a period of ten days or more in or about his/her house, store, or other location shall be deemed the "owner, possessor, or custodian" of said animal, and shall be liable under this ordinance. Any person under age eighteen years (18) in possession of an animal shall have his or her guardian, parent, or custodian stand fully responsible for his or her compliance with this ordinance as the "owner, possessor or custodian" of said animals and any penalties for non-compliance.

(c) Any animal shall be deemed to be “running at large” if it is at any time off the premises of the owner, possessor, or custodian, and it shall not be sufficient that said animal is trained to obey the commands of its owner, possessor, or custodian or that it is momentarily or accidentally off the premises of the owner, possessor, or custodian, or that said owner, possessor, or custodian is not aware that said animal was off his or her premises or that said animal is very young or known to be harmless except that said animal shall not be deemed “running at large” if it be controlled as follows at all times while off the premises of the owner, possessor, or custodian as follows:

- (1) If enclosed in an adequately ventilated cage, pen, vehicle, trailer, or other enclosure suitable to prevent escape of said animal and of sufficient size as not to be overcrowded;
 - (2) If chained or tied to a leash not to exceed six (6) feet in length and having sufficient strength to restrain said animal with said leash being securely affixed to an object of sufficient rigidity that it cannot be moved by said animal, or leash being securely held by a person who is capable of controlling and restraining said animal;
 - (3) If said animal is bodily carried by a person who is capable of controlling and restraining said animal;
 - (4) An animal is not “running at large” if under voice control as direct control when the animal is actually participating in organized group training or is in an official showing, obedience, or field event.
 - (5) An animal is not “running at large” if the animal is contained in an enclosed area at a City Park subject to prescribed rules and regulations as put forth by the Park Commission and approved by the Mayor and the Board of Aldermen.
- (d) Electronic animal confinement system shall mean a commercially produced and professionally installed electronic fence which requires an electrically generated perimeter which is not readily visible, and that the animal within the perimeter shall wear an electronic collar which produces an electric shock to the animal when the perimeter is approached too closely.
- (e) Abused animal means any animal which is any of the following whether such abuse is attributable to intentional cruelty or neglect:
- (1) mistreated, beaten, tormented or teased whether resulting in death or not
 - (2) deprived of water, food or shelter,
 - (3) kept under unsanitary conditions,
 - (4) abandoned,
 - (5) trained, bred, or sold for fighting other animals,
 - (6) transported unrestrained in open air vehicles,
 - (7) transported in the trunk of any vehicle,
 - (8) left unattended in a vehicle in extreme heat without proper ventilation,
 - (9) is overcrowded in its habitat such as, but not limited to, too many dogs in one yard.
 - (10) is chained or has its movements unreasonably restricted by a collar that is the pinch-type, prong-type, or choke-type that is not properly fitted to the dog or is held on a chain that is of a length shorter than 10 feet unless said chain is attached to a running line that provides adequate movement and does not include use of a pinch-type, prong-type, or choke-type or improperly fitted collar.
 - (11) is held outside in extreme weather conditions, including conditions in which:

- a. the actual or effective outdoor temperature is below 32 degrees Fahrenheit
- b. a heat advisory has been issued by a local or state authority or jurisdiction;
- c. a hurricane, tropical storm or tornado warning has been issued for the jurisdiction by the National Weather Service.

(f) Dangerous Animals: The following animals are hereby found and determined to be dangerous animals and as such are subject to all requirements and provisions of this ordinance and more particular restraints on dangerous animals:

(1) Any animals, other than domestic dogs and cats, which in a wild state are carnivorous or poisonous or which, due to their physical makeup or capabilities, are capable of inflicting serious physical harm or death to human beings. This includes, but is not limited to, animals belonging to the cat or snake family including all constrictors, bears, wolverines, bobcats, badgers, lions, tigers and such other animals as the Mayor and Board of Aldermen may from time to time determine by resolution to be vicious animals.

(2) Any domestic dog or cat or any other animal that exhibits any of the following characteristics:

(a) Without provocation, approaches in a threatening or terrorizing manner any person in an apparent attitude of attack or exhibits any behavior that constitutes a physical threat of bodily harm to a person upon the streets, sidewalks, any public or common grounds or places or in any other place where such person is conducting himself or herself peaceably and lawfully;

(b) Without provocation, bites, inflicts injury, assaults or otherwise attacks a person in any place where such person is conducting himself or herself peaceably and lawfully whether on public or private property, or attacks another animal when such animal is not on the property of the owner, possessor, or custodian of the attacking animal;

(c) A known propensity, tendency or disposition to attack without provocation, to cause injury to or otherwise endanger the safety of human beings or their domestic animals;

(d) Owned or harbored primarily, or in part, for the purpose of fighting or any animal trained for fighting or being sold, bred, or maintained as a fighting animal.

(3) For the purposes of this ordinance, a person shall be considered to be peaceably and lawfully upon the private property of an owner, possessor, or custodian of an animal when he or she is on such property in the performance of any duty imposed upon him or her by any laws or postal regulations of the United States, or the State of Mississippi, or any political subdivision thereof or when he or she is on such property upon invitation, expressed or implied, by law or by the owner, possessor, or custodian of said animal or of said premises.

(4) The provisions of this ordinance notwithstanding, no animal may be determined to be dangerous due to the fact that it:

(a) Inflicts injury or damage on a person committing a trespass or other tort upon the person or premises occupied by the person owning, or in possession, or in custody of the animal, or teasing, tormenting, abusing or assaulting the animal, or committing or attempting to commit a crime or ordinance violation.

(b) Inflicts injury or damage on another domestic animal that is or was teasing, tormenting, abusing or assaulting the animal or its young.

(c) Takes any action to defend or protect a human being within the immediate vicinity of the animal from an unjustified attack or assault.

(5) Unless specifically stated to the contrary, the following are exempt from the definition of Dangerous Animals:

- (a) Dogs or other animals assisting a peace officer or other law enforcement officer engaged in law enforcement duties; and
- (b) Animals in a licensed veterinary, animal or small animal hospital for treatment, or kept in a bona fide educational, medical or other research institution, or in zoos, museums or similar places where such animals are kept as live exhibits or for study.

Section 2. Restrictions on owning, harboring or keeping any animal.

It shall be unlawful for any person to own, harbor, possess or keep any animal within the corporate limits of the City of Starkville, Mississippi, except in compliance with the provisions of this ordinance and the following specific provisions:

(a) All dogs and cats within the city above three (3) months of age shall be vaccinated for rabies. An additional vaccination is to be administered at fifteen (15) months of age and subsequently thereafter in compliance with Mississippi state law. Dogs and cats shall wear, at all times, a tag provided by the vaccinating veterinarian indicating such vaccination. All animals shall be vaccinated as required by the Mississippi State Board of Health and this ordinance shall automatically conform with and to any changes in required vaccinations of all animals by said State Department of Health and/or state law as may subsequently change from time to time.

(b) It shall be the duty of every owner of any animal, or anyone having possession or custody of any animal, to ensure that the animal is kept under restraint and that reasonable care and precautions are taken to prevent the animal from leaving, while unattended, the property limits of its owner, possessor or custodian, and to ensure that:

(1) the animal is securely and humanely enclosed within a house, building, fence, pen or other enclosure out of which it cannot climb, dig, jump or otherwise escape on its own. Such enclosure must be securely locked at any time the animal is left unattended;

(2) the animal is on a leash, as defined in Section 1, and under the control of a competent person, and that person is present with the animal any time it is not restrained while on the owner's property.

(3) No animal shall be tethered in public areas and must be on a leash in public areas even when with owner.

(c) All dogs shall be licensed (registered) annually with the city. This is in addition to a current rabies tag. At the time of registration, a uniquely numbered tag will be given to the owner, possessor, or custodian and the tag must be affixed, along with the rabies vaccination tag, to the collar of the animal at all times. If the owner, possessor or custodian moves, the city must be notified in writing of the new address within ten (10) days of the move. If the dog dies, the city should be notified. If the dog is given away, exchanged, or sold, then the city shall be notified by the old and by the new owner who must register the dog anew, including paying any fees. An initial registration of \$10.00 shall be paid to cover administrative expenses, including production of forms and tags and other administrative and educational materials. This fee will also cover the production of pamphlets / leaflets to be used as educational materials and distributed to animal owners and purchasers to make them aware of the ordinance. The fee may change from time to time based on resolution of the Board of Aldermen.

In order to encourage people to have their animals spayed or neutered, city registration fees are ½ price for animals with a veterinary certification that they have been spayed or neutered. Registration will be administered for the city by the Oktibbeha County Humane Society and applicants should go to the animal shelter to register.

(d) An electronic animal confinement system shall be considered an acceptable enclosure when:

- (1) the equipment is maintained and in continuous working order, and the animal to be contained within wears the appropriate electronic collar when within the fence perimeters;
- (2) the equipment must include a battery backup to ensure an electric current to the underground wiring in the event of a power failure; and
- (3) on each side of the property, permanent and prominently displayed signs are posted on the outer perimeter of the electronic animal confinement system. The signs shall be no smaller than eighteen (18) inches square, one on every side of the property, and shall read: "Animal(s) on this property are contained by an electronic animal confinement system."
- (e) In cases where an animal has been deemed dangerous by the city through court or enforcement officials, or has been trained to be a guard dog, then an electronic animal confinement system may not be used as either the primary or secondary fence or enclosure.
- (f) Individuals who contain their animal(s) by means of an electronic animal confinement system and are found in violation of the ordinance must contain thereafter the animal(s) in manners elsewhere in this ordinance.

Section 3. Health and safety; noisy and nuisance animals prohibited

- (a) It shall be unlawful for any person to intentionally administer or cause to be administered poison of any sort to any animal on, in any manner intentionally injure, maim or destroy any animal, or place any poison where it may be accessible to any animal; provided, however, any police, law enforcement, or humane officer, in the performance of his or her duties may, if necessary, in order to catch an animal for the purpose of impounding it or subdue such animal, use such force and means as are necessary at the time in the sole and exclusive judgment of the described enforcement officer or officers. Necessary or common practices including, but not limited to, cropping of ears and docking of tails, are not considered maiming when performed by a licensed veterinarian.
- (b) Any owner, possessor, or harbinger of an animal within the city which is kept in a pen, structure, building or other enclosure is hereby required to keep such enclosure in a sanitary and clean condition so as to prevent disagreeable odors from arising there from, and to prevent the presence or breeding of flies, mosquitoes and other pests therein and for the health of said animal. The animal shall, at all times, be provided with adequate shelter and protection from the elements including harsh sunlight. The enclosure shall provide the animal adequate exercise room, light, and ventilation and will not be overcrowded. The animal shall be provided a diet adequate in quantity and nutrition and at all times have free access to clean drinking water.
- (c) It shall be unlawful for any owner, possessor, or keeper of any animal to permit such animal or animals, by loud and persistent habitual barking, howling, yelping, or other loud sounds to disturb any person or neighborhood, and the same is hereby declared to be a public nuisance. It shall not be necessary, for the purposes of this section, to identify and describe the particular animal which is barking, howling, yelping, or making other loud sounds, provided only that it shall be shown who has possession, care, custody or control of said animal or the premises where said animal is located or found be identified.
- (d) It shall be unlawful for anyone to knowingly abandon or abuse any domesticated animal within the city. Each person who knowingly abandons or abuses, or willingly permits such abandonment or abuse, or aids in the abandonment or abuse of any domesticated animal shall be guilty of an offense.
- (e) It is illegal to command or signal an animal or dangerous animal to attack a person or another animal. If this is done, the animal will immediately be declared dangerous if it has not been before. A verbal declaration by the enforcing officer will be all that is necessary to complete the declaration of dangerous animal. Impoundment will be immediate.

(f) It is a violation for the owner, possessor, or other person having control or custody of any animal to allow such animal to frequently or habitually snarl at, growl at, jump upon, or threaten persons upon public sidewalks, roads, streets, alley, or public places or upon private property adjacent to that where the animal is contained. Such animals shall be declared a nuisance and its owner, possessor, or custodian shall be held responsible. The animal may be impounded and may thereafter be dealt with under the dangerous animal provisions.

(g) No person shall allow a dog or other domesticated animal in his/her custody to defecate on any property other than that of the owner or person having control of the animal. It shall be the duty of all persons having control of a dog or other domesticated animal to curb such animal and to immediately remove any feces to a proper receptacle. Disabled persons while relying on a Seeing Eye, hearing, or service dog/animal shall be exempt from this section.

(h) No domesticated animal shall be allowed on the property of any cemetery owned and/or maintained by the City of Starkville, Mississippi.

Section 4. Enforcement Responsibility:

(a) The police department, law enforcement officers, and any other lawfully designated official or representative of the city shall have the primary duty and responsibility of enforcing the provisions of this article. Any officer of the police department, all other law enforcement officers, and any such designated official or representative is fully authorized and empowered to enforce any and all of the provisions hereof.

(b) Any official or representative of the city, lawfully designated to enforce the provisions of this article, shall have the power and authority to issue summons and citations returnable to the municipal court or to any other proper authority for violations of this article. Such summons and citations shall have the same full force and effect as is issued by the police department of the city for other law enforcement purposes. The section on penalties also applies for purposes of enforcement responsibility.

(c) The police department or other designated official or representative of the city may develop and utilize such forms as may be required and necessary to implement this ordinance, exercise the police power of the city in ordinance enforcement, and actively enforce this ordinance.

Section 5. Posting of premises

(a) All premises upon which a dangerous animal is kept, possessed or harbored shall be posted with signs that are conspicuously visible to the public and legible from property, public or private, adjacent to such premises. Such signs or notices shall contain letters of not less than two (2) inches in height and a message sufficient to warn the general public of the presence of the dangerous animal. Such signs shall be placed at all locations where entry to the owner's property is common and expected and upon all enclosures within which dangerous animals are confined, including residences and other structures. A "Beware of Dog (Animal) sign" is not a sufficient warning for the presence of a dangerous animal.

(b) The absence of any required signs shall be considered prima facie evidence of a violation of this section. Signs shall be constructed and maintained in a manner to withstand the elements.

(c) Notwithstanding any exemptions granted elsewhere in this ordinance, the requirements of this section shall apply to all duly authorized and lawfully operated dealers in animals within the city, any lawfully operated circus, carnival, performing act or similar functions and events of a temporary nature, and to any premises utilizing dogs or other animals lawfully for guard or other purposes.

Section 6. Confinement of Dangerous Animals

(a) All dangerous animals shall be kept confined within the residence or other permanent building or structure on the premises of the owner or other person in possession or control of such animals or within an enclosure as herein defined.

(b) All dangerous animals kept on the premises of the owner or person having possession or control of such animals, and not within the residence or other permanent building or structure, shall be confined within a fence or structure area of at least four (4) feet in height (or taller, as necessary to humanely or adequately contain the animal) forming a confined area sufficient to prevent the entry of young children and, effective in containing a dangerous animal. Such enclosure shall be securely closed and locked and equipped with secure sides as well as a top covering and bottom which shall be designed to prevent the animal from escaping the enclosure. The bottom of such enclosure shall be concrete and the sides and top shall be constructed of steel wire or other materials sufficient to prevent the animal from escaping the enclosure. The city reserves the exclusive unilateral right to issue more specific confinement requirements in specific instances where enclosures prove to be or are likely to be, in the exclusive decision of the city, insufficient to prevent the escape of such animals or to prevent such animals from coming into contact with people adjacent to such enclosures.

(c) Such enclosure, fence or structure must be at least five (5) feet from a fenced property line of the owner or person in control or possession of such animals, provided that such enclosure, fence or structure is within a separately and totally enclosed fenced area.

(d) No dangerous animal shall be allowed outside of the residence or required enclosure, unless it is securely muzzled and restrained, with a chain having a minimum tensile strength of three hundred (300) pounds and not exceeding three (3) feet in length, and under the direct control and supervision of the owner, possessor, or custodian unless the owner, possessor, or custodian is a minor and then the dangerous animal shall not be allowed outside unless under the direct control and supervision of an owner, possessor, or custodian who is at least eighteen (18) years of age and sufficiently able to restrain said animal.

(e) In lieu of the requirement that the fence or structure area have a concrete bottom, the fence and sides of each structure area must be embedded in the ground to a depth of two

(2) feet, provided such animal to be confined is not a burrowing animal, and if it is a burrowing animal, the concrete bottom is required.

(f) No dangerous animals will be allowed to be kept within 100 yards of a school, daycare, or other facility which provides services to children.

Section 7. Determination of status; impoundment; redemption or disposition of dangerous and other animals.

(a) Determination of dangerous animals is primarily a complaint-driven process and citizens are encouraged to contact the City of Starkville Police Department or other enforcement officers concerning possible violations of the law. Any police officer or any other lawfully designated official or representative of the city shall have the right to enter any private property in the city for the purpose of inspecting said property for the presence of dangerous animals or for performance of other duties in the enforcement of this article. Any police officer or other lawfully designated official or member of law enforcement or representative of the city, having cause to believe that an animal is dangerous or abused, shall conduct or cause to be conducted an investigation of the animal and the owner, possessor, or custodian shall have the opportunity to present evidence as to why the animal should not be determined to be dangerous or abused. The results of any investigation with respect to a particular animal shall not bar the city from investigating any subsequent actions of the animal.

(b) Should any police officer, member of law enforcement, or other designated official or representative of the city have reason to believe that an animal is vicious or dangerous and may pose a threat of imminent or serious harm to persons or other domestic animals or is abused, said officer or official may immediately seize and impound the animal pending an investigation as described herein. The decision of the enforcement official in seizing an animal prior to investigation shall be in the sole and exclusive judgment of the enforcing official subject to the then prompt post-seizure investigation and hearing.

(c) Any police officer or other lawfully designated official, member of law enforcement, or representative of the city, upon complaint by any citizen or person, on his or her own initiative, may make inquiries to determine compliance with this ordinance and may seize and impound any animal found in apparent violation of any of its provisions. The first offense is sufficient for impoundment and the animals will remain impounded until the situation resulting in charges is remedied. The animals may be returned upon correcting the deficiency and upon order of the municipal court. The offending party shall reimburse the city the costs of care while impounded.

(d) If any animal is caused or permitted, or is found to be within the corporate limits of the city and in violation of the provisions of this ordinance, then such animal may be apprehended and impounded by any police officer or other designated official(s) of the city or members of law enforcement, to be held or disposed of as herein provided for dangerous animals.

(e) If any such animal is so impounded, the same shall be released to the documented owner, possessor, or custodian but only if payment is made, within five (5) working days to the city or as otherwise set by court order, of such sums as may be designated from time to time by the Mayor and Board of Aldermen or the court for compensation for catching or otherwise apprehending such animal and the expenses for harboring and caring for such animal on a daily basis during the time of impoundment. These expenses are due whether the owner elects to reclaim the animal or not.

(f) In addition to or in lieu of impounding an animal found in violation of this article, any police officer or designated official(s) of the city or member of law enforcement may issue a citation for any violations of this ordinance to the person known to be the owner or be in possession or control of such animal. Any fines imposed, as set from time to time by the Mayor and Board of Aldermen or otherwise by state law, shall be paid within three (3) working days of such citation or as set by the court. If such fine is not paid within the time prescribed, a criminal warrant may be issued for such person, who may, upon conviction of such offense before the municipal court, be punished as allowed by law for violation of city ordinances.

(g) All fees and fines imposed pursuant to this section shall be paid by any violator, and all other requirements of this article with respect to a dangerous animal shall be met before an animal impounded pursuant to this article shall be released. If such fees and fines are not paid within five (5) working days or as set by the court, then any such animal so impounded may be destroyed or otherwise disposed of.

(h) Appeals from orders of the Municipal Court shall be the same as other appeals from Municipal Court.

Section 8. Killing of dangerous animals; when authorized

When any dangerous animal, in the judgment of any police officer, member of law enforcement, or other designated official or representative of the city, poses a serious and immediate threat of serious harm or injury to human life, then it shall be the lawful duty of such officer to kill such animal, without requiring such officer or official to catch, restrain or impound such animal or give any notice whatsoever in the sole and exclusive judgment of said officer.

Section 9. Penalties

(a) The failure or refusal of any person to comply with any of the provisions of this ordinance and the violation of any provision of this article by any person shall constitute a misdemeanor under state statute or an administrative offense subject to the administrative hearing process. Any person deemed guilty of any violation of any provision of this article shall, on conviction or administrative adjudication thereof, be subject to punishment allowed by law. The municipal court or other empowered adjudicatory body is hereby authorized to establish a schedule of penalties for various offenses or, in the absence of same, according to state law or other administrative order issued by the city.

(b) Issuance of a citation by the city which carries a fine due shall comply with the same time frames used by the municipal court for other violations or as determined appropriate by the municipal court and/or the administrative hearing process. Officers are encouraged to make suggestions as to how problems with fences or other containment can be remedied.

(c) If a particular animal or owner, possessor, or custodian is cited for violations more than three times, the animal containment must be brought to conform with the dangerous animal containment requirement. Second and third citations should carry incrementally larger fines as set by order of the city or by the court.

(d) If the non-conforming situation cannot be satisfactorily remedied immediately, then enforcement officers may impound the animal without prior notice. If this occurs, the animal will not be released to the owner, possessor, or custodian until proof is provided that the situation causing the citation has been satisfactorily remedied. The decision of whether the remedy is satisfactory will rest with enforcement officers and with the municipal court or other adjudicatory body.

Section 10. Additional city remedies for violations

(a) Should any dangerous animal, when unprovoked, kill or wound or assist in killing or wounding any livestock, fowl or other domestic animal belonging to or in possession of any person, or attack, bite or otherwise assault or injure any human being or assist in doing so, whether out of or within any required enclosure of the owner or person in possession or control or whether on or off the property of the owner, possessor, or custodian, whether or not such animal is leashed or muzzled and whether or not such animal escaped without the fault of the owner, possessor, or custodian, then the owner, possessor, or custodian of the animal shall be liable to the person injured or aggrieved for all damages sustained to be recovered in a civil action together with costs of suit, attorney fees, and payment of medical expenses. It is rebuttably presumed that, as a matter of law, that the owning, keeping, possessing or harboring of a dangerous animal in violation of this ordinance is a nuisance and a danger. It shall not be necessary, in order to sustain such action, to prove that the owner, possessor, or custodian of such dangerous animal knew that the animal possessed the propensity to cause such damage or that the animal had a dangerous nature.

- (b) In addition to any damages awarded pursuant to this ordinance, a civil penalty of five thousand dollars (\$5,000.00) per incident or attack may be imposed by any court of competent and authorized jurisdiction.
- (c) Nothing in this ordinance shall be construed so as to restrict any other remedies at law available to persons aggrieved by any attack of a vicious or dangerous animal, nor so as to prohibit criminal prosecution of persons owning or in possession of such animals as may be allowed by law.
- (d) Should any employee of or person carrying out responsibilities for the City of Starkville be attacked by any dangerous animal or any other animal while engaged in the lawful performance of his or her official duties, any rights, privileges or services enjoyed by the residents of property on which the attack occurs or by the owner or possessor of such animal, at the sole and exclusive discretion of the city, may be immediately terminated without further notice. This includes, but is not limited to, termination of water, sewer and electrical service, termination of garbage pickup service, revocation of building permits or privilege licenses.
- (e) Any additional expenses incurred by the city in the implementation and enforcement of this ordinance for the care and handling of the animal (including but not limited to veterinary care, transportation, supplies, etc.) as reasonably determined by the animal control officer shall be borne by the owner and shall be paid at the same time and in addition to the fine adjudicated and the administrative fee as imposed by the Administrative Hearing Officer.

Section 11. Repeal, Severability, Conflict, Effective Date, and Publication

- (a.) Repeal. The ordinance enacted by the Mayor and Board of Aldermen of the City of Starkville, Mississippi, being adopted April 15, 2008 respectively, the same being entitled "AN ORDINANCE REGULATING THE CONTROL OF ANIMALS, THE VACCINATION OF ANIMALS, THE IMPOUNDING OF ANIMALS, THE POSSESSION OF ANIMALS, THE PRESCRIBED CITY EXERCISE AREA PROVISIONS AND PROVIDING FOR VIOLATIONS AND RELATED ISSUES" by the City of Starkville is hereby repealed.
- (b) Severability. Should any section, clause, paragraph, provision, or part of this ordinance for any reason be held invalid or unconstitutional by any court or competent jurisdiction, this act shall not affect the validity of any other section, clause, paragraph, provision, or part of this ordinance. All provisions of this ordinance shall be considered separate provisions, and completely severable from all other portions.
- (c) Conflict. In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the City of Starkville, Mississippi, existing on the effective date of the ordinance, the provisions of this ordinance shall take precedence.
- (d) Effective Date. This ordinance shall take effect and be enforced from and after its passage in the manner provided by law, on and after the 6th day of September, 2008.
- (e) Publicity. The Municipal Clerk is instructed to publish this ordinance one time in the Starkville Daily News and to obtain proof of publication thereof.

Section 12. Adoption and Certification

UPON THE MOTION of Alderman P.C. McLaurin, Jr., duly seconded by Alderman Richard Corey, the aforesaid ordinance was put to a vote with the Aldermen voting as follows:

Richard Corey Voted: YEA
Matt Cox Voted: YEA
Sumner Davis Voted: YEA
P.C. 'Mac' McLaurin Voted: YEA
Rodney Lincoln Voted: YEA
Roy A'. Perkins Voted: YEA
Janette Self Voted: YEA

ORDAINED AND ADOPTED, this the 5th day of August, A.D., 2008 at the Regular Meeting of the Mayor and the Board of Aldermen of the City of Starkville, Mississippi.

Robert D. Camp, Mayor
Markeeta Outlaw, City Clerk



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: DISCUSISON AND CONSIDERATION OF APPROVING THE 2% TAX BUDGETS FOR BOTH THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY (OCEDA) AND THE STARKVILLE CONVENTION AND VISITORS BUREAU.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** OCEDA and GSDP

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: MOVE APPROVAL OF APPROVING THE 2% TAX BUDGETS FOR BOTH THE OKTIBBEHA COUNTY ECONOMIC DEVELOPMENT AUTHORITY (OCEDA) AND THE STARKVILLE CONVENTION AND VISITORS BUREAU.

Proposed OCEDA Budget FY 2014-2015

REVENUES-GENERAL OPERATIONS

	Proposed Budget FY 2014-2015
48001-Interest Income	\$ 700.00
48002-RTC % Rent Share	\$ 44,800.00
Total Revenues	\$ 45,500.00

EXPENSES-GENERAL OPERATIONS

	Proposed Budget FY 2014-2015
90030-Auto/Mileage Reimb	\$ 500.00
90031-Board Hospitality	\$ 3,000.00
90032-Office Overhead	\$ 2,600.00
90034-Insurance/Bonds	\$ 23,000.00
90037-Legal/Professional	\$ 21,000.00
90040-Office Furniture/Equipment	\$ 500.00
90041-Office Supplies	\$ 500.00
90043-Postage/Shipping	\$ 200.00
90046-Cell Phone	\$ -
90050-GSDP Mgmt/Personnel Contracts	\$ 135,000.00
Total General Operating Expenses	\$ 186,300.00
Net Income	\$ (140,800.00)

REVENUES PROJECT-RESEARCH PARK

	Proposed Budget FY 2014-2015
48003-Building Lease Income	\$ 300,000.00
48005-Common Area Cost Reimbursement	\$ 3,200.00
48006-Custodial Cost Reimbursement	\$ -
48007-FF&E Cost Reimbursement	\$ -
48008-Internet Cost Reimbursement	\$ -
48013-Utility Cost Reimbursement	\$ 130,000.00
Total Project Revenues	\$ 433,200.00

EXPENSES PROJECTS-RESEARCH PARK

	Proposed Budget FY 2014-2015
90001-Building Custodial	\$ 8,000.00
90002-Building Fire Alarm	\$ 1,500.00
90003-Building Furn. Fixture & Equip	\$ 800.00
90004-Bldg Improvements-Main Street	\$ 25,000.00
90007-Bldg Maintenance/Improvements	\$ 105,000.00
90008-Building Utilities/Electric & Water	\$ 118,000.00
90009-Building Utilities/Gas	\$ 27,000.00
90010-Building Internet	\$ -
90011-Legal/Professional	\$ 600.00
90012-Park Improvements	\$ 5,000.00
90013-Park Landscape/Maintenance	\$ 60,000.00
90014-Park Utilities	\$ 7,000.00
Total General Operating Expenses	\$ 357,900.00
Net Income	\$ 75,300.00

REVENUES 2% FOOD & BEVERAGE TAX

	Proposed Budget
	<u>FY 2014-2015</u>
48020-Food/Beverage Tax	\$ 257,000.00
Total Revenues 2% Food & Bev. Tax	\$ 257,000.00

EXPENSES 2% FOOD & BEVERAGE TAX

	Proposed Budget
	<u>FY 2014-2015</u>
90070-Retirement Marketing	\$ -
90071-GSDP Marketing Contract	\$ -
90072-Dues/Memberships	\$ 1,000.00
90073-Industry Relations	\$ 140,000.00
90079-Travel/Conferences	\$ 1,500.00
Total Expenses 2% Food & Beverage Tax	\$ 142,500.00
Net Income	\$ 114,500.00

PROJECT REVENUES & GRANTS

	Proposed Budget
	<u>FY 2014-2015</u>
Total Revenue Grants/Contributions	\$ -

PROJECT DISBURSEMENTS

Total Expenses Grants/Contributions	\$ -
Net Income	\$ -

CORNERSTONE PROJECT REVENUE

	Proposed Budget
	<u>FY 2014-2015</u>
Total Project Revenues	\$ -

CORNERSTONE PROJECT EXPENSES

	Proposed Budget
	<u>FY 2014-2015</u>
90111-Cornerstone Maintenance/Improvements	\$ 5,600.00
90112-Cornerstone Loan Principle	\$ 39,000.00
90113-Cornerstone Loan Interest	\$ 4,400.00
Total Cornerstone Project Expenses	\$ 49,000.00
Net Income	\$ (49,000.00)

REVENUES PROPERTY

	Proposed Budget
	<u>FY 2014-2015</u>
Total Revenue Property	\$ -

EXPENSES PROPERTY

Total Expenses Property	\$ -
Net Income	\$ -

OVERALL NET INCOME	\$ -
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**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: X. A.
AGENDA DATE: 12/02/2014
PAGE: 1**

SUBJECT: Consideration of approving the travel for Mayor Parker Wiseman, CAO Taylor Adams and whichever Aldermen are interested in attending the 2015 MML Mid-Winter Conference in Jackson, MS, with advance travel requested in an amount not to exceed \$900.00 per attendee.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

REQUESTING

DEPARTMENT: Mayor & Board of Aldermen

DIRECTOR'S

AUTHORIZATION: Mayor & Board of Aldermen

FOR MORE INFORMATION CONTACT: Chanteau O. Wilson (662) 323-4583, ext. 100

PRIOR BOARD ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING:

Registration: \$135.00
Hotel: \$348.00+/-
Per Diem: \$300.00 +/-

DEADLINE: N/A

AUTHORIZATION HISTORY:

AMOUNT

DATE – DESCRIPTION

STAFF RECOMMENDATION: N/A

ADDITIONAL INFORMATION: N/A

Suggested Motion: "MOVE APPROVAL OF AUTHORIZING ADVANCE TRAVEL IN AN AMOUNT NOT TO EXCEED \$900.00 FOR THE MAYOR, CAO, AND ALDERMEN WHO ARE INTERESTED, TO ATTEND THE 2015 MML MID-WINTER CONFERENCE IN JACKSON, MS, JANUARY 27, 2015 THROUGH JANUARY 29, 2015."



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12-2-2014
PAGE: 1

SUBJECT: DISCUSSION AND CONSIDERATION OF A STREET CLOSURE PERMIT AS REQUESTED BY WEST BROTHERS CONSTRUCTION.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
AGENCY:** West Brothers Construction

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

AUTHORIZATION HISTORY:

SUGGESTED MOTION: MOVE APPROVAL OF A STREET CLOSURE PERMIT AS REQUESTED BY WEST BROTHERS CONSTRUCTION.



Following is an email request outlining the requested changes from the contractor:

From: Rob Wink [<mailto:RWink@westbrothersconstruction.com>]
Sent: Thursday, October 23, 2014 9:49 AM
To: e.kemp@cityofstarkville.org
Cc: ARCHICOP@aol.com; t.adams@cityofstarkville.org; p.wiseman@cityofstarkville.org
Subject: Starkville Municipal Building Street Closings

Edward,

Thanks for stopping by yesterday to discuss the street closing plans. I provided a summary below:

1. Meigs Street will close from December 2, 2014 through the remaining duration of the project. First Methodist and Ms. Nettles will still be allowed to access their locations as necessary.
2. Main Street will close from the intersection of Main Street and Washington Street to the intersection of West Main Street and the East entrance to the Oktibbeha County Circuit Clerk's Office from December 15, 2014 through January 19, 2015.
3. To prepare for future overlay and save the cost of milling, we will raise our curb heights along Meigs, Main, and West Main 1.5" except at curb inlets to avoid trapping water.

Please let me know if you understood any of the above differently than I have summarized. Thanks.

Rob Winklepleck, LEED AP | Project Manager



West Brothers Construction

5716 Highway 182 East | Columbus, MS | 39702
p (662) 328-2438 | f (662) 328-2746 | c (662) 251-7727

**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XI.F.1.
AGENDA DATE: December 2, 2014**

SUBJECT: Recommend approval for advanced travel for Joanna McLaurin to travel to the 2014 for Municipal Clerks, Tax Collectors, and Deputy Municipal Clerks and Tax Collectors Winter Educational Conference for a business meeting in Jackson, Mississippi on December 19, 2014 in the amount of \$137.00.

Amount & Source of Funding: not to exceed \$137.00; 001-145-610-350- City Clerk's Travel
(244.64 miles x .56)

**REQUESTING
DEPARTMENT:** City Clerk's Office

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: City Clerk's Office; Lesa Hardin

Authorizing History: The Friday morning business meeting of the Mississippi Municipal Clerks and Deputy Clerks Association will fulfill the certification for the certified Municipal Clerks-Tax Collectors Program for Joanna McLaurin. Joanna McLaurin has completed 2 ½ years of training and has one session of classes left to complete her Deputy Clerk certification.

City Clerk Lesa Hardin will also be attending the conference as approved by the Board 11/18/14.

STAFF RECOMMENDATION: Recommend approval for advanced travel for Joanna McLaurin to travel to Jackson for the 2014 Winter Educational Conference for Municipal Clerks, Tax Collectors, and Deputies on December 19, 2014 in the amount of \$137.00.

Possible motion- move approval of travel as presented and recommended.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XI.B.2.a
AGENDA DATE: 12/02/2014
PAGE: 1 of**

SUBJECT: City Hall Certified Local Government (CLG) Grant Program Contract with the Carl Small Town Center for building drawings and professional assessment and land designation documents services not to exceed \$17,555.00.

AMOUNT & SOURCE OF FUNDING: The City was awarded a \$8,000.00 Grant from the Mississippi Department of Archives and History to help fund the cost of having Starkville City Hall declared a Mississippi Landmark.

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** Community Development

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT: Buddy Sanders @ (662) 323-2525, Ext. 119

PRIOR BOARD ACTION: July 1, 2014: Acceptance of a \$8,000.00 Grant from the Mississippi Department of Archives and History

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

DEADLINE: N/A

AUTHORIZATION HISTORY:

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
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ADDITIONAL INFORMATION: N/A

ADDITIONAL INFORMATION: Paragraph six of the Certified Local Government (CLG) Grant Program Memorandum of Agreement requires a contract.

CONTRACT

STARKVILLE CITY HALL PROFESSIONAL SERVICES – CITY HALL BUILDING DRAWINGS AND HISTORIC PRESERVATION CERTIFICATION APPLICATION, PART I FOR THE CITY OF STARKVILLE, OKTIBBEHA COUNTY

THIS CONTRACT between the City of Starkville (hereinafter called **The City**), and Mississippi State University for and on behalf of the Carl Small Town Center (hereinafter called the **Consultant**) relates to a professional assessment project for Starkville City Hall.

The City and the Consultant agree as follows:

1. Work Program

The Consultant shall carry out project work as specified in the “Work Program” (attachment A) for this project.

2. Compensation

The Consultant agrees to perform the work outlined in Attachment A for the total cost up to the amount of **\$17,555.00**. Compensation to the Consultant shall be made upon satisfactory completion and submission to the Historic Preservation Division, Mississippi Department of Archives and History (hereinafter called **MDAH**), and The City of Starkville of the product of the project as specified below and upon the receipt of an invoice for the project.

3. Termination Provision

If both the MDAH and the City of Starkville find the Consultant's work to be below the standards specified in Attachments A of this Contract; or if both MDAH and the City of Starkville find that progress is not being made to meet the deadlines attached to this project, a written warning shall be given to the Consultant delineating the nature of the problem. If satisfactory progress is not made in the enumerated area(s) within thirty (30) days or a suitable explanation is not produced in writing by the Consultant, MDAH and/or the City of Starkville shall have the right to terminate this Contract.

4. Reports and Requests for Reimbursement

The Consultant shall advise MDAH and the City of Starkville of the progress of the project by telephone, e-mail, or by letter at least once every month while the project is underway. The Consultant shall contact MDAH and the City of Starkville immediately if any situation should arise which will affect the timely or successful completion of this project and/or the final submission of the completed nomination.

5. Copyright

The copyright for any publication resulting from materials, information, and data assembled due to this contract shall be available to the MDAH and the City of Starkville, and the MDAH and the City of Starkville shall retain the right of printing and reprinting any publications using said materials, information, and data. The Consultant waives any claim to a copyright involving said materials, information, and data.

6. General Provisions

The Consultant agrees to comply with all federal and state laws and regulations concerning equal opportunity, affirmative action, and fair employment practices. The Consultant further agrees to comply with all applicable regulations, laws, policies, guidelines, and requirements of this federal/state program. Mississippi State University shall be responsible for liability resulting from the actions/inactions of its officers, agents, and employees acting within the course and scope of their official duties with Mississippi State University to the degree and within the parameters required under Section §§11-46-1, et seq., Mississippi Code Annotated of 1972.

No employee of the Carl Small Town Center of Mississippi State University who serves on any City of Starkville board or commission or who is directly related to a City of Starkville employee(s) shall perform work described in the Starkville CLG FFY 2014 Grant Contract.

FEDERAL AND STATE PAYROLL TAXES: Neither federal nor state income tax nor payroll tax shall be withheld or paid by the Department or the City of Starkville on behalf of the Consultant or the employees of the Consultant. The Consultant shall not be treated as an employee by the City of Starkville with respect to the services performed hereunder for federal or state tax purposes.

FRINGE BENEFITS: Because the Consultant is an Independent Contractor, the Consultant is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plan of the City of Starkville.

WORKERS' COMPENSATION: No Workers' Compensation insurance shall be obtained by the City of Starkville concerning the Consultant or Consultant's employees. Any insurance that is required by law shall be obtained by the Consultant.

STATEMENT OF COMPLIANCE WITH FEDERAL NON-DISCRIMINATION LAWS: By execution of the contract, Consultant affirms that Consultant is an equal opportunity employer and, therefore, maintains a policy which prohibits unlawful discrimination based on race, color, creed, sex, age, national origin, physical handicap, disability, or any other consideration made unlawful by federal, state, or local laws. All such discrimination is unlawful, and Consultant acknowledges that Consultant will strictly adhere to this policy in the performance of Consultant's obligations under the terms of this Contract.

7. Special Condition

No part of the money appropriated for this project shall be used directly or indirectly to pay for any personal service, telegram, advertisement, telephone, letter, printed, or written matter or other device, intended or designed to influence in any manner a Member of Congress, to favor or oppose, by vote or otherwise, any legislation or appropriation by Congress, whether before or after the introduction of any bill or resolution proposing such legislation or appropriation; but this shall not prevent officers or employees of the United States or its Departments or agencies from communicating to members of Congress at the request of any Member, or to Congress through the proper official channels, requests for legislation or appropriations which they deem necessary for the efficient conduct of the public business. Thus costs associated with activities to influence legislation pending before the Congress, commonly referred to as "lobbying," are unallowable as charges to historic preservation fund-assisted grants, either on a direct or indirect cost basis.

THIS CONTRACT becomes effective upon signature of the parties below.

The City of Starkville

By _____
Parker Wiseman, Mayor
City of Starkville

Date

Consultant

By _____
Jennifer Easley, Director

Date

ATTACHMENTS:

ATTACHMENT A: WORK PROGRAM

The City of Starkville, and the Carl Small Town Center of Mississippi State University agree that the following activities will be completed and conditions met.

Scope of Work:

1. The completion of professional architectural drawings of the Starkville City Hall located at 101 East Lampkin Street, Starkville, MS 39759, Oktibbeha County.
2. This project will also produce a Mississippi Landmark Nomination documentation and a Historic Preservation Certification Application, Part 1 for the Starkville City Hall in Starkville, Mississippi.
3. The Report for Mississippi Landmark Nomination documentation shall be completed according to instructions accompanying the Mississippi Landmark form and the Part I tax certification form from the National Park Service.

The Consultant will provide the City and MDAH the first draft of design guidelines for review by **April 1, 2015**. The Consultant will provide the City and MDAH the final draft of design guidelines for review by **June 30, 2015**. The final project shall be completed and approved by the City of Starkville and MDAH by **August 1, 2015**.

ATTACHMENT B - Acknowledging Federal Assistance

An acknowledgment of National Park Service and Mississippi Department of Archives and History support must be made in connection with the publication or dissemination of any printed, audio-visual, or electronic material based on, or developed under, any activity supported by this grant. This acknowledgment shall be in the form of the following statement:

This publication has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior, through the Historic Preservation Division of the Mississippi Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Mississippi Department of Archives and History, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XI.B.2.b
AGENDA DATE: 12/02/2014
PAGE: 1 of**

SUBJECT: VA 14-08 Mr. Bubbles Carwash, Setback Variance

Mr. Bubbles Carwash is planning on constructing an automatic pay station along the western side of the subject property. The applicant is requesting a Variance of 15 feet from the required 20-foot side setback for a C-2 General Commercial Zone.

**REQUESTING
DEPARTMENT:** Community Development

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT: Buddy Sanders (662) 323-2525

BOARD AND COMMISSION ACTION:

Board of Adjustments & Appeals, November 19, 2014:

Recommendation of approval.

All Board of Adjustments & Appeals members voted in favor of the subject Variance request.

POSSIBLE MOTION: "MOVE APPROVAL OF VARIANCE REQUESTS FOR THE MR. BUBBLES CARWASH AUTOMATIC PAY STATION"

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Board of Adjustments & Appeals
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: VA 14-08-Mr. Bubbles Carwash, Setback Variance Requested, 813 Hwy 12 West , Zoned C-2, Ward 2, Would like to construct a computerized pay station with canopy within 5' of west property line within the setback, applicant: Mr. Bubbles Carwash LLC
DATE: November 19, 2014

AREA:

The subject property is located at 813 Highway 12 West. The +/- 1.10 acre parcel is currently zone C-2 General Business.

PROPOSED USE & BACKGROUND:

The applicant is wanting to install an automatic pay station on the existing drive lanes entering into the carwash tunnel. The pay stations will require a canopy for shading to prevent damage to the equipment. By being allowed to move the canopy closer to the western property line, the applicant will be able to provide maximum shading from the afternoon sun. The applicant is seeking relief by means of a variance from the side setback requirements of a total of 20 feet, but one side with a required vehicular access to the rear. The required vehicular access is currently on the same side as the proposed pay station with a canopy.

Please see Attachments 1-6.

VARIANCE REQUESTS:

Sec. L. C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

1. See chart for uses permitted.
2. See chart for uses which may be permitted as an exception.

3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
5. Maximum height of building or structures: 45 feet.
6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.
7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.

VARIANCE REQUEST REQUIREMENTS:

Appendix A, Article VI, Section K outlines four conditions a Variance request needs to meet:

To authorize an appeal in specific cases such variance from the terms of this ordinance [may be issued] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the board of adjustments and appeals unless and until a written application for a variance shall be submitted, demonstrating:

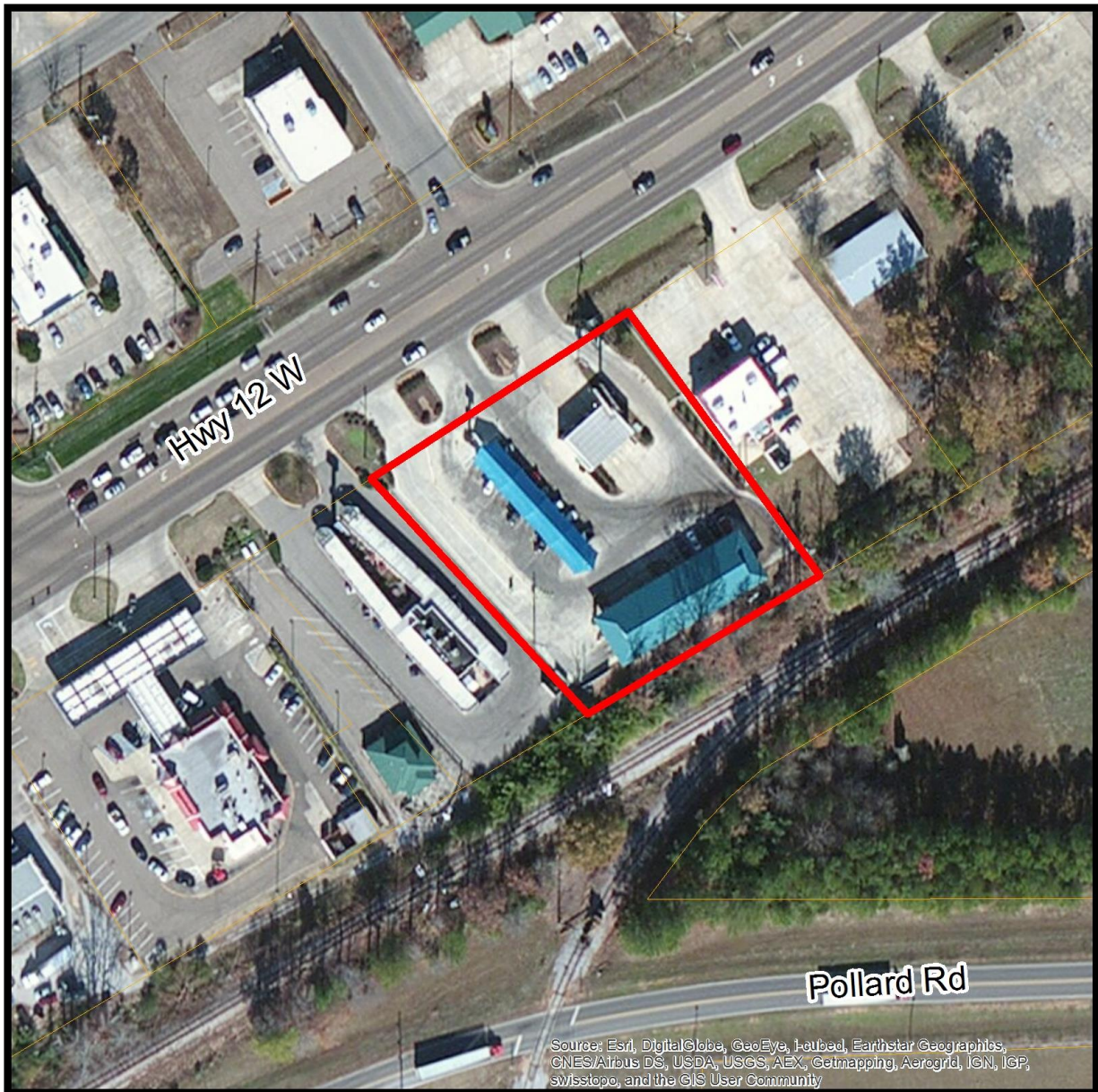
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures and buildings in the same district.
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. That the special conditions and circumstances have not resulted from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district. In granting any variance, the board of adjustments and appeals shall have the authority to prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance. Under no circumstances shall the board of adjustments and appeals grant a variance to permit a use other than a use permitted generally, or by special exception, in the district involved, nor shall a variance be granted to any use expressly or by implication prohibited by the terms of this ordinance in said district.

STAFF RECOMMENDATION:

Should the Board of Adjustment and Appeals approve the Variance requests by Mr. Bubbles Carwash, the following condition is recommended:

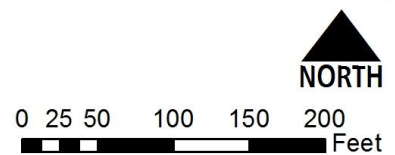
1. No conditions

Attachment 1
VA 14-05 Aerial

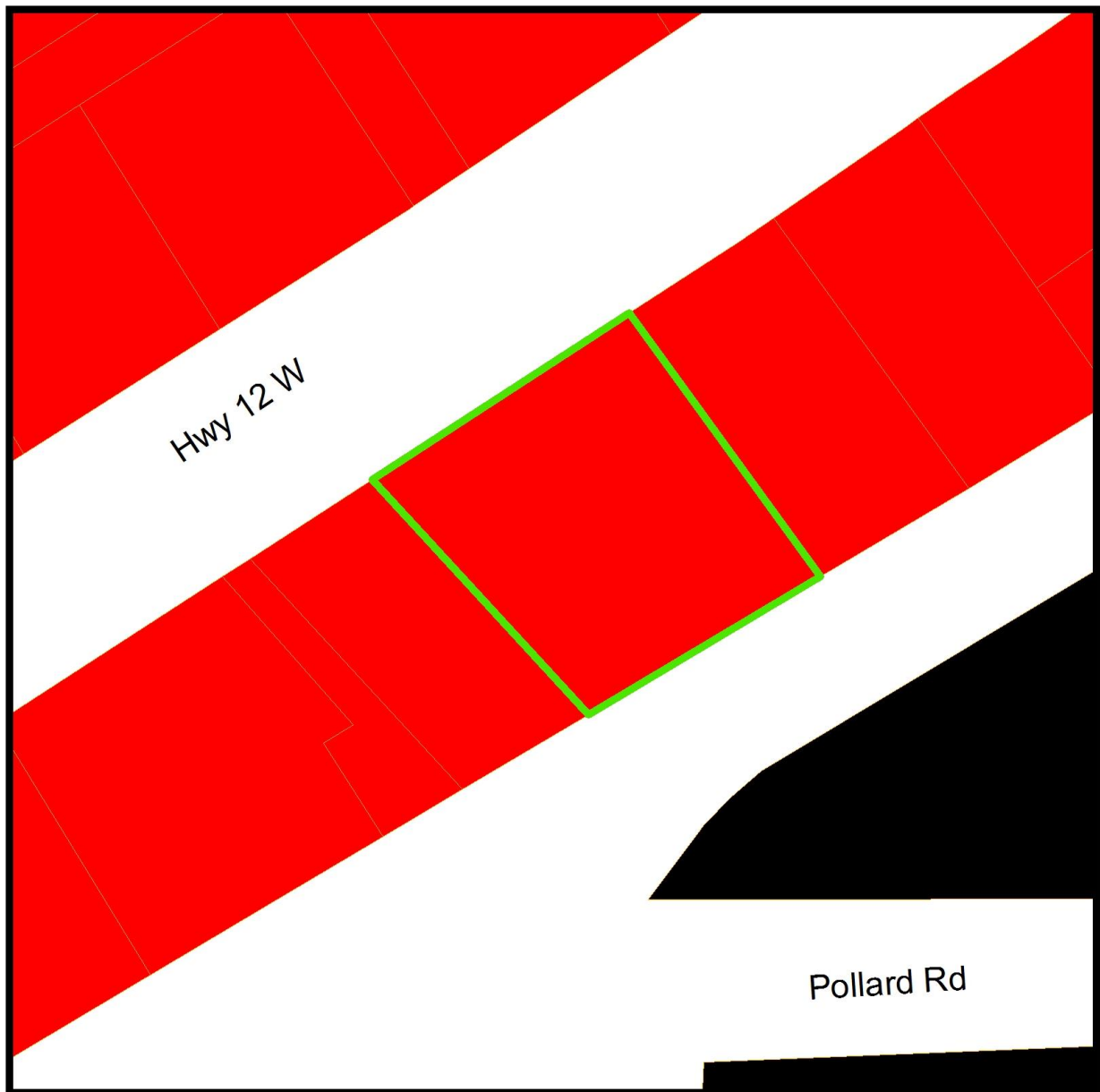


Legend

 Subject Property

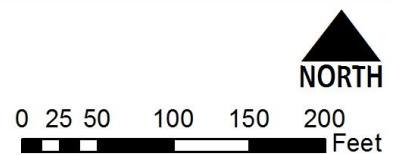


Attachment 2
VA 14-05 Zoning



Legend

-  Subject Property
-  C-2 General Business
-  M-1 Manufacturing

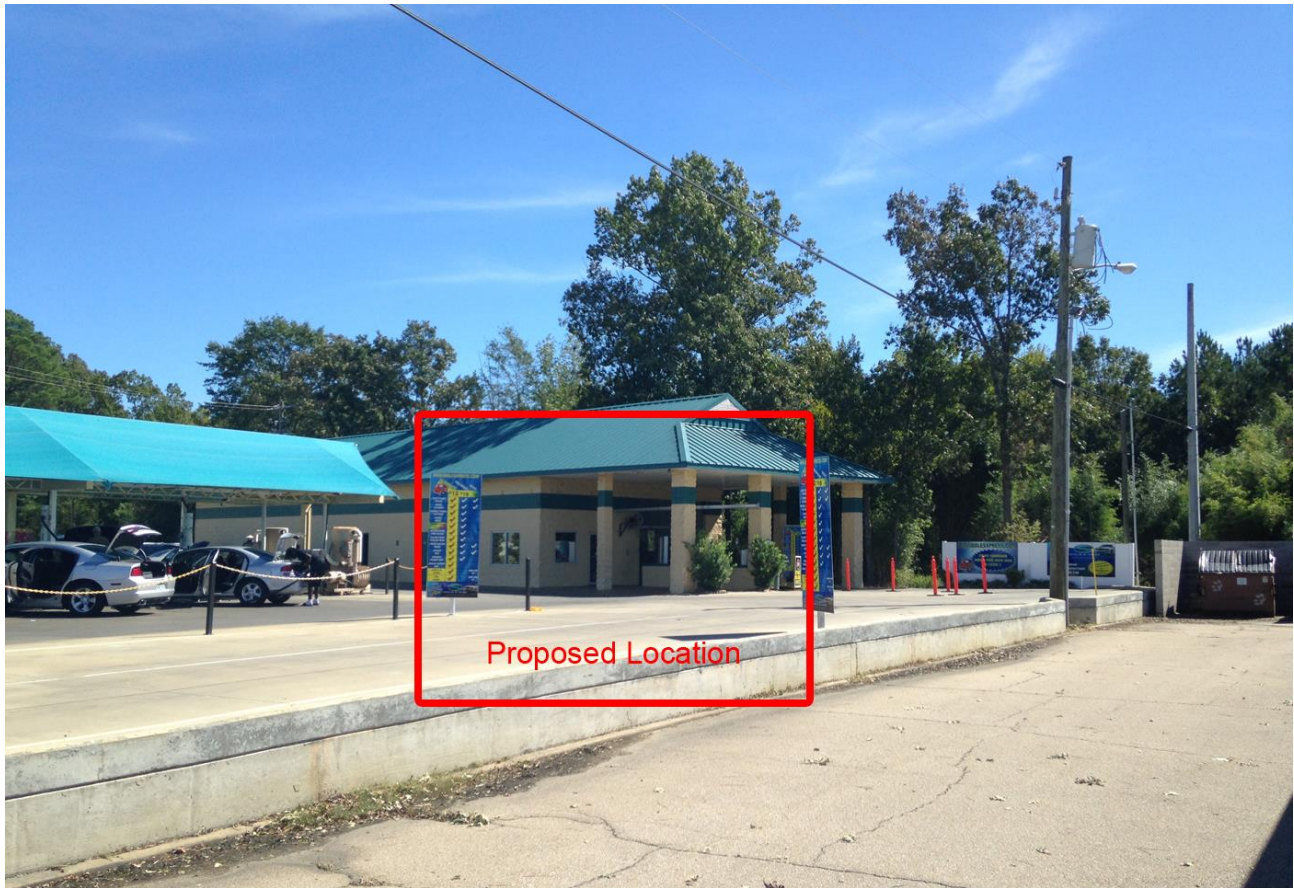


Attachment 3



View looking north at proposed location of awning from adjacent property to the west

Attachment 4



View looking north at proposed location of awning from adjacent property to the west

Attachment 5



View looking south at proposed location of awning from adjacent property to the west

Attachment 6

REQUEST FOR PUBLIC HEARING
City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: MR BUBBIES CANNASH Phone: 662-524-0938
Address: 813 Hwy 12 W STARKVILLE MS. 39759
E-mail address: MALENTI@GMAIL.COM

PROPERTY OWNER INFORMATION

Name: MARTIN JANITZ Phone: 662-524-0938
Address: 717 COUNTRY OAKS LN WEST POINT MS 39773
E-mail address: MALENTI@GMAIL.COM

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: 813 Hwy 12 W.
Tax Map/Parcel ID Number: #02E-00-209 Zoning: C-2
Legal Description: _____

(Attach separate sheet if necessary)

Please Circle Type of Public Hearing Requested: REZONING

CONDITIONAL USE

VARIANCE

Reason for request: WE ARE REQUESTING A VARIANCE TO POSITION OUR PAY STATION CANOPY 5' OFF OF WEST PROPERTY LINE TO TAKE ADVANTAGE OF MAXIMUM AFTER NOON SHADE FOR OUR COMPUTERIZED PAY STATION.

Property to the NORTH used for: Hwy 12 W

Property to the EAST used for: Huddle House

Property to the SOUTH used for: KCS RAILROAD

Property to the WEST used for: OLD SONIC/BUMPERS RESTAURANT

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☐ Application Fee ☐ Notification Mailing List ☐ Legal Description ☐ Notarized Owner Authorization

Submitted by: [Signature] Date: _____

MAP AND DESCRIPTION OF
THE ROSCO, L.L.C., PROPERTY
OKTIBBEHA COUNTY, MISSISSIPPI

COMMENCE AT A FOUND IRON PIN BEING USED AS THE INTERSECTION OF THE EAST RIGHT-OF-WAY FOR AIRPORT ROAD AND THE NORTH RIGHT-OF-WAY FOR SOUTHRAIL RAILROAD; THENCE RUN N59°07'E 1749.04 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY FOR SOUTHRAIL RAILROAD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

THENCE RUN N42°15'W ALONG THE BACK OF A CURB AND THE EXTENSION THEREOF 243.51 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY FOR U.S. HIGHWAY 12; THENCE RUN N57°07'E ALONG SAID RIGHT-OF-WAY 198.97 FEET TO A FOUND IRON PIN; THENCE RUN S41°06'E 249.33 FEET TO A FOUND NAIL IN THE ROOT OF A TREE ON THE NORTH RIGHT-OF-WAY FOR SOUTHRAIL RAILROAD; THENCE RUN S59°01'W ALONG SAID RIGHT-OF-WAY 195.14 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING FOR THIS DESCRIPTION

BEING A TOTAL OF 1.10 ACRES, MORE OR LESS.

PLUS OR MINUS A STRIP ALONG THE SOUTHEASTERN END TO THE NORTHWESTERN RIGHT-OF-WAY FOR SOUTHRAIL RAILROAD.

PLUS OR MINUS A STRIP ALONG THE NORTHWESTERN END TO THE SOUTHEASTERN RIGHT-OF-WAY FOR U.S. HIGHWAY 12.

ALL BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

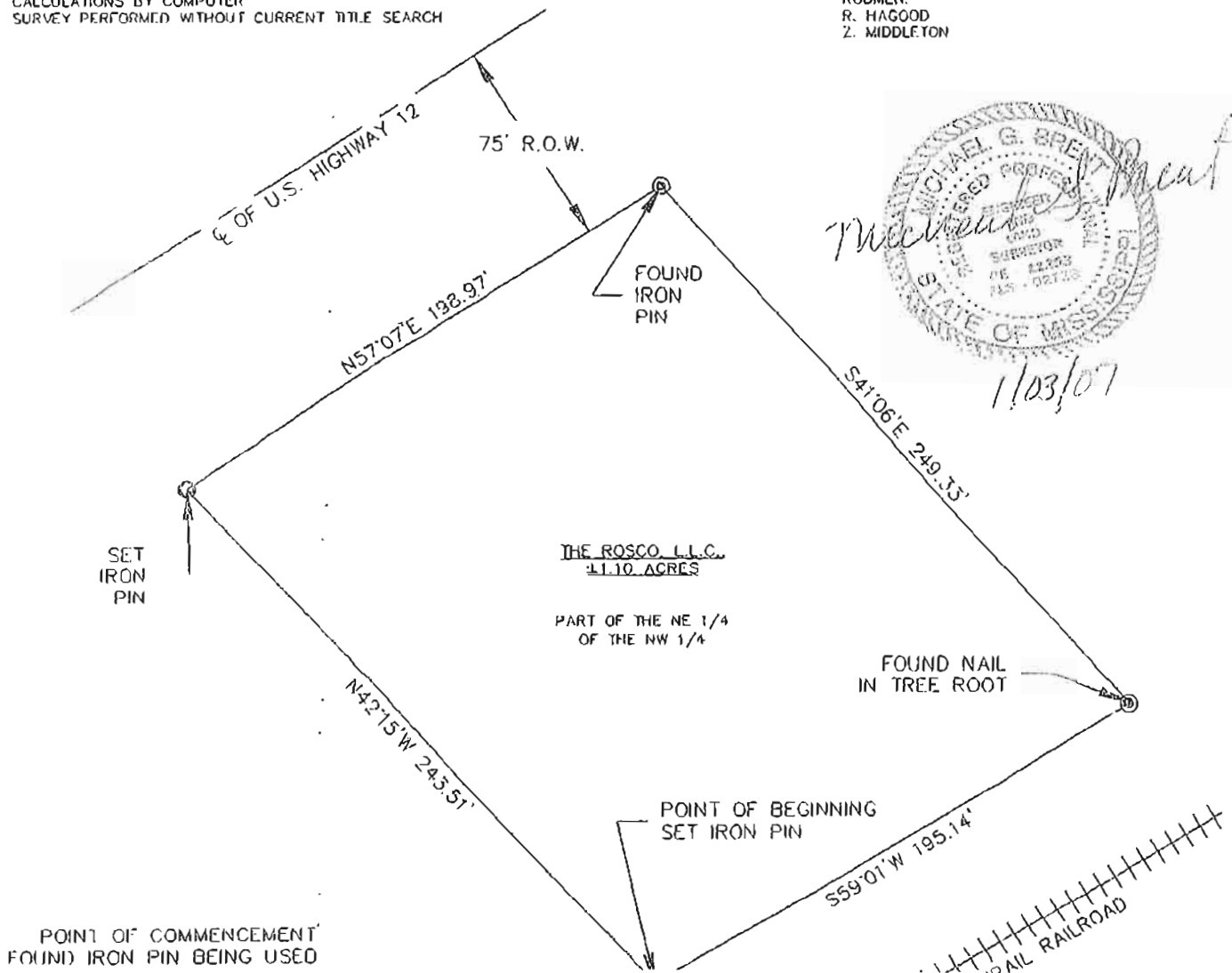
ALSO BEING PART OF LOT 5, BLOCK 86 AS SHOWN ON THE MICHAEL BAKER OFFICIAL MAP OF THE CITY OF STARKVILLE, MISSISSIPPI, 1974 EDITION IN THE OFFICE OF THE CHANCERY CLERK OF OKTIBBEHA COUNTY, MISSISSIPPI.

CLASS "C" SURVEY

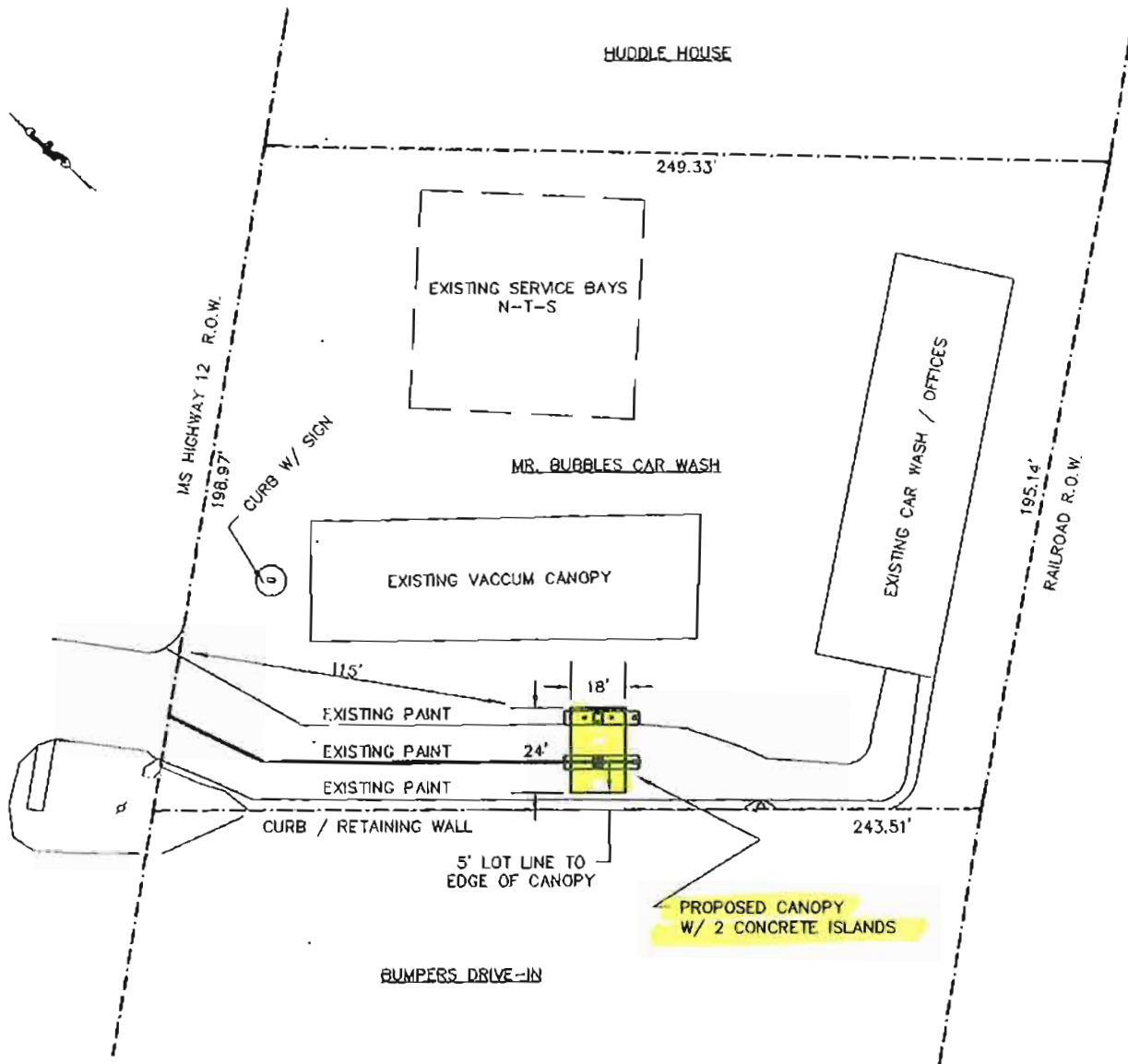
NOTES:
BEARINGS DETERMINED BY SOLAR OBSERVATION
DISTANCES BY E.D.M.
CALCULATIONS BY COMPUTER
SURVEY PERFORMED WITHOUT CURRENT TITLE SEARCH

MICHAEL G BRENT
MISS. P.S. #2738
507 A M.L. KING DRIVE
STARKVILLE, MISSISSIPPI

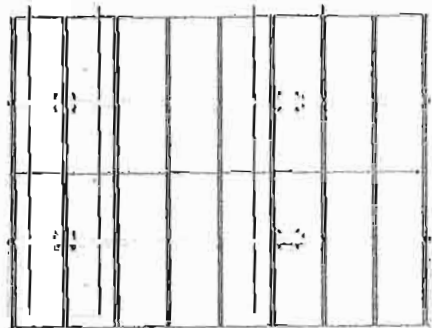
RODMEN:
R. HAGOOD
Z. MIDDLETON



MR. BUBBLES CAR WASH
HIGHWAY 12 WEST
STARKVILLE, MISSISSIPPI



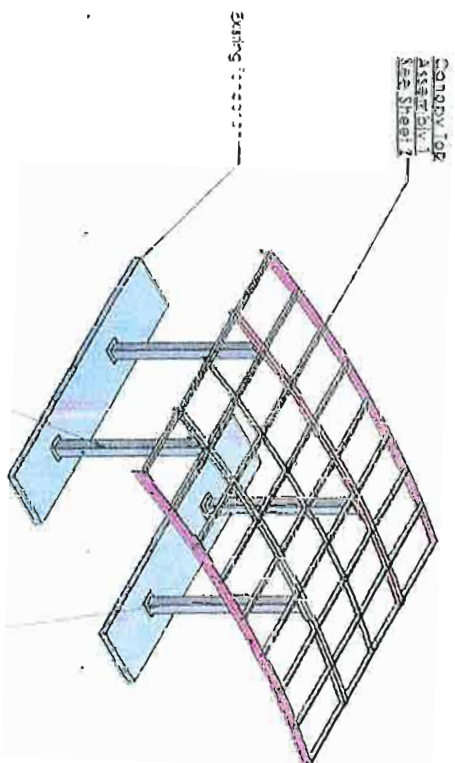
Scale 1" = 50'



Top View



Canada Column Assembly 2
QV.2
See Sheet 1



Canoe Column Assembly 3
Qty. 2
See Sheet 7



Front View

Right Side

2000

[illegible]

NEW YORK
Grew canopy3
SOUTH AFRICA
STILL ON



Google earth

feet
meters

200

70



PROPOSED
18x24
CANOPY



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XL.B.2.c
AGENDA DATE: 12/02/2014
PAGE: 1 of**

SUBJECT: VA 14-09, Habitat for Humanity, Lot Size Variances (2) Rear Setback Variances (2)

Habitat for Humanity is desiring to create two lots out of an existing single-family lot. The current residential structure on the subject lot has been damaged by fire and is uninhabited.

Variances requested:

Proposed Everglade Avenue Lot:

Lot Size Variance: 1,350 square feet Setback Variance: 17 feet

Proposed North Long Street Lot:

Lot Size Variance: 1,455 square feet Setback Variance: 17 feet

**REQUESTING
DEPARTMENT:** Community Development

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT: Buddy Sanders (662) 323-2525

BOARD AND COMMISSION ACTION:

Board of Adjustments & Appeals, November 19, 2014:

Recommendation of approval with conditions:

- 1.) The backyard of the two houses will be separated by a six-foot privacy fence.
- 2.) Final subdivision approval by Board of Aldermen is required.

All Board of Adjustments & Appeals members voted in favor of the subject Variance request.

POSSIBLE MOTION: "MOVE APPROVAL OF VARIANCE REQUESTS FOR THE HABITAT FOR HUMANITY LOTS WITH CONDITIONS"

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Board of Adjustments & Appeals
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: VA 14-09- Habitat for Humanity- Everglade Avenue, Setback and Lot Size Variance Requested, 303 Everglade Avenue, Zoned R-2, Ward 6, Applicant is wanting to divide an existing residential lot to allow for the construction of an additional Habitat house. Requesting variance from rear yard requirement and minimum lot area, Applicant Starkville Area Habitat for Humanity- Joel Downey
DATE: November 19, 2014

AREA:

The subject property is located at 303 Everglade Avenue. The +/- 0.28 acre parcel is currently zone R-2 Single Family/ Duplex.

PROPOSED USE & BACKGROUND:

The applicant is wanting to divide one lot into two separate lots to build two Habitat for Humanity houses. The existing house located on the parcel was destroyed by fire. One house would front Evergreen Avenue and the other house would front North Long Street. The applicant is seeking relief by means of a variance from the rear yard requirement and the minimum lot size requirements for both lots. The proposed plan shows a rear yard of 18' which is less than the 35' required for an R-2 zone. The proposed lots would be 6150 and 6045 square feet which is less than the required 7500 square foot minimum.

Please see Attachments 1-6.

VARIANCE REQUESTS:

Sec. D. - R-2 residential zoning regulations.

These [R-2 residential] districts are intended to be composed of higher density single-family residential properties and, under special conditions, duplexes, along with appropriate neighborhood support facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-2 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width at the building line: 60 feet.

- c. Minimum depth of front yard: 25 feet.
 - d. Minimum depth of rear yard: 35 feet.
 - e. Minimum width of each side yard: 7½ feet.
 - f. Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

VARIANCE REQUEST REQUIREMENTS:

Appendix A, Article VI, Section K outlines four conditions a Variance request needs to meet:

To authorize an appeal in specific cases such variance from the terms of this ordinance [may be issued] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the board of adjustments and appeals unless and until a written application for a variance shall be submitted, demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures and buildings in the same district.
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. That the special conditions and circumstances have not resulted from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district. In granting any variance, the board of adjustments and appeals shall have the authority to prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance. Under no circumstances shall the board of adjustments and appeals grant a variance to permit a use other than a use permitted generally, or by special exception, in the district involved, nor shall a variance be granted to any use expressly or by implication prohibited by the terms of this ordinance in said district.

STAFF RECOMMENDATION:

Should the Board of Adjustment and Appeals approve the Variance requests by Mr. Bubbles Carwash, the following condition is recommended:

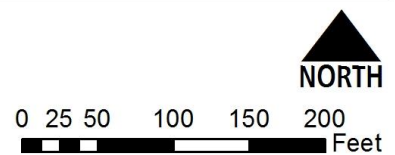
1. The backyard of the two house will be separated by a 6' privacy fence.
2. Final subdivision approval by Board of Aldermen is required.

Attachment 1
VA 14-09 Aerial

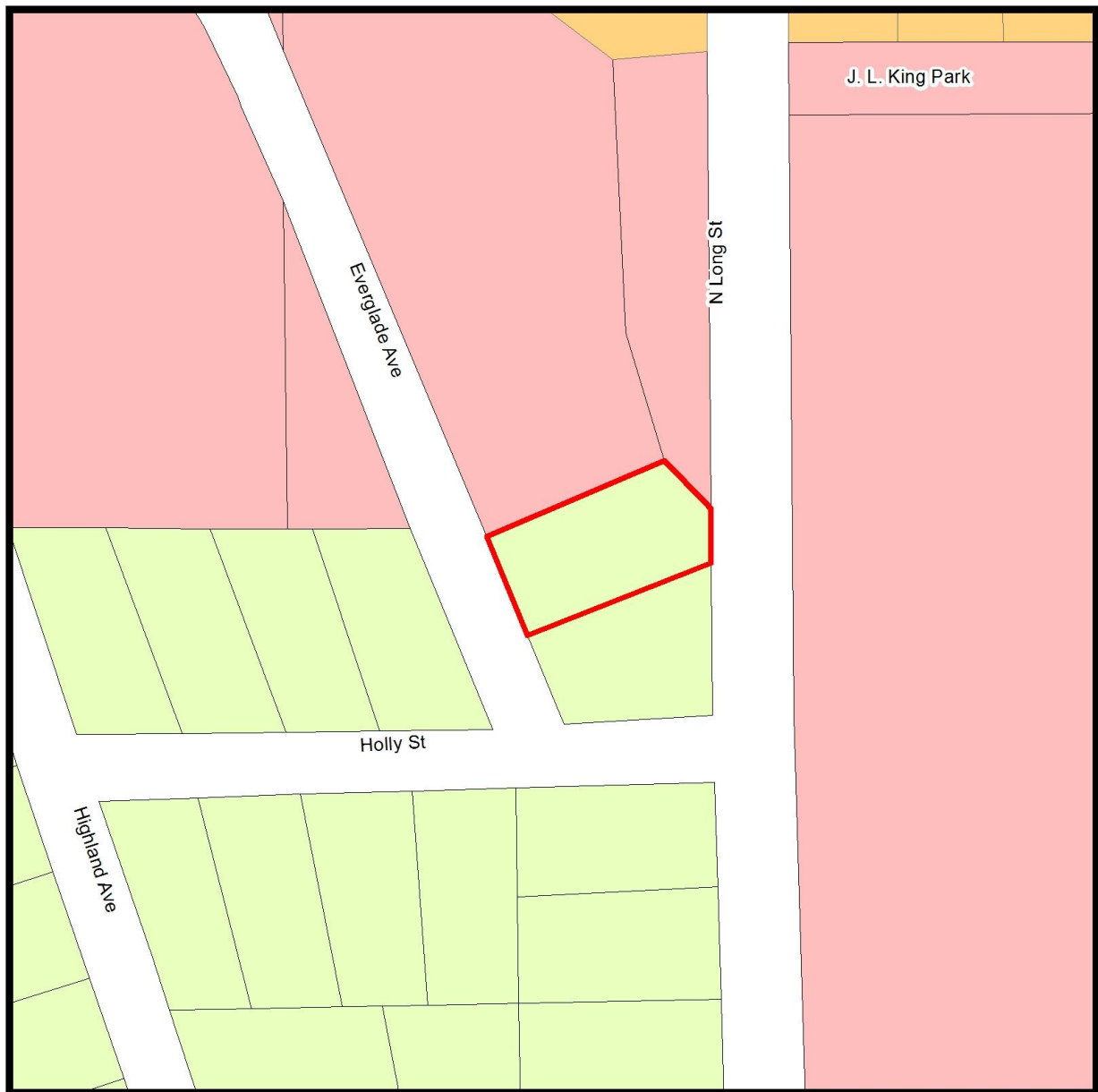


Legend

 Property

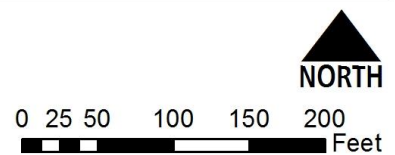


Attachment 2
VA 14-09 Zoning



Legend

-  Property
-  R-2 Single Family/Duplex
-  R-3 Multi-Family
-  R-5 Multi-Family, High-Density



Attachment 3



View looking west from North Long Street at the rear of the existing house

Attachment 4



View looking at the front of existing house from Evergreen Avenue

Attachment 5



View looking at the back of existing house from Evergreen Avenue

Attachment 6

VARIANCE APPLICATION

City of Starkville Board of Adjustments & Appeals
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: Starkville Area Habitat For Humanity - Joel Downey Phone: 324-7008 / 769-1671
Address: PO Box 784 Starkville, MS 39760
E-mail address: jdowney.starkvillehabitat@yahoo.com

PROPERTY OWNER INFORMATION

Name: Monique Hall Phone: 617-5830
Address: 322 Apple St.
E-mail address: N/A

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: 303 Everglade
Parcel ID Number: 118J-00-071.00 Zoning: R-2
Legal Description: See Attached
Current Use: Vacant Residential Proposed Use: Residential
Variance Sought: Minimum lot size
Dimension Requested: ~~7,500~~ 6,150 & 6045 Dimension Required: 7,500
Section(s) of the Code of Ordinances from which variance is being sought: Section D 3(a)

Reason variance is being sought: To divide lot into two lots for
Habitat For Humanity houses.

Property to the NORTH used for: Multi-Family Property to the EAST used for: Residential
Property to the SOUTH used for: Residential Property to the WEST used for: Park

☐ Application Fee ☐ Notification Mailing List ☐ Legal Description ☐ Notarized Owner Authorization

Submitted by: _____ Date: _____

VARIANCE APPLICATION

City of Starkville Board of Adjustments & Appeals
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: Starkville Area Habitat For Humanity - Joel Downey Phone: 324-7008 / 769-1671
Address: PO Box 784 Starkville, MS 39760
E-mail address: jdowney.starkvillehabitat@yahoo.com

PROPERTY OWNER INFORMATION

Name: Monique Hall Phone: 617-5830
Address: 322 Apple St.
E-mail address: N/A

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: 303 Everglade
Parcel ID Number: 118J-00-071.00 Zoning: R-2
Legal Description: See Attached
Current Use: Vacant Residential Proposed Use: Residential
Variance Sought: Rear Setback Requirement
Dimension Requested: 18 Dimension Required: 35
Section(s) of the Code of Ordinances from which variance is being sought: Section D 3(d)

Reason variance is being sought: To divide lots into two lots for
Habitat For Humanity houses

Property to the NORTH used for: Multi Family Property to the EAST used for: Residential
Property to the SOUTH used for: Residential Property to the WEST used for: Park

☐ Application Fee ☐ Notification Mailing List ☐ Legal Description ☐ Notarized Owner Authorization

Submitted by: _____ Date: _____

I, Monique Hall, do support and approve this request to grant a variance to the required lot size from 7,500 square feet to 6,000 square feet; and to reduce the minimum rear setback allowance from 35 to 18 feet for the property that I own and intend to sell to the Starkville Area Habitat for Humanity located at 303 Everglade St. I understand the purpose of these requests are to convert the single lot into two residential lots.

Monique Hall
Monique Hall

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14 day of Oct, 2014, within my jurisdiction, the within named _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signatures on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
NOTARY PUBLIC

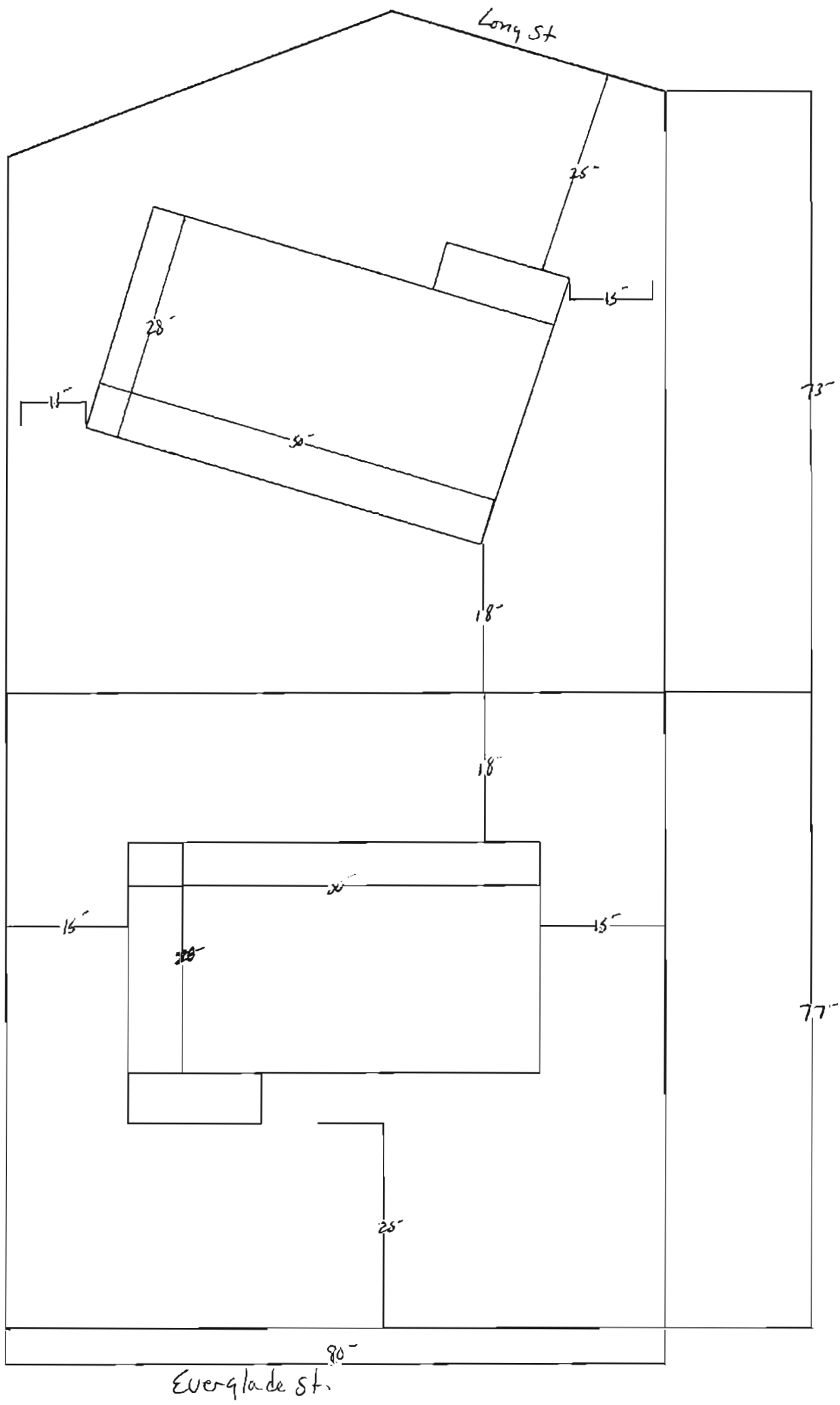
My Commission Expires:



Commence at the intersection of the North side of Holly Street with the East side of Everglade Avenue and run North 19 degrees -20' West along the East side of Everglade Avenue a distance of 70 feet to the Northwest Corner of Lot 29 of Rosedale Subdivision and the Point of Beginning.

Thence continue North 19 degrees -20' West along the East side of Everglade Avenue a distance of 80 feet; thence run North 70 degrees -40' East a distance of 142 feet; thence run South 40 degrees -00' East a distance of 50 feet to the West side of Long Street extended; thence run South along the West side of Long Street extended a distance of 35 feet to the Northeast Corner of Lot 29; thence run in a Southwesterly direction along the North side of Lot 29 a distance of 150 feet to the Northwest Corner of Lot 29 and the Point of Beginning.

Being all of Lot 30 of Rosedale Subdivision of the City of Starkville, Mississippi, as shown in Plat Book No. 2, Page 12 of the Land Records of Oktibbeha County, Mississippi. (Including all improvements and appurtenances thereto).



303 Everglade



303 ~~etate~~ Everglade
front view
site of 1st house

303 Everglade



View from Long St.

303 Everglade



view of Multi Family development
to the North

303 Everglade



View of Single Family Residence
to the South

303 Everglade



View From Back Yard
Facing Long St.
Potential Site For Second House



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XI.B.2.d
AGENDA DATE: 12/02/2014
PAGE: 1 of**

SUBJECT: Appeal of a recommendation of rezoning with conditions of 326 +/- acres of property north of Highway 182 and east of Highway 25. Current zoning districts in the subject area are: C-2, R-3, R-5, and R-E. The requested zoning change is M-1.

The rezoning request is for a proposed industrial park.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** Community Development

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT: Buddy Sanders @ (662) 323-2525, Ext. 119

PRIOR BOARD ACTION: N/A

BOARD AND COMMISSION ACTION: October 14, 2014: Planning and Zoning Commission recommends Approval (4 to1) with the following conditions:

- 1.) If the property were to be rezoned M-1, a buffer yard would be required per Landscape Ordinance Section 8 buffer yard and screening of manufacturing from other uses.
- 2.) All developable sites would need to comply with the current zoning requirements.

PURCHASING: N/A

DEADLINE: N/A

AUTHORIZATION HISTORY:

AMOUNT

DATE – DESCRIPTION

ADDITIONAL INFORMATION: N/A

ADDITIONAL INFORMATION:

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Golden Triangle Development LINK
SUBJECT: RZ 14-06: Rezoning request for several parcels located north of Hwy 182 and East of Hwy 25 from C-2, R-3, R-5, and R-E to M-1 for the creation of an industrial park to be known as Innovation District. 119 -32-002.01, part of 119 -32-001.01, 118 -33-001.00, part of 118L-00-001.00, 118L-00-002.00, part of 118M-00-001.00, 118 -33-002.00, 118 -33-002.02, 118M-00-002.00, part of 118K-00-038.00, part of 118N-00-094.01, part of 118N-00-095.00, and part of 118N-00-096.00.
DATE: October 14, 2014

The purpose of this report is to provide information regarding the request by Golden Triangle Development LINK on behalf of the City of Starkville to rezone several parcels from C-2 General Business, R-3 Multi-Family, R-5 Multi-Family High-Density and R-E Residential Estate to M-1 Manufacturing. The applicant is seeking to Rezone +/- 326 acres of undeveloped land to be used as an industrial park currently named Innovation District. Please see attachments 1-6.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject properties as being zoned R-3 Multi-Family, R-E Residential Estate, T-P Trailer Park and/or out of city limits. The 1982 zoning map list some of the subject properties as being zoned R-3 Multi-Family, R-E Residential Estate, R-5 Multi-Family and/or out of city limits. The 2000 Map list some the subject properties as being C-2 General Business, R-3 Multi-Family, R-5 Multi-Family, R-E Residential Estate and B-1 Buffer District which is also the current zoning today.

Zoning Change Subject Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 map	Current Map
119-32-002.01	out of limits	out of limits	C-2	C-2
119-32-001.01 (part)	out of limits	out of limits	C-2	C-2
118-33-001.00	R-3	R-3	C-2	C-2
118L-00-001.00 (part)	R-3	R-3	R-3	R-3
118L-00-002.00	R-3	R-3	R-3	R-3
118-33-001.01	R-3	R-3	C-2	C-2
118-33-002.02	R-3	R-3	C-2	C-2

118-33-002.00	R-3	R-3	C-2	C-2
118M-00-001.00	R-E/R-3	R-E/R-3	R-E/R-3	R-E/R-3
118M-00-002.00	R-E/R-3	R-E/R-3	R-E/R-3	R-E/R-3
118K-00-038.00 (part)	R-3	R-5	R-5	R-5
118N-00-094.01 (part)	T-P	R-5	R-5	R-5
118N-00-095.00 (part)	T-P	R-5	R-5	R-5
118N-00-096.00 (part)	R-3	R-5	not on map	R-5

Zoning Change Adjacent Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 map	Current Map
North	C-2	R-3	R-1, A-1, B-1, C-2	R-1, A-1, B-1, C-2
East	R-3, T-P	R-5	R-5	R-5
South	R-E	R-E	R-1, R-E	R-1, R-E
West	out of limits	out of limits	C-2	C-2

Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	R-1, A-1, B-1, C-2	Residential and Undeveloped
East	R-5	Apartments and Undeveloped
South	R-1, R-E	Residential and Undeveloped
West	C-2	Undeveloped

NOTIFICATION

36 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on Sunday the 20th of September 2014 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

REZONING REQUEST

The subject rezoning requests are from C-2 General Business, R-3 Multi-Family, R-5 Multi-Family High-Density and R-E Residential Estate to M-1 Manufacturing. Differences between these zones are:

Current Zoning Districts

C-2 Business (general business) zoning district regulations

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open

space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

1. See chart for uses permitted.
2. See chart for uses which may be permitted as an exception.
3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
5. Maximum height of building or structures: 45 feet.
6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.
7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.

