



OFFICIAL ELECTRONIC PACKET

CITY OF STARKVILLE, MISSISSIPPI

FEBRUARY 16, 2016

Mayor
Parker Wiseman

Vice Mayor
Roy A. Perkins

Board of Aldermen
Ben Carver
Lisa Wynn
David Little
Jason Walker
Scott Maynard
Henry Vaughn, Sr.

City Attorney
Chris Latimer

City Clerk / CFO
Lesa Hardin



Police Chief
R. Frank Nichols

Fire Chief
Charles Yarbrough

**Interim Human
Resources Director**
Stephanie Halbert

**City Planning &
Community Development**
W. Buddy Sanders

City Engineer
Edward Kemp

Utilities General Manager
Terry Kemp

Court Administrator
Tony Rook

Technology Director
Joel Clements, Jr.

**Park and Recreation
Director**
Herman Peters

Sanitation Director
Emma Gandy

Airport Director
Rodney Lincoln

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

RECESS MEETING OF TUESDAY, FEBRUARY 16, 2016
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN 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 THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE JANUARY 19, 2016 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. PRESENTATION OF THE STARKVILLE MUNICIPAL