R-3 Residential zoning regulations

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area, one-family dwelling: 5,000 square feet.
 - b. Minimum lot area, duplex dwelling: 7,000 square feet.
 - c. Minimum lot area, triplex dwelling: 9,000 square feet.
 - d. Minimum lot area, fourplex dwelling: 11,000 square feet.
 - e. Minimum lot width at the building line: One-family dwelling: 50 feet. Duplex, triplex or fourplex: 70 feet.
 - f. Minimum depth of front yard: 25 feet.
 - g. Minimum depth of rear yard: 20 feet.
 - h. Minimum width of each side yard: Five feet.
 - i. Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

R-5 Residential zoning regulations

These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile

home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area, per unit: 1,800 square feet.
 - b. Minimum lot width at building line:
 - Single-family and multifamily dwelling of less than eight units: 50 feet.
 - Townhouse dwelling: 16 feet.
 - Multifamily dwellings of eight units or more: 100 feet.
 - c. Minimum depth of front yard: 25 feet.
 - d. Minimum width of side yard: Five feet.
 - e. Minimum depth of rear yard: 20 feet.
 - f. Maximum height of structure: 45 feet.

Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.

4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

R-E Residential estate zoning district regulations

These [R-E residential estate] districts are intended to be composed mainly of unsubdivided land and low density single-family residential properties along with appropriate neighborhood supporting facilities, with their open character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-E districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area: 17,500 square feet.
 - b. Minimum lot width at the building line: 120 feet.
 - c. Minimum depth of front yard: 50 feet.
 - d. Minimum depth of rear yard: 40 feet.
 - e. Maximum height of structure: 45 feet.
 - f. Minimum width of each side yard: 20 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

Proposed Zoning District

M-1 Manufacturing (light industry) zoning district regulations

These [M-1 industrial] districts are intended to be composed of land and structures suitable for light manufacturing, wholesaling and/or distribution, along with similar services industries. The district regulations are designed to allow a wide range of industrial activities subject to yard, area, and other limitations designed to protect other more restrictive nearby districts. [The following regulations apply to the M-1 districts:]

1. See chart for uses permitted.
2. See chart for uses which may be permitted as an exception.
3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the enterprise.
4. Minimum yard size: Front yard, 30 feet, except where existing establishments, other than residential, are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within 100 feet on each side thereof. Side yards: 20 feet, excepting a lot adjoining its side lot lines to another lot which is in a residential zoning district, in which case there shall be a side yard of not less than 30 feet wide. Rear yard: 15 feet.
5. Maximum height of buildings or structures: 60 feet (see article VI, section G, for exceptions).
6. Off-street parking: Parking spaces shall be provided at the ratio of 0.75 space per worker, and one space for each company vehicle incidental to the operation of the industry or use. See article VIII for requirements for other uses.
7. Off-street loading and unloading: Adequate space shall be provided for loading and unloading all vehicles or trucks incidental to the operation of the industry or use inside the established building lines.
8. Screening of junkyards, open storage areas and certain industrial facilities: Visual screening of all junkyards and open storage areas, as set forth in the schedule of land use regulations, consisting of fencing, earthen berms, landscape materials or any combination thereof, with sufficient density and height to block the view of such facilities from all public roads, is required.

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - There are no errors in need of correction with either the ordinance or zoning map.
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites

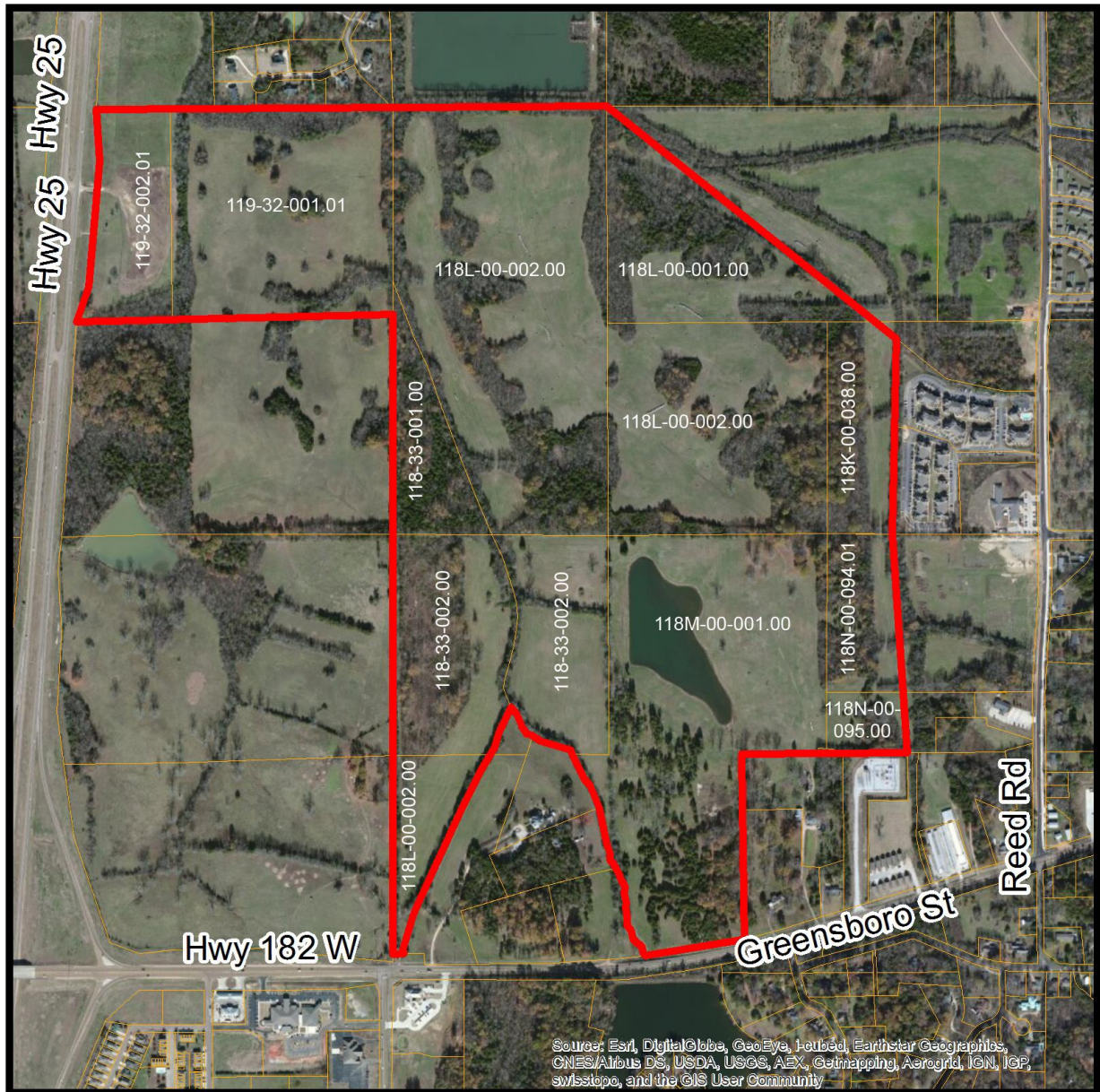
make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

- There is both a change in condition and increase in need for manufacturing sites. In 2005, the Highway 25 expansion project was completed. With access to Highway 25 to the west, this site has become suitable for industrial development which coincides with the Comprehensive Plan. This site would also meet the increase need from industrial building sites within the city limits.

REQUIRED CONDITIONS

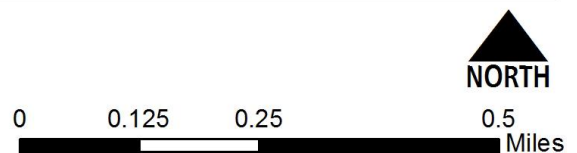
1. If the property were to be rezoned M-1, a Buffer Yard would be required per Landscape Ordinance Section 8 Buffer yard and screening of manufacturing from other uses.
2. All developable sites would need to comply with the current zoning requirements.

Attachment 1
RZ 14-06 Aerial

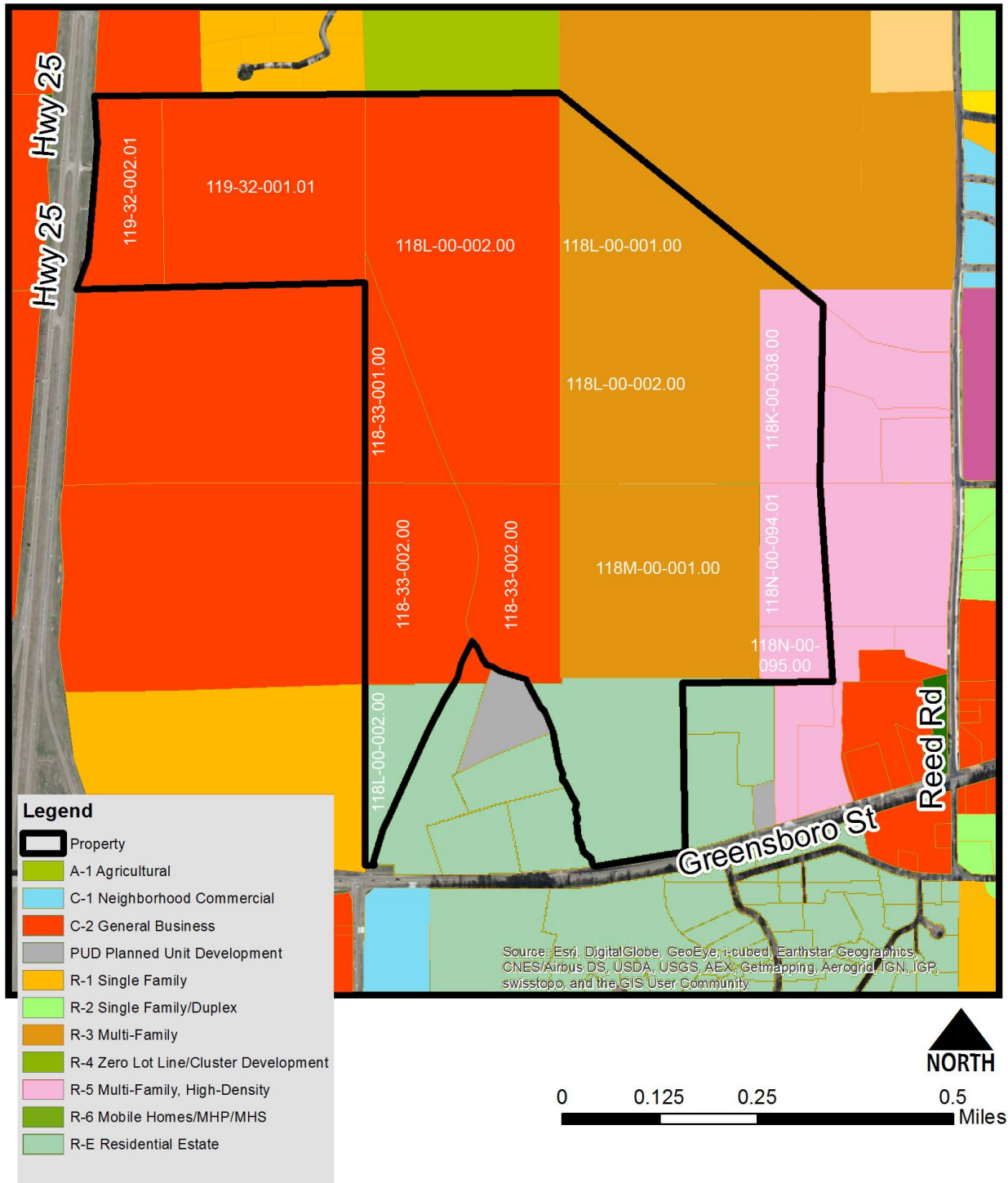


Legend

 Property



Attachment 2
RZ 14-06 Zoning



Attachment 3



View looking north east across Hwy 182 at south portion of proposed development

Attachment 4



View looking north across highway 182 at southern boundary of proposed development

Attachment 5



View looking west across highway 25 at western edge of proposed development

Attachment 6

REQUEST FOR PUBLIC HEARING
City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: City of Starkville, Mississippi Phone: (662) 323-8012
Address: City Hall, 101 E. Lampkin Street, Starkville, Mississippi 39759-2944
E-mail address: buildingdept@cityofstarkville.org

PROPERTY OWNER INFORMATION

Name: Golden Triangle Development LINK (Please see attached Exhibit A.) Phone: 1-800-748-8882
Address: Post Office Box 1328, Columbus, Mississippi 39703
E-mail address: info@gtrlink.org

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: Part of Sections 32 and 33; Township 19 North; Range 14 East, Oktibbeha County, Mississippi
Tax Map/Parcel ID Number: Part of Sections 32 and 33; Township 19 N; Range 14 E Zoning: C-2; R-3,5,E
Legal Description: Please see attached Exhibit B.

(Attach separate sheet if necessary)

Please Circle Type of Public Hearing Requested: **REZONING** **CONDITIONAL USE**

Reason for request: See attached, Application to Rezone Real Property. Applicant is requesting the subject property be rezoned as M-1 due to a changed condition in the completion of the Highway 25-bypass. The subject property is the future site of an industrial park, known as Innovation Park.

The proposed Innovation Park will serve a public need in providing one million square feet of building space, the potential to create 1,300-or more-jobs, and an anticipated increase in tax revenues in the hundreds of millions of dollars; each of which is beneficial to the City's continued economic growth.

Property to the NORTH used for: A residential neighborhood; the remaining area is undeveloped (agricultural use) land; zoned A-1; B-1; R-1, 3

Property to the EAST used for: An apartment complex; the remaining area is undeveloped (agricultural use) land; zoned R-5.

Property to the SOUTH used for: Highway 182 borders the majority of the Property to the South.

Property to the WEST used for: The property is undeveloped (agricultural use) land; zoned C-2.

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☒ Application Fee ☒ Notification Mailing List ☒ Legal Description ☒ Notarized Owner Authorization

Submitted by: Golden Triangle Development LINK on behalf of City of Starkville Date: September 29, 2014

EXHIBIT A

Property Owner Information

Ramsey Brothers, LLC, a Mississippi limited liability company, is the Owner of Tract I described in Exhibit B to Request for Public Hearing and Application to Rezone Real Property. Golden Triangle Development Authority LINK, a Mississippi non-profit corporation, has authority to file Application under Paragraph 12 of the Option Agreement, entered into by and between Ramsey Brother, LLC and Golden Triangle Development Authority LINK, dated May 28, 2014.

4/J I, L.P., a Mississippi limited partnership, is the Owner of Tract II described in Request for Public Hearing and Application to Rezone Real Property. Golden Triangle Development Authority LINK, a Mississippi non-profit corporation, has authority to file Application under Paragraph 12 of the Option Agreement, entered into by and between 4/J I, L.P. and Golden Triangle Development Authority LINK, dated May 6, 2014.

William Dean Stark, as Trustee of the William Dean Stark Revocable Trust, and Jeffrey Forrest Barnes, as Successor Trustee of the Donna Barnes Stark Revocable Trust is the Owner of Tracts III, IV, V, VI, VII, VIII, and IX described in Request for Public Hearing and Application to Rezone Real Property. Golden Triangle Development Authority LINK, a Mississippi non-profit corporation, has authority to file Application under Paragraph 12 of the Option Agreement, entered into by and between William Dean Stark, as Trustee of the William Dean Stark Revocable Trust, and Jeffrey Forrest Barnes, as Successor Trustee of the Donna Barnes Stark Revocable Trust and Golden Triangle Development Authority LINK, dated May 6, 2014.

OPTION AGREEMENT

THIS OPTION AGREEMENT is made and entered into by and between **Ramsey Brothers, LLC**, a Mississippi limited liability company (referred to as "**Seller**"), and **Golden Triangle Development LINK** (referred to as "**Purchaser**").

GRANT OF OPTION

For and in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller grants to Purchaser, its successors and assigns, on the terms and conditions set forth below, the exclusive right and option (the "**Option**") to purchase that certain real property (the "**Property**") located in Oktibbeha County, Mississippi more fully described as follows:

The North 40 acres of the East Half of the Northeast Quarter of Section 32,
Township 19, Range 14 East, Oktibbeha County, Mississippi.

The legal description of the Property taken from the survey and/or the current ownership deed descriptions, may, in Purchaser's sole discretion, be used in the General Warranty Deed from Seller to Purchaser.

STATEMENT OF AGREEMENT

The Option is granted on the following terms and conditions:

1. Purchase Price. The purchase price of the Property (the "Purchase Price") shall be _____ and 00/100ths Dollars _____ with the total purchase price to be determined in accord with the provisions of paragraph 5.

The Purchase Price shall be payable in full at closing. All Option Fees, if any, paid prior to the closing shall be credited against the Purchase Price at Closing.

2. Initial Term and Extension Rights. The Initial Term of the Option Period shall begin on the Effective Date of this Agreement as defined in paragraph 25 hereof and shall expire on November 1, 2015, at 12:00 noon (the "Initial Term").

3. Warranty of Title. Seller represents and warrants that, at the closing, Seller will convey to the Purchaser good, marketable and indefeasible fee simple title to the Property, free and clear of all liens and encumbrances, subject only to taxes for the current year (not yet due and payable) and existing rights of way and easement for public utilities and public roads and any other matters previously approved or deemed accepted by Purchaser in accordance with Section 4 below.

4. Title Examination. In the event of and at such time as Purchaser may elect to exercise its option to purchase the property, Purchaser, within forty-five (45) days thereafter, shall obtain a title commitment from a title insurance company of its choice

setting forth the status of the title to the Property. Upon receipt of the title commitment, Purchaser shall deliver a copy of the title commitment to Seller, thereby advising of and showing all liens, claims, encumbrances, reservations, restrictions, and other matters, if any, relating to the title of the property that affects the merchantability of the property. Seller, at its sole expense, shall use reasonable efforts to remedy any title objections to the reasonable satisfaction of the Purchaser within forty-five (45) days after delivery of the title commitment to Seller, and Purchaser agrees to cooperate to the fullest with Seller in its efforts to remedy the objections. If the objections are not cured or remedied, or satisfactory provision made therefore, prior to the expiration of the forty-five (45) day period referred to herein, then Purchaser, at its election, shall have the right to either: (a) accept title to the Property subject to the objections; or (b) terminate this Agreement, in which event Seller shall refund to Purchaser all option fees previously paid, and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this Agreement. Notwithstanding the foregoing, Seller, at its sole cost, shall be obligated to remove at or before Closing (or apply a portion of the Purchase Price to satisfy such obligations at closing), all mortgages, deeds of trust, judgment liens, mechanics and materialmen's liens, and other liens against the Property securing monies to be paid (unless caused by the actions of Purchaser), whether or not Purchaser objects thereto.

5. Inspections and Survey. During the Initial Term of this Option, Purchaser and its agents shall have, and Seller hereby grants to Purchaser, the right of ingress and egress on, over, through, across, to and from the Property and Seller's other adjoining property, if any, for the purpose of making any inspections, explorations, tests (including environmental inspections, samplings, drillings, and tests) and surveys of the Property as Purchaser may desire, or engaging in any other property evaluation and assessment activities which Purchaser deems appropriate. In particular, Purchaser may elect to cause a licensed surveyor or engineer to prepare an accurate Survey of the Property, establishing the boundaries of the Property and showing the location of all easements or encroachments, if any, affecting the Property. A copy of the survey shall be given to Seller for its review and approval. Purchaser reserves the right to make written objections to title as provided in Section 4 based upon the Survey. Once the Survey has been prepared, a legal description of the Property prepared from the Survey may, at Purchaser's discretion, be used in the General Warranty Deed from Seller to Purchaser. If the purchase price of the property as set forth in paragraph 1 is based on a price per acre, the survey shall be used as the basis for determining total acreage in the property.

By entering the Property for this or any other purpose, Purchaser:

- (a) accepts the risk of any damage it may cause to the Property or any injury caused to any person,
- (b) agrees, in the event Purchaser does not exercise its Option and purchase the Property, to repair any damage caused by Purchaser to the Property, and

- (c) accepts responsibility for all damages, if any, caused by Purchaser's negligence or other misconduct in connection with Purchaser's activities on the Property during the term of this Option.

6. Delivery of Due Diligence Items. Upon request of Purchaser, Seller covenants and agrees to provide Purchaser true, correct and complete copies of the items listed below, to the extent such items are available and are within Seller's actual possession or control. The items are as follows:

- (a) Copies of property tax bills, utility bills (if any) and similar records relating to the Property for the past two (2) years.

- (b) Copies of any and all unrecorded agreements, licenses, and other contracts (including service) relating to the Property.

- (c) Copies of any and all environmental assessments obtained by Seller with respect to the Property, including without limitation, any Phase I and Phase II studies.

- (d) Seller's most recent survey, along with any soil tests, topographical maps, etc.

- (e) Feasibility studies, surveys, appraisals and such other materials as may be material to an evaluation of the Property.

- (f) Copies of title certificates, title insurance policies and title reports with respect to the Property.

- (g) Any other information reasonably requested by Purchaser including, if applicable, documents verifying the legal existence of the Seller and confirming good standing in the State of Mississippi.

7. Exercise or Election Not To Exercise. Purchaser shall have the right, at any time during the option period set forth herein, to exercise its option to purchase the property described herein. If Purchaser elects to exercise this Option, it shall do so by sending a written notice to that effect, addressed to Seller at the address set forth in the notice provisions of this Agreement, and deposited in the United States mail or national overnight delivery service or by hand delivering such written notice to Seller on or before the expiration of the Initial Term. Purchaser's notice shall specify the place, date and time that the closing of the purchase and sale of the Property (the "Closing") will take place, which shall be no later than One Hundred Twenty (120) days after Purchaser exercises the Option. If the notice of exercise is mailed via the U.S. Postal Service or a national overnight delivery service, the notice shall be deemed to have been delivered when mailed, if sent with prepaid postage by certified or registered mail, or when deposited with such national overnight delivery service.

Subject to the provisions of paragraph 4, if Purchaser fails to exercise the Option on or before the expiration of the Initial Term, then this Option shall terminate and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this agreement.

8. Closing. At the Closing:

- (a) Seller shall cause to be delivered release(s) of liens, if any, from all lienholders holding liens affecting the Property.
- (b) Seller shall execute and deliver to the Purchaser a General Warranty Deed covering the Property, conveying good and indefeasible fee simple title to the Property, in form and substance satisfactory to Purchaser.
- (c) Seller shall execute and deliver to Purchaser or its title insurer: (1) an owner's affidavit in form satisfactory to purchaser and the title insurance company, and (2) such other affidavits or certifications required by the Title Company to issue the Title Policy.
- (d) Purchaser, at Purchaser's sole cost and expense, may obtain an owner's title insurance policy in the amount of the Purchase Price, naming Purchaser as the insured, together with such title endorsements required by Purchaser, to the extent available.
- (e) Purchaser shall tender to Seller the balance of the Purchase Price subject to any credit or adjustment to the Purchase Price as set forth in this agreement.
- (f) Seller shall execute and deliver to Purchaser a general assignment conveying to Purchaser, without representation or warranty and to the extent assignable, Seller's rights with respect to any and all tangible and intangible rights, privileges and appurtenances pertaining to the Property, including without limitation, any development rights.
- (g) Seller shall execute and deliver to Purchaser such other closing documents requested by Purchaser, including corporate or other legal entity authorization for the transaction.
- (h) At the Closing, all ad valorem real property taxes and similar assessments for the year of Closing with respect to the Property (including both general and special assessments) shall be prorated between Purchaser and Seller as of the day of Closing. In the event that the property taxes or assessments for the year of Closing have not yet been determined, the proration shall be based on such taxes or assessments for the preceding year, and at such time as the taxes or assessments for the year of Closing are paid, the parties hereto agree to correct any inaccuracies in such proration. This Section 8(h) shall survive the Closing.

9. Possession. Seller shall deliver exclusive possession of the Property to Purchaser at the Closing, in the same condition as on the Effective Date, ordinary wear and tear excepted, free and clear of all tenants, occupants, or parties in possession.

10. Brokers. Each of Seller and Purchaser represents and warrants to the other that it has not hired, engaged or consulted with any broker or agent to which the other party has or will have any obligation. Seller has advised Purchaser that Dero Saunders Ramsey, Jr. is a commercial real estate broker, but no compensation is or will be owed to him.

11. Closing Expenses. Purchaser shall be responsible for all costs of investigating the Property, closing costs, cost of survey, the cost of the initial title search, the cost of the Title Policy, the cost of the General Warranty Deed, and all recording fees. Each party shall be responsible for its own attorney's fees.

12. Governmental Approvals. In the event that the approval of any governmental entity, including but not limited to rezoning, special permits, regulatory permits, environmental permits or variances, is required for Purchaser's intended use of the Property, Seller agrees to promptly execute any forms and applications related thereto and take any actions that Purchaser reasonably requests, but the burden of obtaining such approval shall be borne by Purchaser at its expense. Seller shall cooperate with Purchaser in pursuing the foregoing.

13. Representations and Warranties. For the purpose of inducing Purchaser to enter into this Agreement, Seller represents and warrants to Purchaser the following:

- (a) This Agreement constitutes the legal, valid, and binding obligation of Seller enforceable in accordance with its terms;
- (b) The compliance with or fulfillment of the terms and conditions of this Agreement will not conflict with, violate, constitute a default under, or result in a breach of the terms, conditions, or provisions of any contract or agreement to which Seller (individually and collectively) is a party or by which Seller (individually and collectively) is otherwise bound;
- (c) There are no pending or, to the knowledge of Seller, threatened actions or proceedings against Seller (individually and collectively) or the Property that, if determined adversely to Seller (individually and collectively), would materially adversely affect Seller's ability to perform its obligations under this Contract or that would enjoin or prevent the consummation of the Closing;
- (d) There are no parties in possession of the Property other than Seller except as may be noted herein;

- (e) There are no pending or, to the knowledge of Seller, threatened claims for labor performed, materials furnished, or services rendered in connection with constructing, improving, or repairing the Property with respect to which liens may or could be filed against the Property;
- (f) Seller has paid or will pay prior to the Closing, in the ordinary course of Seller's business, all bills and other payments due in connection with the ownership, operation, construction, repair, and maintenance of the Property;
- (g) To the knowledge of Seller, Seller is not in breach of any law or regulation, or the order of any court or federal, state, municipal, or other governmental authority, in connection with the Property or Seller's present use or operation of the Property;
- (h) To the knowledge of Seller, there are no Hazardous Materials present at the Property. For purposes of this Section 13(h), "Hazardous Materials" means any chemicals, pollutants, contaminants, wastes, toxic substances, or petroleum products defined in, governed under, or regulated pursuant to any applicable federal, state, or local laws or regulations relating to pollution, the protection of human health, or the environment;
- (i) None of the representations of Seller in this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary in order to make any representation contained herein not misleading in light of the circumstances in which such representation is made;
- (j) The representations set forth in this Section 13 are true and correct as of the date of this Contract, as of the date of Closing, and shall survive the Closing; and

14. Ownership of Property Pending Closing. Seller covenants and agrees that from and after the date hereof through the Closing, Seller shall (a) comply with all laws, rules, regulations and ordinances affecting the Property; (b) not lease or license all or any portion of the Property or enter into any agreement granting rights to any person, firm or entity to occupy or use all or any portion of the Property which would remain in effect after Closing; (c) not enter into any service or management contract affecting the Property which would remain in effect after Closing, and Seller shall deliver the Property free from any such contract at Closing; (d) not make, create or allow any transfer, lien, lease, encumbrances, easement, restriction, reservation, contractual or other right, license or interest involving the Property or any part thereof which will not be released at or prior to Closing, or act in such a way as would deprive or hinder Seller from transferring the Property to Purchaser in accordance with the terms and conditions of this Agreement; (e) not cause any action to be

taken which would cause any of the representations or warranties in Section 13 above to be untrue as of the Closing date; (f) not apply for or acquiesce in any change in the current land use or zoning classification of the Property; (g) not apply for any special property tax status or designation for the Property and (h) not conduct any grading or clearing of trees.

15. Default. If Seller defaults under this Agreement and such default continues for ten (10) days after receipt of written notice, Purchaser may, at its election: (a) prosecute an action for specific performance of this Agreement, (b) terminate this Agreement and receive an immediate refund of all Option Fees previously paid by it, and be reimbursed by Seller for its expenses incurred in optioning and investigating the Property, or (c) pursue any other remedies available to it at law or in equity for Seller's breach.

16. Confidentiality. Seller shall not disclose to anyone, at any time or in any manner, other than to Seller's counsel or Seller's agents or independent contractors associated with the Property who must agree to maintain the information in the strictest confidence, or in a judicially or administratively ordered proceeding where the disclosure is required by law, the Option Fee or the Purchase Price payable by Purchaser under this Agreement, unless Purchaser consents in writing to the disclosure. The provisions of this paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

17. Memorandum of Option. Seller shall, upon Purchaser's request, execute a Memorandum of Option in recordable form, which Purchaser may record at Purchaser's expense in the office of the Chancery Clerk. In the event the Option is not exercised, Purchaser shall, upon Seller's written request, promptly execute a release of any Memorandum of Option in recordable form.

18. Other Contracts. To the extent that the property, or any portion thereof, may be enrolled or is under contract with any governmental agency, Federal or State, involving any subsidy or financial assistance farm program which, if cancelled would result in a monetary penalty to the Seller, the Purchaser agrees to be responsible for and pay the penalty amount in the event of any such termination or cancellation of the program contract.

19. Tax Deferred Treatment. The Seller reserves the right, in the sale of the property, to engage in a tax deferred exchange under the provisions of IRC § 1031 or similar regulations, in which event Purchaser agrees to cooperate with Seller in consummating the transaction, provided, however, that any additional cost incurred as a result of that election will be the sole responsibility of the Seller.

20. Assignment. Purchaser shall have the right to assign its rights under this Agreement to the City of Starkville, Oktibbeha County, Oktibbeha County Economic Development Authority, or any other similar governmental entity (i.e. an economic development authority) without the consent of Seller, by delivering written notice of the assignment to Seller at any time prior to the Closing. Any such assignment shall not alter

or change Purchaser's original intent and use of subject property for economic/industrial development purposes. Any other assignment by Purchaser shall require the consent of Seller.

21. Time of the Essence. Time shall be of the essence in the performance of all obligations under this Agreement. If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required under this Agreement must be performed, or by which Closing must be held, expires on a Saturday, Sunday or a holiday, then such time period shall be automatically extended to the next business day.

22. Controlling Law. This Agreement has been entered into under, and shall be interpreted and construed according to, the laws of the State of Mississippi.

23. Entire Agreement, Modification. This Agreement and all exhibits attached hereto, if any, constitute the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the Property. Seller and Purchaser expressly agree that there are no oral or written understandings or agreements between them that in any way change the terms, covenants and conditions set forth in this Agreement, and that no modification of this Agreement, and no waiver of any of its terms or conditions, shall be effective unless made in writing and duly executed by both parties.

24. Notices All notices provided or permitted to be given under this agreement must be in writing and may be served by depositing same in the United States mail or national overnight delivery service, or by hand delivering the same to such person. For purposes of notice, the addresses of the parties shall be as follows:

If to Purchaser: Golden Triangle Development LINK
Post Office Box 1328
Columbus, MS 39703

If to Seller: Ramsay Brothers, LLC
Attn: **Sandy Ramsay**
1305 South Montgomery Street
Starkville, MS 39759

25. Effective Date. The "Effective Date" of the Agreement shall be the date of execution of this Agreement by the last to sign of the Purchaser and the Seller.

26. Attorneys' Fees. The substantially successful party in any proceeding to enforce any provision of this Agreement shall be entitled to recover all costs of such proceeding, including reasonable attorneys' fees and expenses. The provisions of this paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

27. Special Provisions.

(a) Purchaser agrees to provide to the Seller one bound copy of any reports, surveys or studies commissioned and received by the Purchaser during the Option Period.

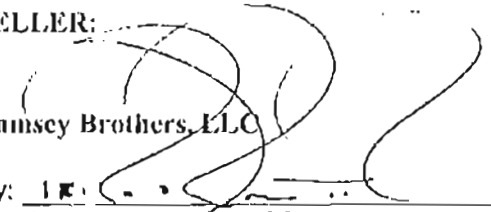
(b) Upon the exercise of this Option by Purchaser and provided Seller elects to construct a boundary line fence along the South boundary of the property purchased pursuant to this Agreement, Purchaser agrees to pay up to the amount of . . . apply to the construction of a boundary line fence of Seller's choice.

(c) Seller and Purchaser agree that a Memorandum of this Option Agreement may be recorded in the land records of Oktibbeha County, Mississippi, at the request of either party. Upon such request, the parties agree to execute such Memorandum so as to comply with recording requirements of the Chancery Clerk's Office in Oktibbeha County, Mississippi.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement effective as of the date of execution by the last to sign of the Purchaser and the Seller.

SELLER:

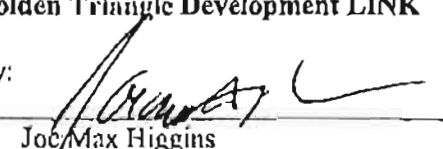
Ramsey Brothers, LLC

By: 
Derq S. Ramsey, Jr., Manager

Date: 5-28-2014

PURCHASER:

Golden Triangle Development LINK

By: 
Joe Max Higgins

Date: 5.28.14

STATE OF MISSISSIPPI

COUNTY OF Oktibbeha

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of May, 2014, within my jurisdiction, the within named **Dero S. Ramsey, Jr.**, who acknowledged that he is Manager of Ramsey Brothers, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first being duly authorized so to do.



Lucinda D. Hughes
NOTARY PUBLIC

My Commission Expires: 3/24/18

STATE OF MISSISSIPPI

COUNTY OF Lowndes

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of May, 2014, within my jurisdiction, the within named **Joe Max Higgins**, who acknowledged that he is Chief Executive Officer of Golden Triangle Development LINK, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first being duly authorized so to do.

Jan Atkins
NOTARY PUBLIC

(SEAL)

My Commission Expires:

NTS:1060



OPTION AGREEMENT

THIS OPTION AGREEMENT is made and entered into by and between 4/J I, L.P., a Mississippi limited partnership (referred to as "Seller"), and Golden Triangle Development LINK (referred to as "Purchaser").

GRANT OF OPTION

For and in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller grants to Purchaser, its successors and assigns, on the terms and conditions set forth below, the exclusive right and option (the "Option") to purchase that certain real property (the "Property") located in Oktibbeha County, Mississippi more fully described as follows:

All that part of the Northwest Quarter of the Northeast Quarter located and situated East of Mississippi Highway 25 Bypass in Section 32, Township 19, Range 14 East, Oktibbeha County, Mississippi, containing 16 acres, more or less.

The legal description of the Property taken from the survey and/or the current ownership deed descriptions, may, in Purchaser's sole discretion, be used in the General Warranty Deed from Seller to Purchaser.

STATEMENT OF AGREEMENT

The Option is granted on the following terms and conditions:

1. Purchase Price. The purchase price of the Property (the "Purchase Price") shall be as follows:

(a) The West six (6) acres of the property as described herein shall be conveyed by separate Warranty Deed for a total purchase price of

(b) The remaining portion (warranted to be not less than 9.58 acres) of the property described herein shall be transferred to the Purchaser

The Purchase Price shall be payable in full at closing. All Option Fees, if any, paid prior to the closing shall be credited against the Purchase Price at Closing.

2. Initial Term and Extension Rights. The Initial Term of the Option Period shall begin on the Effective Date of this Agreement as defined in paragraph 25 hereof and shall expire on November 1, 2015 (the "Initial Term").

3. Warranty of Title. Seller represents and warrants that, at the closing, Seller will convey to the Purchaser good, marketable and indefeasible fee simple title to the Property, free and clear of all liens and encumbrances, subject only to taxes for the current year (not yet due and payable) and existing rights of way and easement for public utilities and public roads and any other matters previously approved or deemed accepted by Purchaser in accordance with Section 4 below.

4. Title Examination. In the event of and at such time as Purchaser may elect to exercise its option to purchase as to each separate parcel, Purchaser, within forty-five (45) days thereafter, shall obtain a title commitment from a title insurance company of its choice setting forth the status of the title to the Property. Upon receipt of the title commitment, Purchaser shall deliver a copy of the title commitment to Seller, thereby advising of and showing all liens, claims, encumbrances, reservations, restrictions, and other matters, if any, relating to the title of the property that affects the merchantability of the property. Seller, at his sole expense, shall use reasonable efforts to remedy any title objections to the reasonable satisfaction of the Purchaser within forty-five (45) days after delivery of the title commitment to Seller, and Purchaser agrees to cooperate to the fullest with Seller in its efforts to remedy the objections. If the objections are not cured or remedied, or satisfactory provision made therefore, prior to the expiration of the forty-five (45) day period referred to herein, then Purchaser, at its election, shall have the right to either: (a) accept title to the Property subject to the objections; or (b) terminate this Agreement, in which event Seller shall refund to Purchaser all option fees previously paid, and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this Agreement. Notwithstanding the foregoing, Seller, at his sole cost, shall be obligated to remove at or before Closing (or apply a portion of the Purchase Price to satisfy such obligations at closing), all mortgages, deeds of trust, judgment liens, mechanics and materialmen's liens, and other liens against the Property securing monies to be paid (unless caused by the actions of Purchaser), whether or not Purchaser objects thereto.

5. Inspections and Survey. During the Initial Term of this Option, Purchaser and its agents shall have, and Seller hereby grants to Purchaser, the right of ingress and egress on, over, through, across, to and from the Property and Seller's other adjoining property, if any, for the purpose of making any inspections, explorations, tests (including environmental inspections, samplings, drillings, and tests) and surveys of the Property as Purchaser may desire, or engaging in any other property evaluation and assessment activities which Purchaser deems appropriate. In particular, Purchaser may elect to cause a licensed surveyor or engineer to prepare an accurate Survey of the Property, establishing the boundaries of the Property and showing the location of all easements or encroachments, if any, affecting the Property. Purchaser reserves the right to make written objections to title as provided in Section 4 based upon the Survey. Once the Survey has been prepared, a legal description of the Property prepared from the Survey may, at Purchaser's discretion, be used in the General Warranty Deeds from Seller to Purchaser.

By entering the Property for this or any other purpose, Purchaser:

- (a) accepts the risk of any damage it may cause to the Property or any injury caused to any person,
- (b) agrees, in the event Purchaser does not exercise its Option and purchase the Property, to repair any damage caused by Purchaser to the Property, and
- (c) accepts responsibility for all damages, if any, caused by Purchaser's negligence or other misconduct in connection with Purchaser's activities on the Property during the term of this Option.

6. Delivery of Due Diligence Items. Upon request of Purchaser, Seller covenants and agrees to provide Purchaser true, correct and complete copies of the items listed below, to the extent such items are available and are within Seller's actual possession or control. The items are as follows:

- (a) Copies of property tax bills, utility bills (if any) and similar records relating to the Property for the past two (2) years.
- (b) Copies of any and all unrecorded agreements, licenses, and other contracts (including service) relating to the Property.
- (c) Copies of any and all environmental assessments obtained by Seller with respect to the Property, including without limitation, any Phase I and Phase II studies.
- (d) Seller's most recent survey, along with any soil tests, topographical maps, etc.
- (e) Feasibility studies, surveys, appraisals and such other materials as may be material to an evaluation of the Property.
- (f) Copies of title certificates, title insurance policies and title reports with respect to the Property.
- (g) Any other information reasonably requested by Purchaser including, if applicable, documents verifying the legal existence of the Seller and confirming good standing in the State of Mississippi.

7. Exercise or Election Not To Exercise. Purchaser shall have the right, at any time during the option period set forth herein, to exercise its option to purchase the property described herein. If Purchaser elects to exercise this Option, it shall do so by sending a written notice to that effect, addressed to Seller at the address set forth in the notice provisions of this Agreement, and deposited in the United States mail or national overnight delivery service or by hand delivering such written notice to Seller on or before the expiration of the Initial Term. Purchaser's notice shall specify the place, date and time that

the closing of the purchase and sale of the Property (the "Closing") will take place, which shall be no later than One Hundred Twenty (120) days after Purchaser exercises the Option. If the notice of exercise is mailed via the U.S. Postal Service or a national overnight delivery service, the notice shall be deemed to have been delivered when mailed, if sent with prepaid postage by certified or registered mail, or when deposited with such national overnight delivery service.

Subject to the provisions of paragraph 4, if Purchaser fails to exercise the Option on or before the expiration of the Initial Term, then this Option shall terminate and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this agreement.

8. Closing. At the Closing:

- (a) Seller shall cause to be delivered release(s) of liens, if any, from all lienholders holding liens affecting the Property.
- (b) Seller shall execute and deliver to the Purchaser a General Warranty Deed covering the Property, conveying good and indefeasible fee simple title to the Property, in form and substance satisfactory to Purchaser.
- (c) Seller shall execute and deliver to Purchaser or its title insurer: (1) an owner's affidavit in form satisfactory to purchaser and the title insurance company, and (2) such other affidavits or certifications required by the Title Company to issue the Title Policy.
- (d) Purchaser, at Purchaser's sole cost and expense, may obtain an owner's title insurance policy in the amount of the Purchase Price, naming Purchaser as the insured, together with such title endorsements required by Purchaser, to the extent available.
- (e) Purchaser shall tender to Seller the balance of the Purchase Price subject to any credit or adjustment to the Purchase Price as set forth in this agreement.
- (f) Seller shall execute and deliver to Purchaser a general assignment conveying to Purchaser, without representation or warranty and to the extent assignable, Seller's rights with respect to any and all tangible and intangible rights, privileges and appurtenances pertaining to the Property, including without limitation, any development rights.
- (g) Seller shall execute and deliver to Purchaser such other closing documents requested by Purchaser, including corporate or other legal entity authorization for the transaction.
- (h) At the Closing, all ad valorem real property taxes and similar assessments for the year of Closing with respect to the Property (including both general and

special assessments) shall be prorated between Purchaser and Seller as of the day of Closing. In the event that the property taxes or assessments for the year of Closing have not yet been determined, the proration shall be based on such taxes or assessments for the preceding year, and at such time as the taxes or assessments for the year of Closing are paid, the parties hereto agree to correct any inaccuracies in such proration. This Section 8(h) shall survive the Closing.

9. Possession. Seller shall deliver exclusive possession of the Property to Purchaser at the Closing, in the same condition as on the Effective Date, ordinary wear and tear excepted, free and clear of all tenants, occupants, or parties in possession.

10. Brokers. Each of Seller and Purchaser represents and warrants to the other that it has not hired, engaged or consulted with any broker or agent to which the other party has or will have any obligation.

11. Closing Expenses. Purchaser shall be responsible for all costs of investigating the Property, closing costs, cost of survey, the cost of the initial title search, the cost of the Title Policy, the cost of the General Warranty Deed, and all recording fees. Each party shall be responsible for its own attorney's fees.

12. Governmental Approvals. In the event that the approval of any governmental entity, including but not limited to rezoning, special permits, regulatory permits, environmental permits or variances, is required for Purchaser's intended use of the Property, Seller agrees to promptly execute any forms and applications related thereto and take any actions that Purchaser reasonably requests, but the burden of obtaining such approval shall be borne by Purchaser at its expense. Seller shall cooperate with Purchaser in pursuing the foregoing.

13. Representations and Warranties. For the purpose of inducing Purchaser to enter into this Agreement, Seller represents and warrants to Purchaser the following:

- (a) This Agreement constitutes the legal, valid, and binding obligation of Seller enforceable in accordance with its terms;
- (b) The compliance with or fulfillment of the terms and conditions of this Agreement will not conflict with, violate, constitute a default under, or result in a breach of the terms, conditions, or provisions of any contract or agreement to which Seller (individually and collectively) is a party or by which Seller (individually and collectively) is otherwise bound;
- (c) There are no pending or, to the knowledge of Seller, threatened actions or proceedings against Seller (individually and collectively) or the Property that, if determined adversely to Seller (individually and collectively), would materially adversely affect Seller's ability to perform its obligations

under this Contract or that would enjoin or prevent the consummation of the Closing;

- (d) There are no parties in possession of the Property other than Seller except as may be noted herein;
- (e) There are no pending or, to the knowledge of Seller, threatened claims for labor performed, materials furnished, or services rendered in connection with constructing, improving, or repairing the Property with respect to which liens may or could be filed against the Property;
- (f) Seller has paid or will pay prior to the Closing, in the ordinary course of Seller's business, all bills and other payments due in connection with the ownership, operation, construction, repair, and maintenance of the Property;
- (g) To the knowledge of Seller, Seller is not in breach of any law or regulation, or the order of any court or federal, state, municipal, or other governmental authority, in connection with the Property or Seller's present use or operation of the Property;
- (h) To the knowledge of Seller, there are no Hazardous Materials present at the Property. For purposes of this Section 13(h), "Hazardous Materials" means any chemicals, pollutants, contaminants, wastes, toxic substances, or petroleum products defined in, governed under, or regulated pursuant to any applicable federal, state, or local laws or regulations relating to pollution, the protection of human health, or the environment;
- (i) None of the representations of Seller in this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary in order to make any representation contained herein not misleading in light of the circumstances in which such representation is made;
- (j) The representations set forth in this Section 13 are true and correct as of the date of this Contract, as of the date of Closing, and shall survive the Closing; and

14. Ownership of Property Pending Closing. Seller covenants and agrees that from and after the date hereof through the Closing, Seller shall (a) comply with all laws, rules, regulations and ordinances affecting the Property; (b) not lease or license all or any portion of the Property or enter into any agreement granting rights to any person, firm or entity to occupy or use all or any portion of the Property which would remain in effect after Closing; (c) not enter into any service or management contract affecting the Property which would remain in effect after Closing, and Seller shall deliver the Property free from any such

contract at Closing; (d) not make, create or allow any transfer, lien, lease, encumbrances, easement, restriction, reservation, contractual or other right, license or interest involving the Property or any part thereof which will not be released at or prior to Closing, or act in such a way as would deprive or hinder Seller from transferring the Property to Purchaser in accordance with the terms and conditions of this Agreement; (e) not cause any action to be taken which would cause any of the representations or warranties in Section 13 above to be untrue as of the Closing date; (f) not apply for or acquiesce in any change in the current land use or zoning classification of the Property; (g) not apply for any special property tax status or designation for the Property and (h) not conduct any grading or clearing of trees,

15. Default. If Seller defaults under this Agreement and such default continues for ten (10) days after receipt of written notice, Purchaser may, at its election: (a) prosecute an action for specific performance of this Agreement, (b) terminate this Agreement and receive an immediate refund of all Option Fees previously paid by it, and be reimbursed by Seller for its expenses incurred in optioning and investigating the Property, or (c) pursue any other remedies available to it at law or in equity for Seller's breach.

16. Confidentiality. Seller shall not disclose to anyone, at any time or in any manner, other than to Seller's counsel or Seller's agents or independent contractors associated with the Property who must agree to maintain the information in the strictest confidence, or in a judicially or administratively ordered proceeding where the disclosure is required by law, the Option Fee or the Purchase Price payable by Purchaser under this Agreement, unless Purchaser consents in writing to the disclosure. The provisions of this paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

17. Memorandum of Option. Seller shall, upon Purchaser's request, execute a Memorandum of Option in recordable form, which Purchaser may record at Purchaser's expense in the office of the Chancery Clerk. In the event the Option is not exercised, Purchaser shall, upon Seller's written request, promptly execute a release of any Memorandum of Option in recordable form.

18. Other Contracts. To the extent that the property, or any portion thereof, may be enrolled or is under contract with any governmental agency, Federal or State, involving any subsidy or financial assistance farm program which, if cancelled would result in a monetary penalty to the Seller, the Purchaser agrees to be responsible for and pay the penalty amount in the event of any such termination or cancellation of the program contract.

19. Tax Deferred Treatment. The Seller reserves the right, in the sale of the property, to engage in a tax deferred exchange under the provisions of IRC § 1031 or similar regulations, in which event Purchaser agrees to cooperate with Seller in consummating the transaction, provided, however, that any additional cost incurred as a result of that election will be the sole responsibility of the Seller.

20. Assignment. Purchaser shall have the right to assign its rights under this Agreement to the City of Starkville, Oktibbeha County, Oktibbeha County Economic Development Authority, or any other similar governmental entity (i.e. an economic development authority) without the consent of Seller, by delivering written notice of the assignment to Seller at any time prior to the Closing. Any such assignment shall not alter or change Purchaser's original intent and use of subject property for economic/industrial development purposes. Any other assignment by Purchaser shall require the consent of Seller.

21. Time of the Essence. Time shall be of the essence in the performance of all obligations under this Agreement. If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required under this Agreement must be performed, or by which Closing must be held, expires on a Saturday, Sunday or a holiday, then such time period shall be automatically extended to the next business day.

22. Controlling Law. This Agreement has been entered into under, and shall be interpreted and construed according to, the laws of the State of Mississippi.

23. Entire Agreement. Modification. This Agreement and all exhibits attached hereto, if any, constitute the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the Property. Seller and Purchaser expressly agree that there are no oral or written understandings or agreements between them that in any way change the terms, covenants and conditions set forth in this Agreement, and that no modification of this Agreement, and no waiver of any of its terms or conditions, shall be effective unless made in writing and duly executed by both parties.

24. Notices All notices provided or permitted to be given under this agreement must be in writing and may be served by depositing same in the United States mail or national overnight delivery service, or be hand delivering the same to such person. For purposes of notice, the addresses of the parties shall be as follows:

If to Purchaser: Golden Triangle Development LINK
 Post Office Box 1328
 Columbus, MS 39703

If to Seller: 4/J I, L.P.
 Post Office Box 231
 Starkville, MS 39760

25. Effective Date. The "Effective Date" of the Agreement shall be the date of execution of this Agreement by the last to sign of the Purchaser and the Seller.

26. Attorneys' Fees. The substantially successful party in any proceeding to enforce any provision of this Agreement shall be entitled to recover all costs of such proceeding, including reasonable attorneys' fees and expenses. The provisions of this paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

27. Special Provisions.

(a) Purchaser agrees to provide to the Seller one bound copy of any reports, surveys or studies commissioned and received by the Purchaser during the Option Period.

(b) Purchaser will work in good faith with the City of Starkville and/or Oktibbeha County to access future hospital road extension from its connection at Reed Road due West to Highway 25 crossover located directly North of the proposed Josey land purchase as long as the road does not interfere with Purchaser's intended use of the property to be acquired under the provisions of this Option Agreement.

(c) Seller and Purchaser agree that a Memorandum of this Option Agreement may be recorded in the land records of Oktibbeha County, Mississippi, at the request of either party. Upon such request, the parties agree to execute such Memorandum so as to comply with recording requirements of the Chancery Clerk's Office in Oktibbeha County, Mississippi.

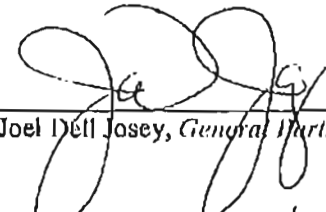
IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement effective as of the date of execution by the last to sign of the Purchaser and the Seller.

SELLER:

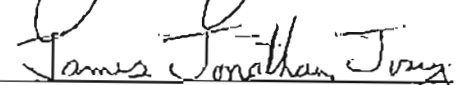
4/J I, L.P.

By: 
David Harrell Josey, General Partner

Date: 5-5-14

By: 
Joel Dell Josey, General Partner

Date: 5/6/14

By: 
James Jonathan Josey, General Partner

Date: 5/5/2014

PURCHASER:

Golden Triangle Development LINK

By: _____

Joe Max Higgins

Date: _____

STATE OF Mississippi
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of May, 2014, within my jurisdiction, the within named **David Harrell Josey**, who acknowledged that he is a General Partner of 4/J I, L.P., a Mississippi limited partnership, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first being duly authorized so to do.

NOTARY PUBLIC

(SEAL)

My Commission Expires _____



STATE OF MS
COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of May, 2014, within my jurisdiction, the within named **Joel Dell Josey**, who acknowledged that he is a General Partner of 4/J I, L.P., a Mississippi limited partnership, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first being duly authorized so to do.

(SEAL)

My Commission Expires:



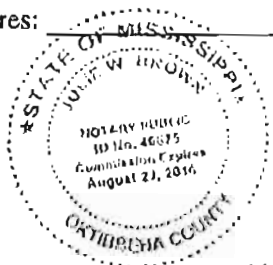
Ashley Holley
NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of May, 2014, within my jurisdiction, the within named **James Jonathan Josey**, who acknowledged that he is a General Partner of 4/J I, L.P., a Mississippi limited partnership, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first being duly authorized so to do.

(SEAL)

My Commission Expires:



Julie W. Brown
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF Leflore

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 2014, within my jurisdiction, the within named **Joe Max Higgins**, who acknowledged that he is Chief Executive Officer of Golden Triangle Development LINK, and that for and on behalf of the said entity, and as its authorized agent, he executed the above and foregoing instrument, after first being duly authorized to do so.



Mallory Thompson
NOTARY PUBLIC

My Comm. Expires: 8.05.17

NTS:1060

OPTION AGREEMENT

THIS OPTION AGREEMENT is made and entered into by and between William Dean Stark, as Trustee of the William Dean Stark Revocable Trust, and Jeffrey Forrest Barnes, as Successor Trustee of the Donna Barnes Stark Revocable Trust, (collectively referred to as "Seller"), and Golden Triangle Development LINK (referred to as "Purchaser").

GRANT OF OPTION

For and in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller grants to Purchaser, its successors and assigns, on the terms and conditions set forth below, the exclusive right and option (the "Option") to purchase that certain real property (the "Property") located in Oktibbeha County, Mississippi more fully described as follows:

TRACT I: The West Half of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, containing 80 acres, more or less.

SUBJECT TO a *Right of Way Easement for Underground Sewer Line* in favor of the City of Starkville, Mississippi, as recorded in Deed Book 2003 at pages 6451 - 6453.

LESS AND EXCEPT: 2.5 acres, more or less, conveyed to the State Highway Commission of Mississippi, as described in Deed Book 193 at page 136.

LESS AND EXCEPT the following (See Deed Book 731 at page 19): Commence with the intersection of the East side of the Southwest Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of U. S. Highway No. 82 and run North a distance of 600 feet; thence run West a distance of 243 feet to the point of beginning.

Thence run North a distance of 365 feet; thence run West a distance of 365 feet; thence run South a distance of 365 feet; thence run East a distance of 365 feet to the point of beginning.

Being 3.0 acres located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

LESS AND EXCEPT the following (See Deed Book 860 at page 617): Commence with the intersection of the West boundary of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-

way of U. S. Highway No. 82 and run North 89 degrees 36 minutes East along the North right-of-way of U. S. Highway No. 82 a distance of 60.0 feet and use as the Point of Beginning.

Thence continue North 89 degrees 36 minutes East along the North right-of-way of U. S. Highway No. 82 a distance of 415.0 feet; thence run North 14 degrees 13 minutes West a distance of 342.0 feet; thence run North 68 degrees 25 minutes East a distance of 220.0 feet; thence run North 76 degrees 20 minutes East a distance of 150.0 feet; thence run North 76 degrees 15 minutes East a distance of 124.0 feet; thence run North 78 degrees 30 minutes East a distance of 478.0 feet to the center line of a creek; thence run North 14 degrees 41 minutes West along the center line of said creek a distance of 394.0 feet; thence run North 29 degrees 41 minutes West along the center line of said creek a distance of 375.0 feet; thence run North 70 degrees 20 minutes West along the center line of said creek a distance of 190.0 feet; thence run North 53 degrees 30 minutes West along the center line of said creek a distance of 100.0 feet; thence run North 35 degrees 20 minutes West along the center line of said creek a distance of 170.0 feet to a point where a second creek enters; thence run South 18 degrees 10 minutes West along the center line of the second creek a distance of 285.0 feet; thence run South 33 degrees 10 minutes West along the center line of the second creek a distance of 235.0 feet; thence run South 23 degrees 20 minutes West along the center line of the second creek a distance of 390.0 feet; thence run South 25 degrees 00 minutes West along the center line of the second creek a distance of 470.0 feet; thence run South 14 degrees 20 minutes West a distance of 207.0 feet; thence run South 02 degrees 35 minutes West a distance of 95.0 feet to the point of beginning.

Being 20.0 acres located in the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi;

And also a permanent easement for ingress and egress of twenty-five (25) feet in width over and across a gravel driveway from the subject property to U. S. Highway 82, and subject to a permanent easement for ingress and egress reserved of twenty-five (25) feet in width over and across a gravel driveway from U. S. Highway 82 for ingress and egress as set forth in Deed Book 731 at pages 21 - 24, in the Office of the Chancery Clerk of Oktibbeha County, Mississippi.

LESS AND EXCEPT the following (See Deed Book 2005 at page 1314): Commencing with the intersection of the West boundary of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right of way of U.S. Highway No. 82 and run North 82 degrees 36 minutes East along said right of way of U.S. Highway No. 82 a distance of 475.0 feet to the point of beginning.

From said point of beginning run thence South 89 degrees 00 minutes East along the North right of way of U.S. Highway No. 82 a distance of 502.12 feet; thence North 09 degrees 35 minutes West for a distance of 499.61 feet; thence South 78 degrees 30 minutes West for a distance of 32.83 feet; thence South 76 degrees 15 minutes West for a distance of 124.0 feet; thence South 76 degrees 20 minutes West for a distance of 150.0 feet; thence South 68 degrees 25 minutes West for a distance of 220.0 feet; thence South 14 degrees 13 minutes East for a distance of 342.0 feet to the point of beginning.

Said parcel being located in the Southwest Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 15 East, Oktibbeha County, Mississippi, and also being part of Lot 6 of Block 78 as shown on the Michael Baker Official Map of the City of Starkville, Mississippi, 1974 Edition and contains 5.00 acres. (118M-00-001.02)

TRACT II: The Northeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, being forty acres, more or less, together with an easement for ingress and egress sixty feet of equal width over and across the Northwest Quarter of the Southeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, the same being a sixty-foot easement to the Reed Road.

TRACT III: Commence with the intersection of the West side of the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of U. S. Highway No. 82 and use as the Point of Beginning.

Thence run South 83 degrees 00 minutes East along the North right-of-way of U. S. Highway No. 82 a distance of 496.0 feet; thence run North 79 degrees 20 minutes East along the North right-of-way of Mississippi Highway No. 82 a distance of 288.0 feet; thence run North a distance of 1,200.0 feet; thence run West a distance of 810.4 feet; thence run South a distance of 1,260.0 feet to the point of beginning.

Being 22.06 acres located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, and within the City of Starkville, Mississippi.

TRACT IV: The West Half of the Northwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

TRACT V: All that part of the Northeast Quarter of the Northwest Quarter located and being situated South of that certain right of way easement for underground sewer line conveyed to the City of Starkville, Mississippi, all in Section 33, Township 19, Range 14 East, Oktibbeha County, Mississippi.

TRACT VI: The Southeast Quarter of the Northwest Quarter of Section 33, Township 19, Range 14 East, Oktibbeha County, Mississippi.

TRACT VII: The West One-Third (1/3) of the Southwest Quarter of the Northeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

The legal description of the Property taken from the survey and/or the current ownership deed descriptions, may, in Purchaser's sole discretion, be used in the General Warranty Deed from Seller to Purchaser.

STATEMENT OF AGREEMENT

The Option is granted on the following terms and conditions:

1. **Purchase Price.** The purchase price of the Property (the "Purchase Price") shall be total purchase price to be determined in accord with the provisions of paragraph 5.

The Purchase Price shall be payable in full at closing. All Option Fees, if any, paid prior to the closing shall be credited against the Purchase Price at Closing.

2. **Initial Term and Extension Rights.** The Initial Term of the Option Period shall begin on the Effective Date of this Agreement as defined in paragraph 25 hereof and shall expire on November 1, 2015 (the "Initial Term").

3. **Warranty of Title.** Seller represents and warrants that, at the closing, Seller will convey to the Purchaser good, marketable and indefeasible fee simple title to the Property, free and clear of all liens and encumbrances, subject only to taxes for the current year (not yet due and payable) and existing rights of way and easement for public utilities and public roads and any other matters previously approved or deemed accepted by Purchaser in accordance with Section 4 below.

4. **Title Examination.** In the event of and at such time as Purchaser may elect to exercise its option to purchase as to each separate parcel, Purchaser, within forty-five (45) days thereafter, shall obtain a title commitment from a title insurance company of its choice setting forth the status of the title to the Property. Upon receipt of the title commitment,

Purchaser shall deliver a copy of the title commitment to Seller, thereby advising of and showing all liens, claims, encumbrances, reservations, restrictions, and other matters, if any, relating to the title of the property that affects the merchantability of the property. Seller, at his sole expense, shall use reasonable efforts to remedy any title objections to the reasonable satisfaction of the Purchaser within forty-five (45) days after delivery of the title commitment to Seller, and Purchaser agrees to cooperate to the fullest with Seller in its efforts to remedy the objections. If the objections are not cured or remedied, or satisfactory provision made therefore, prior to the expiration of the forty-five (45) day period referred to herein, then Purchaser, at its election, shall have the right to either: (a) accept title to the Property subject to the objections; or (b) terminate this Agreement, in which event Seller shall refund to Purchaser all option fees previously paid, and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this Agreement. Notwithstanding the foregoing, Seller, at his sole cost, shall be obligated to remove at or before Closing (or apply a portion of the Purchase Price to satisfy such obligations at closing), all mortgages, deeds of trust, judgment liens, mechanics and materialmen's liens, and other liens against the Property securing monies to be paid (unless caused by the actions of Purchaser), whether or not Purchaser objects thereto.

5. Inspections and Survey. During the Initial Term of this Option, and upon 72 hours prior notice to the Seller, Purchaser and its agents shall have, and Seller hereby grants to Purchaser, the right of ingress and egress on, over, through, across, to and from the Property and Seller's other adjoining property, if any, for the purpose of making any inspections, explorations, tests (including environmental inspections, samplings, drillings, and tests) and surveys of the Property as Purchaser may desire, or engaging in any other property evaluation and assessment activities which Purchaser deems appropriate. In particular, Purchaser may elect to cause a licensed surveyor or engineer to prepare an accurate Survey of the Property, establishing the boundaries of the Property and showing the location of all easements or encroachments, if any, affecting the Property. Purchaser reserves the right to make written objections to title as provided in Section 4 based upon the Survey. Once the Survey has been prepared, a legal description of the Property prepared from the Survey may, at Purchaser's discretion, be used in the General Warranty Deed from Seller to Purchaser. If the purchase price of the property as set forth in paragraph 1 is based on a price per acre, the survey shall be used as the basis for determining total acreage in the property.

By entering the Property for this or any other purpose, Purchaser:

- (a) accepts the risk of any damage it may cause to the Property or any injury caused to any person,
- (b) agrees, in the event Purchaser does not exercise its Option and purchase the Property, to repair any damage caused by Purchaser to the Property, and

- (c) accepts responsibility for all damages, if any, caused by Purchaser's negligence or other misconduct in connection with Purchaser's activities on the Property during the term of this Option.

6. Delivery of Due Diligence Items. Upon request of Purchaser, Seller covenants and agrees to provide Purchaser true, correct and complete copies of the items listed below, to the extent such items are available and are within Seller's actual possession or control. The items are as follows:

- (a) Copies of property tax bills, utility bills (if any) and similar records relating to the Property for the past two (2) years.
- (b) Copies of any and all unrecorded agreements, licenses, and other contracts (including service) relating to the Property.
- (c) Copies of any and all environmental assessments obtained by Seller with respect to the Property, including without limitation, any Phase I and Phase II studies.
- (d) Seller's most recent survey, along with any soil tests, topographical maps, etc.
- (e) Feasibility studies, surveys, appraisals and such other materials as may be material to an evaluation of the Property.
- (f) Copies of title certificates, title insurance policies and title reports with respect to the Property.
- (g) Any other information reasonably requested by Purchaser including, if applicable, documents verifying the legal existence of the Seller and confirming good standing in the State of Mississippi.

7. Exercise or Election Not To Exercise. Purchaser shall have the right, at any time during the option period set forth herein, to exercise its option to purchase the property described herein. If Purchaser elects to exercise this Option, it shall do so by sending a written notice to that effect, addressed to Seller at the address set forth in the notice provisions of this Agreement, and deposited in the United States mail or national overnight delivery service or by hand delivering such written notice to Seller on or before the expiration of the Initial Term. Purchaser's notice shall specify the place, date and time that the closing of the purchase and sale of the Property (the "Closing") will take place, which shall be no later than One Hundred Twenty (120) days after Purchaser exercises the Option. If the notice of exercise is mailed via the U.S. Postal Service or a national overnight delivery service, the notice shall be deemed to have been delivered when mailed, if sent with prepaid postage by certified or registered mail, or when deposited with such national overnight delivery service.

Subject to the provisions of paragraph 4, if Purchaser fails to exercise the Option on or before the expiration of the Initial Term, then this Option shall terminate and thereafter neither party shall have any further liability to the other except as otherwise expressly set forth in this agreement.

8. Closing. At the Closing:

- (a) Seller shall cause to be delivered release(s) of liens, if any, from all lienholders holding liens affecting the Property.
- (b) Seller shall execute and deliver to the Purchaser a General Warranty Deed covering the Property, conveying good and indefeasible fee simple title to the Property, in form and substance satisfactory to Purchaser.
- (c) Seller shall execute and deliver to Purchaser or its title insurer: (1) an owner's affidavit in form satisfactory to purchaser and the title insurance company, and (2) such other affidavits or certifications required by the Title Company to issue the Title Policy.
- (d) Purchaser, at Purchaser's sole cost and expense, may obtain an owner's title insurance policy in the amount of the Purchase Price, naming Purchaser as the insured, together with such title endorsements required by Purchaser, to the extent available.
- (e) Purchaser shall tender to Seller the balance of the Purchase Price subject to any credit or adjustment to the Purchase Price as set forth in this agreement.
- (f) Seller shall execute and deliver to Purchaser a general assignment conveying to Purchaser, without representation or warranty and to the extent assignable, Seller's rights with respect to any and all tangible and intangible rights, privileges and appurtenances pertaining to the Property, including without limitation, any development rights.
- (g) Seller shall execute and deliver to Purchaser such other closing documents requested by Purchaser, including corporate or other legal entity authorization for the transaction.
- (h) At the Closing, all ad valorem real property taxes and similar assessments for the year of Closing with respect to the Property (including both general and special assessments) shall be prorated between Purchaser and Seller as of the day of Closing. In the event that the property taxes or assessments for the year of Closing have not yet been determined, the proration shall be based on such taxes or assessments for the preceding year, and at such time as the taxes or assessments for the year of Closing are paid, the parties hereto agree to correct any inaccuracies in such proration. This Section 8(h) shall survive the Closing.

9. Possession. Seller shall deliver exclusive possession of the Property to Purchaser at the Closing, in the same condition as on the Effective Date, ordinary wear and tear excepted, free and clear of all tenants, occupants, or parties in possession.

10. Brokers. Purchaser acknowledges that Seller is represented by Bulldog Realty as its Broker and that Purchaser has not hired, engaged or consulted with any broker or agent to which Seller has or will have any obligation.

11. Closing Expenses. Purchaser shall be responsible for all costs of investigating the Property, closing costs, cost of survey, the cost of the initial title search, the cost of the Title Policy, the cost of the General Warranty Deed, and all recording fees. Each party shall be responsible for its own attorney's fees.

12. Governmental Approvals. In the event that the approval of any governmental entity, including but not limited to rezoning, special permits, regulatory permits, environmental permits or variances, is required for Purchaser's intended use of the Property, Seller agrees to promptly execute any forms and applications related thereto and take any actions that Purchaser reasonably requests, but the burden of obtaining such approval shall be borne by Purchaser at its expense. Seller shall cooperate with Purchaser in pursuing the foregoing.

13. Representations and Warranties. For the purpose of inducing Purchaser to enter into this Agreement, Seller represents and warrants to Purchaser the following, subject to Seller's knowledge as Trustee:

- (a) This Agreement constitutes the legal, valid, and binding obligation of Seller enforceable in accordance with its terms;
- (b) The compliance with or fulfillment of the terms and conditions of this Agreement will not conflict with, violate, constitute a default under, or result in a breach of the terms, conditions, or provisions of any contract or agreement to which Seller (individually and collectively) is a party or by which Seller (individually and collectively) is otherwise bound;
- (c) There are no pending or, to the knowledge of Seller, threatened actions or proceedings against Seller (individually and collectively) or the Property that, if determined adversely to Seller (individually and collectively), would materially adversely affect Seller's ability to perform its obligations under this Contract or that would enjoin or prevent the consummation of the Closing;
- (d) There are no parties in possession of the Property other than Seller except as may be noted herein;

- (e) There are no pending or, to the knowledge of Seller, threatened claims for labor performed, materials furnished, or services rendered in connection with constructing, improving, or repairing the Property with respect to which liens may or could be filed against the Property;
- (f) Seller has paid or will pay prior to the Closing, in the ordinary course of Seller's business, all bills and other payments due in connection with the ownership, operation, construction, repair, and maintenance of the Property;
- (g) To the knowledge of Seller, Seller is not in breach of any law or regulation, or the order of any court or federal, state, municipal, or other governmental authority, in connection with the Property or Seller's present use or operation of the Property;
- (h) To the knowledge of Seller, there are no Hazardous Materials present at the Property. For purposes of this Section 13(h), "Hazardous Materials" means any chemicals, pollutants, contaminants, wastes, toxic substances, or petroleum products defined in, governed under, or regulated pursuant to any applicable federal, state, or local laws or regulations relating to pollution, the protection of human health, or the environment;
- (i) None of the representations of Seller in this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary in order to make any representation contained herein not misleading in light of the circumstances in which such representation is made;
- (j) The representations set forth in this Section 13 are true and correct as of the date of this Contract, as of the date of Closing, and shall survive the Closing; and

14. Ownership of Property Pending Closing. Seller covenants and agrees that from and after the date hereof through the Closing, Seller shall (a) comply with all laws, rules, regulations and ordinances affecting the Property; (b) not lease or license all or any portion of the Property or enter into any agreement granting rights to any person, firm or entity to occupy or use all or any portion of the Property which would remain in effect after Closing; (c) not enter into any service or management contract affecting the Property which would remain in effect after Closing, and Seller shall deliver the Property free from any such contract at Closing; (d) not make, create or allow any transfer, lien, lease, encumbrances, easement, restriction, reservation, contractual or other right, license or interest involving the Property or any part thereof which will not be released at or prior to Closing, or act in such a way as would deprive or hinder Seller from transferring the Property to Purchaser in accordance with the terms and conditions of this Agreement; (e) not cause any action to be taken which would cause any of the representations or warranties in Section 13 above to be

untrue as of the Closing date; (f) not apply for or acquiesce in any change in the current land use or zoning classification of the Property; (g) not apply for any special property tax status or designation for the Property and (h) not conduct any grading or clearing of trees.

15. Default. If Seller defaults under this Agreement and such default continues for ten (10) days after receipt of written notice, Purchaser may, at its election: (a) prosecute an action for specific performance of this Agreement, (b) terminate this Agreement and receive an immediate refund of all Option Fees previously paid by it, and be reimbursed by Seller for its expenses incurred in optioning and investigating the Property, or (c) pursue any other remedies available to it at law or in equity for Seller's breach.

16. Confidentiality. Seller shall not disclose to anyone, at any time or in any manner, other than to Seller's counsel or Seller's agents or independent contractors associated with the Property who must agree to maintain the information in the strictest confidence, or in a judicially or administratively ordered proceeding where the disclosure is required by law, the Option Fee or the Purchase Price payable by Purchaser under this Agreement, unless Purchaser consents in writing to the disclosure. The provisions of this paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

17. Memorandum of Option. Seller shall, upon Purchaser's request, execute a Memorandum of Option in recordable form, which Purchaser may record at Purchaser's expense in the office of the Chancery Clerk. In the event the Option is not exercised, Purchaser shall, upon Seller's written request, promptly execute a release of any Memorandum of Option in recordable form.

18. Other Contracts. To the extent that the property, or any portion thereof, may be enrolled or is under contract with any governmental agency, Federal or State, involving any subsidy or financial assistance farm program which, if cancelled would result in a monetary penalty to the Seller, the Purchaser agrees to be responsible for and pay the penalty amount in the event of any such termination or cancellation of the program contract.

19. Tax Deferred Treatment. The Seller reserves the right, in the sale of the property, to engage in a tax deferred exchange under the provisions of IRC § 1031 or similar regulations, in which event Purchaser agrees to cooperate with Seller in consummating the transaction, provided, however, that any additional cost incurred as a result of that election will be the sole responsibility of the Seller.

20. Assignment. Purchaser shall have the right to assign its rights under this Agreement to any party, without the consent of Seller, by delivering written notice of the assignment to Seller at any time prior to the Closing.

21. Time of the Essence. Time shall be of the essence in the performance of all obligations under this Agreement. If the time period by which any right, option or election

provided under this Agreement must be exercised, or by which any act required under this Agreement must be performed, or by which Closing must be held, expires on a Saturday, Sunday or a holiday, then such time period shall be automatically extended to the next business day.

22. Controlling Law. This Agreement has been entered into under, and shall be interpreted and construed according to, the laws of the State of Mississippi.

23. Entire Agreement, Modification. This Agreement and all exhibits attached hereto, if any, constitute the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the Property. Seller and Purchaser expressly agree that there are no oral or written understandings or agreements between them that in any way change the terms, covenants and conditions set forth in this Agreement, and that no modification of this Agreement, and no waiver of any of its terms or conditions, shall be effective unless made in writing and duly executed by both parties.

24. Notices All notices provided or permitted to be given under this agreement must be in writing and may be served by depositing same in the United States mail or national overnight delivery service, or be hand delivering the same to such person. For purposes of notice, the addresses of the parties shall be as follows:

If to Purchaser: Golden Triangle Development LINK
Post Office Box 1328
Columbus, MS 39703

If to Seller: William Dean Stark Revocable Trust
Attn: Eugenia (Genie) Stark Thomas
4270 I-55 North
Jackson, MS 39211
genie.thomas@phelps.com

Donna Barnes Stark Revocable Trust
Attn: Jeffrey Forrest Barnes
4915 Roane Road
Memphis, TN 38117

25. Effective Date. The "Effective Date" of the Agreement shall be the date of execution of this Agreement by the last to sign of the Purchaser and the Seller.

26. Attorneys' Fees. The substantially successful party in any proceeding to enforce any provision of this Agreement shall be entitled to recover all costs of such proceeding, including reasonable attorneys' fees and expenses. The provisions of this

paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

27. Special Provisions.

(a) Purchaser agrees to provide to the Seller one bound copy of any reports, surveys or studies commissioned and received by the Purchaser during the Option Period.

(b) Purchaser and Seller agree that Purchaser may assign this Option Agreement to an organization existing or formed to provide economic development services to the region.

(c) Seller and Purchaser agree that a Memorandum of this Option Agreement may be recorded in the land records of Oktibbeha County, Mississippi, at the request of either party. Upon such request, the parties agree to execute such Memorandum so as to comply with recording requirements of the Chancery Clerk's Office in Oktibbeha County, Mississippi.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement effective as of the date of execution by the last to sign of the Purchaser and the Seller.

SELLER:

William Dean Stark Revocable Trust

By: 

William Dean Stark, Trustee

Date: May 6, 2014

Donna Barnes Stark Revocable Trust,

By: _____

Jeffrey Forrest Barnes, Successor Trustee

Date: _____

paragraph shall survive the Closing, or the earlier termination or expiration of this Agreement.

27. Special Provisions.

(a) Purchaser agrees to provide to the Seller one bound copy of any reports, surveys or studies commissioned and received by the Purchaser during the Option Period.

(b) Purchaser and Seller agree that Purchaser may assign this Option Agreement to an organization existing or formed to provide economic development services to the region.

(c) Seller and Purchaser agree that a Memorandum of this Option Agreement may be recorded in the land records of Oktibbeha County, Mississippi, at the request of either party. Upon such request, the parties agree to execute such Memorandum so as to comply with recording requirements of the Chancery Clerk's Office in Oktibbeha County, Mississippi.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement effective as of the date of execution by the last to sign of the Purchaser and the Seller.

SELLER:

William Dean Stark Revocable Trust

By: _____
William Dean Stark, Trustee

Date: _____

Donna Barnes Stark Revocable Trust,

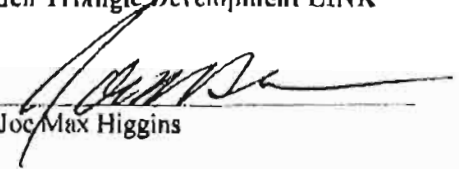
By: *Jeffrey Forrest Barnes*
Jeffrey Forrest Barnes, Successor Trustee

Date: May 6, 2014

PURCHASER:

Golden Triangle Development LINK

By:

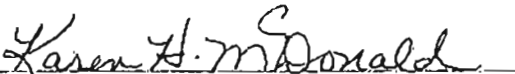

Joe Max Higgins

Date: _____

STATE OF MS

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of May, 2014, within my jurisdiction, the within named William Dean Stark who acknowledged that he is the Trustee of the William Dean Stark Revocable Trust, and that for and on behalf of said Trust, and as its act and deed, he executed the foregoing instrument after first having been duly authorized so to do.


NOTARY PUBLIC

(SEAL)

My Commission Expires: 4/2/16



STATE OF TN

COUNTY OF Shelby

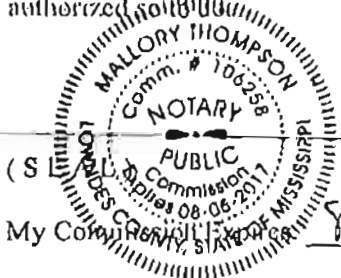
Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of MAY, 2014, within my jurisdiction, the within named **Jeffrey Forrest Barnes**, who acknowledged that he is the Successor Trustee of the Donna Barnes Stark Revocable Trust, and that for and on behalf of the said Trust he executed the above and foregoing instrument as Trustee, after first being duly authorized so to do.



Laura Brandon
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF Lauderdale

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 2014, within my jurisdiction, the within named **Joe Max Higgins**, who acknowledged that he is Chief Executive Officer of Golden Triangle Development LINK, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first being duly authorized so to do.



Mallory Thompson
NOTARY PUBLIC

My Commission Expires: 8/05/17
NTS:1060

EXHIBIT B
PROPERTY DESCRIPTION

TRACT I: The North 40 acres of the East Half of the Northeast Quarter of Section 32, Township 19, Range 14 East, Oktibbeha County, Mississippi

TRACT II: All that part of the Northwest Quarter of the Northeast Quarter located and situated East of Mississippi Highway 25 Bypass in Section 32, Township 19, Range 14 East, Oktibbeha County, Mississippi, containing 16 acres, more or less.

TRACT III: The West Half of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, containing 80 acres, more or less.

SUBJECT TO the following (see Deed Book 2003 at Pages 6451-6453): A construction easement over a strip of land forty (40) feet wide, lying twenty (20) feet on either side of an underground sewer line; and

A permanent maintenance easement over a strip of land twenty (20) feet wide, lying ten (10) feet on either side of underground sewer line;

Said easements lying along a ditch lying and being situated in the West Half of the West Half of Section 33, Township 19 North, Range 14 East.

LESS AND EXCEPT: the following (see Deed Book 193 at Page 136): The north $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 18, North, Range 14 East and the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 19 North, Range 14 East and containing 2.5 acres, more or less, exclusive of present road right-of-way being all the land owned by me/or us within certain limits more particularly described as follows:

A strip of land extending 50 feet right from the center line, and beginning at Station 223 plus 17 and ending at Station 249 plus 52, and

A strip of land extending 120 feet left from the center line, and beginning at Station 249 plus 52 and ending at Station 251 plus 00 and a strip of land extending to the left from the center line, and beginning at Station 251 plus 00 and ending at Station 263 plus 09, of a proposed highway as now surveyed and shown by the plans for the highway on file in the office of the State Highway Department at Jackson, MS and known as Federal Aid Project No 250-A between Maben and Starkville and are hereby specially referred to and made part hereof by reference.

LESS AND EXCEPT the following (See Deed Book 731 at Page 19): Commence with the intersection of the East side of the Southwest Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and run North a distance of 600 feet; thence run West a distance of 243 feet to the point of beginning.

Thence run North a distance of 365 feet; thence run West a distance of 365 feet; thence run South a distance of 365 feet; thence run East a distance of 365 feet to the point of beginning.

Being 3.0 acres located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

LESS AND EXCEPT the following (See Deed Book 860 at page 617): Commence with the intersection of the West boundary of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and run North 89 degrees 36 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 60.0 feet and use as the Point of Beginning.

TRACT IV: The Northeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, being forty acres, more or less, together with an easement for ingress and egress sixty feet of equal width over and across the Northwest Quarter of the Southeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, the same being a sixty-foot easement to the Reed Road.

TRACT V: Commence with the intersection of the West side of the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and use as the Point of Beginning.

Thence run South 83 degrees 00 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 496.0 feet; thence run North 79 degrees 20 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 288.0 feet; thence run North a distance of 1,200.0 feet; thence run West a distance of 810.4 feet; thence run South a distance of 1,260.0 feet to the point of beginning.

Being 22.06 acres located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, and within the City of Starkville, Mississippi.

TRACT VI: The West Half of the Northwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

TRACT VII: All that part of the Northeast Quarter of the Northwest Quarter located and being situated South of that certain right of way easement for underground sewer line conveyed to the City of Starkville, Mississippi, all in Section 33, Township 19, Range 14 East, Oktibbeha County, Mississippi (See Book 2003 at Page 6451).

TRACT VIII: The Southeast Quarter of the Northwest Quarter of Section 33, Township 19, Range 14 East, Oktibbeha County, Mississippi.

TRACT IX: The West One-Third (1/3) of the Southwest Quarter of the Northeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

COUNTY OF OKTIBBEHA
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LANDS SITUATED IN
SECTIONS 32 AND 33; TOWNSHIP 19
NORTH, RANGE 14 EAST, OKTIBBEHA
COUNTY, MISSISSIPPI

APPLICANT:
GOLDEN TRIANGLE DEVELOPMENT LINK
P.O. BOX 1328
COLUMBUS, MISSISSIPPI 39703

APPLICATION TO REZONE REAL PROPERTY

Golden Triangle Development LINK ("Applicant") files this Application to Rezone Real Property with the City of Starkville (the "City") Planning & Zoning Commission (the "Commission"), on behalf of the City of Starkville, to rezone and reclassify a parcel of land consisting of 326 acres, more or less, situated in Sections 32 and 33, Township 19 North, Range 14 East, Oktibbeha County (the "County"), Mississippi, and more particularly described in **Exhibit A**, attached hereto (collectively, the "Property").

The Property consists of approximately 326 contiguous acres, more or less, and is currently undeveloped land. A portion of the western boundary of the Property is bordered by the new State Highway 25, and a portion of the southern boundary of the Property is bordered by Martin Luther King, Jr. Drive, which is also Highway 182. The Property is comprised of three (3) large, contiguous tracts, each of which is owned in fee by one or more private landowners. Applicant has entered into an Option Agreement with each of the private landowner(s) granting Applicant the sole right to purchase the respective portion of the Property owned by such landowner. Each such Option Agreement specifically authorizes Applicant to submit this application and seek to have the Property rezoned in accordance herewith to permit the development by the City and the County of the Property into a new industrial park (the "Park") (which has been tentatively named the "Innovation District"), in order to create multiple new project sites, utilities and other amenities capable of attracting, among others, new manufacturers, and warehousing and distribution centers, which development will create new job opportunities for the residents of the City and the County, as well as capital investment in, and tax revenues to, the City and the County. In order to develop the Park and attract new industries to locate in the City and create new jobs, the Property must be rezoned as a Manufacturing District.

Applicant Requests the Property be Rezoned as a Manufacturing District.

Applicant is seeking to rezone the Property to Manufacturing (M-1). The majority of the Property is currently zoned as a General Business District (C-2) and the remainder of the Property is currently zoned as various types of Residential District (R-3, R-5 and R-E).

Mississippi law is well-settled in that a local zoning board may reclassify property from one zone to another if the character of the neighborhood has changed to such an extent as to justify reclassification and there is a public need for rezoning. *Walters v. City of Greenville*, 751 So. 2d 1206, 1208 (Miss. Ct. App. 1999). The City of Starkville, Code of Ordinances, Appendix A, Article IV, Section A specifically requires a “changed condition ... in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.” In the instant case, there exists both a change in condition of the existing area relative to the Property and a vital public need for the requested rezoning.

A Changed Condition Exists in the Planning Area.

Prior to 2005, much of the western and northern portions of the City remained primarily agricultural or undeveloped land. However, the completion of the approximately \$130-million highway improvement program in 2005, which was comprised in substantial part by the completion of the new State Highway 25 on the west side of the City and the new U.S. Highway 82 on the north side of the City, opened up new areas in and around the City for commercial development. Consequently, the County and the City are now considered to have excellent ingress and egress for prospective employers. See *Recommendations for the Expansion of the Economic Development Program, Golden Triangle Region, Mississippi*, provided in April, 2014 by Policom Corporation at the direction of Applicant (a copy of which is attached hereto as **Exhibit B.**)

Because the Property now borders and has direct access to the new Highway 25, the character of the Property has substantially changed from being a limited access agricultural/undeveloped parcel to a property with excellent access to the state highway system and therefore suitable for industrial development which requires, among other things, such highway access. Said changes supports rezoning the Property to a Manufacturing District (M-1). The City’s Code of Ordinances (the “City Code”), Appendix A, Article VII, Section N describes the purpose of Manufacturing Districts as those districts that are intended to be composed of land and structures suitable for manufacturing, wholesaling and/or distribution, along with similar services industries. The Comprehensive Plan adopted by the City of Starkville in 2005 (the “Plan,” a copy of which is attached hereto as **Exhibit C**) recognizes that one of the key objectives of the City is to encourage the development of industrial land use areas in new locations (such as the Property) which offer the maximum potential for development. The Plan suggests that industrial areas be located within easy commuting time of the labor force and possess access to the many methods of transportation required to ship material and products; and further that industrial sites should be made available at or near the intersection of major highways with direct connections to the highway system being most desirable. With direct access to the new Highway 25, the Property satisfies this criteria.

The Plan further states that unused, or underutilized land (such as the Property), is ideally suited for industrial use. Currently, the Property consists of undeveloped land and to the extent it is utilized at all is used solely for agricultural purposes such as hay production.

The Plan also requires the land being considered for industrial use have access to adequate utility services and capacity (e.g., electric power, natural gas, water supply, wastewater disposal). With respect to adequate electric power sufficient to service the proposed Park and its prospective occupants, approximately one-third of the Property is located within Starkville Electric Department's service area and has immediate access to approximately 10-12 megawatts of electric power and that capacity can be increased to at least 20 megawatts based upon future demand.¹ The remainder of the Property is serviced by 4-County Electric Association for electrical power and has immediate access to 2 megawatts of electric power, and that capacity can also be increased to at least 20 megawatts. Water and sewer is available from the City Water Department. A 16-inch water line is currently located along the eastern right-of-way of Highway 25, which borders a portion of the western boundary of the Property, and an 8-inch water line is located near the eastern boundary of the Property. A 4-inch Atmos natural gas line is located along Martin Luther King, Jr. Drive to the immediate south of the Property, and a 4-inch Atmos natural gas line is located near the eastern boundary of the Property. Consequently, adequate utility services and capacity are available to serve the Property and any prospective industries that elect to locate and operate in the Park.

A Public Need Exists for an Industrial Park.

The Plan specifically recognizes that the City "desires to be a growing city" and "wants to ensure that there are job and revenue-producing opportunities in a diverse economy including industrial and retail development and tourism." The development of the Park will significantly aid in creating such opportunities. Currently, the County lacks "shovel-ready" sites for industrial development projects, which are a prerequisite to attracting and locating new industries to the area. As proposed, the Park, upon its completion, will offer more than a dozen building sites for new industrial operations, the capacity to support up to one and half million (1,500,000) square feet of building space and the potential to create 1,300 to 1600, or more, new employment opportunities for the residents of the City and the County. The unemployment rate in the County in July, 2014 was 9.4% (see summary of unemployment rates published by the Mississippi Department of Employment Security attached hereto as **Exhibit D**), which rate is more than fifty percent (50%) higher than the national unemployment rate of 6.2% in July (see summary of U.S. unemployment rates published by the U.S. Bureau of Labor Statistics attached hereto as **Exhibit E**). Thus, there exists a significant public need for the creation of new, quality jobs in the City and the County. And in addition to such new jobs, the Park is also expected to generate incremental ad valorem and sales tax revenues, the receipt of which will benefit the City, the County and the local school district by providing additional and necessary funding for educational purposes and for other public uses, including without limitation, improvements to public infrastructure.

¹ The megawatt-load available to the Park is significantly larger than that available to other potential industrial development sites in the surrounding area (i.e., Cornerstone Park is currently serviced by only 2-megawatts of electric power).

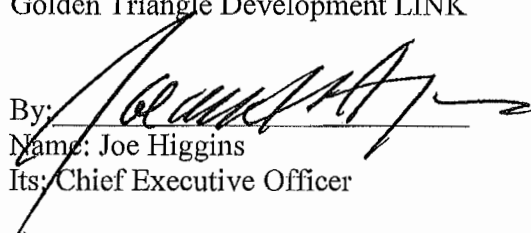
Conclusion.

Manufacturing Districts are described in the City Code as those districts that are intended to be composed of land suitable for manufacturing and industrial use. Given the change in the area surrounding the Property (most notably the completion of the new Highway 25 and the immediate access from the Property thereto), the topography of the Property and the ready availability of adequate utility services to serve the Property and its prospective industrial occupants, Applicant believes that the Property is suitable, and that the highest and best use of the Property is, for manufacturing and industrial use. Moreover, given the significant opportunity for the creation of new, quality job opportunities the residents of the City and the County (especially considering the relatively high unemployment rate in the area), as well as new capital investments and tax revenues in the City and the County expected to result from the development and operation of the park, Applicant also believes there is a strong public need for the proposed rezoning of the Property.

Therefore, given such demonstrated changes in the area and public need, Applicant respectfully requests that this Application be received, and after due consideration, that the Commission approve and recommend to the City Board of Aldermen that the Board of Aldermen approve and enter an order rezoning and reclassifying the Property as a Manufacturing District (M-1) in accordance with this Application.

Respectfully,

Golden Triangle Development LINK

By: 

Name: Joe Higgins

Its: Chief Executive Officer

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I: The North 40 acres of the East Half of the Northeast Quarter of Section 32, Township 19, Range 14 East, Oktibbeha County, Mississippi

TRACT II: All that part of the Northwest Quarter of the Northeast Quarter located and situated East of Mississippi Highway 25 Bypass in Section 32, Township 19, Range 14 East, Oktibbeha County, Mississippi, containing 16 acres, more or less.

TRACT III: The West Half of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, containing 80 acres, more or less.

SUBJECT TO the following (see Deed Book 2003 at Pages 6451-6453): A construction easement over a strip of land forty (40) feet wide, lying twenty (20) feet on either side of an underground sewer line; and

A permanent maintenance easement over a strip of land twenty (20) feet wide, lying ten (10) feet on either side of underground sewer line;

Said easements lying along a ditch lying and being situated in the West Half of the West Half of Section 33, Township 19 North, Range 14 East.

LESS AND EXCEPT: the following (see Deed Book 193 at Page 136): The north $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 18, North, Range 14 East and the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 19 North, Range 14 East and containing 2.5 acres, more or less, exclusive of present road right-of-way being all the land owned by me/or us within certain limits more particularly described as follows:

A strip of land extending 50 feet right from the center line, and beginning at Station 223 plus 17 and ending at Station 249 plus 52, and

A strip of land extending 120 feet left from the center line, and beginning at Station 249 plus 52 and ending at Station 251 plus 00 and a strip of land extending to the left from the center line, and beginning at Station 251 plus 00 and ending at Station 263 plus 09, of a proposed highway as now surveyed and shown by the plans for the highway on file in the office of the State Highway Department at Jackson, MS and known as Federal Aid Project No 250-A between Maben and Starkville and are hereby specially referred to and made part hereof by reference.

LESS AND EXCEPT the following (See Deed Book 731 at Page 19): Commence with the intersection of the East side of the Southwest Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and run North a distance of 600 feet; thence run West a distance of 243 feet to the point of beginning.

Thence run North a distance of 365 feet; thence run West a distance of 365 feet; thence run South a distance of 365 feet; thence run East a distance of 365 feet to the point of beginning.

Being 3.0 acres located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

LESS AND EXCEPT the following (See Deed Book 860 at page 617): Commence with the intersection of the West boundary of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and run North 89 degrees 36 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 60.0 feet and use as the Point of Beginning.

TRACT IV: The Northeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, being forty acres, more or less, together with an easement for ingress and egress sixty feet of equal width over and across the Northwest Quarter of the Southeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, the same being a sixty-foot easement to the Reed Road.

TRACT V: Commence with the intersection of the West side of the Southeast Quarter of the Southwest Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi, with the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) and use as the Point of Beginning.

Thence run South 83 degrees 00 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 496.0 feet; thence run North 79 degrees 20 minutes East along the North right-of-way of Mississippi Highway 182 (previously U.S. Highway No. 82) a distance of 288.0 feet; thence run North a distance of 1,200.0 feet; thence run West a distance of 810.4 feet; thence run South a distance of 1,260.0 feet to the point of beginning.

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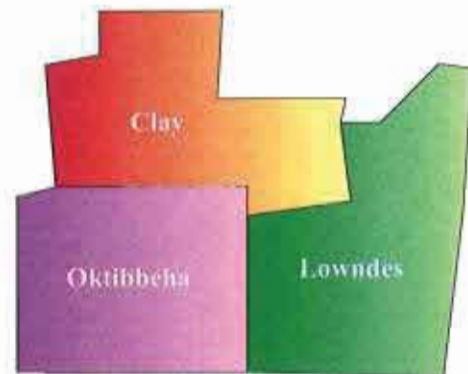
TRACT VIII: The Southeast Quarter of the Northwest Quarter of Section 33, Township 19, Range 14 East, Oktibbeha County, Mississippi.

TRACT IX: The West One-Third (1/3) of the Southwest Quarter of the Northeast Quarter of Section 33, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

**Recommendations
for the
Expansion
of the
Economic Development
Program**

**Golden Triangle Region
Mississippi**

April - 2014



Prepared for

**Golden Triangle
Development LINK**

Prepared by

POLICOM Corporation





Summary

A local economy is a geographic area where a vast majority of the people lives and works, earns and spends. The geographic boundary of a local economy is mainly determined by the commuting patterns of the people in the area. The location and number of "jobs" within an area determines how big geographically the economy will be.

The Golden Triangle Region is composed of three Mississippi counties: Clay, Lowndes, and Oktibbeha. The Region is an extremely "contained" economy with approximately 90% of the people who live in the Region working in the Region.

Overall, the Golden Triangle Regional economy can be characterized as "average" when compared to other rural economies in the United States.

However, the Region has the potential to become the most dynamic small area economy in the United States.

A local economy will grow in size based upon the amount of money being imported to the area. After money enters a local economy, it is mixed and churned, being circulated among the businesses and the people. For the most part, money enters the economy through the business activity of the primary industries which sell their goods or services outside the area.

Since a primary employer sells its goods outside the economy, the company does not depend upon the local area for its revenues or income. However, a great deal or all of its costs are determined by the geographic location of the business.

This study reviews the Geographic - Economic assets and liabilities for each county which influence economic growth relative to primary industries. For the Region and each county, when appropriate, recommendations or action items are identified.

Overall, the Region is extremely competitive regarding these issues. As a result, the number of action items are much fewer than for most rural areas in the United States. However, there are two major recommendations which the Region must address if it is going to enjoy quality economic growth in the future.



Action Items

Community Controlled Industrial Sites

Clay County: Continue to develop the Yokohama site.

Lowndes County: Continue to develop the Airport Industrial Park.

Existing Building Availability

Clay County: After the Yokohama facility is constructed, the community should do a market study to determine the demand for a speculative building. However, given the expeditious nature the community has demonstrated on approving site and building plans, the time necessary to construct a new facility might be short enough to overcome not having an existing building to move into. Additionally, Clay County might not have the resources available to construct a speculative building.

In lieu of constructing a speculative building, it might be prudent to create a "virtual" building which is pre-permitted.

Lowndes County: Should it be determined the county is not being considered - removed from the site selector's list - as a result of the absence of an existing building, the county should take steps to conduct a market study on the size and type of structure most desirable and proceed with construction.

Oktibbeha County: If it is determined companies have shunned Oktibbeha County do the lack of existing facilities or the time necessary to construct, then the county should seriously consider constructing a speculative building based upon a market study to determine the size and shape. At minimum, the county should create several virtual buildings.

Worker Training

Region: Continue to support and expand the worker training programs offered by East Mississippi Community College.



Railway

Oktibbeha County: The County should estimate the costs relative to providing rail service inside the Cornerstone Park and determine the benefit of doing so based upon the economic impact of a potential company.

Commercial Airport

Region: The Region should monitor scheduled air traffic and discover at its earliest convenience any effort to curtail existing commercial air service to GTR, and if necessary, take affirmative steps to assure continued service.

Seaport

Clay and Lowndes Counties: Both Clay and Lowndes Counties should monitor barge cargo tonnage and anticipate an expansion of the facilities should the marketplace require it.

Electric Power

Clay and Lowndes Counties: These counties should maintain a good working relationship with the TVA and local electric retailers to assure ample service to its major industrial areas.

Oktibbeha County: Preparations should be made to increase the amount of electrical service to the Cornerstone Park should a large electric user have interest in the property. However, a cost/benefit analysis should drive the decision to proceed.

Business Climate

Region: As a result of general elections, there is a natural turnover of locally elected officials. The community should continuously educate locally elected and appointed officials on how a local economy works, why an economic development program is necessary, and how the policies of local government can either enhance or detract from economic growth.



Existing Industry Program

Region: The LINK should dedicate more resources to an Existing Industry Program to encourage the retention and expansion of existing primary employers in the Region.

It should not only engage the large production employers in the Region, but also smaller primary employers.

Specifically, it should monitor the Columbus Air Force Base. The air force base accounts for about 25% of the Lowndes County economy and 16% of the Regional economy. Early detection of any changes at the base will help the community respond appropriately. Additionally the community should assist the base in the same manner it would any major employer.

Marketing Attraction Program

Region: On a regular basis, the LINK should review the marketing activities in which it is presently engaged to determine which activity generates the most favorable results.

As part of the major recommendation which follows, the LINK should join with Mississippi State and help guide its marketing efforts.

Start-Up Program

Region: The Region should explore the need to provide a start-up incubator which services a multi-county area (outside the Region) for groups which cannot afford nor need to be in the Thad Cochran Research Park. These enterprises need guidance on product development, business planning, market research, and other issues not available outside an "incubator."

The facility should reach out to enterprising individuals living in a ten county area.

Target Industries

The list of target industries upon which the Region should focus its attraction efforts should reflect the competitive advantage the Region offers and focus on industries which manufacture products which are being imported to the United States.



Greatest Threat to Economic Growth

The availability of trained or trainable labor is the second most important issue when a company is considering locating to a community. It is typically the most important issue when a company is deciding whether or not to expand in an area.

Unfortunately, due to socio-economic, educational, and cultural issues, at the present time it does not appear the Region will be able to supply sufficient skilled labor to meet the needs of companies which might want to locate to the area in the future or existing companies desiring to expand.

Therefore, the community must vigorously work to solve this short and long-term problem. If it does not, it cannot grow economically and efforts to improve the economy will stall.

Several quality employers have located to the Region over the last several years. Many of these required high-skilled workers. For the most part, the Region has been able to supply this workforce, especially through the training programs of East Mississippi Community College.

However, in discussions with some major employers, the issue of the lack of trained workers persists.

Approximately 34% of the working age population in the Region is not seeking employment. In Clay County it is 40%. In 2012 a full 20,000 adults were not employed in the Region by choice or the absence of employment opportunities.

Given the large amount of entitlement money flowing into the area, it can be assumed a large portion of the population has chosen not to work and to live on government benefits.

Therefore, it is a major recommendation the community unite to create programs which will encourage and inspire the working age population to acquire the necessary skills and education in order to qualify for mid-to-high wage jobs.



It is recommended the Region take a new, innovative approach to the problem. It should create a place which is dedicated to inspiring people to seek a better life.

This is a physical location where a host of programs will be offered which will educate, train, and motivate the resident population to become part of the Regional economy.

Best Opportunity for Economic Growth

From a review of the geographic – economic assets and liabilities, we know the Region is in an excellent position to attract and retain quality primary employers. With an abundance of quality industrial real estate, superior worker training programs, an excellent transportation system, cooperative local governments, and generally low operational costs.

Even with these assets and expected future success, the Region has an opportunity to cause the economy to become **the most dynamic and successful of any small area economy in the nation.**

Mississippi State University can be the catalyst for explosive economic growth in the future.

Mississippi State University has the potential to cause the formation of thousands of private sector, high-wage technology jobs by implementing a comprehensive economic development program in conjunction with the Region.

The following are some of the assets of MSU which can cause this to occur:

- It is a research university. According to the National Science Foundation, in 2012 MSU ranked 92nd among 655 universities and colleges for research and development expenditures (\$233,197,000).
- It has professional graduate programs.
- It has collaborated with the private sector in research. (CAVS and agricultural community)



- It has a university incubator located in a Stage 3 research park.
- It has departments and curricula addressing most scientific and technology disciplines.
- It has a supercomputer.
- It has an abundance of greenfield land in close proximity to the university.

Most importantly, it has taken the initial steps to build the intellectual and organizational infrastructure within the university which is necessary to implement a comprehensive program.

In order for Mississippi State University to cause dynamic growth, it is recommended the following actions steps be done:

- 1) Plan and develop in cooperation with the community a major research and development campus of at least 500 acres. An additional 500 acres should be identified for future use.
- 2) Create a joint marketing program with the Golden Triangle Development LINK for targeted industries.
- 3) Initiate a "quality of life" program for the Starkville area.

Conclusion

Overall, the Golden Triangle Region has a significant number of positive features which are attractive to high-wage employers. Compared to a vast majority of the rural areas in the United States, its geographic - economic assets far exceed what most primary businesses require.

Although already more successful than most rural communities, it has the potential to become the most dynamic small market economy in the United States.

However, it must address the issue of skilled labor in order to continue to grow and to encourage the university to expand its economic development in order to excel economically, to reach its full potential.



Table of Contents

Introduction	Page 1
This Study	Page 4
Golden Triangle Region	Page 5
Geographic Economic Issues	Page 6
Real Estate	Page 7
Workforce	Page 14
Transportation Systems	Page 19
Utilities	Page 23
Education	Page 26
Local Government	Page 30
Economic Development Program	Page 32
Targeted Industrial Sectors	Page 39
Greatest Threat to Economic Growth	Page 43
Best Opportunity for Economic Growth	Page 50



Introduction

In some communities...

Local governments have the financial resources to provide not only excellent police and fire departments, but also money to create parks and recreation programs, well-maintained streets and sewers, and necessary capital projects, even though taxes are low. Local government and community leaders spend time planning for a dynamic future, not burdened with how they will cope with the needs of the present.

The downtown is clean, crisp, and vibrant, and is the center of community activity. Neighborhoods are safe, full of well-manicured lawns and homes, which are kept like new because of the pride the people have in their community.

The corporate and business community is a generous giver to cultural projects and programs, which enlighten the residents. Most people have short commutes to their jobs, freeing hours of their day to spend time with their families and friends.

Schools are well financed, filled with the top teachers and modern equipment, providing the community's children the best chance to prepare for a dynamic future. The brightest students come home after college to find good career jobs waiting for them, who in turn raise their families in their "home town," building generations within the community, adding to its social strength.

However, in other communities...

Local governments struggle financially to provide even the basic services, burdened with the cost of caring for the needy, the impoverished, the unemployed, as taxes are as high as the people can afford.

The downtown lays dormant, full of vacant stores, which attract indigent occupants. Homes, with barred windows, stand in disrepair, with trash and broken down automobiles littering lawns full of tall grass. Churches and charities have little to give to the people except hope for a better future.

Under-funded schools do their best to "fill the day" for the youth of the area as they have few resources to cope with the overcrowded and understaffed



classrooms. The smartest youth must leave the area to find financial opportunity in another town.

The difference between these two communities is the condition of their local economies. One is growing economically and is vibrant, the other declining and becoming poorer.

Communities cannot control the national or state economy. But they can create programs, which will enhance the condition of their local economy. Throughout the United States, thousands of communities have established economic development programs. Some are very aggressive, others passive in their effort.

However, communities which do nothing are destined to endure a declining economy, causing the quality of life for their residents to erode, as they will gradually become poorer and poorer.

Community leaders in the Golden Triangle Region have made the decision they want to cause the Region to grow economically in order to improve the economic quality of life for the residents of the area.

As a result, POLICOM has been asked to create recommendations to the community on how to improve the economic development plan for the area.

What is a "Local Economy?"

The first step in the process of understanding the issues described in this Plan is to understand "what is a local economy" and how to improve it.

A local economy is a geographic area where a vast majority of the people live and work, earn and spend. The geographic boundary of a local economy is mainly determined by the commuting patterns of the people in the area. The location and number of "jobs" within an area determines how big geographically the economy will be.

A local economy will grow in size based upon the amount of money being imported to the area. After money enters a local economy, it is mixed and churned, being circulated among the businesses and the people. Money or wealth eventually leaves a local economy as it is "consumed."



Wealth enters a local economy principally by way of the business activity of the “primary industries.” A primary industry or business sells its goods or services outside the area, thus importing money to the area.

The quality of an economy refers to the amount of money individuals in an area earn each year. The greater the personal earnings, the greater the disposable income and the economic “quality of life” for the individual.

In order to increase the size and improve the quality of a local economy, a community needs to create more primary industry jobs which pay a wage higher than the area average wage.

By doing this, more money will flow into the economy and the quality of the economy will improve over time. Not only will the wages for the workers enter the local area, so will all the spending and taxes paid by the companies themselves. As a result, all businesses will grow, more taxes will flow to local government enabling more and better services, schools will improve, and socio-economic problems will begin to fade.

When a community increases the number of high-wage primary industry jobs, a “force” pulls up the bottom rung of the economic ladder, lifting all through a series of wage and skill steps, improving the standard of living for most people.

This “force” causes part-time low paying retail and service jobs to fold into full-time jobs at higher wage levels and with fringe benefits.

The quality of the economy will continue to rise if the new primary jobs created in the area pay a wage higher than the local average.

However, the quality will regress, decline, or dilute if new primary jobs created pay less than the area average.¹

¹ For a more detailed explanation on how a local economy works, please review “The Flow of Money” which is a 28 page booklet published by POLICOM. It is available in PDF format at www.policom.com.



This Study

POLICOM Corporation has been engaged by the Golden Triangle Development LINK to review the assets and liabilities of each of the counties in the Region and to make recommendations which will cause long-term quality economic growth for not only the county but the region as a whole.

The most important, most vital issues will be discussed. It is the opinion of the Researcher that the Golden Triangle Region can become the most dynamic small economy in the United States.

The Researcher, William H. Fruth, is very familiar with the area.

In 2012 the Researcher created a Historical - Comparative Economic Analysis and an Economic Development Goal Study for Lowndes County. The same year he evaluated the Clay County economy. He toured each area and presented the results of these studies to the Lowndes and Clay counties business and government leaders.

To prepare for this study, the Researcher:

Created a 120 page *Historical - Comparative Economic Analysis for the Golden Triangle Region* and each of the three component counties. This study is available in PDF format from the LINK.

Created an *Economic Synopsis* for the Region and each of the component counties. This study not only summarizes the Historical - Comparative study but also identifies some unique features of each county. This study is available in PDF format from the LINK.

In December of 2013, toured and met with leaders of business, industry, the university, and local government in each of the three counties to gain better insight as to the perceived economic issues in the area.

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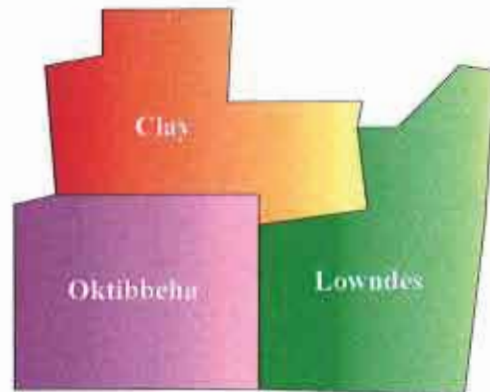


Golden Triangle Region

The Golden Triangle Region is composed of three Mississippi counties: Clay, Lowndes, and Oktibbeha.

Overall, the Golden Triangle Regional economy can be characterized as “average” when compared to other rural economies in the United States.

While the area has been successful in recruiting quality advanced manufacturing companies to the community, it still has chronically high welfare and unemployment.



The area has been known as the “Golden Triangle” for many years, but the Region was “formalized” as a result of uniting the counties under one economic development organization: the *Golden Triangle Development LINK*.

As previously mentioned, a local economy is a geographic area in which a preponderance of the people lives and works, earns and spends.

The chart reveals the Region is an extremely “contained” economy. With 70% being the threshold of living and working in an area set by the federal government to determine an economy, you can see the Region far exceeds that limit.

Of those who live in the Region, where do they work?

	2010	2000
In the Region	90%	91%
Misc other counties	10%	9%

Of those who work in the Region, where do they live?

	2010	2000
In the Region	86%	86%
Misc other counties	14%	14%

Since “containment” is so great in the Region, it is fully appropriate the three counties look upon themselves as a region and unite under one economic development program.

However, each of the three counties has unique characteristics. As a result, each has different challenges and opportunities.



Geographic Economic Issues

By definition, a primary employer sells its goods or services outside the economy. The company does not depend upon the local area for its revenues or income.

However, a great deal or all of its costs are determined by the geographic location of the business.

If the costs relative to the area are low enough to enable profitability, the business not only will remain in the area but most likely expand.

However, if the costs of being located in a particular area become excessive, causing the company to become unprofitable, the business will either close or locate to another community.

There are a host of local and state issues which influence the costs for a primary employer. Communities which desire economic growth should work to reduce these costs as much as possible.

To be successful in building a strong, dynamic economy, a community must review its geographic - economic characteristics to determine its strengths and weaknesses. From this review, it can reinforce the strengths and correct as much as possible the weak issues.

The following is a list of geographic economic issues. For each, a score or grade is provided by the Researcher based upon the following scale.

	Very Strong	Somewhat Strong	Average	Somewhat Weak	Very Weak
Strengths and Weaknesses	5	4	3	2	1

The grades reflect the relative strength of the issue, with 5 being the strongest (an asset) and 1 the weakest (a liability).



Real Estate

Real Estate	Clay	Lowndes	Oktibbeha
A. Industrial sites available (overall)	4.0	4.5	2.5
B. Community controlled industrial sites	4.0	5.0	2.5
C. Buildings available and cost	3.0	2.0	1.0
D. Cost of housing for hourly workers	3.4	4.0	2.5
E. Cost of housing for executives	4.5	4.5	4.0

Industrial Sites

Most of the time, a company which is looking to relocate or expand within its current community desires to lease or purchase an existing building. However, it is extremely rare a vacant building which specifically suits the needs of the company is available. As a result, the company needs to construct a facility.

The most important issue relative to economic development is the availability of "improved, approved" industrial real estate upon which a company can construct a facility. Without a suitable site available, a company (new or existing) cannot construct a facility in the community and must look elsewhere.

"Improved" means the horizontal infrastructure is in place at the site. Basically the land is "building ready" and there will not be any delays regarding constructing sewer or water lines, electric service, telecommunications and other services to the site.

"Approved" means all zoning issues and planning issues, which would enable the company to begin construction, have been approved by local government.

A cloud of uncertainty on the property exists if the land is not improved and approved. Companies usually will not consider the land "available" for their use if either of these issues is not completed. A company will not wait for the community to prepare the property.



In essence, the community needs to be able to issue the site plan approval and a building permit within 90 days of application for a community to be competitive in the marketplace.

A community which does not have a supply of industrial real estate has little hope of improving its economy.

In each of the three counties, there are privately owned industrial and commercial parcels which can be utilized for the "typical" consumptive businesses. There are a large number of service businesses which require an industrial location but are not "primary" in nature. As an example, auto repair, dry cleaning plants, wholesalers, construction companies, and plumbing contractors many times locate in an industrial area.

Each county appears to have sufficient supply of land for these uses.

Community Controlled Industrial Sites

Typically there is hesitancy, if not total refusal, by private industrial land developers to invest in real estate reserved for "primary employers" as opposed to "service industrial" users. Since it is not known when a primary employer will come to the community, the private developer is not willing to hold the property for 10 or even 20 years.

As a result, many times a community will develop industrial parks which are limited to primary employers, not competing with the private sector for service industrial companies.

These industrial properties are looked upon by the community as a long-term investment, providing a location for future wealth creating companies. The community also has the option of selling to property to a company for little or no cost.

Clay County



For a county with a population of around 20,000, the supply of quality industrial property is extremely high. The ability to respond to the real estate needs of the Yokohama Tire Company demonstrated a degree of sophistication rarely found in rural areas.



The residual developed industrial real estate at that site has rail service, high capacity electricity, four-lane highway access, and an abundant supply of water for industrial users. It presents a highly desirable location for a large range of potential companies.

Additionally, there are other areas in the county which provide smaller parcels which are "ready-build."



Action Item: Continue to develop the Yokohama site.

Lowndes County



Several years ago, the Lowndes County community had the foresight to acquire and develop the Airport Industrial Park. This action was not only courageous for a small area, but has shown to be extremely insightful as several major corporations have located to the park investing billions of dollars and employing thousands of people.

Today, the Airport Industrial Park is one of the most impressive industrial sites offered by any community in the United States, large or small. With about 7,500 acres either developed or in process, this facility offers virtually every site selection requirement including heavy electrical load, water, rail, highway access, commercial airport, and large parcels.

In addition to the Airport Industrial Park, Lowndes County has available improved sites at several other locations.



Action Item: Continue to develop the Airport Industrial Park.

Oktebbeha County



The Cornerstone Park is under development and will provide approximately 200 gross acres of industrial, commercial property when completed. Some sites are presently available. The property is fully serviced by necessary utilities, but electrical capacity is minimal for an industrial park. Rail is near the site but is not presently available.



The most likely use of this property in the future will be small industrial users which do not require a heavy electric load and for the most part be "consumptive businesses" which need to locate in an industrial area.

Overall, compared to Clay and Lowndes Counties, the supply of industrial property in Oktibbeha County is insufficient.

However, as will be discussed later, Oktibbeha County can be the most important county relative to economic growth for the Region.

 **Action Item:** Please see the major recommendations regarding this issue.

Existing Building Availability

For the most part, a company looking to relocate or expand prefers to lease or purchase an existing building. The benefits to an existing building are:

1. Facility costs are known.
2. Production set-up time is almost immediate.
3. Financing is more easily secured.
4. Facility costs are usually less for an older building than constructing new.

However, it is rare that an existing building is available which meets the location and configuration requirement of a company. Additionally, while many "old" buildings appear to be much cheaper than constructing new, dealing with retrofitting and possible environmental issues can easily exceed the initial financial benefit.

Understanding most companies desire an existing building and to become more competitive in the economic development marketplace, many communities have constructed speculative buildings to attract new companies.

Speculative buildings are typically just a "shell building" which is designed for both expansion and subdivision. To save money, many times the floor is not pored nor is the parking lot created, leaving as much flexibility as possible for a future user to adapt the building to its specialized needs.

Some communities have created "virtual buildings." An industrial site is identified, construction drawings are created, and construction cost bids are



secured determining the price. A building permit can then be issued almost immediately and most costs are known ahead of time to the company. Three dimensional renderings are created for marketing purposes.

Ironically, many times the speculative building serves as a magnet to get a site selector to come to a community. Upon inspection of the building, it might be determined the building will not meet the needs of the company. However, the community is then in the position to say, "We can build exactly what you need right next door if you like."

On average a community speculative building remains vacant for about three years.

Clay County



Several vacant industrial buildings exist in the county. The structures are old and lack utility. Typically these buildings are eventually occupied by low-wage employers where the cost of the facility needs to be extremely low. Sometimes the structures are never re-occupied.

 **Action Item:** After the Yokohama facility is constructed, the community should do a market study to determine the demand for a speculative building. However, given the expeditious nature the community has demonstrated on approving site and building plans, the time necessary to construct a new facility might be short enough to overcome not having an existing building to move into. Additionally, Clay County might not have the resources available to construct a speculative building.

In lieu of constructing a speculative building, it might be prudent to create a "virtual" building which is pre-permitted.



Lowndes County



Very few vacant industrial buildings exist in the county. Of those which exist, the structures are old and lack utility. Typically these buildings are eventually occupied by low-wage employers where the cost of the facility needs to be extremely low. Sometimes the structures are never re-occupied.

The county has been very successful in recruiting new, advanced manufacturing companies to the area. For the most part, these companies almost always construct a specialized building.

However, most enterprises only require a "shell" into which they create their manufacturing systems.

While the Golden Triangle Industrial Park is an ideal location for a large number of companies, the City of Columbus also offers opportunities which are in close proximity to labor.

The LINK and the community have a great deal of experience regarding the construction of new facilities and a good understanding of the marketplace.



Action Item: Should it be determined the county is not being considered - removed from the site selector's list - as a result of the absence of an existing building, the county should take steps to conduct a market study on the size and type of structure most desirable and proceed with construction.

Oktebbeha County



At the present time, there might not be any existing buildings available in the county which would be considered by a primary employer.

The county has not been as successful in recruiting new companies to locate to the area as Lowndes, and given Yokohama, Clay County. The cause might be the absence of an available building.

Since there are only a handful of industrial sites available in the county, offering a modern speculative building will make the county more competitive.



 **Action Item:** If it is determined companies have shunned Okfuskee County do the lack of existing facilities or the time necessary to construct, then the county should seriously consider constructing a speculative building based upon a market study to determine the size and shape.

At minimum, the county should create several virtual buildings.

Residential Housing

The availability of housing for the workforce and for executives can be an issue during the community selection process. Should housing costs be extraordinarily high compared to the wage to be paid by the employer, many companies will reject an area.

Additionally, in many rural communities, "executive" housing many times is in short supply, making it somewhat difficult to recruit executives to the new community.

Clay County



Lowndes County



Okfuskee County



Since the area has an excellent highway - street system, commuting time among the three counties is relatively short. As a result, an individual can live in any of the three counties and work in each.

The overall housing stock in Clay and Lowndes Counties reflects the relative earnings of the people living in the county and is not an economic development issue. Additionally, there are pockets of executive homes in each offering a variety of choices.

However, overall housing costs in Okfuskee County are significantly higher than either Clay or Lowndes, while the average wage is lower than those two counties. The higher costs are reflective of the demand for single family residences in the county as a result of the university.

The issue of residential housing is not of such significance that it is influencing economic growth. No specific actions are recommended.



Workforce

Workforce	Clay	Lowndes	Oktibbeha
A. Current skill level of general workforce	2.0	4.2 or 2.2	4.5 or 2.5
B. Training opportunities	4.5	4.5	4.5
C. Labor – Management relations (work stoppages)	4.0	4.0	4.5
D. Current wage rates	4.6	4.0	4.0
E. Labor availability	2.0	3.0	2.7

The issue of "labor," its availability, suitability (skills), reliability (work stoppages), and costs, is one of the most important factors influencing the site selection process.

In fact, after the availability of industrial sites, it most often is the most important issue.

Current Skill Level of General Workforce:

The skill level or potential skill level of an area's workforce is one of the most important site selection criteria. For many businesses looking to locate to a new area, the ability of the local workforce to perform the tasks demanded by the business is of ultimate importance.

Some employers seek a low skilled workforce, as the process for their business is simple and can be taught in a couple of days or even hours. These companies will usually locate in areas which have chronically high unemployment, are generally impoverished, or are areas with high foreign immigration causing large numbers of low skilled workers to seek "any type of employment." These employers rarely go to areas with dynamic economies, as a suitable low wage, low skilled workforce is not available.

To the other extreme, some employers require highly skilled, highly educated individuals to perform the tasks needed by the organization. A software developer requires a core of individuals with graduate degrees in computer science, a semiconductor manufacturer needs a host of electrical engineers, and many pharmaceutical manufacturers need chemists, engineers, and college educated technicians to produce modern day drugs. A company which requires such a workforce must look to areas which have



existing workers or the educational resources to create them. These workers also command the highest wage, as their service is of significant value.

Between these two examples are a wide range of primary businesses which utilize mid-to-high skilled workers. A site seeker will examine the existing workforce to determine if there is a supply of potential employees for their company.

It is unusual to have a large supply (unemployed) of mid-to-high skilled workers, as these individuals do not simply "sit around," but find some type of employment.

When a site seeker for a higher wage company sees this situation, then the availability of trainable or "under-employed" workers is considered. Under-employment is a situation when a worker has educational attainment, special training and/or physical skills in excess of what is needed for the workers current job.

An area might have a large number of under-employed workers for several reasons.

- A high wage employer closed or laid-off workers. The displaced workers accepted positions requiring lower skills at lower wages.
- The area has excellent schools with high graduation rates but few employment opportunities requiring the education provided. The workers, wanting to remain in the community in which they grew up, accept "whatever" positions are available in the community. They are capable of doing more.
- The area is a "nice or exciting place to live" and as a result draws college graduates who accept lower paying jobs just so they can live in the area. A resort community is such a location.

Along with examining the potential for under-employed workers, site seekers will examine the "ladder of skills" which is present in an area. In an economy which has a gentle mixture of industries of multiple skill needs, a natural set of upward steps is created. A high skilled employer will





draw from mid-high skilled employers. The mid-high skilled employers hire new workers from mid-skilled employers, who draw from low-mid skilled employers. The chain continues to the “no skills” workers being elevated to low skilled jobs.

This ladder of advancement has been traditional in the United States providing there is a hierarchy of employers in the community. It was also traditional because a vast number of people in the United States were well educated through the public school system.

Clay County  *Lowndes County*  *Okfuskee County* 

The current skill level of the workforce in the Region is a “paradox.”

Lowndes County has a large number of high-skilled workers employed in high-wage jobs. However, this cluster of workers is limited. From this group of workers, there is a large drop in skills to the next group of workers, most of which are in the low-skilled category. Few workers possess skills between the two.

A similar situation exists in Okfuskee County. The university employs some of the smartest, highly trained people available in the United States. Unfortunately, outside this group, most of the available labor falls into the low-skilled category.

In Clay County, aside from the workers currently employed by the existing industry in the county, a vast majority of the available labor falls into the low-skilled group.

The workforce situation in the Region is a major concern and the issue of skilled labor will be addressed as a major recommendation which appears later in this study.

Worker Training

Employers require workers be trained in the specific tasks necessary to conduct the business. The availability of “training” is one of the most important issues relative to the community selection process.

Typically, training is conducted by the local community college, vocational school, the employing company, or private vendors. In some areas of the



country, training facilities are not available. This places those communities in a competitive disadvantage.

Not only is the availability of training programs needed, but the cost of the training of a local workforce is an important issue. More and more primary employers expect the community to bear the cost of preparing the workforce prior to hiring.

There are two worker training issues: 1) customized training for workers needed by expanding and new primary businesses; and 2) a continuous program for supplying trained workers for existing primary employers.

Clay County



Lowndes County



Oktebbeha County



The Region has one of the best worker training programs in the United States. East Mississippi Community College's *Center for Manufacturing Technology Excellence* has developed customized programs for several private companies in the area.

Local industry relies upon the community college for its skilled workforce.



Action Item: The Region should continue to support and expand the worker training programs offered by East Mississippi Community College.

Labor – Management Relations:

Of great concern to many production employers is the “reliability” of the workforce. In some areas of the United States, there is an extreme adversarial relationship between management and labor. This has caused frequent work disruptions (strikes) in the past. Communities which have had a history of management – labor problems are shunned by most employers.

At the present time, there does not appear to be a significant problem in the Region regarding this issue, but it should be monitored.



The community does not have to take any immediate action regarding this issue.

Current Wage Rates

An employer, regardless of the skill level needed, will pay a wage relative to the marketplace. In high cost areas, an employer will likely have to pay a wage higher than the national average. For the same job in a lower cost area, the wages would be lower.

Wage rates in the Region are competitive in the economic development marketplace. The community does not have to take any action regarding this issue.

Labor Availability:

The number of workers available for hire within a marketplace is of concern to employers. In very tight labor markets, when unemployment is extremely low, employers sometimes have difficulty finding enough workers with the proper skills to employ. Under this situation, employers usually have to pay a higher wage than normal to secure the workers needed. This principle applies to the general workforce.

Site selectors also do not necessarily seek areas with chronically high unemployment. Many times these areas are viewed as having a large number of unemployable people.

Primary industry employers typically pay a wage higher than the area average. As a result, these employers usually do not have a problem finding enough people who want to work for them. The problem is the "quality" of the worker.

This brings the community back to the need to educate and train the low skilled workers in the community. This will enable other workers to "climb" the skill and wage ladder.

Clay County



Lowndes County



Oktebbeha County



The issue of skilled labor and the availability of skilled labor in the future will be addressed as a major recommendation which appears later in this study.



Transportation Systems

The cost of moving products and people has always been an important issue relative to economic growth for the nation and local areas. The expense of transporting products to market, via land, sea, and air, is one of the determining factors of most manufacturing and distribution businesses.

Sometimes high transportation costs can be overcome by other geographic economic features of an area such as low taxes, utilities, and wage rates.

Transportation System	Clay	Lowndes	Oktibbeha
A. Highway system external to area	4.0	4.0	4.0
B. Roadway system internal – Commuting time	4.5	4.5	4.5
C. Railway	4.0	4.3	2.5
D. Commercial airport – within 60 minutes	2.5	2.5	2.5
E. Seaport – cargo/container	1.0	2.0	0.0
F. Motor carriers	4.0	4.5	4.0

Highway System External to Area

Virtually every rural county in the United States which does not have access to the Interstate Highway System has been in economic decline for the last 30 years. A remote location without transportation access has been a deterrent to the expansion of their existing production employers and to the attraction of new companies.

Conversely, communities with access to the Interstate Highway System have had the best opportunity for economic growth.

While not on an Interstate Highway, through the efforts of the State of Mississippi, the Region is accessed by four-lane highways, providing excellent ingress – egress for production employers.

No action is recommended for the Region regarding this issue.



Internal Roadway System - Commuting Time

Traffic congestion in some metropolitan areas has caused workers to endure lengthy commutes to their worksite. Oftentimes the commute can be as long as one hour. Not only is this a "quality of life" issue for the employee, but employers begin to have trouble retaining their workforce when commuting times exceed 40 minutes.

Nationally, the average commuting time is 25.4 minutes. The average commuting time within the Region is 20.6 minutes.

The community does not have to take any action regarding this issue.

Railway

Rail service is very important to companies which deal in high bulk items. Many advanced manufacturing companies need rail service to import raw materials and to export finished products to a national marketplace.

Rail service is also a market driven industry. Absent demand, rail companies sometimes discontinue service to communities.

The Region is fortunate to have excellent rail service to its industrial areas, especially in Lowndes and Clay Counties.

While rail service is near the Cornerstone Park in Oktibbeha County, it is not available. The cost of providing a "spur" to a site in the park is likely prohibitive unless a large company which needs rail service desires to locate in the park.

Oktibbeha County



 **Action Item:** The County should estimate the costs relative to providing rail service inside the Cornerstone Park and determine the benefit of doing so based upon the economic impact of a potential company.

Commercial Airport

Commercial air service to a community is market driven. The greater the demand for flights to or from a location - the greater the number of flights



and airlines. Typically the condition and size of an area's economy determines demand for air service.

Communities without commercial air service suffer a significant competitive disadvantage to communities which do. A large number of businesses will not locate in an area which is not within a 60 minute drive to a commercial airport.

The importance of commercial air service relative to economic growth cannot be overstated. Most areas without commercial air service have lackluster economic growth as they are "skipped over" by a large number of companies.

The Golden Triangle Regional Airport currently has commercial air service. You can fly from Columbus, MS to France if you desire. However, at the present time, the airport is only serviced by one regional airline.

Clay County



Lowndes County



Oktebbeha County



Action Item: The Region should monitor scheduled air traffic and discover at its earliest convenience any effort to curtail existing commercial air service to GTR, and if necessary, take affirmative steps to assure continued service.

Motor Carriers

Presently several motor carriers are servicing the businesses in the Region. This is a market driven industry. As demand for more carriers increases, the marketplace will respond.

The community does not have to take any action regarding this issue.



Seaport

A seaport expands the transportation opportunities for many enterprises. Some companies rely heavily on importing materials for processing by way of a seaport. If they export outside of North America, a seaport is the principal mode of delivering their products.



Clay County



Lowndes County



Barge Port in Lowndes County

While not having a seaport at which cargo ships can dock, Lowndes County does feature a barge port. This port is a key delivery point for scrap metal processed by Severstal.

Additionally, there is a small barge port in Clay County while utilization is relative minimal at this time.

Having these two facilities available is definitively an asset to the area. Ports, like airports, are market driven entities. If the demand for barge cargo increases, the ports might have to be expanded.

There is no opportunity for a barge port in Oktibbeha County.



Action Item: Both Clay and Lowndes Counties should monitor barge cargo tonnage and anticipate an expansion of the facilities should the marketplace require it.



Utilities

For many industries, “utilities” are an integral part of the production process. Communities which have an abundant supply of inexpensive energy and large volumes of water have a competitive advantage.

Utilities	Clay	Lowndes	Oktibbeha
A. Electric Power – Availability and costs	4.5	4.5	3.0
B. Sanitary Sewer – Treatment plant capacity	4.0	4.0	4.0
C. Potable Water – Supply and costs	4.4	4.0	4.0
D. Natural Gas	4.5	4.5	4.5
E. Telecommunications – POPs and bandwidth	3.0	4.0	4.7

Electric Power

For many manufacturing processes, the cost of electricity is crucial. Areas which have extremely high electric rates have lost manufacturing to states with lower costs.

As a result of cooperation with the Tennessee Valley Authority (TVA), an abundance supply of inexpensive electricity is available to industrial users in Clay and Lowndes County at their major industrial parks. This has made these areas very attractive to energy intense, advanced manufacturers.

The Cornerstone Park in Oktibbeha County however has limited electric capacity compared to the Airport Industrial Park and the Yokohama site.

Clay County  Lowndes County 

 **Action Item:** These counties should maintain a good working relationship with the TVA and local electric retailers to assure ample service to its major industrial areas.



Oktebbeha County



 **Action Item:** Preparations should be made to increase the amount of electrical service to the Cornerstone Park should a large electric user have interest in the property. However, a cost/benefit analysis should drive the decision to proceed.

Sanitary Sewer

The ability to serve industrial sites with sanitary sewer is important. Few production employers will locate in an area which does not have sanitary sewer. The first consideration is the removal of the human waste caused by the workers at the facility. However, some manufacturing processes discharge treatable fluid into the sanitary system. For these, the service is a mandatory component of the site selection process.

Presently, the sanitary sewage system appears to have sufficient capacity to all industrial areas.

Potable Water

For some production employers, such as food processors, large amounts of potable water are needed. However, many times water is needed for cooling machines and while the water needs to be clean, it does not have to be "potable" and can be sourced from a local well. Areas with a large supply of both have a competitive advantage.

There appears to be sufficient water availability to the industrial areas in all counties.

Natural Gas

Natural gas is available to all the industrial areas in each county.

No action is necessary at this time.



Telecommunications

High speed telecommunications service is a necessity for any business today. Absent modern telecommunication systems places a community in a significant competitive disadvantage.

Clay and Lowndes counties appear to have sufficient telecommunications capability in its industrial areas.

Oktibbeha County has excellent high-speed capability which is attractive to a host of businesses.

No action is necessary at this time.



Education

Education and training programs can be a significant catalyst for economic growth. Many of the strongest economies in the United States have used their educational resources to drive the development of their economies. Universities and community colleges serve to prepare and train the workforce. The quality of the local public school system influences the general workforce and sometimes influences the site selection process when a large number of executives are being asked to move to an area.

Education	Clay	Lowndes	Oktibbeha
A. Four year and post graduate university	3.8	4.5	5.0
B. Technical – vocational school	3.0	3.0	3.0
C. Community college	4.5	4.5	4.5
D. Public school system – quality thereof	2.5	2.5	3.9

Four Year and Post Graduate University

Sometimes the presence of a four year university can be one of the most important tools to cause economic growth for an area. Universities with post graduate programs, especially those in new technology disciplines, can be one of the most important reasons a local economy grows.

Economic growth can be caused by the presence of a university the following ways:

- Local businesses are invited to utilize university facilities (laboratories, computers) and access university personnel.
- The university provides continuing education programs for the existing workforce in the area.
- The university encourages the commercialization of university sponsored research. This becomes part of the "Start-Up" program.

Mississippi State University (MSU) is a major research university. Discussion regarding the impact the university has upon the economy will appear as a major recommendation later in this study.





In addition to MSU, the Mississippi University for Women is located in Columbus. Known as the "W," the university has traditionally been a good partner with the community and has consistently offered assistance to the community in improving the local economy.

Community College

As discussed earlier, a four year university can have a significant impact upon the economic growth of an area providing it is a willing partner with the community in this endeavor. But even with the full cooperation of a university, all of the educational needs of a comprehensive economic development program cannot be met. Many times the local community college is better equipped to provide special educational or training programs.

East Mississippi Community College serves the entire Region. The Researcher has toured and inspected more than 50 community colleges - technical schools in the United States and believes the programs offered at East Mississippi Community College are the most sophisticated, comprehensive, and successful of any educational institution located in a small economy in the United States.



The general curriculum of the school addresses "real world" issues which prepares students to enter the workforce in several vocations or professions.

Of greater significance, the community college is directly involved with the economic development effort in the Region. It has created a close relationship with the existing employers in the Region and has developed customized worker training and worker preparatory programs.

As a result, it has been successful in accomplishing two major goals: 1) enabling local residents to find quality employment; and 2) providing a trained workforce for employers in the area.



Clay County



Lowndes County



Oktebbeha County



Action Item: The Region should continue to fund and encourage the expansion of the worker training programs offered by East Mississippi Community College.

Public School System

The quality of the local public school system directly influences the quality of the general workforce in an area. Additionally, when a company is considering locating several management personnel to a community, the local school system is considered. If the system is poor, the company will experience resistance by these individuals to locate to an area if their children are presently attending a system of high caliber. Sometimes, the ability to transfer key personnel influences the site selection process.

Of greater importance, the youth of today is the workforce of tomorrow. If the public schools are not preparing young people to be able to enter and be successful in the workforce, the community will struggle providing the necessary mid-to-high skilled workers needed by employers in the community.

School Districts	Accountability Status	
	2013	2012
Columbus	D	D
Lowndes County	B	B
Oktibbeha	C	D
Starkville	C	C
West Point	D	D
Mississippi Department of Education		

The Researcher has discovered the community at large has concerns regarding the quality of the public school system in the Region.

These comments are perhaps verified when reviewing the "Accountability Status" grade determined by the Mississippi Department of Education. With



two of the four largest school systems receiving a "D" grade, it is apparent public education must be addressed.

Additionally, the High School Graduation Rate is extremely low except for the Lowndes County School System. These low rates are simply unacceptable.

School Districts	Graduation Rate		
	2013	2012	5 -Year Avg.
Columbus	68%	65%	70%
Lowndes County	80%	75%	73%
Oktibbeha	67%	65%	59%
Starkville	67%	77%	72%
West Point	74%	57%	61%

Mississippi Department of Education

When an individual drops out of high school, the individual is doomed to a life of low-wage jobs or government entitlements. Without a complete education, there is little chance the individual will ever be able to earn enough money to escape poverty, thus becoming a perpetual economic burden on the community.

It is the responsibility of each generation to educate the next generation as well or better than the education it received. Efforts to improve public education should therefore be ongoing.

Improving the public school system is a "comprehensive" issue and cannot be tackled in an economic development plan.

There is no specific action item for this issue except that which is discussed as a Major Recommendation later in this study.



Local Government

Local Government	Clay	Lowndes	Oktibbeha
A. Property taxes (real, personal, intangible)	4.1	4.1	4.1
B. Income taxes (local)	5.0	5.0	5.0
C. Fees and assessments	4.2	4.2	4.1
D. Business climate	4.0	4.0	4.0

Local government, including city, county, township, or regional organizations, plays an important role in influencing the local economy. Policies enacted locally can create an atmosphere conducive to economic growth. Economic development organizations in most of the strongest local economies have the complete cooperation of local government officials relative to creating a business friendly environment which enables profitability for primary employers.

There is unfortunately a long list of communities which have fallen into economic decline as a result of the actions of local governments. Due to the promulgation of excessive regulations and punitive taxes, these areas have been losing their primary employers to communities which have a more favorable business climate.

Property Taxes

Locally levied property taxes have a significant impact upon companies which have a large capital investment in their facility.

Locally levied properties taxes are not excessive in the Region.

Income Taxes

Some cities, mostly in the Midwest, have enacted municipal income taxes. The Region has a competitive advantage as there are no local personal income taxes.

Fees and Assessments

Locally levied fees and assessments have added significant costs to primary employers in some areas. Most of these communities are located in



California, Florida, Oregon, and most of the states in the Northeast. Many times the fees are enacted to create a new revenue source for local government. In lieu of increasing taxes on the voting residential population, the corporate community is mined for more money.

The Researcher is not aware of excessive fees and assessments which are being levied in the Region which might be a negative issue for a primary business.

Business Climate

The overall business climate is a reflection of how cooperative local government is with its primary employers. In some communities, there is an adversarial relationship between government employees and the business sector. Some of this is caused by the "political philosophy" of the government workers, perhaps at the direction of elected officials. In today's political arena, it is not uncommon for a government worker to carry the position "business is evil." In fact, along the eastern and western seabords of this county, this attitude is pervasive.

As a result, many communities have not only levied excessive fees and taxes upon the business sector as previously mentioned, but have manifested a regulatory climate so restrictive primary employers must literally move from the area.

There will always be business people who will complain about local government, even in communities which are the most cooperative. However, research has shown the most frequent reason (aside from market conditions) a primary business will move from one community to another is how it has been treated over the years by the community. The community, in this case, is usually local government.

Overall, the Researcher has found the government officials in all three counties to have a "positive" attitude toward economic development and the business community in general.



Clay County



Lowndes County



Oktebbeha County



 **Action Item:** As a result of general elections, there is a natural turnover of locally elected officials. The community should continuously educate locally elected and appointed officials on how a local economy works, why an economic development program is necessary, and how the policies of local government can either enhance or detract from economic growth.

Economic Development Program

Economic development is the process or activity which increases the size and improves the quality of a local economy through the formation of new primary industry jobs.

A comprehensive economic development program includes three basic activities. A community needs to implement all of the programs as they are of equal importance. They include:

- Existing Industry Program.
- Marketing – Attraction Program.
- Start-Up Program.

Existing Industry Program

One of the most important yet least expensive economic development programs is the Existing Industry Program. The program is designed to retain and encourage the expansion of contributory businesses already present in the area.

This is accomplished by reducing the cost of doing business and expanding the markets as much as possible for these companies. The more profitable a company is in the area, the more likely the company will remain and expand in the community.

Research has shown, aside from market conditions, the principal reason a company moves from one community to another is "local community



Golden Triangle
Development
LINK



attitude." Local community attitude encompasses a wide range of factors from local taxation, fees, and regulatory requirements.

However, many times "attitude" is simply how the company is treated by the community when the company has a local problem. Persistent problems for a company, large or small, add costs and time to the operation of the business, which motivates the company to seek another location when it needs to expand or retool.

Every effort should be made to reduce the costs of being located in the community for the company. This will enable the company to be more profitable, thus more likely to remain and expand in the area.

The most important element of an Existing Industry Program is quality, confidential communication between the economic development organization and the employer. This leads to problem solving activity for the employer by the economic development organization.

Communities sometimes underestimate the importance of the Existing Industry Program. Since it is more "glamorous" to recruit a new company to a community than to cause an existing company to expand, existing companies are often forgotten or ignored. Ironically, it is much easier to get an existing company to expand than to get a new company to move to an area.

As previously mentioned, an Existing Industry Program is the least expensive of the three economic development activities. For the most part, the costs of the program are driven by the salaries for the professional staff that develop the relationships with the primary employers and work to solve their problems. The Geographic – Economic issues previously discussed are important and typically come into play during the problem solving phase.

One of the first steps toward having a successful existing industry program is to identify the existing primary employers in a community. The large employers are obvious. However there are likely a large number of small, 5 - 20 job companies tucked away in a small warehouse or office building which are primary in nature which the community is not aware.

The Region has several large, quality employers which require special attention. However, there are likely more than 100 primary employers in the Region. The manufacturing companies have been identified but others likely



exist. Each of these can be encouraged to expand, helping the economy to grow.

While the LINK has been very successful in recruiting companies to locate to the area, the overall Existing Industry Program is not fully implemented. It is essential this issue be addressed.

Clay County  Lowndes County  Oktebbeha County 

 **Action Item:** The LINK should dedicate more resources to an Existing Industry Program to encourage the retention and expansion of existing primary employers in the Region.

It should not only engage the large production employers in the Region, but also smaller primary employers.

Specifically, it should monitor the Columbus Air Force Base. The air force base accounts for about 25% of the Lowndes County economy and 16% of the Regional economy. Early detection of any changes at the base will help the community respond appropriately. Additionally the community should assist the base in the same manner it would any major employer.

Marketing Attraction Program

A Marketing Attraction Program is necessary to increase the number of contributory employers in the Region. While new primary jobs will be created by the existing companies, new companies will be needed if the area is to have rapid, quality economic growth.

A Marketing – Attraction Program focuses upon business entities which are primary in nature and will pay a wage which will meet the goal.

The specific activities of an Attraction Program are very similar to those of a private company, which sells a product or service.

There are three basic steps:

- determine what you have to sell,
- identify who wants to buy what you have to sell, and
- establish a plan to contact and sell to the potential buyers.



Most areas believe what they have to sell is a “community.” This is not the case. What an area has to sell is a geographic location, which has certain assets and characteristics, which influence the profitability of a private company.

The geographic economic issues previously discussed include many of these community characteristics.

A Marketing Attraction Program can be very expensive and time consuming. Visible results may not be seen for several years after its initiation. The actual list of marketing activities for a Marketing Attraction Program is very similar to that of a private company’s marketing - sales program.

The following are some of the marketing activities which most community programs include:

- Advertising in trade journals and industry magazines.
- Direct mail.
- Company cold calling.
- Company visitation program.
- Public Relations — Image Program.
- Attend trade shows of target industries.
- Attend association conferences of site selection professionals.
- Website geared to site selectors.
- Develop a relationship with site selection consultants.

In addition to the above activities, many communities in the United States have created an “image” for their areas through a community marketing program. This is accomplished by community-wide usage of a “brand” or theme for the area.

Clay County



Lowndes County



Oktebbeha County



The “product” the LINK has to sell is very attractive. With so many favorable geographic - economic assets, the Region is a very profitable location for a large number of enterprises.

The LINK has been very successful in recruiting new companies, large and small, to the Region. Much of the success can be attributed to having a wide array of positive geographic – economic assets previously discussed.



Additionally, the professional staff has a very good relationship with representatives of the Mississippi economic development office and key national site selection consulting companies.

 **Action Item:** On a regular basis, the LINK should review the marketing activities in which it is presently engaged to determine which activity generates the most favorable results.

As part of the major recommendation which follows, the LINK should join with Mississippi State and help guide its marketing efforts.

Start-Up Program

Nurturing home grown companies, which are contributory in nature, is becoming more and more popular throughout the United States. Understanding that Microsoft was once a "start-up" company, communities are placing greater and greater emphasis on "growing their own" economy.

A business start-up program under the economic development program is not a general "business assistance program" popular in most communities. Those programs are designed to help a person start any kind of business. The Small Business Administration, local community college, and even the Chamber of Commerce many times have programs which guide a person in establishing general businesses from a travel agency to a plumbing supply store to a restaurant.

An economic development program is concerned with creating new companies which, when they evolve, will be primary or contributory in nature. They will eventually sell their products or services outside the area and not be dependent upon the local economy. They will import wealth to the area.

There are several elements relating to a "Start-Up" program.

Facility or Incubator (Accelerator/Creativity Center/Innovation Center):

One of the most important features is to have a facility in which a company is formed and a product or service is developed. The space provided to a company is usually relatively small, 500 to 2,000 square feet. The tenants typically share equipment and machines. It is in the incubator where the



company develops its product or service, determines the market, and raises the capital to create the business. The rent to the company can be subsidized, but the trend is not to reduce rent, but to provide technical services instead.

Business and Technical Counseling:

Many great ideas never find their way to the market place as the individual has no idea how to do it. Additionally, most "ideas" are not great, and have no market potential. One of the most important features of a successful start-up program is the advice and counsel by individuals with experience in how to take a new idea and cause a company to be created.

The counseling involves examining the marketability of the product or process, production methodology, running patent searches, teaching the principles how to run a business, and explaining how to be an "entrepreneur."

The team filters the businesses and determines which are appropriate to enter the "incubator." The team also monitors the progress of the enterprise, providing needed technical, marketing, and administrative expertise when needed.

University Relationship:

Typically the most successful Start-Up programs are in communities which have a relationship with a major research university. The new company is able to interface with experts in the field in which the company is pursuing, learning about the latest technology and ideas. Many universities will partner with the incubator start-up program, allowing access to equipment and student assistants.

Absent a four-year university, the incubator can have a relationship with the local community college.

Venture Capital (Angel Network/Seed Funding):

In order for the company to begin operations in the incubator or expand outside, venture capital or business financing needs to be available.



Clay County



Lowndes County



Oktebbeha County



In 2012, Mississippi State University opened a "business incubator" at the Thad Cochran Research, Technology, and Economic Development Park. It is a modern facility, approximately 20,000 square feet, and offers an array of services to potential start-up companies.

The incubator serves as a physical location for university researchers and faculty to develop products or technologies which can be commercialized in the future. Non-university enterprises may also occupy the facility enabling the start-up company to access university faculty and facilities. It is genuinely a university related business incubator.

This facility is likely sufficient to meet the needs of the Region relative to developing "high technology" businesses.

However, there might also be a "market need" for a more pedestrian start-up incubator.

 **Action Item:** The Region should explore the need to provide a start-up incubator which services a multi-county area (outside the Region) for groups which cannot afford nor need to be in the Thad Cochran Research Park. These enterprises need guidance on product development, business planning, market research, and other issues not available outside an "incubator."

The facility should reach out to enterprising individuals living in a ten county area.

This facility is part of the major recommendation which appears later in this study.



Target Industries

In order to grow and expand any local economy, the existing primary industries must expand or new enterprises must locate to the area. Through the wages paid to the workers and the spending by the companies, more money enters the economy which is subsequently mixed and churned by businesses and the people.

When attempting to determine upon which industrial sectors to focus marketing and recruitment by the economic development organization, the following process is typically employed:

- Identify the industrial sectors which have grown over the last ten years on a national basis and in the state which are primary in nature.
- Inventory the geographic – economic assets which are necessary for the expanding industrial sectors.
- Inventory the geographic – economic assets which are either currently available or could be available in the near future in the community.
- Focus the marketing effort on those industrial sectors which are growing and need the geography – economic assets available in the community.

While this process is fundamentally sound, there is presently a serious problem employing it.

Over the last ten years, very few of the industrial sectors which could add to a local economy have had job growth. As a result, few sectors can be identified by this methodology upon which to target a recruitment program.

For the fifty year period from 1950 to 2000, the nation had an average annual growth rate of jobs of 1.7%. So far this century, average annual private sector job growth has been only four tenths of one percent (.4%). On average, the manufacturing sector had an average annual job loss of 2.8% in the 2000's.

For the fifty year period from 1950 to 2000, the nation had an average annual growth in the gross domestic product (size of the economy) of 7.5%. So far this century we have averaged only 3.8% growth. In fact, economic growth in the last quarter of 2013 was only 2.1%.

The economic development marketplace simply refers to the number of companies which manufacture a product or service which needs a



community in which to locate. Companies need to expand if there is increased demand for what they make or do.

Since the domestic (United States) economic development marketplace (companies expanding) has not been growing and likely will not for a long time, economic developers have concentrated on recruiting existing companies located in high-cost states which need to construct a modern facility and reduce overall operating costs. Many southern states like Texas have been very successful in this effort.

However, this marketplace is relatively small. There are not enough of them to go around. As a result, competition among communities and states is extremely keen, and expensive.

The word "marketplace" has been used. Marketplace simply refers to the number of companies which manufacture a product or service which needs a community in which to locate. Companies need to expand if there is increased demand for what they make.

While domestic employment in most wealth generating industrial sectors has declined over the last ten years, the total value of manufactured goods being sold in the United States has increased significantly. Unfortunately, the manufacturing is being conducted offshore, outside the United States.

In 2003, our nation imported \$1.257 trillion in foreign products and materials. By 2012, imports of goods reached \$2.275 trillion. For a vast majority of these products, this nation not only invented them but lead the world in production at one point in time.

While we export products, we import much more than we export. The trade deficit from 2003 to 2012 totaled \$7 trillion.

The rise in imports put a chill on the growth of domestic manufacturers.

As an example, in 2003 there were 291,800 jobs in the manufacture of pharmaceuticals and medicines in the United States. By 2012 employment had fallen to 269,645, a loss of 31,000 jobs.

However, imports of pharmaceuticals increased from \$49 billion in 2003 to \$87 billion in 2012. The actual demand for this product increased



significantly in the United States over the ten year period, but the product was not manufactured domestically.

In order for our nation to have economic growth, we need to make what we import.

There are a host of reasons why the production of these products is offshore. However, the fundamental reason is "cost of production." If cost of production can be reduced in the United States making the location competitive, the manufacture of many products will resume in this nation.

Some say this cannot be accomplished. However, the Golden Triangle Region has shown it can.

The Region has been successful in recruiting companies which make products which we have been importing.

The following chart provides an example of this success.

Company	Industrial Sector	Import Value
Baldor Electric	Electric apparatus and parts	42,825,433,456
Paccar	Engines and engine parts	26,824,395,243
Severstal	Iron and steel mill products-semifinished	20,883,672,943
Yokohama	Automotive tires and tubes	11,438,727,337
Airbus Helicopters	Civilian aircraft, complete-all types	10,158,587,854
Stark Aerospace	Civilian aircraft, complete-all types	10,158,587,854

The principal reason the area has been able to attract companies is because it has specific geographic – economic assets which enable these facilities to be competitive and profitable.

As a result, the list of target industries should reflect this competitive advantage and focus on industries for which a large marketplace exists and which are being imported to the United States.



The following is a list of these sectors:

Target Industry Sectors Industrial Sector	2012 Import Value
Auto parts and accessories	89,505,728,582
Medicinal, dental and pharmaceutical preparations	87,306,768,911
Industrial machinery	47,982,906,131
Electric apparatus and parts	42,825,433,456
Engines and engine parts	26,824,395,243
Industrial engines, pumps, compressors & generators	23,780,929,927
Iron and steel mill products-semifinished	20,883,672,943
Finished metal shapes & advncd manuf, except steel	17,372,591,099
Engines for civilian aircraft	16,320,396,232
Parts for civilian aircraft	13,371,741,832
Materials handling equipment	13,223,110,417
Excavating, paving, and construction machinery	12,659,399,433
Automotive tires and tubes	11,438,727,337
Civilian aircraft, complete-all types	10,158,587,854
Iron and steel manufactures-advanced	9,457,951,835
Laboratory testing and control instruments	5,656,118,860

The marketplace for these sectors is huge. There is also a general theme for most of them. They involved "advanced manufacturing."

Additionally, facilities necessary for manufacturing typically require a large capital investment and a large industrial parcel.

Also, many will want to utilize the resources of a university.



Greatest Threat to Economic Growth

The greatest threat or reason the Region will not enjoy rapid, quality economic growth could be its inability to provide a skilled workforce.

The availability of trained or trainable labor is the second most important issue when a company is considering locating to a community. It is typically the most important issue when a company is deciding whether or not to expand in an area.

Unfortunately, due to socio-economic, educational, and cultural issues, at the present time it does not appear the Region will be able to supply sufficient skilled labor to meet the needs of companies which might want to locate to the area in the future or existing companies desiring to expand.

Therefore, the community must vigorously work to solve this short and long-term problem. If it does not, it cannot grow economically and efforts to improve the economy will stall.

As discussed previously, public education in the area is well below average. As a result, thousands of children are either not completing their high school education or, if graduating, most are not being adequately prepared for a "working" future.

Additionally, there appears to be culture of dependence upon entitlement programs.

2011 - Per Capita Welfare	Amount	Rank 576	
		Micro	% of USA
Region	1,162	141	130%
Lowndes, MS	1,227	113	138%
Oktibbeha, MS	898	293	101%
Clay, MS	1,588	47	178%
Oxford, MS MICRO	537	525	60%
Tupelo, MS MICRO	879	301	99%

Welfare and other entitlements have been chronically high for an extremely long time.



Per Capita Welfare is well above national norms. This has been the case for more than 30 years.

The combination of poor education and an entitlement based culture has caused a large percentage of working age individuals to not participate in the workforce.

The chart dramatizes this issue. While all the data are estimates and not exact numbers, the results are compelling.

Potential Workforce	Region	Clay	Lowndes	Oktibbeha	Mississippi	USA
2012 Population*	128,084	20,634	59,779	47,671	2,986,450	313,873,685
% Over 65*	12.4%	15.2%	13.6%	9.8%	13.5%	13.7%
% Under 18*	22.2%	25.1%	24.5%	18.0%	25.0%	23.5%
Working Age Population**	83,740	12,318	37,003	34,418	1,836,667	197,112,674
Workforce 2012***	55,659	7,361	27,009	21,289	1,333,046	155,485,000
Working Age Not Looking For Work	28,081	4,957	9,994	13,129	503,621	41,627,674
% Working Age Not Looking For Work	34%	40%	27%	38%	27%	21%
Unemployment - 2012***	10.7%	17.0%	10.0%	9.5%	9.2%	7.9%
Unemployed (Included in Workforce)	5,975	1,251	2,701	2,022	122,640	12,283,315
Total Unemployed Plus Working Age Not Looking For Work.	34,056	6,209	12,695	15,152	626,261	53,910,989
Percentage Total Unemployed Plus Working Age Not Looking For Work	41%	50%	34%	44%	34%	27%
Poverty Rate *	na	24.3%	25.7%	34.2%	22.3%	14.9%
* Bureau of Census						
** Over 17, under 66 years old						
*** Bureau of Labor Statistics - Includes employed and unemployed looking for work.						

Based on census data for 2012, the Region has an estimated population of 128,000 people. Of these, 83,740 are of working age, between 18 and 65 years old inclusive.

The Bureau of Labor Statistics (BLS) estimates the workforce to be 55,659. Its estimate is based upon the number of people employed in each county and the number of people "looking for work." The "looking for work" are those who are either receiving unemployment compensation or indicated in BLS surveys they are unemployed and seeking employment.



When we subtract the workforce (includes unemployed) from the working age population, we discover a full 34% of the working age population in the Region is not seeking employment. In Clay County it is 40%.

There are several reasons why someone might choose not to work. A spouse tending children, an individual with financial resources, and a physical disability are some of them.

However, the percentage in the Region and each of the three counties is considerably higher than the national norm. Given the large amount of entitlement money flowing into the area, it can be assumed a large portion of the population has chosen not to work and to live on government benefits.

What is more startling, when the unemployed are added to the working age population not looking for work, we discover in the Region a full 41% of the working age population are not employed. In Clay County, it is 50%.

If you assume half (pretty high percentage) the working age people choose not to work as they can afford not to (personal resources or not able to work), then in 2012 a full 20,000 adults were not employed in the Region by choice or the absence of employment opportunities.

We then ask the question: "Are these 20,000 individuals employable if the opportunity presents itself?" The general answer is likely not, especially those living on entitlements.

Several quality employers have located to the Region over the last several years. Many of these required high-skilled workers. For the most part, the Region has been able to supply this workforce, especially through the training programs of East Mississippi Community College.

However, in discussions with some major employers, the issue of the lack of trained workers persists.

Presently, the Yokohama Tire Company is constructing a 1,000,000 square foot facility in West Point. It intends to initially employ 500 workers. The



company has set specific skill levels which are required to be hired by the company.

There apparently is a question in the community if it can provide the necessary workforce at the skill level needed by Yokohama at this time.

If the issue of providing 500 skilled workers is questionable today, it will be critical in the future in determining if Yokohama expands as planned to 2,000 workers over the long-term.

Additionally, the Region has the geographic – economic assets which are very attractive to mid-to-high skilled employers.

It is quite possible the Region could create over the next ten - twenty years as many as 10,000 new primary jobs, billions of dollars of investment, and hundreds of millions of dollars of payrolls and economic activity. This economic growth will improve the quality of life for everyone living in the area.

However, this will not happen if the workforce is not available. Keep in mind, there are about 34,000 working age people in the Region not working at the present time.



Therefore, it is a major recommendation the community unite to create programs which will encourage and inspire the working age population to acquire the necessary skills and education in order to qualify for mid-to-high wage jobs.

The problem, of course, is how a community accomplishes this.

The issue of convincing individuals who have become dependent upon government entitlements to enter the workforce plagues our nation, not just the Region. Many individuals have constructed their entire lives around securing government benefits and are quite satisfied with this life style. They consequently lack the motivation to do otherwise.

Additionally, those who have been dependent upon entitlements for a long time rarely have the education, work habits, or skills to participate even in low-skilled positions.



In addition to this group, the chronically unemployed many times have been out of the workforce for such a long period their work skills have diminished and they lack motivation to become re-educated or to seek a basic job.

Looking at the future in the Region, given the expanse of the culture of dependency in the Region, it can be assumed a large portion of the youth in the schools have little motivation to do more than what their parents have done. They plan to enter the world of entitlements as they have been exposed to little else.

This has caused them to apply little effort to learning while in school or even dropping out which a large percentage have.

More importantly, remember that in a brief ten years, today's eight year olds will be entering the workforce. What they are exposed to over the next ten years will likely determine their lot in life.

It is therefore very difficult to break the cycle of dependence, but the community must find a means to do it.

It is recommended the Region take a new, innovative approach to the problem. It should create a place which is dedicated to inspiring people to seek a better life.

For the lack of a better name, a Multi-County Economic Development Center should be created.

This is a physical location where a host of programs will be offered which will educate, train, and motivate the resident population to become part of the Regional economy. There are some examples of such a program being offered in other places. But this facility will likely be unique.

This facility will become the center for educating the community on economic development, free enterprise, and causing the economy to grow.



Programs should be developed which address several groups of individuals.

- School Age Children – A playful learning experience can be created exposing children to various work activities.
- Youth – Inspire the youth of the community to finish high school and to seek a life free of entitlements.
- Young Adults – Inspire “20 something’s” to complete their education and seek a better life.
- Unemployed – Provide hope, training, and motivation.
- Chronically Unemployed or Not Working – Encourage them to refresh their lives.

The facility could also house a Regional Business Incubator for start-up companies, become a community meeting location, and a collection point for industry and residents to meet. Of course there should be an effort not to duplicate activities being conducted at other locations.

A special group of community leaders will be needed to discuss and create the programs. The Researcher will not attempt to make suggestions for specific activities at this time. Careful thought and imagination will be required to tackle these problems, as most communities have not been able to solve the cultural – labor issues described. But the Region must make a diligent, deliberate attempt to do so.

One example of a program for this center is providing a fun, learning experience for “little kids” to discover the value and benefit of “working.”

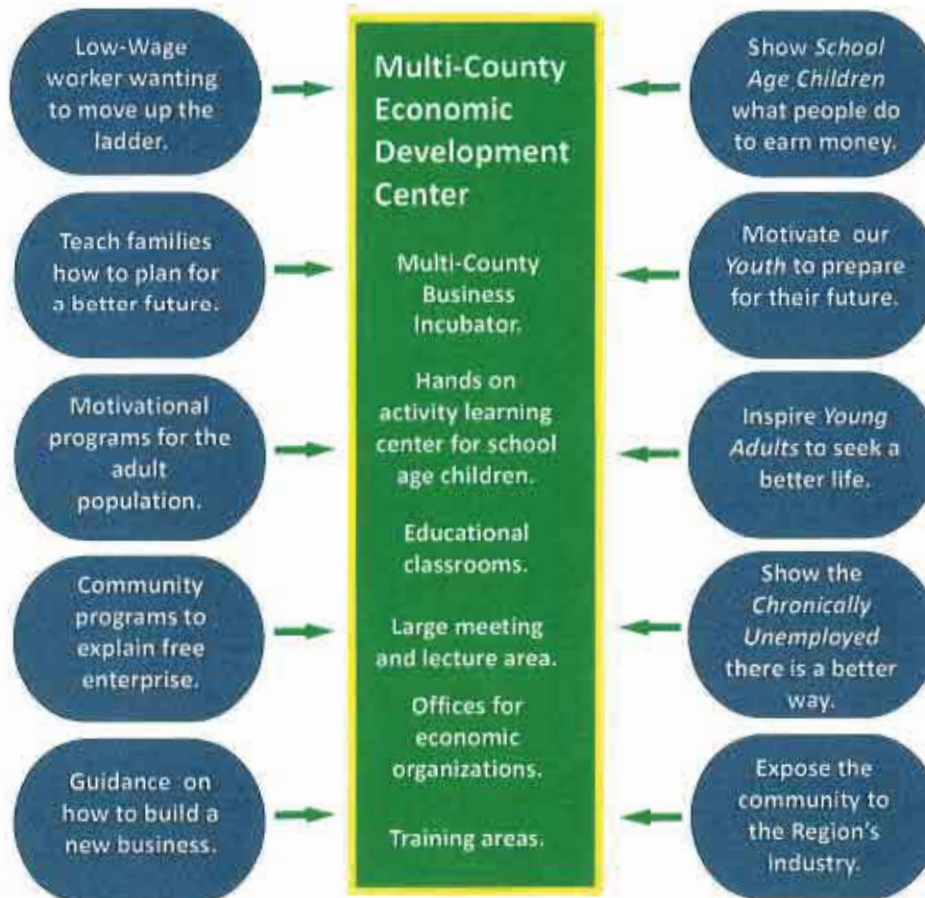
There is a program (facility) in Gainesville, Georgia created by the community called the Featherbone – Communiversity (The Researcher has toured the facility). It includes a business incubator, lecture rooms, and offices for economic related groups.

Included at the Communiversity is a section with a series of little rooms in which they have created “mock” businesses, such as store or doctor’s office or assembly line. Little kids come to the center and interactively play at the occupation. This program could be expanded upon to include some type of payment for successfully completing some of the tasks for which the kid is issued currency to be spent in the store. This program exposes kids to various vocations and can be used to teach “reward.”

The following chart provides an initial concept for this facility.



A special place to inspire people to seek a better life.



Overall, the Region must address the issue of labor if it is going to prosper.



Best Opportunity for Economic Growth

From a review of the geographic – economic assets and liabilities, we know the Region is in an excellent position to attract and retain quality primary employers. With an abundance of quality industrial real estate, superior worker training programs, an excellent transportation system, cooperative local governments, and generally low operational costs.

This has proven to be the case with the location of Severstal, Paccar, Airbus Helicopter, Stark Aerospace, and many other companies.

It is expected in the future more companies will locate to the area and existing companies will expand, providing the issue of workforce availability is addressed.

Even with these assets and expected future success, the Region has an opportunity to cause the economy to become **the most dynamic and successful of any small area economy in the nation.**

Mississippi State University can be the catalyst for explosive economic growth in the future.

Presently, the university accounts for about 75% of the Oktibbeha County economy and 32% of the Regional economy.

However, with an expansion of its economic development program, the university could cause the creation of several thousand private sector high-wage jobs over the next ten to twenty years.

To understand how, let us review the different ways a university can impact a local economy.



Stage 1 Impact - Typical Four Year University with general post graduate programs:

By definition, a university which accepts students from outside the economic area is a primary industry.

Money flows into the university via state funding, tuition, and its endowments and foundations. Money then enters the local economy from the wages paid to the employees of the university, spending by students, and purchases by the university.

The overall impact is typically determined by the enrollment at the university. If enrollment remains constant, employment and spending remains constant. If enrollment declines, employment and spending also decline. If enrollment increases, employment increases.

Therefore, while a contributor to the economy, the typical university does not cause economic growth unless enrollment at the university increases.

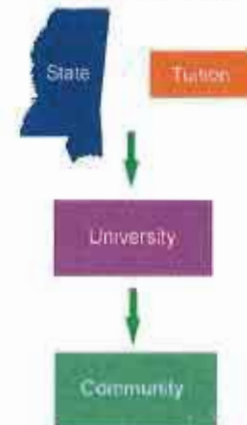
A large majority of the colleges and universities in the United States fall into this category.

The Mississippi University for Women located in Columbus is an example of Stage 1 impact.



Mississippi University for Women - Columbus, MS

Flow of Money University - Industry - Community





Stage 2 Impact – Plus professional graduate programs and research:

The next phase to increase economic impact is to add professional schools and research to the university. The first adds to enrollment, therefore employment. Additionally, by having professional programs such as law, veterinary, architecture, engineering, and medicine, the opportunity for additional endowments is greater than without such programs.

By having externally funded research programs, more money flows into the school causing growth and the university gains in stature and reputation.

Additionally, there is an opportunity to commercialize the research causing private sector growth. One of the downsides of externally funded research is the grant funding might end or be exhausted, causing displacement of the researchers.

Jackson State University is a good example of having Stage 2 impact. R&D expenditures of about \$47,000,000 (ranks 202nd among 655 colleges and universities) enables it to have a greater impact than most schools.



Jackson State University





Stage 3 Impact – Plus a university research park and incubator:

As a result of the remarkable economic growth in Silicon Valley in California and the Research Triangle Park in North Carolina, in the mid-1980's many universities around the country developed research parks for the purpose of emulating the success of these areas.

Most of these facilities sat fallow for many years as universities simply did not have the knowledge or expertise on how to cause occupants, private or public, to locate to the parks.

It was discovered one of the necessary elements in a university park was an "incubator" in which the first steps toward commercializing university research could begin.

Most of these initial parks ranged in size from 50 to 100 acres of land. Many, but not all, have been relatively successful in attracting public and private research facilities and some private industry.

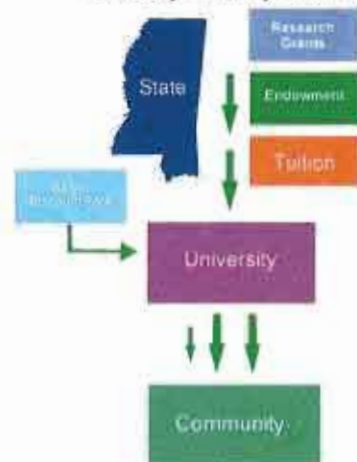
Since the initial interest in creating university parks in the 1980's, throughout the 1990's and 2000's more universities have created these facilities.

The University of Florida is a good example of a university with Stage 3 impact.

The school ranks 23rd among 655 universities and colleges for R&D expenditures (\$697,000,000) and has a complete set of professional schools.

The Sid Martin Biotechnology Incubator is one of the most successful university incubators in the nation. The incubator is located in a small privately owned industrial park about 20 miles from campus.

Flow of Money University - Industry - Community



University of Florida Sid Martin Biotech Incubator located Progress Research Park.



Today, almost 200 universities have some type of research and development park. The occupants of these parks usually are involved in high technology, high wage industries.

Aside from the tenants occupying the incubator, most of the companies typically have a consistent source of funding unlike some research grants. As a result, they are consistent contributors to the local economy.

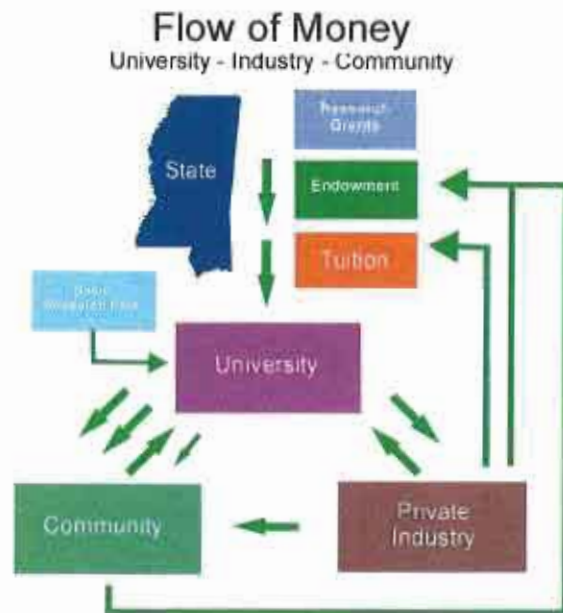
Typically several hundred people, public and private, are employed by enterprises located in Stage 3 university research parks.

Stage 4 Impact – Plus a comprehensive economic development program:

Several universities have initiated a comprehensive, aggressive economic development program utilizing the assets of the university to cause quality economic growth in the community.

As a result, thousands of high-wage private sector jobs have been created in close proximity to the main campus dramatically increasing the economic impact of the university.

The volume of money flowing from the private sector to the university and the community increases dramatically.



In order for a university to cause significant economic growth, most or all of the following are necessary:

1. The state, the university leadership, and the local community must all want it to happen.

The state is needed to fund some of the infrastructure necessary for the facilities needed to stimulate the economic growth. Additionally, the state sometimes needs to give permission or instruction to the university to proceed.



The leadership of the university is necessary to provide direction and permission to faculty and staff to participate in the effort. Typically an Office of Economic Development is created to coordinate the program.

Cooperation with the local community is necessary. Local government can either inhibit or expedite the effort. Additionally, many times local government is a partner in infrastructure development and implementation of the comprehensive economic development program.

2. The most successful programs are associated with a research university which encourages private sector production of commercialized research.

The Stage 3 impact level of a university included research which was being developed for the private sector in a university incubator at the research park.

In Stage 4, after research has been determined to have commercial value, the production of the product or service (technology) is captured in the community. Too often in the Stage 3 scenario, the production leaves the community and occurs in another area.

This is the case at the University of Florida. Researchers at the university have developed a large number of products and technologies which have been commercialized. However, these companies have "flown away," some locating in other Florida communities but many to other states.

3. The research park associated with the university is much larger than those found in Stage 3. Typically the park is at least 500 acres and most are greater than 1,000 acres.

The parks in Stage 3 usually offer sites between 3 and 10 acres. In order to lure large private sector companies, parcel sizes of 20 to 50 acres are necessary.

At the most successful Stage 4 research parks, several thousand individuals are employed by the companies operating in the parks. Additionally, most of the companies are private sector.

Most universities are landlocked. There is little vacant land adjacent to the university available for the physical expansion of the school let alone for a large Research and Development Park.



The most successful R&D Parks are geographically either adjacent or very close to the university.

4. The university becomes a partner in research, product development, and product production with private sector companies.

One of the greatest benefits to the university is to have a large technology company locate to the community with the intention of collaborating with the university. The company many times funds research, laboratory equipment, and pays consulting fees to faculty.

Additionally, a similar benefit to the university occurs when the university reaches out to the existing business, industrial community in the area. Relationships are developed and both parties benefit.

5. The university becomes a partner with the local economic development organization.

One of the most consistent themes of a successful university driven economic development program is the partnership between the university and the professional staff of the local EDO.

The economic development organization has knowledge and expertise in marketing and industrial retention and expansion, land development and facility construction, project finance, state and local regulations, and a host of other issues which determine if a project can be successful in an area.

This expertise is necessary for the program to be successful.

The following are examples of successful Stage 4 University driven economic development programs:



University of Central Florida - Orlando, FL

Enrollment - 59,000

R&D Expenditures - \$121,000,000 - Rank 136/655



The Central Florida Research and Development Park is adjacent to the University of Central Florida campus. The park includes 1,027 acres. Presently 126 companies in 59 buildings are located in the park employing more than 10,000 people.

It is a campus-like environment for business that desire a "university relationship." Research Park tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations, graduate and undergraduate internships and part-time employment programs.

Research Park tenants can also contract with the university for use of computer resources and laboratory facilities.



Central Florida Research and Development Park



University of Alabama - Huntsville, AL
Enrollment - 7,500
R&D Expenditures - \$87,000,000 - Rank 155/655



The Cummings Research Park was first established in 1962. It comprises more than 3,800

acres. It is the second largest R&D Park in the United States behind the Research Triangle Park in North Carolina.

It is the home to 285 companies and more than 25,000 employees which generate a payroll greater than \$2 billion per year. According to the State of Alabama, employment at the park accounts for 1.3% of the jobs in the state.



Cummings Research Park

The University occupies about 400 acres of the park. The companies at the park are involved in a wide range of high technology disciplines such as optics, simulation, aerospace, logistics, and systems design. Twenty-six Fortune 500 companies are located in the park.



University of Wisconsin - Madison, WI
Enrollment - 43,000
R&D Expenditures - \$1,170,000,000 - Rank 3/655



The University of Wisconsin Research Park was created in 1984 on University land no longer conducive to agricultural research. Today, the park provides an atmosphere custom-designed to nurture a productive combination of economic and technological

development. There was no activity at the park for several years until the local utility company, Madison Gas & Electric, constructed a 60,000 square foot incubator on the property.

Today, the park comprises 351 acres, 37 buildings with 1.8 million square feet under roof.

There are 126 companies located at the park employing more than 3,500 people with an annual payroll of \$260 million.

A large number of the companies located at the park were formed as a result of research at the university. The park not only sports a "typical" incubator facility, but also a "next stage" *University Research Park Accelerator* which catapults companies from the incubator to stand alone enterprises.

With the original location virtually built-out, Phase 2 has been developed on a site approximately three miles from this complex. It comprises approximately 370 acres and will be able to accommodate up to 8,000 employees.



**University of Wisconsin Research and
Development Park - Phase 1**



Purdue University - Lafayette, IN

Enrollment - 38,700

R&D Expenditures - \$602,000,000 - Rank 32/655



Purdue Research Park of West Lafayette is the largest of four research parks affiliated with Purdue University. The park is located just north of Purdue University's main campus and is home to the largest cluster of technology-based companies in the state of Indiana.

The 725-acre park boasts more than 50 buildings; more than 3,200 employees; 327,000 square feet of business incubation space; and an average wage for startup companies in excess of \$63,000.



Purdue Research Park - West Lafayette, IN

A vast majority of the occupants of the park are private sector enterprises.



Mississippi State University - Starkville, MS
Enrollment - 20,000
R&D Expenditures - \$233,000,000 - Rank 92/655



Mississippi State University, for the most part, is a Stage 3 economic contributor. However, it has the potential to become a Stage 4, which can result in the formation of thousands of private sector, high-wage technology jobs.

The following are some of the assets of MSU which will lead to Stage 4 status:

- It is a research university. According to the National Science Foundation, in 2012 MSU ranked 92nd among 655 universities and colleges for research and development expenditures (\$233,197,000).
- It has professional graduate programs.
- It has collaborated with the private sector in research (CAVS and agricultural community).
- It has a university incubator located in a Stage 3 research park.
- It has departments and curricula addressing most scientific and technology disciplines.
- It has a supercomputer.
- It has an abundance of greenfield land in close proximity to the university.

Most importantly, it has taken the initial steps to build the intellectual and organizational infrastructure within the university which is necessary to implement a comprehensive program.

Over the last four years, through the efforts of Dr. David Shaw, Vice President for Research and Economic Development and Dr. Melvin Ray, Associate Vice President for Economic Development, the university has laid the groundwork, built the foundation upon which the next major steps can be taken.

The *Economic Development Assistance Network* has been created which has organized and secured the support of the various departments in the university relative to participating in economic development.



**Center for Advanced
Vehicular Systems**



This is a very important issue. One of the most frequent reasons a university does not cause economic growth in a community is because the university community has little interest in doing it.

By creating a network of researchers, department heads, and outreach programs being coordinated by the Office of Economic Development, the university has taken a major, vital step forward toward causing quality economic growth. Most universities in the United States do not make this effort. As a result, most fail.

In order for Mississippi State University to cause dynamic growth, it is recommended the following actions steps be done:

-  Plan and develop in cooperation with the community a major research and development campus of at least 500 acres. An additional 500 acres should be identified for future use.

Just as the Columbus area has been successful in recruiting advanced manufacturing to the community as a result of having large parcels of real estate building ready and fully serviced, successful Stage 4 university economic development programs have large industrial parks.

In contrast to the Airport Industrial Park, this facility will be rich in landscaping and employee amenities. It will resemble a college campus more than an industrial park.

Most of the parks are developed as a joint venture between the local community and the university. The ownership entity is typically a not-for-profit entity, not the university.

Keep in mind, as previously stated, most universities do not have large tracks of greenfield land near their campuses. MSU does. This provides a significant competitive advantage for the university in attracting large, research - technology companies.

-  Create a joint marketing program with the Golden Triangle Development LINK for targeted industries.

Economic development practitioners have a great deal of experience in identifying economic development marketplaces and negotiating with



companies regarding relocation.

The university should take advantage of this expertise and collaborate regarding attempting to recruit private sector companies which will partner with the university.

-  Initiate a “quality of life” program for the Starkville area.

While every community believes their town is the best place to live and has the best quality of life, unfortunately sometimes their vision can be clouded.

When attempting to recruit high-technology high-wage companies to the Starkville area, quality of life issues come into play.

Most of these companies have several choices as to where they locate. One of the issues in that decision making process is whether its high tech workforce will move to the community being considered.

Very few of the individuals who will work for these companies presently reside in the Region. They will be asked to relocate to Starkville.

The Starkville community has many attributes. However, its “quality of life” amenities are not as desirable or abundant as many university communities located in areas with greater populations.

Some individuals reading that statement might take offence. However, there are certainly more things to do in Durham, NC or Athens, GA, or Austin, TX than in Starkville.

In order to be successful, this issue needs to be addressed.

It is recommended the Starkville – Oktibbeha community conducts an assembly to discuss “quality of life” amenities. It needs to brainstorm to decide “What do we want Starkville to look like 20 years from now.”

A phased, long-term plan should be created. This plan can be used as a tool to overcome issues relative to recruitment. As more companies move to the area and the economy expands, funds will be available to implement the plan.



Conclusion

Overall, the Golden Triangle Region has a significant number of positive features which are attractive to high-wage employers.

Compared to a vast majority of the rural areas in the United States, its geographic - economic assets far exceed what most primary businesses require.

Although already more successful than most rural communities, it has the potential to become the most dynamic small market economy in the United States.

However, it must address the issue of skilled labor in order to continue to grow and to encourage the university to expand its economic development in order to excel economically, to reach its full potential.

City of Starkville, Mississippi Comprehensive Plan

2005-2030

"Communities can be shaped by choice, or they can be shaped by chance. We can keep on accepting the kind of communities we get or we can start creating the kind of communities we want." Richard Moe, National Trust for Historic Preservation

FINAL DRAFT

November 1, 2005

Prepared by the Starkville Planning & Zoning Commission with technical assistance from:

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Elected Officials

Honorable Dan Camp, Mayor
Honorable Sumner D. Davis, Ward 1
Honorable Jim Mills, Ward 2
Honorable P.C. McLaurin, Ward 3
Honorable Richard Corey, Ward 4
Honorable Matt Cox, Ward 5
Honorable Roy A. Perkins, Vice-Mayor - Ward 6
Honorable Janette Self, Ward 7

Planning and Zoning Commission

Larry White, Chairman, Ward 5
Richard Mullenax, Vice Chairman, Ward 5
J.W. Bruce, Ward 1
Lynn Wampler, Ward 1
Frank Newsom II, Ward 2
Duane Mostenbocker, Ward 3
Gloria Liddell, Ward 3
Patrick Bryan, Ward 4
Dora Herring, Ward 1
John Moore, Ward 7
Rayfield Evins, Ward 6
Patrick Nordin, Ward 4

Community Development/Buildings and Codes Staff

George Rummel, AICP
Sarah McHann
Dayle Reed
Ken Honeycutt
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Alice Bassett

Executive Summary

1. Significant Finding - The city should be consistent and diligent in enforcing regulations.

Recommendations –

- ◆ Enforce existing ordinances especially the Landscape Ordinance, adopted in 1999.
- ◆ Hire a city planner.
- ◆ Add part-time uniformed officer for code enforcement.
- ◆ Set goals and measurable objectives each budget year and meet them.
- ◆ Improve training for staff, Planning & Zoning Commission and Mayor and Board of Aldermen.
- ◆ Join the American Planning Association and the Mississippi Chapter.
- ◆ Increase fees to help offset costs of additional staff and training.
- ◆ Keep “tickler file” for home occupations and conditional uses that must be re-approved annually.
- ◆ Eliminate Board of Adjustment. Planning & Zoning Commission/Development Review Committee can issue variances & handle other duties.
- ◆ Develop a Standard Operating Procedure manual for running the department. Include it as part of the by-laws of the Planning & Zoning Commission.
- ◆ Staff should prepare written reports to the Planning & Zoning Commission and set minimum standards for acceptance of proposals. Proposals would not go to the P & Z Commission until they meet those minimum requirements.
- ◆ Planning & Zoning Commission and staff should use available technology, workshops and the local media to educate the public and land developers, contractors and Realtors about city ordinances and programs. Use city’s web page to have web training for contractors and developers, checklists for submission requirements, etc.

2. Significant Finding – City should get new, better regulations to help with identified problems

Recommendations –

- ◆ Adopt Historic Preservation enabling legislation. Appoint Historic Preservation Commission to develop design guidelines for historic districts/sites.
- ◆ Adopt Design Guidelines/incorporate into existing Landscape Ordinance.
- ◆ Adopt Height Regulations ordinance for area around the Airport.

3. Significant Finding – City is unattractive in places; needs better curb appeal

Recommendations -

- ◆ Strip commercial zoning is a big reason for unattractive commercial areas. Reduce possibilities for strip commercial development in frontier areas by zoning commercial in a nodal fashion around intersections or create overlays.
- ◆ Require parking lots to be to the rear or sides of buildings when possible, and well-landscaped. Especially in redevelopment areas (like Highway 182), require build to lines, sidewalks, and planting verges.

- ◆ In residential districts, do not allow parking of motor vehicles or recreational vehicles in any front yard except in a paved drive way. Restrict pavement in front yard.
- ◆ Continue staggered placement of electrical utilities underground and require all new developments to put new utilities underground.
- ◆ Revise sign ordinance to reduce visual clutter. Lower maximum height of signs, eliminate pole signs, eliminate permanent streamers and flags, etc.
- ◆ Adopt design standards.
- ◆ The city should build, and encourage developers to build landscaped boulevards. Landscaped entrances to subdivisions and office parks should be required.

4. Significant Finding – Too many multi-family units, many poorly designed, cheaply constructed and in inappropriate places

Recommendations-

- ◆ Protect single-family residential areas from commercial and multi-family encroachment in zoning ordinance.
- ◆ Adopt design guidelines to require durable and attractive building materials.
- ◆ Include even single-family unit developments designed for rent in development plan review to insure good design, durable and attractive materials and landscaping.
- ◆ Adopt appropriate buffers between single-family and multi-family zones.

5. Significant Finding – Problems with students living in traditional single-family areas

Recommendations –

- ◆ Encourage new Homeowners Associations to restrict rentals of single-family homes in their neighborhood through covenants if they want to retain only owner-occupied homeownership.
- ◆ Enforce “definition of family” rule.
- ◆ Adopt “two time conviction equals eviction” approach to behavior citations.
- ◆ Encourage development of student-oriented housing in appropriate places and away from single-family neighborhoods – places like downtown, and other areas close to campus.
- ◆ Encourage college orientation to include “good neighbor” workshops for students (and their parents) who will be living off-campus.

6. Significant Finding – Improve existing ordinances.

Recommendations –

- ◆ Sidewalks should be required for all new construction (residential and otherwise) in the Subdivision Regulations and Design Guidelines. Sidewalks should be built with appropriate access for those with disabilities.
- ◆ The definition of “subdivision” should include ANY subdivision of land, with no exceptions. Use major and minor subdivision definitions to relax requirements for smaller subdivisions of land.
- ◆ Expand the Central Business District in the Zoning Ordinance to include Russell Street, University Avenue and to Highway 182 to encourage compact, mixed use, pedestrian-oriented, and visually pleasing development and redevelopment.

- ◆ Add a new Traditional Neighborhood Development overlay zone in the Zoning Ordinance. Developers will be drawn to the zone because of high densities, but overall design will be more aesthetically pleasing than current high density developments.
- ◆ Conventional PUDs would be an overlay district in the Zoning Ordinance rather than a stand alone district.
- ◆ The City should discontinue allowance of new construction of duplexes as a conditional use (special exception) in the R-2 zone. No conditional uses should be allowed that cannot be discontinued if conditions are not maintained.
- ◆ Discontinue allowance of multi-family uses in Commercial zones as a conditional use for same reason.
- ◆ Allow Mobile Home/Manufactured Homes Parks and Subdivisions only in the R-6 zone (currently allowed as special exceptions in R-4 & R-5 zones).
- ◆ Densities are too high in the R-4 and R-5 zones. Developers will be able to get higher densities through conventional PUDs and Traditional Neighborhood Development overlay zones.
- ◆ Any single-family detached unit with floor area under 1,000 square feet should come under design review.
- ◆ The term "special exception" should be changed to "conditional use" and only those uses on which conditions can be placed should be included in this category (some spelled out, others determined by the Planning & Zoning Commission under review).
- ◆ Home occupation rules should be strengthened and clarified (home occupations will become significantly more frequent).
- ◆ Site plan review requirements are replaced with the requirement for a Development Plan in the Design/Landscape Standards.
- ◆ Permitted and conditional uses are noted in each zoning district section. Current index is eliminated.
- ◆ Add a general office zone for less intensive commercial uses like banks, accounting offices, barber or beauty shops, etc.
- ◆ Add a planned office zone to accommodate research, corporate office locations to allow for more development like the research park. Expand to area east of the current research & technology park.
- ◆ Find a suitable balance between multiple-family and single-family land use.
- ◆ Restrict heights on buildings not located in the city's "ladder district" (fire station one).

7. Significant Findings – Too much land zoned commercial and multi-family and in inappropriate places. Some land inappropriately zoned highway commercial near the downtown area.

Recommendations -

- ◆ Rezone the area around the hospital as a medical office zone to reserve this area for the growing medical facilities needs.
- ◆ Change commercial zoning in the newer areas of Starkville around the by-passes to eliminate strip zoning development pattern.

- ◆ Change multi-family zoning in hinterlands of city to larger-lot zoning. These areas would act as a type of green belt until land that remote is needed for denser development, if ever.
- ◆ Expand Central Business District zone and residential zones in area near downtown. Eliminate Highway Commercial zoning from this area.
- ◆ Allow significant densities only with a planned (PUD) development, where common space is dedicated and design is reviewed.

8. Significant Findings – Improve circulation system; appropriately balance auto, pedestrian, biking and mass transportation modes.

Recommendations –

- ◆ 3-lane Stark Road, extend north to Hospital Road and on to Reed Road eventually
- ◆ Construct an east-west route in the southern part of the city connecting South Montgomery with the University and to Highway 25 to the west.
- ◆ 3-lane South Montgomery.
- ◆ 3-lane Reed Road to Garrard and on through to Hwy. 389.
- ◆ Work with the MDOT to improve 389 from the by-pass to town if traffic warrants it after study of impact of by-passes.
- ◆ Add traffic calming devices to predominantly residential areas like Nash Street and Greensboro Street that get a heavy amount of traffic, or otherwise disperse traffic to mitigate effect without causing increases in traffic on other predominantly residential streets in the area.
- ◆ Require developers to add an additional lane for roads needing three-laning and a lane and a half those those needing five-laning.
- ◆ Develop a public transportation system.
- ◆ Construct bike lanes with new roadway development. Identify/stripe/sign bike lanes according to a plan developed by the Starkville in Motion group.
- ◆ Require construction of sidewalks in new developments. City should construct sidewalks joining significant origins and destinations (neighborhoods to schools, for example). All new construction should follow ADA guidelines. City should improve existing access according to ADA standards.
- ◆ Require development of frontage roads on limited access roads.

9. Significant Finding – Public facilities improvements are needed

Recommendations –

- ◆ Add more open space/passive parks. Accept donations from developers in PUDs in lieu of land set asides, and use for general open space/parks land acquisition.
- ◆ Review land owned by the city to see what might be able to be used or traded for park land. Set up a dedicated fund for park land purchases.
- ◆ There is significant overlap in fire coverage in the center part of the city with gaps in other areas. Build or relocate three fire stations in the planning time period – one in the most recently annexed area (first priority), and either move station 2 or build a new station further south. Move station 3 to a more easterly direction to improve coverage.
- ◆ Extend sewer to areas outside the city limits ONLY with conditions of adherence to city development & building codes and a promise to initiate annexation.

- ◆ Develop a comprehensive annexation plan for the future – timing, financing, etc.
- ◆ Encourage infill development to lessen public facility costs.
- ◆ Adopt new regulation requiring developments to cause no more runoff than the land would have in its undeveloped state.
- ◆ Ensure that ADA (Americans with Disabilities Act) regulations in building code are enforced. Update city facilities for compliance with ADA.

10. Significant Finding – Some areas in the city are deteriorating and need redevelopment. Other areas are doing well and would do better with new zoning.

Recommendation -

- ◆ Rezone the Russell Street, University Avenue, and Highway 182 areas as extensions of the Central Business District and encourage mixed use, compact, pedestrian-oriented, urban spaces. Have Landscape Architecture students draw “vision” designs for each area to help guide developers, as they have for the downtown area.
- ◆ Expand the CBD zone to the west, and south also.
- ◆ Join the Main Street program.
- ◆ Identify and log all vacant/abandoned buildings/lots and develop specific plans for encouraging their reuse/redevelopment.
- ◆ Consider downtown plan developed by MSU Landscape Architecture students as a good start and encourage review and implementation (included as part of this Comprehensive Plan document). The plan calls for relocation of the Chamber of Commerce to the downtown area – a significant issue among those participating in ward meetings last summer.

11. Significant Finding – The city struggles to develop a budget each year and is operating with one of the lowest millage rates in the state. It needs to develop new sources of revenue, capitalize on existing sources, and provide public facilities as efficiently as possible.

Recommendation –

- ◆ Consider adoption of impact fees.
- ◆ Increase fees to offset costs in Planning & Building Department.
- ◆ Require all development outside the city limits requesting city services to meet development plan, subdivision regulations and building code requirements and to initiate annexation (so the city will not inherit public facilities when it annexes that will be very expensive to bring up to city standards).
- ◆ Require developers to construct at least one lane of projected improvements in collectors and arterials when their development fronts that road.
- ◆ Improve the attractiveness of the city and develop a plan for becoming the destination of choice for residents, businesses, visitors and students in the New Economy, thereby improving sales and property tax revenues.
- ◆ Take advantage of University expertise when needing technical assistance.
- ◆ Utilize existing resources or hire someone to research and apply for grants.
- ◆ Work with the county to develop joint planning and zoning functions.

12. Significant Finding – The city needs to look to its future and begin allowing only environmentally friendly and sustainable development.

Recommendations –

- ◆ Voluntarily begin compliance with National Pollutant Discharge Elimination System (NPDES).
- ◆ Reduce the amount of impervious surface allowed in developments (adopt standards that encourage things like allowing narrower local streets, and encourage the use of permeable but stable parking areas).
- ◆ Open up areas already paved for more retail use where parking has been overbuilt.
- ◆ Encourage more, but smaller, parking lots. People generally will not walk more than 300 feet to a destination so these smaller lots would encourage more shoppers. Use landscaping liberally in between these smaller lots.
- ◆ Allow on-street parking where appropriate.
- ◆ Adopt low impact development model developed by GeoResources and Mississippi State engineering professors for sustainable industrial site development.
- ◆ Adopt Smart Growth ideas.
- ◆ Absolutely forbid clear cutting of trees and inappropriate land grading for development in non-agricultural areas.. Restrict clearing to the minimum area needed for the building footprint, construction access and safety setbacks. Trees to be kept should be clearly marked. This reduces storm water management costs and adds to the value of the land.
- ◆ Adopt 100' buffers along perennial streams to give the city some much-needed open space and to discourage erosion.

City of Starkville, Mississippi Comprehensive Plan 2005-2030

TABLE OF CONTENTS

	Page
Executive Summary	3
Introduction	12
Volume I. Background and Analysis	14
A. General Features	14
B. Population Analysis	28
C. Economic Analysis	33
D. Existing Land Use	42
E. Transportation Facilities	47
F. Housing	54
G. Community Appearance and Design	62
H. Public Facilities	65
Volume II. Findings, Vision, Goals, Objectives and Policies	73
Volume III. Future Land Use Plan	85
A. Land Use	86
B. Capital Facilities Financing Mechanisms	111
Volume IV. Implementation Recommendations	115
A. Zoning	115
B. Subdivision Regulations	116
C. Historic Preservation	117

D. Community Design and Appearance	117
E. Structure and Staffing and Enforcement	119
F. Construction Codes	119
G. Departmental Financing	123
List of Tables	
Table 1. Population Change – Oktibbeha County and Starkville	
Table 2. Starkville’s Percent of Oktibbeha County’s Population	
Table 3. Comparative Population Growth, Starkville and Other Like-Size Communities in Mississippi	
Table 4. Ten-Year Enrollment Trend, Mississippi State University	
Table 5. Natural Increase and Migration Components, Starkville, Mississippi	
Table 6. Population Projections, City of Starkville and Oktibbeha County	
Table 7. Composition of the Population by Age	
Table 8. Composition of the Population by Race, Starkville	
Table 9. Composition of the Population by Race, Oktibbeha County	
Table 10. Composition of the Population by Race, Mississippi	
Table 11. Composition of the Population by Sex	
Table 12. Educational Attainment	
Table 13. New Construction Building Permit Trends by Type	
Table 14. Basic and Non-Basic Industries	
Table 15. Employment by Occupation	
Table 16. Employment by Industry	
Table 17. Top 15 Employers in the Starkville Area	
Table 18. Gross Sales by Industry Group	
Table 19. Median Family Income Trends	
Table 20. Per Capita Family Income Trends	
Table 21. Relationship of Median Earnings and Employment to Education Level	
Table 22. 1980 and 1991 Existing Land Use	
Table 23. 1991 and 2005 Existing Land Use	
Table 24. Land Use Ratios for Communities Under 100,000	
Table 25. Traffic Volume Trends In Starkville	
Table 26. Listing of Streets by Functional Classification	
Table 27. Comparative Median Value of Housing Over \$90,000	
Table 28. Summary of Housing Characteristics	
Table 29. Tenure by Plumbing Facilities by Occupant per Room, City of Starkville, 2000	
Table 30. Composition of Housing Units by Type	
Table 31. Recommended Gross Density, Type of Dwelling Unit	
Table 32. Total New Dwelling Unit Requirements, City of Starkville, 203	
Table 33. Additional Number of Units by Density Type Needed, City of Starkville, 2030	
Table 34. Acreage Requirements by Density Type, City of Starkville, 2030	
Table 35. Commercial & Industrial Space Needs Per Employee	

Table 36. Commercial & Industrial Space Needs for Starkville

List of Maps

Map 1. Existing Land Use Map

Map 2. Future Land Use and Transportation Map

Appendix

A. Summary of Ward Meeting Input

B. Federal Programs and Policies Supporting Brownfields Redevelopment

C. TEA-21 Eligible Enhancement Activities

D. Starkville Transit Plan

E. Bike Starkville, and Walk Too

F. Landscape Architecture Students downtown plans

Introduction

This Comprehensive Plan for the City of Starkville is the city's blueprint for the economic, social and physical development for the future. A comprehensive plan is defined by Mississippi state statute to include four elements – land use, goals & objectives, transportation and public facilities. Its primary purpose is to help a city be proactive in managing its growth and development. The plan does this in the following four ways:

- It helps **coordinate** the city's activities with other entities,
- It is the **legal** foundation for implementation ordinances like the zoning ordinance,
- It is **educational**, telling the community and developers where the city is going, and
- It provides **guidance** by helping with interpretation of implementation ordinances through clearly stated goals and objectives.

Unplanned growth is unsightly and results in incompatibilities in land use and poor design that can hurt property values and the general form and function of the city. It also can result in higher public costs; planning helps coordinate and time needed capital improvements.

This plan updates the city's latest plan, which was adopted by the Mayor and Board of Aldermen in 1994. A review of the plan relative to some newly annexed areas was completed in 2000 by Central Mississippi Planning and Development District in Jackson.

Many factors sparked the desire for a new Comprehensive Plan in Starkville, not the least of which was a development pattern many residents found less than visionary. This was partly due to antiquated ordinances and administration and enforcement shortcomings that left the city with some poor outcomes. In addition, local residents and visitors alike have developed more sophisticated expectations with regard to the city's role in managing growth and development. The city was also faced with the upcoming opening of significant new transportation routes in the Highways 82, 25 and 12 by-passes.

Recognizing that Starkville faces new challenges and opportunities as it enters the 21st Century, the Mayor and Board of Aldermen directed the City of Starkville Planning and Zoning Commission to review, revise and update the City's planning and development goals, policies and documents. The new Starkville Comprehensive Plan tracks the major community changes over the past decade, assesses prospects for future development, and sets forth the community's vision for the next 25 years. It provides new goals and directions for development policy, and it provides revised development regulations and other planning tools to carry out these new directions.

The plan was developed in accordance with generally accepted planning principals and is divided into five volumes. Volume I provides introductory and background analysis related to planning and development issues within the city. Volume II sets forth findings and issues and outlines the city's important goals and objectives. Policies are designed to be the starting point for action plans. Section IV spells out the recommended general development plan and Section V gives recommendations for implementation ordinances. The Appendix includes documents that are not necessarily adopted as part of the Comprehensive Plan resolution but are included as a reference.

In order to get input from residents, the city conducted a series of public meetings by the proposed wards. A summary of results of the input received from the ward meetings is listed below. In addition, input was received from city employees and key stakeholders in the community, including Realtors, developers, economic development officials, environmentalists, historic preservation advocates, and biking/walking advocates, to name a few. Education about the plan and the process was widespread, including excellent coverage by the area's three newspapers and numerous meetings and speaking engagements by commission members, aldermen, and the consultant.

It was clear the citizens of Starkville realize that the city is at an important juncture in its history. The common threads running through comments made at the ward meetings are outlined below.

- Enforce existing ordinances/get new, better ordinances (especially design/historic preservation)
- Improve relationship between university, and city/university relations have improved over the years
- Require sidewalks in new developments
- Problem with students living in single-family areas
- Unattractive city
- Use resources at the university
- Too many apartments/Put plans for new multiple family units on hold
- Make Chamber of Commerce more visible/accessible
- Make ordinances available/use website to publicize
- Too many empty buildings
- Main Street improvements are good.

The Comprehensive Planning process took about 15 months to accomplish, including technical assistance given to the Planning & Zoning Commission regarding existing projects and development of implementation ordinances. The Comprehensive Plan was developed by the Planning & Zoning Commission with the assistance of a city planning consultant.

Volume I. Background and Analysis

A. General Features

1. The Planning Area and Timeframe

The Planning Area consists of the City of Starkville and an area one mile outside the city limits. The Comprehensive Planning time frame is 25 years.

2. Location

Starkville is located in Oktibbeha County in East Mississippi, some 30 miles west of the Alabama State Line and 115 miles south of the Tennessee line. It is accessible by newly-constructed U.S. Highway 82 and State Highways 12 and 25, as well as State Highway 389. Highways 82 and 45 (8 miles away) provide four-lane, limited access east-west and north-south routes to Memphis, Birmingham, Jackson (MS), Atlanta, New Orleans, and the Mississippi Gulf Coast.

Interstate 55 (North-South) is 60 miles west of Starkville via U.S. Hwy 82; Interstate 20 (East-West) is 90 miles south of Starkville via U.S. Hwy 45 or 90 miles east of Starkville via U.S. Hwy 82.

3. Historical Summary

Starkville is a city rich in tradition and blessed with progress. From its days as an enclave of Native American settlements on the border between the Choctaw and Chickasaw Nations and its subsequent settlement by Presbyterian missionaries, to today's varied culture of "southerners" mixed with the best and brightest of over 91 countries studying at Mississippi State University, Starkville has developed a diverse culture over the 165 plus years since its incorporation.

Today, Starkville's small-town friendliness and high-quality educational, cultural and recreational opportunities make it a wellspring of Southern charm. Starkville has become a unique blend of the traditional Old South and the rapidly evolving age of technology that is the new South.

The area of Oktibbeha County was originally a part of the lands belonging to the Choctaw Indians. It takes its name from the creek in the northern part of the county, which formed part of the boundary between the Choctaw and Chickasaw Nations. Oktibbeha, in the Choctaw language, means "icy water." It has been estimated that in 1820 there were between 1,000 and 1,500 Choctaws living within the county's present day boundaries in some five or six settlements. The first whites to settle permanently in Oktibbeha County were Presbyterian missionaries led by Cyrus Kingsbury. They developed Mayhew Mission in 1820 where Ash Creek flows into the "Tibbee" in the northeastern corner of the county. It contained a school for the Indians, a gristmill, a blacksmith shop, and several other buildings. Three years later, Calvin Cushman established a mission at Hebron, about three miles northwest of present-day Starkville. The missionaries improved the Indian trails to the east, converting them into wagon roads, which made the area more accessible to traffic along the Tombigbee River. The first public thoroughfare in the county was the Robinson Road, built in the early 1820's with both federal and state funds. It connected Nashville, Tennessee, and Jackson, entering Oktibbeha County at Artesia and extending southeastward to the Noxubee River. The Choctaws surrendered their

claims to the area in the Treaty of Dancing Rabbit Creek, which was signed on September 27, 1830. In exchange they were given lands in present-day Oklahoma to which most of them moved. White settlers now began pouring into the region, many bringing slaves with them. A number of these newcomers were attracted to the Starkville area by two large springs and the favorable lay of the land. A mill southwest of the site provided clapboards that were used for many of the original buildings. From this, the settlement came to be known as Boardtown. Oktibbeha County was formally organized on December 23, 1833, with the first court meeting at Hebron the following year. By 1835, the county seat had been established at Boardtown, which changed its name to Starkville in honor of General John Stark, a hero of the Revolutionary War. The first courthouse was a one-room log structure with a small rail nearby. The jail had neither doors nor windows. The prisoners were let down into the hold by means of a rope. The Presbyterians established the town's first church in 1835 with the Methodists organizing shortly thereafter. The Baptists began their work in Starkville in 1839. The town got its first bank in 1835. It was called the Starkville Real Estate and Banking Company. A local lawyer, David Ames, began a school in the log courthouse, which had fifty pupils by 1837. During the pre-Civil War years Oktibbeha County developed into an area of small farms with a number of large plantations. The agricultural base of cotton and livestock was supported by slavery. The 1860 census revealed a population of 5,171 whites, 7,631 slaves, 18 free blacks, and 157 Indians. Starkville served as the trade center for the county, but probably had a population of only 150 – most people, even professionals, preferring to live in the country. | The Civil War was hard on Oktibbeha County as it was on the rest of Mississippi. Large numbers of its white men volunteered for Confederate service and the farms suffered. Grierson's raiders came through the region in the spring of 1863 and looted Starkville. Another Union raid the following year was turned back just south of West Point by General Nathan Bedford Forrest. Oktibbeha County and Starkville recovered slowly from the devastation of the war years and the abolition of slavery. Whites and blacks worked out their new relationships, both economic and social, within a segregated society. Blacks established their own churches and schools.

The 1870's brought the first railroad into Starkville. After several unsuccessful efforts, a branch line of the Gulf, Mobile & Ohio was built from Artesia in 1874. Ten years later Canton, Aberdeen & Nashville came through Starkville with a line that linked Aberdeen to Durant on the Illinois Central. This opened up a new trade territory for Starkville to the northeast.

On April 25, 1875, fire swept through downtown Starkville destroying 52 buildings. But, a determined people rebuilt downtown, placing the stores further apart and widening Main Street by twenty feet to its present width. Colonel W.B. Montgomery proved to be one of the area's strongest promoters.

During the late 1870's, he imported an exceptional herd of Jersey cattle and thereafter revolutionized the agricultural base from cotton to dairy farming. He was also instrumental in 1878 in securing for Starkville the location of the new state agricultural and mechanical college. Mississippi A&M would develop into Mississippi State University and become the backbone of the local economy. As the university has expanded, so has Starkville.

The late 19th century marked the beginning of an exodus from rural areas. By 1900, Starkville's population stood at 2,689, and it has expanded steadily to its present 24,500. Both the university and the community integrated relatively peacefully in the late 1960's.

Today Oktibbeha County remains primarily agriculturally based with emphasis on timber, beef cattle, dairy products, hay, and soybeans. However, it has built a sound industrial base with some twenty-five industries employing over 2,300 people. Higher education and the extensive research programs of Mississippi State University remain its primary industry. Student enrollment is approximately 16,800 with grounds, physical plant, and equipment valued at better than \$275,000,000. Part of the rapidly developing Golden Triangle Area, Starkville and Oktibbeha County have enjoyed impressive growth in the past two decades. While proud of their heritage they seek today to provide a diverse economic and cultural base upon which to build confidently for the future.

Source: Betterworth, John K.

People's University: The Centennial History of Mississippi State. 1981.

Carroll, Thomas Battle.

Historical Sketches of Oktibbeha County (Mississippi). 193

4. Geology, Topography and Soils

The oldest sediments exposed in Oktibbeha County are a part of the Selma Group of Upper Cretaceous age, and consist of, from oldest to youngest, the Demopolis Chalk, the Ripley Formation, and the Prairies Bluff Chalk. These units are, in turn, overlain by sediments of Tertiary age belonging to the Clayton Formation, the Porters Creek Formation, and the Wilcox Formation. In the stream valleys there are recent flood plain deposits, or perhaps older alluvial deposits associated with an earlier stage of drainage. Remnants of the latter deposits are more properly termed terrace deposits.

Almost the entire northern half of Oktibbeha County lies within the Tibbee Creek drainage basin. This stream is formed by the junction of several major tributaries just north of the northeastern corner of Oktibbeha County. Within the county, the major streams draining into the Tibbee Creek systems are Sun Creek, Trim Cane Creek, Sand Creek, and the Catalpa Creek. The entire system drains eastward into the Tombigbee River. Most of the southern half of Oktibbeha County is drained by the Noxubee River and its many tributaries that flow south and east into the Tombigbee River.

Soil types can limit the types of development in a community. Limitations for dwellings are severe if any one of the following apply: (1) the shrink-swell potential is high to very high; (2) the water table is at a depth of less than 15 inches; (3) the soil is subject to flooding; (4) slopes are 15 percent or more; (5) a fragipan of claypan is generally at a depth of less than 20 inches.

Of less importance to the city itself, because Starkville has over 98% coverage in central sewer service in the city, are limitations of soils for septic tank filter fields. Limitations are severe if any one of the following apply: (1) permeability is moderately slow or very slow; (2) the water table is less than 2 feet below the surface; (3) flooding is more often than once in 5 years; (4) slopes are more than 12 percent; and (5) a fragipan or claypan is at a depth of less than 4 feet. Topography in the city is generally not a problem for development. The city is characterized by gently rolling countryside in areas where development has not yet occurred. The plan recommends the city continue its philosophy of discouraging clear cutting of trees and extensive

and unnecessary grading. Current Landscape Regulations prohibit disturbance of the land until a landscape permit has been issued.

5. Climate

Oktibbeha County has a warm humid climate that is influenced by the subtropical latitude, the huge land mass to the north, and the warm waters of the Gulf of Mexico some distance to the south. Local modifications are caused by variations in the topography.

Temperatures range from an average low of about 46.4 degrees F. in January to an average high of about 81.4 degrees F. in July. Rainfall averages about 50.83 inches per year.

The temperature falls to 32 degrees F., or freezing, on an average of 50 days in the winter and rises to 90 degrees F. or higher on an average of 90 days in the summer. The lowest temperature ever recorded was -8 degrees F. in February, in 1899, and the highest was 111 degrees F.

The climate is well suited to agricultural activities, outdoor industrial pursuits and outdoor recreational activities.

6. Brownfield sites

A brownfield is a site, or portion of a site, that has actual or perceived contamination and an active potential for redevelopment or reuse. The Environmental Protection Agency's Brownfields Economic Development Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. There are a number of brownfield sites that have been identified in the Starkville area, including:

a. OCEDA Redevelopment Project

The EPA selected Oktibbeha County for a Brownfields Pilot. As part of a region-wide sustainable development initiative, the Oktibbeha Economic Development Authority purchased approximately 220 acres of property from MSU for development of the Mississippi Research and Technology Park. During the third phase of the project, it was discovered that a 10-acre portion of the land needed to complete the project was formerly used as a landfill. The suspected presence of contaminants prevented completion of this third phase – a technology-based business incubator and a state-of-the-art science and technology “exploratorium”.

b. Other Brownfields in the area include:

Mississippi State University Landfill
Mississippi State University Lee Hall
One Hour Cleaners
Southwire Company Starkville Plant
Zebco Motorguide Facility

See Appendix H for information about programs designed to help communities with their brownfield sites.

7. Summary

In summation, the natural environment of the City of Starkville poses no insurmountable physiographic difficulties as to the future growth of the city.

It is recommended that the city do all it can to reduce any negative effect of development on the environment and on existing development (especially due to localized flooding). Recommendations for modifications to development regulations in the city will reflect this goal.

B. Population Analysis

1. Population Trends

Oktibbeha County's and Starkville's population have both increased steadily from 1970 to 2000, although Starkville has grown at a more rapid pace (see Table 1). Table 2 shows that Starkville's percent of the county's growth has been increasing each decade and in the years between the 2000 census and 2003. This is primarily due to assertive annexation policies, but also somewhat to a natural inclination for people to want to locate in an area that offers urban amenities. The growth of Mississippi State University's student population has also contributed to the city's growth (see Table 4).

Table 3 compares the City of Starkville's population growth with that of other Mississippi cities of similar size. As the table indicates, the City of Starkville has had positive growth while many cities of similar size have seen declines.

Table 1
Population Change – Oktibbeha County and Starkville, 1970-2000

	1970	1980	% Chg.	1990	% Chg.	2000	% Chg.	2003 est.	% Chg.
Oktibbeha Co.	28,752	36,018	25.3	38,375	6.5	42,902	11.8	41,564	-3.12
Starkville	11,369	16,139	33.4	18,458	14.4	21,869*	18.5	22,419	2.52
Starkville's Percent of Oktibbeha Co.'s Population	39.5%	42.1%		48.1%		51.0%		53.9%	

*Includes a 1994 and 1998 annexation

Source: US Bureau of the Census, 1970-2000. US Bureau of the Census, 2003 Estimate – April 9, 2003 release (latest for Starkville).

Chart 1

Population Change, Oktibbeha County, 1970-2000

Source: US Bureau of the Census, 1970, 1980, 1990, 2000

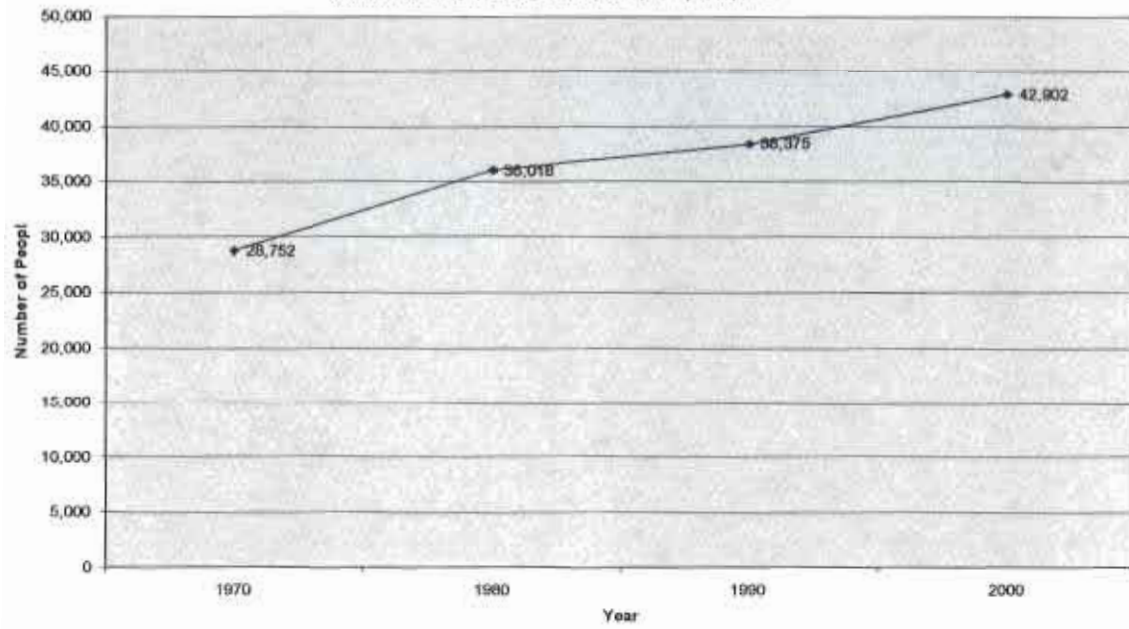


Chart 2

Population Change - Starkville, Mississippi, 1970-2000

Source: US Bureau of the Census, 1970, 1980, 1990, 2000

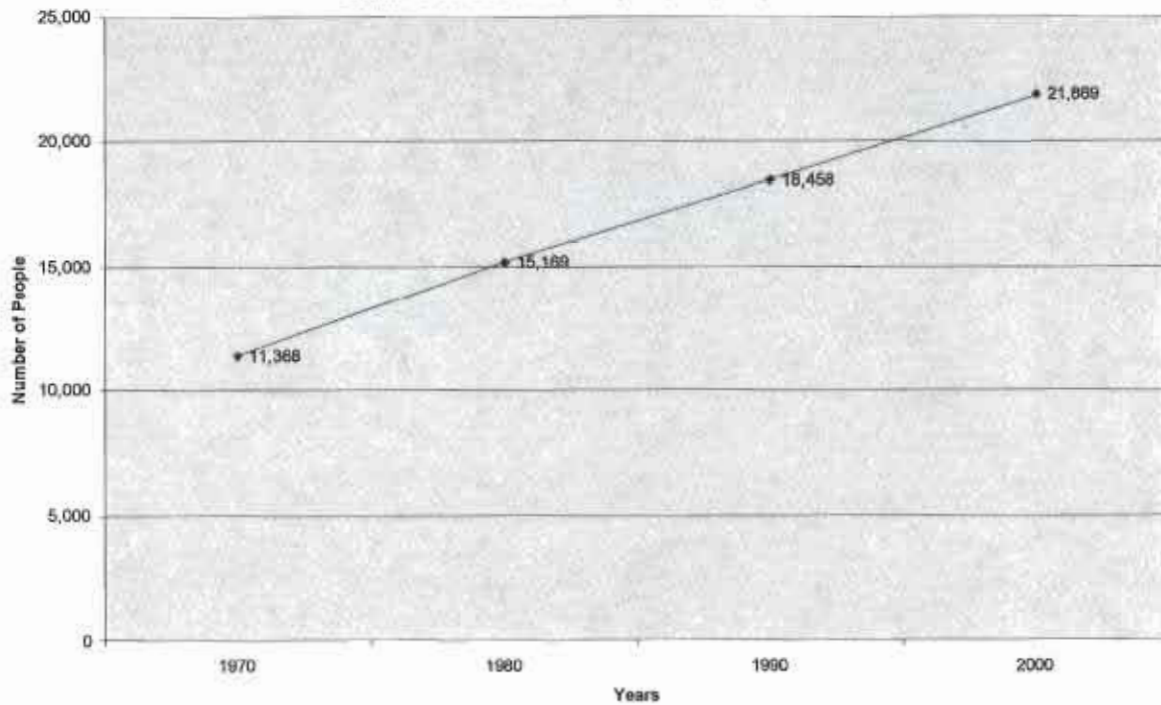


Table 2
Population Estimates Since the 2000 Census
Oktibbeha County and Starkville

	<u>7/1/04</u>	<u>7/1/03</u>	<u>7/1/02</u>	<u>7/1/01</u>	<u>2000 Census</u>
Oktibbeha Co.	41,309	41,564	41,932	42,514	42,902
Starkville	21,964	22,030	21,876	21,908	21,869

Source: US Bureau of the Census, Population Estimates.

2. Comparative Population Growth

Compared to cities of comparable size, Starkville has had a healthy growth rate over the last 20 years. With the exception of cities in metropolitan areas, Starkville's growth rate exceeds that of cities its size in the state.

Table 3
Comparative Population Growth
Starkville and Other Like-Size Communities in Mississippi 1980-2000

City	1980	2000	No. Change	% Change
Columbus	27,383	25,944	-1,439	-5.25%
Clinton	14,660	21,847	7,187	49.02%
Vicksburg	25,434	26,407	973	3.83%
Natchez	22,015	18,464	-3,551	-16.13%
Greenwood	20,115	18,425	-1,690	-8.40%
Laurel	21,897	18,393	-3,504	-16.00%
Clarksdale	21,137	20,645	-492	-2.33%
Pearl	20,778	21,961	1,183	5.69%
Ridgeland	5,461	20,173	14,712	269.40%
Olive Branch	2,067	21,054	18,987	918.58%
Starkville	16,139	21,869	5,730	35.51%

Source: U.S. Bureau of the Census

3. Mississippi State Student Growth

Student enrollment trends are important because students have such a large impact on many facets of life in Starkville including housing and retail sales. It is anticipated that Mississippi State University will continue with a moderate but growing student population.

Table 4
Ten-Year Enrollment Trend
Mississippi State University
1993-2003

Year	Total Headcount
1993	14,450
1994	14,200
1995	14,362
1996	14,838
1997	15,634
1998	15,711
1999	16,047
2000	16,534
2001	16,841
2002	16,577
2003	16,173

% change from 1993-2003 – 11.9%

Source: Mississippi Institutions of Higher Learning, Fall Enrollment Book

4. Natural Increase and Migration

Starkville had a positive migration to the city from 1990 to 2000. Of the 3,411-person increase in population, 1,760 of that growth was the result of natural increase in the population (births minus deaths). Some 1,215 people became residents of the city as the result of two annexations, one in 1994 and one in 1998. The net, or non-annexation, migration to the city was 436 persons in the ten year period between 1990 and 2000.

Table 5
Natural Increase and Migration Components
Starkville, Mississippi

2000 Population	21,869
1990 Population	18,458
Difference	3,411
Growth due to Natural Increase (births minus deaths)	1,760 (9.54% rate)
Growth due to Migration	1,651 (8.95% rate)
Population added due to annexation	1,215
Non-annexation migration	436 (2.47% rate)

Source: US Bureau of the Census, 2000.

5. Population Projections

Low population projections for Starkville are conservative and depend upon the city's willingness and ability to annex in the future. These projections reflect the latest Census projections for Oktibbeha County as they are based upon the city's percent of the county's population, which projections are steadily declining. The high end projections are based upon natural increase and migration trends for the city, independent of county projections by either the Census Bureau or IHL.

Table 6
Population Projections
City of Starkville and Oktibbeha County
Low

	2005	2010	2015	2020	2025	2030
Starkville	22,660	23,370	24,190	25,010	25,830	26,650
Oktibbeha County	41,200	41,000	41,000	41,000	41,000	41,000
City % of County	55%	57%	59%	61%	63%	65%

Source: Starkville and Oktibbeha County 2020-2030, Johnstone & Associates (Oktibbeha County reflects Census Bureau projections for the county).

Table 7
Population Projections
City of Starkville and Oktibbeha County
High

	2005	2010	2015	2020	2025	2030
Starkville	23,242	24,657	26,203	27,927	29,670	31,535
Oktibbeha County	44,102	44,345	43,817	43,500	43,000	42,500
Starkville as a % of Oktibbeha County's Pop.	52.7%	55.6%	59.8%	64.2%	69.0%	74.2%

City Projections - Johnstone & Associates. County Projections, Institutions of Higher Learning, Center for Policy Research and Planning.

6. Age Characteristics

Table 8 presents population composition by age. The table illustrates several important trends in the characteristics of the population.

Starkville is a particularly young city, being some 10 years on average younger than the state as a whole. This is a reflection of the fact that the city is home to Mississippi State University. Age characteristics are particularly important in the analysis of the city's demographics because of the impact on demand for high density and multiple-family housing.

However, because the median age is skewed somewhat by the impact of the University population, it is important not to forget the impact of the general trend in aging in this country on Starkville. The country's and the state's median age is the oldest it has ever been and will continue to increase as the baby boomers age. During the next 50 years, the five to one ratio of working Americans to retired Americans will decline to two to one. Most of this older population is expected to remain living where they currently reside. Add to that the allure of the college town amenities to those baby boomers looking for a good place to retire, and Starkville must consider the needs of the older as well as the younger population. These baby boomers have dictated market and cultural trends because of their huge numbers and will continue to do so. They generally have comfortable incomes and have accumulated wealth. They tend to own their own homes, they will often leave their jobs with good retirement packages, financial assets, fairly good health and expectations of continuing to work and participate in the community. Expect them to call for increased efficiencies in government and school consolidation. Their household incomes are currently \$10,000 to \$15,000 higher than the median for all households in the nation.

And with this older group, housing will be the major concern. While students stream off campus for affordable rental housing that meets their lifestyle and cost requirements, the aging baby

boomer will own, and often be looking for small units with amenities – a quiet and quality living environment, wired for high speed Internet access, and offering fitness centers, swimming pools, golf courses, etc. Some also will still want larger lots and Starkville and its developers should accommodate this desire with appropriate choices.

On the other hand, the oldest baby boomer will turn retirement age in 2011. Although the group is healthier than those that came before it, they will still require health and recreation facilities nearby. Smart communities will beef up local healthcare facilities and develop recreation/cultural programs designed to attract this demographic bubble to its community.

Table 8
Composition of the Population by Age
City of Starkville, Oktibbeha County & State of Mississippi
1990 and 2000

Age Category	Starkville		Oktibbeha County		State of Mississippi	
	1990	2000	1990	2000	1990	2000
Under 5	6.7	6.1	6.3	6.0	7.6	7.2
5-9 years	6.8	5.3	6.7	5.5	8.2	7.6
10-14 years	5.6	5.3	6.0	5.9	8.3	7.7
15-19 years	7.5	7.4	12.4	11.6	8.7	8.2
20-24 years	22.1	25.6	19.9	21.7	7.6	7.5
25-34 years	17.3	15.1	14.9	13.1	15.6	13.4
35-44 years	11.6	11.5	11.2	11.8	13.6	15.0
45-54 years	7.6	9.0	7.7	9.6	9.6	12.7
55-59 years	3.2	3.5	3.2	3.6	4.2	4.6
60-64 years	2.4	2.7	2.8	2.9	4.1	4.0
65-74 years	4.7	4.4	4.8	4.6	7.0	6.5
75-84 years	3.2	3.0	3.1	2.9	4.2	4.0
85 years & over	1.2	1.2	1.0	1.1	1.3	1.5
Median age	25.2		24.8		33.8	

Source: US Bureau of the Census, 1990 and 2000

8. Racial Characteristics

Table 9 indicates that 30% of Starkville's total population is composed of Black persons, compared to 29.6% in 1990. Table 10 indicates that Oktibbeha County's Black population is 37.4% of total population, up from 34.3% in 1990. For the state as a whole, Table 11 shows that 36.3% of the total population is Black, up from 35.5% in 1990. Hispanics still make up a much smaller portion of the population although it is growing segment. This has strong implications especially for the area's hospitals, schools and local industries. Although some new immigrants

have good English language skills, those who do not can present new challenges for schools and local merchants.

Table 9
Composition of the Population by Race
Starkville
1990 and 2000

	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>
One race reported	18,458	100	21,695	99.2
White	12,760	69.1	14,128	64.6
Black	4,911	26.6	6,565	30.0
Other	787	4.3	1,002	4.6
(Hispanic)	(197)	1.1	(294)	1.3

Source: US Bureau of the Census, 1990 and 2000.

Table 10
Composition of the Population by Race
Oktibbeha County
1990 and 2000

	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>
One race reported	38,375	100	42,596	99.3
White	24,064	62.7	25,167	58.7
Black	13,171	34.3	16,059	37.4
Other	1,140	3.0	1,370	3.9
(Hispanic)	(330)	.90	(461)	1.1

Source: US Bureau of the Census, 1990 and 2000.

Table 11
Composition of the Population by Race
State of Mississippi
1990 and 2000

	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>
One race reported	2,573,216	100	2,824,637	99.3
White	1,633,461	63.5	1,746,099	61.4
Black	915,057	35.5	1,033,809	36.3
Other	24,698	1.0	44,729	1.6
Hispanic	(15,931)	.62	(39,569)	1.4

Source: US Bureau of the Census, 1990 and 2000.

9. Composition by Sex

Table 12 provides data on the population by sex for Starkville, Oktibbeha County and the State of Mississippi. As indicated, males comprise a larger percent of the population by one percentage point in Starkville. The margin is larger for the City of Starkville than for the state as a whole. In most communities, as for the state, the percentage of females usually outpaces that of males. This statistical variation does not have significant implications for the city.

Table 12
Composition of the Population by Sex
City of Starkville, Oktibbeha County and Mississippi
1990 and 2000

	Starkville		Oktibbeha County		Mississippi	
	1990	2000	1990	2000	1990	2000
Male	50.2	50.5	49.9	50.0	47.8	48.3
Female	49.8	49.5	50.1	50.0	52.2	51.7

Source: US Bureau of the Population, 1990 and 2000.

10. Educational Attainment

Over 85% of those 25 years of age and older in Starkville have completed high school and post secondary education. This compares to 72.9% for the state of Mississippi. Because Starkville is a university community it is not surprising that almost 46% of those 25 years of age and older have a bachelor's or higher degree (highest in any community in the state), compared to 11.1% for the state as a whole. Over 23 % have a graduate or professional degree, compared to 5.8% for the state overall. This gives Starkville a more sophisticated constituency and the related expectations of this group regarding quality of life issues. It also contributes to Starkville's relatively high median family income.

Table 13
Educational Attainment
City of Starkville and the State of Mississippi
2000

	<u>Starkville</u>	<u>State of Mississippi</u>
Less than 9 th grade	5.6%	9.6%
9-12, no diploma	9.4%	17.5%
High School grad. (not going on to get a higher degree)	15.3%	29.4%
Some college, no degree	18.8%	20.9%
Associate degree	5.2%	5.7%
Bachelor's degree	22.5%	11.1%
Graduate or Pro. Degree	23.2%	5.8%
High school grad. +	85.1%	72.9%
Bachelor's degree +	45.8%	16.9%

Source: US Bureau of the Census, 2000

Chart 3

High School & College Completion, Starkville and Mississippi

Source: US Bureau of the Census, 2000

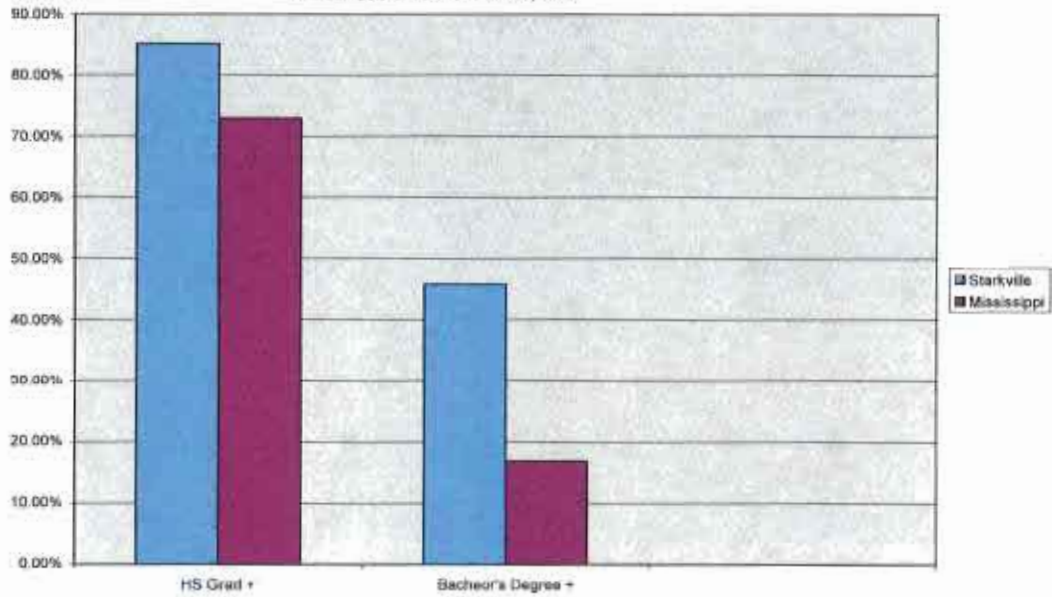
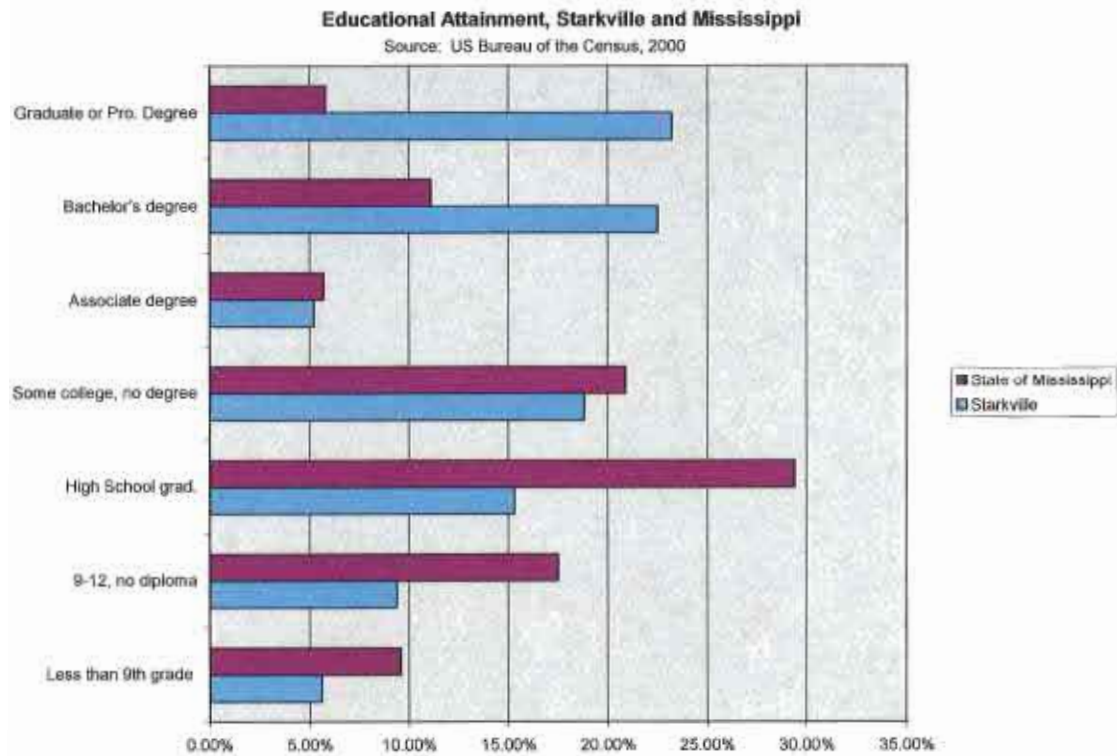


Chart 4



11. Other Growth Indicators

a. Building Permits

Historical building permit data shows that commercial and institutional new construction trends have been relatively flat for the last ten years. Residential development is more sensitive to the economy and that is reflected in the more dynamic highs and lows in the same time period. Also, because of the presence of the University, there will always be a strong interest in off-campus housing for those students. New construction of apartment units was very strong for many years before tapering off after 2001. This could have been in response to 9/11 when consumer confidence eroded, or a correction to the intense apartment building that had occurred in the previous eight years. The building permit trends do indicate that Starkville has a healthy economy and a strong growth rate.

Table 14
New Construction Building Permit Trends by Type City of Starkville
1994-2004

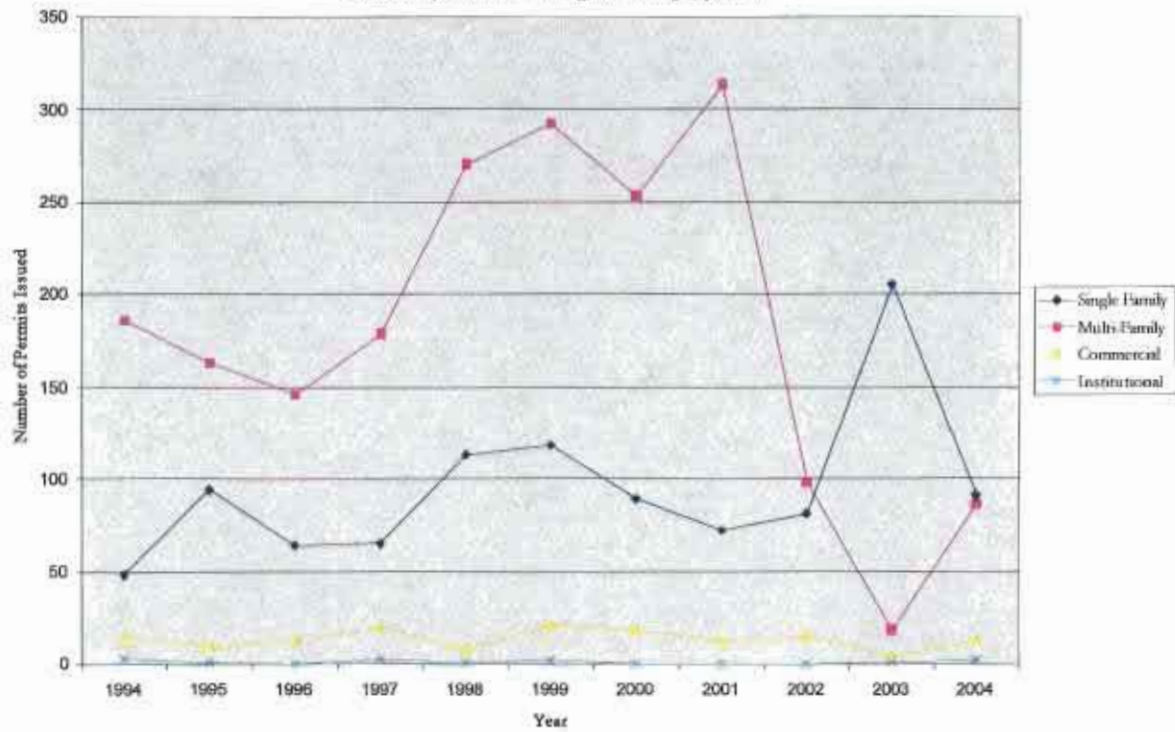
Year	SF Dwellings	Apartment Units	Commercial	Institutional
1994	48	186	15	3
1995	94	163	10	1
1996	64	146	13	0
1997	65	179	20	3
1998	113	270	8	1
1999	118	292	21	2
2000	89	253	19	0
2001	72	313	12	0
2002	81	98	15	0
2003	205	18	4	1
2004	91	86	13	2

Source: City of Starkville Building Department.

Chart 5

New Construction Permits, 1994-2004, City of Starkville

Source: City of Starkville Building and Planning Department



C. Economic Analysis

An understanding of Starkville's existing economy and its potential for economic growth is essential to formulation of sound planning decisions. The growth of the City is primarily dependent upon its economic potential. The amount of land required by different types of uses will be governed in a large measure by the relative importance of various segments of the economy and by the number and character of the city's labor force. Similarly, the potential for expanding manufacturing, trade, and service activities is the major determinant of the city's future population, land use and traffic patterns.

The economic analysis contributes to a better understanding of the city's ability to expand economic development, and create additional sources of revenue. The analysis is essential to sound fiscal planning as well as development of the physical plan for community growth. Sectoral components of the local economy are examined here and these sectors have been identified as being either positive, near equilibrium, or requiring imports.

1. Identification of Dominant Economic Sectors

Table 15 identifies the dominant economic sectors for the City of Starkville and compares them to the same sectors of the economy of Oktibbeha County as whole and the State of Mississippi.

The last two columns indicate the location quotient for each industrial category for the county and the city. The location quotient is a rough measure of import substitution opportunities and those industries that are exporting goods and services. If a community is highly specialized relative to the nation in the production of a particular commodity, the product is presumed to be an export item. If an industry has a greater share than expected (compared to the nation) of a given industry, then that "extra" industry employment is assumed to be basic because those jobs are above what a local economy should have to serve local needs. If the location quotient is less than one then all employment is considered to be non-basic, if it is greater than one then some employment is basic.

The location quotient analysis indicates that exports are occurring for Oktibbeha County in Educational, Health & Social Services; Agriculture, Forestry, Fishing, Hunting & Mining; Retail Trade; Finance, Insurance, Real Estate, Rental & Leasing; Arts, Entertainment, Recreation, Accommodation & Food Services; Other Services and Public Administration. There is equilibrium in the Professional, Scientific, Management, Administrative & Waste Management category. Conversely, significant imports for Oktibbeha County are occurring in the categories of Construction, Manufacturing, Transportation, Warehousing, & Utilities; Information; and Wholesale Trade. Starkville, for the most part mirrors the county, except for equilibrium in Agriculture, Forestry, Fishing, Hunting & Mining. It is also an export community for Professional, Scientific, Management, Administrative & Waste Management. The positive specializations, the import categories, and equilibrium industries are summarized in the following sections.

Table 15
Basic and Non-Basic Industries
City of Starkville, Oktibbeha County, Mississippi and USA

Category	USA	%	Miss.	%	Oktibbeha County	%	Starkville	%	LQ County	LQ City
Agriculture, Forestry, Fishing, Hunting, Mining	1,986,285		1.5	39,473	3.4	349	1.9	153	1.5	1.3
Construction	7,919,645		6.1	88,818	7.6	979	5.2	428	4.1	.85
Manufacturing	12,534,909		9.7	215,203	18.3	2,391	12.70	943	8.9	.70
Transportation, Warehousing, & Utilities	5,025,989		3.9	63,189	5.4	503	2.7	273	2.6	.69
Information	2,161,769		1.7	21,449	1.8	278	1.5	148	1.4	.88
Wholesale Trade	3,260,178		2.5	39,717	3.4	271	1.4	147	1.4	.56
Retail Trade	7,678,162		5.9	138,646	11.8	2,148	11.4	1,150	10.9	1.9
Finance, Insurance Real Estate, Rental & Leasing	3,785,972		2.9	55,744	4.8	641	3.4	399	3.8	1.2
Professional, Scientific, Management, Administrative & Waste Management	6,697,970		5.2	60,557	5.2	999	5.3	655	6.2	1.0
Educational, Health, & Social Services	6,539,753		5.0	236,382	20.1	7,417	39.4	4,648	44.1	7.9
Arts, Entertainment, Recreation, Accommodation & Food Services	4,929,179		3.8	97,698	8.3	1,516	8.0	861	8.2	2.1
Other Services	3,146,235		2.4	56,215	4.8	648	3.4	358	3.4	1.4
Public Administration	2,814,780		2.2	60,223	5.1	700	3.7	970	3.6	1.7
Total Employed	129,721,512		100	1,173,314	100	18,840	100	11,143	100	

Source: US Bureau of the Census, 2000.

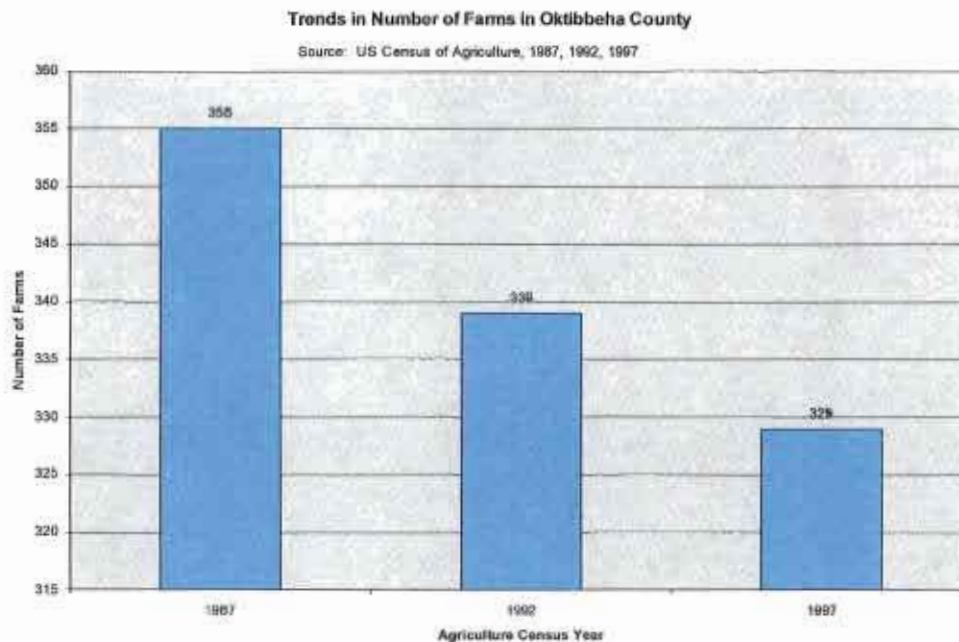
2. A special look at Agriculture

The needs of agricultural enterprise created the conditions for the formation and development of Starkville. In addition to its role as the county seat, University town and a regional shopping center, Starkville still relies on its role as an agriculture center that dominated its early economic life. Though employing far fewer people than it once did, the income generated from agriculture and the spin off and support enterprises still heavily influence the city today. As such, a brief orientation to current trends is helpful to understanding the local economy.

a. Land and Production

Chart 6 summarizes the trends related to land devoted to agricultural use. From 1987 to 1997 the number of farms has fallen while their size has continually increased. This reflects a national trend toward fewer, larger farms.

Chart 6



3. Labor Force and Employment

Historical trends in labor force and employment in Oktibbeha County are noted on Table 16. Manufacturing has not been a major player in employment numbers in Oktibbeha County in the last 20+ years and it is unlikely it will become a force. Unemployment rates have fluctuated but have always been positive. The latest annual unemployment rate data is for 2003 and that number was 3.8%. The 2003 labor force numbered 22,600.

Table 16
Employment by Occupation
Starkville & Mississippi
1999

	Starkville %	Mississippi %
Civilian Population 16 years +	100.0	100.0
Management, professional, and related occupations	47.7	27.4
Service occupations	12.4	14.9
Sales & office occupations	24.5	24.9
Farming, fishing, and forestry occupations	1.0	1.2
Construction, extraction, and maintenance Occupations	5.2	11.2
Production, transportation, and material moving Occupations	9.2	20.4

Source: US Bureau of the Census, 2000.

Table 17
Employment by Industry
Starkville & Mississippi
1999

	Starkville %	Mississippi %
Agriculture, forestry, fishing and hunting And mining	1.5	3.4
Construction	4.1	7.6
Manufacturing	8.9	18.3
Wholesale trade	1.4	3.4
Retail trade	10.9	11.8
Transportation and warehousing, & utilities	2.6	5.4
Information	1.4	1.8
Finance, insurance, real estate, and rental & leasing	3.8	4.8
Professional, scientific, management, administrative, And waste management services	6.2	5.2
Educational, health, and social services	44.1	20.1
Arts, entertainment, recreation, accommodation And food services	8.2	8.3
Other services (except public administration)	3.4	4.8
Public administration	3.6	5.1

Source: US Bureau of the Census, 2000.

Bold represents significant differences between Starkville and the State.

Chart 7

Annual Average Residence Based Employment Trends for Oktibbeha County

Source: Mississippi Employment Security Commission

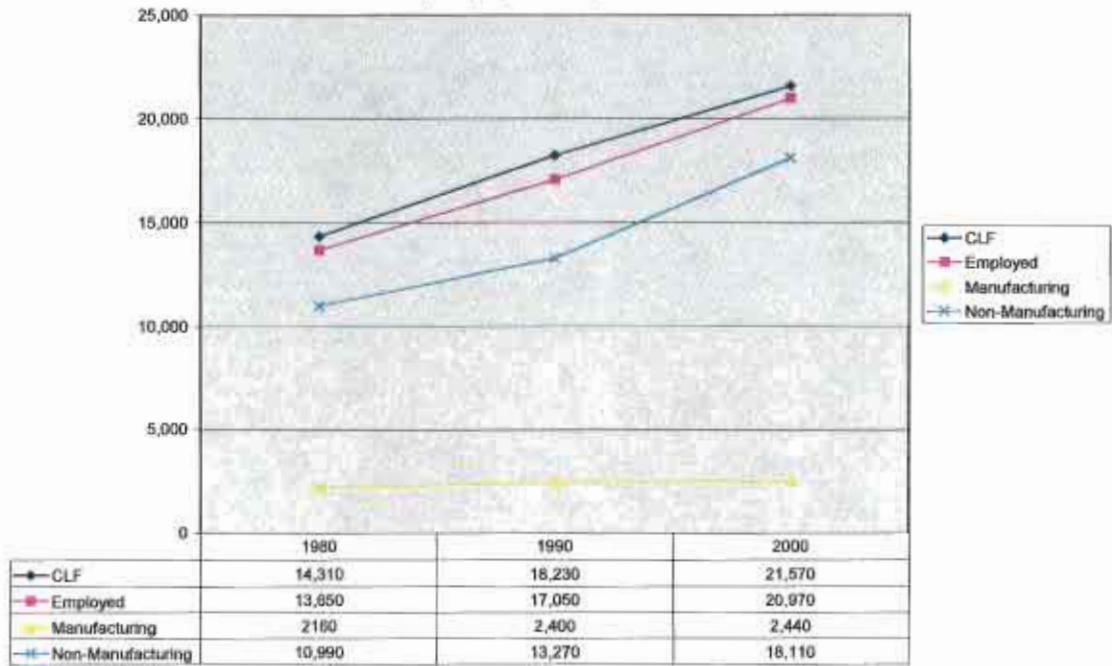


Table 18
Top 15 Employers in the Starkville Area
(based upon employment)
2003

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u>
Mississippi State University	Education	4,200
Starkville Public Schools	Education	605
Service Zone	Computer Call Center	600
Oktibbeha County Hospital	Health Care	530
Wal-Mart	Retail	500
Flexsteel	Manf. Of Institutional Furn.	315
MFJ Manufacturing	HAM Radio Parts	260
Oktibbeha County Schools	Education	250
City of Starkville	Local Government	220
Southwire	Manf. Of Wire & Cable	209
Gulf States Manufacturers	Commercial Steel Buildings	185
Northeast MS Coca-Cola	Sales & Distribution	180
Weavexx	Belts for Paper-making machines	157
Oktibbeha County	Government Services	150
Garan	Management Headquarters for Children's Clothing Company	130

Source: Greater Starkville Development Partnership

4. Sales Tax

Sales tax revenue is the lifeblood of most general revenue budgets for cities in Mississippi, and Starkville is no exception. It is important to note that sales tax revenue is sensitive to the fluctuations in the economy and should be treated as such. And, although sales tax is a popular way to raise funds, property tax revenues are a much more stable source of revenue and one that is tied to property improvements – a win/win for the city coffers/attractiveness of the city and residents whose property values increase. Many times, cities make the mistake of trying to cure development problems with more development. Hoping to raise revenue to help solve the problems caused by development (need for new infrastructure, increased maintenance costs, etc.), cities rush to approve any development (and particularly those in outlying areas) that will bring sales tax revenue into the city. This is shortsighted and should be avoided. Good quality developments result in sustainable development.

Starkville operates with one of the lowest ad valorem tax rates of any city in Mississippi. While finding new sources of revenue is important, Starkville should make the most of its sales tax gains by limiting the amount of investment it must make in servicing new businesses. The best way to do this is to encourage infill development in those areas that already have city services. Offering property tax abatements in areas needing redevelopment (like Hwy. 182) could bring more sales tax income in without huge investments in new infrastructure.

Table 19
Gross Sales by Industry Group
City of Starkville
2004
(ranked)

1. Apparel & General Merchandise	\$94,132,734
2. Food & Beverage	\$91,641,007
3. Automotive	\$28,291,807
4. Miscellaneous Retail	\$25,756,710
5. Lumber & Building Materials	\$19,658,761
6. Miscellaneous Services	\$15,613,770
7. Furniture & Fixtures	\$ 8,086,250
8. Machinery, Equipment & Supplies	\$ 5,408,582
9. Contracting	\$ 4,151,543

Source: Mississippi State Tax Commission

5. Personal Income

Tables 20 & 21 indicate that median family and per capita incomes in Starkville have outperformed the state in 1989 and 1999 (1990 and 2000 census).

Table 20
Median Family Income Trends
City of Starkville and the State of Mississippi
1989-1999

Starkville		State of Mississippi	
<u>1989</u>	<u>1999</u>	<u>1989</u>	<u>1999</u>
\$28,109	\$39,557	\$24,448	\$37,406

Source: US Bureau of the Census, 1990-2000.

Table 21
Per Capita Income Trends
City of Starkville and the State of Mississippi
1989-1999

Starkville		State of Mississippi	
<u>1989</u>	<u>1999</u>	<u>1989</u>	<u>1999</u>
\$10,198	\$16,272	\$9,648	\$15,853

Source: US Bureau of the Census, 1990-2000.

Note: Median Family. Refers to the median family income for all families. A family includes one adult household member (the householder) and one or more persons living in the same household who are related to the household owner by birth, marriage, or adoption. Per Capita is the mean income computed for every man, woman and child.

Table 22
Relationship of Median Earnings and Employment to Education Level State of Mississippi

<u>Education Level</u>	<u>Median Earnings</u>	<u>% Employed</u>
Total working full-time, age 21-61	\$26,285	68.4
Not a High School Grad.	\$20,285	48.2
High School Grad.	\$23,381	67.0
Some College	\$26,850	74.2
Bachelors Degree	\$34,411	82.2
Advanced Degree	\$41,816	85.9

Source: US Bureau of the Census, 2000

Income is an important indicator of how well a community is creating wealth. The correlation between Starkville's education levels and income levels are important to note. Table 22 shows the relative value of having advanced degrees to earning more income in the state of Mississippi.

D. Existing Land Use

Land Use data in the city was generated and mapped by means of a windshield survey. Data collected in connection with this survey was analyzed in terms of the amount of land devoted to various categories of use, location of uses and in comparison with the city's zoning map. The purpose was not to accurately identify every land use in the city but to recognize important trends. This important data will serve as a basis for planning future land uses and establishing reasonable and appropriate boundaries for zoning districts.

I. Land Use Categories

For planning purposes, land uses were grouped in nine major categories: Residential (Single Family (PUDs included in single-family), Multi-Family, Mobile Homes); Industrial; General, Neighborhood and CBD Commercial, Public/Semi-Public; and Agriculture & Vacant.

Table 23
1980 and 1991 Existing Land Use

	1980		1991	
	Acres	% of Developed Land	Acres	% of Developed Land
Residential				
Single-Family	1557	40.6	1782	43.0
2-3-4 unit	68	1.8	103	2.5
Multi-Family	165	4.3	228	5.5
Mobile Home	113	3.0	124	3.0
Residential Total	1903		2237	
Commercial	181	4.7	207	5.0
Industrial	226	5.9	248	6.0
Public/Semi-public	678	17.7	704	17.0
Rights-of-way	633	16.5	663	16.0
MSU property	209	5.5	83	2.0
Total Developed	3830	100.0	4142	100.0
Vacant Non-Urban	3070	44.5	4142	50.0
Total Developed	3830	55.5	4142	50.0
Total	6900		8284	

Source: Continental Consultants, 1994 Comprehensive Plan.

Table 24
Existing Land Use, 1991 & 2005

	1991		2005	
	Acres	% of Developed Land	Acres	% of Developed Land
Residential				
Single-Family	1782	43.0	2,427	42.1
2-3-4 unit	103	2.5	421	5.4
Multi-Family	228	5.5	330	4.2
Mobile Home	124	3.0	182	2.3
Residential Total	2237	54.0	3,360	58.3
Commercial	207	5.0	469	4.9
Industrial	248	6.0	437	4.5
Public/Semi-public	704	17.0	750	17.0
Rights-of-way	663	16.0	680	18.0
MSU property	83	2.0	66	2.0
 Total Developed	 4142	 50.0	 5,762	 35.0
Vacant Non-Urban	4142	50.0	10,776	65.0
Total	8284	100.0	16,538*	100.0

* Annexations occurred in 1994 and 1998.

Source: Continental Consultants, 1994 Comprehensive Plan. Johnstone & Associates, 2005 Plan.

2. Comparative Land Uses

The spatial requirements of various land uses are related to the population of the community. Table 25 presents data produced by the American Planning Association and illustrates typical land use ratios within cities of under 100,000 in population. This data should not be construed as an ideal estimation of the city's future land use needs, since no two communities are exactly alike. However, the data does have value in that it tends to point out possible major land use deficiencies.

Table 25
Land Use Ratios for Communities Under 100,000

Residential (single family) 52% (41%)
Commercial 10%
Industrial 7%
Public 31%
Institutional 10%
Parks 11%
Right of Way 18%

Source: American Planning Association

3. General Land Use in Starkville

a. Residential

Residential use occupies the largest segment of Starkville's land. Approximately 60% of the housing units in the city are rental and 40% owner-occupied. The city has numerous multi-family developments primarily to accommodate students living off-campus, and this poses a concern for city leaders, as pressures to build new multiple family units increase. In addition, some 20% of the renter-occupied housing units are single-family type. Sometimes this results in encroachment of both types of these units into established single-family neighborhoods, which can be a source of consternation for some residents.

There is far too much land zoned for multi-family use in Starkville and in inappropriate locations. Land located near the outskirts of the city should be in a low-density zone such as Agriculture or Residential Estate and held until the market is ready to develop. No lands that will not reasonably develop in the next five years should be zoned for such high-density uses unless certain location requirements absolutely dictate such.

b. Commercial

Commercial uses appear (1) in the Central Business District, (2) in "strip" developments along the city's major arterials, and (3) in scattered areas throughout the city. Development of measures to eliminate commercial activities where they are incompatible with the healthy development of the surrounding area is an important goal of the Comprehensive Plan and any retooling of the zoning ordinance and map. In addition, it is critical that the city manage the expected development along the 82 by pass, and plan for redevelopment of any commercial areas that might be "left behind" by the new route. Currently there is too much land zoned commercial in this area and zoned in a manner that will result in unattractive strip development along the major "first impression" of Starkville. It is recommended there be at least a "sensitive view" corridor overlay for the Highways 25 and 82 by passes and Highway 12 extended, and that commercial development be of a nodal type around the intersections to concentrate commercial activities around the major intersections and to plan for any future transit operations.

Future expansion of the Central Business District probably will occur through property conversions and rehabilitation of existing properties as well as a proposed expansion of the zoning category. Currently, commercial land zoned around the Central Business District is zoned General Commercial. Adjacent land slated to become commercial in nature around the CBD should be zoned CBD. It is recommended that buildings stay as much the same as possible to retain the fabric of this community through design standards, a special overlay zone, Historic Preservation ordinances and/or an active Main Street Program.

The city has significantly more commercial lands zoned than are necessary for future development. The zoning map looks and functions more like a future land use map. Starkville should reduce some of the commercial zones and strategically place zones where location requirements absolutely dictate the placement of a certain zone.

c. Industrial

Heavy industrial uses comprise those uses that generate smoke, noise, odors, and fumes or have other similar objectionable qualities. Light industries are more compatible with business and other industrial uses in terms of objectionable characteristics. Table 24 indicates the amount of acreage devoted to these uses. Although most of the city's industry is now located in clusters in the southern part of the city, there are scattered sites that should become non-conforming uses, including some area along current Highway 82. Given the projections for manufacturing employment in the state, county and city, it is not anticipated that there will be a need for additional land for heavy manufacturing. However, due to the presence of the University as an important source of educated work force and research and development activities, it is highly likely that there will be need for Office Park lands. The city should also focus on luring corporate headquarters to Starkville.

d. Public And Semi-public

Land uses in these categories include governmental uses, fire stations, public buildings, churches, and private clubs. The total amount of land devoted to public buildings is not a particularly important consideration. Projections for future needs for public buildings are made in the public facilities portion of the plan.

According to the National Recreational Association, a city should provide one acre of land devoted to recreational uses for each 100 residents. Based on the current population of the city, park lands appear to be deficient. With a goal of providing more open space, the city should have a central park near the downtown area and scattered smaller green spaces. These areas need not have any activities associated with them other than a walking track or seating.

e. Flood Plains and Water

Almost all of the constrained lands in the city are in the floodplain. Steep slopes are not a developmental issue for most types of development. There is ample land available for all types of development.

f. Vacant Land

Two basic types of vacant lands exist in the City of Starkville; infill lands and frontier, or outlying lands. Infill land is that land which exists in developed areas of the city and has either never been developed or has previously been occupied but now lies vacant due to removal or deterioration of structures. Infill land is usually serviced by existing municipal services and streets. Infill development is often associated with neighborhood and commercial revitalization strategies.

Frontier land is that which lies at the edge of existing development on the fringes of the city. This land is eligible for development but usually requires the extension of municipal services and the construction of roads. Some infill opportunities and redevelopment possibilities exist in the older neighborhoods and commercial areas where properties have deteriorated or have been

vacant for a while. There is especially a need for redevelopment attention to areas that might be “left behind” by new development on the by-passes. Highway 182, for example, has seen some deterioration which could be exacerbated by the by-pass development. This area should be an extension of the Central Business District.

The 1998 annexation has provided ample frontier land for city expansion and the development of new residential, commercial and industrial areas for the time being. However, there are areas that the city should consider annexing in order to control the developments in these areas outside the city limits, since the county does not have land use controls.

g. Summary

The City of Starkville has experienced new locations of retail establishments to outlying areas but not at the expense of the downtown, which is now thriving again. The change can be somewhat credited to a relaxation of a law regulating the distance requirements for the sale of alcohol near churches.

With the continued construction of major transportation routes on the edge of the city, and the associated reorientation of traffic patterns, pressure for relocation will occur, but a strong Merchants Association and the reintroduction of the Main Street Program should keep the downtown active and vital.

An issue of vital concern to the city is the lack of land use planning, codes and ordinances in the county. The city should place conditions on the extension of sewer to these areas and work with the county to jointly plan and control development. Another option for the city is a fairly assertive annexation plan.

Also, in order to realize its full potential in population growth the city must offer more choices for permanent residents and protect its single-family neighborhoods. Much of the city's zoning is for commercial and/or multi-family uses (multi-family uses are permitted as a special exception in the commercial zone). More land should be allocated for larger lot zoning (R-E and R-1). Currently, the city is losing some important property tax revenue to developments outside the city which have accommodated those desiring larger lots. Fear of loss in property values, and incompatible lifestyle issues may also be deterring some from developing and living in the city. Some single-family neighborhoods have felt encroachment from higher density housing renting primarily to students. Although some planned mixed uses are encouraged in certain areas of the city, it is important to retain some separate living environments for those who prefer quieter, large lot, traditional single-family living.

E. Transportation Facilities

1. Automobile Circulation

The City is served by U. S. Highway No. 82, and Mississippi State Highways No. 12, 25 and 389. Four Lane improvements as well as by-pass improvements have recently been made to these routes. The US 82 by-pass was completed in the Fall of 2004 and should be finished all the way to Louisville, Mississippi in 2006. In the VISION 21 plan for the state, Highway 12 is listed in the immediate needs category.

a. Recommended Improvements

Traffic counts on Table 26 show the changes in traffic counts in the ten-year period between 1993 and 2003. Growth might indicate the need to improve roads to carry additional traffic, or new roads built to disperse the traffic in these areas. Three-laning should be accomplished on Stark Road and South Montgomery, two roads which have more traffic than they are designed to carry. Stark Road should be extended north to Hospital Road and on to Reed Road which will also need improvements as traffic counts increase. An east/west route in the southern part of the city is needed to connect South Montgomery to the University and to Highway 25 to the west. Three-laning of Reed Road to Garrad and on through to Hwy. 389 would improve east-west flow in that area.

It is important that the city review traffic patterns for at least 18 months from the opening of the by-passes to see what affect they have had on local traffic patterns. Until development occurs on these new roadways, however, that impact may be minimal. Even with shifting of some local traffic to the by-passes, the recommended improvements to Stark Road and South Montgomery should be made. They will continue to grow as extensions of existing development patterns (commercial on Stark Road and residential on South Montgomery).

Highway 12 west carries a lot of traffic but is designed to do so. Highway 12 will continue to see increases in local traffic as it continues with infill commercial development. Spring Street south is obviously a choice route to and from the University as it by-passes some of the more congested entrances to MSU.

Nash Street needs special attention, but not to improve the road to accommodate the traffic increases. This is a residential area that needs protection from additional traffic in the form of traffic calming devices or re-routing to divert traffic to other streets. Changes to internal streets on campus may assist in this effort. Right now, the route from College View Drive to Nash (and vice versa) and onto University Drive apparently saves drivers some time. Also, Nash connects Highway 182 with University and is a convenient cut-through. Although interconnectivity is generally a good thing, residential neighborhood streets should be spared becoming a collector or arterial at the expense of the safety and quality of life of the residents.

Greensboro is also a street that has seen increases in traffic, especially before the juncture with Louisville St. and then before Whitfield. Greensboro is another street that, although has seen increases in traffic should not be addressed with widening or other improvements designed to

move more traffic. Traffic should be diverted and/or slowed down, but not diverted in a manner that would cause an increase in traffic on other predominantly residential streets in the area.

The city should permit, and indeed, encourage narrower local streets in certain areas and investigate the use of roundabouts and other traffic calming devices. Also, the city should continue to permit on-street parking in appropriate areas, for needed parking areas, to reduce the amount of impermeable surface dedicated to parking cars (by not building new parking lots), and as a traffic calming device.

Highway 182 east will probably see a decline in traffic counts due to the opening of Highway 12 extended and other exits off Highway 82 and 25 into the city. Counts on Highway 182 west will need to be reviewed to see how much of that traffic was local and how much was through.

Past discussions about traffic improvements have included connecting Russell Street with Old West Point Road where Russell meets Lampkin. Currently, traffic counts do not indicate it would be wise to spend the money it would take to make this connection.

Although there are no current plans to improve Highway 389, its proximity to the new by-pass and expected development indicates that it might need improvements to carry additional traffic.

Changes in traffic volume over the last ten years are noted in the following table:

Table 26
Traffic Volume Trends in Starkville Selected Studied Roadways, 1993-2003

Street Portion	1993	2003	% increase (decrease)
Highway 12 west (west of Stark Road)	9,200	23,000	150%
Spring Street (south of 12)	8,100	18,000	122%
Stark Road	5,800	12,000	107%
South Montgomery	8,000	15,000	88%
Nash Street	850	1,500	76%
Highway 182 East	19,000	27,000	42%
Highway 182 West	7,900	11,000	39%
Highway 12 East (between University and College)	13,000	17,000	31%
Scales Street	1,300	1,700	31%
Whitfield South	4,000	5,200	30%
Greensboro Street (east)	7,900	9,600	22%
Highway 389 North	5,600	6,800	21%
Greensboro Street (between Long & 25)	6,600	7,900	20%

Greensboro Street (near Reed Road)	1,900	2,200	16%
Highway 12 (between Spring and College)	23,000	25,000	9%
Jackson South	2,400	2,600	8%
Highway 182 mid point	13,000	14,000	8%
Main Street	6,500	6,900	6%
Yellowjacket Drive)	14,000	7,300	(92%)
Old Highway 25 South	6,100	4,100	(49%)
Russell St. North	7,100	5,300	(34%)
Louisville North	10,000	8,400	(19%)
Russell St. South	9,000	8,300	(8%)
Highway 12 (between Jackson & Montgomery)	26,000	25,000	(4%)
University Drive	7,100	6,800	(4%)
Yellowjacket Drive	3,500	3,400	(3%)
Louisville (south of intersection with College View Drive	5,500	5,500	0

Source: Average Daily Traffic Counts, Mississippi State Department of Transportation.

2. Functional Classification of Streets and Highways

Streets and highways serve two separate and conflicting functions, one to carry traffic and the other to provide access to abutting property (land use). The more traffic a road carries, the greater the difficulty in accessing property directly from the road. As the number and density of access points increases, safety is compromised and speed limits need to be lowered, reducing the traffic carrying capacity of the street or highway. Streets and highways are classified by function. This ranges from the sole purpose of carrying traffic to that of primarily providing access to property. Classification is important as it is used as a reference point in the Zoning Ordinance and the Subdivision Regulations. Future streets may be provided by several methods. First, land for future streets may be acquired by condemnation and eminent domain proceedings in which the City purchases property for street construction.

Secondly, future streets may be mapped on the Future Land Use and Transportation Plan. This method permits reservation of rights of way. No development may occur on planned rights of way. Enforcement of this legislation is accomplished through the use of the Subdivision Regulations and by refusing building permits that encroach in mapped rights of way.

New streets will be primarily constructed in association with new private development. The location and function of these streets should strictly adhere to the design standards for streets contained in the subdivision regulations.

Following is a generally accepted classification and functional characterization of highways and streets:

Major Thoroughfare—A street or highway designed and given preference to carry traffic, but also providing access to abutting property. Cross traffic is accommodated at at-grade, signalized intersections for streets with high traffic levels, and at at-grade intersections without signals, for streets with moderate or low traffic levels. If intersections do not have signals, through traffic flow is given preference to the principal arterial.

Access Controlled—A fully access-controlled highway designed for high speed travel with the sole purpose of facilitating non-stop traffic flow without obstruction from cross traffic. Access is not provided to abutting property and access is only provided to other streets or highways at grade-separated interchanges. Freeways are a design type of Major Thoroughfare.

Limited Access—A partially access controlled highway designed for high speed travel for the sole purpose of facilitating traffic flow with minimal obstruction from adequately spaced cross traffic. No access is provided to abutting property and access is provided to other streets or highways at grade-separated interchanges for streets with high traffic levels, at at-grade, signalized intersections for streets with moderate traffic levels and at at-grade intersections without signals, for streets with low traffic levels. Limited access roads are a design type of Major Thoroughfare.

Major Street—A street or highway designed to both carry traffic and provide access to abutting property. Cross traffic is accommodated at at-grade intersections without signals for streets with low traffic levels. The primary purpose of the major street is to serve moderate length neighborhood trips and to channel traffic from collectors and local streets to major thoroughfares.

Collector—A street or highway designed to carry traffic and provide access to abutting property. Cross traffic is accommodated at at-grade intersections with local streets. No signals are provided. The primary purpose of the collector is to serve short length neighborhood trips and to channel traffic from local streets and abutting properties to major streets and major thoroughfares.

Local Street—A street or rural road designed to provide access to abutting property and only incidentally channel traffic short distances to collectors or minor arterials.

The hierarchy of street and highway types forms a network that allows travel from most points of origin to most points of destination by motor vehicle at any time of day using the minimum time/distance combinations. The typical trip begins and ends on a local street.

On the US and state highway system, where traffic carrying capacity is of primary concern, the response to loss of carrying capacity due to development allowed by local government land use decisions has been to relocate the highway as a bypass. Unless adequate access control is designed into the relocated roadways, local government land use decisions will likely degrade the traffic carrying capabilities of the roadway.

The new by-passes in and around the City of Starkville are a combination of both no access and limited access roadways. It is recommended that frontage roads be used to not diminish the carrying capacity of the roadways' primary purpose which is to move traffic efficiently. However, the frontage roads, which do not limit access to property cannot become new versions of the roads that became the reason for the by-passes. The traditional linear development pattern, along with unchecked signage and lack of design controls, is almost solely responsible for the visual clutter along major thoroughfares in communities. Commercial development

should be accomplished in the frontier area in a nodal fashion at intersections, interspersed with residential development, and hopefully, mixed use developments. Curb cuts should be regulated as should signage clutter as these contribute to the amount of automobile accidents.

It is also recommended that the city require developers to construct an additional lane on roads scheduled for widening in this plan, or on roads the city decides later (based upon impact of new by-passes) that need widening, on the part of the road that their development fronts. This roadway acts as a turn lane until the road is widened.

The city should also adopt an overlay zone that allows developers to have narrower street widths in subdivisions where the design is part of a planned, traditional neighborhood development. These narrower streets will not need extensive rights-of-way, as they are not intended to become larger streets in the future. The narrower roads will have an added benefit of reducing the amount of impervious surface, reducing storm water runoff and associated pollutant loads. They will also be less expensive to build and to maintain. Narrower streets also tend to lower the speed of vehicles and act as traffic calming devices. When designed properly, they can certainly easily accommodate emergency vehicles.

Starkville's subdivision regulations note the following functional classification of streets and their minimum design rights-of-way.

Minor streets	50 feet of Right-of-Way
Collector streets	60 feet of Right-of-Way
Major streets	80 feet of Right-of-Way
Major Thoroughfare	100 feet of Right-of-Way

The following Major Thoroughfares, Major Streets and Collectors are identified in Starkville. All other streets are considered minor or local.

Table 27
Listing of Streets by Functional Classification
City of Starkville

Major Thoroughfares
Highway 25 by-pass
Highway 82 by-pass
Highway 12 extended
Highway 389
Highway 12
Louisville/25 South
Highway 182
Major Streets
Montgomery Street (north of 12)
Lampkin Street
Stark Road
Jackson Avenue
Greensboro (east of Whitfield)
Artesia Road
Louisville (north of 12)
Main Street/University Drive

Russell Street
Whitfield/Avenue of the Patriots
Old West Point Road
Oktoc Road
Pat Station Road
Old Mayhew
Spring Street/Blackjack Road
Longview/Poorhouse Road
Collector Streets
Montgomery Street (south of 12) (north of 182)
Industrial Road
Academy Road
Lynn Lane
Greensboro (west of Whitfield)
Reed Road
Garrard Road
Westside
Critz Street
College View
Nash
Scales/Gillespie Street
Wood Street
Shadowood
Yelllowjacket Drive

Source: Starkville Comprehensive Plan, 1993 and current review by consultant.

3. Bike and Pedestrian Paths

Since World War II, communities in the US have concentrated most of their efforts and funds on the development of improved circulation for automobile traffic. Starkville is no exception. Because of changes in demographics, increasing fuel costs and growing levels of obesity, communities are once again discovering the value of bike and pedestrian programs and facilities. And in a University community, the number of people willing and able to walk and bike is much higher than in most communities.

It is recommended that Starkville take a more balanced approach to transportation. Paramount to this approach is a coordinated planning effort by the city, county, MDOT, bike/walk advocacy groups, and the University. In addition, it is recommended that the city adopt a plan for sidewalk construction, building a few miles each year and requiring new sidewalks with the construction of new developments.

“Bike Starkville and Walk, Too”, a study conducted the Carl Small Town Center is referenced in this Comprehensive Plan and is part of the document. A vital part of the transportation/circulation plan for the City of Starkville are walking and biking. Increases in both will help reduce traffic congestion (and thus, fewer funds needed for expensive capital

transportation facilities), and pollution/runoff, as well as help improve the health of people in the city. Many residents noted at the ward meetings that they would like to see Starkville be more of a “walkable” city. This feature is also very popular with visitors to an area. It is recommended that Starkville require sidewalks in all new residential developments and begin a program of building new sidewalks in important origin/destination areas. Bike paths can be striped on existing streets and specific areas for bike paths built into new street plans. Signs should be placed in appropriate areas to let automobile drivers and bikers alike that the area is a designated bike path. A group of residents in the city has formed an organization to help develop bike paths and promote bike riding. MSU has noted in its Master Plan that it is moving towards being a more pedestrian friendly campus. MSU’s Shuttle service is scheduled for improvements that will make it much more user friendly.

The recommended new zoning ordinance will have provisions for requiring entrance roadways into new office parks and subdivisions to be divided boulevards (with landscaped medians). As many roadways as are economically feasible to be divided boulevards should be.

It is important that the city dedicate itself to providing access to those with disabilities by properly enforcing Americans with Disabilities Act requirements in the building code and improving existing infrastructure.

4. Mass Transit

Mississippi State University is currently operating a shuttle for students within the campus and from the campus to and from the town. In addition, there are groups providing small-scale transit programs for low income, community counseling, rehabilitation, elderly and handicapped residents in the community.

A fixed-route transit study, “Transit Feasibility Study for Starkville, MSU, and the Surrounding Region”, was conducted by the Carl Small Town Center and is included as an appendix to this Comprehensive Plan. It is recommended the city consider the operation of a transit program to help alleviate local traffic and parking problems. Starkville and the University may also want to consider a program called Zipcar. It is a program that allows easy rental of cars for as little as one hour using online reservations and convenient access to vehicles. Although it is relatively new the program should improve in cost effectiveness as it grows. The University of North Carolina at Chapel Hill is a university participant. More information can be found at zipcar.com.

5. Motor Freight

The seventeen carriers maintaining terminals in Starkville provide the City with good motor freight service.

6. Air Transportation

Starkville is served by the Golden Triangle Regional Airport, 15 miles from the city. Atlantic Southeast and Northwest Airlink provide 14 outgoing flights each day from the airport. A general aviation airport, Bryan Field, has a 5,050 foot runway and is located in the City of Starkville. Bryan Field is operated by the Starkville-Oktibbeha County Airport Board with representatives from the city, the county and university as members.

It is recommended that a Height Zone be adopted to protect the public and the airport.

7. Water Transportation

The nearest full-service port is the Lowndes County port, located 22 miles from Starkville on the Tennessee-Tombigbee Waterway.

8. Railroads

Starkville is served by the Kansas City Southern Railway with freight service. Although some rail companies are abandoning tracks in communities, freight rail transit can still be viable, depending upon the nature of the industries in the community.

Having a viable railroad in the community can give local communities a competitive advantage in attracting new economic development projects. Kansas City Southern Railway expanded from a purely regional group to NAFTA Railway. This makes the rail line more likely to continue to be viable.

F. HOUSING

1. Existing Conditions

Starkville's housing pattern is similar to the pattern found in many southern communities. The city's older homes are located generally in and adjacent to the Central Business District and along the older streets radiating out from the core of the city. The newer residential areas are predominantly in the southern, western and northwestern sectors of the City. Prevailing housing conditions are summarized from existing census data.

Satisfactory housing consists of those dwellings in a good state of repair and requiring only normal maintenance to be kept in such condition. Substandard dwellings consist of those dwellings that have deteriorated to some degree and where remedial measures are necessary to reverse the trend toward dilapidation. Critical housing includes those dwellings which constitute a detriment to public health and safety and which have deteriorated to the point where repairs are impractical or probably can not be made at a reasonable cost in relation to the current value of the home. It is recommended the city develop a plan each budget year for the structures it will target, using the above noted criteria, for repair or demolition that year (mapped and with numerical goals).

Table 28
Comparative Median Value of Housing Over \$90,000, Starkville and Other Mississippi Communities (Ranked)

Ranking City	2000 Population	Median Value of Housing	Metro	Micro
Madison	14,692	\$133,900	yes	
Olive Branch	21,054	\$125,800	yes	

Oxford	11,756	\$123,400	no	yes
Ridgeland	20,173	\$118,000	yes	
Brandon	16,436	\$114,400	yes	
Hernando	6,812	\$111,200	yes	
Flowood	4,750	\$109,700	yes	
Pass Christian	6,579	\$ 99,500	yes	
Ocean Springs	17,225	\$ 98,900	yes	
Florence	2,396	\$ 97,600	yes	
Starkville	21,869	\$ 97,200	no	yes
Clinton	23,347	\$ 96,200	yes	
Senatobia	6,682	\$ 93,000	yes	
Tupelo	34,211	\$ 92,800	no	yes
Biloxi	50,644	\$ 92,600	yes	
Bay St. Louis	8,209	\$ 92,400	yes	
Long Beach	17,320	\$ 92,100	yes	
Southaven	28,977	\$ 91,400	yes	

Note: Metro- Metropolitan Statistical Area, Micro- Micropolitan Statistical Area Source: US Bureau of the Census, 2000

Starkville ranks very high in comparison with other cities in the state when it comes to median housing value. Table 28 shows that Starkville ranks 11th in a list of 18 communities in the state with median housing values over \$90,000. This is not surprising, given the educational and median family income levels for the city. The significance of this data is that residents have a big investment in housing in the city and will be very particular about protecting their investment. Neighborhood conservation strategies should be a strong element in this plan and any planning and zoning issues in the city.

Table 29
Summary of Housing Characteristics
City of Starkville
2000

Total Households	9,462	
Average Household Size	2.24 persons per household	
Average Family Size	2.92 persons per family	
Total Housing Units	10,191	
Occupied housing units	9,462	
Vacant housing units	729	
For seasonal, recreational, or		
Occasional use	49	
Homeowner vacancy rate	1.7	
Rental vacancy rate	7.3	
Occupied housing units	9,462	
Owner-occupied housing units	3,876	41.0%

Renter-occupied housing units	5,586	59.0%
Average household size of OO units	2.52 persons per household	
Average household size of RO units	2.04 persons per household	

Source: US Bureau of the Census, 2000.

Table 30
Summary of Housing Conditions
Tenure by Plumbing Facilities by Occupant per Room City of Starkville
2000

Total Housing Units		9486	
Owner occupied	3,883	Renter Occupied	5,603
Complete plumbing facilities		Complete plumbing facilities	
1.01-1.51 or more occupants per room	61	1.01-1.51 or more occupants per room	226
Lacking complete plumbing facilities		Lacking complete plumbing facilities	
1.01-1.51 or more occupants per room	5	1.01-1.51 or more occupants per room	0

Source: US Bureau of the Census, 2000.

2. Composition

Of the renter-occupied housing units, multi-family types predominate, although the popularity of single-family units for rental purposes has been increasing over the years. This is due to the desire for privacy among students living off-campus, as well as room for pets, parking and entertaining. There was just under a 2 percentage point increase in single-family detached and attached rental units from 1990 to 2000.

Not surprisingly, single-family units dominate the owner-occupied market, with most of these (98%) being detached. The condominium market has not yet exhibited a strong presence in the Starkville market although it is growing in strength in other college towns. This is attributed primarily to parents purchasing units for their children while they attend college, taking advantage of low interest rates and investment versus renting. Others purchasing units are those looking for second homes, usually college alumni and athletic team fans.

Table 31
Composition of Housing Units by Type
Renter- & Owner-Occupied
2000

Type	Renter-Occupied		Owner-Occupied	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Single Family Dwellings	1114	19.9	3501	90.1

Duplex	832	14.8	8	.2
Multi-Family	3517	62.8	60	1.6
Mobile Homes	140	2.5	314	8.1
Total	5603	100.0	3883	100.0

Source: U. S. Bureau of the Census, SF 3 Sample Data, 2000.

3. Preservation and Redevelopment Opportunities

Dilapidated housing conditions are dispersed across the city. It is recommended the city continue its program of condemning housing which has become a safety and health issue, although becoming more aggressive. Although presently confined primarily to the older sectors of the city, the dilapidated housing problem areas will continue to spread and eventually infiltrate into the now satisfactory residential neighborhoods unless proper remedial steps are taken. As a result, there are opportunities to undertake redevelopment programs in order to revitalize older neighborhoods, protect single-family residential areas from commercial and multiple-family encroachment through zoning, and protect neighborhoods with historical and architectural value by adopting and enforcing a Historic Preservation Ordinance. In addition, a good balance of housing types and measured growth, particularly in multiple-family housing will help keep older multiple-family units from becoming an eyesore or worse.

Housing preservation is important for a number of reasons. First, quality housing is viewed as a means to neighborhood stability and Starkville's economic viability. Preserving housing is a matter of protecting many individual homeowner investments and preserving a local community resource. Oftentimes, a domino effect is noted when one or two homeowners improve their property. Good quality housing can be one of the most important draws to people who are looking for a place to relocate.

Preserving housing helps local governments sustain their tax base. Housing typically accounts for a substantial share of that tax base. Even though it is not the largest share of revenue for the general fund of a city in Mississippi, property tax revenues are more permanent and more stable. As population grows and housing units do not (smaller household sizes) there is a need for new units. Preservation of existing units helps retain the unique and small-town atmosphere Starkville is trying to keep, and helps prevent sprawl. It also allows for a good source of affordable housing, without necessarily increasing density in new developments (one of the few ways affordable housing is possible in new developments).

4. Implementing Regulatory Strategies for Housing Preservation

The city should require annual staggered inspections of renter-occupied housing for property maintenance code violations (at least exterior property problems like peeling paint and broken steps). Once this program is well established, the city should adopt rules requiring inspection of housing for time-of-sale inspections. Neighborhoods that feel they have a need for requiring inspections at time of sale could form associations and request this service for their neighborhoods. This way, limited city resources could be given to the most pressing problem areas.

To help reduce the needed public resources for enforcing housing-related codes the city should do all it can to encourage voluntary compliance. Ways to achieve voluntary compliance include publicizing code requirements, using incentives to reward initial compliance, and offering technical assistance to violators.

Other ideas include:

- The city should publicize the codes and building officials should hold a contractor/developer seminar to discuss building/housing code requirements.
- The city should continue to use available federal funds (Community Development Block Grants) to help upgrade eligible housing areas.
- The city could offer property tax abatements for redevelopment areas.
- Residential areas near the Central Business District that have been zoned Highway Commercial should be re-zoned the residential. These homes should be preserved if at all possible through a Historic Preservation Ordinance.
- Buffer zones for commercial areas locating adjacent to single-family residential areas should be deep enough to be effective and landscaped so that the negative externalities of these uses does not spill over into the residential area.

The Starkville Housing Authority has the responsibility for administering the city's housing programs. This is one of the more successful housing programs in the state.

Region IV Housing Authority is responsible for administering the HUD Section 8 voucher program. The regional housing authority works with approximately 201 families who on the Voucher Program in Oktibbeha County.

5. The Issue of Rental of Single-Family Units

As reported in the ward meetings, inhabitants of owner-occupied housing in single-family zoned housing districts often have problems associated with renters of single-family homes in these areas. These problems include an excessive number of automobiles parked in the front yard and on the street, excessive noise in general and late into the night and early morning, deteriorating and dilapidated structures, littering, and sometimes, rude behavior.

This is a problem that is prevalent in most, if not all, college towns. The source of the problem is usually a difference in age and age-related culture. Not all college students who rent in single-family areas (or anywhere else, for that matter) are loud, boisterous people who litter, are rude, and have too many friends over to visit at one time. But, there are enough of these situations to have gotten the attention of homeowners in Starkville and many other college towns. In addition to the behavior-based problems, there are other issues of health and safety which have been addressed by communities. In East Lansing, Michigan, where students take in extra roommates to help with the bills, dozens of students narrowly escaped a fire in the fall of 2004 in an off-

campus apartment building being investigated for over-occupancy. In Washington, DC, a student was killed in a fire in a building that did not meet city codes.

Most communities are dealing with this issue in the following ways:

- Defining “family” in a way that limits the number of people who can occupy a single-family dwelling unit (Starkville currently has this definition of family in the ordinance but has not been able to enforce the rule). Starkville’s zoning ordinance defines a family as:

“One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of four or more persons who are not within the second degree of kinship shall not be deemed to constitute a family, except in platted subdivisions and designated historic districts regardless of zoning where a family shall be defined as three or less persons living as a single nonprofit housekeeping unit when said persons are unrelated by blood or marriage within the second degree.”

- Requiring that landlords be licensed. Every non-occupant owner (including parents of students renting a home or condo purchased by the parents) renting to tenants would be required to make application for an annual permit from the building department to rent a single-family dwelling. An annual inspection is required for these rental units. The landlord is required to stipulate in writing that the lease for the dwelling unit contains notification to the tenants as to the maximum number of unrelated persons who may lawfully inhabit the dwelling and the number and location of on-site, off-street parking spaces available for the rental dwelling (the entire front yard or other yards WOULD NOT be able to be paved due to regulations to be adopted in the zoning ordinance setting standards for paving of driveways), and a statement of the penalties for failure to comply (usually a fine). This must be posted in the dwelling unit in a conspicuous place with the names of individuals who have signed the lease.
- Two time conviction equals eviction. The conviction of any renter who violates disruptive behavior laws (is arrested) in the city (noise, alcohol, etc.) more than one time within a one-year period would result in termination of the lease and eviction. The city would be required to notify the landlord of these convictions and compel him/her to begin eviction proceedings.
- Vehicles may only park in approved driveways of single-family dwellings. Parking is prohibited on sidewalks, in the front yard (as defined in the zoning ordinance), or in front of a public or private driveway.
- Owners would continue to be responsible for health and safety related upkeep like mowing, weed control, etc. Annual (staggered) inspections would uncover code violations that would have to be repaired before the unit could be rented again. This could be coordinated by the Fire Department and the Regional Housing Authority who conduct annual inspections (housing authority inspects all units every year/fire department staggers inspections)
- Some universities agree to house more students on campus. Currently MSU’s housing plans create a net effect of zero new units on campus.
- Some neighborhoods can form Neighborhood Associations (Homeowners Associations) and adopt covenants that restrict or regulate rentals.

- Adopt a housing code that regulates the number of rooms required and the square footage for each room as well as the number of people who can occupy that dwelling.
- Work with MSU and East Mississippi Community College to orient students about new laws and how to be a good neighbor. Orientation material designed for parents could also have this information in it.

It is well-known that home-ownership has a stabilizing influence on a neighborhood. Too many rentals of single-family homes can, on the other hand, deteriorate neighborhoods. Rental units are often not as well-maintained as owner-occupied homes because homeowners naturally have a greater commitment to maintaining their home and neighborhood in good condition (an investment and the place where they live). Ironically, sometimes it is the presence of competitive new apartment units that can help spur improvements in existing single-family housing intended for rental. This, however, is wholly dependent upon a healthy market for that housing.

Some trends indicate that more and more single-family units will be converted to rental occupancy. One significant trend is the purchase of units by parents for their children's use. They either then rent to other students after their own children graduate or sell the units after they are finished with them. Some, who are MSU graduates and/or athletic team fans, might keep them for their own weekend use. What is driving this is the math parents have done when comparing rental costs versus owner costs. Factors such as real estate prices continuing to escalate, mortgage interest rates being low, and buyers receiving tax write offs for interest and property taxes has made buying attractive. That, coupled with the fact that this generation, by and large, wants (and gets) more privacy, more space, and more luxury than the college student of preceding generations. Some underage students also want to live off-campus because they perceive they have more freedom.

6. Construction of New Units

One of major issues brought out at the ward meetings and in discussions with key stakeholders and public officials was that of too many apartments and the poor quality of the units constructed. The fall of 2004 saw an all time high in vacancy rates of rental units according to landlords and a review of units being advertised for rent in the local newspaper. The Mayor and Board of Aldermen placed a moratorium on any new multiple family construction and instructed the planning consultant to conduct a market study of the current vacancy rate and recommend whether or not the city should regulate the number of apartments constructed.

It is recommended that the city adopt Design Controls that would apply to both multiple-family units, from duplexes to larger units, as well as single-family detached dwelling subdivisions designed and marketed for rent. These subdivisions, free of the market constraints imposed by buyers, are often poorly designed, have paved front yards, and are often without the benefit of appropriate landscaping for the scale of the neighborhood.

It appears that the single-family unit is very desirable for students to rent. With a unit of this type, students can have pets that might be forbidden in attached multiple-family units, and they can generally have more freedom. Some developers have responded to this demand with products that are, in the eyes of most Starkville residents, less than aesthetically desirable. Some units are ridiculously small (around 300 square feet), while others are too repetitious in design.

Design Guidelines regulate these types of developments by requiring any development with 50 or more units to have at least 4 building plans that must be enough different from one another to meet the intent of the standard. Those with less than 50 but more than ten must have 3 plans. These developments would also be required to meet the landscaping standards and could not have parking in the front yard. Building form and materials are also regulated to insure that buildings of this scale and size are durable and attractive.

G. COMMUNITY APPEARANCE AND DESIGN

1. Background

Although the zoning ordinance is the most recognizable implementation tool for the goals, objectives and policies set in the Comprehensive Plan, it is usually not the best way to help improve the way the city looks. The city certainly has the ability to control design aspects of development through its regulatory process, as discussed below.

In *Berman V. Parker*, a US Supreme Court decision made in 1954, Justice Douglas stated:

“The concept of the public welfare is broad and inclusive...the values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”

The court later re-emphasized this view in the landmark *Penn Central Transportation Co. V. New York City* case.

“We emphasize what is not in dispute...This court has recognized in numerous settings, that states and cities may enact land use regulations or controls to enhance the quality of life by preserving the character and the desirable aesthetic features of a city...”

In addition to properly and assertively enforcing the existing ordinances the city should adopt a design controls/architectural review board, adopt a Historic Preservation Ordinance (while zoning regulates land use, density and location, Historic preservation is concerned with “the preservation of the exterior of buildings having historic or architectural merit”), improve the city’s sign regulations, and require that more development be “planned” development.

Design controls are essential for helping to guarantee a good outcome for development projects in the city. It was noted by some at the ward meetings that it seems difficult to “legislate ugly”. The design standards ordinance is able to give the city a structured and legal way to help guide the development the city would like to see using the 14 “building blocks” of design, including:

- Horizontal building blocks
 - Parking spaces and lots
 - Streets
 - Open spaces and yards
 - Sidewalks
- Vertical building blocks
 - Building facades

- Trees and other permanent vegetation
- Signs
- Light poles, towers and utilities
- Building blocks related to depth
 - Building setback and lot placement
 - Façade recesses, projections and ornamentation
 - Property and land uses
- Softscape elements
 - Lighting
 - Street furniture
 - Seasonal landscapes and plantings
- Site preparation
- Grading, storm water drainage
- Parking and Traffic Circulation
- Lighting
- Pedestrian Circulation
- Building Form and Materials
- Landscaping (including maintenance of existing trees)
- Bufferyards

Starkville has major design issues. Some of the poor outcomes are the result of the lack of proper codes and ordinances to meet the city's goal of being an attractive community. A new design standards ordinance can solve that problem. In addition, some of the current ordinances have not been properly administered and/or enforced, primarily due to lack of understanding of the ordinances and the city's desire to "bend over backwards" to accommodate developers. This is usually done so that the city is not thought of as "anti-business". Quite the opposite is true. A well-planned and attractive city is absolutely necessary for sound economic development.

2. Downtown Redevelopment

Starkville's downtown is the traditional heart of the community. Because downtown is the context in which the community's cultural and historic assets are centered, its vitality is of prime importance to the general welfare of the city. These types of redevelopment plans as well as participation in the Main Street Program can help keep the downtown area vital.

The downtown area has experienced a renaissance of sorts. At one time, the city was drab and lifeless. Now, the downtown area has lots of activities, including restaurants as well as the traditional downtown occupant – offices, some retail shops, banks, churches and government buildings. Starkville is currently renovating the sidewalks downtown.

It is recommended that the Central Business District (Ole Main District) be expanded in all directions, especially to Highway 182 and to Russell and University. Highway commercial zoning in abutting areas should be changed to CBD or residential depending upon the location of the property. There are many well-preserved homes adjacent to the downtown area that are zoned Highway Commercial. This type of zoning in an area like this is a major factor in destroying the fabric of one of the most interesting and attractive areas of the city.

3. Other Area Redevelopment

There are vacant commercial buildings in need of redevelopment and they should be given special attention by the city and the private development community. It is recommended that the city make use of the resources of the landscape architecture and architecture schools at MSU to develop designs for redevelopment of the lagging commercial areas. A project completed by Landscape Architecture students regarding redevelopment of the downtown area is included as an Appendix to this Plan.

Highway 25 south (old) is an area that has seen decline and will have even less automobile traffic with the construction of the by-passes. This is an area of the city with large, vacant parcels. This area could be in large-lot residential areas or multiple-family (with a new east-west route in the southern part of the city residents could have a straight shot to the University and to new 25).

4. Historic Sites and Areas

The following sites in Starkville are listed on the National Register of Historic Places:

Greensboro Street Historic District
E.E. Cooley Building
The Thomas Carroll Battle House
The Hotel Chester
The Lampkin-Owens-Kraker House
The Magruder-Newsom House
The Nash Street Historic District
The Overstreet School District

It is recommended that the city adopt an enabling ordinance naming and protecting historic and architecturally significant areas in the city, and design controls to protect these valuable resources.

5. Entryways and Signs

Major entryways into the community are critical to conveying a sense of attractiveness and order to potential visitors as well as to existing residents. Currently, the visual qualities of entryways are uncontrolled and visual clutter is prolific, particularly regarding signage and poorly-designed residential areas. It is recommended the city adopt a corridor overlay district to protect/improve the views from these highways. Groups in the city are in the process of planning and designing attractive entryways into Starkville.

H. PUBLIC FACILITIES

Public facilities for the city of Starkville consist of the city's real property and improvements that have been constructed or acquired for the purposes of providing municipal services to citizens. The capital facilities under the direct control of the City of Starkville have been assessed for adequacy in meeting current and future need based on plan data and conclusions. It is beyond the

scope of this plan to assess maintenance needs or current conditions of Starkville's capital facilities.

1. Administrative Buildings

a. City Hall

Although the 28,000 square-foot City Hall is somewhat adequate from a space needs requirement, it isn't the attractive center of the community that it could be. Although many other items might take precedence over a new, attractive city hall in another location, it should be considered. Landscape Architecture students at MSU have developed some plans for the location of buildings at the west end of Main Street that bear some review. This consultant feels that that would be an excellent location for a new city hall with a plaza and fountain in the front. It would make the city hall a significant vista in the downtown area and could be a great gathering place for activities that would bring Starkville residents together – small outdoor concerts, outdoor markets, etc.

With the construction of a new police station (which takes up about 40% of the building) there will be plenty of space for administrative functions for the planning time period.

2. Police Department

As of the writing of this Comprehensive Plan document, the Starkville Police Station is being considered for a move to another location. There continues to be much public discourse concerning the location, although most agree that the department needs a new home. If the new station is built, regardless of location, it will serve the needs of the city for the planning period.

The department operates with the following personnel and equipment:

47 full-time personnel

10 full-time 49 patrol cars

All prisoners arrested in the county are incarcerated in the Oktibbeha County Jail which is located in downtown Starkville. The jail also houses MDOC prisoners. The facility was constructed in 1992 and has a capacity of 74 inmates.

3. Fire Department

The City of Starkville currently has a Class 5 fire insurance rating from the Mississippi State Rating Bureau. A city or fire district's rating is based upon the following factors:

<u>Feature</u>	<u>Percent</u>
Water supply	39
Fire Department	39
Fire Service Communications	9
Fire Safety Control	13

Source: Mississippi Rating Bureau

The city currently has 4 fire stations providing protection to city residents and the MSU campus. Station one is located on the corner of Lampkin and Russell near the downtown area. Station two is located on the corner of South Montgomery and Academy Street. Station three is on Highway 389 and Station 4 is located in the Industrial park.

The Department operates with the following personnel and equipment:

59 Personnel

4 Pumper Trucks

2 rescue vehicles

85 foot ladder truck

1 reserve vehicle

The department also supports a hazardous materials team.

There is significant overlap of fire protection areas near the center of the city. The Fire Insurance Rating Bureau likes to see a service radius of 1 ½ miles (road miles) from the station for commercial and densely populated residential areas. The fire chief has indicated that there is a need for two additional fire stations for the planning period. He has recommended that fire station number 3 be relocated to an area a little further east to help with coverage. Either station two should be located further south or a new station be built in the southern part of town. Of most importance is a new station to serve the newly-annexed area in the northwest, as well as anticipated commercial growth in the area around the by-pass. There is also a need for a fire training academy if the city is to be able to progress to a level 4 fire insurance rating. The lower the rating, the less expensive commercial fire insurance is.

Water pressure and the location of fire hydrants is very important to the city's adequate provision of service and its rating.

In addition, it is imperative that the Fire Chief and the Fire Marshall sit at the Site Plan Review table. Fire safety for the residents of the city depends upon the input of these professionals in the building and renovation of structures in the city.

4. Library

The Starkville public library on the corner of University Drive and Montgomery Street is the headquarters for the Starkville-Oktibbeha County Public Library System. The system also has branches in the communities of Maben and Sturgis. The 37,000 square-foot library not only offers traditional library services such as research materials and books on loan, they also offer free computer classes, art exhibits, community collection displays, and programs and cultural events.

The library system is financed by the City of Starkville and Oktibbeha County. It operates under the auspices of a 10-member Board of Trustees appointed by the city and the county. The library also receives funds through its volunteer organization, Friends of the Starkville Public Library.

The library expanded its space in 1992 and just recently added a genealogical annex but feels the space it has in its present location is sufficient for the foreseeable future. The library would like

to purchase nearby properties, however, in case it does need to expand in the future. Current needs include parking lot repaving and re-striping.

The library has a constant need to update and replace existing technology, especially computers. It is currently operating from a 5-year plan to replace computers.

The system has approximately 62,000 volumes in all locations. Annual circulation is 125,000 per year.

Residents also have access to library resources on the Mississippi State University campus.

5. Education

Starkville residents' educational needs are served by the Starkville School District (SSD) which covers some area outside the city also. The planning area is also served by the Oktibbeha County School District. In addition, there is a private school, Starkville Academy, located in the city.

The Oktibbeha County School District is currently on probation with most schools at a Level 1 (on a scale from 1-5) with the exception of Sturgis Elementary which is at a Level 4.

Most schools in the Starkville School District are ranked at a Level 3, except Ward-Stewart Elementary which is at a Level 4.

Because of the county's poor performance there has been discussion in the community about merging the two school districts. As of the date of this Comprehensive Plan there has been no decision to do this.

The Starkville Public School District had a fall 2002-03 enrollment of 3,837. In 1993 the enrollment was 4,100. Ten schools serve these students, including:

Sudduth Elementary School serving students in grades K-2 Overstreet Elementary School serving students in grade 3 Ward Elementary School serving students in grade 4 Rosa Stewart Elementary School serving students in grade 5 Henderson Intermediate School serving students in grade 6 Armstrong Middle School serving students in grades 7-8 Starkville High School serving students in grades 9-12 Quad County Alternative School
Paul G. Millsaps Starkville-Oktibbeha County Vocational Technical Center Emerson Family School

The Starkville Public schools are currently at capacity but there are no plans presently to construct new schools or expand the existing schools. The district does have plans to make projections of enrollment for the future and plan needed schools when other funding issues are resolved.

The planning and construction of public schools is the purview of the Starkville Public School District, which develops its own plans for new schools. This Comprehensive Plan does not recommend whether or not the school district needs to build or relocate schools or recommend

sites for those schools. The plan does recommend location requirements where sites of this size and complexity should be located.

It is recommended that the school board coordinate its building plans for the City so that adequacy of important public facilities like roads can be assessed. Developers can donate land for schools in lieu of parkland in a school is needed in a certain area.

6. Recreation and Cultural Activities

a. Standards

An evaluation of parks, recreation, cultural activities and open space needs involved measuring existing facilities against accepted standards for the future population of the city to the year 2030. The standards used here are those contained in the Mississippi State Comprehensive Outdoor Recreation Plan (SCORP). The SCORP contains prototype standards for various classifications of parks and facilities based upon acres or units needed for every 1,000 persons. School facilities were not inventoried unless they were available for active use by the community outside of school-sponsored functions. Privately-owned facilities are noted but not included in space need calculations.

b. Governance

Recreation activities are under the direction of the Starkville Parks and Recreation Commission and administered by the staff under the direction of the city.

c. Recreation Programs Offered by Starkville Parks and Recreation

- Adult Basketball
- Adult Softball
- Boys Baseball
- Girls Youth Softball
- SAY Basketball
- Youth Soccer
- Flag Football
- Inline Hockey
- Youth Bowling

d. Prototype Standards

The SCORP contains prototype standards for eight classifications of parks/recreational facilities and open space facilities. However, the first two classifications, playlots and neighborhood playgrounds, are not included in this evaluation of future needs. Playlots are parks that are intended for use by young children and are generally located at an elementary school. These

playlots can also be accomplished through exactions from developers for Planned Unit Developments and usually are not inventoried. Neighborhood playgrounds, which are intended for both preschool and school-aged children are also commonly located on a public school site or can be part of the recreation/open space exaction from a developer of a PUD. Therefore, for the purposes of this plan, it is assumed that most of the city's needs for playlots and neighborhood playgrounds will be met through use of public school facilities or existing or future exactions.

i. Neighborhood Parks

Description: Neighborhood parks usually provide a variety of recreational opportunities, both passive and active, potentially organized or unorganized for all age groups.

Facilities: Neighborhood parks usually include children's play apparatus, paved multi-purpose courts, sports fields, small picnic areas and shelters, drinking fountains, walking/jogging or nature trails, off-street parking, and lighting.

Minimum Population Served: 5,000

Acres per 1,000 Persons: 3.5 acres for every 5,000 persons in the service area.

Service Area: 1 mile in urbanized areas; 3 miles in rural areas.

Optimum Size: 5-7 acres.

Population Served: All ages.

Location: Neighborhood parks are usually located central to the population being served, without the need to cross arterial streets or highways. These parks are commonly located in an area characterized by some natural features. In smaller population cities, neighborhood parks often serve as parks for the entire community.

Based Upon Standards Starkville should have: Today -5 Neighborhood Parks; 2030 – 6 Neighborhood Parks.

Neighborhood Parks Inventory:

J.L King Memorial Park
McKee Park
Moncrief Park
George Evans Park
Josey Park

Starkville currently has the number of neighborhood parks that fits with its population. However, as the city grows Starkville should add at least one addition neighborhood park in the planning time period.

ii. Community Playfields

Description: Community playfields are large outdoor recreational areas, primarily athletic complexes designed to serve the active competitive and recreational needs of children, preteens, teenagers, and adults. Playfields may provide a variety of organized activities and may have the potential to provide for competitive events and tournaments.

Facilities: The predominant facilities in this classification are athletic fields for sports such as soccer, football, baseball, etc. Playfields may also include courts games such as tennis. Other potential facilities including lighting, sanitary facilities, concession, storage areas, adequate parking, and spectator seating. Playfields may include some picnic facilities, shelters, children's play areas, and special purpose facilities such as a swimming pool.

Minimum Population Served: 10,000

Acres per 1,000 Persons: 10 acres for every 10,000 persons in the service area.

Service Area: 5 miles in urbanized areas; 10 miles in rural areas.

Optimum Size: Entire population of a community, focusing on ages 9-39.

Location: Playfields may be located on the outskirts of a community, or may be a portion of a major community park. In areas around public schools, the physical education and athletic facilities may be located in conjunction with other major outdoor recreational areas or facilities such as lakes and reservoirs.

Community Playfields Inventory: Starkville Sportsplex

According to the standards Starkville should have at least 2 community parks. However, because the Sportsplex is so large with many programs, it meets the criteria for at least two community playfields.

In addition to these recreational facilities, Starkville should also have small playlots within proximity to residential neighborhoods and areas designed just for passive use – walking, picnicking, etc.

Major Community Parks

Description: A major community park is a large, natural and/or landscaped area, designed to accommodate large numbers of people for a wide variety of both intensive uses and passive pursuits. Major community parks provide facilities for both intensive uses and passive pursuits.

Starkville is most lacking in this area of recreational pursuits. MSU offers much-needed green space and parks on campus, but the city needs to add a large, city-wide primarily passive activities park. This would include activities no more intensive than a walking track.

The Noxubee National Wildlife Refuge, just south of Starkville, provides public areas for hunting, fishing, hiking, wildlife viewing, and other activities. It is 48,000 acres in size and is part of the Central Gulf Ecosystem. The refuge serves as a resting and feeding area for migratory birds. Activities areas include Goose Overlook, Morgan Hill Overlook, and Bluff Lake Boardwalk.

e. General Future Needs

In the future the city needs to replace the two aging swimming pools, add a walking track around the Sportsplex, and improve access to the park by adding another ingress/egress point at Spruill Road.

Sidewalks should be built to and from recreational areas where they do not now exist.

As mentioned earlier in the Transportation section, the city should require the construction of sidewalks with new developments and encourage multi-purpose paths, playlots and/or passive enjoyment areas in common areas of planned developments. Although sidewalks and bike paths are transportation facilities, they are also useful for recreational biking and walking.

The City should set up a designated fund for parkland purchases. The Planning and Zoning Commission could waive dedication of common areas in planned developments if the city is better suited by the developer donating funds in lieu of lands. These funds could be used toward the purchase of large parcels of land for parks.

Starkville lacks an attractive central park location that could be a center point of the community. Landscape Architecture students have developed a downtown plan that incorporates a lake and park area into the Old Main District. It is a very attractive plan that should be seriously considered by the city. Other park areas could be located in the recommended 100' buffer recommended along perennial streams.

Starkville should also work with the University and the local schools to share recreational facilities.

f. Cultural Activities

Starkville boasts many cultural activities, including the Starkville Community Theater, the Heritage Museum, the Cotton District Arts Festival as well as a host of activities sponsored by Mississippi State University, but available to residents of Starkville and visitors. These include the MSU Department of Art Gallery, the Starkville-MSU Symphony Orchestra and the popular Lyceum Series.

Improving the scope and number of cultural activities is vital to the city's continued growth. Leisure time activities should be as varied as possible to help meet the city's goal of being the destination of choice for permanent residents, businesses, students and visitors.

7. Health-Related Activities

Oktibbeha County Hospital offers the Wellness Connection for a monthly fee. Activities include a walking track, aerobics, and other health-related activities as well as health promotion programs.

8. Semi-public/private activities

Starkville offers many private and semi-public recreational activities such as movies, arcades, etc. There are two golf courses, one affiliated with MSU.

9. Electric Service

The Starkville Electric System was established on July 23, 1939. The Department's service area is noted on Map 5 and consists of one hundred ninety one (191) miles of line with an average of fifty (50) customers per mile. The current number of customers on the system is 10,898. Of this total, 9,225 are residential. The average residential customer consumes approximately 1,016 kilowatts of electricity per month.

Due to legal considerations, the Electric Department has not been allowed to expand the service area, even for areas that have been annexed.

Starkville Electric Department is in the process of building a warehouse that will meet its needs for the planning period. The Department is also looking to relocate its administrative functions to a new location. The present location lacks sufficient parking and does not have a drive-through for customer convenience to pay bills.

10. Natural Gas

Map 5 shows the Certificated Service area for natural gas service in the City of Starkville. That service is provided by Mississippi Valley Gas Service.

11. Water and Sewer

Map 6 indicates the water systems that are franchised by the Public Service Commission to do business in Oktibbeha County. The City of Starkville sells bulk water to some of these systems but does not have delivery lines for potable or fire protection water outside the city limits. Most of the city residents have both municipal water (including fire protection) and sewer, with the exception of some areas of the last annexation area.

The city uses 5 wells to supply water to the residents of Starkville.

The city is in good shape with regard to sewage treatment. The treatment facility, which is located on Sand Road, has capacity for 10 million gallons per day.

Map 3 indicates the franchises that are able to provide sewer service in the county.

It is recommended that the city place conditions on the provision of sewer treatment outside the city limits to help control development in that area. The city is under contractual obligation to serve certain areas outside the city, but certainly can require adherence to the city's developmental controls as well as other requirements.

12. Mississippi State University

Starkville residents are fortunate to have the resources of a major state university in their backyard. The University offers numerous athletic, cultural and other opportunities that cannot be found in most communities the size of Starkville. It is important to note these opportunities in the Comprehensive Plan as they "count" toward the city's inventory of public facilities, especially educational, library, recreation, and cultural, even though the city does not directly control their operation.

VOLUME II. FINDINGS OF FACT, VISION, GOALS, OBJECTIVES & POLICIES

Based on the background and analysis considerations set out in Volume I, findings of fact are made regarding the existing planning and development aspects of the City of Starkville. The Planning Commission makes the following findings, and the findings serve as a basis for development of Goals and Objectives. The Commission finds as follows:

A. Findings Regarding General Features

1. The Commission finds that certain environmental factors such as soils, slopes and flood plains can impact city development and must be accounted for in future plans.
2. The Commission finds that there are few natural barriers to development in Starkville.
3. The Commission finds that development in the past has often been at the expense of high quality natural features, such as trees and land in its natural state.

B. Findings Regarding Population

1. The Commission finds that the city generally has a younger median age population than the state as a whole, reflecting the strong impact of Mississippi State University on the community.
2. The Commission finds that Starkville has grown 35% over the last 20 years and can be expected to mirror that growth in the future if the city assertively annexes. The Commission also finds that the city will continue to grow as a percent of total county population at approximately 2 percentage points every five years.

3. The Commission finds that Starkville is experiencing a trend of in-migration, though most of it is due to assertive annexation policies of the city.
4. The Commission finds that if the city responds in a visionary fashion to the future, that Starkville can be the destination of choice for new residents, MSU alumni and students, and visitors alike.

C. Findings Regarding Economic Analysis

1. The Commission finds that Mississippi State University has a significant impact on the economy of the area.
2. The Commission finds that the leading economic sector, based upon employment is Education, Health, & Social Services.
3. The Commission finds that there are strong employment growth opportunities in a number of sectors, but especially in health care.
4. The Commission finds that manufacturing has always been a weak sector of the economy for Starkville and Oktibbeha County, and should get some attention from the economic development community, but not the lion's share. The Commission also finds that Starkville has an excellent opportunity to capitalize on its role as home to a University and draw corporate home offices and additional research and high tech firms to the city.
5. The Commission finds that, in order for Starkville, to improve its economic situation, the city must be clean, well-designed, well-landscaped and generally attractive to visitors and potential permanent residents.

D. Findings Regarding Land Use and Implementation tools

1. The Commission finds that ample lands are currently available for development, primarily due to the city's last annexation. However, this would not preclude the city annexing for other reasons, primarily to protect the city from unmanaged and uncontrolled development of the lands adjacent to the city.
2. The Commission finds that the city's implementation tools are insufficient and/or improperly administered or enforced to create the desired city.
3. The Commission finds that new access to land created by recent highway improvements holds new development potential, but that there is too much land zoned commercial, and the currently commercial zoning pattern will lead to the problems associated with strip development.
4. The Commission finds that commercial areas adjacent to the Central Business District should not be zoned General Commercial as development in this manner will take away from

Starkville's unique character and strong downtown. The zoning should be CBD and expanded as natural transition occurs.

5. The Commission finds that because the county does not engage in planning or land use controls, that lack of planning and control can have a negative impact upon the city.

E. Findings Regarding Transportation

1. The Commission finds the opening of Highway 82/25 by-pass and Highway 12 extended will improve traffic congestion somewhat in the city, but those changes should be observed over the next twelve months to see to what extent.

2. The Commission finds that new streets should be constructed or extended to open vacant areas for development, and to improve circulation around the city.

3. The Commission finds that there are residential areas of the city with inappropriate volumes of traffic that are harmful to the tranquility of those neighborhoods, and require rerouting or traffic calming devices.

4. The Commission finds that there is a need for requiring sidewalks in new and redeveloped developments (commercial and residential) and that the city should install sidewalks and bikepaths to connect origins and destinations.

5. The Commission finds that the community should seriously analyze the need for a mass transit program to help reduce problems associated with too much traffic on the roadways.

F. Findings Regarding Housing

1. The Commission finds that there is tension between students living in traditional single family areas and the more permanent residents because both groups might have lifestyles that are incompatible.

2. The Commission finds that the city should continue to identify and condemn or demand repair of dilapidated and deteriorating buildings.

3. The commission finds that the city should be prepared for a demand from some residents for high density, high quality housing, and have regulations in place to help ensure good, quality development of this type.

G. Findings Regarding Community Appearance and Design

1. The Commission finds that the underlying form of the community is attractive, and many older areas are worthy of preservation.
2. The Commission finds that many entryways to the city and other areas suffer from uncontrolled visual clutter.
3. The Commission finds that the current ordinances, and the administration and enforcement of those ordinances do not lead to the desired look the city would like to achieve.
4. The Commission finds that community appearance and design considerations are key in supporting strong economic development for Starkville.

H. Findings Regarding Public Facilities

1. The Commission finds that the city will need to add two additional fire stations in the planning period, one in the southern part of the city and one in the northwestern part, and relocate another to improve coverage.
2. The Commission finds that the city has adequate sewage treatment capacity for the planning period.
3. The Commission finds that the city should increase the amount of passive recreational areas (and thus greenspace) in Starkville and make some improvements to existing active recreational areas.
4. The Commission finds that the city should apply conditions to the extension of sewer service to areas outside the city limits, including adherence to the city's development codes.
5. The Commission finds that the city should actively plan for future annexations.

I. VISION, GOALS, OBJECTIVES & POLICIES

The Planning & Zoning Commission, after examining the background analysis, making findings of fact regarding current development in the City, and being duly charged by the Mayor and Board of Aldermen of the City of Starkville to do so, sets forth the following planning vision, goals, policies and objectives.

The general culture and philosophy of the City of Starkville relative to how the city will develop and grow is expressed in its Vision Statement and its Goals and Objectives. That culture and philosophy is summarized below:

1. Vision Statement

*The City of Starkville desires to be a growing city; **the destination of choice for students, businesses, permanent residents and visitors.** It wants to grow in an orderly manner and preserve historic and architecturally significant buildings and the natural beauty, friendliness and uniqueness for which it is known. It wants to ensure that there are job and revenue-producing opportunities in a diverse economy including industrial and retail development and tourism. It desires to be a "complete" city, with the requisite living, working, medical, entertainment, shopping, cultural, educational and recreational amenities.*

The city desires to retain the small-town character of Starkville by preserving open space, the natural environment and mature trees, and having good schools and a low crime rate. Starkville wants to be unique and have a reason for people to come to visit and to stay. It doesn't want to be just a collection of franchise businesses that make it difficult to distinguish the city from any other community. It also wants to be a vibrant and sophisticated city, relishing the diverse citizenry that comes with being a University community. It wants to grow in a well-managed way with balanced housing types and development policies that will produce a good aesthetic and a high quality product. It wants to be a city where there is a strong sense of place, and uniqueness – where people will come to Starkville because Starkville is synonymous with a great place. It desires to be a city that is both easy to get to and to travel within, and one which anticipates growth issues well in advance of potential problems by practicing both good planning and strong, progressive, leadership.

2. Goals, Objectives & Policies

A. Population and the Economy

Goals

1. Steadily growing population, through in-migration, natural increase and annexation.
2. A strong and diverse economy, including quality industrial and retail establishments, corporate headquarters and research and technology companies, that produces jobs and areas for conducting commerce.

Objectives

1. To annex additional land into the city in a planned and sensible manner.
2. To market Starkville to selected groups (retirement age, MSU alumni, corporate headquarters site planners, tourists, etc.)
3. To encourage the development of QUALITY retail establishments, especially those that fill gaps in retail offerings in Starkville.
4. To balance locally developed businesses with franchise retail establishments.
5. To have as a priority the location of corporate headquarters and new research and development facilities in the city.

Policies

1. To develop a comprehensive annexation plan for the next 25 years, identifying areas in the city's path of growth.

2. To continue to promote Starkville as a Retirement Community.
3. To develop a program to bring MSU graduates back to the community to visit and live.
4. To identify gaps in retail needs in Starkville and work to fill those with quality retail establishments.
5. To develop design guidelines that help ensure shopping areas that offer a high quality experience, not just goods and services.
6. To work with The Partnership to develop local, unique business and offer tax credits or other incentive programs to help local business development, especially in areas needing redevelopment.
7. To reserve land in the city specifically for office park development and medical facilities through the Future Land Use Map and the Zoning Map.

B. Good Design and Protection of the Environment

Goals

1. A beautiful and unique city, with a strong sense of place and unique features.
2. An environmentally sound city with minimum soil erosion/runoff, flooding, and pollution of air and nearby streams and rivers.

Objectives

1. To preserve existing mature trees and the natural landscape in Starkville.
2. To encourage good urban design (including traditional design concepts) in new and redeveloped residential, business, industrial, and transportation and public facilities uses.
3. To minimize flooding and pollution from runoff and retain sufficient aquifer recharge areas, through reduction in impervious surface area.
4. To enhance the visual appearance and living environment of the City through effective design, landscaping, and control of visual clutter.
5. To maximize the conservation of existing housing and the preservation of established neighborhood character and quality.
6. To promote the control and regulation of the adverse effects of development, such as noise, light, odor, etc., within the City.
7. To promote the preservation of historically significant structures and/or districts within the City and maximize the conservation of the established character of these facilities and areas.
8. To encourage the stabilization of existing commercial areas and the development of new commercial nodes in locations which have (1) good vehicular access to local residential market areas; and, (2) minimal conflict or encroachment with either existing or newly developing residential land use areas in the vicinity.
9. To encourage the continued expansion and development of industrial land use areas in existing locations and in new locations which offer the maximum potential for development, but compatible with surrounding land uses and transportation facilities.

Policies

1. Adopt and properly enforce a new design/landscape ordinance.
2. Adopt and properly enforce a historic preservation ordinance.
3. Preserve older properties by not allowing destruction of significant buildings that are 50 years of age or older.
4. Properly enforce the existing Landscape Ordinance which requires a landscape permit before property can be disturbed.
5. To require that developers put utilities underground, and for the city to begin a program of burying existing utilities.
6. To strengthen the city's sign ordinance.
7. To plan for appropriate balance and design in placement of land uses in the Future Land Use and Zoning Maps.
8. To evaluate and revise traffic engineering standards and policies to allow for traditional forms (including traffic calming devices) and practices such as narrower streets, traffic circles, local and collector street intersections, parallel and head-in parking and bike lanes.
9. To adopt some Smart Growth principles and Traditional Neighborhood Development design principles.
10. To require sidewalks in all new developments; to plan city-installed sidewalks in the community.
11. To review projects brought before the Planning & Zoning Commission relative to ALL requirements at one time, combining preliminary plat approval, site plan review, design review, rezoning if necessary, and landscaping plans.
12. To require that all medium to high density residential developments designed and marketed for rental purposes come under the Design/Landscape Review Ordinance.
13. To minimize the acreage devoted to parking and transportation lanes; utilize creative parking designs such as overflow green areas (grasscrete) and allow narrower local streets where appropriate.
14. To ensure that recognized needs for growth are met as much as possible by infill and contiguous, compact development.
15. To begin voluntary enforcement of Phase 2 NPDES regulations. Ensure that developments create no more runoff from the property than before it was developed.
16. Encourage on-street parking where appropriate.
17. To enforce property maintenance codes for rental property.

Additional Flood Plain Overlay Policies

Overall, this land use overlay category supplies an additional set of policy guidelines and restrictions for areas depicted in the Flood Plain Corridor. The purpose of this land use overlay is to protect environmentally sensitive areas from unplanned, environmentally negligent development. Generally, the category applies to areas within the 100-year flood plain along major streams, rivers, and steeply sloping sites. In areas subject to flooding that are already developed, solutions to alleviate the flooding problems are intended. In areas subject to flooding that are underdeveloped, the intent is that they be preserved to the greatest extent possible and/or developed in a planned/innovative approach that minimizes flood plain reclamation without a corresponding amount of equal displacement. Generally, this plan recommends that updated

storm water management regulations be prepared for flood-sensitive corridors, and that a system of Parks/Open Space land use areas be incorporated into the developments along these environmental areas.

This land use overlay category is intended to provide additional land use control to the base land use categories (i.e. Residential Low Density, Neighborhood Commercial, etc.). The basic policy for areas subject to environmental constraints is, to the extent possible and where development has not yet occurred, preserve these areas in an undisturbed state and maintain the natural environmental habitats. If development is proposed in the Flood Plain Overlay category, the following policies would apply:

1. To discourage alteration and development of environmentally sensitive areas, the corresponding density of the base zoning is recommended to be reduced by 50 percent in residential and non-residential land use categories for areas of a site which are contained wholly within a Flood Plain Overlay area. If some portion of a property is located within an FPO area, the development potential of the property should occur by allowing development on the buildable portion of the site (outside the FPO area), and under the provisions of the PUD Overlay zoning approach. Generally, the FPO areas are defined by area located within the 100 year flood plain.
2. Low intensity non-structural recreational uses that offer some beneficial use of these areas without altering them or creating impediments to flood waters may be considered on their merits, subject to the provision of adequate access, necessary services, and compatibility with the adjoining, existing or planned use as specific on the Future Land Use Map.

C. Transportation and Community Gateways

Goals

1. A community that is both easy and convenient to get to and easily navigable.
2. Minimized impact of traffic problems on the quality of life.
3. A positive first impression to travelers coming to and through Starkville.

Objectives

1. To have a circulation plan that consistently anticipates growth in automobile traffic demands well in advance of problems and encourages a smooth flow of traffic throughout the city.
2. To promote efficient street patterns, that encourage connections among and between neighborhoods, but not intrusions into them.
3. To encourage the use of other means of transportation such as bikes and walking, to reduce pollution and the costs associated with construction of more automobile lanes.
4. To have traffic impact standards that accurately reflect the city's desire to retain its small-town qualities.
5. To encourage the development of a mass transit plan to help alleviate traffic and parking problems.

Policies

1. To require developers to add a lane for the additional traffic generated by their developments on streets that have been identified as needing widening.
2. To develop traffic calming devices where needed and appropriate.
3. To divert high traffic volumes to a few roads sufficient to handle the traffic while discouraging traffic on local streets.
4. To protect the main entrances to Starkville by using design guidelines to ensure an attractive first impression.
5. To encourage the development of attractive entry signs to the city.
6. To review the Transit Feasibility Study for possible implementation.
7. To require the construction of sidewalks in new developments, to construct sidewalks in areas that need them, and to develop bike paths throughout the city.

D. Open Space, Conservation and Recreation

Goals

1. A visually attractive city with significant vistas and plenty of opportunities for passive and active recreational activities.

Objectives

1. To maintain and enhance the major recreational/open space uses that currently exist, provide additional play fields and playground parks based upon anticipated needs; and outline an effective regulatory system which promotes incentives to private developers to provide new and enhanced parks/open space facilities.
2. To promote the reservation and acquisition of land particularly adapted to recreational and open space development.
3. To Provide an open space and recreation system which recognizes the potential of flood plains, historical areas, scenic rivers, tree cover, and unique natural physical features.

Policies

1. Recreational areas should be classified and developed according to their regional, community, or neighborhood character (See Public Utilities Section).
2. Tourist-oriented and regional recreational sites shall be supported as an expansion of the city economic base.
3. Encourage the use of a variety of open space implementation measures such as conservation and use easements; purchase of development rights; open space, flood plain, agricultural, and hillside zoning; mandatory dedication in PUDs; tax incentives; and outright acquisition, to maintain open space in Starkville.
- d. Encourage open space uses in areas of the city that are aquifer recharge areas and in those areas possessing irreplaceable natural resources, steep slopes, high quality or unique tree stands, poor drainage, and valuable wildlife habitat(s).

4. Land with a low capability of support for other uses in developing or developed areas should be considered for possible open space/recreational use. However, that need not be the top criteria in providing open space/recreational areas.
5. Recreational and open space uses should be encouraged as joint land uses with other public lands such as schools, airports and their associated approach zones, hospitals, cultural facilities etc - whenever feasible or practical.
6. Encourage zoning, landscape ordinances, design ordinances, and subdivision regulations which provide incentives to preserve existing tree cover and unique natural features of a site.
7. Encourage the recreational development of abandoned railroad rights-of way (rails to trails) and trails along side rail lines (rails with trails).
8. The potential reclamation of mineral extraction operations and sanitary landfills into open space/recreational uses should be encouraged when such action would complement the goals of the land use plan.
9. Encourage the development of a senior citizens center in Starkville.
10. Encourage local churches to continue to build physical facilities and develop programs to serve both youth and the elderly.
11. Open space and conservation should be advocated for flood plains and those environmentally critical areas as identified above. Compatible land uses in these areas could include agriculture, parks, tree cover/woodlands, nature preserves, and extensive land-consuming recreational activities. Place a 100' buffer along perennial streams.
12. Uses included in this category include existing standard public play fields and community parks and major special recreational areas and facilities. It is the intent and expectation of this Plan that existing uses of this type continue throughout the planning period.
13. Existing major public open spaces included in the category described above are shown on the Future Land Use Map. These areas represent major existing recreational facilities and any recreational/open space areas. Not included in the land use category are new public park facilities necessitated by population growth in the area. The Plan recommends that adequate parks/open space lands be provided based on generally accepted national standards (See Public Facilities Section). This Plan recognizes the importance of providing adequate open space and recreational opportunities for the current and future population of Starkville. The continuation of existing parks/open space sites is assumed in this Plan.
14. New developments in the Public/Open Space category should be guided by the following policies.
 - (a) Appropriate Uses: Areas designated as P/OS are existing and proposed areas of major active and/or passive recreational use. The use of these areas for other than recreation related activities is not recommended.
 - (b) Suitability of Activities: The suitability of proposed activities with the potential for a high degree of impact on support services and/or the surrounding area should be evaluated and determined on a case-by-case basis, based on the ability to satisfactorily resolve the undesirable impacts of the proposed uses.
 - (c) Locational Criteria and Adequacy of Services: It is the expressed policy of this Plan to provide services and facilities under the P/OS category commensurate with the current and future demands of Starkville's population. Services/facilities

will be provided based on generally accepted national standards. Appropriate locations for new park facilities are to be coordinated with the Starkville Planning & Zoning Commission in accordance with the recommendations of the Comprehensive Plan (See Public Facilities Section).

E. Public Facilities

Goals

1. A city where the citizens feel safe from violence, property crimes, flooding, and fire, and where the water is clean and plentiful, electricity and gas affordable and reliable, streets and sidewalks are well maintained, and sewer systems safe and in good working order.
2. A community with thriving recreational and cultural facilities, including museums, community theaters, art galleries and other cultural amenities, and appropriate active and passive recreation areas and programs.

Objectives

1. To ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality.
2. To continue to improve the local educational system.
3. To work with the University to coordinate cultural programs to make the best use of all funds being expended for these activities. Boost community cultural offerings.
4. To build a new city hall/conference center as part of a large green open space that will serve as the central gathering place for the citizens of Starkville.
5. To help control development in the areas adjacent to the city by regulating provision of sewer service to areas outside the city limits.
6. To maintain and enhance existing uses and facilities and provide additional uses and facilities based on anticipated needs.

Policies

7. Enact impact fees on new developments.
8. Continue to work to lower the city's fire insurance rating as measured by the Mississippi Rating Bureau.
9. Continue to work to lower the city's crime rating as measured by the FBI Uniform Crime Reporting system.
10. Additional development of public/semi-public uses should be guided by the following policies:

(a) Appropriate Uses: Types of uses appropriate to the P/SP category may be considered on their merits provided they are compatible with adjoining off-site activities and the impacts on services are satisfactorily resolved.

(b) Intergovernmental Coordination: The federal, state, and county governments are encouraged to coordinate with the Starkville Planning & Zoning Commission regarding proposed public uses of sites under their ownership whenever such uses are unrelated to existing uses.

(c) Redevelopment of P/SP Areas: Any private use of a site, through lease or sale, for purposes unrelated to existing activities should be predicated on a formal review and consideration of appropriate land use policy for the specific site in question.

(d) Locational Criteria and Adequacy of Services: It is the express policy of this Plan to provide public facilities and services commensurate with the current and future demands of the City of Starkville population base. Public facilities/services will be provided based on generally accepted national and/or state standards, and the provision and location of such facilities is to be coordinated with the Starkville Planning & Zoning Commission in accordance with the recommendations of the Comprehensive Plan.

(e) Although the City of Starkville is required to provide sewer service to some areas outside the city limits due to contractual obligations, the city should place conditions on the provision of that service, including adherence to the development standards of the city.

E. Housing, Neighborhoods & Redevelopment

Goals

1. Well-planned, well-constructed and well-designed living spaces, with a variety of housing types and sizes available.
2. Neighborhoods conserved for their intended function – having a living environment of the highest quality, without the intrusion of unwanted uses and unnecessary automobile traffic.
3. An interesting, vibrant and well planned community that discourages urban sprawl and encourages the best possible interrelationship of land uses, which includes mixed uses with higher densities where appropriate.

Objectives

1. To encourage the development of high quality, affordable, living areas, regardless of the type of housing or density of development through good construction and design standards.
2. To help ensure that the proper balance of high quality, well-maintained multi-family dwelling units/complexes are built to avoid the lowering of neighborhood property values and to prevent the deterioration of existing rental units.
3. To discourage those not meeting the legal definition of a family from living in traditionally single-family neighborhoods; to help mitigate the cultural barriers between students and traditional families that cause problems.

Policies

1. To have any a single-family detached housing unit with 1,000 square feet or less floor area come under design review.
2. To limit the proportion of total multi-family housing units to a certain percentage of total housing units built annually in Starkville (pending additional study).

3. To enforce the city's definition of a family for residence in single-family areas.
4. To work with the University in developing strategies for student housing on campus and in the Starkville community.
5. To teach students how to be good community members in their orientation to student life at MSU and EMCC.
6. To make sure the zoning map reflects the proper mix of desired residential living areas, and buffer requirements are in place to separate higher and lower densities where appropriate.
7. To designate certain neighborhoods as residential conservation zones and give them neighborhood protection policies, particularly historic neighborhoods.
8. To consider annexing land east of the University and zone it specifically for multiple family use.
9. To develop a strategy to stem the conversion of owner-occupied units to rental units where this is not appropriate or supported by infrastructure or character of the neighborhood.
10. To identify areas of the city needing redevelopment attention, and develop policies to assist in that redevelopment including tax abatement or urban renewal efforts.
11. To use code enforcement to encourage redevelopment of property that has become deteriorated.
12. To write a new development code for the city to include a new zoning ordinance and map, new subdivision regulations, a new design/landscape standards ordinance, a new sign ordinance and a historic preservation ordinance.
13. To identify areas appropriate for mixed use in the Future Land Use Plan.

VOLUME III. FUTURE LAND USE PLAN

The features illustrated on the Future Land Use map provide a graphic representation of the city's development plan for the next 25 years and include the following features:

A. Rendered Land Use Areas.

The land use categories described in the Comprehensive Plan are represented by separate color areas on the land use map. The land use policies for these categories are detailed in the preceding chapter. Note references about particular areas and/or situations in the city to which special attention should be applied. The Future Land Use map should be consulted before decisions regarding land uses are made.

Land use is one aspect of Starkville's growth which the city and its citizens have the opportunity to control. Decisions regarding land uses have an impact on both the economic development of the city as well as the quality of life. The following policies have been defined to help the city's decision makers, public and private, interpret the colors and notes on the Future Land Use Map and achieve the vision for future development of the city as identified in the Comprehensive Plan.

B. Designation of Future Land Use Categories

The policies have been divided into the various land use categories (residential, commercial etc.) to help in their application. In general, each land use category presents both general and specific policies dealing with the issues in these areas. In addition, specific, special policies regarding transportation, public services, etc., are provided to provide guidance in evaluating land use proposals. The plan addresses the following categories of land use:

- (1) Agriculture
- (2) Residential Use
 - (a) Low Density
 - (b) Medium Density
 - (c) High Density
- (3) Commercial Use
 - (a) Neighborhood Commercial Use
 - (b) Central Business District Use
 - (c) Community Commercial Use
 - (d) Regional Commercial Use
 - (both designated as general commercial on the map)
 - (e) Planned Office
 - (f) Office
- (4) Industrial Use
- (5) Parks/Open Space Use
- (6) Public/Semi-public Use

C. LAND USE REQUIREMENTS

1. Agriculture Land Use Requirements

Goal

- a. An area serving as an interim land use until development warrants changes, and for some certain non-offensive agricultural uses.

Objectives

- a. Designated agricultural areas in the land use plan update should be located outside of areas expected to receive urban development or public utility services within the planning period. Agriculture, of course, would be recommended and encouraged as an interim use in areas planned for development until the required utility services are provided. Agricultural land uses can also serve as buffers for urban development, forming an open space or greenbelt where development has not yet occurred. Much of this land use, as well as rural residential, will be located in the planning area outside the current city limits and at the edges of the city.

Policies

Use agricultural land use as an interim use in areas planned for development but do not yet have required utility services, and as a greenbelt until development is warranted.

2. Residential Estate Land Use Requirements

Goal

a. An area for large lot residential development that can be a good buffer between agriculture and more densely developed areas.

Objectives

a. An option for residential estate development could be the cluster/open space concept. Cluster development is a design technique that concentrates building on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features. Clustering permits a rural atmosphere to be preserved for both the residents of the development and the surrounding community. Open space areas can be preserved:

- alongside public roadways bordering the development, so that views from the roads are largely ones of open space, rather than ones of conventional acreage house lots lining the road; and/or
- along rivers, streams, and creeks and their associated flood plains and wetlands, to protect the natural functions of these water bodies; and/or
- to protect agricultural land by clustering development of agricultural land in the forested/wooded areas of the farm or on the marginal farming areas of the site, thus allowing agricultural practices to continue in the open spaces; and/or
- to protect woodlands by locating development in fields or along open areas, etc.
- Cluster development also has benefits for the developer. By clustering the development, the cost of infrastructure improvements, clearing and grubbing the site, and environmental mitigations are generally decreased.

3. Residential Land Use Requirements

The density to be administered to a specific site will be determined by:

1. the density range provided by urban density classification (Table 1);
2. surrounding adjacent densities and land use(s);
3. capacity of existing and proposed utilities;
4. capacity of the existing/affected thoroughfares;
5. consistent with community goals; and
6. characteristics of the site, including:
 - topography,
 - natural buffers
 - flood plains,
 - wetlands,
 - unique geologic features
 - unique/threatened/endangered plant and animal species,
 - groundwater sensitivity, etc.

The above list of criteria will help guide the decision making process to determine the appropriate density of a specific parcel on a case by case basis.

Objectives

- a. To identify the appropriate density of urban residential development in relation to adjacent densities and land uses, capability of existing and proposed utilities, capability of existing/proposed thoroughfares, consistency with community goals, and the natural character of the site and map it on the Future Land Use map.
- b. To protect the integrity and stability of existing residential areas from encroachment by incompatible land uses and identify the proper spatial relationship between various residential land uses.
- c. To encourage the creation of unified neighborhoods throughout the community.
- d. To provide a choice of housing types suitable to surrounding land uses.
- e. To encourage renewal and stabilization activities in older neighborhoods where it is determined that residential uses are still appropriate.

Policies

- a. Appropriate infilling of developable vacant land should be encouraged and promoted in order to achieve greater utilization of existing municipal services and facilities, to reduce the need for the costly extension of services.
- b. New residential development should be encouraged and supported in areas contiguous to existing development, where extension of municipal services can be accomplished in an orderly and efficient manner. "Leap frog" development should be discouraged.
- c. The intensity of residential development should be appropriately related to the ability of the land to accommodate that development without jeopardizing the health or safety of future occupants, and without adversely affecting the surrounding built and natural environment.
- d. In residential areas essential services which should be provided as development occurs include roadway access (both local roads and facilities serving the development), public water for both domestic use and fire protection, sanitary sewers, and storm drainage facilities.
- e. Stable residential areas should be protected and preserved. Stable residential areas will be protected from disruptive uses such as incompatible higher density residential structures, and encroaching industrial and commercial uses.
- f. Routine maintenance by private property owners is encouraged and the overall condition of the property should be upgraded where necessary to preserve stable development. When necessary, the city shall utilize code enforcement to protect and preserve stable residential areas. Vacant land adjoining stable areas or occupied land to be redeveloped should be utilized for residential, public, or semi-public development.
- g. Densities of new residential development shall be compatible with surrounding residential areas and a buffer will be provided when there is a significant difference in densities. Reuse of existing residential structures will be designed to occur at a density compatible with surrounding structures. Existing commercial uses and other uses incompatible with the residential character of stable areas are encouraged to be phased out and replaced with compatible uses, except for appropriate planned mixed use areas.
- h. Proposed residential development which has a significantly different size, height, or mass from adjacent existing development will be discouraged if the proposed differences detract from the use and privacy of the adjacent development.
- i. Special care should be taken to protect existing historical areas and promote the preservation of the city's unique historical assets.

j. Maintenance and improvements to the public infrastructure should receive attention necessary to help maintain the stable areas.

k. Transitional areas are typically characterized by older housing stock, deferred maintenance, conversions from single-family uses to more intensive uses, and the introduction of incompatible uses. Public and private efforts should focus on upgrading the condition of those residential areas which are in transition. Specific efforts to include area residents in these planning efforts should be made. Transitional residential areas will be protected from disruptive uses such as encroaching industrial and non neighborhood commercial uses.

l. Improvement of property through reconstruction and/or an extensive maintenance program by individual owners is encouraged. When necessary, the City shall utilize strict code enforcement to protect and revitalize transitional residential areas.

m. Vacant land adjoining transitional areas or occupied land to be redeveloped should be utilized for residential, public, or semi-public development unless specific revitalization plans, adopted by the Planning & Zoning Commission and the Mayor and Board of Aldermen, dictate otherwise. Revitalization plans may consist of a neighborhood plan, historic overlay district, or an economic redevelopment plan.

n. Existing commercial and industrial uses and other uses incompatible with the residential character of transitional areas are encouraged to be phased out and replaced with compatible uses.

o. Urban residential development should be located on sites offering a diversity of both man-made and natural physical features. Public utility services must be provided for urban residential areas prior to development or as a function of the development. These services should possess adequate capacity, flow, and pressure for the type and density of the potential residential development. Residential land uses should be adequately buffered from incompatible land uses such as industry, commercial centers, agricultural areas, or other potentially incompatible activities (like higher density residential areas). Incompatibility should be determined by:

1. differences in the intensity of each use;
2. the physical relationships among each use; and
3. the external effects generated by each use.

Residential areas of substantially different densities should also be adequately buffered by open space or transitional residential uses of an intermediate density. Urban residential development should preserve or create a completely unified neighborhood, having safe, convenient access to school(s), churches, park sites, and other community activity centers and encourage pedestrian and bike access. Small local shopping facilities oriented to the every day needs of the neighborhood residents may be encouraged at appropriate locations.

p. Residential development should be located in proximity to major thoroughfares or transit facilities providing direct access to employment, shopping and recreation centers. Urban residential areas should be bounded, but not penetrated by major thoroughfares in order to preserve a unified neighborhood and to provide an interconnection of neighborhoods. The design for traffic circulation in residential developments should provide adequate ingress and egress to neighborhoods without encouraging through traffic.

q. Residential development shall be prohibited in areas subject to flooding.

r. Residential densities should be compatible with the natural capability of the site to accommodate such development. Soil conditions, geological features, drainage characteristics, and topography should be evaluated as to their effects on density.

- s. Residential growth will be contained and directed into areas where both public water supply and sanitary sewer service can be provided prior to, or as a function of, the development.
- t. The location of new residential developments should be encouraged to occur in a compact pattern rather than strip or sprawl type development.
- u. The negative effects of residential sprawl should be minimized through infilling of vacant land.
- v. Multiple-family developments should be encouraged in areas adequately served by public water supply and sanitary sewer facilities and those sections of the city possessing excellent accessibility, including pedestrian access, to primary thoroughfares, recreational areas, employment centers, shopping facilities, educational facilities, and other community facilities.
- w. Residential land uses should be properly buffered from incompatible land uses. Higher density residential developments could be used as buffers between commercial/office and low density residential land uses. Adequate buffers should also be provided between residential areas of significantly different densities and from existing pollutions.
- x. Zoning regulations which provide opportunities for innovation in the design of residential environments shall be encouraged (more planned developments, like PUDs).
- y. The conservation, rehabilitation, or renewal of existing residential areas shall be encouraged when necessary to maintain a sound residential environment. If a sound residential environment cannot be maintained, then a transition to other suitable uses should be encouraged.
- z. Non-residential land uses should be encouraged within residential neighborhoods only when they provide necessary convenience activities which does not require a service area greater than that of the neighborhood.
- aa. The need for low and moderate income housing should be recognized through a policy of providing a number of developments throughout the city rather than a policy advocating large concentrations of such housing types.

A large portion of the city has been planned for future residential growth and this Plan encourages a wide variety of residential dwelling types to meet the diverse needs of the current and future population of Starkville. The following policies are recommended for developing residential areas:

Table 32
Recommended Gross Density, Type of Dwelling Unit, and Utility Standard for Various Types of Residential Development in Starkville

CATEGORY	GROSS DENSITY	DOMINANT TYPE OF DWELLING UNITS	USUAL ZONING
AGRICULTURE	1 unit per acre	Single-family (detached)	A-1
LOW DENSITY	1 – 4 DUs per acre	Single family (detached)	R-E, R-1
MEDIUM R-3 DENSITY	4-8 DUs per acre	Single family and two family; MF at the greatest densities of this range	R-2,

HIGH DENSITY	8-15 DUs per acre	Single-family, zero lot line sf, two-family, three-family, four-family and multiple family, cluster	R-4, R-5
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Note: Higher densities could be achieved through the Planned Unit Development Process.

Low Density

Goal

a. Low Density Urban Residential development should occur at densities greater than one and less than four dwelling units per acre. The dominant dwelling type should be the single-family unit with occasional two-family development at appropriate locations. Cluster development which maintains an overall density of 1 to 4 dwelling units per acre is encouraged. Sanitary sewer services and public water supplies are required for developments in this category.

Policies

- a. The principal land uses intended for this category include single-family detached dwellings.
- b. Suitable secondary uses, subject to control of potential adverse impacts on household residential uses and public facilities, are activities in the following general use group.
 - (1) Public and private non-profit community services that do not have an extensive impact (like large campus high schools and large church complexes).
 - (2) Utility installations.
 - (3) Low impact non-structural recreational uses in flood prone areas (passive recreation)
 - (4) Customary home occupations (low intensity uses only, i.e., office, sales, etc.)
- c. The R-E and R-1 districts should dominate the LDR categories. Densities at the high end of the density range should be encouraged to be achieved through the provisions of a Planned Unit Development.

Exceptions to Residential Designations

The need may arise for commercial services in the more remote areas of the city which are classified LDR. This exception permits limited convenience commercial services in a residential land use category (rezoning to Neighborhood Commercial). This exception is strictly construed so as to serve entire neighborhoods, and not individual subdivisions. The use of this exception to zone commercial property at the entrance of each new subdivision would constitute a misuse of this exception. Consideration may be given to accommodating small-scale offices for transitional purposes and convenience retail activities based on the locational and other criteria contained in this section; conformance of these uses with the Future Land Use Map is not required. The applicable criteria are as follows.

1. Small-scale office activities used principally for transition and buffering between residential uses and incompatible non-residential activities may be considered on their merits in accordance with the following guidelines and criteria.

- (a) The proposal should conform to the land use and intensity policies in sections that apply to the commercial neighborhood land use category.
- (b) The requirements of this plan regarding support services should be met.
- (c) The site should be suitable for the proposed use based on its physical site characteristics. Sites that are steeply sloping, prone to flooding, or contain other sensitive environmental features, are inappropriate.
- (d) The site should be of sufficient size and suitable shape to satisfactorily accommodate the proposed use and achieve an acceptable design relationship with the adjoining uses. As a rule, the site width should be in the range of 100 to 150 feet and site depths should be in the range of 200 to 350 feet to achieve well-designed and functional offices and suitable landscaping and buffering.

(e) Access to the site should be from the adjoining non-residential area or a side street that leads directly into the non-residential area, and safe ingress/egress should be assured. To the extent practicable, transitional office sites with double frontage should be avoided. Where double frontage is necessary for adequate site size, access should be provided that has the least adverse impact on the residential area.

2. Nodes of *convenience retail activities* may be considered based on their merits in accordance with the following guidelines and criteria.

- (a) The proposal should conform to the land use and intensity policies and size criteria for retail uses that apply to the commercial neighborhood detailed land use category.
- (b) The requirements of this plan regarding support services should be met.
- (c) The site should be suitable for the proposed use based on its physical site characteristics. Sites that are steeply sloping, prone to flooding, or contain other sensitive environmental features, are inappropriate.
- (d) The site should be of sufficient size and suitable shape to satisfactorily accommodate the proposed use and achieve an acceptable design relationship with the adjoining uses. The proposal should meet the design standard policies presented in this chapter.
- (e) The site should be at the intersection of two streets that are either both arterial, or one is an arterial and the other is a collector.
- (f) The site should be at least one mile from any other location in which convenience retail uses exist; such sites should also be at least one mile from any locations which are vacant or are in lower density residential use and in which convenience retail uses are permitted by the existing zoning; are supported by the applicable land use category on the Future Land Use Map, or are under consideration based on this policy.
- (g) The need for such uses may need to be supported by a market analysis.

3. It is recommended that the newly designated RM zone become a Manufactured Home Overlay district to accommodate manufactured housing within the city under specific development standards. This exception requires a rezoning and site plan approval process.

4. Increased density exceptions under planned unit development provisions will accommodate those developments that are judged to be highly beneficial to the city, represent planning excellence, and advance the implementation of the Comprehensive Plan, but which may require regulatory flexibility to achieve. In no case should density be increased beyond 25% of that designated by the underlying base LDR zoning district. Strict site planning and design review

with special emphasis on the interface between the proposed development and adjacent areas must be applied.

Medium Density

Goal

a. Medium Density Residential development describes areas allowing from five to eight dwelling units per acre. The dominant dwelling type should be the single-family unit, two-family unit and three-family unit. Cluster developments which maintain an overall density of 5.8 to 15.8 dwelling units per acre are encouraged.

Policies

a. This category contributes to diversity of housing opportunities through style and intensity. Appropriate uses include single-family detached housing (compact, small lots), townhouses, duplexes, three-plexes, and zero-lot housing. In general the MDR category applies to areas that are along major transportation routes which have quick and efficient access to employment centers; are near major attractions (i.e. colleges, regional shopping areas, highway interchanges; or are adjacent to existing residential developments which may not be medium density in nature, but is more consistent with the Medium Density Residential (MDR) district (i.e. manufactured home parks/subdivisions, apartments, etc.).

b. Medium Density Residential (MDR) classification requires adequate public facilities, which are designed to be flexible for future expansions if necessary. In addition, an adequate supply of additional public safety and recreation facilities is encouraged. It is clear that the higher density nature of this classification will necessitate broader facilities other than water and sewer.

c. Because of the densities recommended in the MDR areas, a variety of housing types are anticipated and encouraged. Appropriate uses include single-family dwellings (on small lots), townhouses, duplexes, three-plexes, and zero lot line housing. Multi-family housing uses are strongly discouraged in the MDR category. Suitable secondary uses include those listed under the LDR category.

d. The recommended proposed zoning districts associated with development in medium density residential areas include R-2, R-3. Maximum densities in the MDR areas should be capped at 15.8 units per acre. Development Plan provisions should be required of new rental subdivision developments to control development densities and design in the MDR category.

e. Due to the densities expected in the MDR areas and the subsequent population base created, the plan strongly recommends the inclusion of designated parks/open space areas for new residential developments proposed under MDR. These spaces shall be provided in large, relatively contiguous areas, centrally located in the development and suitable for active recreation purposes.

High Density

Goal

a. The High Density Residential category designates areas which should develop at densities greater than 15.8 and no more than 24.2 dwelling units per acre. The dominant dwelling types in the R-4 zone should be single-family, duplexes, three and four-family units, single-family zero lot line, cluster developments and apartments. The dominant dwelling types

should be single-family, duplexes, three and four-family units, townhouses on individually platted lots and apartments in the R-5 zone.

Policies

- a. These areas are required to be served with public water and sanitary sewer services, and ample open space/recreation areas should be provided within the general vicinity of the site.
- b. Multi-family housing, including mostly walk-up apartments and condominiums, are the principal uses intended for this category. Mid-rise residential structures are also permitted. Suitable secondary uses include those listed in the HDR category and manufactured homes.
- c. The applicable zoning districts are R-4 and R-5. Development plan standards should be applied to any proposed development in these zones.
- d. HDR developments should have direct access to major highways and major local roadway systems and proximity to convenience retail facilities, employment centers, and open space amenities. Developments should include designated parks/open space areas. These spaces shall be provided in large, relatively contiguous areas, centrally located in the development and suitable for active recreation purposes.

4. Commercial Land Use Requirements

Six types of commercial land use categories are defined by the plan. These are the Central Business District (CBD or C-3 zone), Neighborhood Commercial (NC or C-1 zone), Community Commercial (CC or C-2 zone), Regional Commercial (RC or C-2 zone), Planned Office, and Office.

Goal

- a. Well-planned and well-developed, high quality commercial developments in Starkville, providing shopping opportunities and sales tax revenue.

Objectives

- a. To encourage the creation of a coordinated set of commercial centers which are competitive within the region. A well-balanced system of planned commercial sites is an integral element in the development of a community. Overall, the concept for commercial activities proposed in this Plan is to:
 - (1) To identify the most appropriate types of commercial land uses for various commercial areas (neighborhood, office, medical office, downtown commercial, planned office parks, highway commercial).
 - (2) To identify proper and efficient spatial relationships between commercial areas and other land uses.
- b. To provide locational opportunities to accommodate forecasted retail/commercial economic growth.
- c. To recognize and allow for the continuation of commercial economic growth that has been committed.
- d. To give strong support for nodal commercial development patterns centered on major street intersections and freeway interchange areas.
- e. To limit additional linear commercial development where it already exists.

- f. To encourage the growth and revitalization of existing commercial areas within the city which possess transportation and market advantages through appropriate redevelopment, rehabilitation, or preservation techniques (for example, along Russell, University and 182/MLK)
- g. To encourage the development of planned commercial centers through appropriate implementation techniques such as planned unit development provisions in zoning and subdivision regulations, design controls, reservation of adequate land for expansion of prime sites (like Medical Office), limitations on curb cuts, sign control, landscaping, common off-street parking areas, common service areas, and pedestrian/vehicle separation and pedestrian access.

Policies

- a. Commercial developments should be located in fairly level or gently sloping areas which can be graded without excessive costs and environmental impact. Sloping sites often mean greater design requirements and development costs. Commercial land uses should not be located within the regulatory flood plain or in any area subject to periodic flooding unless drainage plans indicate that the development of the site will not create any more water runoff than before development. Sites possessing poor drainage, and/or soils with poor load-bearing capacity should also be avoided since they carry increased development costs.
- b. Commercial development should occur at strategic locations along the transportation network which provide direct access to and from their respective trade areas. Proper care must be exerted in the spacing of such developments to insure the economic health and avoid detrimental overlap of the function of each center. **Over saturation**, scatterization, and strip development which often lead to abandoned commercial structures and a decline in property values, should be avoided. Instead, commercial activities should be encouraged to form concentrated clusters near peak flow areas (nodal development) along the major thoroughfare network rather than developing into linear or strip patterns.
- c. Clustering of commercial uses should, whenever possible, be confined to one side of the traffic artery, especially when the street possesses a large volume of traffic. Commercial developments are often considered appropriate at arterial interchanges because of the accessibility and visibility of these locations. However, great care must be taken to prevent the positioning of commercial uses which may hinder the proper functioning of interchanges by generating heavy traffic and increasing turning movements. Commercial developments are generally classified into one of three major functional categories: neighborhood, community, or regional. Each type of center possesses a unique set of location requirements with respect to trade area, accessibility, and their relationship to surrounding land uses.
- d. The primary focus of the commercial land areas within the city is promotion of essential services to the area's marketplace. The Plan discourages widespread commercialization of other city roadways, except where shown on the Future Land Use Map, so that existing and planned residential neighborhoods can be preserved and protected from random commercial growth. However, limited exceptions are provided to address the need for new, limited commercial developments in remote areas with strict design guidelines to counter negative factors accompanying this land use change.
- e. Unplanned scattering of commercial land uses and the development of commercial strips should be discouraged because they are detrimental to the establishment of a balanced system of planned commercial centers, and lead to increased public costs.
- f. Functional classification of commercial land uses should be encouraged in the zoning regulations, recognizing the complementary relationships between certain commercial land

uses and the need to develop various types of commercial centers at strategic locations throughout the city. The development of a workable system of the central business district, neighborhood commercial centers, regional commercial centers, highway-oriented commercial centers, and professional/office centers requires strict controls to prevent encroachment by incompatible uses.

g. Designated commercial centers should possess identifiable physical boundaries in relation to residential land uses. Where no physical boundary can be identified, higher density residential uses may be used as buffers.

h. Commercial developments should be located and designed according to the natural capability of the land to accommodate such development. Soil conditions, geological features, drainage characteristics, and topography should be evaluated prior to the development of such areas.

i. Commercial land uses should be located at or near strategic intersections on the transportation network with limited curb cuts to the existing roadway. Commercial traffic should not be directed into residential areas.

j. The reservation of strategic sites within or adjacent to residential neighborhoods for neighborhood or community commercial uses should be encouraged.

k. Large lot sizes and minimum road frontage requirements should be required in commercial zoning districts to encourage cooperative development ventures and provide more efficient use of the land.

l. Over zoning for commercial land uses should be discouraged because of its potential for creating scattered and strip commercial land use patterns, as well as over saturation of the market.

Central Business District

The City of Starkville possesses something that almost all other suburban growth cities lack, namely a core commercial and government area that serves as the heart of the community. This centralized core of commerce has greatly improved in the last few years due to a change in policy regarding alcohol sales. The general objective of the policies included for this CBD category is to manage this area so that future redevelopment and growth can be permitted and the transition from residential to non-residential uses (or vice versa) can be accommodated with the least amount of conflict between obsolete and expanding uses.

Starkville's successful central business district has taken advantage of community character and has found specialty markets to attract customers. It should not only be continued as a unique place for governmental and professional services and restaurants/bars but should be expanded beyond the current bounds of the CBD.

Goal

A vibrant central business district populated by key office, professional and governmental services as well as highly desirable eating and entertainment functions and appropriate residential uses.

Objectives

- a. The CBD land use category encompasses a mixture of land uses and development patterns. Uses permitted and intended in this category include, governmental offices, personal and professional offices, retail, and residential (upper flow, multiple-family). As mentioned in the Commercial classification description, a strong intent of this plan is to concentrate the personal and professional office uses needed in the city within the CBD area. This critical mass will help to support the unique qualities of the area and undergird the vision anticipated for this land use category, namely that the CBD will act as the heart of Starkville's commerce and community.
- b. Personal and professional offices are strongly encouraged in the Central Business District. The downtown should also be the entertainment and restaurant hub for the city, especially for students, many of whom are within walking distance of the area. In addition, adjacent historical residential areas could become the places of choice to live as the downtown flourishes. The downtown Starkville area and its approaches represent a unique cultural landscape. Specific provisions to preserve and enhance these areas are needed. Design guidelines, demolition guidelines and policies for specific implementation actions are provided for the effective control of new developments or redevelopments in this area (expansion of the CBD is recommended, to assure that general commercial zoning does not decimate the character of the district).
- c. The City should apply for membership in the Main Street USA program which provides technical and financial assistance to cities who are revitalizing their downtowns. The City needs to create gateways into downtown. The bridge on University acts as a gateway when traveling from the east, but the other gateways should be improved. Intersections and blocks of buildings should be identified and enhanced through landscaping and building renovations to create effective entrance ways in the downtown area, with the possibility that these gateways lead to a positive downtown focal point. Landscape Architecture students at Mississippi State University have developed some interesting plans for redevelopment of the downtown area. The city should continue to review these and other plans that help make this area the focal point for local, regional, state and national tourism and commerce.

Neighborhood Commercial (NC)

Goal

- a. The primary land uses intended for this category include neighborhood convenience and shopper goods (i.e. grocery, drugstore, convenience centers, food services, clothing and appliance, etc.). Miscellaneous home and garden supplies, food services, recreational activities, limited offices are suitable secondary uses. Also, conditionally appropriate uses include self-storage and construction sales and services. To assure consistency with the intent of providing neighborhood-related retail services, the aggregate floor space per Neighborhood Commercial area (all primary, secondary and conditional uses) should not exceed 100,000 square feet.

Objective

- a. The neighborhood commercial center provides convenience-type retail and service establishments for the daily needs of its specific residential trade area. It can be oriented around a grocery/supermarket as the principal tenant and is located within walking or a short driving distance from its market area. Neighborhood commercial centers should be located in a clustered arrangement at the edge of a residential neighborhood, preferably at the intersection of two major

streets or at the intersection of a major street and a collector street. Traffic activity should not infringe upon surrounding residential areas. The neighborhood commercial center's function is often performed by the community commercial centers in our auto oriented society.

In general, the Future Land Use Map indicates an appropriate amount of NC areas in suitable locations, however, unforeseen factors may present new, viable locations for the NC land use category. Such areas may be considered on their merits subject to conformance with the locational criteria provided in the Special Policies section of this chapter.

Policies

- a. The Neighborhood Commercial Zoning District is the preferred zoning recommendation for the NC category.
- b. Since a major precept of this Plan is to develop commercial uses in a nodal pattern, the linear extension of the areas designated as NC is strongly discouraged and not recommended.

Community/General Commercial

Policies

The following policies are recommended for this land use category. In these areas, the Plan strongly encourages access control and site landscape and buffering standards to be applied within the commercial strip.

- a. The primary land uses intended for this category include broad activities such as retail trade; consumer and business services like banks, insurance firms, auto repair shops, construction contractors and real estate agencies; personal services, such as eating and drinking places, barber shops; and professional services, legal, public relations and accounting firms. However, the uses intended to predominate the CC category are those retail and personal and professional uses which would be desired by the residential areas within 2-3 miles of the location.
- b. The community commercial center provides a greater depth of merchandise and comparative shopping opportunities than the neighborhood commercial center. It is usually oriented around a junior department store or variety store in addition to the supermarket. Convenience facilities offered in the neighborhood center may also be provided. Community commercial centers should be located at or near the intersection of two or more major highways which provide access to the market area.
- c. Also, conditionally appropriate in CC areas, based on their merits, are wholesale sales and construction sales and services. Uses not intended within the CC area include bulk warehousing and distribution, truck terminals, manufacturing uses, salvage operations, outdoor storage of commercial or industrial materials, supplies or equipment, and transient lodging.
- d. To assure consistency with the intent of providing community-related retail/general business services, the aggregate floor space per Community Commercial area (primary, secondary and conditional uses) should not exceed 400,000 square feet.
- e. Because of the broad spectrum of uses intended for the CC category, the C-2 zoning district is suitable and recommended zoning districts for this category.
- f. The Future Land Use Map illustrates recommended locations for CC land use areas. Although most major roadway intersections or major arterial streets may have sites suitable for CC land use categories, the number of suitable locations far exceed the number of major commercial

centers needed. The locational criteria policies to determine the most appropriate locations for future CC areas that may be needed are as follows:

- (1) CC areas should not exceed that necessary to serve the immediate market/trade area (the city). The preparation of a market analysis is recommended to determine the adequacy of retail sales/services to a given areas.
- (2) The site should be accessible by way of major streets to all parts of the trade area.
- (3) The site should be within a designated residential growth area to increase its potential economic viability.
- (4) Where feasible, the site should be a focal point for travel to and from the trade area
- (5) Since a major precept of this Plan is to develop commercial uses in a nodal pattern, the linear extension of the areas designated as CC is strongly discouraged.

Regional Commercial

Policies

- a. The primary land uses intended for the Regional Commercial areas include general retail sales and services, personal and professional services, consumer and business services, eating and drinking places, big box stores and interstate-related services such as gas stations and transient lodging. Secondary uses could include wholesale sales and services, self-service storage, and construction sales and service. Uses not intended for this category include manufacturing, heavy distribution (i.e. truck terminals, bulk warehousing), salvage operations, and outdoor storage of materials supplies or equipment.
- b. The regional commercial center provides a full depth and variety of merchandise, oriented around one or more full-time department stores. Its market area normally includes a large segment of a county area or multiple counties. Therefore, a location at the intersection of two or more major thoroughfares with direct connections to limited-access thoroughfares is required. Locations directly on limited-access thoroughfares are not recommended because of traffic congestion problems created at interchanges.
- c. Because of the extensive impacts of regional-oriented commercial uses, this Plan allows the use of the Planned Business zoning district for RC areas. This district outlines adequate land use buffers for sites within RC areas and flexible design standards, which permit the integration of an office complex in a commercial area.

Regional commercial areas are designed to serve county and sometimes multi-county market areas and, as such, should be located at freeway interchanges or major arterial intersections.

5. Industrial Land Use Requirements

Goal

- a. An active industrial community that is an integral part of the economic base (bringing money into the community) for Starkville and who provide jobs for citizens.

Objectives

- a. Identify the most appropriate areas within the city for industrial development.

- b. Identify the types of industry which are complementary to the physical, human, and economic resources of Starkville.
- c. Encourage the expansion and improvement of existing industry within the city.
- d. Reserve the most appropriate sites for industrial expansion within the city and prevent their encroachment by incompatible land uses.
- e. Promote the establishment of well-planned industrial areas which possess proper and efficient spatial relationships to other land uses.
- f. Establish an attractive climate for industry through the provision of high quality education systems, attractive environmental surroundings, cultural and recreational opportunities, and high quality leadership.

Industrial land uses often include research and office-type developments as well as general manufacturing operations, industrial parks, and warehousing. These uses lend themselves to the development of industrial employment centers which possess similar location requirements.

Policies

a. The Industrial category is a broad land use category envisioned for areas where the primary types of existing or planned development are industrial in character, such as manufacturing, bulk storage (indoors and outdoors), and heavy distribution activities like truck terminals. Overall floor area ratio recommended in this land use classification is 1.00 (one square foot of building floor area to every one square foot of site area).

b. Industrial activities generally place a heavy demand on local resources, have the greatest impact on the surrounding environment, and characteristically have less flexibility in locational choice than do other types of economic activities. Therefore, land use policies which promote the efficient utilization of industrial land resources are essential if optimum industrial development is to be realized. The following policies are recommended for this land use category.

(1) **Appropriate Uses:** The Industrial land use classification applies to areas which are used for primarily fabricating, processing, storage, warehousing, wholesaling, and transportation services.

(2) **Density Range:** Generally, unused or underutilized land is common in most Industrial areas, and this land is suitable for expansion of existing facilities.

(3) **Pattern of Industrial Development:** As illustrated on the Future Land Use Map, continued centralization of industrial activities is encouraged in the southwest area of the city including in new areas along Highway 25 by-pass. The orderly expansion of essential services to areas of planned industrial development is important both to ensure growth and to minimize pressure for land use change in areas not recommended for industrial use.

(4) **Development flexibility** except at locations where adopted design plans recommend a specific mix and/or pattern of industrial land use, the pattern of industrial development should be sufficiently flexible to accommodate variable market demand. This approach reflects the past pattern of development where, for example, industrial areas planned as manufacturing centers developed with wholesaling and warehousing activities in addition to manufacturing.

(5) Buffer zones should be established between production activities and less offensive surrounding land uses, including administrative and research functions which locate on-site with manufacturing activities.

(6) Industrial Expansion and Redevelopment: Existing manufacturing, storage, and wholesaling activities, including many of the earliest industrial areas in Starkville, frequently pose complex land use problems. While deterioration, obsolescence, poor location, and inadequate expansion space are problems plaguing some of the businesses in these areas, these marginal economic activities do provide employment opportunities for many persons lacking the necessary training for other types of employment. The following policies are recommended as guidelines for the difficult decisions which must be made regarding marginal industrial activities.

(a) Industrial rehabilitation should be investigated as the first possible solution to marginal manufacturing and distribution activities. This was accomplished in the new work center on Highway 12 west. Those activities which have serious land use problems should be encouraged to rehabilitate, and should be assisted, where possible, through publicly supported programs intended specifically for economic development. Industrial redevelopment programs should be used as a means of revitalizing economically depressed and blighted areas.

(b) Providing land assembly for new industries, and relocation sites for other poorly located manufacturing, wholesaling, and transportation activities should be the primary objectives of industrial redevelopment efforts. The redevelopment of older, centrally located industrial areas, where infrastructure and access already exist, would be especially beneficial for beginning industries, by providing low-cost space; and for expansion industries characterized by small plant size and few employees.

(c) Obsolete and marginal industrial activities should be removed from areas where they are incompatible with surrounding uses, are a nuisance, and are a blighting influence on desirable non-industrial development. The redevelopment of blighted manufacturing and storage areas adjoining residential areas should include residential and other uses that are compatible with the existing neighborhood. The redevelopment should be based on detailed, design analysis and a publicly adopted plan.

(7) Lands to be considered for industrial uses should be reasonably level with slopes of six percent or less and capable of being graded at reasonable cost. The area should be well drained, possess soils capable of bearing heavy loads, and outside of the regulatory flood plain or areas subject to periodic flooding. Industrial areas should possess adequate acreage for division into large individual industrial type lots which are capable of accommodating modern horizontal facilities with off-street parking areas, loading areas, and landscaping. Adequate acreage for future expansion should also be available. Industrial development requires public utilities such as electric power, water supply, gas, and wastewater disposal. The availability and capacity of such

utilities determines the type and extent of industrial activity that can be supported by any given site.

(8) Industrial areas should be located within easy commuting time of the labor force and possess excellent access to the many methods of transportation required to ship materials and products. Sites should be available at or near the intersection of major highways so that it is not necessary for trucks and employees to travel through residential or commercial areas. Direct connections to the interstate highway system and regional system of interstates and other highways is most desirable. Sites close to airports are desirable for many industries which utilize air freight and require a great deal of travel by executives.

(9) Adequate physical separation between industrial and other land uses, especially residential, should be attained whenever possible. Highways or natural physical features should be used as buffers. Buffers also restrict the encroachment on designated industrial areas by residential, commercial, or other non-compatible land uses. Office and research parks can be held to a lesser standard than that of a true industrial use.

(10) Industrial land uses should be located and designed only in accordance with the natural capability of the site to accommodate such development.

(11) Industrial development should be encouraged in areas possessing adequate public water supply sanitary sewer service and high capacity utilities. Types of industrial uses appropriate for each site should be matched with the available level of such services.

(12) Industrial areas should be adequately protected from incompatible land uses by sufficient physical features and ample land areas should be reserved for future expansion.

(13) Over-zoning of land for industrial uses should be discouraged, especially those areas which are inappropriate or in excess of projected needs.

(14) Proper control of nuisance factors such as noise, vibration, air pollution, and water pollution should be encouraged in relation to the possible detrimental effect they would have on surrounding areas and their occupants.

(15) The development of zoning regulations which recognize the different needs and compatibilities of various types of industrial land uses should be encouraged if necessary (light versus heavy industrial, manufacturing versus research activities).

(16) The development of industrial areas should adequately provide for internal traffic circulation and other operational needs. Each industrial establishment should fully provide for its individual needs of employee parking, storage, loading, etc.

(17) All open spaces on industrial lots should be adequately graded and drained. Storage, parking and loading areas should be enclosed or landscaped.

6. General Development Policies for Planned Office(PO) Designation

The Planned Office land use classification is envisioned as a planned development area incorporating light industrial research and development, and similar industries in a campus-like setting. Quick and effective access to major transportation networks is a pre-requisite for siting these planned areas.

Goal

a. The purpose of the Planned Office land use category is to foster stability and growth in light industry, research and development, and similar industries that are enhanced by access to transportation networks and that provide desirable employment opportunities for the general welfare of the community. Planned Office land use areas target relatively large, contiguous land areas that can be developed according to a unified plan in a high-quality, campus-like setting rather than on a lot-by-lot basis. The uses and standards in this district are intended to promote flexibility and innovation in site design and enhance the environmental quality and attractiveness of business parks in the community, enhance the natural or scenic qualities of the environment and protect the public health and safety.

Policies

- a. **Appropriate Uses:** The PO category is intended for the following general categories of uses: light industrial warehousing, showroom/distribution, office uses, research and development, and related personal and professional services primarily intended to serve the employees and visitors of the PO area.
- b. **Recommended Zoning Districts:** The City should prepare and adopt a new Planned Office Park zoning district which incorporates the use, bulk and site design standards applicable to a modern, integrated planned business environment. The new district should include guidelines for land use buffers, compatibility of adjacent uses, and a site plan review process, and should be used exclusively as the recommended zoning for developments in the PO land use area.
- c. **Locational Criteria for Non-Mapped Areas:** The Future Land Use Map identifies one main area designated for PO. If future development trends dictate that other sites may be proposed for this category, the following locational criteria should be applied:
 - (1) access to one or more major arterial/freeways should be required;
 - (2) proximity to existing employment centers is recommended; and
 - (3) sites of more than 20 acres are required to ensure a planned environment.

7. Public and Institutional Land Use Requirements

The public and institutional category includes land uses such as colleges, universities, schools - kindergarten through twelfth (K-12) grades, seminaries, churches, places of worship, public or governmental libraries, hospitals & medical centers, museums, governmental services, military installations, governmental institutions, cemeteries, utilities and/or uses of similar character.

Policies

- a. Location requirements for each type of public and institutional land uses should be determined by the specific function of these unique land use. All new and proposed expansions

of public and institutional land uses should be considered only after special studies have been conducted relative to their specific needs.

Institutional uses that have been allowed previously in residential areas have changed dramatically and should be reviewed carefully. Churches and High Schools that once were single buildings are now large campuses.

8. General Development Policies

In addition to the general and specific land use policies that correspond to the land use areas designated on the Future Land Use Map, this Plan also includes several special policies dealing with various aspects of overall development. These policies are identified below.

A. General Bufferyard Policies

Accomplishing adequate buffering between varying land use activities poses one of the most difficult land development problems facing planners, developers, and affected neighborhoods. While the Future Land Use Map designates general areas appropriate for varying land uses, it does not illustrate the need for buffering between potentially conflicting land activities, such as manufacturing or commercial uses adjacent to residential areas or residential uses of differing densities. Decisions concerning the buffering between conflicting land uses should be guided by the following policies:

1. Buffers should be provided when a proposed development could result in a land use conflict with adjacent activities. The burden of providing adequate buffers should be with the new development, even when the new development is of lower intensity, as with residential areas.
2. Existing physical barriers should be used to separate and buffer incompatible land uses, where possible. These physical barriers include natural features, such as ridges, steep break sin topography, rivers, streams, lakes, and flood plains; or man-made barriers, such as streets, alleys, rail lines, utility or scenic easements, tree lines, shrub lines and fences or screens.
3. In many cases, particular land use activities can serve as an effective break between incompatible activities. Land use intended as buffers should be used primarily to protect residential areas from the adverse impact of high intensity commercial and industrial activities. Buffer land uses include low-rise offices, surface parking facilities, and limited impact community services, such as churches. High intensity residential uses may be appropriate, provided they area also afforded the protection required to ensure privacy and freedom from nuisances of non-residential development. Additionally, open space areas, such as cemeteries, parks, and natural areas, should serve as buffers, where

convenient and appropriate. In general, land use activities should be used as buffers only when other means of providing buffering are inadequate.

4. Effective landscape screening and the provision of maintained open space or buffer yards can provide effective transitions between adjacent land uses which may be in conflict. Buffer yards are required wherever proposed developments interface with areas in which the existing land use classification or zoning district varies significantly from the permitted uses, densities, or standards of an adjacent land use classification or zoning district.

5. Plantings shall be maintained by the developer, including watering and weeding at least through the first growing season. Dead and dying plants shall be replaced by the developer during the next planting season. Thereafter, the owner or property manager shall be responsible to maintain the buffer yard in accordance with the original intent. Buffer yard areas shall be maintained and kept free of all debris, rubbish, weeds, and tall grass. Mulch beds shall be periodically replenished. Periodic pruning, in accordance with recommended practices, shall be done to preserve the scale, fullness, and texture of the plantings.

6. Masonry wall copings and mortar joints shall be properly maintained to preserve the integrity of the wall.

7. No buildings, structures, storage of materials, or parking shall be permitted in the buffer yard area; either during construction or after construction is completed.

8. Unless specifically provided for in the proposed master development plan, signage, lighting, and accesses shall not be permitted within a buffer yard area.

Miscellaneous Design Standards and Policies for Commercial Property Adjacent to Residential Properties

The following standards apply to commercial development within commercial areas when the development is adjacent to a residentially developed area.

1. **Outdoor Lighting:** Lighting shall be directed and shielded in such a manner that there is no glare within the boundaries of any adjacent residentially developed property. Lighting standards shall not exceed 25 feet in height. Building mounted yard lights which face a residential area are not permitted.

2. **Building Setback:** Buildings shall be set back from property lines adjacent to residentially developed areas a minimum of 60 feet.

3. **Roof Mounted Mechanical Equipment:** For all categories, roof mounted equipment shall be acoustically baffled from exposure to residentially developed property and the baffles shall be visually compatible with the architectural character of the commercial structure.

4. **Vehicular Access:** Driveways into commercial developments shall not be from a residential street. They shall be either from an arterial street (preferred) or from a

collector street if there is no alternative. Driveway access shall be consolidated, whenever possible, to serve more than one commercial establishment. Separate access ramp locations shall be reviewed under the PUD site plan review process subject to recommendations of the Starkville Engineer.

5. Signage: Site information signs shall be located and detailed on the plans for PUD or Planned Commercial approval. They shall follow a design theme that is related and complementary to other elements of the overall site design and should be interdependent and complementary with site lighting. Signs should not be permitted within required buffers along streets or at residential interfaces. Directories and composite signs which contain a listing of business in the center may be permitted at driveway entrance locations.

6. Sites with Historic Significance - Because this plan supports the protection and preservation of historic features, the following policies apply to areas and sites which are historically significant.

- a. Emphasis should be given to the upkeep and enhancement of publicly-owned historic features.
- b. Owners of private property that contain historic features should be encouraged to preserve those features in conjunction with any proposed development of the site and work closely with any public and private historical commissions in Starkville.
- c. Application of regulatory measures designed to support the preservation of historically significant properties should be supported.
- d. The potential impacts of proposed developments on historic sites or areas should be carefully considered, and appropriate measures should be required that mitigate any adverse impacts.

Policies for Nonconforming Activities

The following policies shall apply to existing development that is not in conformance with the policies and other provisions covered under the detailed land use categories of this plan.

1. The territorial expansion or on-site intensification of existing activities that are not in conformance with the city's land use policies is not recommended.
2. Existing activities that already exceed the specified intensities for the area should not be further intensified.
3. Proposals which would result in the termination of an existing nonconformity and move toward conformity with the policies for the area should be considered on their merits. Changes in use that would not reduce the degree of policy nonconformity are inappropriate.

Table 33
Total New Dwelling Unit Requirements
City of Starkville
2030

Assumption (2.3 PPU)	Number of DUs	
	<u>Low Pop. Proj.</u>	<u>High Pop. Proj.</u>
Crude Estimate of new dwelling units needed by 2030	2,078	4,183
Net Losses in 2000 stock of DUs by 2030	250	250
Allowance for 6% vacancy rate	125	251
Total DUs needed by 2030	2,453	4,684

Source: Johnstone & Associates.

Table 34
Additional Number of Units by Density Type Needed
(renter- and owner-occupied)
City of Starkville
2030

Low Population Projection

Single-Family*	Two-Family	Multi-family	Total
1,311	217	925	2,453

High Population Projection

Single-Family*	Two-Family	Multi-family	Total
2,503	415	1,766	4,684

Source: Johnstone & Associates

Table 35
Acreage Requirements by Density Type
City of Starkville
2030
(total acres in city - 16,538)

<i>Low Population Projection</i>			
Single-Family*	Two-Family	Multi-family	Total
524	37	68	629
<i>High Population Projection</i>			
Single-Family*	Two-Family	Multi-family	Total
1,001	72	130	1,203

*includes mobile homes

Source: Johnstone & Associates

Space requirements for Retail and Industrial Uses

Space requirements for retail functions are assumed to increase in proportion to increases in retail trade area population. Space requirements for office functions are assumed to increase proportional to increase in finance, insurance and real estate. Parking space needs are approximated by relating parking area to the floor area (only leaseable space) in retail and office function.

Table 36
Commercial & Industrial Space Needs Per Employee

<i>Type of Employment</i>	<i>Mean Square Feet Per Employee</i>
Light Industrial	624
Research & Development	485
Warehouse	2,746
Industrial Service	724
Office	347
Commercial Service	1,643

Retail	197
Restaurant	388
Health Club	920
Facilities/Schools	699

Source: American Planning Association.

Table 37
Commercial & Industrial Space Needs for Starkville

	Employment	Acreage Needed	
		2005	2030
<i>Industrial</i>			
Manufacturing	1,530	25.0	30.0
Wholesale Trade	320	4.6	9.2
Transp. & Warehousing	70	4.4	11.8
Research & Dev.	1,300	14.4	28.0
<i>Office</i>			
Real Estate, Rental & Leasing	200	1.6	3.2
Professional & Business Services	400	3.2	6.4
Mgmt. of Companies & Enter.	200	1.6	2.5
Finance & Ins.	230	1.8	3.7
Information	170	1.4	4.2
Adm. Support & Waste Mgmt.	1,190	9.5	12.0
<i>Retail</i>			
Accommodation & Food Service	2,090	18.6	35.7
Retail Trade	1,800	8.1	15.8

Source: Mississippi Employment Commission, Annual Averages, 1990-2000, Labor Market Information, 2004.

Mississippi State University Planning Components and Goals

1. **Identify and Evaluate Sites Capable of Supporting Significant Future Development**
Identify future development sites including recommendations for use, density of development, additional site improvements, and demolition of existing structures.
2. **Analyze Transportation and Parking Needs**
Formulate a transportation and parking strategy including arrival sequences and way-finding devices.
3. **Develop Utility and I.T. Strategies**
Formulate a strategy for assessing and extending all campus utilities and Information Technology capabilities.
4. **Consider Building, Historic District and Construction Guidelines**
Develop building design and construction guidelines for the Historic Campus District as well as each special campus zone or center of excellence.
5. **Implement Zoning**
Develop a strategy for implementing mixed-use zoning while enhancing the image of current special zones.
6. **City/Campus**
Study interfaces between campus and the City of Starkville.
7. **Analyze Research Park**
Expansion of Research Park with a “second generation” research park on adjacent lands.
8. **Remote Locations**
The long-range planning process for MSU could not be complete without including those locations dedicated to specific outreach activities.
 - Meridian Campus
 - Vicksburg Coastal and Hydraulics Laboratory

- NASA Stennis Space Center
- North Mississippi Research and Extension Center
- Delta Research and Extension Center
- Central Mississippi Research and Extension Center
- Coastal Research and Extension Center
- 5th Year School of Architecture/ Jackson Branch
- State Veterinary Diagnostic Lab

9. Plan for a Twenty Year Implementation

Create a 20-year guide for prioritizing and implementing campus improvements.

B. CAPITAL FACILITIES FINANCING MECHANISMS

1. Sources and Methods

Ingenuity and sound financial policies should be exercised in obtaining capital improvements. While certain methods are better suited to particular needs and situations, there is no one ideal way to acquire all capital improvements. Some of the suggested sources and methods found desirable in most cities are discussed below:

a. General Obligation Bonds - General obligation bonds are usually financed out of the property taxes. Assessed valuation of property in the City is, in a sense, pledged as security towards payment of these bonds. Legal limits exist for bonding in the State of Mississippi set at ten percent of the assessed valuation within the municipality. There is no limit to the number of projects needed or desired by a city and it is possible to sell within this legal limit as may bonds as the market will bear. As the community's general obligation debts outstanding approaches this mark it is generally found that higher interest rates are incurred. General obligation bonds should not be issued for a period of longer than 30 years and generally should be limited to shorter periods. As a practical rule, the Mayor and Board of Aldermen should keep its debt requirement so scheduled that at least 25 percent of the principal is due for amortization within a five year period. Serial bonds are recommended because these come due in successive years and are from current funds each year, permitting lower interest rates in some cases. Serial bonds are sometimes refinanced to take advantage of lower interest rates. If revenues from a particular tax, or from a limited property tax levy are pledged, the bonds are known as limited tax bonds. Sometimes general obligation bonds are sold with the stipulation that revenue from a facility will be used to retire the bonds and only in the event that this revenue is insufficient will the full faith and credit of the city be used. A combination of term and serial bonds are used to finance a revenue producing facility whose earning revenue cannot be readily determined.

b. Revenue Bonds - If both principal and interest costs are to be met exclusively from the earnings of a facility to be constructed the bonds are known as revenue bonds. Interest rates on this type of bond depend upon the type of facility and its economic feasibility. Extension of sewer and water utility systems are often financed in this manner. Revenue bonds are limited in Mississippi by the Fifteen Percent Rule, which says that a municipality cannot collectively issue revenue bonds in excess of fifteen percent of its assessed valuation. Revenues must be sufficient to cover principal and interest in this type bonds. Again it is desirable for their term to be held to as short a period as possible.

c. Special Taxing Districts - Special benefit assessment or improvement districts are another financing alternative. Taxes levied on certain properties benefited by the improvements are often called district. Special assessments may be levied on property fronting on a road to be paved, for example, or for street lighting in a particular area.

d. Tax Increment Financing - Under this finance mechanism, a bond instrument is used to raise capital for public improvements related to an economic development project. Additional tax dollars raised by the new economic development activity are then pledged to retire the previously issued bonds.

e. Pay as You Go - Financing from current revenue or the "pay as you go" policy has both advantages and disadvantages. When expenditures of comparatively large amounts occur at varying intervals, it may not work. Current revenues available for capital expenditure are those funds left over after all operating expenses have been taken care of. Excess funds, when they occur, may be set aside for future improvements. Having available funds at any specified time is not dependable.

f. Subdivision Regulations - The subdivision regulations require that subdividers provide certain public improvements at the time a new subdivision is constructed. Local streets and major street right-of-way, paving, water main, storm and sanitary sewerage and sidewalks may be required when the subdivider takes the responsibility for construction. A performance bond is required to guarantee that all improvements are installed in accordance with the specified standards of construction. Improvements must be made and inspected before approval of the final subdivision plat is granted.

g. State and Federal Loans - Considerable amounts of money are provided by other units of government to aid cities with needed public improvements. State highways, where they are within a city are eventually built, widened, or otherwise improved by the State. Libraries, schools, hospitals, and parks may be financed in part for both land and construction costs from other government funds. Hospitals, parks, sewerage and water systems are supported by federal grants. In some cases, matching funds must also be provided by the city to obtain this aid. That is, the city puts up one dollar for each dollar or more received from the state or federal government.

h. Grants - A number of sources are available to the city for bequests, grants, donations, etc., of land, money or building equipment. A local company may build a facility for the city or an estate or trust may specify in money or land to be put up for a public park. Care should always be

exercised that a particular gift is an economic asset to the city and will not become a white elephant. A building donated for public use is not necessarily free, as it may be obsolete and cost more to remodel than construction of a new building. Land which is too small or inaccessible to the public for a park will become a burden because of a continuing maintenance cost.

i. **Impact Fees** – Impact fees are a valuable method for generating revenue in a growing area. Currently, the legality of impact fees is being visited by the Mississippi Supreme Court in a case involving Ocean Springs, Mississippi. A model ordinance is noted in Appendix D. Use of this ordinance should only happen once a positive decision is made by the court.

2. Capital Budgeting Method - This public improvements program presents a schedule of capital, public, and physical improvements for the City of Starkville, Mississippi. A five-year time span is used to accommodate the anticipated growth and development within the city. Capital improvements are one-time expenditures, nonrecurring in nature, and generally have long

life expectancy, usually between 20 and 50 years. Their scheduling is based on a series of priorities established by the city through its planning process reflecting the city's present and anticipated needs, desires, and the importance of the various proposed improvements, along with its present and anticipated future financial condition. The benefits derived from capital improvements programming are many and include the following:

1. Assurance that projects will be carried out in accordance with a predetermined priority and the city's ability to finance them.

2. Protection for the city from undue influence of aggressive partial interest groups and consideration of the best interests of the entire community.

3. Reduction of possible opposition to needed projects by showing special interest groups that their projects will be taken care of at a proper time.

4. Assurance of impartial treatment to all citizens.

5. Means for foreseeing and anticipating bond issues and tax income.

6. Realization of efficiency through the ability to foresee needed construction over several years including the avoidance of purchasing additional equipment or technical services when several related projects might justify the use of the same resources.

7. Saving of desirable, but not urgently needed projects for periods when the economy of the community can better accommodate them.

8. Lengthening of the period of time available for technical design of long range public improvements to provide for better long term planning and coordination of various city projects.

9. Provision for advance acquisition of land by purchase at favorable market prices and conditions when feasible.

It is essential that Starkville project its intermediate-range capital improvement needs and chart an intermediate range financial plan. With increased demands for public service, the cost of government is continually increasing. Providing fire and police protection, streets, schools, and other public services is consuming a larger part of the annual revenue dollar, leaving less funds each year for adding new capital improvements. Consequently, a well-analyzed, economically sound intermediate-range financial program is an important management tool derived from the Comprehensive Plan for developing the city in order to provide adequate community facilities. The capital improvements program provides a link between the Comprehensive Plan and actual construction of public improvements. Because of the influence attendant to the provision, nature, and location of public facilities and its effect on the pattern of urban growth, the capital improvements program is one of the most important implementation tools available for implementation of the community's Comprehensive Plan. The zoning ordinance and subdivision regulations guide certain aspects of private development. The capital improvements program guides decisions as to how and when improvements that support private development will be built.

The general purpose of the capital improvements program provides a schedule for the acquisition, construction, and alteration of public property and facilities within the City of Starkville over the next 5 years. This program includes recommendations from several of the Comprehensive Plan elements in order of relative need, merit, and economic desirability.

The capital improvements program is not a rigid schedule, which must be followed regardless of unforeseen changes, nor does its adoption constitute such a commitment; rather, it is a framework for decision making. The program should be reviewed and revised annually to remain relevant. As each year of the schedule is carried out, an additional year should be added to it containing new projects. This annual review is primarily for the purpose of adjusting to individually changing circumstances. In order that this program can, in fact, provide the desired framework, it should become policy of the city that no major community improvement be undertaken without the Planning Commission's review in light of the Capital Improvements Program.

The capital improvements program is but one phase of the Comprehensive Plan for Starkville. The study involves the combination of findings of several previous planning elements which should be consulted for reference if additional background is needed. The usual procedure after preparation, adoption, and hearing on the Capital Improvements Program is for the Mayor and Board of Aldermen to adopt the first year of the capital budget and incorporate it as part of the annual budget. The Mayor and Board of Aldermen then should tentatively authorize the remainder of the program subject to annual revision and reauthorization. As the City of Starkville grows it must not only renew and replace structures and equipment that have become old and worn out, destroyed or obsolete, but it must also improve its facilities and services to support its population.

Potential Projects to be Included in the CIP

Project Description	Estimated Total Cost	Non-Municipal Funds	Municipal Funds
1. Government Complex	\$12 million	\$5 million (USDA)	
2. City Hall & surrounding property rehabilitation	\$2 million		
3. Russell Street Improvements	\$8-10 million		
4. South Loop Road	\$25 million		

VOLUME IV. IMPLEMENTATION ORDINANCE RECOMMENDATIONS

A. ZONING

The City of Starkville's existing zoning ordinance has been analyzed for effectiveness in implementing the recommendations of the Comprehensive Plan. The new ordinance is included as part of the new Development Code in Appendix C. The analysis has indicated that comprehensive revision is needed. In addition, new development policies and goals set forth by this plan require that zoning provisions be consistent with these items. Proposed revisions to the zone ordinance are as follows:

- Place permitted, conditional and prohibited uses in the body copy, not just in the index.
- Change the term special exception to conditional use.
- Do not permit any use by condition that could not be reverted to a permitted use if the conditional use no longer met the conditions.
- Keep "tickler file" for home occupations and conditional uses that must be re-approved annually.
- Eliminate Board of Adjustment. Planning & Zoning Commission and Development Plan Review Committee can issue variances & handle other duties.
- Expand the Central Business District to include Russell Street, University Avenue, Highway 182 and other areas contiguous to the district to encourage compact, mixed use, pedestrian-oriented, and visually pleasing development and redevelopment.
- Add a new Traditional Neighborhood Development overlay zone. Developers will be drawn to the zone because of high densities, but overall design will be more aesthetically pleasing than current high density developments.
- Conventional PUDs would be an overlay district.
- Discontinue allowance of new construction of duplexes as a conditional use (special exception) in the R-2 zone. No conditional uses should be allowed that cannot be discontinued if conditions are not maintained.
- Discontinue allowance of multi-family uses in Commercial zones as a conditional use for same reason.
- Allow Mobile Home/Manufactured Homes Parks and Subdivisions will only in the R-6 zone.

- Densities are too high in the R-4 and R-5 zones. Developers will be able to get higher densities through conventional PUDs and Traditional Neighborhood Development overlay zones.
- Set Minimum floor areas for each zone, with no single-family detached unit under 1,000 square feet.
- The term “special exception” should be changed to “conditional use” and only those uses on which conditions can be placed should be included in this category (some spelled out, others determined by the Planning & Zoning Commission).
- Home occupation rules should be strengthened and clarified (will become significantly more frequent).
- Site plan review requirements in the Zoning Ordinance should be replaced with the requirement for a Development Plan in the Design/Landscape Standards.
- PUDs should have provisions for requiring a Homeowners Association to care for common areas and enforce covenants. These should be incorporated into the covenants which run with the land.
- Area around the hospital should be rezoned as a medical office zone to reserve this area for the growing medical facilities needs.
- Add a general office zone for less intensive commercial uses like banks, accounting offices, barber or beauty shops, etc.
- Add a planned office zone to accommodate research, corporate office locations to allow for more development like the research park.
- Eliminate the Highway Commercial zoning in the areas adjacent to the downtown.
- Eliminate Highway Commercial zoning for residential areas adjacent to the downtown.
- In residential districts, do not allow parking of motor vehicles or recreational vehicles in any front yard except in a paved drive way. Restrict paved driveways to 12’ (for no garage and single garage) and 22’ for double garages.
- Mitigate possibilities for strip commercial development in frontier areas by zoning commercial in a nodal fashion around intersections.

B. SUBDIVISION REGULATIONS

The City of Starkville’s existing subdivision regulations have been analyzed for effectiveness in implementing the recommendations of the Comprehensive Plan. Because major deficiencies were not discovered, only minor changes have been proposed. One of these regards administration. Apparently, the Oktibbeha Chancery Clerk’s office will sometimes record subdivisions that have not received approval by the City of Starkville. This issue needs to be resolved as soon as possible. It is also recommended that regarding the definition of a subdivision the following provision be removed: *...provided, however, that the following shall not be included within this definition, nor be subject to the subdivision rules and regulations of this municipality (a.) The division of land into parcels greater than five (5) acres, and where no additional street right-of-way dedication is involved.*

In addition, language stating that sidewalks may be required should be changed to must be required.

Other recommendations include:

- Reconcile requirement in Subdivision Regulations that PUDs be a minimum of 3 acres. No such minimum is required in the Zoning Ordinance.
- Under Article IV. Sec. 2, 3i, remove the words *if applicable*.
- Sidewalks are required. Remove “may” language. Also, remove language that says sidewalks shall be constructed in deemed essential for public safety by the board of aldermen and the city engineer.
- Minimum ROW and roadway widths would remain except where the Planning and Zoning Commission approve a Traditional Neighborhood Development Overlay zone.
- Remove prohibition for alleys in residential districts.
- Add provision that subdivision development cannot make runoff problems any worse.

C. HISTORIC PRESERVATION

To meet the preservation goals of the plan, it is recommended that a Historic Preservation Enabling Ordinance be adopted and Preservation Commission be appointed pursuant to the Historic Preservation Ordinance. The recommended ordinance is a model ordinance required of all local governments which aspire to become Certified Local Governments and is provided as Appendix A of the plan as part of the Development Code. The Preservation Commission will be responsible for identifying historic districts and developing design and other guidelines for those districts.

It has been shown that there are several National Register Historic Districts/sites present in the city. These places serve a prominent role in the development of a tourism component to the economy and should be addressed in a positive and thorough manner through the following steps.

- a. Adoption of a Historic Preservation Ordinance
- b. Creation of a Preservation Commission
- c. Application for status as a Certified Local Government
- d. Nomination of local landmarks and National Register Historic Districts, if not already accomplished.

D. COMMUNITY DESIGN AND APPEARANCE

Community design and appearance are addressed in the implementation measures through the Historic Preservation and Design & Landscape Standards ordinances.

The City should also seek evaluations by the Mississippi Main Street Association. The City should concentrate on code enforcement, particularly at key community Entryways and through site review of major developments.

State statutes (21-19-11) should be aggressively implemented regarding clean-up and demolition of dilapidated properties and properties that pose threats to public health and safety.

E. STRUCTURE, STAFFING AND ENFORCEMENT

The recommendations for new and revised implementation ordinances in this Comprehensive Plan will take a well-trained staff to administer. To adequately implement the Comprehensive Plan, a professional planner should be hired by the city to consistently pursue enforcement and offer professional advice to the Planning & Zoning Commission and the Mayor and Board of Aldermen. The planner would carry a title of Director of Planning and Community Development. A sample job description follows:

Position Title : Director of Planning and Community Development

Position Function : The director carries out the functions of the Planning Department by implementing the Comprehensive Plan.

Position Tasks:

- *Advises the Planning & Zoning Commission on new developments and redevelopment in the City and the conformity with the Comprehensive Plan.*
- *Advises the Preservation Commission on the establishment of historic districts and development and redevelopment within those districts.*
- *Advises the Site Review Committee on implementation of the Design and Landscape Standards Ordinance.*
- *Presents recommendations to the Planning & Zoning Commission and the Mayor and Board of Aldermen.*
- *Confers with the Planning & Zoning Commission and the Mayor and Board of Aldermen on an ongoing basis.*
- *Maintains the Comprehensive Plan and its implementation mechanisms.*
- *Consults with and advises developers on proposed developments.*
- *Develops and maintains a data base of current and relevant development data.*
- *Implements approved development proposals.*
- *Initiates additional policies and programs that advance the goals of the comprehensive plan.*
- *Reviews applications for variances and conditional uses..*
- *Reviews applications for building permits for consistency with development ordinances.*
- *Reviews site/development plans for consistency with development ordinances.*
- *Prepares written staff reports for the actions needed by the Planning & Zoning Commission and the Mayor and Board of Aldermen.*

Desirable knowledge, abilities and skills:

Ability to give clear, precise verbal instructions and information.

Ability to write clear, concise, and precise instructions, reports, and correspondence.

Ability to work in complex relationships in a diplomatic manner

Pleasant, empathetic communications and public relations skills.

Ability to lucidly present findings and briefings to diverse audiences.

Ability to plan and manage time, materials, and human resources.

Thorough and fundamental understanding of the objectives of the plan and the responsibilities of the department.

Knowledge of governmental functions and protocols.

Ability to utilize computers and software programs.

Education Level and Experience Required

Master's Degree in City Planning.

Membership in the American Institute of Certified Planners.

Previous successful experience in planning at the municipal level.

This position description is not exhaustive. Other duties may be assigned. This description may be revised at any time. The description is not a contract for employment and employment may be terminated at any time in accordance with the personnel policies of the City of Starkville.

In addition, staff training should be strengthened and a part-time uniformed police officer assigned to the Community Development and Planning Department. The Planning & Zoning Commission and the City Planner should be members of the American Planning Association and the Mississippi Chapter of the APA.

Code enforcement should answer to the Director of Planning and Community Development. The City Engineer's office may be separate, answering to the Mayor, but working in concert with the Planner in reviewing site and other plans for engineering issues. The office should retain clerical staff and add new code enforcement staff as is determined by the Director of Planning and Community Development to effectively administer the city's Development Code and building/housing codes. The city should strengthen its GIS capabilities and use it more effectively in addressing city problem areas.

One of the major issues identified in this planning process was lax enforcement of existing ordinances. The presence of new ordinances will not alleviate this problem. As mentioned above, in Staffing, the city needs departmental leadership in the form of a seasoned, experienced city planner. New ordinances will require more negotiating skill and less adherence to a checklist. It is important that the new planner have experience in dealing with land developers.

It is important that the department operate with consistent Standard Operating Procedures, and set goals and measurable objectives each budget year. Part of the SOP would include provisions for a "tickler file" for home occupations and conditional uses that must be re-approved annually.

It is recommended that the city eliminate the Board of Adjustment. The new multi-disciplinary site plan review committee can take care of recommendations for variances, etc. to the Planning & Zoning Commission.

F. CONSTRUCTION CODES

In implementing the Comprehensive Plan, the City of Starkville should ensure that it continues to operate under the most current version of construction codes available from the International Building Code Congress.

G. DEPARTMENTAL FINANCING

Planning department funding should be partially financed by application fees, filling fees and permit fees consistent with those allowed by State Law. Administrative fees associated with successful grant proposals should also be used to underwrite departmental costs, if possible. In addition the city should adopt registration/licensing of rental units with a registration fee of \$10 per unit. The funds can help offset the cost of inspecting the units for code compliance. Rental registration also gives the city a better idea of how many rental units are in the city and help the city communicate important rental information and requirements to landlords.

Recommended fees are listed below:

Action Fees

Preliminary Subdivision - \$100 + \$3/lot

Final Subdivision \$100 + \$3

Subdivision Revision - \$50 + \$3/lot

Vacate Plat - \$100

A - Agricultural Zoning Request - \$200

All Other Districts - \$250 for first 5 acres and \$10 for every acre thereafter

Residential Variance - \$100

Commercial Variance - \$300

Special Exception - \$100

Building Permit - According to the recommendations of ICCI.

Rental Registration - \$50.00

Fines for infractions - \$1,000.00 per day per infraction.

Appendix A

Summary of Input from Community Residents
Ward Meetings, Summer of 2004

Common Threads Throughout Public Meetings

Enforce existing ordinances/get new, better ordinances (especially design/historic preservation)
Improve relationship between university, and city/relations have improved over the years
Require sidewalks in new developments
Problem with students living in single-family areas
Unattractive city
Use resources at the university
Too many apartments/Put plans for new multiple family units on hold
Make Chamber of Commerce more visible/accessible
Make ordinances available/use website to publicize
Too many empty buildings
Main Street improvements good
Festivals, other activities are good

Appendix B

Federal Programs and Policies Supporting Brownfields Redevelopment

EPA Brownfields Assessment Pilot Demonstrations

\$200,000 to start a brownfields reclamation program and pay for site assessments

<http://www.epa.gov/swerosps/bf/pilot.htm#pilot>

EPA Brownfields Cleanup Revolving Loan Funds

Up to \$500,000 to capitalize a revolving loan fund to pay for brownfield cleanups

<http://www.epa.gov/swerosps/bf/rlfst.htm>

EPA Job Training and Development Demonstration Pilots

\$200,000 for environmental employment and training for residents near brownfields

<http://www.epa.gov/swerosps/bf/pilot.htm#job>

<http://www.epa.gov/swerosps/bf/job.htm>

EPA RCRA/Brownfields Prevention Pilots

Contractor support to expedite cleanups to avoid further environmental problems

<http://www.epa.gov/swerosps/bf/html-doc/bfrcra4p.htm>

EPA Clean Water State Revolving Loan Fund

Funds can be used to address all forms of water contamination from brownfields

<http://www.epa.gov/swerosps/bf/html-doc/cwsrf.htm>

EDA Planning Program Grants

Funds for up to 50% of planning costs for brownfield projects, especially for new jobs

<http://www.doc.gov/eda/html/planning.htm>

<http://www.doc.gov/eda/html/planothr.htm>

EDA Local Technical Assistance Program Grants to distressed areas to get assistance in addressing special development issues

<http://www.doc.gov/eda/html/locitech.htm>

EDA Public Works and Development Facilities Program

Funds for specific development needs, with brownfields enumerated as eligible activity

<http://www.doc.gov/eda/html/pwprog.htm>

EDA Economic Adjustment Program Funds for particularly distressed areas to plan or implement

redevelopment programs

<http://www.doc.gov/eda/html/econadj.htm>

HUD Community Development Block Grants

Entitlement grants for neighborhoods; HUD has promoted their use for brownfields

<http://www.hud.gov:80/progdesc/cdbgent.html>

HUD Section 108 Loan Guarantees

Guaranteed loans to attract capital to large development projects; including brownfields

<http://www.hud.gov:80/progdesc/cdbg-108.html>

HUD Brownfields Economic Development Initiative

Funds to complement those from Sec 108 loans intended to redevelop brownfields

<http://www.hud.gov/bedifact.html>

Army Corps of Engineers

Expertise and engineering services available to help cleanups, especially along waterways

<http://hq.environmental.usace.army.mil/programs/brownfields/brownfields.html>

Department of Health and Human Services

Money from the Agency for Toxic Substances and Disease Registry and the National Institute of

Environmental Health Services can serve off-site environmental health needs of brownfield communities

<http://www.ATSDR.cdc.gov/COM/commhome.htm>

<http://www.NIEHS.nih.gov/>

DOT Federal Transit Administration's Livable Communities Initiative

Planning and technical assistance support for local site reclamation, transit planning and smart growth efforts

<http://www.bts.gov/ntl/DOCS/livbro.html>

DOT Federal Highway Administration

Improving road access to brownfields is a factor in highway planning fund allotments

<http://www.fhwa.dot.gov/environment/bnflmem.htm>

Appendix C

Eligible Enhancement Activities TEA

The TEA-21 specifies twelve (12) activities that are eligible for the Transportation Enhancement Program. These activities are exclusive. Exclusive means that only the twelve activities are eligible for the program.

Transportation Enhancement Activities

1. **Provision of facilities for bicyclists and pedestrians.**

Only special projects beyond ordinary street sidewalks will be considered. The facility must meet all design standards of the American Association of State Highway and Transportation Officials (AASHTO).

Examples:

- Construction of bicycle or pedestrian facilities
- Pedestrian streetscape improvements
- Bicycle parking racks

2. **Provision of safety and educational activities for bicyclists and pedestrians.**

These projects include non-construction safety-related activities and the reasonable costs to provide safety and educational activities such as bike/pedestrian safety training, cost of facilitators and classes.

Example:

- Safety and educational activities for pedestrians and bicyclists

3. **Acquisition of scenic easements and scenic or historic sites.**

This TE activity includes the purchase of scenic easements for the “viewshed” of a highway designated as a “scenic road or byway.” The scenic easement must encompass the entire view as seen from a moving vehicle on the roadway, must remove all advertising of any kind within view, must provide for permanent ownership of the scenic easement by the public entity making the application, and meet any and all Federal requirements for Right-of Way acquisition. The scenic easement must also restrict all future use of the property to ensure the scenic easement will be kept in the correct condition to continue to qualify as a scenic easement. The purchase of a historic site may be considered a complete “stand-alone” project. To be eligible, it must have an approved linkage to historic transportation. Also, the applicant must provide for the perpetual maintenance of the site. The site’s historic value must be preserved.

Examples:

- Acquisition of right of way on a scenic byway route or parkway
- A scenic or historic site that improves the aesthetic, historic, or environmental aspects of the transportation system

4. **Scenic or historic highway programs (including the provision of tourists and welcome center facilities).**

A project in this category can be applied only to a roadway that has been designated a “scenic byway” by both the State of Mississippi and the Federal Highway Administration; OR, a roadway that has been designated as an historic road or trail by the Mississippi Department of Archives and History or the US Department of the Interior. Tourist and welcome center projects must be along roadways designated as scenic or historic or have adequate linkage to historic or scenic transportation criteria in the immediate vicinity.

Examples:

- Restoration of historic roadway
- Facilities for visitor appreciation, or interpretative plaques on historic highways

5. **Landscaping and other scenic beautification.**

This category includes landscape planning, design and installation projects that improve the appearance or ecology of transportation related facilities.

This can not be treatment of an existing transportation facility that is designed as ordinary erosion control.

Example:

- Landscaping of roadways or interchanges

6. Historic preservation.

These projects must enhance the transportation system by giving citizens a better appreciation of the historical significance of the project or area. The historical district, site, building, structure, landscape, or object must be listed in or eligible for the National Register of Historic Places or be a contributing part of a National Register (or eligible) Historic District.

Examples:

- Relocation of historic bridges
- Interpretative plaques within a historic district

7. Rehabilitation and operation of historic transportation buildings, structures, or facilities.

The projects considered in this category include all historic transportation buildings, structures, or facilities associated with the operation, construction, or maintenance of any mode of transportation. The historic property must be listed in or eligible for the National Register of Historic Places or be a contributing part of a National Register (or eligible) Historic District. The MDOT has made a policy decision that operation of facilities will not normally be funded as a TE project.

Example:

- Rehabilitation and operation of historic rail stations

8. Conversion of abandoned railway corridors to trails.

This TE activity includes the planning, acquisition, rehabilitation, and development of abandoned railway corridors for pedestrians and non-motorized vehicles. The created trails must be open to the public.

Example:

- Abandoned railway corridor that will be converted to a bicycle trail and links to a transportation system

9. Control and removal of outdoor advertising.

This category includes the removal of existing outdoor advertising signs or displays from an area that can be seen from the viewshed of a transportation facility. Local ordinances must be passed that will guarantee advertising will never again be placed in view of the facility being protected with the project. Certified copies of the ordinance must accompany the application.

10. Archaeological planning and research.

This TE activity includes the planning, research, or interpretation of sites associated with transportation facilities under the direction of a professional historian, historical architect,

architectural historian, or archaeologist.

Examples:

- Research on sites eligible for transportation enhancement funds
- Experimental projects in archaeological site preservation and interpretations
- Planning to improve the identification, evaluation, and treatment of archaeological sites

11. Environmental mitigation of runoff pollution and provision of wildlife connectivity.

Applications to address water pollution will be accepted for two conditions: 1) If proposed construction of a highway facility will create water pollution endangering a sensitive area; or 2) Highway runoff is already causing a problem. Applications, which will assist in reducing wildlife deaths on roadways such as fencing, underpasses, or mitigation, are eligible for funding.

Examples:

- Wetland that filters runoff from a highway
- Endangered species road crossing tunnel

12. Establishment of transportation museums.

Transportation museums established using TE funds must meet the following definition of a museum. The facility must; (1) be a legally organized not-for-profit institution or government-entity; (2) be essentially educational in nature; (3) have a formally stated mission; (4) have one full-time paid professional staff member who has museum knowledge and experience and is delegated authority and allocated financial resources sufficient to operate the museum effectively; (5) present regularly scheduled programs and exhibits that use and interpret objects for the public according to accepted standards; (6) have a formal and appropriate program of documentation, care, and use of collections and/or tangible objects; and (7) have a formal and appropriate program of presentations and maintenance of exhibits. The museum must be related to surface transportation. The legislation governing the TE program specifically refers to TE activities "relating to surface transportation." Therefore, TE funds are not to be used to preserve aircraft or create an airport or air museum.

Example:

- Inactive rail repair facility operated as a public educational facility

Mississippi Department of Employment Security
Helping Mississippians Get Jobs

**Unemployment Rates
 Counties & State**

Summary of unemployment rates for the years 1970 forward

Area	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
Oktibbeha	1970	5.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Oktibbeha	1971	5.3	4.6	4.9	3.8	3.5	5.7	3.9	3.6	3.2	3.2	3.9	3.1	4.1
Oktibbeha	1972	3.3	3.3	3.1	2.5	2.2	3.3	2.9	2.7	2.7	2.7	1.9	2.7	2.8
Oktibbeha	1973	2.4	2.4	2.0	2.0	2.0	2.5	2.1	1.6	2.3	2.1	2.0	2.4	2.1
Oktibbeha	1974	3.4	3.2	3.3	2.6	2.6	3.4	2.6	2.3	2.8	2.9	4.6	3.4	3.1
Oktibbeha	1975	4.7	7.5	7.5	6.0	5.6	7.5	6.8	6.9	6.1	4.7	5.2	4.7	6.1
Oktibbeha	1976	4.4	4.9	4.8	4.1	4.0	4.6	5.3	3.7	3.4	3.5	4.0	3.6	4.2
Oktibbeha	1977	3.9	5.2	4.2	4.3	4.2	5.6	5.8	4.8	4.5	4.3	4.9	4.6	4.7
Oktibbeha	1978	4.9	4.9	6.2	4.9	4.9	5.1	5.0	4.9	3.8	3.7	2.8	3.7	4.6
Oktibbeha	1979	4.5	4.1	3.7	3.8	3.7	4.5	4.2	3.7	3.7	3.4	2.8	3.3	3.8
Oktibbeha	1980	3.9	3.9	3.7	3.4	4.6	5.5	7.2	4.7	4.3	4.6	4.5	4.6	4.6
Oktibbeha	1981	4.3	4.3	4.1	4.3	4.3	6.2	5.5	6.1	5.6	4.8	4.3	4.1	4.8
Oktibbeha	1982	4.7	5.5	6.2	6.2	7.3	9.7	8.9	9.1	7.6	6.9	6.7	6.3	7.1
Oktibbeha	1983	6.7	8.3	8.7	6.9	10.2	9.7	8.8	8.1	7.9	6.8	6.7	6.1	7.9
Oktibbeha	1984	6.9	6.3	6.4	6.0	8.5	9.1	8.0	7.6	7.3	7.7	6.7	6.4	7.8
Oktibbeha	1985	7.3	7.6	6.1	6.1	7.8	8.8	7.7	6.3	6.1	7.8	7.8	7.5	7.9
Oktibbeha	1986	9.1	11.0	10.5	9.5	9.6	11.7	9.7	9.2	8.2	7.6	8.2	7.7	9.3
Oktibbeha	1987	7.7	7.9	7.3	6.4	7.2	7.2	7.1	7.3	6.7	6.2	5.4	4.6	6.7
Oktibbeha	1988	5.9	6.6	5.6	5.0	4.8	6.5	6.6	6.7	7.6	7.7	5.9	6.1	6.3
Oktibbeha	1989	5.5	5.3	6.3	5.7	6.5	8.2	8.1	7.2	5.4	5.0	5.3	5.6	6.2
Oktibbeha	1990	5.6	5.9	5.5	6.1	7.7	7.9	6.9	7.1	6.6	6.9	6.6	5.9	6.6
Oktibbeha	1991	5.4	5.6	6.2	5.9	7.0	8.6	7.7	6.5	5.5	5.6	4.9	4.8	6.1
Oktibbeha	1992	7.1	7.4	7.0	6.8	8.2	10.5	9.3	9.1	7.8	7.2	6.2	5.8	7.7
Oktibbeha	1993	3.8	3.7	4.0	3.7	4.2	5.2	4.0	4.1	3.2	3.2	2.6	2.6	3.7
Oktibbeha	1994	3.8	3.7	3.7	3.9	3.7	5.2	4.5	4.2	3.0	3.2	3.1	2.6	3.7
Oktibbeha	1995	2.9	2.8	3.0	2.8	3.1	4.4	3.8	4.1	3.1	3.0	2.9	2.4	3.2
Oktibbeha	1996	2.7	2.6	3.2	2.9	3.4	3.8	3.2	3.0	2.5	2.7	2.3	2.2	2.9
Oktibbeha	1997	2.7	3.4	3.2	2.5	2.8	3.5	3.2	3.4	2.9	2.8	2.5	2.4	2.9
Oktibbeha	1998	3.0	2.5	2.9	2.5	3.2	3.2	3.3	3.3	2.4	2.2	1.7	1.9	2.7
Oktibbeha	1999	2.6	2.7	2.1	1.8	2.1	2.6	2.7	2.5	2.2	2.2	1.9	1.8	2.2
Oktibbeha	2000	6.0	5.2	5.6	4.6	6.3	7.0	6.2	5.7	4.7	4.8	4.3	3.7	5.4
Oktibbeha	2001	5.0	4.4	4.8	3.8	4.8	5.2	4.9	5.0	4.6	5.0	5.2	5.3	4.6
Oktibbeha	2002	7.3	5.3	5.8	5.5	5.7	6.9	6.4	6.0	4.8	5.3	5.2	5.3	5.8
Oktibbeha	2003	6.8	5.3	5.4	5.2	5.6	7.8	6.6	6.0	5.3	5.7	5.0	4.8	5.7
Oktibbeha	2004	6.4	5.1	4.8	4.6	5.5	7.2	6.7	6.4	5.4	6.2	5.8	5.8	5.8
Oktibbeha	2005	7.2	6.2	6.2	5.6	6.5	7.8	7.1	6.5	5.0	5.5	6.1	6.0	6.3
Oktibbeha	2006	7.0	5.8	5.1	4.8	5.4	6.8	7.2	5.9	5.2	5.3	5.5	5.9	5.8
Oktibbeha	2007	7.6	6.7	6.3	6.7	6.8	8.3	8.6	6.9	6.3	5.8	5.7	6.0	6.8
Oktibbeha	2008	7.2	5.6	5.8	5.2	6.3	8.1	8.4	7.0	6.1	6.0	5.5	6.3	6.4
Oktibbeha	2009	8.1	7.1	6.9	6.6	7.8	9.7	10.9	10.0	9.3	9.5	9.4	10.5	8.8
Oktibbeha	2010	13.3	11.3	10.5	10.0	10.9	13.0	12.6	10.7	10.3	10.0	10.1	10.5	11.1
Oktibbeha	2011	13.0	11.3	10.5	9.8	10.9	13.8	13.1	11.0	10.1	9.8	8.9	9.4	10.9
Oktibbeha	2012	10.8	9.1	8.3	7.8	9.1	11.3	11.2	9.0	8.3	7.8	7.5	8.6	9.0
Oktibbeha	2013	10.9	8.6	8.0	7.5	8.8	10.7	10.1	8.8	8.0	7.7	6.9	7.2	8.6
Oktibbeha	2014	8.5	7.8	8.0	6.6	8.1	10.1	9.4						



HOUSEHOLD DATA HISTORICAL

A-1. Employment status of the civilian noninstitutional population 16 years and over, 1979 to date [Numbers in thousands]

[Numbers in thousands]								
Year and month	Civilian noninsti- tutional population	Civilian labor force						Not in labor force
		Number	Percent of population	Employed		Unemployed		
				Number	Percent of population	Number	Percent of labor force	
1979.....	164,863	104,962	63.7	98,824	59.9	6,137	5.8	59,900
1980.....	167,745	106,940	63.8	99,303	59.2	7,637	7.1	60,806
1981.....	170,130	108,670	63.9	100,397	59.0	8,273	7.6	61,460
1982.....	172,271	110,204	64.0	99,526	57.8	10,678	9.7	62,067
1983.....	174,215	111,550	64.0	100,834	57.9	10,717	9.6	62,665
1984.....	176,383	113,544	64.4	105,006	59.5	8,539	7.5	62,839
1985.....	178,206	115,461	64.8	107,150	60.1	8,312	7.2	62,744
1986.....	180,587	117,834	65.3	109,597	60.7	8,237	7.0	62,752
1987.....	182,753	119,865	65.6	112,440	61.5	7,425	6.2	62,888
1988.....	184,613	121,689	65.9	114,968	62.3	6,701	5.5	62,944
1989.....	186,393	123,869	66.5	117,342	63.0	6,528	5.3	62,523
1990.....	189,164	125,840	66.5	118,793	62.8	7,047	5.6	63,324
1991.....	190,925	126,346	66.2	117,718	61.7	8,628	6.8	64,578
1992.....	192,805	128,105	66.4	118,492	61.5	9,613	7.5	64,700
1993.....	194,838	129,200	66.3	120,259	61.7	8,940	6.9	65,638
1994.....	196,814	131,056	66.6	123,060	62.5	7,996	6.1	65,758
1995.....	198,584	132,304	66.6	124,900	62.9	7,404	5.6	66,280
1996.....	200,591	133,943	66.8	126,708	63.2	7,236	5.4	66,647
1997.....	203,133	136,297	67.1	129,558	63.8	6,739	4.9	66,837
1998.....	205,220	137,673	67.1	131,463	64.1	6,210	4.5	67,547
1999.....	207,753	139,368	67.1	133,488	64.3	5,880	4.2	68,385
2000.....	212,577	142,583	67.1	136,891	64.4	5,692	4.0	69,994
2001.....	215,092	143,734	66.8	136,933	63.7	6,801	4.7	71,359
2002.....	217,570	144,863	66.6	136,485	62.7	8,378	5.8	72,707
2003.....	221,168	146,510	66.2	137,736	62.3	8,774	6.0	74,658
2004.....	223,357	147,401	66.0	139,252	62.3	8,149	5.5	75,956
2005.....	226,082	149,320	66.0	141,730	62.7	7,591	5.1	76,762
2006.....	228,815	151,428	66.2	144,427	63.1	7,001	4.6	77,387
2007.....	231,867	153,124	66.0	146,047	63.0	7,078	4.6	78,743
2008.....	233,788	154,287	66.0	145,362	62.2	8,924	5.8	79,501
2009.....	235,801	154,142	65.4	139,877	59.3	14,265	9.3	81,659
2010.....	237,830	153,889	64.7	139,064	58.5	14,825	9.6	83,941
2011.....	239,818	153,617	64.1	139,869	58.4	13,747	8.9	86,001
2012.....	243,284	154,975	63.7	142,469	58.6	12,506	8.1	88,310
2013.....	245,679	155,389	63.2	143,929	58.0	11,460	7.4	90,290
Monthly data, seasonally adjusted ¹								
2013								
August.....	245,959	155,435	63.2	144,179	58.0	11,256	7.2	90,524
September.....	246,168	155,473	63.2	144,270	58.0	11,203	7.2	90,695
October.....	246,381	154,625	62.8	143,485	58.2	11,140	7.2	91,756
November.....	246,567	155,284	63.0	144,443	58.0	10,841	7.0	91,283
December.....	246,745	154,937	62.8	144,586	58.0	10,351	6.7	91,808
2014								
January.....	246,915	155,460	63.0	145,224	58.8	10,236	6.6	91,455
February.....	247,085	155,724	63.0	145,266	58.8	10,459	6.7	91,361
March.....	247,258	156,227	63.2	145,742	58.9	10,486	6.7	91,030
April.....	247,439	155,421	62.8	145,669	58.9	9,753	6.3	92,018
May.....	247,622	155,613	62.8	145,814	58.9	9,799	6.3	92,009
June.....	247,814	155,694	62.8	146,221	59.0	9,474	6.1	92,120
July.....	248,023	156,023	62.9	146,352	59.0	9,671	6.2	92,001
August.....	248,229	155,959	62.8	146,368	59.0	9,591	6.1	92,269

¹ The population figures are not adjusted for seasonal variation.

NOTE: Revisions to population controls and other changes can affect the comparability of labor force levels over time. In recent years, updated population controls have been introduced annually with the release of January data. Additional information is online at www.bls.gov/cps/documentation.htm#pop.





**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: XI.B.2.e
AGENDA DATE: 12/02/2014
PAGE: 1 of**

SUBJECT: Appeal of a recommendation of rezoning with conditions of 6.05 +/- acres of property located on North Jackson Street between Woodlawn Road and Bridal Path.

The subject property is currently zoned R-E, Residential Estate, and the requested zoning district is C-2, General Business.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: N/A

**REQUESTING
DEPARTMENT:** Community Development

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

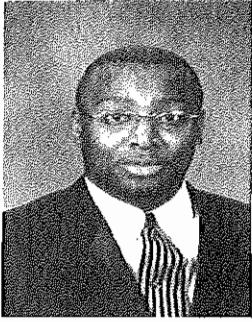
FOR MORE INFORMATION CONTACT: Buddy Sanders @ (662) 323-2525, Ext. 119

PRIOR BOARD ACTION: N/A

BOARD AND COMMISSION ACTION: October 14, 2014: Planning and Zoning Commission recommends Approval (5 to1) with the following conditions:

- 1.) If the property were to be rezoned C-2, a buffer yard would be required per Landscape Ordinance Section 8 buffer yard and screening of residential (low impact) and general commercial (high impact) uses;
- 2.) Any future commercial development would require any parking and security lighting to be recessed and shielded away from residential areas;
- 3.) Any entrances and exits will be restricted to Jackson Street (Hwy 389);
- 4.) A six-foot privacy fence shall be constructed along the western side of the property along the 30-foot buffer yard setback;
- 5.) Landscaping within the buffer yard shall consist of evergreen screening;
- 6.) Development will be restricted to one-story;
- 7.) Any speakers or amplification systems over sixty decibels shall be directed to the front of the property;

ADDITIOANL INFORMATION: In a letter dated October 25, 2014 the Mt. Peiler Missionary Baptist Church requested that a condition be placed on a possible approval that the sale and consumption of alcohol be prohibited.



Mt. Peiler Missionary Baptist Church

**P. O. Box 288 † 840 North Jackson Street
Starkville, Mississippi 39760**

Phone: 662-323-7407

Fax: 662-323-7526

E-Mail: MtPeiler@Bellsouth.net

Rev. Dr. Charlie F. Barnes, Sr., Pastor

"The Garden Spot of the World"

Deacons

John T. Gibson

Samuie Harris

David Hogan

Tommy Perkins

Dorothy Harris, Clerk

Roy Ann Bell, Asst. Clerk

October 25, 2014

Dear Starkville Board of Aldermen/Alderwoman:

This letter is written in regards to the re-zoning of the property on the Westside in close proximity of Mt. Peiler Missionary Baptist Church located at 840 North Jackson Street, Starkville, MS. We understand that this property is up for re-zoning to a C-2 Zone and we request permission to place a condition in the re-zoning of that property that states: The Mt. Peiler Missionary Baptist Church Congregation opposes the selling, stocking, or consuming of alcoholic beverages on this property.

If you have further questions, please contact Rev. Dr. Charlie Barnes, Sr. at 662-615-4444 or Sister Dorothy E. Harris at 662-324-1217.

Sure of Eternal Life,

Rev. Dr. Charlie F. Barnes, Sr.

Rev. Dr. Charlie F. Barnes, Sr., Pastor
Mount Peiler M. B. Church

THE CITY OF STARKVILLE

 COMMUNITY DEVELOPMENT DEPT

 CITY HALL, 101 E. LAMPKIN STREET

 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Jenny Garrard Sherman and Glenda Garrard Massey, Applicants
SUBJECT: RZ 14-05: Rezoning request for Lot 32, 34, 37 and 39 of Plantation Homes Subdivision along North Jackson Street. 118H-00-042.00
DATE: October 14, 2014

The purpose of this report is to provide information regarding the request of Jenny Garrard Sherman and Glenda Garrard Massey to rezone their property from R-E to C-2. The applicants are seeking to Rezone a vacant lot located on the west side of North Jackson Street between Woodlawn Road and Bridal Path, approximately +/-6.05 acre, from R-E Residential Estates to C-2 General Business. Please see attachments 1-9.

BACKGROUND INFORMATION

This parcel had previously been before the Planning and Zoning Board for a rezoning from R-E to C-2. That request was heard and denied at the December 2, 2009 hearing. The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being R-1 Single Family. The 1982 zoning map list the subject properties as being zoned R-E, which is the current zoning district today.

Zoning Change Subject Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 map	Current Map
118H-00-042.00	R-1	R-E	R-E	R-E
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 map	Current Map
North	C-2	C-1	C-1	C-1
East	C-2, R-1	C-1, R-5, C-2, R-3	C-2, R-5, C-2, C-2, R-5, R-5, R-3	C-2, C-2, C-2, C-2, R-5, R-5, R-3
South	R-1	R-E	R-E	R-E
West	R-1	R-E	R-E	R-E

Zoning and land uses adjacent to the subject property		
Direction	Zoning	Current Use
North	C-1	Commercial
East	(4) C-2, (2) R-5, and (1) R-3	Commercial and Residential
South	(2) R-E	Residential
West	(5) R-E	Residential

NOTIFICATION

32 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on Sunday the 21st of September 2014 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call against this request. One email with a hardcopy of letter against was received along with a letter from the HOA against and a hand written letter against (see attachment 9).

REZONING REQUEST

The subject rezoning requests are from R-E Residential Estate to C-2 General Business. Differences between R-E and C-2 zones are:

Current Zoning District

R-E Residential estate zoning district regulations

These [R-E residential estate] districts are intended to be composed mainly of unsubdivided land and low density single-family residential properties along with appropriate neighborhood supporting facilities, with their open character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-E districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area: 17,500 square feet.
 - b. Minimum lot width at the building line: 120 feet.
 - c. Minimum depth of front yard: 50 feet.
 - d. Minimum depth of rear yard: 40 feet.
 - e. Maximum height of structure: 45 feet.
 - f. Minimum width of each side yard: 20 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

Proposed Zoning District

C-2 Business (general business) zoning district regulations

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large

and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

1. See chart for uses permitted.
2. See chart for uses which may be permitted as an exception.
3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
5. Maximum height of building or structures: 45 feet.
6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.
7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - There are no errors in need of correction with either the ordinance or zoning map.
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.
 - The zoning and use of the adjacent properties to the east across North Jackson Street have become more commercial and higher density residential in nature since the property was first zoned R-1 on the 1960s-1970s Map.

REQUIRED CONDITIONS

1. If the property were to be rezoned C-2, a Buffer Yard would be required per Landscape Ordinance Section 8 Buffer yard and screening of residential (low impact) and general commercial (high impact) uses.
2. Any future commercial development would require any parking and security lighting be recessed and shielded away from residential areas.

Attachment 1
RZ 14-05 Aerial



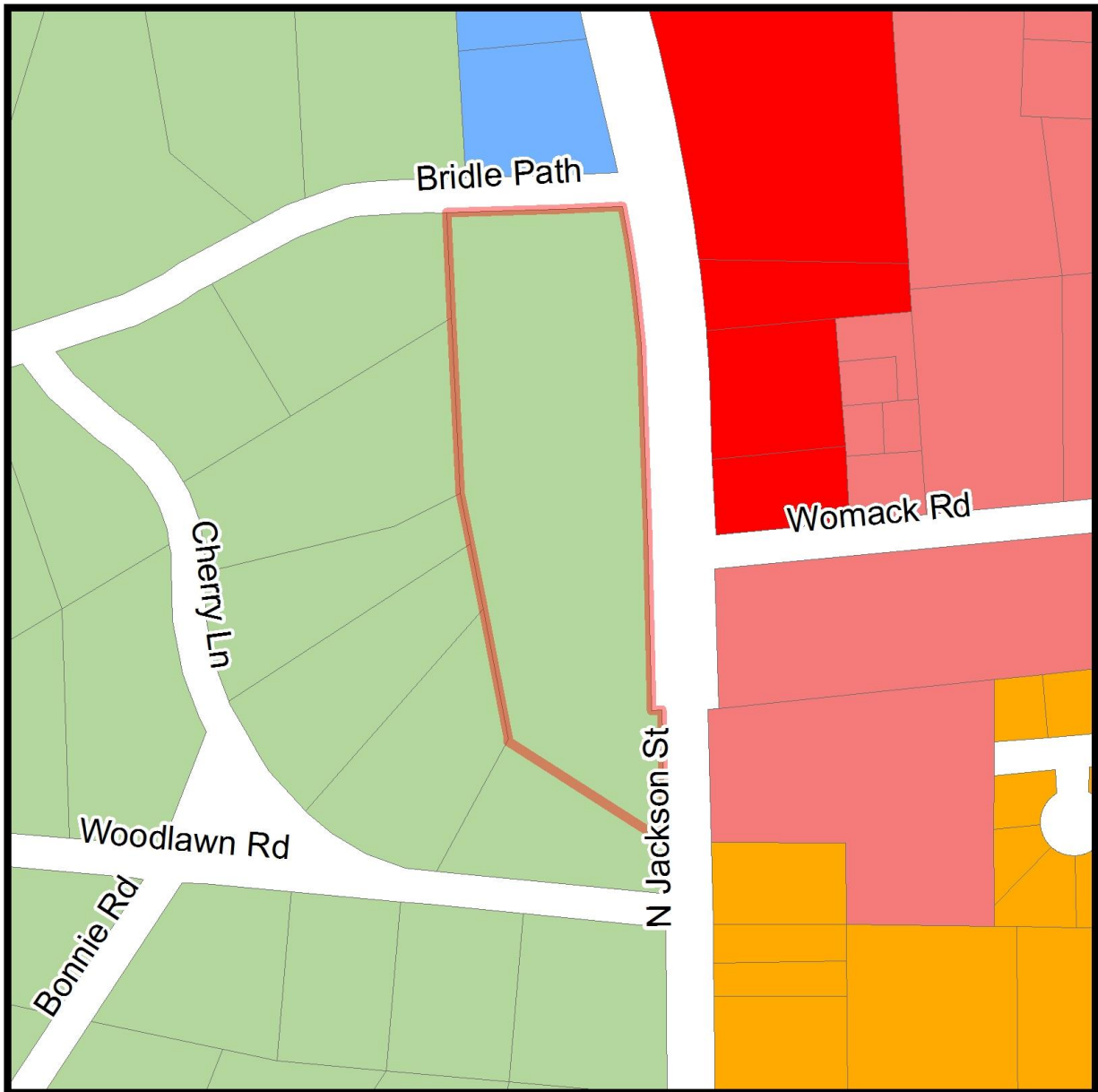
Legend

 Subject Property



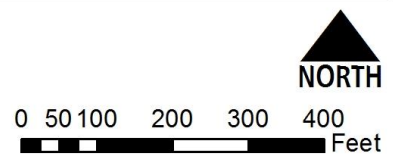
0 50 100 200 300 400
Feet

Attachment 2
RZ 14-05 Zoning

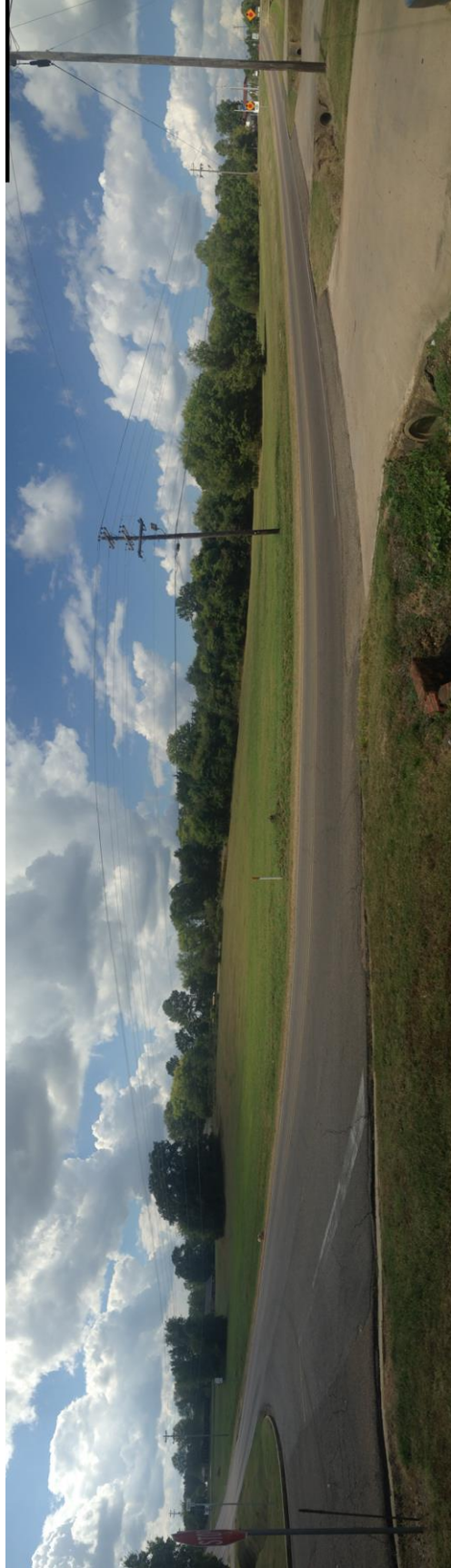


Legend

-  Subject Property
-  C-1 Neighborhood Commercial
-  C-2 General Business
-  R-3 Multi-Family
-  R-5 Multi-Family, High-Density
-  R-E Residential Estate



Attachment 3



View looking west across North Jackson Street at property

Attachment 4



View looking east across North Jackson Street at adjacent property

Attachment 5



View looking north at adjacent property zoned C-1

Attachment 6



View looking south at adjacent property zoned R-E

Attachment 7



View from south side of property looking north

Attachment 8



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: 12/2/14
PAGE: 1 of 1

SUBJECT: MOTION TO ACCEPT THE LOW QUOTE FROM JCV CONSTRUCTION, INC. IN THE AMOUNT OF \$10,050.00 FOR THE LAFAYETTE STREET SIDEWALK AND ALLEY IMPROVEMENTS AND AUTHORIZATION FOR THE MAYOR TO PROCEED WITH EXECUTING A CONSTRUCTION CONTRACT IN AN AMOUNT NOT TO EXCEED \$10,000.00.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE:

REQUESTING DEPARTMENT: Engineering **DIRECTOR'S AUTHORIZATION:** Yes

FOR MORE INFORMATION CONTACT: Edward C. Kemp

PRIOR BOARD ACTION:

Board has approved the funding for this project in an amount of \$10,000.00.

BOARD AND COMMISSION ACTION:

PURCHASING: n/a

DEADLINE: none

AUTHORIZATION HISTORY:

<u>AMOUNT</u>	<u>DATE – DESCRIPTION</u>
---------------	---------------------------

STAFF RECOMMENDATION:

Staff Recommends Approval

The Board of Aldermen approved \$10,000 in funding to be directed to Lafayette street sidewalk and alley improvements on October 21. A notice was published in the paper on November 7 and on Friday, November 14, 2014, we received quotes for the Lafayette street sidewalk and alley project. Three quotes were received and a summary of the quotes is found below. JCV Construction LLC provided the lowest quote in an amount of \$10,050.00. It is recommended to accept this low quote and proceed with a contract.

CONTRACTOR	TOTAL BID	
JCV Construction, LLC	\$10,050.00	LOW QUOTE
Tabor Construction and Development, Inc	\$10,400.00	
Phillips Contracting Company, Inc.	\$36,075.00	

Suggested Motion: MOTION TO ACCEPT THE LOW QUOTE FROM JCV CONSTRUCTION, INC. IN THE AMOUNT OF \$10,050.00 FOR THE LAFAYETTE STREET SIDEWALK AND ALLEY IMPROVEMENTS AND AUTHORIZATION FOR THE MAYOR TO PROCEED WITH EXECUTING A CONSTRUCTION CONTRACT IN AN AMOUNT NOT TO EXCEED \$10,000.00.

CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION

AGENDA ITEM NO: XI.F.2.
AGENDA DATE: December 2nd, 2014

SUBJECT: Claims Docket through November 26th, 2014

AMOUNT & SOURCE OF FUNDING: FY 2014-2015 Budget

**THE TOTAL CLAIMS FOR THE CLAIMS DOCKET ENDING
November 26, 2014 IS \$1,933,925.93**

This amount includes:

Parking Garage Invoices (to be reimbursed by MDA): 1,129,783.50

And Other Grant reimbursable invoices: \$203,339.56

SED CLAIMS DOCKET AMOUNT \$2,443,869.15

AMOUNTS THAT HAVE BEEN PAID \$81,474.15 (*Precision Construction*)

TOTAL AMOUNT TO BE PAID \$4,296,320.93

REQUESTING
DEPARTMENT: City Clerk's Office

DIRECTOR'S
AUTHORIZATION: Lesa Hardin, City Clerk

FOR MORE INFORMATION CONTACT: City Clerk, Lesa Hardin

STAFF RECOMMENDATION: Approval of the Claims Docket #12-2-14a for
Claims from all Departments through November 26, 2014 as listed.



City of Starkville, MS

Expense Approval Report By Fund Post Dates 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Fund: 001 - GENERAL FUND							
Department: 000 - UNDESIGNATED							
Outstanding							
BOARTOWN TRADING POS	102114P	11/20/2014	(2)TROPHIES (15)MEDALS w/NECK RIBBON	001-000-160-618		11/20/2014	90.42
UNIVERSITY SCREENPRINT	18012	11/24/2014	T-SHIRTS FOR PINK HEALS	001-000-160-618		11/24/2014	1,871.35
KROGER	6/6	11/24/2014	PINKHEALS COMMUNITY DAY/KROGER CULINARY SUPPLIES	001-000-160-618		11/24/2014	342.32
PROGRAPHICS, INC.	63464	11/24/2014	2"x3"PRINTED DECALS FOR BREAST CANCER SURVIVOR,ETC	001-000-160-618		11/24/2014	62.50
GANN'S PARTY INFLATABLES	1061	11/20/2014	CASTLE BOUNCER RENTAL & SLIDE(18") RENTAL	001-000-160-618		11/20/2014	300.00
RACKLEY OIL INC.	000394577	11/20/2014	REPAIR GAZ NOZZLE, SERVICE CHARGE	001-000-070-251		11/20/2014	114.95
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-205		11/20/2014	298.06
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-205		11/20/2014	26.42
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-205		11/20/2014	159.09
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-205		11/20/2014	102.62
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-208		11/20/2014	26.42
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-000-054-208		11/20/2014	99.93
SOUTHERN TELECOMMUNICATIONS	INV0012347	11/20/2014	REIMBURSEMENT - INTERVIEW BOARD BASKETS	001-000-160-698		11/20/2014	31.55
OCCASIONS HARVEYS	1470 INV0012390	11/25/2014 11/24/2014	4 GIFT BASKETS LUNCH FOR INTERVIEW BOARD	001-000-160-698 001-000-160-698		11/25/2014 11/24/2014	28.00 165.89
ARAMARK CHARLOTTE LOCKBOX	500031200-000650	11/25/2014	GIFT BASKETS FOR INTERVIEW BOARD	001-000-160-698		11/25/2014	60.00
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PURCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-000-054-205		11/25/2014	84.96
GREAT SOUTHERN RECREATION	0808263.	11/20/2014	HEALTHY HOMETOWN GRANT PLAYGROUND EQUIPMENT	001-000-054-208		11/20/2014	7,977.16

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Post Dates: 11/20/2014 - 11/25/2014
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-000-054-205		11/20/2014	Amount 21.84
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-000-054-208		11/20/2014	10.08
RACKLEY OIL INC.	000395616	11/24/2014	GAS FUEL CHARGES	001-000-070-251		11/24/2014	21,450.73
OCCASIONS	1454	11/25/2014	4 GIFT BASKETS & 4 PAINTED COWBELLS	001-000-160-698		11/25/2014	60.00
STARKVILLE DAILY NEWS	300075875	11/20/2014	PINK HEALS ADVERTISING	001-000-160-618		11/20/2014	150.00
STARKVILLE DAILY NEWS	300075709	11/20/2014	PINK HEALS ADVERTISING	001-000-160-618		11/20/2014	150.00
Department: 100 - BOARD OF ALDERMEN Outstanding							Outstanding Total:
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-100-604-330		11/21/2014	169.00
BANKFIRST-VISA PAYMENT	INV0012378	11/21/2014	DELTA BAGGAGE - (V. WYNN 2014NAT.LEAGUE OF CITIES)	001-100-610-350		11/21/2014	50.00
Department: 100 - BOARD OF ALDERMEN							Outstanding Total:
DELL MARKETING LP.	XJK77X373	11/20/2014	(2) OPTIPLEX3020MINITOWER C	001-110-918-805		11/20/2014	2,794.48
LEXISNEXIS	3090097966	11/20/2014	SERVICES ENDING OCT2014	001-110-600-300		11/20/2014	300.29
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-110-604-330		11/20/2014	126.88
CANON FINANCIAL SERVICES, INC	14357431	11/20/2014	UCORU- CITY CLERK B/W MONTHLY RENT	001-110-604-330		11/20/2014	57.50
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-110-604-330		11/21/2014	169.00
REYNOLDS/RENASANT INSURANCE AGENCY	589040	11/20/2014	K. TURNIPSEED	001-110-620-370		11/20/2014	75.00
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PURCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-110-604-330		11/25/2014	84.96
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-110-620-370		11/20/2014	5.88
MATTHEW BENDER & CO., INC.	63833441	11/20/2014	MS CRIMINAL & TRAFFIC LAWS 2014	001-110-600-300		11/20/2014	67.08
Department: 110 - MUNICIPAL COURT							Outstanding Total:
Department 110 - MUNICIPAL COURT							3,681.07
Department 110 - MUNICIPAL COURT							3,681.07

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Department: 111 - YOUTH COURT							
Outstanding							
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-111-604-330		11/20/2014	73.15
Outstanding Total:							73.15
Department 111 - YOUTH COURT Total:							
Department 111 - YOUTH COURT Total:							73.15
Department: 120 - MAYORS OFFICE							
Outstanding							
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-120-604-330		11/20/2014	159.50
CANON FINANCIAL SERVICES, INC	14357431	11/20/2014	UCORU- CITY CLERK B/W MONTHLY RENT	001-120-604-330		11/20/2014	57.50
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-120-604-330		11/21/2014	169.00
WAL MART-GENERAL CITY	03380	11/20/2014	24-PK GREAT VALUE WATER	001-120-503-202		11/20/2014	29.70
BANKFIRST-VISA PAYMENT	INV0012377	11/21/2014	GTR LINK ANNUAL LUNCHEON (CARVER, WYNN, LITTLE)	001-120-503-202		11/21/2014	60.00
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PUGHASE POWER ACCH8000 -9000-1141-9748 NOV2014	001-120-604-330		11/25/2014	84.97
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-120-691-550		11/20/2014	2.52
BELL BUILDING SUPPLY, INC.	95005	11/20/2014	DOUBLE SIDED KEY	001-120-501-200		11/20/2014	1.50
TAYLOR ADAMS	INV0012341	11/20/2014	FUEL/MILEAGE REIMBURSEMENT	001-120-610-352		11/20/2014	42.75
CANON SOLUTIONS AMERIC	847238	11/20/2014	UC152 -MAYOR'S OFFICE - USAGE NOV2014	001-120-604-330		11/20/2014	64.86
BANKFIRST-VISA PAYMENT	INV0012357	11/20/2014	TRAVEL INSURANCE	001-120-610-350		11/20/2014	34.93
Outstanding Total:							707.23
Department 120 - MAYORS OFFICE Total:							707.23
Department 123 - IT							
Outstanding							
BANKFIRST-VISA PAYMENT	INV0012353	11/20/2014	HSW GATE.COM (CITY WEB SITE MAINT)	001-123-604-330		11/20/2014	95.91
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-123-604-330		11/20/2014	107.89
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-123-604-330		11/20/2014	80.18
CANON FINANCIAL SERVICES, INC	14357432	11/20/2014	UCOYO - UPSTAIRS USAGE	001-123-604-330		11/20/2014	43.75
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-123-604-330		11/21/2014	169.00
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-123-604-330		11/21/2014	169.00
NORTHEAST EXTERMINATIN	INV0012346	11/20/2014	CITY HALL ACC#123 PEST CONTROL NOV2014	001-123-630-400		11/20/2014	35.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-123-620-370		11/20/2014	1.68
UNISTAR-SPARCO COMPUTERS, INC	1221998	11/20/2014	PRINTER CARD / S&H CHARGES	001-123-918-805		11/20/2014	63.95
CANON FINANCIAL SERVICES, INC	844444	11/20/2014	UCOYO -UPSTAIRS USAGE	001-123-604-330		11/20/2014	40.09
BANKFIRST-VISA PAYMENT	INV0012356	11/20/2014	HSW.GATE.COM (CITY WEB SITE MAINT)	001-123-604-330		11/20/2014	81.26
Department: 145 - OTHER ADMINISTRATIVE							
Outstanding							887.71
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-145-604-330		11/20/2014	159.65
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-376		11/21/2014	155.50
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-377		11/21/2014	4,044.00
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-378		11/21/2014	1,334.75
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-382		11/21/2014	19,722.75
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-385		11/21/2014	7,100.50
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-387		11/21/2014	7,652.25
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-389		11/21/2014	40.00
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-391		11/21/2014	871.00
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-393		11/21/2014	598.25
STATE TREASURER	INV0012372	11/21/2014	OCT2014 MUN.COURT SETTLEMENT	001-145-670-395		11/21/2014	145.00
CANON FINANCIAL SERVICES, INC	14357431	11/20/2014	UCORU- CITY CLERK B/W MONTHLY RENT	001-145-604-330		11/20/2014	57.50
CANON FINANCIAL SERVICES, INC	14357433	11/20/2014	UC15W - MONTHLY RENT	001-145-630-400		11/20/2014	370.00
DEMENT PRINTING COMPAN	0141791-001	11/20/2014	MINUTE BOOKS	001-145-501-200		11/20/2014	436.30
MISSISSIPPI DEPT OF PUBLIC SAFETY	INV0012373	11/21/2014	OCT2014 WIRELESS COMM FEE	001-145-670-386		11/21/2014	3,703.75
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PURCHASE POWER ACCR#8000 -9000-1141-9748 NOV2014	001-145-604-330		11/25/2014	84.96
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-145-691-550		11/20/2014	5.88
Outstanding Total:							887.71
Department 123 - IT Total:							887.71

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-145-691-550		11/20/2014	5.04

Outstanding Total: 46,487.08

Department 145 - OTHER ADMINISTRATIVE Total: 46,487.08

Department: 159 - BONDING-CITY EMPLOYEES

Outstanding

REYNOLDS/RENASANT INSURANCE AGENCY	589042	11/20/2014	JAMEIKA SMITH	001-159-620-371		11/20/2014	46.23
REYNOLDS/RENASANT INSURANCE AGENCY	589043	11/20/2014	RODNEY LINCOLN	001-159-620-371		11/20/2014	58.36

Outstanding Total: 104.59

Department 159 - BONDING-CITY EMPLOYEES Total: 104.59

Department: 169 - LEGAL

Outstanding

STEPHANIE MALETTE,ATTORNEY AT LA	11122014	11/20/2014	VS. KIMBERLY DOSS	001-169-600-309		11/20/2014	200.00
STEPHANIE MALETTE,ATTORNEY AT LA	11172014	11/20/2014	VS. REUNTAY ROBERSON	001-169-600-309		11/20/2014	200.00

Outstanding Total: 400.00

Department 169 - LEGAL Total: 400.00

Department: 180 - PERSONNEL ADMINISTRATION

Outstanding

WATERMARK PRINTERS LLC	8379	11/20/2014	500 #10 WINDOW ENVELOPES	001-180-501-200		11/20/2014	71.00
CANON FINANCIAL SERVICES, INC	14357432	11/20/2014	UCOVO - UPSTAIRS USAGE	001-180-604-330		11/20/2014	43.75
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PURCHASE POWER ACCH8000 -9000-1141-9748 NOV2014	001-180-604-330		11/25/2014	84.97
UMSTAR-SPARCO COMPUTERS, INC	1221974	11/20/2014	950XL BLACK INK	001-180-501-200		11/20/2014	79.80
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CARTIDGE FOR OFFICEJET CERIDIAN-COBRA INSURANCE NOV2014	001-180-691-550		11/20/2014	1.68
CANON FINANCIAL SERVICES, INC	844444	11/20/2014	UCOVO -UPSTAIRS USAGE	001-180-604-330		11/20/2014	40.10

Outstanding Total: 321.30

Department 180 - PERSONNEL ADMINISTRATION Total: 321.30

Department: 190 - CITY PLANNER

Outstanding

PROGRAPHICS, INC.	63538	11/20/2014	COIL BINDING JOB - 7 BOOKS	001-190-600-310		11/20/2014	31.50
CANON FINANCIAL SERVICES, INC	14357432	11/20/2014	TOTAL UCOVO - UPSTAIRS USAGE	001-190-630-401		11/20/2014	43.75
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-190-604-330		11/21/2014	169.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PUCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-190-604-330		11/25/2014	84.96
CANON FINANCIAL SERVICES, INC	844444	11/20/2014	UCOYO -UPSTAIRS USAGE	001-190-630-401		11/20/2014	40.10
Department 192 - GENERAL GOVERN BLDG & PLANT							
Outstanding							369.31
STARKVILLE ELECTRIC							38.06
TRADE AMERICA INC.	INV0012344 19058	11/20/2014	SED BILLS BY DEPT (NOV201 JANITORIAL/CLEANING SUPPLIES	001-192-625-380 001-192-510-220		11/20/2014	243.84
ATMOS ENERGY	INV0012369	11/20/2014	CITY HALL GAS CHARGES	001-192-625-380		11/20/2014	49.04
CINTAS	215761921	11/20/2014	CITY HALL	001-192-535-233		11/20/2014	31.11
CINTAS	215763653	11/24/2014	CITY HALL	001-192-535-233		11/24/2014	31.11
TRADE AMERICA INC.	19115	11/25/2014	JANITORIAL SUPPLIES	001-192-510-220		11/25/2014	189.76
TRADE AMERICA INC.	19118	11/25/2014	COPY PAPER	001-192-510-220		11/25/2014	73.92
BELL BUILDING SUPPLY, INC.	69258	11/20/2014	NAILS - CONF. CHAIRS	001-192-630-403		11/20/2014	3.96
Outstanding Total:							660.80
Department 192 - GENERAL GOVERN BLDG & PLANT Total:							660.80
Department 195 - TRANSFERS TO OTHER AGENCIES							
Outstanding							23,000.00
GREAT SOUTHERN RECREATION	0808263.	11/20/2014	HEALTHY HOMETOWN GRANT PLAYGROUND EQUIPMENT	001-195-950-967		11/20/2014	23,000.00
Outstanding Total:							23,000.00
Department 195 - TRANSFERS TO OTHER AGENCIES Total:							23,000.00
Department 197 - ENGINEERING							
Outstanding							57.50
CANON FINANCIAL SERVICES, INC	14357431	11/20/2014	UCORU- CITY CLERK B/W MONTHLY RENT	001-197-604-330		11/20/2014	57.50
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-197-604-330		11/21/2014	169.00
MISSISSIPPI ENGINEERING SOCIETY	CODY_BURNETT	11/20/2014	MEMBERSHIP DUES	001-197-690-555		11/20/2014	220.00
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PUCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-197-604-330		11/25/2014	84.97
Outstanding Total:							531.47
Department 197 - ENGINEERING Total:							531.47
Department 201 - POLICE DEPARTMENT							
Outstanding							438.49
ASI	28978	11/24/2014	REPAIRED HOOK SWITCH TWO PHONES-PHONE PARTS	001-201-630-400		11/24/2014	438.49
WRIGHT EXPRESS	38571939	11/20/2014	GAS FUEL CHARGES	001-201-525-231		11/20/2014	308.06

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
LAWRENCE PRINTING COMPANY, INC.	79050	11/20/2014	500 BLANK DUE TICKETS	001-201-501-200		11/20/2014	302.38
PHILLIPS TOWING	632603	11/20/2014	#6251-6750 TOW STOLEN M/C FROM CHANDLERAPT TO IMPOUND YARD	001-201-600-300		11/20/2014	150.00
ALLIANCE BUSINESS SVC	293272	11/24/2014	BUSINESS CARDS	001-201-501-200		11/24/2014	117.42
GOODYEAR AUTO SERVICE	41121926	11/20/2014	2 TIRES #765-171-406	001-201-556-251		11/20/2014	167.68
R&M TIRES	1098457	11/20/2014	VALVE STEM RUBBER, TIRE MOUNT, DISPOSAL	001-201-630-360		11/20/2014	17.00
EQUIFAX CREDIT INFORMATION	8799370	11/20/2014	MAINT FEE	001-201-600-300		11/20/2014	115.00
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-201-604-330		11/20/2014	609.39
BANKFIRST-VISA PAYMENT	INV0012352	11/20/2014	VOICESHOT - OCT2014	001-201-600-300		11/20/2014	35.00
CANON SOLUTIONS	257943	11/20/2014	COPIER RENTAL	001-201-635-369		11/20/2014	6.02
AMERICA-BURLINGTON							
R&M TIRES	1098624	11/20/2014	TIRE MOUNT / BALANCE / DISPOSAL	001-201-630-360		11/20/2014	17.50
TRI-STARR MUFFLER & BRAKES	297887	11/20/2014	BATTERY / LABOR	001-201-630-360		11/20/2014	165.95
TRI-STARR MUFFLER & BRAKES	297891	11/20/2014	FRONT ROTORs,PADS,LABOR,RADIA TOR FLUSH,SEAFOAM POLICE EQUIPMENT	001-201-630-360		11/20/2014	450.92
CSPIRE WIRELESS	INV0012358	11/20/2014	ACC#003169497	001-201-555-250		11/20/2014	2,442.39
UNISTAR-SPARCO COMPUTERS, INC	1222176	11/24/2014	TONER	001-201-501-200		11/24/2014	666.00
TRI-STARR MUFFLER & BRAKES	297805	11/20/2014	STABILIZER BUSHINGS REAR /LABOR	001-201-630-360		11/20/2014	124.96
RICOH AMERICAS CORP.	93602056	11/24/2014	COPIER RENTAL	001-201-635-369		11/24/2014	186.00
STARKVILLE ELECTRIC	INV0012344	11/20/2014	SED BILLS BY DEPT (NOV201	001-201-625-380		11/20/2014	44.31
FASTENAL COMPANY	MSSTAS3946	11/25/2014	4" 6" 8", BLK CABLE TIES	001-201-501-200		11/25/2014	5.75
DANIEL'S PHOTOGRAPHY	0587	11/24/2014	2nd SITTING FEE 12/9/14	001-201-600-300		11/24/2014	100.00
WAL MART-GENERAL CITY	09891	11/20/2014	DVDS / SLEEVES	001-201-501-200		11/20/2014	76.73
TRADE AMERICA INC.	19062	11/20/2014	JANITORIAL SUPPLIES	001-201-501-200		11/20/2014	317.35
TRADE AMERICA INC.	19063	11/20/2014	COPY PAPER	001-201-501-200		11/20/2014	110.88
ADVANCED COLLISION	202	11/20/2014	REPAIRS TO P-27	001-201-630-360		11/20/2014	5,261.36
MID-SOUTH UNIFORM & SUPPLY	522814	11/24/2014	SPD UNIFORM SHIRTS	001-201-535-233		11/24/2014	43.34
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-201-604-330		11/21/2014	169.00
BELL BUILDING SUPPLY, INC.	95909	11/25/2014	DOUBLE SIDED KEY	001-201-501-200		11/25/2014	3.00
RACKLEY OIL INC.	000396151	11/24/2014	GAS FUEL CHARGES	001-201-525-231		11/24/2014	2,339.38
R&M TIRES	1098706	11/25/2014	TIRE ROTATION	001-201-630-360		11/25/2014	20.00
TRI-STARR MUFFLER & BRAKES	297814	11/24/2014	BRAKE CHECK, REPLACED SPUT, LIGHT BULB, LABOR	001-201-630-360		11/24/2014	36.28

Expense Approval Report				Post Dates: 11/20/2014 - 11/25/2014			
Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
TRI-STARR MUFFLER & BRAKES	297816	11/24/2014	FRONT / REAR PADS & LABO	001-201-630-360		11/24/2014	172.13
GOLDEN TRIANGLE PROPANE, LLC	3741	11/24/2014	25 GALLONS PROPANE	001-201-625-380		11/24/2014	75.00
TRI-STARR MUFFLER & BRAKES	654643	11/24/2014	OIL CHANGE	001-201-630-360		11/24/2014	38.95
SECURITY SOLUTIONS	68037	11/25/2014	INSTALL LOCK ON EVIDENCE ROOM	001-201-556-251		11/25/2014	615.00
4-COUNTY ELECTRIC POWER ASSOCIATION	INV0012340	11/20/2014	ELECTRIC BILLS BY DEPT (OCT2014)	001-201-625-380		11/20/2014	99.34
STARKVILLE FORD-LINCOLN MERCURY, IN	009491	11/24/2014	TOW TO CITY BARN	001-201-600-300		11/24/2014	110.00
WAL MART-GENERAL CITY	07425	11/24/2014	16G MICRO SD CARDS	001-201-501-200		11/24/2014	59.52
ARMY NAVY PAWN SHOP	11172014	11/25/2014	ALTERATIONS	001-201-600-300		11/25/2014	776.25
THOMAS WOODRUM	1906554	11/25/2014	REIMBURSEMENT GAS FUEL CHARGES	001-201-525-231		11/25/2014	19.10
WILLIAM WELLS TIRES & AUTO SERVICE	61105	11/25/2014	RECOVER STOLEN CAR	001-201-600-300		11/25/2014	137.50
OKTIBBEHA COUNTY COOPERATIVE	816825	11/25/2014	3 PAIRS OF BOOTS	001-201-510-220		11/25/2014	209.25
SULLIVAN'S OFFICE SUPPLY, INC.	172458	11/25/2014	BINDER CLIPS,PENS, CORRECTIVE TAPE OFFICE SUPPLIES	001-201-501-200		11/25/2014	57.14
UPS STORE 3702	8138	11/25/2014	POSTAGE	001-201-600-300		11/25/2014	14.52
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-201-604-330		11/25/2014	84.96
R&M TIRES	1098487	11/20/2014	TIRE MOUNT, BALANCE, ALIGNMENT, DISPOSAL	001-201-630-360		11/20/2014	115.00
TRI-STARR MUFFLER & BRAKES	2697852	11/20/2014	PARK RELEASE SOLENIOD / LABOR	001-201-630-360		11/20/2014	187.10
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-201-620-370		11/20/2014	48.72
MID-SOUTH UNIFORM & SUPPLY	522293	11/20/2014	STARKVILLE POLICE UNIFORM SHIRTS	001-201-535-233		11/20/2014	502.08
CITY OF COLUMBUS	SPD-001336-1114	11/20/2014	FORENSIC LAB SERVICES	001-201-600-300		11/20/2014	1,600.00
EXPRESS OIL	02302-204586	11/20/2014	OIL CHANGE	001-201-630-360		11/20/2014	59.35
TRI-STARR MUFFLER & BRAKES	297873	11/20/2014	WIPER MOTOR / LABOR / 2- WIPER BLADES	001-201-630-360		11/20/2014	268.49
DEREK NELSON	INV0012359	11/20/2014	TESTIMONY	001-201-691-550		11/20/2014	313.20
EXPRESS OIL	02302-204624	11/20/2014	OIL CHANGE / ROTATE TIRES	001-201-630-360		11/20/2014	35.95
TRI-STARR MUFFLER & BRAKES	297882	11/20/2014	WIPER BLADES	001-201-630-360		11/20/2014	19.98
TRI-STARR MUFFLER & BRAKES	297886	11/20/2014	BLEND ACTUATOR DOOR / LABOR	001-201-630-360		11/20/2014	330.04
DANIEL'S PHOTOGRAPHY	0586	11/20/2014	PHOTO SHOOT(2HOURS) SITTING FEE (65-70OFFICERS	001-201-600-300		11/20/2014	200.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
BANKFIRST-VISA PAYMENT	INV0012351	11/20/2014	VOICESHOT AUG2014	001-201-600-300		11/20/2014	35.00
BANKFIRST-VISA PAYMENT	INV0012355	11/20/2014	VOICESHOT - SEPT2014	001-201-600-300		11/20/2014	35.00
						Outstanding Total:	21,066.11
Department 201 - POLICE DEPARTMENT Total:							21,066.11
Department 215 - CUSTODY OF PRISONERS							
Outstanding							
OCH REGIONAL MEDICAL CT	INV0012337	11/20/2014	BLOOD DRAWN / TAMARA SIZEMORE	001-215-541-237		11/20/2014	150.00
BUS FAMILY PHARMACY	INV0012338	11/20/2014	MEDICINE FOR CITY PRISONER CHAD EAVES (12EA) SAFE-T-VEST	001-215-541-237		11/20/2014	15.81
OCT188EHA COUNTY COOPERATIVE	813976	11/20/2014	MEDICINE FOR CITY PRISONER VICTOR ARNOLD	001-215-541-237		11/25/2014	25.98
BUS FAMILY PHARMACY	INV0012391	11/25/2014				Outstanding Total:	323.67
Department 215 - CUSTODY OF PRISONERS Total:							323.67
Department 230 - POLICE TRAINING							
Outstanding							
MISSISSIPPI DELTA COMMUNITY COLLEGE	FR14TV	11/25/2014	FALL 2014 LETA REFRESHER COURSE-TOM WOODRUM	001-230-690-552		11/25/2014	900.00
						Outstanding Total:	900.00
Department 230 - POLICE TRAINING Total:							900.00
Department 250 - NARCOTICS BUREAU							
Outstanding							
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-250-604-330		11/20/2014	132.82
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-250-604-330		11/21/2014	169.00
						Outstanding Total:	301.82
Department 250 - NARCOTICS BUREAU Total:							301.82
Department 261 - FIRE DEPARTMENT							
Outstanding							
EMPLOYEE DATA FORMS, IN	15-20998	11/21/2014	2015DATA CALENDAR / 2015VACATION SCHEDULE	001-261-501-200		11/21/2014	51.75
SHEPS CLEANERS	23684	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	26.00
SHEPS CLEANERS	23686	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	30.00
GALL'S INC	002575823	11/20/2014	FLASHLIGHT LAMP	001-261-555-250		11/20/2014	63.92
FIRST RESPONSE FIRE- MIKE COLLINS	2119	11/20/2014	20lbs ABC FIRE EXTINGUISHERS RECHARGED	001-261-630-360		11/20/2014	60.00
UNIFORM CENTER	40043	11/20/2014	4-PULLOVERS	001-261-535-233		11/20/2014	60.72

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
SHEPS CLEANERS	22102	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	17.50
SHEPS CLEANERS	22137	11/21/2014	UNIFORM CLEANING	001-261-600-430		11/21/2014	16.00
W.S. DARLEY & CO.	17160897	11/20/2014	ACCOUNTABILITY TAGS #AF084	001-261-555-250		11/20/2014	25.90
QUILL CORPORATION	7127578	11/20/2014	#10 qckstrp sec BUS.ENVELOPES	001-261-501-200		11/20/2014	29.99
QUILL CORPORATION	7137142	11/20/2014	COPY PAPER, INK PENS, ENVELOPES OFFICE SUPPLIES	001-261-501-200		11/20/2014	126.96
SHEPS CLEANERS	24458	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	15.00
LAIRD CLINIC OF FAMILY MEDICINE	392021	11/22/2014	TDAP VACC VISIT (TEDFORD)	001-261-600-319		11/22/2014	90.00
EMERGENCY EQUIPMENT PROFESSIONALS	412141	11/20/2014	GAUGE, 2" C1 (60mm)	001-261-630-360		11/20/2014	128.02
QUILL CORPORATION	7221577	11/20/2014	BATTERIES, CALENDER, FILE S 25pkt	001-261-555-250		11/20/2014	146.71
RACKLEY OIL INC.	000394187	11/20/2014	GAS FUEL CHARGES (L1&L2)	001-261-525-231		11/20/2014	200.00
RACKLEY OIL INC.	000394308	11/20/2014	GAS FUEL CHARGES (L1&L2)	001-261-525-231		11/20/2014	22.21
ZURCARE	119172	11/20/2014	SPHYGMOMANOMETER ANEROID	001-261-555-250		11/20/2014	20.93
UNIVERSITY SCREENPRINT	18020	11/20/2014	COTTEN TAGLESS PINK T. SHIRTS	001-261-535-233		11/20/2014	483.75
QUILL CORPORATION	7266808	11/20/2014	FILE 5 25pkt	001-261-555-250		11/20/2014	28.16
LOWE'S	06452	11/20/2014	VACUUM & BULBS	001-261-918-805		11/20/2014	141.88
OREILLY AUTO PARTS	0997-202770	11/20/2014	STRAP CLAMP #E50ST	001-261-630-360		11/20/2014	9.89
QUILL CORPORATION	7344209	11/20/2014	2015 MONTH ATAGLNC WALL 15x12	001-261-555-250		11/20/2014	16.99
SLIDE LOCK TOOL CO., INC.	63567	11/20/2014	AIR WEDGE, BIGREACH, DUALREACH SUPPLIES	001-261-918-805		11/20/2014	411.90
BELL BUILDING SUPPLY, INC.	94048	11/20/2014	PAINT ROLLER TRAY, MASKING TAPE, TAPE SUPPLIES	001-261-555-250		11/20/2014	37.99
ORR SAFETY	INV3080883	11/21/2014	MECHANIC / WORK GLOVES	001-261-535-233		11/21/2014	561.00
SHEPS CLEANERS	25407	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	12.00
BELL BUILDING SUPPLY, INC.	94251	11/20/2014	80990 faucet shank LOCKNU	001-261-555-250		11/20/2014	1.09
RACKLEY OIL INC.	000394737	11/20/2014	GAS FUEL CHARGES (L1&L2)	001-261-525-231		11/20/2014	316.78
SHEPS CLEANERS	25572	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	28.00
BOUND TREE MEDICAL, LLC	81592567	11/20/2014	TRAUMA MEDSTORM-SHEARS ASSORTED COLORS	001-261-555-250		11/20/2014	74.75
WATERMARK PRINTERS LLC	8351	11/20/2014	BLANK PURCHASE ORDERS & RECEIVING REPORTS	001-261-555-250		11/20/2014	276.00
NEWELL PAPER COMPANY	730099	11/20/2014	JANITORIAL SUPPLIES	001-261-510-220		11/20/2014	502.91
BELL BUILDING SUPPLY, INC.	94556	11/20/2014	36" AXE HANDLE	001-261-555-250		11/20/2014	22.90

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
SHEP'S CLEANERS	22280	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	32.00
SHEP'S CLEANERS	22864	11/21/2014	UNIFORM CLEANING	001-261-600-430		11/21/2014	12.00
SHEP'S CLEANERS	22876	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	16.00
SHEP'S CLEANERS	22882	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	24.00
SHEP'S CLEANERS	22887	11/21/2014	FIRE DEPT UNIFORM CLEANING	001-261-600-430		11/21/2014	24.00
CANON SOLUTIONS	258100	11/21/2014	RENTAL COPIER METER	001-261-501-200		11/21/2014	46.85
AMERICA-BURLINGTON	5151-74317	11/21/2014	OIL AND FILTER	001-261-630-360		11/21/2014	102.99
STARVILLE AUTO PARTS	08568	11/21/2014	LIGHT BULBS	001-261-555-250		11/21/2014	28.44
LOWE'S	5151-74365	11/21/2014	SEALED BACKUP	001-261-691-550		11/21/2014	32.97
STARVILLE AUTO PARTS	02982	11/21/2014	BED LINEN, 40LED HDTV, SHOE POLISH	001-261-691-550		11/21/2014	416.99
WALMART-GENERAL CITY	106024	11/21/2014	SERVICE SCBA's (ALL DEPTS) (3CASES) CASCADE 120oz LIQUID	001-261-630-360		11/21/2014	2,920.25
SUNBELT FIRE APPARATUS	731053	11/21/2014	SCREWS & BITS SUPPLIES	001-261-555-250		11/21/2014	122.52
NEWELL PAPER COMPANY	95941	11/21/2014	GAS FUEL CHARGES	001-261-525-231		11/21/2014	17.80
BELL BUILDING SUPPLY, INC.	000396147	11/21/2014	HEAT LAMP & BLASTER / 9.3FLOZGARAGED	001-261-555-250		11/21/2014	264.00
RACKLEY OIL INC.	10482	11/21/2014	GAS FUEL CHARGES (STAMP MOWERS)	001-261-525-231		11/21/2014	43.60
RACKLEY OIL INC.	000396266	11/21/2014	TOW ES FOR REPAIR TO H& ON LI	001-261-630-360		11/21/2014	6.52
BULLDOG TOWING & RECOVERY	33599	11/21/2014	REPAIR FLAT TIRE (OUTSIDE)	001-261-630-360		11/21/2014	287.50
GATEWAY TIRE & SERVICE CENTER	1102532989	11/21/2014	REIMBURSEMENT FOR RENEW/ICC DUES PAYMENT	001-261-690-555		11/21/2014	26.50
MARK MCCURDY	INV0012375	11/21/2014	RENEW/ICC DUES PAYMENT	001-261-555-250		11/21/2014	75.00
LOWE'S	09493	11/21/2014	NOZZ, HEFTYBAGS, SUPPLIES	001-261-555-250		11/21/2014	111.07
LOWE'S	08018	11/21/2014	ROPE	001-261-555-250		11/21/2014	43.20
LOWE'S	11261	11/24/2014	COTTON DUSTMOP&EXTRA DUST MOP REFILL	001-261-510-220		11/24/2014	46.49
QUILL CORPORATION	CM0000274	11/20/2014	CREDITMEMO#7221577 14/15 AAG WALL CALENDER12x15	001-261-555-250		11/20/2014	-12.80
NATIONAL FIRE CODES	6285250X	11/21/2014	NATIONAL FIRE CODES SUBSCRIPTION	001-261-630-360		11/21/2014	1,255.50
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	RENEWAL#1119203 CERIDIAN-COBRA	001-261-620-370		11/20/2014	46.20
RELIABLE OFFICE SUPPLIES	FTK72900	11/21/2014	INSURANCE NOV2014 OFFICE SUPPLIES	001-261-501-200		11/21/2014	75.47

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
EMERGENCY EQUIPMENT PROFESSIONALS	412316	11/21/2014	SCOTT-O-RING FILL ADAPTER	001-261-630-360		11/21/2014	89.31
IVY AUTO PARTS, LLC.	481597	11/20/2014	BATTERY (L1 TOWER BATTERY)	001-261-630-360		11/20/2014	104.00
ADVANCED AUTO PARTS PROFESSIONAL	8872431043254	11/20/2014	2-CARWASH FOR L2	001-261-630-360		11/20/2014	12.78
ADVANCED AUTO PARTS PROFESSIONAL	8872431043256	11/20/2014	HITCH FOR FD2 PART#70287,70092	001-261-630-360		11/20/2014	16.88
GATEWAY TIRE & SERVICE CENTER	110250041	11/20/2014	FIRESTONE TIRE FOR DODGE, BAL&MOUNT, DISP	001-261-630-360		11/20/2014	188.30
RACKLEY OIL INC.	000295517	11/21/2014	303.34	001-261-525-231		11/21/2014	303.34
ASHLEY FURNITURE	25015340	11/21/2014	6EA TWIN MATTRESS / 3EA TWIN FOUNDATION	001-261-918-805		11/21/2014	1,395.00
CITY GLASS CO	25760	11/20/2014	REPAIR BACK GLASS (DODGE	001-261-630-360		11/20/2014	185.00
Department: 263 - FIRE TRAINING							
Outstanding							
STATE FIRE ACADEMY	22450	11/20/2014	SMOKE DIVER (HERNDON/SHUMAKER)	001-263-600-390		11/20/2014	840.00
NATIONAL FIRE CODES	6285249X	11/21/2014	NFPA MEMBERSHIP	001-263-600-390		11/21/2014	165.00
NATHAN HERNDON	INV0012374	11/21/2014	SMOKE DIVER TRAINING (MEALS)	001-263-600-390		11/21/2014	112.00
STATE FIRE ACADEMY	22523	11/21/2014	CPAT EXAM (COX, SLAUTER, SUGGS)	001-263-600-390		11/21/2014	120.00
BANKFIRST-VISA PAYMENT	11182014	11/20/2014	FIRE EMT RECERTIFICATION	001-263-600-390		11/20/2014	315.00
Department: 263 - FIRE TRAINING							
Outstanding							
BATTERY ZONE	387	11/20/2014	BZ2104 RADIO BATTERY	001-264-630-404		11/20/2014	838.95
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-264-604-330		11/20/2014	2,582.14
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-264-604-330		11/20/2014	446.59
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-264-604-330		11/21/2014	169.00
MSU FACILITIES MANAGEMENT	CM0000278	11/24/2014	CREDIT MEMO PER VENDOR STATEMENT	001-264-630-404		11/24/2014	-8.69
UPS	0000054E5Y454	11/21/2014	SHIPPING PACKAGE	001-264-604-330		11/21/2014	23.19
Department: 264 - FIRE COMMUNICATIONS							
Outstanding							
Department 263 - FIRE TRAINING Total:							1,552.00
Department 264 - FIRE COMMUNICATIONS Total:							4,051.18

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Department: 267 - FIRE STATIONS AND BUILDINGS							
Outstanding							
OKTIBBEHA COUNTY COOPERATIVE	813910	11/21/2014	TOP SOIL	001-267-558-269		11/21/2014	36.00
LOWE'S	01058	11/21/2014	BUILDING SUPPLY FOR WORK @ STA#3	001-267-558-269		11/21/2014	223.03
S&K DOOR AND SPECIALTY COMPANY, INC.	52714	11/21/2014	BRACE TOP SECTION ON OVERHEAD GLASSDOOR STA#3	001-267-558-269		11/21/2014	180.00
STARVILLE ELECTRIC	INV0012344	11/20/2014	SED BILLS BY DEPT (NOV201	001-267-625-380		11/20/2014	500.28
.NESCO ELECTRICAL DISTRIBUTORS	S1978587.001	11/21/2014	53W LED 82 FLOOD	001-267-558-269		11/21/2014	255.13
ATMOS ENERGY	INV0012370	11/20/2014	FIRE STA#3 GAS CHARGES NOV2014	001-267-625-380		11/20/2014	176.10
4-COUNTY ELECTRIC POWER ASSOCIATION	INV0012340	11/20/2014	ELECTRIC BILLS BY DEPT (OCT2014)	001-267-625-380		11/20/2014	450.83
S&K DOOR AND SPECIALTY COMPANY, INC.	52766	11/21/2014	REATTACH CHAIN ON TROLLY OPERATOR ON OVERHEAD DOOR	001-267-558-269		11/21/2014	150.00
STARVILLE ELECTRIC	INV0012379	11/21/2014	SED BILL BY DEPT NOV2014	001-267-625-380		11/21/2014	727.48
LOWE'S	01247	11/24/2014	SUPPLIES FOR SHEETRUCK WORK&NOZZLE FOR WATER HOSE	001-267-558-269		11/24/2014	77.05
NESCO ELECTRICAL DISTRIBUTORS	S1977098.001	11/20/2014	3-CLEAR LAMPS / PHOTO CONTROL	001-267-558-269		11/20/2014	57.76
Outstanding Total:							2,833.66
Department 267 - FIRE STATIONS AND BUILDINGS Total:							2,833.66
Department: 281 - BUILDING/CODES OFFICE							
Outstanding							
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	001-281-604-330		11/20/2014	81.32
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-281-604-330		11/21/2014	169.00
JOYNER WILLIAMS	92303	11/24/2014	RECEIPT CODES WORKFORCE PROJECT	001-281-690-553		11/24/2014	120.00
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PURCHASE POWER ACC#8000 -9000-1141-9748 NOV2014	001-281-604-330		11/25/2014	84.96
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-CO8RA INSURANCE NOV2014	001-281-620-370		11/20/2014	5.88
OKTIBBEHA COUNTY COOPERATIVE	811638	11/20/2014	MIKE ST. LOUIS SHOES	001-281-535-233		11/20/2014	97.13
Outstanding Total:							558.29
Department 281 - BUILDING/CODES OFFICE Total:							558.29

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Department: 290 - CIVIL DEFENSE/WARNING SYSTEM							
Outstanding							
STARKVILLE ELECTRIC	INV0012344	11/20/2014	SED BILLS BY DEPT (NOV201	001-290-625-380		11/20/2014	54.92
4-COUNTY ELECTRIC POWER ASSOCIATION	INV0012340	11/20/2014	ELECTRIC BILLS BY DEPT (OCT2014)	001-290-625-380		11/20/2014	132.75
Outstanding Total:							187.67
Department 290 - CIVIL DEFENSE/WARNING SYSTEM Total:							
Department: 301 - STREET DEPARTMENT							
Outstanding							
BANKFIRST-VISA PAYMENT	INV0012354	11/20/2014	WOMACK MCH SUPPLY (4 HYDROFORCE COIL/NUTS)	001-301-630-400		11/20/2014	233.68
STARKVILLE AUTO PARTS	5151-73441	11/24/2014	OIL FILTER & ATF DEX/MERC	001-301-555-250		11/24/2014	13.77
BELL BUILDING SUPPLY, INC.	92882	11/24/2014	SINGLE SIDED KEY	001-301-555-250		11/24/2014	2.34
POWERSTROKE EQUIPMENT SALES & SVC	0548	11/24/2014	FILTER, AIR BOX COVER, STIHL HT 75 #SO285626	001-301-630-400		11/24/2014	60.98
STARKVILLE AUTO PARTS	5151-73488	11/24/2014	MOTOROIL, WASHERFLUID, OILFILTER	001-301-555-250		11/24/2014	38.93
STARKVILLE AUTO PARTS	5151-73497	11/24/2014	H/D CIRCUIT TESTER	001-301-555-250		11/24/2014	15.59
BELL BUILDING SUPPLY, INC.	93098	11/24/2014	24" PUSH BROOM & CUTTER MATTOCK	001-301-555-250		11/24/2014	45.18
STARKVILLE AUTO PARTS	5151-73577	11/24/2014	HYD FLUID	001-301-555-250		11/24/2014	199.75
STARKVILLE AUTO PARTS	5151-73588	11/24/2014	COUPLER BODY & SGAL AIR TANK	001-301-555-250		11/24/2014	46.78
RONNIE JONES CONSTRUCTION, INC	9295-STARK	11/24/2014	FILL SAND	001-301-555-250		11/24/2014	1,219.40
BELL BUILDING SUPPLY, INC.	93265	11/24/2014	2GAL SURESPRAY SELECT	001-301-555-250		11/24/2014	27.79
4 IMPRINTS	9770372	11/24/2014	UNIFORM SHIRTS / FREIGHT	001-301-535-233		11/24/2014	273.45
GATEWAY TIRE & SERVICE CENTER	1102503527	11/24/2014	TRUCK#88 REPAIR FLAT (OUTSIDE)	001-301-630-360		11/24/2014	38.50
OKTIBBEHA COUNTY COOPERATIVE	807055	11/24/2014	CHAPIN SPRAYER & 36" WOOD HANDLE	001-301-555-250		11/24/2014	71.40
GATEWAY TIRE & SERVICE CENTER	1102507378	11/24/2014	TRUCK#88 TRK FLAT 900R20 TUBE, SRVCALL, ROUNDTrip	001-301-630-360		11/24/2014	135.86
TERRY'S GARAGE, INC	36386	11/24/2014	REPLACED REAR END	001-301-630-360		11/24/2014	2,745.45
BELL BUILDING SUPPLY, INC.	94003	11/24/2014	DEADBOLT & MASTER PAD WIRE TIRES	001-301-555-250		11/24/2014	25.38
STARKVILLE AUTO PARTS	5151-73882	11/24/2014	HYD HOSE & 8G-8FIX	001-301-555-250		11/24/2014	15.89
STARKVILLE AUTO PARTS	5151-73893	11/24/2014	SCOOP WOOD / SCOOP HANDLE	001-301-555-250		11/24/2014	52.36
OKTIBBEHA COUNTY COOPERATIVE	808004	11/24/2014	FINANCE CHARGE - PEST CONTROL	001-301-691-550		11/20/2014	101.97
NORTHEAST EXTERMINATING	10302014	11/20/2014	CONTROL				23.37
STARKVILLE AUTO PARTS	5151-73940	11/24/2014	BRAKE FLUID	001-301-555-250		11/24/2014	13.18
CINTAS FIRST AID & SAFETY	5002053469	11/24/2014	SRV CHARGE/ 5UREGRIP GLOVES	001-301-555-250		11/24/2014	96.75

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
GATEWAY TIRE & SERVICE CENTER	1102513197	11/24/2014	BOTO 87168	001-301-630-360		11/24/2014	720.14
SOUTHERN TELECOMMUNICATIONS SOUTHERN	INV0012335	11/20/2014	OCT2014 CHARGES	001-301-604-330		11/20/2014	27.57
TELECOMMUNICATIONS SOUTHERN	INV0012335	11/20/2014	OCT2014 CHARGES	001-301-604-330		11/20/2014	134.70
NORTHEAST EXTERMINATION	256984	11/20/2014	MONTHLY PEST CONTROL	001-301-691-550		11/20/2014	30.00
RONNIE JONES CONSTRUCTION, INC	9281-STARK	11/24/2014	CLAY GRAVEL	001-301-555-250		11/24/2014	900.00
O'REILLY AUTO PARTS	0997-205185	11/24/2014	SANDPAPER & SCREWDRIVERS	001-301-555-250		11/24/2014	13.33
STARKVILLE AUTO PARTS	5151-74309	11/24/2014	MOTOR OIL, REMAN STARTER, OIL FILTER SUPPLIE	001-301-555-250		11/24/2014	279.83
STARKVILLE AUTO PARTS	5151-74331	11/24/2014	HI-POP FUEL FILTER	001-301-555-250		11/24/2014	24.39
GATEWAY TIRE & SERVICE CENTER	1102524210	11/24/2014	KENDA KLEVER LT AP K805 BLK/TIRE TAX	001-301-630-360		11/24/2014	91.89
IVY AUTO PARTS, LLC.	482165	11/24/2014	AIR FILTER & FUEL FILTER	001-301-630-360		11/24/2014	122.99
STARKVILLE AUTO PARTS	5151-74341	11/24/2014	HI-POP OIL FILTER & DELO 15W40 GL OIL	001-301-555-250		11/24/2014	141.14
STARKVILLE AUTO PARTS	5151-74356	11/24/2014	DELO 15W40 GL OIL SUPPLIE	001-301-555-250		11/24/2014	95.70
STARKVILLE AUTO PARTS	5151-74371	11/24/2014	2 GRN MASKING TAPE & DUST MASK	001-301-555-250		11/24/2014	22.84
GATEWAY TIRE & SERVICE CENTER	1102526214	11/24/2014	VEHICLE #76 CONTROLARM ASSEMBLY, ALIGNMENT, LT21 5/85	001-301-630-360		11/24/2014	446.81
GATEWAY TIRE & SERVICE CENTER	1102526215	11/24/2014	FLAT OUTSID	001-301-630-360		11/24/2014	26.50
THOMPSON MACHINERY	PC370035890	11/24/2014	GASKET	001-301-555-250		11/24/2014	2.13
THOMPSON MACHINERY	PCPC370035889	11/24/2014	HOSE	001-301-555-250		11/24/2014	13.01
STARKVILLE AUTO PARTS	5151-74422	11/24/2014	CQ EXTENDED LIFE ANTIFREEZE & AUTO BATTER	001-301-555-250		11/24/2014	223.93
ROBINSON'S WESTERN AUTO	71862	11/24/2014	OIL MIX	001-301-555-250		11/24/2014	72.52
H & R AGR-POWER	CN06407	11/24/2014	PLUG, O-RING, FREIGHT	001-301-630-360		11/24/2014	130.10
HANSON PIPE & PRECAST, INC.	11163677	11/21/2014	DELIVERFEE/P--R-018" PFL- CL-3-B WALT-096"	001-301-560-270		11/21/2014	3,544.00
TRADE AMERICA INC.	19057	11/24/2014	LVSOL DISF SPRAY	001-301-555-250		11/24/2014	83.33
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	001-301-604-330		11/21/2014	169.00
BELL BUILDING SUPPLY, INC.	95900	11/24/2014	DRAIN SPADE, EAGLE SHOVEL, T-AMERICAN LHRP	001-301-555-250		11/24/2014	84.62
OKTIBBEHA COUNTY COOPERATIVE	815564	11/24/2014	CARHT ROLBUN BIB DUCK	001-301-555-250		11/24/2014	45.03
BELL BUILDING SUPPLY, INC.	96066	11/24/2014	REBAR 1/2"x20'	001-301-555-250		11/24/2014	41.94
OKTIBBEHA COUNTY COOPERATIVE	816305	11/24/2014	NORCROSS BLK BOOT SZ11	001-301-555-250		11/24/2014	13.05
OKTIBBEHA COUNTY COOPERATIVE	816447	11/24/2014	CARHT DUCK BIB INS	001-301-555-250		11/24/2014	72.28

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
UNITED RENTALS (NORTH AMERICA), INC.	124411597-001	11/24/2014	CONTROL CABLE	001-301-630-360		11/24/2014	77.65
CINTAS	215761923	11/20/2014	STREET	001-301-535-233		11/20/2014	104.53
CINTAS	21576355	11/24/2014	STREET	001-301-535-233		11/24/2014	104.53
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	001-301-620-370		11/20/2014	10.92
TERRY'S GARAGE, INC	36415	11/24/2014	REPAIRED PARKING BRAKE SHOE TRUCK#706	001-301-630-360		11/24/2014	413.27
STARKVILLE AUTO PARTS	5151-74055	11/24/2014	HS BIT 3/8 T	001-301-555-250		11/24/2014	5.99
STARKVILLE AUTO PARTS	5151-74066	11/24/2014	AIR FILTER	001-301-555-250		11/24/2014	79.98
STARKVILLE AUTO PARTS	5151-74077	11/24/2014	MINIATURE LAMP	001-301-555-250		11/24/2014	17.90
RACKLEY OIL INC.	000395216	11/24/2014	ANTIFREEZE , MOTOR OIL , DELO 15W40 OIL (POWA 0415)	001-301-555-250		11/24/2014	174.87
OKT COUNTY BOARD OF SUPERVISORS	11042014	11/24/2014				11/24/2014	775.00
OKTIBBEHA COUNTY COOPERATIVE	810676	11/24/2014	SAHARA BERMUDA HULLED RYEGRASS,BAGFERT ,FESCUE	001-301-555-250		11/24/2014	293.00
COLUMBUS RUBBER & GASKET CO., INC.	487125-001	11/24/2014	HYD HOSE FAB ASSEMBLY	001-301-630-360		11/24/2014	47.55
STARKVILLE AUTO PARTS	5151-74149	11/24/2014	CABLE TIES	001-301-555-250		11/24/2014	8.69
BELL BUILDING SUPPLY, INC.	95055	11/24/2014	SINGLE SIDED KEY	001-301-555-250		11/24/2014	18.72
BELL BUILDING SUPPLY, INC.	95081	11/24/2014	FLINT LIGHTER, PENCIL	001-301-555-250		11/24/2014	46.27
OKTIBBEHA COUNTY COOPERATIVE	812181	11/24/2014	FLAME TORCH, 24" PUSH BR PADLOCK, BUG STOP SUPPLIES	001-301-555-250		11/24/2014	47.38
PAUL'S WELDING	5480	11/24/2014	BUILD 12METAL PLATES, CUT 1 1/2"CAST IRON GRATE	001-301-630-360		11/24/2014	180.00
NORTHEAST EXTERMINATING	231543	11/20/2014	MAINT SHOP PEST CONTROL	001-301-691-550		11/20/2014	85.00
BELL BUILDING SUPPLY, INC.	80650	11/24/2014	SAKRETE SAND MIX #80 NO GRAVEL	001-301-555-250		11/24/2014	21.40
NORTHEAST EXTERMINATING	251971	11/20/2014	MONTHLY PEST CONTROL	001-301-691-550		11/20/2014	30.00
CUSTOM PRODUCTS CORPORATION	253544	11/20/2014	91UF-OI90 / 91UF SUPER LOCK / SHIPPING	001-301-565-272		11/20/2014	506.78
CUSTOM PRODUCTS CORPORATION	253658	11/20/2014	6x18/6x24/6x30SHEETED BLANK&18x24 SPEEDUMIT FRT	001-301-565-272		11/20/2014	1,913.10
CUSTOM PRODUCTS CORPORATION	253743	11/20/2014	6x50 SERIES BLACK CONTRALTAC W/PREMASK VINYL	001-301-565-272		11/20/2014	655.68
UNIVAR USA INC.	BH557903	11/20/2014	#806736 ML KONTROL LARVICIDE OIL	001-301-515-221		11/20/2014	135.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name Payable Number

STRIBLING EQUIPMENT, INC. RS005004914:01

Post Date
11/24/2014

Description (Item) Account Number

CHECK ENGINE FOR 001-301-630-360

LOOSING COOLANT AND REP

Project Account Key

Post Date
11/24/2014Amount
670.54

Outstanding Total:

19,494.27

Department 301 - STREET DEPARTMENT Total:

19,494.27

Department: 302 - STREET LIGHTING

Outstanding

4-COUNTY ELECTRIC POWER INV0012340

ASSOCIATION

11/20/2014

ELECTRIC BILLS BY DEPT 001-302-625-380

(OCT2014)

11/20/2014

8,577.53

Outstanding Total:

8,577.53

Department 302 - STREET LIGHTING Total:

8,577.53

Department: 360 - ANIMAL CONTROL

Outstanding

STARKVILLE ELECTRIC INV0012344

CSPIRE WIRELESS 643956

RACKLEY OIL INC. 000396151

CERIDIAN BENEFIT SERVICES 332789567

11/20/2014

11/21/2014

11/24/2014

11/20/2014

SED BILLS BY DEPT (NOV201 001-360-625-380

INTERNET SERVICES 001-360-604-330

GAS FUEL CHARGES 001-360-525-231

CERIDIAN-CO8RA 001-360-620-370

INSURANCE NOV2014

11/20/2014

11/21/2014

11/24/2014

11/20/2014

904.03

169.00

110.98

1.68

Outstanding Total:

1,185.69

Department 360 - ANIMAL CONTROL Total:

1,185.69

Department: 600 - CAPITAL PROJECTS

Outstanding

APAC-MISSISSIPPI, INC 4000050337

APAC-MISSISSIPPI, INC 4000050362

APAC-MISSISSIPPI, INC 4000050393

MMC MATERIALS, INC. 346994

APAC-MISSISSIPPI, INC 4000050444

APAC-MISSISSIPPI, INC 4000050502

CLAYTON MCHANN INV0012350

CLAYTON MCHANN INV0012349

APAC-MISSISSIPPI, INC 4000050702

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/20/2014

11/20/2014

11/24/2014

MT 9.5MM TON ASPHALT MI 001-600-912-815

MT 9.5MM TON ASPHALT MI 001-600-912-815

MT 9.5MM TON ASPHALT MI 001-600-912-815

3000PSI 20% / SMALL LOAD 001-600-912-815

CHARGE

MT 9.5MM TON ASPHALT 001-600-912-815

SC-1 TY 8 (RAP 15) ASPHALT 001-600-912-815

40 HOURS WORKED 001-600-912-822

17 HOURS WORKED 001-600-912-822

SC-1 TY 8 (RAP 15) ASPHALT 001-600-912-815

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/24/2014

11/20/2014

11/20/2014

11/24/2014

1,562.61

1,533.21

249.17

167.50

1,556.00

1,547.91

1,120.00

476.00

1,543.50

Outstanding Total:

9,755.90

Department 600 - CAPITAL PROJECTS Total:

9,755.90

Department: 605 - BROWNFIELD GRANT

Outstanding

BANKFIRST-VISA PAYMENT INV0012380

PM ENVIRONMENTAL, INC 69376

11/24/2014

11/25/2014

BROWNFIELDS QUARTERLY 001-605-600-300

MEETING 11/21/14

BROWNFIELD GRANT #BF- 001-605-600-300

00013413-0

11/24/2014

11/25/2014

535.23

47,536.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
PM ENVIRONMENTAL, INC	67109	11/20/2014	00013413-0	001-605-600-300		11/20/2014	11,271.25
Department 605 - BROWNFIELD GRANT Total:							59,342.48
Department 605 - BROWNFIELD GRANT Total:							59,342.48
Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS							
Outstanding							
STARKVILLE MAIN STREET ASSOCIATION	00116	11/20/2014	ARKANSAS GAME DAY 11/1/14 SHUTTLE SERVICES	001-653-702-708		11/20/2014	456.50
Outstanding Total:							456.50
Department 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS Total:							456.50
Fund 001 - GENERAL FUND Total:							254,131.04
Fund: 015 - AIRPORT FUND							
Department: 505 - AIRPORT							
Outstanding							
RACKLEY OIL INC.	000393888	11/20/2014	GAS	015-505-525-231		11/20/2014	44.43
RSINET	22283	11/20/2014	RSINet DATA SERVICE JUL- SEPT2014	015-505-600-338		11/20/2014	180.00
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	015-505-604-330		11/20/2014	212.08
CANON SOLUTIONS	256664	11/20/2014	COPIER RENTAL	015-505-600-338		11/20/2014	3.68
AMERICA-BURLINGTON							
STARKVILLE ELECTRIC	INV0012344	11/20/2014	SED BILLS BY DEPT (NOV201	015-505-625-380		11/20/2014	947.35
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	015-505-604-330		11/21/2014	169.00
ECS - ELECTRICAL & CONSTR. SPEC.	4810	11/24/2014	AIRPORT LIGHTING / S&H	015-505-630-400		11/24/2014	122.28
OKTIBBEHA COUNTY COOPERATIVE	816296	11/24/2014	FERRIS FRONT WHEEL GREASE SEAL&ORTHRO INSE	015-505-501-200		11/24/2014	17.99
OKTIBBEHA COUNTY COOPERATIVE	816296	11/24/2014	FERRIS FRONT WHEEL GREASE SEAL&ORTHRO INSE	015-505-570-273		11/24/2014	8.58
BYE ELECTRIC	9536	11/25/2014	ADD ELECTRICAL CIRCUITS TO "E" T-HANGAR BUILDING	015-505-691-550		11/25/2014	2,200.00
JOHN DAVID WYNNIE, JR	34	11/24/2014	34 HOURS WORKED - WEED EAT & MOWING SERVICES	015-505-600-338		11/24/2014	156.00
STARKVILLE AUTO PARTS	5151-74073	11/20/2014	DELO 15W 40 OIL/ANT301ANITFREEZE/PU	015-505-525-231		11/20/2014	95.70
STARKVILLE AUTO PARTS	5151-74073	11/20/2014	RPLE DEGREASER DELO 15W 40 OIL/ANT301ANITFREEZE/PU	015-505-570-273		11/20/2014	6.49
STARKVILLE AUTO PARTS	5151-74073	11/20/2014	RPLE DEGREASER DELO 15W 40 OIL/ANT301ANITFREEZE/PU	015-505-570-273		11/20/2014	25.98

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
NEEL-SCHAFER	1022416	11/25/2014	PROJECT FOY (OCT2014SERVICES)	015-505-630-403		11/25/2014	5,030.96

Outstanding Total: 9,220.52

Department 505 - AIRPORT Total: 9,220.52

Fund 015 - AIRPORT FUND Total: 9,220.52

Fund: 022 - SANITATION

Department: 322 - SANITATION DEPARTMENT

Outstanding

FASTENAL COMPANY	MSSTA53594	11/25/2014	28" / 18" SAFETY CONE, V- GARD RATCHET, XLGLOVES, S RUBBISH RENTAL EQUIPMEN	022-322-630-400		11/25/2014	181.69
UNITED RENTALS (NORTH AMERICA), INC.	123798058-002	11/21/2014		022-322-691-550		11/21/2014	1,639.00
MISSISSIPPI DEPARTMENT OF EMPLOYMENT SECURITY SOUTHERN	10312014	11/20/2014	3RD QTR: DARYL JORDAN ACC#92-00499-0-00	022-322-691-550		11/20/2014	4,426.66
TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	022-322-604-330		11/20/2014	26.42
NORTHEAST EXTERMINATIN	11/10/2014	11/21/2014	PEST CONTROL - SANITATION BUILDING	022-322-600-300		11/21/2014	30.00
GATEWAY TIRE & SERVICE CENTER	1102523894	11/21/2014	TRUCK#91	022-322-630-400		11/21/2014	53.00
GATEWAY TIRE & SERVICE CENTER	1102523896	11/21/2014	TRUCK#42	022-322-630-400		11/21/2014	36.45
STARKVILLE ELECTRIC	INV0012366	11/20/2014	SANITATION DEPT	022-322-600-333		11/20/2014	4,999.11
STARKVILLE AUTO PARTS	5151-74363	11/21/2014	TRUCK#92A HALOGEN SEALED BEAM	022-322-630-400		11/21/2014	13.39
NEWELL PAPER COMPANY	731305	11/21/2014	CLEANING SUPPLIES	022-322-555-250		11/21/2014	40.65
GATEWAY TIRE & SERVICE CENTER	1102525438	11/21/2014	TRUCK#38	022-322-630-400		11/21/2014	26.50
STARKVILLE ELECTRIC	INV0012367	11/20/2014	SANITATION DEPT	022-322-600-333		11/20/2014	5,355.49
GATEWAY TIRE & SERVICE CENTER	1102527135	11/21/2014	TRUCK#40	022-322-630-400		11/21/2014	26.50
GATEWAY TIRE & SERVICE CENTER	1102527195	11/21/2014	TRUCK#43	022-322-630-400		11/21/2014	28.50
GATEWAY TIRE & SERVICE CENTER	1102527245	11/21/2014	TRUCK#91	022-322-630-400		11/21/2014	405.32
CUSTOM PRODUCTS CORPORATION	256648	11/21/2014	*EMPLOYEE OF THE MONTH* PARKING SIGN	022-322-691-550		11/21/2014	41.81
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	022-322-604-330		11/21/2014	169.00
STARKVILLE WAREHOUSE COMPANY	INV0012342	11/20/2014	SPACE 56 / NOV2014	022-322-551-239		11/20/2014	360.00
FASTENAL COMPANY	MSSTA53966	11/24/2014	FLEX GUARD XL/L GLOVES	022-322-555-250		11/24/2014	51.82
OKT189EHA COUNTY COOPERATIVE	817671	11/21/2014	SAFETY FACE MASK FOR EMPLOYEES	022-322-535-233		11/21/2014	342.50
GATEWAY TIRE & SERVICE CENTER	1102529667	11/21/2014	TRUCK#38	022-322-630-400		11/21/2014	28.50

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
LIVE WIRE ELECTRIC, LLC	1452	11/21/2014	REPAIRED LIGHTS IN BUILDING&INSTALLED CEILING FAN	022-322-691-550		11/21/2014	2,877.50
GOLDEN TRIANGLE PLANNING & DEVELOPM S&K DOOR AND SPECIALTY COMPANY, INC.	3241	11/21/2014	OCT2014 SERVICES	022-322-600-379		11/21/2014	279.00
ROTO-ROOTER SEWER SERVICE	52606	11/21/2014	REPAIR DOORSAT SES BUILDING	022-322-691-550		11/21/2014	2,678.00
CINTAS	64335	11/21/2014	REPAIRS TO BUILDING (BATHROOM)	022-322-691-550		11/21/2014	1,118.66
STARKVILLE GLASS & PAINT	215761927	11/20/2014	SANITATION	022-322-535-233		11/20/2014	197.10
BELL BUILDING SUPPLY, INC.	24808	11/21/2014	TRUCK#91 REPLACE WINDSHIELD	022-322-630-400		11/21/2014	125.00
WATERMARK PRINTERS LLC	71867	11/21/2014	RC-2 REPLACEMENT CUP-EZ (PICKUP TRASH STICK)	022-322-555-250		11/21/2014	98.85
H&O TRUCKS & TRAILER REPAIR L.L.C.	8390	11/21/2014	S-2PART SANITATION PURCHASE ORDERS	022-322-555-250		11/21/2014	107.00
NEWELL PAPER COMPANY	51831	11/21/2014	TRUCK#98 REPLACED HYD FILTERS	022-322-630-400		11/21/2014	308.46
GATEWAY TIRE & SERVICE CENTER	731709	11/21/2014	CLEANING SUPPLIES	022-322-555-250		11/21/2014	52.80
GATEWAY TIRE & SERVICE CENTER	I102536426	11/21/2014	TRUCK#43	022-322-630-400		11/21/2014	28.50
GATEWAY TIRE & SERVICE CENTER	I102536427	11/21/2014	TRUCK#000	022-322-630-400		11/21/2014	127.08
MISSISSIPPI DEPARTMENT OF REVENUE	H08915201	11/21/2014	TITLE 2491 SANITATION DEP	022-322-691-550		11/21/2014	9.00
CINTAS	21576359	11/24/2014	SANITATION	022-322-535-233		11/24/2014	197.10
PITNEY BOWES INC- PURCHASE POWER	INV0012393	11/25/2014	PUCASE POWER ACC#8000 -9000-1141-9748 NOV2014	022-322-604-330		11/25/2014	84.96
WASTEQUIP	2144694	11/20/2014	DUMPSTERS	022-322-918-805		11/20/2014	17,235.00
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	022-322-620-370		11/20/2014	17.64
WASTEQUIP	2144707	11/20/2014	DUMPSTERS	022-322-918-805		11/20/2014	12,180.00
WASTEQUIP	2144746	11/20/2014	DUMPERS	022-322-918-805		11/20/2014	17,695.00
Outstanding Total:							73,698.96
Department 322 - SANITATION DEPARTMENT Total:							73,698.96
Department: 325 - RUBBISH Outstanding							
TRADE AMERICA INC.	19059	11/21/2014	CLEANING / JANITORIAL SUPPLIES	022-325-555-250		11/21/2014	254.22
WATERMARK PRINTERS LLC	8389	11/21/2014	RUBBISH PURCHASE ORDER BOOKS	022-325-555-250		11/21/2014	107.00
PRECISION AUTOGLASS & PAINT	8086	11/21/2014	TRUCK#22 REPLACED BACK GLASS	022-325-555-250		11/21/2014	200.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
RACKLEY OIL INC.	000395440	11/21/2014	SUPPLIES FOR TRUCKS	022-325-525-231		11/21/2014	1,236.22

Outstanding Total: 1,797.44

Department 325 - RUBBISH Total: 1,797.44

Department: 341 - LANDSCAPING

Outstanding

CINTAS	215761927	11/20/2014	SANITATION	022-341-535-233		11/20/2014	53.66
H & R AGRIP-POWER	CN06606	11/21/2014	GLASS / FRT	022-341-555-250		11/21/2014	479.24
STARKVILLE AUTO PARTS	5151-74654	11/21/2014	CLEAR RTV SILICONE SEAL	022-341-555-250		11/21/2014	20.97
WATERS TRUCK & TRACTOR	223040046	11/20/2014	10/30/14 CREDIT MEMO	022-341-630-360		11/20/2014	-560.00
CO. INC.			#223040046				
CINTAS	21576359	11/24/2014	SANITATION	022-341-535-233		11/24/2014	53.66
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA	022-341-620-370		11/20/2014	5.04
INGRAM EQUIPMENT COMPANY,LLC	0031678-IN	11/20/2014	INSURANCE NOV2014 SWEEPER	022-341-630-360		11/20/2014	3,564.52

Outstanding Total: 3,617.09

Department 341 - LANDSCAPING Total: 3,617.09

Fund 022 - SANITATION Total: 79,113.49

Fund: 023 - LANDFILL ACCOUNT

Department: 323 - SANITARY LANDFILL

Outstanding

STARKVILLE AUTO PARTS	5151-73633	11/21/2014	SUPPLIES FOR TRUCK	023-323-630-400		11/21/2014	22.97
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	023-323-604-330		11/20/2014	26.42
RACKLEY OIL INC.	000396246	11/21/2014	FUEL NOZZLE FOR TRUCK	023-323-555-250		11/21/2014	58.95
CINTAS	215761926	11/20/2014	LANDFILL	023-323-535-233		11/20/2014	35.00
BANCORPSOUTH	12052014	11/20/2014	CONTRACT#002-0070314-	023-323-820-874		11/20/2014	3,160.59
EQUIPMENT FINANCE			005 DEC2014 PAYMENT				
BANCORPSOUTH	12052014	11/20/2014	CONTRACT#002-0070314-	023-323-830-873		11/20/2014	8.61
EQUIPMENT FINANCE			005 DEC2014 PAYMENT				
THOMPSON MACHINERY	UN110003996	11/20/2014	2/24/14 CREDIT MEMO	023-323-630-400		11/20/2014	-58.06
CINTAS	21576358	11/24/2014	LANDFILL	023-323-535-233		11/24/2014	35.00
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA	023-323-620-370		11/20/2014	0.84
			INSURANCE NOV2014				

Outstanding Total: 3,290.32

Department 323 - SANITARY LANDFILL Total: 3,290.32

Fund 023 - LANDFILL ACCOUNT Total: 3,290.32

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Fund: 311 - PARKING MILL PROJECT							
Department: 656 - PARKING MILL PROJECT							
Outstanding							
MALOUF CONSTRUCTION CORP	3	11/20/2014	STARKVILLE PARKING GARAGE - PHASE 2	311-656-912-850		11/20/2014	1,123,783.50
PRITCHARD ENGINEERING, INC	9929	11/20/2014	TESTING	311-656-922-975		11/20/2014	6,000.00
Outstanding Total:							1,129,783.50
Fund: 375 - PARK AND REC TOURISM							
Department: 551 - PARK & REC TOURISM							
Outstanding							
RACKLEY OIL INC.	000111170	11/20/2014	GAS FUEL CHARGES	375-551-907-942		11/20/2014	305.21
RACKLEY OIL INC.	000111145	11/20/2014	GAS FUEL CHARGES	375-551-907-942		11/20/2014	253.32
RACKLEY OIL INC.	000111152	11/20/2014	GAS FUEL CHARGES	375-551-907-942		11/20/2014	241.49
RICE EQUIPMENT COMPANY	7493	11/20/2014	SERVICE CALL TO WELD ALUMINUM SOCCER GOALS	375-551-907-942		11/20/2014	112.50
IVY AUTO PARTS, LLC.	480781	11/20/2014	2-PC UNLOCKING SYS #7351290	375-551-907-942		11/20/2014	79.99
SOUTHERN AIR SOLUTIONS, INC	1098b	11/25/2014	HVAC SERVICE (SPORTSPLEX/TRUCKCHARGE) OCT2014	375-551-907-942		11/25/2014	410.00
RACKLEY OIL INC.	000111165	11/20/2014	GAS FUEL CHARGES	375-551-907-942		11/20/2014	69.37
WAUKAWAY DISTRIBUTORS, INC	14596	11/20/2014	5GAL BOTTLES WATER	375-551-907-942		11/20/2014	38.75
OKTIBBEHA COUNTY COOPERATIVE	807593	11/20/2014	SOLO13143ELBOW,SHUT OFF VALVE, SPRAY GUN TEEJ	375-551-907-942		11/20/2014	27.22
TROPHY DEPOT	1012160	11/20/2014	FOOTBALL MEGA MEDAL 2.25" (7/8x30IN.WHITE RIBBON)	375-551-907-942		11/20/2014	105.08
LOWE'S	07097	11/20/2014	ACC#99007173273 CLEANING SUPPLIES	375-551-907-942		11/20/2014	92.47
NEWELL PAPER COMPANY	729786	11/20/2014	JANITORIAL SUPPLIES	375-551-907-942		11/20/2014	267.76
HOWELL'S PEST CONTROL	INV0012339	11/20/2014	PEST CONTROL SPORTSPLEX, WS. GS	375-551-907-942		11/20/2014	90.00
LOWE'S	907378	11/25/2014	ACC#99007173273 SUPPLIES	375-551-907-942		11/25/2014	114.51
HAF-TO-GO PORTABLE TOILETS	9095	11/20/2014	(2) PORTABLE TOILETS	375-551-907-942		11/20/2014	170.00
THYSSENKRUPP ELEVATOR CORP	3001389745	11/20/2014	SERVICE CALL STARKVILLE SPORTSPLEX ELEVATOR	375-551-907-942		11/20/2014	653.62
WAUKAWAY DISTRIBUTORS, INC	C:R1114-252	11/20/2014	MONTHLY COOLER RENT	375-551-907-942		11/20/2014	20.00
Department 656 - PARKING MILL PROJECT Total:							1,129,783.50
Fund 311 - PARKING MILL PROJECT Total:							1,129,783.50

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
BIDDY SAW WORKS, INC.	147458	11/20/2014	CASTER-KIT, BEARING-CONE, CUP.	375-551-907-942		11/20/2014	380.57
BIDDY SAW WORKS, INC.	147459	11/20/2014	BEARING, SWITCH, GREASE AIR FILTER KIT/SHOP SUPPLIES/REPAIR AIR FILTER	375-551-907-942		11/20/2014	45.91
BIDDY SAW WORKS, INC.	147460	11/20/2014	ASM, STRUT 72 LONG/SHOP SUPPLIES/FREIG HT/WHEELKIT	375-551-907-942		11/20/2014	466.93
GUARDIAN LOCK AND KEY GATEWAY TIRE & SERVICE CENTER	2722 1102524467	11/25/2014 11/20/2014	4-WHEEL ALIGNMENT, TIREBAL, CROSS TOUR SLX, VALVE	375-551-907-942 375-551-907-942		11/25/2014 11/20/2014	20.00 531.19
LOWE'S G & K SERVICES	08543 123709078	11/20/2014 11/25/2014	ACCH99007173273 SUPPLIES SUPPLIES	375-551-907-942 375-551-907-942		11/20/2014 11/25/2014	29.50 34.00
JERRY PATE TURF SUPPLY, INC.	11742125	11/25/2014	V-BELT, BEARING-PILLOW BLOCK, RING-CANVAS	375-551-907-942		11/25/2014	781.61
LOWE'S CANON FINANCIAL SERVICES, INC	07194 14357434	11/25/2014 11/25/2014	ACCH99007173273 SUPPLIES MODEL:IRCS250 RENTAL P/R	375-551-907-942 375-551-907-942		11/25/2014 11/25/2014	98.69 382.00
LOWE'S BIDDY SAW WORKS, INC.	01331 147682	11/25/2014 11/25/2014	ACCH99007173273 SUPPLIES MOWER ENGINE, REPAIRS INSTALLATION	375-551-907-942 375-551-907-942		11/25/2014 11/25/2014	42.61 2,749.00
OKTBBEHA COUNTY COOPERATIVE	815295	11/25/2014	SUPPLIES	375-551-907-942		11/25/2014	496.50
SPORTS SPECIALTY	00032751	11/25/2014	LARGE & SMALL TROPHIES	375-551-907-942		11/25/2014	525.00
NEWELL PAPER COMPANY	731298	11/25/2014	JANITORIAL SUPPLIES	375-551-907-942		11/25/2014	140.71
G & K SERVICES	1231712419	11/25/2014	SUPPLIES	375-551-907-942		11/25/2014	34.00
NEWELL PAPER COMPANY	731708	11/25/2014	JANITORIAL SUPPLIES	375-551-907-942		11/25/2014	77.86
G & K SERVICES	1231715742	11/25/2014	SUPPLIES	375-551-907-942		11/25/2014	34.00
CINTAS FIRST AID & SAFETY	5002149791	11/25/2014	MEDICINE CABINET SUPPLIE	375-551-907-942		11/25/2014	167.23
FRED GANDY	585365	11/25/2014	CLEANING SERVICES	375-551-907-942		11/25/2014	350.00
G & K SERVICES	1231705775	11/25/2014	SUPPLIES	375-551-907-942		11/25/2014	34.00
EAST MISSISSIPPI LUMBER CO.	86568/1	11/20/2014	SUPPLIES	375-551-907-942		11/20/2014	59.15
LOWE'S	07799	11/20/2014	ACC#99007173273 SOAP, OPTX PLASTIC SHEET, LUX-PRO	375-551-907-942		11/20/2014	61.38
RACKLEY OIL, INC.	147309	11/20/2014	REPLACED ALL 3 SPUNE BUSHING/WASHERS/BOLTS	375-551-907-942		11/20/2014	89.68
SULLIVAN'S OFFICE SUPPLY, INC.	171864	11/20/2014	#99088 DRIVE, SLIM, ITB, BK	375-551-907-942		11/20/2014	105.99
CANON SOLUTIONS AMERIC	844817	11/25/2014	UC16D-OCT2014 P/R RENTIA	375-551-907-942		11/25/2014	139.33
NEWELL PAPER COMPANY	730397	11/20/2014	JANITORIAL SUPPLIES	375-551-907-942		11/20/2014	173.67

Expense Approval Report			Post Dates: 11/20/2014 - 11/25/2014		
Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key
WAUKAWAY DISTRIBUTORS, INC	12036	11/20/2014	5GAL BOTTLES WATER	375-551-907-942	
			Amount		
			38.75		
			Outstanding Total:		
			11,140.55		
Fund: 400 - WATER & SEWER DEPARTMENTS			Department 551 - PARK & REC TOURISM Total:		
Department: 000 - UNDESIGNATED			11,140.55		
Outstanding			Fund 375 - PARK AND REC TOURISM Total:		
			11,140.55		
CENTRAL PIPE SUPPLY, INC.	X 18914	11/24/2014	FORD CRUB STOP 3/4"	400-000-070-250	
CENTRAL PIPE SUPPLY, INC.	X19014	11/24/2014	6" MJ VALVE, 8" MJ VALVE,	400-000-070-250	603.72
			6" MJ X FLG, 8" MJ X FLG		3,839.00
CENTRAL PIPE SUPPLY, INC.	X19015	11/24/2014	4"x12.5" FULLCIRCLE &	400-000-070-250	537.21
			6"x12.5" FULL CIRCLE		
BELL BUILDING SUPPLY, INC.	94201	11/20/2014	CLEAR CLEANER, PIPE PVC,	400-000-070-250	47.19
			TITANIUM 1/4" BIT		
BELL BUILDING SUPPLY, INC.	94226	11/20/2014	ESR72 18oz PAINT STRIPER	400-000-070-250	38.76
CENTRAL PIPE SUPPLY, INC.	X19917	11/20/2014	SUPPLIES	400-000-070-250	106.00
CENTRAL PIPE SUPPLY, INC.	X19918	11/20/2014	SUPPLIES	400-000-070-250	1,359.90
DIXIE WHOLESale	436314	11/20/2014	PIPE SUPPLIES	400-000-070-250	550.40
WATERWORKS					
G & C SUPPLY CO., INC	6554250	11/20/2014	300 1 1/2" MUNICIPEX	400-000-070-250	1,245.00
			TUBING		
CENTRAL PIPE SUPPLY, INC.	X20343	11/25/2014	2"x6" & 2"x3" FULLCIRCLE,	400-000-070-250	1,536.11
			COUPLINGS, RESETTER, BRO		
G & C SUPPLY CO., INC	6558234	11/24/2014	MUNICIPEX PIPES & STEEL	400-000-070-250	701.00
			INSERTS		
CENTRAL PIPE SUPPLY, INC.	X17827	11/21/2014	CREDIT MEMO PER VENDOR	400-000-070-250	-514.08
			9/30/14		
CENTRAL PIPE SUPPLY, INC.	X21099	11/25/2014	3/4"x7" RESETTER	400-000-070-250	324.12
SOUTHERN PIPE AND	8136202-00	11/24/2014	6 PVC S40 BE PIPE	400-000-070-250	134.00
SUPPLY CO., INC					
SOUTHERN PIPE AND	8143416-00	11/24/2014	6" PVC S40 BE PIPE	400-000-070-250	536.00
SUPPLY CO., INC					
G & C SUPPLY CO., INC	6558048	11/24/2014	STEEL INSERT	400-000-070-250	152.46
CENTRAL PIPE SUPPLY, INC.	X17433	11/21/2014	21 FULL CIRCLE #244 1/2"x3"	400-000-070-250	460.74
CENTRAL PIPE SUPPLY, INC.	X17694	11/20/2014	SUPPLIES	400-000-070-250	2,478.00
			Outstanding Total:		
			14,135.53		
Department: 721 - NEW CONSTRUCTION REHAB			Department 000 - UNDESIGNATED Total:		
Outstanding			14,135.53		
FASTENAL COMPANY	MSSTAS3498	11/20/2014	28" SAFETY CONE / GREASE	400-721-555-250	364.26
			GUN		
DIXIE WHOLESale	435919	11/20/2014	UM145-8 8 MJ 1/8BEND	400-721-630-566	166.40
WATERWORKS					

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
POWERSTROKE EQUIPMENT SALES & SVC	0567	11/20/2014	REPAIR STIHL TS420/MS250	400-721-630-400		11/20/2014	86.46
TRADE AMERICA INC.	19010	11/20/2014	NITRILEGLOVES, TTISSUE, GATORADE, PURELL, DAWN	400-721-535-250		11/20/2014	310.43
DIXIE WHOLESale WATERWORKS	436089	11/20/2014	10" MI/1/4BEND, 10" MEGA LUG FOR PVC, 10" FOSTER ADPT	400-721-630-563		11/20/2014	918.61
FASTENAL COMPANY	MSSTA53713	11/20/2014	6PC-LOCKING PLIER SET / HEXCAP SCREW 5/8-11x2	400-721-555-250		11/20/2014	152.82
NESCO ELECTRICAL DISTRIBUTORS	51975192.001	11/20/2014	THHN-12-GRN-SOL-CU-4&500CN	400-721-630-563		11/20/2014	53.48
MMC MATERIALS, INC.	347480	11/20/2014	3000 PSI	400-721-630-563		11/20/2014	376.00
DIXIE WHOLESale WATERWORKS	436312	11/20/2014	WATER PLUG	400-721-630-566		11/20/2014	583.52
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	400-721-604-330		11/20/2014	52.84
FASTENAL COMPANY	MSSTA53756	11/20/2014	ASSORTED TOOLS FOR TOOLBOX	400-721-555-250		11/20/2014	1,179.49
CSPIRE WIRELESS	643956	11/21/2014	INTERNET SERVICES	400-721-604-330		11/21/2014	169.00
DOUG DEVLIN	11172014	11/25/2014	FUEL GAS CHARGES	400-721-525-231		11/25/2014	348.05
CINTAS	215761920	11/20/2014	REHAB	400-721-535-233		11/20/2014	23.23
DIXIE WHOLESale WATERWORKS	436092	11/20/2014	INVOICE#436089 CREDIT 10" MI 1/4 BEND	400-721-630-563		11/20/2014	-173.55
TERRY STDHAM	624451	11/21/2014	CARVER DITCH	400-721-630-564		11/21/2014	840.00
TERRY STDHAM	624452	11/21/2014	SOUTH MONTGOMERY	400-721-630-563		11/21/2014	1,200.00
TERRY STDHAM	624461	11/21/2014	JACKSON STRETSSEWER LINE REPLACEMENT/MANHOLE	400-721-630-568		11/21/2014	525.00
TERRY STDHAM	624468	11/24/2014	LAFAYETTE STREET 10" WATERLINE REPAIRS	400-721-630-568		11/24/2014	3,695.00
TERRY STDHAM	624466	11/21/2014	LAFAYETTE STREET	400-721-630-568		11/21/2014	2,520.00
TERRY STDHAM	624467	11/21/2014	SIDE WALK REMOVAL FOR SEWER LINE REPLACEMENT	400-721-630-568		11/21/2014	2,857.50
CINTAS	215763652	11/24/2014	REHAB	400-721-535-233		11/24/2014	23.23
Outstanding Total:							16,271.77
Department 721 - NEW CONSTRUCTION REHAB Total:							16,271.77
Department: 723 - WATER DEPARTMENT							
Outstanding							
LOWE'S	08246.	11/24/2014	1SPC.SOCKET&MMRAT COMMWRN-SWT 7PC	400-723-630-565		11/24/2014	275.41
FASTENAL COMPANY	MSSTA54054	11/24/2014	LONG LINER #6821 WL BALACLAVA	400-723-535-233		11/24/2014	85.90
FASTENAL COMPANY	MSSTA53492	11/25/2014	(25) 28" SAFETY CONE	400-723-577-274		11/25/2014	422.45
RONNIE JONES CONSTRUCTION, INC	9294-STARK	11/24/2014	FILL SAND	400-723-630-567		11/24/2014	1,611.26
APAC-MISSISSIPPI, INC	4000050301	11/20/2014	MT 9.5 MM TON	400-723-587-279		11/20/2014	450.56

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
FASTENAL COMPANY	MSSTA53578	11/20/2014	VENDING	400-723-555-250		11/20/2014	442.74
TRADE AMERICA INC.	19008	11/20/2014	GORAGS,TUFFJOB,SPRAY9,V ANISH,MANGOSPRAYSUPPLI	400-723-585-277		11/20/2014	482.14
TRADE AMERICA INC.	19009	11/20/2014	58"/39"CANLINERS,DUSTMO P,CARWASHBRUSH/HANDLE	400-723-585-277		11/20/2014	245.39
TRADE AMERICA INC.	19011	11/20/2014	INK CARTRIDGE:BLACK,GRAY,YEL LOW,MAGENTA,TONER	400-723-585-277		11/20/2014	585.53
MMC MATERIALS, INC.	347222	11/20/2014	3000PSI 20% & SMALL LOAD CHARGE	400-723-587-279		11/20/2014	144.00
DIXIE WHOLESALE WATERWORKS	436091	11/20/2014	#31125 RIDGID ALUM OFFSET WRENCH 18"	400-723-555-250		11/20/2014	168.15
CINTAS FIRST AID & SAFETY	5002053455	11/20/2014	SERVICE CHARGE, SINUS RELIEF,ALEVE, AC TABS/MED	400-723-585-277		11/20/2014	135.09
OKTIBBEHA COUNTY COOPERATIVE	808248	11/20/2014	LCR 267040 2-BUCKLE BOOT SIZED 12/M	400-723-535-233		11/20/2014	69.18
BELL BUILDING SUPPLY, INC.	94167	11/20/2014	PLYWOOD3/4CD & 21220 2GAL SPRAYER PREMIER	400-723-555-250		11/20/2014	91.89
FASTENAL COMPANY	MSSTA53710	11/20/2014	VENDING	400-723-555-250		11/20/2014	1,125.24
FASTENAL COMPANY	MSSTA53737	11/20/2014	(24)16oz.CAN BLUE HIGH CEMENT / XL BLUE PVC GLOVES	400-723-555-250		11/20/2014	331.09
NEWELL PAPER COMPANY	729995	11/25/2014	PAPER TOWELS, BATHROOM CLEANER, SUPPLIES	400-723-585-277		11/25/2014	312.70
OKTIBBEHA COUNTY COOPERATIVE	808825	11/20/2014	2YARDS BULK TOP SOIL	400-723-585-277		11/20/2014	72.00
OKTIBBEHA COUNTY COOPERATIVE	809234	11/20/2014	1 PAIR LCR 150040 GRANGE BOOT	400-723-585-277		11/20/2014	53.51
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	400-723-604-330		11/20/2014	153.65
FASTENAL COMPANY	MSSTA53759	11/20/2014	20oz. CITRUSEngn DEGREASER	400-723-555-250		11/20/2014	127.62
BIZCO TECHNOLOGIES	INV0024579	11/25/2014	3 YEAR WARRANTY (FZ- SVCTPNF3Y)	400-723-918-805		11/25/2014	245.00
RACKLEY OIL INC.	000395059	11/20/2014	HAVOLINE, DELO15W40, TRACTOR HYD FLUID	400-723-630-400		11/20/2014	153.63
A+ AUTO REPAIR	008957	11/24/2014	SIERRA GMC'05 LABOR INSTALL LIGHTS/OILCHANGE	400-723-630-400		11/24/2014	103.00
SULLIVAN'S OFFICE SUPPLY, INC.	171896	11/24/2014	36" BOND PAPER	400-723-501-200		11/24/2014	59.85
TRADE AMERICA INC.	19056	11/24/2014	DEODORANT CONCENTRATE	400-723-577-274		11/24/2014	1,014.00
GOLDEN TRIANGLE PLANNING & DEVELOPM	3244	11/20/2014	TALKING WARRIOR WATER / NOV2014	400-723-600-364		11/20/2014	629.00
STARKVILLE AUTO PARTS	5151-74323	11/24/2014	COEXTENDED, CARB CLEANER, SILICONE SPRAY	400-723-630-400		11/24/2014	54.52
OKTIBBEHA COUNTY COOPERATIVE	813161	11/24/2014	MULCH	400-723-585-277		11/24/2014	32.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
ATMOS ENERGY	INV00012343	11/20/2014	WATER DEPT / NOV2014	400-723-625-380		11/20/2014	127.89
STARKVILLE ELECTRIC	INV00012365	11/20/2014	WATER DEPT METER	400-723-600-316		11/20/2014	9,231.60
STARKVILLE ELECTRIC	INV00012365	11/20/2014	READING				
STARKVILLE ELECTRIC	INV00012365	11/20/2014	WATER DEPT METER	400-723-600-334		11/20/2014	15,770.14
STARKVILLE ELECTRIC	INV00012368	11/20/2014	READING				
STARKVILLE ELECTRIC	INV00012368	11/20/2014	WATER DEPT METER	400-723-600-316		11/20/2014	9,309.80
STARKVILLE ELECTRIC	INV00012368	11/20/2014	READING				
STARKVILLE ELECTRIC	INV00012368	11/20/2014	WATER DEPT METER	400-723-600-334		11/20/2014	17,339.65
STARKVILLE ELECTRIC	INV00012368	11/20/2014	READING				
CANON FINANCIAL SERVICES, INC	14357432	11/20/2014	UCOVO - UPSTAIRS USAGE	400-723-604-330		11/20/2014	43.75
TRADE AMERICA INC.	19055	11/24/2014	JANITORIAL SUPPLIES	400-723-585-277		11/24/2014	522.44
STARKVILLE AUTO PARTS	5151-74433	11/24/2014	EXTENDEDUE CQ420 & ATL	400-723-630-400		11/24/2014	137.82
BELL BUILDING SUPPLY, INC.	95967	11/24/2014	PLYWOOD 3/4 CD & CLEAR	400-723-555-250		11/24/2014	561.45
EASTENAL COMPANY	MAAT53967	11/24/2014	VENDING SUPPLIES	400-723-555-250		11/24/2014	269.76
ATMOS ENERGY	INV00012371	11/20/2014	WATER DEPT GAS CHARGES	400-723-625-380		11/20/2014	30.95
A+ AUTO REPAIR	008997	11/24/2014	BLOWER MOTOR REPAIR	400-723-630-400		11/24/2014	181.49
TRADE AMERICA INC.	19076	11/24/2014	BANKERS BOX	400-723-585-277		11/24/2014	69.95
NEWELL PAPER COMPANY	731299	11/25/2014	WIPES, PINESOL, AIR	400-723-585-277		11/25/2014	203.14
			FRESHENER, BATHROOM				
			SUPPLIES				
CINTAS	215761924	11/20/2014	AUTO	400-723-535-233		11/20/2014	35.00
CINTAS	215761925	11/20/2014	WATER	400-723-535-233		11/20/2014	135.74
BELL BUILDING SUPPLY, INC.	96505	11/24/2014	1GAL/2GAL GASCAN, 10"ADI	400-723-555-250		11/24/2014	58.35
			WRENCH, 4"SHANK				
			SCREWDRIV				
TERRY STIDHAM	624453	11/21/2014	SPRING STREET	400-723-630-400		11/21/2014	65.00
TERRY STIDHAM	624454	11/21/2014	HIGHWAY 12	400-723-630-400		11/21/2014	960.00
TERRY STIDHAM	624456	11/21/2014	CITY SEWER TAP AT BAPTIST	400-723-630-400		11/21/2014	560.00
			CHURCH				
TERRY STIDHAM	624458	11/21/2014	JACKSON STREET	400-723-630-400		11/21/2014	1,710.00
TERRY STIDHAM	624459	11/21/2014	COURT HOUSE	400-723-630-400		11/21/2014	187.50
TERRY STIDHAM	624462	11/21/2014	OLD WEST POINT ROAD	400-723-630-400		11/21/2014	840.00
TERRY STIDHAM	624464	11/21/2014	Hwy 25 & 182 WATER LINE	400-723-630-400		11/21/2014	700.00
			REPAIR				
TERRY STIDHAM	624465	11/21/2014	Hwy 25 WATER LINE REPAIR	400-723-630-400		11/21/2014	390.00
CINTAS	215763567	11/24/2014	WATER	400-723-535-233		11/24/2014	135.74
CINTAS	215763656	11/24/2014	AUTO	400-723-535-233		11/24/2014	35.00
PITNEY BOWES INC-	INV00012393	11/25/2014	PUCCHASE POWER ACC#8000	400-723-604-330		11/25/2014	84.96
GOLDEN TRIANGLE			-9000-1141-9748 NOV2014				
PLANNING & DEVELOPM	3256	11/25/2014	ADMIN THROUGH OCT2014	400-723-600-334		11/25/2014	5,000.00

Expense Approval Report				Post Dates: 11/20/2014 - 11/25/2014			
Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	400-723-620-370		11/20/2014	1.68
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	400-723-620-370		11/20/2014	15.96
FASTENAL COMPANY	MSSTA53792	11/20/2014	12V CORDLESS GREASE GUN	400-723-555-250		11/20/2014	269.99
LOWE'S	02157	11/24/2014	5LB.16D BRIGHT DUPLEX & 3/4"x24" RND STEEL STAK	400-723-587-279		11/24/2014	104.16
SULLIVAN'S OFFICE SUPPLY, INC.	171857	11/24/2014	HILITERS 1PK.	400-723-501-200		11/24/2014	7.75
MMC MATERIALS, INC.	348163	11/24/2014	3000PSI & FIBER	400-723-630-360		11/24/2014	841.50
GATEWAY TIRE & SERVICE CENTER	I102517393	11/24/2014	OIL CHANGE / CHASSIS VEHICLE#59	400-723-630-400		11/24/2014	46.85
CANON FINANCIAL SERVICES, INC	844444	11/20/2014	UCOYO -UPSTAIRS USAGE	400-723-604-330		11/20/2014	40.10
TRADE AMERICA INC.	19073	11/24/2014	DEODORANT CONCENTRATE	400-723-577-274		11/24/2014	2,028.00
STARKVILLE AUTO PARTS	5151-74202	11/24/2014	HEAVY DUTY BATTERY CABL	400-723-630-400		11/24/2014	7.90
FASTENAL COMPANY	MSSTA53846	11/24/2014	VENDING	400-723-555-250		11/24/2014	483.78
FASTENAL COMPANY	MSSTA53854	11/24/2014	STOCK VENDING	400-723-555-250		11/24/2014	190.53
COLUMBUS RUBBER & GASKET CO., INC.	486559-002	11/24/2014	HOS ASSEMBLY	400-723-585-277		11/24/2014	36.15
BELL BUILDING SUPPLY, INC.	95390	11/24/2014	SAKRETE CONCRETE#80	400-723-555-250		11/24/2014	33.20
FASTENAL COMPANY	MSSTA53878	11/24/2014	SAFETY VEST & VENDING	400-723-555-250		11/24/2014	406.22
APAC- MISSISSIPPI, INC	4000049661	11/25/2014	MT 12.5 NEW SPEC TON	400-723-587-279		11/25/2014	443.94
COLUMBUS RUBBER & GASKET CO., INC.	484299-001	11/20/2014	2"x20" GREEN PVC SUCTION	400-723-585-277		11/20/2014	150.96
Department: 726 - WASTEWATER TREATMENT PLANT							Outstanding Total: 79,482.29
Outstanding							Department 723 - WATER DEPARTMENT Total: 79,482.29
ORMAN'S WELDING & FAB, INC.	24772	11/20/2014	#3 ROTOR SHAFT & BEARING / #2ROTOR BEARING	400-726-630-428		11/20/2014	4,136.37
DUTCH LUBRICANTS ASI	25879100	11/20/2014	GADUS / FEE	400-726-630-400		11/20/2014	114.84
	28987	11/20/2014	RESET THE V-MAIL ADMIN V-MAIL VOX TELEPHONE	400-726-630-360		11/20/2014	138.49
STARKVILLE AUTO PARTS	5151-73659	11/20/2014	GREASE GUN COUPLER	400-726-555-250		11/20/2014	19.47
LAWSON PRODUCTS, INC.	9302825224	11/20/2014	HEX CAP/STAINLESS FLAT WASHER/SPLIT LOCK WASHE	400-726-555-250		11/20/2014	90.74
HACH	9086782	11/21/2014	CHEMICALS / FRT	400-726-577-274		11/21/2014	1,196.16
NCL OF WISCONSIN, INC.	346241	11/20/2014	BOD STANDARD/FIBER FILTERS/ DELIVERY CHARGES	400-726-577-274		11/20/2014	214.12
RIVERSIDE MANUFACTURING COMPAN	5352134-002	11/20/2014	GREY KNIT SHIRTS	400-726-535-233		11/20/2014	84.52
ARGUS ANALYTICAL, INC	1019538	11/20/2014	WEEKLY ANALYSIS 10/29/14	400-726-600-338		11/20/2014	234.00

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
TRADE AMERICA INC.	19014	11/20/2014	GLOVES, CANLINERS, PINESOL, CLOROX, DISTILLED H2O	400-726-555-250		11/20/2014	190.78
STARKVILLE FORD-LINCOLN MERCURY, IN	62470	11/20/2014	REPAIR COOLANT LEAK & CHECK BATTERY LIGHT	400-726-630-400		11/20/2014	1,384.13
ORMAN'S WELDING & FAB., INC.	24821	11/20/2014	REPLACE CHECK VALVE SHERWOOD DRYPIT (LABOR/MAINT)	400-726-630-400		11/20/2014	1,834.67
SOUTHERN TELECOMMUNICATIONS	INV0012335	11/20/2014	OCT2014 CHARGES	400-726-604-330		11/20/2014	83.11
STARKVILLE ELECTRIC	INV0012344	11/20/2014	SED BILL BY DEPT (NOV201	400-726-625-380		11/20/2014	54.31
HARCROS CHEMICALS, INC	210017975	11/20/2014	SULFUR DIOXIDE / FUEL SERVICE CHARGE	400-726-577-274		11/20/2014	898.72
4-COUNTY ELECTRIC POWER ASSOCIATION	INV0012340	11/20/2014	ELECTRIC BILLS BY DEPT (OCT2014)	400-726-625-380		11/20/2014	725.84
CINTAS	215761922	11/20/2014	WASTE WATER	400-726-535-233		11/20/2014	6.64
STARKVILLE ELECTRIC	INV0012379	11/21/2014	SED BILL BY DEPT NOV2014	400-726-625-380		11/21/2014	63.17
HYDRA SVC., INC	CM0000276	11/21/2014	CREDIT MEMO PER VENDOR	400-726-630-400		11/21/2014	-378.00
HYDRA SVC., INC	CM0000276	11/21/2014	CREDIT MEMO PER VENDOR	400-726-630-400		11/21/2014	-1,603.27
CINTAS	215763654	11/24/2014	WASTE WATER	400-726-535-233		11/24/2014	6.64
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	400-726-604-330		11/20/2014	1.68
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA INSURANCE NOV2014	400-726-620-370		11/20/2014	4.20
ARGUS ANALYTICAL, INC	1019622	11/20/2014	WEEKLY ANALYSIS 11/4/14	400-726-600-314		11/20/2014	234.00
HACH	9103117	11/21/2014	CHEMICALS / FRT	400-726-577-274		11/21/2014	78.70
ORMAN'S WELDING & FAB., INC.	24881	11/20/2014	SHIM PUMP#1 @ DEERFIELD (WELDSHOP/LABOR)	400-726-630-400		11/20/2014	360.00
STARKVILLE AUTO PARTS	5151-74151	11/20/2014	MULTI-COND CABLE, SLIDE- ON TERMINAL, BUTT SPLICE	400-726-630-400		11/20/2014	18.07
HACH	9105007	11/21/2014	CHEMICALS / FRT	400-726-577-274		11/21/2014	141.90
DELL MARKETING L.P.	XFPWMCX7	11/20/2014	(2) COMPUTERS - OPTIPLEX 3020 MINTOWER 8TX	400-726-555-250		11/20/2014	1,444.14
HARCROS CHEMICALS, INC	210017718	11/20/2014	SULFUR DIOXIDE / FUEL SERVICE CHARGE	400-726-577-274		11/20/2014	1,027.30
HYDRA SVC., INC	105173	11/21/2014	8"x20' SUCTION HOSE / 8"x50' DISCHARGE	400-726-630-400		11/21/2014	2,077.00
HYDRA SVC., INC	105173	11/21/2014	8"x20' SUCTION HOSE / 8"x50' DISCHARGE	400-726-630-400		11/21/2014	59.00
HARCROS CHEMICALS, INC	210017734	11/20/2014	HOSE/BAUER CHLORINE / FUEL SERVICE CHARGE	400-726-577-274		11/20/2014	865.84

Expense Approval Report

Post Dates: 11/20/2014 - 11/25/2014

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
BELL BUILDING SUPPLY, INC.	90351	11/20/2014	GRAPHITE POWDER / PAD LOCK	400-726-555-250		11/20/2014	16.58
Department: 740 - DRINKING WATER TREATMENT							
Outstanding							
GATEWAY TIRE & SERVICE CENTER	1102509238	11/20/2014	FLAT TIRE REPAIR #64A	400-740-630-360		11/20/2014	15.00
HARCROS CHEMICALS, INC	210017910	11/20/2014	PARKDALE CURRY #2 CHEMICALS	400-740-575-274		11/20/2014	586.35
HARCROS CHEMICALS, INC	210017911	11/20/2014	MONTGOMERY STREET CHEMICALS	400-740-575-274		11/20/2014	1,256.42
HARCROS CHEMICALS, INC	210017912	11/20/2014	CURRY STREET PLANT #1 CHEMICALS	400-740-575-274		11/20/2014	691.09
HARCROS CHEMICALS, INC	210017913	11/20/2014	BLUEFIELD PLANT CHEMICAL	400-740-575-274		11/20/2014	1,256.42
WOFFORD WATER SERVICE, INC.	4022	11/20/2014	WATER METER SERVICES OCT2014	400-740-575-274		11/20/2014	6,388.75
STARKVILLE ELECTRIC	INV0012344	11/20/2014	SED BILLS BY DEPT (NOV201	400-740-625-380		11/20/2014	1,582.53
4-COUNTY ELECTRIC POWER ASSOCIATION	INV0012340	11/20/2014	ELECTRIC BILLS BY DEPT (OCT2014)	400-740-625-380		11/20/2014	100.56
STARKVILLE GARBAGE	INV0012465	11/25/2014	NOV2014 GARBAGE CHARGE	400-740-691-550		11/25/2014	94.50
SULLIVAN'S OFFICE SUPPLY, INC.	171816	11/20/2014	TAPE / COPIER PAPER	400-740-501-200		11/20/2014	49.78
CERIDIAN BENEFIT SERVICES	332789567	11/20/2014	CERIDIAN-COBRA	400-740-620-370		11/20/2014	2.52
TRADE AMERICA INC.	19026	11/20/2014	INSURANCE NOV2014	400-740-555-250		11/20/2014	60.54
Department 740 - DRINKING WATER TREATMENT Total:							12,084.46
Outstanding Total:							12,084.46
Department: 747 - MDA CAP LOAN SEWER IMPROVEMENTS							
Outstanding							
4-D CONSTRUCTION, INC	11222014	11/25/2014	STARKVILLE SOUTHWEST SYSTEM EXPANSION	400-747-900-816		11/25/2014	133,966.12
Paid							
PRECISION CONSTRUCTION, LLC	11252014	11/25/2014	CARVER DRIVE	400-747-948-854		11/25/2014	81,474.15
Department 747 - MDA CAP LOAN SEWER IMPROVEMENTS Total:							215,440.27
Fund 400 - WATER & SEWER DEPARTMENTS Total:							353,238.18

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
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Fund: 610 - TRUST & AGENCY

Department: 000 - UNDESIGNATED

Outstanding

STARKVILLE	INV0012364	11/20/2014	HOTEL/MOTEL 2% TAX	610-000-147-656		11/20/2014	21,694.23
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Outstanding Total: 21,694.23

Department 000 - UNDESIGNATED Total: 21,694.23

Fund 610 - TRUST & AGENCY Total: 21,694.23

Fund: 630 - ECONOMIC DEV, TOURISM & CONV

Department: 000 - UNDESIGNATED

Outstanding

MISSISSIPPI STATE	INV0012360	11/20/2014	2% FOOD & BEV TAX	630-000-147-657		11/20/2014	28,925.64
UNIVERSITY			NOV2014				
OKTIBBEHA COUNTY	INV0012362	11/20/2014	2% FOOD & BEV TAX 15%	630-000-148-655		11/20/2014	21,694.23
ECONOMIC DEVELOPME			NOV2014				
STARKVILLE	INV0012363	11/20/2014	2% FOOD & BEV TAX 15%	630-000-147-664		11/20/2014	21,694.23
CONVENTIONS/VISITORS BU			NOV2014				

Outstanding Total: 72,314.10

Department 000 - UNDESIGNATED Total: 72,314.10

Fund 630 - ECONOMIC DEV, TOURISM & CONV Total: 72,314.10

Grand Total: 1,933,925.93

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	254,131.04	0.00
015 - AIRPORT FUND	9,220.52	0.00
022 - SANITATION	79,113.49	0.00
023 - LANDFILL ACCOUNT	3,290.32	0.00
311 - PARKING MILL PROJECT	1,129,783.50	0.00
375 - PARK AND REC TOURISM	11,140.55	0.00
400 - WATER & SEWER DEPARTMENTS	353,238.18	81,474.15
610 - TRUST & AGENCY	21,694.23	0.00
630 - ECONOMIC DEV, TOURISM & CONV	72,314.10	0.00
Grand Total:	1,933,925.93	81,474.15

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-054-205	DUE FROM STARKVILLE	692.99	0.00
001-000-054-208	DUE FROM PARKS & REC	8,113.59	0.00
001-000-070-251	FUEL INVENTORY	21,565.68	0.00
001-000-160-618	PINK HILLS/FIRE DEPART	2,966.59	0.00
001-000-160-698	DONATION POLICE	345.44	0.00
001-100-604-330	COMMUNICATIONS	169.00	0.00
001-100-610-350	TRAVEL	50.00	0.00
001-110-600-300	PROFESSIONAL SERVICE	367.37	0.00
001-110-604-330	COMMUNICATIONS	438.34	0.00
001-110-620-370	INSURANCE	80.88	0.00
001-110-918-805	MACHINERY AND EQUIP	2,794.48	0.00
001-111-604-330	COMMUNICATIONS	73.15	0.00
001-120-501-200	SUPPLIES	1.50	0.00
001-120-503-202	COMMITTEE SUPPORT	89.70	0.00
001-120-604-330	COMMUNICATIONS	535.83	0.00
001-120-610-350	TRAVEL	34.93	0.00
001-120-610-352	CAO TRAVEL	42.75	0.00
001-120-691-550	MISCELLANEOUS	2.52	0.00
001-123-604-330	COMMUNICATIONS	787.08	0.00
001-123-620-370	INSURANCE	1.68	0.00
001-123-630-400	EQUIPMENT REPAIR &	35.00	0.00
001-123-918-805	MACHINERY AND EQUIP	63.95	0.00
001-145-501-200	SUPPLIES	436.30	0.00
001-145-604-330	COMMUNICATIONS	302.11	0.00
001-145-630-400	EQUIPMENT REPAIR &	370.00	0.00
001-145-670-376	COURT CONSTITUENTS F	155.50	0.00
001-145-670-377	MOTOR VEHICLE LIABILI	4,044.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-145-670-378	APPEARANCE BOND FEE	1,334.75	0.00
001-145-670-382	TRAFFIC VIOLATIONS (T	19,722.75	0.00
001-145-670-385	IMPLIED CONSENT (TRU	7,100.50	0.00
001-145-670-386	WIRELESS COMM/DPS (	3,703.75	0.00
001-145-670-387	OTHER MISDEMEANORS	7,652.25	0.00
001-145-670-389	ADULT DRIVERS TRAININ	40.00	0.00
001-145-670-391	TRAUMA TRAFFIC/TRUS	871.00	0.00
001-145-670-393	VICTIMS BOND FEE (TRU	598.25	0.00
001-145-670-395	DRUG VIOLATION/TRUS	145.00	0.00
001-145-691-550	MISCELLANEOUS	10.92	0.00
001-159-620-371	BONDING-CITY EMPLOY	104.59	0.00
001-169-600-309	LEGAL EXPENSES	400.00	0.00
001-180-501-200	SUPPLIES	150.80	0.00
001-180-604-330	COMMUNICATIONS	168.82	0.00
001-180-691-550	MISCELLANEOUS	1.68	0.00
001-190-600-310	PLANNING COMMISSIO	31.50	0.00
001-190-604-330	COMMUNICATIONS	253.96	0.00
001-190-630-401	OFFICE EQUIP MAINT	83.85	0.00
001-192-510-220	SUPPLIES - TOOLS	507.52	0.00
001-192-535-233	UNIFORMS	62.22	0.00
001-192-625-380	UTILITIES	87.10	0.00
001-192-630-403	REPAIRS TO BUILDING	3.96	0.00
001-195-950-967	TRANSFER HEALTHY HO	23,000.00	0.00
001-197-604-330	COMMUNICATIONS	311.47	0.00
001-197-690-555	DUES	220.00	0.00
001-201-501-200	SUPPLIES	1,716.17	0.00
001-201-510-220	SUPPLIES - TOOLS	209.25	0.00
001-201-525-231	GAS & OIL	2,666.54	0.00
001-201-535-233	UNIFORMS	545.42	0.00
001-201-555-250	SUPPLIES & SMALL TOO	2,442.39	0.00
001-201-556-251	POLICE SUPPLIES	782.68	0.00
001-201-600-300	PROFESSIONAL SERVICE	3,308.27	0.00
001-201-604-330	COMMUNICATIONS	863.35	0.00
001-201-620-370	INSURANCE	48.72	0.00
001-201-625-380	UTILITIES	218.65	0.00
001-201-630-360	SHOP REPAIRS & MAINT	7,320.96	0.00
001-201-630-400	EQUIPMENT REPAIR &	438.49	0.00
001-201-635-369	COPIER RENTAL	192.02	0.00
001-201-691-550	MISCELLANEOUS	313.20	0.00
001-215-541-237	OPERATING SUPPLIES	323.67	0.00
001-230-690-552	POLICE TRAINING & EDU	900.00	0.00
001-250-604-330	COMMUNICATIONS	301.82	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-261-501-200	SUPPLIES	331.02	0.00
001-261-510-220	SUPPLIES - TOOLS	671.92	0.00
001-261-525-231	GAS & OIL	1,112.85	0.00
001-261-535-233	UNIFORMS	1,105.47	0.00
001-261-555-250	SUPPLIES & SMALL TOO	946.65	0.00
001-261-600-319	PHYSICAL EXAMINATION	90.00	0.00
001-261-600-430	UNIFORM CLEANING	252.50	0.00
001-261-620-370	INSURANCE	46.20	0.00
001-261-630-360	SHOP REPAIRS & MAINT	5,386.92	0.00
001-261-690-555	DUES	75.00	0.00
001-261-691-550	MISCELLANEOUS	449.96	0.00
001-261-918-805	MACHINERY AND EQUIP	1,948.78	0.00
001-263-600-390	FIRE TRAINING	1,552.00	0.00
001-264-604-330	COMMUNICATIONS	3,220.92	0.00
001-264-630-404	RADIO MAINTENANCE /	830.26	0.00
001-267-558-269	BUILDING MAINTENANC	978.97	0.00
001-267-625-380	UTILITIES	1,854.69	0.00
001-281-535-233	UNIFORMS	97.13	0.00
001-281-604-330	COMMUNICATIONS	335.28	0.00
001-281-620-370	INSURANCE	5.88	0.00
001-281-690-553	TRAINING	120.00	0.00
001-290-625-380	UTILITIES	187.67	0.00
001-301-515-221	ENVIRONMENTAL CONT	135.00	0.00
001-301-535-233	UNIFORMS	482.51	0.00
001-301-555-250	SUPPLIES & SMALL TOO	5,604.73	0.00
001-301-560-270	CONSTRUCTION MATERI	3,544.00	0.00
001-301-565-272	STREETS SIGNS & PAINT	3,075.56	0.00
001-301-604-330	COMMUNICATIONS	331.27	0.00
001-301-620-370	INSURANCE	10.92	0.00
001-301-630-360	SHOP REPAIRS & MAINT	5,847.25	0.00
001-301-630-400	EQUIPMENT REPAIR &	294.66	0.00
001-301-691-550	MISCELLANEOUS	168.37	0.00
001-302-625-380	UTILITIES	8,577.53	0.00
001-360-525-231	GAS & OIL	110.98	0.00
001-360-604-330	COMMUNICATIONS	169.00	0.00
001-360-620-370	INSURANCE	1.68	0.00
001-360-625-380	UTILITIES	904.03	0.00
001-600-912-815	SPORTSPLEX PAVING RE	8,159.90	0.00
001-600-912-822	CARVER DRIVE	1,596.00	0.00
001-605-600-300	PROFESSIONAL SERVICE	59,342.48	0.00
001-653-702-708	MSU SHUTTLE	456.50	0.00
015-505-501-200	SUPPLIES	17.99	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
015-505-525-231	GAS & OIL	140.13	0.00
015-505-570-273	VEHICLE REPAIR PARTS	41.05	0.00
015-505-600-338	CONTRACT SERVICES	339.68	0.00
015-505-604-330	COMMUNICATIONS	381.08	0.00
015-505-625-380	UTILITIES	947.35	0.00
015-505-630-400	EQUIPMENT REPAIR &	122.28	0.00
015-505-630-403	REPAIRS TO BUDG/DIP G	5,030.96	0.00
015-505-691-550	MISCELLANEOUS	2,200.00	0.00
022-322-535-233	UNIFORMS	736.70	0.00
022-322-551-239	GARBAGE BAGS	360.00	0.00
022-322-555-250	SUPPLIES & SMALL TOO	351.12	0.00
022-322-600-300	PROFESSIONAL SERVICE	30.00	0.00
022-322-600-333	ADMINISTRATIVE SERVI	10,354.60	0.00
022-322-600-379	REGIONAL LANDFILL EXP	279.00	0.00
022-322-604-330	COMMUNICATIONS	280.38	0.00
022-322-620-370	INSURANCE	17.64	0.00
022-322-630-400	EQUIPMENT REPAIR &	1,388.89	0.00
022-322-691-550	MISCELLANEOUS	12,790.63	0.00
022-322-918-805	MACHINERY AND EQUIP	47,110.00	0.00
022-325-525-231	GAS & OIL	1,236.22	0.00
022-325-555-250	SUPPLIES & SMALL TOO	561.22	0.00
022-341-535-233	UNIFORMS	107.32	0.00
022-341-555-250	SUPPLIES & SMALL TOO	500.21	0.00
022-341-620-370	INSURANCE	5.04	0.00
022-341-630-360	SHOP REPAIRS & MAINT	3,004.52	0.00
023-323-535-233	UNIFORMS	70.00	0.00
023-323-555-250	SUPPLIES & SMALL TOO	58.95	0.00
023-323-604-330	COMMUNICATIONS	26.42	0.00
023-323-620-370	INSURANCE	0.84	0.00
023-323-630-400	EQUIPMENT REPAIR &	-35.09	0.00
023-323-820-874	PRINCIPAL	3,160.59	0.00
023-323-830-873	INTEREST	8.61	0.00
311-656-912-850	CONSTRUCTION	1,123,783.50	0.00
311-656-922-975	CONTINGENCIES	6,000.00	0.00
375-551-907-942	PARK IMP/CAPITAL PROJ	11,140.55	0.00
400-000-070-250	INVENTORY	14,135.53	0.00
400-721-525-231	GAS & OIL	348.05	0.00
400-721-535-233	UNIFORMS	46.46	0.00
400-721-555-250	SUPPLIES & SMALL TOO	2,007.00	0.00
400-721-604-330	COMMUNICATIONS	221.84	0.00
400-721-630-400	EQUIPMENT REPAIR &	86.46	0.00
400-721-630-563	CONSTRUCTION MATERI	2,374.54	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
400-721-630-564	CONTRACT LABOR	840.00	0.00
400-721-630-566	CONSTRUCTION MATERI	749.92	0.00
400-721-630-568	CONTRACT LABOR	9,597.50	0.00
400-723-501-200	SUPPLIES	67.60	0.00
400-723-535-233	UNIFORMS	496.56	0.00
400-723-555-250	SUPPLIES & SMALL TOO	4,560.01	0.00
400-723-577-274	CHEMICALS	3,464.45	0.00
400-723-585-277	OTHER REP & MAINT - S	2,901.00	0.00
400-723-587-279	STREET MAINTENANCE S	1,142.66	0.00
400-723-600-316	CONTRACT SERVICE-ME	18,541.40	0.00
400-723-600-334	ADMINISTRATIVE SERVI	38,109.79	0.00
400-723-600-364	BILLING SERVICES	629.00	0.00
400-723-604-330	COMMUNICATIONS	322.46	0.00
400-723-620-370	INSURANCE	17.64	0.00
400-723-625-380	UTILITIES	158.84	0.00
400-723-630-360	SHOP REPAIRS & MAINT	841.50	0.00
400-723-630-400	EQUIPMENT REPAIR &	6,097.71	0.00
400-723-630-565	MAINTENANCE MATERI	275.41	0.00
400-723-630-567	CONSTRUCTION MATERI	1,611.26	0.00
400-723-918-805	MACHINERY AND EQUIP	245.00	0.00
400-726-535-233	UNIFORMS	97.80	0.00
400-726-555-250	SUPPLIES & SMALL TOO	1,761.71	0.00
400-726-577-274	CHEMICALS	4,422.74	0.00
400-726-600-314	CONTRACT TESTING SER	234.00	0.00
400-726-600-338	CONTRACT SERVICES	234.00	0.00
400-726-604-330	COMMUNICATIONS	84.79	0.00
400-726-620-370	INSURANCE	4.20	0.00
400-726-625-380	UTILITIES	843.32	0.00
400-726-630-360	SHOP REPAIRS & MAINT	138.49	0.00
400-726-630-400	EQUIPMENT REPAIR &	3,866.44	0.00
400-726-630-428	REMOTE PUMP STATIO	4,136.37	0.00
400-740-501-200	SUPPLIES	49.78	0.00
400-740-555-250	SUPPLIES & SMALL TOO	60.54	0.00
400-740-575-274	CHEMICALS	10,179.03	0.00
400-740-620-370	INSURANCE	2.52	0.00
400-740-625-380	UTILITIES	1,683.09	0.00
400-740-630-360	SHOP REPAIRS & MAINT	15.00	0.00
400-740-691-550	MISCELLANEOUS	94.50	0.00
400-747-900-816	SW STK SEWER PROPER	133,966.12	0.00
400-747-948-854	CARVER DRIVE DRAINAG	81,474.15	81,474.15
610-000-147-656	DUE TO GOVERNMENT	21,694.23	0.00
630-000-147-657	DUE TO MISSISSIPPI STA	28,925.64	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
630-000-147-664	DUE TO VISITORS/CONV	21,694.23	0.00
630-000-148-655	DUE TO EDA	21,694.23	0.00
	Grand Total:	1,933,925.93	81,474.15

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,933,925.93	81,474.15
Grand Total:	1,933,925.93	81,474.15

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR:	110	ARKANSAS ELECTRIC									
3186395	11/26/14	5505	Stock Material		12/03/14	2584.80	.00	ACH			
				VENDOR TOTAL:		2584.80					
VENDOR:	134	ATWELL & GENT, P.A.									
7101-7103	11/26/14	0	Consulting Services		12/03/14	2585.00	.00	ACH			
				VENDOR TOTAL:		2585.00					
VENDOR:	138	ADAM GOUGH									
11/26/14	11/26/14	0	Travel Reimbursement - SEDC		12/03/14	341.80	.00	ACH			
				VENDOR TOTAL:		341.80					
VENDOR:	195	BRIGGS EQUIPMENT									
INV0089274	11/26/14	5543	Forklift Rental		12/03/14	600.00	.00	ACH			
				VENDOR TOTAL:		600.00					
VENDOR:	202	BELT BUILDING SUPPLY									
95642;96332	11/26/14	5513	Red Underground Marking Flag		12/03/14	68.94	.00	CHK			
				VENDOR TOTAL:		68.94					
VENDOR:	227	BULLDOG TOWING, LLC									
33705	11/26/14	5516	Tow Fee - Truck #36		12/03/14	295.00	.00	CHK			
				VENDOR TOTAL:		295.00					
VENDOR:	303	C SPIRE WIRELESS									
10/31/14	11/26/14	0	Phone Bill		12/03/14	2041.87	.00	CHK			
				VENDOR TOTAL:		2041.87					
VENDOR:	311	CAPWELD									
R 14011024	11/26/14	5524	Monthly Gas Cylinder Rentals		12/03/14	112.21	.00	CHK			
				VENDOR TOTAL:		112.21					

INVOICE	DATE	PO NBR	DESCRIPTION	TEMP INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID DATE	CHECK/ACH	SEQ
VENDOR: 341 CDM GOVERNMENT, INC												
QW68659	11/26/14	5494	Printer, Document Scanner, I		12/03/14	1047.63	.00	ACH				
VENDOR TOTAL:						1047.63						

VENDOR: 400 IVY AUTO PARTS												
428613	11/26/14	5523	Trans & Brake Fluid, Absorbe		12/03/14	81.82	.00	ACH				
482849	11/26/14	5525	Vehicle Parts - #41 & #26		12/03/14	175.97	.00	ACH				
VENDOR TOTAL:						257.79						

VENDOR: 451 DITTO'S/PROGRAPHICS, INC.												
63495	11/26/14	5464	SED Logo Creation & Truck De		12/03/14	280.00	.00	CHK				
VENDOR TOTAL:						280.00						

VENDOR: 604 EASTERN COMPANY												
MSSTA53599;MSSTA	11/26/14	5458	Material Order		12/03/14	754.59	.00	ACH				
MSSTA53815;MSST	11/26/14	5498	Material Order		12/03/14	304.08	.00	ACH				
VENDOR TOTAL:						1058.67						

VENDOR: 696 GARNER LUMLEY ELECTRIC												
506011;506501	11/26/14	5438	Agbay Barrel & Jiffy Locks		12/03/14	4300.00	.00	ACH				
506240	11/26/14	5388	Elster Meters		12/03/14	7440.00	.00	ACH				
506475	11/26/14	5412	Stock Material		12/03/14	1838.40	.00	ACH				
506546	11/26/14	5486	TC Cable for NE Substation		12/03/14	4257.00	.00	ACH				
506568	11/26/14	5509	Stock Material		12/03/14	907.50	.00	ACH				
506644	11/26/14	5457	Company Locks		12/03/14	1740.00	.00	ACH				
VENDOR TOTAL:						20482.90						

VENDOR: 730 GRESKO UTILITY SUPPLY, INC.												
50006230-00	11/26/14	5477	Stock Material		12/03/14	398.00	.00	ACH				
50006230-01	11/26/14	5477	Stock Material		12/03/14	1450.00	.00	ACH				
VENDOR TOTAL:						1848.00						

VENDOR: 734 GREEN EQUIPMENT CO.												
29570	11/26/14	5507	URD Utility Locator Machine		12/03/14	1525.84	.00	CHK				
VENDOR TOTAL:						1525.84						

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL	AP	INVOICE	TAX	PMT	PAID	PAID/VOID	CHECK/
				INV	DATE	AMOUNT	AMOUNT	TYP	AMOUNT	DATE	ACH
VENDOR: 912 ITRON, INC.											
357246	11/26/14	0	Hardware & Software Maintenance		12/03/14	880.49		.00	ACH		
VENDOR TOTAL:						880.49					
VENDOR: 913 JASON HOMER											
11/26/14	11/26/14	0	Travel Reimbursement - SEDC		12/03/14	311.80		.00	ACH		
VENDOR TOTAL:						311.80					
VENDOR: 1205 LOWE'S											
7197/2277/10524	11/26/14	5485	Misc. Supplies for Jobs		12/03/14	171.49		.00	CHK		
VENDOR TOTAL:						171.49					
VENDOR: 1319 MORTS PAPER & PACKAGING											
259535:256995	11/26/14	5530	Uniform Shirts		12/03/14	602.35		.00	CHK		
VENDOR TOTAL:						602.35					
VENDOR: 1361 M & M PROSAFETY SUPPLY											
1157	11/26/14	5510	Safety Glasses & Marking Fla		12/03/14	477.46		.00	ACH		
VENDOR TOTAL:						477.46					
VENDOR: 1400 NESCO											
S1976993.001:S19	11/26/14	5502	Material Order		12/03/14	693.65		.00	ACH		
S1977938.001:S19	11/26/14	5512	Material Order		12/03/14	398.55		.00	ACH		
VENDOR TOTAL:						1092.20					
VENDOR: 1406 NORTHEAST EXTERMINATING											
11/17/14,11/19	11/26/14	5528	Pest Control		12/03/14	105.00		.00	ACH		
VENDOR TOTAL:						105.00					
VENDOR: 1414 IMAPPA--E&O SECTION											
11/26/14	11/26/14	0	2014 Dues		12/03/14	15.00		.00	ACH		
VENDOR TOTAL:						15.00					

INVOICE	DATE	PO NBR DESCRIPTION	TEMPLE INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PAY TYPE	PAID AMOUNT	PAID/VOID DATE	CHECK/ACH SEQ
VENDOR: 1522 OFFICE PRODUCTS PLUS INC.										
698409-0	11/26/14	5400 Graph Pads - Operations Cent		12/03/14	179.00	.00	ACH			
VENDOR TOTAL:					179.00					
VENDOR: 1525 OKTIBBEHA CO. CO-OP										
22533;815007;817	11/26/14	5493 Work Pants & Boots		12/03/14	329.73	.00	ACH			
816839	11/26/14	5526 Rubber Boots		12/03/14	159.95	.00	ACH			
VENDOR TOTAL:					489.68					
VENDOR: 1540 PERKINS EQUIP. & CHEMICAL CO										
9265	11/26/14	5533 55 Gal Drum Wash Soap for Tr		12/03/14	285.00	.00	CHK			
VENDOR TOTAL:					285.00					
VENDOR: 1623 POWERSTRONE EQUIPMENT SALES										
600	11/26/14	5517 Repair 2 Chainsaws		12/03/14	171.45	.00	ACH			
VENDOR TOTAL:					171.45					
VENDOR: 1818 UNITED RENTALS, INC.										
124309178-001	11/26/14	5518 Air Compressor Rental		12/03/14	160.78	.00	ACH			
943761631-066	11/26/14	0 Bobcat Rental		12/03/14	1013.00	.00	ACH			
VENDOR TOTAL:					1173.78					
VENDOR: 1887 S & S LINE SERVICE										
1558-1559	11/26/14	0 Right of Way Clearing		12/03/14	4647.20	.00	ACH			
VENDOR TOTAL:					4647.20					
VENDOR: 1905 STARKVILLE AUTO PARTS										
104726;104859	11/26/14	5527 Headlamp Bulbs & Fuses		12/03/14	21.97	.00	CHK			
VENDOR TOTAL:					21.97					
VENDOR: 1910 STARKVILLE ELECTRIC										
11/30/14	11/26/14	0 Utility Bill		12/03/14	90.92	.00	CHK			
VENDOR TOTAL:					90.92					

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ACH	SEQ
VENDOR: 1925 SCOTT PETROLEUM CORP.												
996745	11/26/14	5519	Forklift Fuel Refills		12/03/14	42.00		.00	CHK			
VENDOR TOTAL:						42.00						
VENDOR: 1940 STUART C. IRBY												
S008638307.001	11/26/14	5497	Wildlife Guards		12/03/14	375.00		.00	ACH			
VENDOR TOTAL:						375.00						
VENDOR: 1945 SULLIVAN'S												
1714339.171873	11/26/14	5514	Office Supplies		12/03/14	56.79		.00	ACH			
VENDOR TOTAL:						56.79						
VENDOR: 2010 TVA-TREASURER												
E15-10-0214	10/31/14	0	October Power Invoice		12/03/14	2384789.97		.00	DFT			
VENDOR TOTAL:						2384789.97						
VENDOR: 2018 TRADE AMERICA												
18940.18990.1903	11/26/14	5511	Janitorial Supplies		12/03/14	499.09		.00	ACH			
19017	11/26/14	5475	Janitorial Supplies		12/03/14	245.39		.00	ACH			
VENDOR TOTAL:						744.48						
VENDOR: 2033 TRI STAR MUFFLER & BRAKE												
654642	11/26/14	5522	Oil Change - #49		12/03/14	65.50		.00	CHK			
VENDOR TOTAL:						65.50						
VENDOR: 2040 TVPPA EDUCATION & TRAIN.												
77669	11/26/14	0	DIC Safety Meeting		12/03/14	1000.00		.00	CHK			
VENDOR TOTAL:						1000.00						
VENDOR: 2118 BORDER STATES ELECTRIC												
908426780	11/26/14	5455	400W LED Luminaries		12/03/14	3335.00		.00	ACH			
VENDOR TOTAL:						3335.00						

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ
VENDOR:	2210		VERIZON WIRELESS									
9735099407	11/26/14	0	Mobile Workforce		12/03/14	227.95	.00	CHK				
VENDOR TOTAL:						227.95						
VENDOR:	2300		WALMART COMMUNITY BRC									
11/26/14	11/26/14	5544	Miscellaneous Office Supplie		12/03/14	154.32	.00	CHK				
VENDOR TOTAL:						154.32						
VENDOR:	2305		WASTE PRO									
76476	11/26/14	5534	Dumpster Rental - Warehouse		12/03/14	403.46	.00	CHK				
VENDOR TOTAL:						403.46						
VENDOR:	2327		WAUKAMAY DISTRIBUTORS, INC.									
14840;15254;C:R1	11/26/14	0	Water Cooler & Water		12/03/14	66.50	.00	ACH				
VENDOR TOTAL:						66.50						
VENDOR:	2397		XBYTE TECHNOLOGIES									
SI-9284792	11/26/14	5501	500 & 300GB Hard Drives		12/03/14	273.00	.00	CHK				
VENDOR TOTAL:						273.00						
VENDOR:	9909837		CITY OF OKOLONA ELECTRIC DEP									
600	11/26/14	0	Mutual Aid Storm Repair		12/03/14	5389.94	.00	CHK				
VENDOR TOTAL:						5389.94						
VENDOR:	9909838		JAMES SIMPSON									
11/26/14	11/26/14	0	IHEE Rebate		12/03/14	550.00	.00	CHK				
VENDOR TOTAL:						550.00						
VENDOR:	9909839		STEPHEN COTTRELL									
11/26/14	11/26/14	0	IHEE Rebate		12/03/14	550.00	.00	CHK				
VENDOR TOTAL:						550.00						
GRAND TOTAL:						2443869.15						



AGENDA ITEM NO: Department Business—Personnel—XII.2

CITY OF STARKVILLE

AGENDA DATE: December 2, 2014

RECOMMENDATION FOR BOARD ACTION

PAGE: 1 of 1

SUBJECT: Request approval of promotions in the Police Department to fill vacant positions in the rank of Lieutenant, and Sergeant.

AMOUNT & SOURCE OF FUNDING: Departmental Budget

REQUESTING DIRECTOR'S DEPARTMENT: R. Frank Nichols, Chief of Police

FOR MORE INFORMATION CONTACT: Randy Boyd, Personnel Officer

PRIOR BOARD ACTION: The Board approved advertising to fill these positions on 10/7/2014

AUTHORIZATION HISTORY: As stated in the request approved on 10/7/14, a position for Lieutenant has continued from past budgets but has not been filled. It remains a funded position in the new budget. Additionally, Chief Nichols requested to upgrade one position from Officer to Sergeant to provide a better balance of span of control. Funding for this upgrade is also contained in the new budget. Filling of these jobs will not require any change in budget nor will it require hiring additional staff for the department. Departmental policy has been followed in selecting candidates to be recommended for these positions.

AMOUNT: By our Personnel Policy, a 10% promotional increase is applicable for each position. The candidates and the salary adjustments are shown on the attached Sheet. These promotional increases are recommended to be effective 12/12/2014.

STAFF RECOMMENDATION: (Recommended Motion) Move approval of promotions within the Police Department to fill vacant positions in the rank of Captain, Lieutenant, and Sergeant as presented. Subject to six month probationary period.

DATE SUBMITTED: November 24, 2014

		Present		
	Position	Salary	Hours	Hourly
WORD, SHAWN P	MASTER SERGEANT	\$ 48,253.22	2,229.5	\$ 21.64

		New		
	Position	Salary	Hours	Hourly
	Lieutenant	\$ 53,078.54	2,229.5	\$ 23.81

		Present		
	Position	Salary	Hours	Hourly
WILLIAMS, CHAD C	Master Officer	\$ 42,307.50	2,229.5	\$ 18.98
LOTT, WILLIAM M	POLICE OFFICER	\$ 33,886.53	2,229.5	\$ 15.20

		New		
	Position	Salary	Hours	Hourly
	Sergeant	\$ 46,538.25	2,229.5	\$ 20.87
	Sergeant	\$ 37,275.18	2,229.5	\$ 16.72



AGENDA ITEM NO: Department Business—Personnel—XI. I. 2.

CITY OF STARKVILLE

AGENDA DATE: December 2, 2014

RECOMMENDATION FOR BOARD ACTION

PAGE: 1 of 1

SUBJECT: Request authorization to hire a Temporary full-time employee to fill-in as Secretary in the Sanitation and Environmental Services Department during the medical leave of an existing employee.

AMOUNT & SOURCE OF FUNDING: Budgeted position

REQUESTING DIRECTOR'S DEPARTMENT: Emma Gandy, Department Director

FOR MORE INFORMATION CONTACT: Randy Boyd, Personnel Officer

AUTHORIZATION HISTORY: Department Director Emma Gandy is requesting this authorization due to pending Medical Leave of Department Secretary Melinda Johnson. Ms. Johnson will be on Medical Leave of absence beginning December 3, 2014 for approximately four (4) weeks. Assistance is needed to handle her duties during this absence. This position will be temporary and will end upon the return to regular duties of Ms. Johnson. Position will require experience in clerical support duties including telephone support, typing, filing, and computer skills.

AMOUNT: \$11.00 per hour. Not eligible for benefits. Pay only for hours worked. Position is temporary and will end upon the return to work of the regular employee following medical leave of absence.

STAFF RECOMMENDATION: (Suggested Motion) Move approval to hire a Temporary full-time employee to fill-in as a Secretary in the Sanitation and Environmental Services Department during the medical leave of an existing employee.

DATE SUBMITTED: November 24, 2014



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE:
PAGE: 1 of 1

SUBJECT: PURCHASE OF A NEW DARE CAR

AMOUNT & SOURCE OF FUNDING: \$29,453.00

LINE ITEM 002-251-740-570

STATE CONTRACT NUMBER: 8200014422

FISCAL NOTE:

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

R. FRANK NICHOLS
CHIEF

PRIOR BOARD ACTION:

BOARD AND COMMISSION ACTION:

PURCHASING:

DEADLINE:

ADDITIONAL INFORMATION: Request authorization to purchase a new DARE vehicle in the amount of \$29,453.00.

STAFF RECOMMENDATION:

STANDARD/OPTIONAL EQUIPMENT FORM

DESCRIPTION: SUV Large Utility All Wheel Drive, 4 Door, Police Pursuit
 VENDOR: Butch Oustaliet Ford
 ITEM NO.: 071-8046050-8
 MAKE/MODEL: Ford Police Interceptor Utility AWD K8A
 ENGINE: 3.7L V-6
 PRICE INCLUDING STATE INSPECTION STICKER AND TITLE FEE: \$25,248

LIST FACTORY COLORS AVAILABLE AT NO CHARGE:

Medium Brown, Arizona Beige, Dark Blue, Royal Blue, Light Blue, Ultra Blue, Silver Gray, Ebony Black, Sterling Gray, Ingot Silver, Oxford White, Medium Titanium

DEFAULT COLOR IS WHITE IF NO COLOR IS SELECTED

ITEM	OPTION CODE	DEALER COST	OPTION CODE
List optional engines:	99T	\$3,106	
3.5L EcoBoost V-6			

Transmission, 6 speed auto	INC		
Brakes, 4 Wheel Disc w/Anti-Lock	INC		
Traction Control	INC		
HD Radiator w/Engine & Trans. Oil Coolers	INC		
Exhaust, Dual	INC		
Full Size Conventional Spare Tire & Wheel	INC		
Air Conditioning, Single Zone Manual	51Z	\$119	
Spotlight, Dual (Left and Right Side)	INC		
Power Windows, w/Rear Window Disable	INC		
Power Locks, w/Autolock (locks when in gear)	INC		
Steering Wheel, Til w/Speed & Audio Controls	INC		
Radio, AM/FM/CD w/Digital Clock	942	\$39	
Daytime Running Lights	INC		
Power Adjustable Pedals	INC		
Seating, Cloth Front Bucket/Cloth Rear Bench	INC		
Seating, Power Driver Seat (6-way w/Lumbar)	INC		
Seating, Intrusion Plates in Front Seats	INC		
Overhead Console w/Sunglass Holder	INC		
Heavy Duty TPE Vinyl Floor Covering	INC		
Air Bags, (Dual Front, Side, Rollover Curtain)	INC		
Work Task Light, 1st Row	63V	\$213	
Cargo Storage Vault	53M	INC	
SYNC Hands Free Communications	51Y	INC	
Spotlight, Left Side Only	INC		
Noise Suppression Bands	60R	INC	

Contract No: 8200014422 *Felix call 228-861-8985*
 Butch Oustaliet Ford E-mail: ButchOustaliet@ymail.com
 9274 Hwy 49 Phone: 228-863-5525 ext 231
 Gulfport, MS 39503 Toll Free: 800-880-2446
 Erich Anderson Fax: 866-594-7169

ITEM	OPTION CODE	DEALER COST	OPTION CODE
Int. Upgrade Pkg. (Console, Carpeting, Mats)	16U	\$341	
Carpet Floor Covering, 1st and 2nd Row	16C	\$110	
Seating, Cloth Front Bucket/Vinyl Rear Bench	9W	\$353	
Spotlight, Delete, (deletes Left Side Spotlight)	51Y	\$197	
Courtesy Lamp Disable	43D	\$17	
Dome Light, Red/White in Cargo Area	17T	\$45	
Deflector Plate	76D	\$292	
Rear Rack Side Rails	68Z	\$87	
Pre-Wire for Grill Lamp, Siren & Speaker	60A	\$45	
Two Tone Pkg #1 - White Roof & 4 Doors	91A	\$733	
Two Tone Pkg #2 - White Roof & Hood	91B	\$733	
Two Tone Pkg #3 - White Roof & Front Doors	91C	\$611	
Rearview Camera	21B	\$213	
Full Wheel Covers	65L	\$53	
Remappable (4) Switches on Steering Wheel	61S	\$136	
Hidden Door Lock Plunger/Rear Handle Inop	52P	\$140	
Rear Windows Inop. (deletes Rear Switch)	18W	\$30	
Keyed Alike (1435, 1284, 0135, 0576, 1111)	597	\$45	
Ballistic Door Panels, Left Front Door Only	90D	\$1,384	
Ballistic Door Panels, Both Front Doors	90E	\$2,768	
BLIS, Blind Spot Monitoring/Rear View Cam	55B/21B	\$641	
Lockable Gas Cap for Capless Fuel Filler	18L	\$17	
Remote Keyless Entry	595	\$227	
Reverse Sensing System	76R	\$240	
Auxiliary Air Conditioning	17A	\$532	
Two Tone White Roof Only	91H	\$428	
Two Tone White Front Doors Only	91J	\$266	

Total Options = \$363.02

Base = \$25,248.00

Vehicle Total Cost = \$25,611.02

Equipment = \$29,453.00



Fleet Safety Equipment, Inc.

1613 Dowzer Avenue
Pell City, AL 35125

Quote

Date	Estimate #
11/14/2014	36524

Name / Address
Starkville Police Dept Attn: Accts Payable 101 Lampkin St Starkville, MS 39759

P.O. No.	Terms	Rep	Project
	NET 30	DL	

Qty	Item	Description	Your Cost	Total
2	VTX609C	VERTEX SUPER-LED LIGHT WITH 11/11/11	74.00	148.00
1	MBFX11BB	ION MIRROR-BEAM EXPLORER B/B	260.00	260.00
1	BK2019ITU12	PB450L4 ALUM PUSH BUMPER 4 WHEEL LED LIGHTS(SPECIFY COLORS) FOR 12-13 INTERCEPTOR UTILITY	679.00	679.00
1	425-6193	Countour Console for Ford SUV Interceptor	288.00	288.00
1	425-6411	ADJUSTABLE ARM REST FLOOR MOUNT	78.00	78.00
1	425-3704	Dual ABS Cup Holder	34.00	34.00
	*S & H - D2	Shipping and Handling	145.00	145.00

This Quote is Good for 30 Days			Subtotal	\$1,632.00
			Sales Tax (10.0%)	\$0.00
			Total	\$1,632.00
Phone #	Fax #	E-mail	Web Site	
Cell 601-594-1875	769-251-1478	david@fleetsafety.com	www.fleetsafety.com	



Quotation

3433 East Wood Street
Phoenix, AZ 85040
Phone: (888) 428-4315
Fax: (602) 621-4200

Date Nov 16, 2014	Page 1
Order Number QT00004914	
Quote Expiration Date 12/16/2014	

Sold To:

STARKVILLE POLICE DEPT
101 LAMPKIN STREET
STARKVILLE, MS 39759
US

Ship To:

STARKVILLE POLICE DEPT
101 LAMPKIN STREET
STARKVILLE, MS, 39759
US

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
		MSS07312	JBC	Nov 16, 2014	GND	NET30

Qty. Ord.	Vendor Part Number	Description	Unit Price	Extended Price
1	G2S RADAR / KA08M S778-40C-0 S778-37-0 S778-41-0 S778-42-0 S769-105-0 S769-115-0 S773-235A-0 S756-34-0 S706-35.2 S706-50.6 P701-2 WARR 5 US MANUAL	G2S RADAR W/ 2 Ka ANTENNAS - MPH G2 SELECT COMPUTER WITHOUT DISPLA G2 SELECT DISPLAY UNIT G2S HAND REMOTE CONTROL G2 SRKa ANTENNA G2 ANTENNA CABLE - 8 FT G2 ANTENNA CABLE - 22 FT MOUNTING BRACKET WINDSHIELD W/ GL MOUNTING BRACKET DECK ASSEMBLY Ka 35.2 MPH FORK (KITTING) Ka 50.6 MPH FORK TUNING FORK CASE WARRANTY 5 YEAR US USER MANUAL	2,195.00	2,195.00
1	G2 PATROL / 1 XG2-01 XG2-02 XG2-03 XG2-04 XG2-06 XG2-07 XG2-08	G2 PATROL SOFTWARE STATIONARY SOFTWARE MOVING MODE-OPPOSITE DIRECTION SAME DIRECTION SOFTWARE FASTER SOFTWARE VIDEO INTERFACE OPTION G2 PATROL LOCK FEATURE G2 PATROL BLANK FEATURE	0.00	0.00
1	S758-51-0 /	G2 COMPUTER MOUNTING BRACKET	0.00	0.00
1	S769-116-0 /	G2 DETACHBLE DISPLAY CABLE KIT	0.00	0.00
	SHIPUS /	Shipping USA		15.00
Quotation continued on next page ...				



Quotation

3433 East Wood Street
Phoenix, AZ 85040
Phone: (888) 428-4315
Fax: (602) 621-4200

Date Nov 16, 2014	Page 2
Order Number QT00004914	
Quote Expiration Date 12/16/2014	

Sold To:

STARKVILLE POLICE DEPT
101 LAMPKIN STREET
STARKVILLE, MS 39759
US

Ship To:

STARKVILLE POLICE DEPT
101 LAMPKIN STREET
STARKVILLE, MS, 39759
US

Reference	PO Number	Customer No. MSS07312	Salesperson JBC	Salesperson	Order Date Nov 16, 2014	Ship Via GND	Terms NET30
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Qty. Ord.	Vendor Part Number	Description	Unit Price	Extended Price
Terms & Conditions: *Estimate is valid for 60 days. *Our installations are backed by a lifetime quality warranty. *Fully Authorized Master Distributor for all lines we carry. We sell it, we back it. Period. *Financing Available *No returns on special order items. All other returns are subject to 25% restocking fee. Thank you for the opportunity to earn your business.			Comment:	
SIGNATURE _____			Less	
			Included Tax	0.00
			Order Discount	0.00
			Subtotal	2,210.00
			Total sales tax	0.00
			Total order	2,210.00



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE:
PAGE: 1 of 1

SUBJECT: Homeland Security Grant

AMOUNT & SOURCE OF FUNDING: \$15,000.00

LINE ITEM

FISCAL NOTE:

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

R. FRANK NICHOLS
CHIEF

PRIOR BOARD ACTION:

BOARD AND COMMISSION ACTION:

PURCHASING:

DEADLINE:

ADDITIONAL INFORMATION: Request authorization to enter into an agreement with Homeland Security to purchase Ceramic Plates, Carriers, Gas Mask and Filter (SWAT AND PATROL GEAR) in the amount of \$15,000.00. This is 100% reimbursable.

STAFF RECOMMENDATION:

STARKVILLE POLICE DEPARTMENT

R. Frank Nichols
CHIEF OF POLICE

101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

TELEPHONE
662-323-4135

To: Office of Homeland Security

From: R. Frank Nichols
Chief of Police, Starkville Police Department

The Starkville Police Department was approved \$15,000 for a grant in the area of Ceramic Plates and Carriers as well as Gas Masks and Filters. The SPD has spent some time with different dealers in these items and has found other vendors that are able to beat the originally quoted items. First quoted were state contract prices and since the approval of the grant we have found a dealer of the same items who quoted less than the State Contract price. We are requesting to be allowed to purchase the four items approved in the grant at the price listed below. We are requesting to use the remainder of the funds to purchase as well the items listed below. These items are all listed in the original proposal to the Office of Homeland Security.

Item	Cost per unit	Total Cost	
Ceramic Plates	\$390.00	\$3900.00	10 sets of front and back
Carriers	\$145.70	\$1457.00	10 carriers
Gas Masks	\$168.75	\$1687.50	10 masks
Cannisters for masks	\$52.45	\$524.50	10 Canisters
Stop Sticks	\$505.00	\$1010.00	2 sets for Patrol supervisors
CSI Kits / refill	\$335.00	\$1340.00	for 4 kits/ one per shift
Pouches for Carriers	\$71.00	\$710.00	10 each Radio, EMT, and Double Mag pouch
Helmets with accessory	\$779.00	\$1558.00	2 sets for members still in need of helmets
Weapon Lights	\$110.00	\$1100.00	10 weapon lights
Hydration Packs	\$35.00	\$350.00	10 Hydration Packs
Stinger Lights	\$99.00	\$1386.00	14 Lights for Swat and Patrol
Total		\$15023.00	with the Police Department paying the extra \$23.



Scope of Work

The City of Starkville has been awarded pending final paperwork in the amount of \$15,000 in funds. These funds will be used to enhance the task force (SWAT) team of the Starkville Police Department as well as those that are first responders within the department. We will use these funds to assist and improve on already set up teams and policies within the department on response to all CBRNE and other Terroristic incidents within our jurisdiction. These funds as well will help in improving the infrastructure that our department keeps safe on a daily basis. We hope that with the addition of these needed items we can increase our prevention of these types of incidents within our city.

These funds will assist our team with use in training on real world events gaining the ability to better prevent and in the instance of something happening a better response to an incident. Our team with the use of the Plates and Carriers will be able to begin the process of training with a more powerful defense should one of our members get shot during a real world call out. Furthermore, our units will be able to train on the gas masks and be able to utilize this tactic when serving a search warrant or arrest warrant or when needed on suspect extractions giving our team a better chance at a safe apprehension. Our team practices on a monthly basis in different lighting and weather environments hoping to successfully prepare for any Terroristic or CBRNE type event. With the addition of these funds our department through training will be able to increase capabilities in preventing a terroristic incident. As well the equipment provided will assist in protecting, responding, and recovering evidence as stated in the four mission areas of Homeland Security. With the additional items requested for purchase with left over funds we believe that these items will bring our department one step closer in the mission objectives stated earlier.

GOAL

Our Goal is to reduce the City's vulnerability in a local threat within our City by training and supplying the equipment needed for response in these types of events.

OBJECTIVE

Our departments objectives are to increase and in some areas maintain preparedness in the event that our city responds to a terroristic call for service or CBRNE type call. We hope that with continued training our department will be able to increase the ability of our SWAT ranks as well as the patrol ranks prior to SWAT arrival in both of these types of incidents. Our department has begun the process of a notification system that all of our supervisors are attached to so that the flow of information is free of roadblocks or mis-communication which can sometimes be the biggest danger. Once supplied with these items our department will begin to train on shift with regards to evidence recovery. Also we will train our units with each item that is made available with the belief that training in the highest priority for officer safety.

**STATE OF MISSISSIPPI
AND
GOVERNOR PHILLIP D. BRYANT**



**HOMELAND SECURITY
COOPERATIVE AGREEMENT**

Between

CITY OF STARKVILLE

AND

MISSISSIPPI DEPARTMENT OF PUBLIC SAFETY



HOMELAND SECURITY COOPERATIVE AGREEMENT (CA)

On behalf of Governor Phil Bryant, this Cooperative Agreement is entered into between the Department of Public Safety, Office of Homeland Security, hereto referred to as *Grantee*, and City of Starkville, Mississippi, hereto referred to as *Subgrantee*.

Article I. Purpose

The purpose of this Cooperative Agreement (CA) is to utilize 100% federal funding (no match required) provided through the Office for Domestic Preparedness, U.S. Department of Homeland Security to enhance capabilities within the State of Mississippi to respond to acts of domestic and international terrorism including the use of weapons of mass destruction. The Department of Public Safety, Office of Homeland Security will accomplish this by prioritizing and facilitating the delivery and use of federal financial assistance as identified in the published Office for Domestic Preparedness Homeland Security Grant Program Guidance (attached). This enables the Subgrantee to exercise management discretion and control in achieving the specified objectives of this Cooperative Agreement within the State of Mississippi. It is intended that this partnership will result in the development of a competent and sustainable system designed to provide prevention/deterrence and emergency response to a potential terrorism event within the State.

Article II. Scope of Work

The objectives outlined within the performance period of this Cooperative Agreement will be supportive of the priorities defined in the State Homeland Security Three-Year Strategic Plan in the form of equipment, planning, training, exercise, management and administration funding and shall be in compliance with the Office for Domestic Preparedness Homeland Security Grant Program Guidance.

Article III. Period of Performance

The period of performance for this Cooperative Agreement shall begin on the date of acceptance of the **SUB-GRANT AWARD** execution and shall continue through the period of SUB-GRANT AWARD unless terminated by the Department of Public Safety. Future SUB-GRANT AWARDS for supporting the requirements of the jurisdiction may be awarded under the terms of this agreement through additional sub grants so long as all signatory officials remain unchanged.

Article IV. Roles and Responsibilities

A. Local *Sub grantee* General Guidance

1. The local *Subgrantee* shall develop and improve their capability to combat the affects of a terrorism event. This is accomplished through the purchase of specialized equipment as identified in the published OJP selected equipment list or support of planning, exercises or training activities associated with the prevention, response or recovery from terrorism incidents.
2. The chief elected official is responsible for committing to the terms of this CA, budgeting local funds to purchase equipment or support jurisdictional exercise, training and planning efforts for executing this CA on behalf of the *Subgrantee's* jurisdiction.
3. The Sub-Grantee shall designate a *Subgrantee* public official as the Subgrantee Grant Administrator (SGA) for developing and attaching the CA scope of work to Appendices A & B, obtaining project approval from respective officials, reporting, submitting applications to Grantee, equipment distribution, training, and obtaining and submitting supporting documentation and requests for reimbursement on behalf of the *Subgrantee* to *Grantee* for repayment. **The SGA shall be responsible for reporting to the Mississippi Office of Homeland Security (MSOHS) via the Initial Strategy Implementation Plan (ISIP) and the Biannual Strategy Implementation Report (BSIR)**

B. Local Homeland Security Program Guidance

The Homeland Security Grant Program (HSGP) through the State Homeland Security Program (SHSP) provides funds for homeland security and emergency operations planning; the purchase of specialized equipment to enhance the capability of State and local agencies to prevent, respond to, and mitigate incidents of terrorism involving the use of chemical, biological, radiological, nuclear, and explosive (CBRNE) weapons and cyber attacks; for costs related to the design, development, and conduct of a State CBRNE and cyber security training programs and attendance at ODP-sponsored CBRNE training courses; for costs related to the design, development, conduct, and evaluation of CBRNE and cyber security exercises; and for costs associated with implementing State Homeland Security Assessments and Strategies (SHSAS). See Annex A (Local Homeland Security Grant Program Guidance) for specific guidance, policies, and reporting requirements.

C. Local Law Enforcement Terrorism Prevention Program Guidance

The HSGP through the Law Enforcement Terrorist Prevention Program (LETPP) will provide law enforcement communities with funds to support the following prevention activities: information sharing to pre-empt terrorist attacks; target hardening to reduce vulnerability of selected high value targets; recognition of potential or developing threats; interoperable communications; and intervention of terrorists before they can execute a threat. These funds may be used for planning, organization, training, exercises, and equipment. See Annex B (Law Enforcement Terrorism Prevention Program) for specific guidance, policies, and reporting requirements.

D. Local Citizen Corps Program Guidance

The HSGP through the Citizen Corps Program (CCP) funds will be used to support Citizen Corps Councils with planning, outreach, and management of Citizen Corps programs and activities. The CCP provides the resources necessary for local jurisdictions and local communities to: 1) bring together the appropriate leadership to form and sustain a Citizen Corps Council; 2) develop and implement a plan for the community to engage all citizens in homeland security, community preparedness, and family safety; 3) conduct public education and outreach in order to inform the public about their role in crime prevention, mitigation, emergency preparedness for all hazards, and public health measures, including bioterrorism, and to encourage personal responsibility and action; 4) develop and implement Citizen Corps programs offering training and volunteer opportunities to support first responders, disaster relief groups, and community safety efforts, to include the federal programs: Community Emergency Response Teams (CERT), Medical Reserve Corps(MRC); and 5) coordinate Citizen Corps activities with other DHS funded programs and other federal initiatives. See Annex C (Local Citizen Corps Grant Program Guidance) for specific guidance, policies, and reporting requirements.

E. State Grantee

1. The *Grantee* shall be the Department of Public Safety, Office of Homeland Security, acting on behalf of the State of Mississippi.
2. The Commissioner of the Department of Public Safety (DPS) or the Commissioner's Designee is the state signatory official and shall be the principal state official responsible for committing the state to the terms of this agreement. The DPS Commissioner, or his designee acting in the absence of the Commissioner, will exercise final approval authority of all *Subgrantee* applications, grant awards, allocations, and requests for reimbursements and for ensuring overall *Grantee* administration.

3. The DPS, Office of Homeland Security, is designated the *Grantee* Point-of-Contact (POC) for assisting the *Subgrantee* in developing the authorized equipment purchase list, specialized training requirements, and for providing overall day-to-day program management.

Article V. Funding Consideration

The *Grantee* POC will receive and review *Subgrantee's* application and forward to the DPS Commissioner for approval. After approval the *Grantee* will issue a sub-grant award letter, which authorizes the *Subgrantee* to expend local funds and be reimbursed pursuant to the terms of this CA. **Local funds expended prior to the date of the award letter are not authorized to be reimbursed.**

When the *Subgrantee* has expended funds awarded, the SGA will prepare and submit a Request for Reimbursement to the *Grantee POC*. This request shall contain all appropriate supporting documentation to substantiate expenses made in accordance with all applicable requirements. The *Grantee POC* will review the reimbursement package for completeness and forward to the *Grantee* Office of the Comptroller for payment.

- A. The *Grantee* will not be liable under this Agreement for any amount greater than the award allocated by the Office for Domestic Preparedness to the State for the grant performance period.
- B. No cost or obligation shall be incurred by the *Grantee* under this Agreement unless and until the *Grantee* advises the *Subgrantee* in writing that the application has been approved and funds are available.
- C. Reimbursement will be made by the *Grantee* to the *Subgrantee* based on the **request submitted in MAGIC**. Required documentation must be attached to the submitted request
- D. Reimbursement is contingent upon the funds being expended in accordance with all applicable local and state regulations, as well as Federal guidelines, and submission for reimbursement made in accordance with DPS administrative procedures.
- E. *Subgrantee's* requests for advance of funds to support purchases of equipment or other expenditures must be requested in writing to the grantee POC explaining the justification for the request. Reasons, i.e., shortage of local funds or items not contained in current annual jurisdictional budget must be accompanied by purchase orders. No request for advance of funds will be granted for amounts less than \$2,500.00.

- F. *Subgrantee's* Request for Reimbursement through MAGIC (State of Mississippi Accounting System) with a copy of all receipt(s) or invoices showing that authorized equipment has been paid for in-full by *Subgrantee* .

Article VI. Maintenance, Replacement costs and Use of Equipment

- A. Equipment purchased under the terms of this CA will be stored, maintained and used in accordance with the purpose and objectives of this Cooperative Agreement. The equipment may be used for terrorism training and exercise purposes and in response to an actual terrorism event. **If the equipment is used in response to a non-terrorist related event, training or exercise, then any maintenance or replacement costs will be the sole responsibility of the Subgrantees.**
- B. The subgrantee is required to maintain an equipment inventory list that contains the following information: equipment description, identification/serial number, title holder, acquisition date, cost, percentage of federal funds used in the cost, location, use and condition, and disposition date.

Article VII. Nonperformance

Failure by the *Subgrantee* to comply with the terms of this Cooperative Agreement may result in suspension from the program and loss of any outstanding grant fund allocation balance, as determined by the *Grantee*. Failure to expend all grant funds awarded (by date stated on Awards Letter) and to comply with Grantee request and guidelines will result in the reallocation of unspent grant funds and the immediate redistribution of all equipment purchased with grant funds. In addition, the failure to maintain adequate response capability (as determined by the MOHS) will also result in the reallocation of grant funds and the immediate redistribution of all equipment purchased with grant funds.

Article VIII. Administrative Provisions

A. General

The *Grantee* and *Subgrantee* agree to carry out the administrative and financial requirements of this Agreement in accordance with the policies and procedures established by the Office for Domestic Preparedness and set forth in other applicable state and federal guides (Code of Federal Regulations 44 and appropriate fiscal year Grant Program Guidance).

B. Reports

- a. Initial Strategy Implementation Plan (ISIP) is a detailed report of the planned activities associated with ODP grant funding. All

funds provided must be linked to one or more projects, which in turn must support specific goals or objectives in the State Homeland Security Strategy.

- b. The Biannual Strategy Implementation Report (BSIR) will update information on obligations, expenditures, and progress made on activities noted in the ISIP, and will include an update of all information submitted in that report.

C. Other Provisions

1. Nothing in this agreement is intended to conflict with current laws or regulations of Mississippi or your jurisdiction. If a term of this agreement is inconsistent with such authority, then that term shall be invalid, but the remaining terms and conditions of this agreement shall remain in full force and effect.
2. Subgrantee is required to ensure that grant monies are used to support all Emergency Service related agencies and departments, specifically law enforcement, fire and rescue. Senior officials of these agencies must sign this agreement and familiarize themselves with the rules and regulations governing each grant program. They are encouraged to work together in determining and prioritizing their needs and requirements prior to submitting their plan.
3. Subgrantee is required to submit with the signed Cooperative Agreement a copy of their most recent financial audit. If the subgrantee (organization/jurisdiction) expends \$500,000 or more in federal funds (from all sources including pass-through sub awards) in the subgrantee's (organization/jurisdiction) fiscal year (12-month turnaround reporting period) is required to have a single organization/jurisdiction wide audit conducted in accordance with the provisions of the Office of Management and Budget (OMB) Circular A-133.
4. Subgrantee is required to make sure that their contact information, address and payment information has been submitted to DFA for the MAGIC accounting system. If your information is not in the MAGIC accounting system, you may call the MAGIC Help Desk at 601-359-1343 for assistance.
5. All final requests for reimbursement must be received in the Mississippi Office of Homeland Security no later than 30 days after the end date of the grant award.
6. Subgrantee is required to complete EHP Review as required for Equipment Purchases and any type of Construction.

7. All subgrantees (and or jurisdictions must also maintain membership in the Emergency Management Assistance Compact (EMAC) to facilitate the mutual aid of capabilities in order to be eligible for Department of Homeland Security (DHS) grant funding and reimbursement of DHS grant funds.
8. **Effective October 1, 2010 ALL subgrantees are required to have and furnish a Dun and Bradstreet Data Universal Numbering System (DUNS) number to the Mississippi Office of Homeland Security as a component of the Article X. A DUNS number is the nine digit number established and assigned by Dun and Bradstreet, Inc (D&B) to uniquely identify business entities. If your jurisdiction does not have a DUNS number one may be obtained from D&B by telephone (currently 866-705-5711) or the Internet (currently at <http://fedgov.dnb.com/webform>). NO GRANT AWARD LETER WILL BE ISSUED WITHOUT THE SUB GRANTEE HAVING A DUNS NUMBER.**

Article IX. Sole Source Procurement Verification

Subgrantee is required to document on the Budget Detail Worksheets any sole source purchases and the subgrantee is required to submit with their request for reimbursement documentation as required by the State of Mississippi procurement policies and 44CFR 13.36(a) for any sole source purchases. No reimbursement requests for a sole source purchase will be processed without this required documentation.

Subgrantee: (Name of jurisdiction/agency),

N/A

By: _____ Date: _____

Title: (Mayor, President of BOS, Agency Director)

APPROVED AS TO FORM:

By: _____ Date: _____

Attorney (City, County, Agency)

N/A

FISCAL YEAR 2014

**LAW ENFORCEMENT TERRORISM PREVENTION GRANT
PROGRAM**

LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM FISCAL YEAR 2014

TOTAL AWARD: \$15,000.00 (PPE – Police Dept.)

A. Program Overview

LETPP is a core homeland security assistance program that provides funds to build capabilities at the State and local levels through planning, equipment, training, and exercise activities and to implement the goals and objectives included in Homeland Security Strategies. LETPP funding also supports the four mission areas of homeland security: prevent, protect, respond, and recover and addresses all of the National Priorities and the 37 Target Capabilities, as they relate to terrorism.

FY 2014 LETPP funding remains primarily focused on enhancing capabilities to prevent, protect against, respond to, or recover from CBRNE, agriculture, and cyber terrorism incidents. However, in light of several major new national planning priorities, which address such issues as pandemic influenza and the aftermath of Hurricane Katrina, the allowable scope of LETPP activities include catastrophic events, provided that these activities also build capabilities that relate to terrorism.

Many of the capabilities included within the TCL are dual use in nature, in that they can apply to both terrorism preparedness as well as other hazards. Activities implemented under LETPP must support terrorism preparedness and build or enhance capabilities that relate to terrorism in order to be considered eligible, even if the capabilities themselves do not focus exclusively on terrorism. For example, mass evacuation planning supports terrorism preparedness but also other types of catastrophic events. Planning for pandemic influenza and linking that effort to a larger bioterrorism preparedness effort offers another example. **Grantees must demonstrate the dual-use nature of any activities implemented under this program that are not explicitly focused on terrorism preparedness in their Scope of Work.**

As defined in the Catastrophic Incident Supplement to the NRP, a catastrophic incident is any natural, technical, or manmade incident, including terrorism that results in extraordinary levels of mass casualties, damage, or destruction severely affecting the population, infrastructure, environment, economy, national morale, and/or government functions. A catastrophic event could result in sustained national impacts over a prolonged period of time; almost immediately exceeds resources normally available to State, local, Tribal, and private sector authorities in the impacted area; and significantly interrupts governmental operations and emergency services to such an extent that national security could be threatened. Catastrophic events result in unique challenges regarding such issues as mass care, search and rescue, victim and fatality management and transportation, public health and medical support, and public information, many of which are also critical issues for terrorism preparedness.

Grantees may use LETPP funding to achieve or enhance all of the 37 capabilities, as long as they enhance the capability to prevent, protect against, respond to, or recover from acts of terrorism. Grantees should consult the Catastrophic Incident Supplement to the NRP and the

planning assumptions upon which it is centered to understand the scope of catastrophic incidents relative to their own prioritization of capabilities and resource allocations. Grantees should focus their proposed FY 2014 Investments on the National Priorities and their most urgent State/local priorities.

The Goal identifies enhanced regional collaboration as a national priority. States must employ regional approaches to planning and preparedness and are encouraged to adopt regional response structures whenever appropriate to meet the needs identified through assessments and in the Homeland Security Strategies.

B. Program Requirements

Use of LETPP funds must be consistent with and supportive of implementation of the State Homeland Security Strategy. Linkages between specific projects undertaken with LETPP funds and strategic goals and objectives will be highlighted through regular required reporting mechanisms, including the BSIR.

C. Authorized Program Expenditures

This section provides guidance on the types of expenditures that are allowable under the LETPP. Please refer to the checklist in Appendix D (of the Federal Homeland Security Grant Program Guidance) for a summary of authorized and unauthorized SHSP expenditures.

Authorized Program Expenditures

- 1. Information Sharing to Preempt Terrorist Attacks:** These funds will allow law enforcement communities to purchase equipment and support efficient and expeditious sharing of information and intelligence that could preempt possible terrorist attacks.
- 2. Threat Recognition:** Funds provided under this category will allow law enforcement personnel to purchase equipment and conduct additional training that assists in further recognizing the potential or development of a threat.
- 3. Intervention Activities:** Funds provided under this category will allow law enforcement personnel to purchase equipment and conduct activities to further enhance their capabilities to prevent domestic terrorism incidents.
- 4. Interoperable Communications:** Funds provided under this category will allow law enforcement personnel to purchase equipment to ensure interoperable communications between, and among, law enforcement agencies and other emergency service disciplines such as fire and emergency management.

Allowable Equipment Costs

LETPP funds may be used for specialized equipment acquisition from select equipment categories listed in the FY14 ODP AEL. The FY14 AEL is available in its entirety online through the RKB at <http://www.llis.dhs.gov/knowledgebase>. For more information on allowable equipment categories, please refer to Homeland Security Grant Program Guidance.

Allowable Planning Costs

LETPP funds may be used for a range of law enforcement terrorism prevention planning activities, including the following:

- Development of and planning for information/ intelligence sharing groups
- Conducting point vulnerability analyses and assessments
- Soft target security planning (public gatherings)
- Develop border security operations plans in coordination with CBP
- Developing, implementing and reviewing Area Maritime Security Plans for ports, waterways, and coastal areas
- Updating and refining threat matrices
- Acquiring systems allowing connectivity to federal data networks, such as National Crime Information Center (NCIC) and Integrated Automated Fingerprint Identification System (IAFIS), as appropriate
- Designing and developing state and local geospatial data systems
- Costs associated with the implementation and adoption of NIMS
- Developing related critical infrastructure terrorism prevention activities including:
 - o Planning for enhancing security during heightened alerts, during terrorist incidents, and/or during mitigation and recovery
 - o Public information/education: printed and electronic materials, public service announcements, seminars/town hall meetings, web postings
 - o Citizen Corps activities in communities surrounding CI sites, to include Neighborhood Watch, VIPS, and other opportunities for citizen participation
 - o Evaluating CIP security equipment and/or personnel requirements to protect and secure sites

Allowable Training Costs

LETPP funds may be used for a range of law enforcement terrorism prevention related training activities to enhance the capabilities of state and local personnel, including the following:

- Training courses on building information sharing capacities
- Training that includes methods of target hardening
- Training for facility security personnel
- Training for vessel and port law enforcement security personnel recognition of CBRNE threats
- NIMS training

- Weaponization of CBRNE agents
- History of terrorism and social environments contributing to threats
- Surveillance and counter-surveillance techniques
- Identifying/assessing critical infrastructure assets, vulnerabilities, and threats
- Intelligence analysis
- Cyber security protective measures training
- Multi-cultural training for undercover operations
- Language training
- Joint training with other homeland security entities (U.S. Secret Service, CBP, etc.)
- Training on the use of interoperable communications equipment
- CIP training
- Training associated with the collection, analysis, mapping, integration, and dissemination of geospatial data and imagery
- Geospatial database use, design, development, and management training
- Agricultural/food security related training
- Training for citizens in terrorism awareness and for volunteer participation to support law enforcement activities

Multiple level training should be focused on a regional model. Grantees using these funds to develop their own courses should address the critical training areas and gaps identified in the State's Homeland Security Strategy and must adhere to the *ODP Emergency Responder Guidelines* and *ODP Homeland Security Guidelines on Prevention and Deterrence*. These guidelines may be found at http://www.ojp.usdoj.gov/odp/whatsnew/whats_new.htm.

Allowable Exercises Costs

LETPP funds may be used to design, develop, conduct, and evaluate terrorism prevention related exercises, including the following:

- Exercises to evaluate the effectiveness of information sharing plans, policies, procedures and protocols
- Exercises to evaluate NIMS implementation
- Exercises to evaluate facility and/or vessel security protection
- Exercises to evaluate area maritime security protection
- Exercises to evaluate threat recognition capabilities
- Exercises to evaluate cyber security capabilities
- Exercises to evaluate agricultural/food security capabilities
- Exercises to evaluate prevention readiness and techniques
- "Red Team" (force on force) exercises
- Interoperable communications exercise
- Critical infrastructure vulnerability, protection, and/or attack exercises

Allowable Management and Administrative Costs

All programs within HSGP have allowable M&A costs for both the state-level as well as the local unit of government, urban area, or designated subgrantee.

- **SHSP, UASI, LETPP, CCP, MMRS:** No more than **5% of the total amount** allocated to the state for each program within HSGP may be retained at the state level and used for M&A purposes. These state M&A funds must be included in the total funds retained by the state. In addition, local jurisdiction subgrantees may retain and use up to **5% of their subaward from the state for local M&A purposes with MOHS approval**. *Note: M&A costs are **not allowed** for either the state or designated recipients for UASI allocations to nonprofit organizations*

Allowable Operational Activities

In support of FY14 LETPP efforts to provide law enforcement communities with enhanced capabilities for detecting, deterring, disrupting, and preventing acts of terrorism, states and local governments may use FY14 LETPP funds to support select operational activities. No more than **25%** of the gross amount of the LETPP award may be used for the operational expenses and overtime costs for the organizational activities noted below, which includes the operational costs in *Operational Costs Guidance* on page 25. These funds may be used for the following three (3) operational activities:

1. Grantees and subgrantees may use LETPP funds for select operational expenses associated with increased security measures at critical infrastructure sites, incurred during time **periods of DHS-declared Orange Alert**. Funds may only be used in the following authorized categories:

- o Backfill and overtime expenses for staffing state or local EOCs
- o Hiring of contracted security for critical infrastructure sites
- o Public safety overtime
- o National Guard deployments to protect critical infrastructure sites, including all resources that are part of the standard National Guard deployment package
- o Increased border security activities in coordination with CBP. Consumable costs, such as fuel expenses, are not allowed except as part of the standard National Guard deployment package.

2. Overtime costs are also allowable for personnel to participate in information, investigative, and intelligence sharing activities specifically related to homeland security. This includes activities such as anti-terrorism task forces, JTTF, Area Maritime Security Committees (as required by the Maritime Transportation Security Act of 2002), and TEW groups.

3. Hiring of contractors/consultants for participation in information/intelligence sharing groups or intelligence fusion center.

Funding may not be used to supplant ongoing, routine public safety activities of state and local law enforcement, and may not be used to hire staff for operational activities or backfill.

Unauthorized Program Expenditures

Unauthorized program expenditures include: 1) expenditures for items such as general use software (word processing, spreadsheet, graphics, etc), general-use computers (other than for allowable M & A activities, or otherwise associated preparedness or response functions) and related equipment, general-use vehicles, licensing fees, weapons systems and ammunition; 2) activities unrelated to the completion and implementation of the LETPP Program; 3) other items not in accordance with the Authorized Equipment List or previously listed as allowable costs; and, 4) construction or renovation of facilities.

Designation of Subgrantee Grant Administrator (SGA)
LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM

The following person is officially appointed to represent the jurisdiction as the *Subgrantee* Grant Administrator (SGA) and is hereby duly authorized to fulfill the terms of this Cooperative Agreement during the performance period on behalf of the *Subgrantee*.

Name: Sgt. Shawn Word Title: Sergeant
(Subgrantee Grant Administrator)

Organization Name: City of Starkville Police Dept

Mailing Address: 101 E. Lampkin St

City: Starkville Zip Code 39759

Telephone Number: (662) 323-4131 Fax Number: (662) 324-4016

Cellular Number: (662) 769-4425 Pager Number: () _____

Email Address: Sword@cityofstarkville.org

Appointed by: Chief R. Frank Nichols Date: _____
(Print Name)

Signature: _____ Title: _____

LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM

Subgrantee will prepare a narrative statement in the Scope of Work describing how the jurisdiction will use allocated funds to support the defined projects and objectives from the State's Homeland Security Strategy.

The narrative should address how the jurisdiction's law enforcement community would support the following prevention and deterrence activities: information sharing to preempt terrorist attacks; target hardening to reduce vulnerability of selected high value targets; recognition of potential or developing threats; interoperable communications; and intervention of terrorists before they can execute a threat. Also describe how these funds would be used for planning, organization, training, exercises, and equipment.

ALLOWABLE PROJECTS, GOALS & OBJECTIVES:

LETPP

PROJECT:

Establish/enhance a terrorism intelligence/early warning system, center, or task force.

GOAL:

Increase jurisdiction participation with multi-level intelligence components/agencies to deter/prevent WMD/Terrorism incidents

OBJECTIVES:

Provide Intel gathering and information sharing capabilities to 50% of local jurisdictions within 3 years after approval of state strategy.

Develop a joint 24-hour emergency notification system for first responders and others who are in a critical, need-to-know position. This includes the Health Alert Network (HAN) and DPS information dissemination to local law enforcement within 3 years after approval of state strategy.

PROJECT

Establish/enhance statewide deterrence/prevention and response efforts.

GOAL:

Reduce Mississippi's vulnerability to terrorism through preparedness and protective efforts.

OBJECTIVES:

Create, implement, and maintain terrorism preparedness plans consistent with the National Response Plan (NRP) and provide advice, assistance, training, and oversight to local governments in the development of such plans within 3 years after approval of state strategy.

Improve by 5% the number of emergency responders prepared to respond to WMD/CBRNE incidents, including hoaxes and suspicious packages within 3 years of the approval of the state strategy.

**Fiscal Year 2004 State Domestic Preparedness Equipment
Program
Equipment Purchase Budget Detail Worksheet and
Impact of Funding Table**

FY 2013

Jurisdiction: City of Starkville Police Department

Category	Item	Quantity	Total Cost	Items to Each Discipline (s)	Allocation to Each Discipline (s)
Personal Protective Equipment	1.Ceramic Plates	10	3900.00		
	2.Carriers	10	1457.00		
	3.Gas Mask	10	1687.50		
	4.Cannisters	10	524.50		
	5. Pouches	10	710.00		
	6.Helmets plus access.	2	1558.00		
Explosive Device Mitigation and Remediation Equipment					
Interoperable Communication Equipment					
Physical Security Enhancement Equipment					
Terrorism Incident Prevention Equipment	CSI Kits	4	1340.00		
	Weapon Lights	10	1100.00		
	Hydration packs	10	350.00		
	Stop Sticks	2	1010.00		
CBRNE Logistical Support Equipment	Stinger Lights	14	1386.00		
CBRNE Incident Response Vehicle					
CBRNE Reference Materials					
CBRNE Response Watercraft					
Intervention Equipment					

Cyber Security Enhancement Equipment					
Other Authorized Equipment					
Total:			\$15,023.00		

List of Suggested Abbreviations

LE - Law Enforcement
 EMS-FB - Emergency Medical Services (Fire Based)
 EMS-NFB - Emergency Medical Services (Non Fire Based)
 EMA - Emergency Management
 FS - Fire Service
 HZ - HAZMAT
 PW - Public Works
 PH - Public Health
 GA - Governmental Administrative
 PSC - Public Safety Communications
 HC - Health Care
 Ag - Agriculture
 CS - Cyber Security

Project Funding Summary 2014

Project Title: UP TO 500 CHARACTERS

(MOHS will obtain this from submitted grant request)

**Project Type:
(Circle 1) or write in
your own**

Administer and manage the Homeland Security Grant Program
 Adopt and implement NIMS to include integration of core concepts into plans and procedures
 Assess vulnerability of and/or harden/protect critical infrastructure and key assets
 Build/enhance a pharmaceutical stockpile and/or distribution network
 Develop / enhance homeland security / emergency management organization and structure
 Develop/enhance interoperable communications systems
 Develop/enhance plans, procedures, and protocols
 Develop/enhance state and local geospatial data system/Geographic Information System (GIS)
 Enhance capabilities to respond to all-hazards events
Enhance capabilities to respond to all-hazards events
 Enhance capability to perform post-incident structural damage and mitigation assessment
 Enhance capability to restore lifelines post-incident
 Enhance capability to support economic and community recovery
 Enhance capability to support international border and waterway security
 Enhance integration of metropolitan area public health / medical and emergency management capabilities
 Establish / enhance citizen / volunteer initiatives
 Establish / enhance citizen awareness of emergency preparedness, prevention, and response measures
 Establish / enhance mass care shelter and alternative medical facilities operations
 Establish / enhance sustainable Homeland Security Planning Program
 Establish/Enhance emergency plans and procedures to reflect the National Response Plan
 Establish/enhance Citizen Corps Councils
 Establish/enhance a public health surveillance system

Maintenance and

**Sustainment:
(Circle One)**

- 1.) Sustaining or maintaining a capability acquired with federal HS funding
- 2.) Sustaining or maintaining a capability acquired without federal HS funding
- 3.) Develop acquisition of new capability

**Project Description: UP
TO 1000 CHARACTERS
(Scope of Work)**

(MOHS will obtain this from submitted Scope of Work and Grant Request))

Project Detail

Mission Area: Choose 1 Mission Area .

And up to (4) missions that fall under that area

Choose 1 of the five Missions in Blue!

Prevention

Now choose up to 4 capabilities that fall under that Mission:

Forensics and Attribution
Intelligence and Information Sharing
Interdiction and Disruption
Operational Coordination
Planning
Public Information and Warning
Screening, Search and Detection

2.) Protection

Access Control and Identity Verification
Intelligence and Information Sharing
Interdiction and Disruption
Physical Protective Measures
Planning
Public Information and Warning
Risk Management for protection programs and Activities
Screening, Search, and Detection
Supply Chain Integrity and Security

3.) Mitigation

Community Resilience
Long term Vulnerability Reduction
Operation Coordination
Planning
Public Information Warning
Risk and Disaster Resilience Assessment
Threats and Hazard Identification

4.) Response

☒ Critical Transportation
☒ Environmental Response/Health and Safety
Fatality Management Services
Infrastructure Systems
Mass Care Services
☒ Mass Search and Rescue Operations
☒ On-scene Security and Protection
Operational Communications
Operation Coordination
Planning
☒ Public and Private Services and Resources
Public Health and medical Services
Public Information and Warning
Situation Assessment

5.) Recovery

Economic Recovery
Health and Social Services
Housing
Infrastructure Services
Natural and Cultural Resources
Operational Coordination
Planning
Public Information and Warning

Strategy:

Primary Goal: There are 11 Primary Goals in Blue. Choose (1 GOAL) and up to (2 OBJECTIVES) that fall under that goal

1.) Strengthen Interoperable Communications Capabilities- To develop and enhance communications with federal, state, and local agencies to ensure interoperable communications will be maintained during all-hazards incidents.

Objectives for #1:

- A.) Establish Standard Operating Guidelines (SOGs) for deploying interoperable equipment to facilitate Federal, State, and Local communications during All Hazards event.
Milestones: Development and approval December 06 with annual updates
- B.) Coordinate with the State Wireless Commission on addressing statewide and regional interoperability issues.
- C.) Identify necessary equipment to facilitate interoperable communications among Federal, State and Local agencies during All Hazards event both statewide and regionally. Milestones: Evaluation complete May 06 with quarterly each year thereafter
- D.) Identify training requirements necessary for first responders anticipated to utilize the interoperable system
- E.) Installation and exercising the Global Security System (GSS) for single point to multi-point early warning network to the Citizens and Response Community. Milestones: Installation and testing complete by November 06

2.) To employ the National Incident Management System (NIMS) and National Response Plan in a tactical and operational all-hazards environment

Objectives for #2:

- A.) To update CEMP, consistent with NRP, and incorporate the National Incident Command System in the CEMP.
- B.) Update the existing all hazard emergency operation plan (EOP) that addresses the vulnerabilities identified in the state risk assessment
- C.) Continue with NIMS integration as the All Hazards command and control procedures at tactical and operational levels.
- E.) Encourage the necessary equipment to give the State, Regional Response Teams and local first responders the capability to facilitate the effective and efficient response to an All Hazards threat/incident and to strengthen an All Hazards response including CBRNE Detection, Response and Decontamination Capabilities to facilitate a robust recovery.
- F.) Ensure that the local jurisdictions have equipment necessary to strengthen All Hazards including CBRNE Detection, Response and Decontamination Capabilities.
- G.) Develop training and procurement plan to establish standardization among all first responders in order to strengthen all-hazards including CBRNE Detection, Response, and Decontamination capabilities.
- H.) Provide Train the Trainer courses to enhance standardization of instruction.
- I.) Prioritize training in the operation of EOCs, Mobile EOCs and JFOs consistent with the NRP.
- J.) Practice the implementation of the NIMS during All Hazards exercise including CBRNE detection, response and decontamination capabilities

3) To maintain and increase the State, regional and local Terrorism Early Warning, Intelligence and Information Sharing program by the creation of the State Intelligence Fusion Center and enhance existing Homeland Security Information/Intelligence capabilities.

Objectives for #3

- A) Formalize State and Local Working Groups in design and development of the State Intelligence Fusion Center and Information analysis.
- B) To organize key partners to effectively collect and distribute intelligence in an effort to prevent WMD/CBRNE Terrorist incidents within the State of Mississippi.
- C) Properly equip the intelligence/information analysis and sharing infrastructure (Fusion Center) to include local jurisdictions.
- D.) Equip the State Intelligence Fusion Center and other intelligence/information analysis and sharing structure with appropriate equipment & software to distribute information, or maintain redundant communication and conduct crisis management
- E) Establish real-time voice and data sharing with all jurisdictions to enhance prevention and response capabilities and information sharing during all hazard events/incidents
- F) Ensure that sufficient personnel are trained on all necessary procedures and equipment to properly manage the intelligence/information analysis and sharing structures during All-Hazard events/incidents.
- G) Exercise the ability to use the intelligence/information analysis and sharing infrastructure
- H) Ensure that the intelligence/information Sharing process is fully capable of communicating effectively and efficiently with the Federal Government through the Homeland Security Information Network (HSIN), the Homeland Security Operations Center (HSOC), the State Intelligence Fusion Center, and law enforcement to include federal, state and local jurisdictions.

4) To document, assess and secure all critical infrastructures/key resources (CIKR) consistent with the Interim National Infrastructure Protection Plan (NIPP) and categorize those facilities within guidelines established by federal, state and local authorities.

Objectives for #4

- A) To develop a comprehensive Statewide CI/KR protection program that lists all critical infrastructure/key resource facilities and implements risk management framework outlined in the NIP
- B) Enhance cyber security protection efforts across all sections of CI/KR.
- C) Develop/Review/Revise BZPP and/or protective operation plans for CI/KR Assets.
- D) Obtain GIS imagery and capability to effectively manage and respond to CI/KR related incidents/planning requirements
- E) Build a Statewide critical infrastructure protection program that implements the risk management framework outlined in the NIPP
- F) To establish standardization on a single platform to share CI/KR info among agencies through partnership with the PSA and respective agencies.
- G) Integrate interoperable information related to CI/KR assets into the Information Sharing Network
- H) Acquire appropriate equipment necessary to implement CI/KR protective measures
- I) Train all users in adopted database platforms to effectively set up and use the CI/KR Database
- J) Exercise the ability to use the CI/KR Database and determine its effectiveness during an All Hazards Exercise
- K) Test and validate state and regional/local jurisdictions CI/KR response capabilities.

5) Implement a Maritime Safety and Security Initiative to enhance current capabilities of detecting and preventing all hazard incidents on the States major waterways.

Objectives for #5

- A) Establish SOGs on the sharing and reporting of suspicious activities on all the States navigable waterways through Port Authorities and local response jurisdictions.
- B) Organize to bring in key Federal, State and local partners to effectively monitor and manage all reports of suspicious activities on the States navigable waterways.
- C) Assess Risks and Needs for response to all hazard incidents on the States navigable waterways
- D) Determine necessary equipment to prevent suspicious activities and when necessary respond to All Hazards incidents on the State's waterway
- E) Provide training opportunities related to maritime response training for protection and preservation of navigable waterways.
- F) Exercise the ability to use the America's Waterway Watch Program and determine its effectiveness during an exercise annually.

6) To assist the State's Homeland Security Regions in the development of a Regional Strategy for the implementation of Homeland Security Grant Programs in a way that would maximize all available resources in the region and develop a coherent strategy for the allocation of additional resources.

Objectives for #6

- A) Establish a standardized Regional structure for Homeland Security across the state.
- B) Engage the Planning and Development Districts within the state in the governance of the Homeland Sec. Regions/(RRT).
- C) Establish a Regional Strategy for Nine (9) RRT's established by the State for implementation and management of Homeland Grants by the Regions.
- D) Establish Regional Working Groups to facilitate the development and adoption of the Regional Strategy, which fosters multi-jurisdictional and multi-disciplinary mutual aid.
- E) Identify and enhance the capabilities of the regional response teams.
- F) Support standardization of equipment to support interoperability among responding agencies.
- G) Conduct regionalized training to enhance mutual aid.
- H) Conduct regionalized exercises to enhance mutual aid among designated counties/agencies

7) To establish, train, and equip an Urban Search and Rescue Team(s) to assist in responding to all hazard incidents/events.

Objectives for #7

- A) Enhance procedures for the establishment of an Urban Search and Rescue Team(s).
- B) Review existing, or develop SOGs for team(s) to follow to include procedures for deployment.
- C) To legally formalize the team(s) into a deployable asset to respond to an all hazard incident
- D) To establish a team organization based on the FEMA model or derivation thereof.
- E) Establish the USAR Team(s) so that it can be adopted to function as Regional Teams for emergencies that do not require full mobilization.
- F) Fully equip the RRTs to effectively respond to all hazard incidents.

- G) Provide Training opportunities to RRT/USAR members to respond effectively in an all hazard event and properly execute its technical skill in an All Hazards including CBRNE environment.
- H) To participate annually in an All Hazards or WMD/CBRNE exercise.

8) To conduct a statewide agriculture assessment and develop a dedicated agriculture response team in partnership with the State Department of Agriculture.

Objectives for #8

- A) Conduct a County Agricultural Risk Assessment
- B) Review and/or create procedures and SOGs for a State Agricultural Response Team to respond to a Biological event.
- C) Develop an organizational framework for an Agricultural Response Team that best suits the needs and challenges of the state.
- D) Equip the Agricultural Response Team with all necessary CBRNE equipment to effectively respond to a Biological event, including Level A capability.
- E) To properly train the Agricultural Response team to effectively respond to and mitigate against a Biological event.
- F) Participate in a Bio-Terrorism exercise to test and validate procedures and SOGs

9) To enhance CERT/Citizen Preparedness and Citizen Corps Programs to facilitate and assist in a coordinated response and recovery of All Hazards events.

Objectives for #9

- A) Enhance procedures for continuing the Citizen Corps councils.
- B) Review/update concept/procedures for the preparedness of citizens necessary in an All Hazards incident.
- C) Continue Citizen Corps Councils at the State Level and County Level. Steps:
- D) Provide equip. to State and Local Citizen Corps Councils to allow them to effectively respond to All Hazards incident as necessary within capabilities.
- E) Provide training to State and Local Citizen Corps Councils to allow them to effectively respond to an All Hazards incident as necessary
- F) Exercise the ability to use the Citizen Corp to determine its effectiveness during an All Hazards Exercise

10) To strengthen Medical Surge and Mass Prophylaxis capabilities in order to effectively respond to public health emergencies involving All Hazards agents

Objectives for #10

- A) Review/Revise operations plans for receipt, breakdown, transport and distribution of the Strategic National Stockpile (SNS)
- B) Review/Revise an SOG for medical team(s) to follow to include procedures for deployment
- C) Formalize the team(s) into a deployable asset to respond to an all hazard incident.
- D) To establish a team organization based on the FEMA model or derivative thereof
- E) Organize the medical surge and mass prophylaxis capabilities.
- F) Establish the medical surge team(s) so that it can be adopted to function in emergencies that do not require full mobilization.
- G) Fully equip the medical surge team(s) to effectively respond to All Hazard incidents.

- h) Properly train the medical surge team(s) members to respond effectively
- i) Conduct exercises to evaluate medical surge team(s) and local jurisdictions ability to respond to an All Hazards event with mass casualties.
- j) Establish a periodic review process for mass casualties and pandemic outbreak plans
- k) Improve the speed and accuracy of threats reported by clinicians through electronic dissemination of information.
- l) Ensure local jurisdictions have adequate equipment and necessary training to strengthen all hazard and mass casualty capabilities.
- k) Strengthen the States ability to test and detect possible chemical and biological contaminants in the State's food and water supply.

Will these funds be used to strengthen critical infrastructure ? If yes, how many?
Will these funds be used to purchase CERT kits? If yes, how many



STATE OF MISSISSIPPI
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF HOMELAND SECURITY

PHIL BRYANT
GOVERNOR

ALBERT SANTA CRUZ
COMMISSIONER

October 6, 2014

Shawn Word, Sergeant
Starkville Police Dept.
101 E. Lampkin St.
Starkville, MS 39759

Dear Sgt. Word:

Congratulations, on behalf of the Mississippi Office of Homeland Security, your request for financial assistance submitted under the FY 2014 Mississippi Office of Homeland Security Grant Program has been approved. Your jurisdiction/agency has been allocated \$15,000.00, \$9,300.00 for the purchase of Level IV Ceramic Plates/Carriers and \$3,312 for Gas Mask and Filter Canisters as stated in your funding request.

Before you receive the Cooperative Agreement and Grant Award Letter for the funds stated above, **you (or a representative from your jurisdiction/agency) will be required to attend a mandatory Grants Management Training at the Mississippi Office of Homeland Security (1230 Raymond Rd. Jackson, MS 39204) on October 21, 2014. The training will be held in the Convention Hall and will begin at 10:00 a.m.** This will be a working meeting and the MOHS will provide lunch for all attendees. To assist me in the luncheon planning, I ask that you please notify me no later than October 14, 2014 if you will be having someone accompany you at the required Grants Management Training.

You will receive a MOHS Grants Management Guide and the Cooperative Agreement for your FY 2014 grant allocation at the required Grants management Training on October 21, 2014.

Failure to attend the required Grants Management Training on this date will result in the reallocation of funds allocated to your jurisdiction/agency.

Please feel free to contact me if you should have any questions. You may reach me at 601-346-1500 or pcorn@dps.ms.gov.

Regards,

Penny N. Corn, Grants Director
Mississippi Office of Homeland Security



STATE OF MISSISSIPPI
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF HOMELAND SECURITY

PHIL BRYANT
GOVERNOR

ALBERT SANTA CRUZ
COMMISSIONER

October 17, 2014

Shawn Word, Sergeant
Starkville Police Dept.
101 E. Lampkin St.
Starkville, MS 39759

Dear Sgt. Word:

Enclosed you will find your Homeland Security Cooperative Agreement for Fiscal Year 2014. You have been allocated \$15,000.00 for the purchase of Level IV Ceramic Plates/Carriers and for Gas Masks/Filter Canisters as stated in your funding request.

Please thoroughly read the Cooperative Agreement as changes have been made for Fiscal Year 2014. **You must now complete the Project Funding Summery as part of your Cooperative Agreement (you may contact Helen Porter in our office if you have any questions concerning how to complete the Project Funding Summery portion of the Cooperative Agreement. Ms. Porter's phone number is 601-346-1506 or hporter@dps.ms.gov).** Your completed Cooperative Agreement must be returned to our office by **November 28, 2014**. Please make sure that you complete the following documents when you are returning your Cooperative Agreement:

1. Article X Execution form (Do not leave off your DUNS Number)
2. Designation of Subgrantee Grant Administrator (SGA)
3. Completed Budget Detail Worksheets
4. Scope of Work (Budget Narrative)
5. Project Funding Summery Form
6. Article IX (only required if equipment being purchased is from a sole source provider)
7. Enclose a copy of your most recent financial audit (please copy your audit to a CD as we have limited filing space)

You will **not receive an Award Letter** until you complete the Cooperative Agreement (and all required documents) and return them to the MOHS by the required date stated above. Please mail the completed Cooperative Agreement and all documents to the Mississippi Office of Homeland Security, 1230 Raymond Rd. Jackson, MS 39204.

If you should have any questions, please contact our grants staff and we will be glad to answer any questions you may have. You may contact us at 601-346-1500 or pcorn@dps.ms.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Penny N. Corn", is written over a horizontal line.

Penny N. Corn, Grants Director
Mississippi Office of Homeland Security

Army Navy Store
426 Hwy 12 West
Starkville, MS 39759
(662) 323-9513

Starkville Police Department
101 Lampkin Street
Starkville, MS 39759

October 21, 2014

Re: Quote for accessories

Dear Sir:

We appreciate the opportunity to provide this price quote to you.

Our standard shipping receiving time is ten to twelve business days when the item is in stock.

Condor Quick Release Plate Carrier (QPC), the Condor Radio Pouch, The Condor Double Kangaroo Pouch, the Condor Rip Away EMT Pouch, the Stream Light STLTLRIS, the SGE-400/3 NIOSH Tactical Gas Masks and F-C2A1-01 Filter Canisters are as follows:

		150.00
Condor MA9 Radio Pouch	\$15.00 X 10.00	\$1,500.00
Condor MA51 Double Kangaroo Mag Pouch	\$19.50 x 10	\$195.00
Streamlight STL 69210 TLRIS WEAPON LIGHT W/STROBE	\$125.00 x 10	\$1,250.00
Quick Release Plate Carrier (QPC)	\$145.70 X 10 (ten dollars cheaper in OD Green)	\$1,457.00
MA 41 Rip Away EMT Pouch	\$36.50 x 10	\$365.00
Gas Mask SGE-400/3 NIOSH	\$168.75 x 10	\$1,687.50
Canisters F-C2A1-01	\$52.45 x 10	\$524.50
	Total Cost	\$6,979.00

We look forward to working in with you and as always we appreciate you.



121 S. Front
P.O. Box 36
Ruleville, MS 38771
Ph:(662) 756-2011 Fax:(662) 756-2013

Signed By: _____

StopTech, Ltd. Price Schedule
DOMESTIC
Effective March 1, 2013

PURSUIT CONTROL DEVICES

		PRICE EXW*					
Product	Part Number	1-24 Units	25-49 Units	50-99 Units	100-249 Units	250-499 Units	500+ Units
9' STOP STICK RACK KIT (Includes: 3 Stop Sticks, 1 Replacement Stick, Mounting Tray, Cord Reel & Sleeve)							
Red Stick/Black Sleeve	S3011K	\$430.00	\$420.00	\$410.00	\$400.00	\$390.00	\$380.00
Black Stick/Black Sleeve	S3012K						
Red Stick/Camo Sleeve	S3015K						
Black Stick/Camo Sleeve	S3016K						
9' STOP STICK SUV KIT (Includes: 3 Stop Sticks, 1 Replacement Stick, Deployment Bag, Cord Reel & Sleeve)							
Red Stick/Black Sleeve	S3700K	\$450.00	\$440.00	\$430.00	\$420.00	\$410.00	\$400.00
Black Stick/Black Sleeve	S3701K						
Red Stick/Camo Sleeve	S3715K						
Black Stick/Camo Sleeve	S3716K						
12' STOP STICK RACK KIT (Includes: 4 Stop Sticks, 1 Replacement Stick, Mounting Tray, Cord Reel & Sleeve)							
Red Stick/Black Sleeve	S3511K	\$505.00	\$495.00	\$485.00	\$475.00	\$465.00	\$455.00
Black Stick/Black Sleeve	S3612K						
Red Stick/Camo Sleeve	S3515K						
Black Stick/Camo Sleeve	S3616K						
12' STOP STICK SUV KIT (Includes: 4 Stop Sticks, 1 Replacement Stick, Deployment Bag, Cord Reel & Sleeve)							
Red Stick/Black Sleeve	S3702K	\$525.00	\$515.00	\$505.00	\$495.00	\$485.00	\$475.00
Black Stick/Black Sleeve	S3703K						
Red Stick/Camo Sleeve	S3717K						
Black Stick/Camo Sleeve	S3718K						

TRAINING KITS

Product	Part Number	PRICE EXW*
9' STOP STICK TRAINING KIT (Includes: 3 Training Sticks, 2 Training Sleeves, 4 Cord Reels, 1 Training DVD & Lesson Plans)		
Without Storage Bag	S9003K	\$215.00
With Storage Bag	S9004K	\$235.00
12' STOP STICK TRAINING KIT (Includes: 4 Training Sticks, 2 Training Sleeves, 4 Cord Reels, 1 Training DVD & Lesson Plans)		
Without Storage Bag	S9203K	\$245.00
With Storage Bag	S9204K	\$265.00

ACCESSORIES

Product	Part Number	Price EXW*
One STOP STICK , Red	S1001	\$120.00
One STOP STICK , Black	S1002	\$120.00
Cord Reel	S2200	\$26.00
Sleeve, 3 Stick, Black Rip-Stop Nylon	S2100	\$37.00
Sleeve, 3 Stick, Gray Camo Rip-Stop Nylon	S2115	\$37.00
Sleeve, 4 Stick, Black Rip-Stop Nylon	S2500	\$42.00
Sleeve, 4 Stick, Gray Camo Rip-Stop Nylon	S2515	\$42.00
Sleeve, Training, Red - 9'	S2101	\$38.00
Sleeve, Training, Red - 12'	S2102	\$43.00
Training Stick	S9100	\$20.00
SUV Deployment Bag	S3704	\$45.00
Aluminum Tray for 3 STOP STICKS	S2400	\$25.00
Aluminum Tray for 4 STOP STICKS	S3400	\$25.00

MISSISSIPPI POLICE SUPPLY COMPANY, INC.

YOUR TARGET FOR LAW ENFORCEMENT PRODUCTS

121 S. Front

P.O. Box 36

Ruleville, MS 38771

Ph:(662) 756-2011 Fax:(662) 756-2013

QUOTE FORM

QUOTE TO:

STARKVILLE POLICE DEPT

ATTN: TAYLOR WELLS

DATE: July 24, 2014

SALES REP: NATALIE CHILDERS

[illegible]

Signed By:

Natalie Chudek

From: Reza Sadeghi [<mailto:rsadeghi@atncorp.com>]
Sent: Thursday, July 24, 2014 6:32 PM
To: 'Taylor Wells'
Subject: RE: NVM14 Helmet Kits for Starkville Police Department

Hello Officer Wells,

Here is a price quote for the products you have requested:

1)

ACMPAN14A2	Advanced Package 2: \$527.00 each - Shipping = Free
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2)

ACMPAN14HMNM	MICH Helmet Mount J-Arm Kit - \$259.00 each - Shipping = Free
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3)

NVM14H10	NVM14H10 \$1,470.00 each - Shipping = Free
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Please feel free to contact me should you have any additional questions or needs.

Sincerely,

Reza

Reza Sadeghi
American Technologies Network Corporation
Government Sales / International Sales / State and local Government Sales
1341 San Mateo Avenue
South San Francisco, CA 94080
(800) 910-2862 EXT 127
(650) 989-5127 Office
(650) 875-0129 Fax
rsadeghi@atncorp.com
<http://www.atncorp.com>
GSA Schedule #: GS-07F-0169M



ATN Night Vision & Thermal Imaging Catalog: [ATN 2014 Catalog](#)

<http://www.atncorp.com/gsaandgovernmentsales>

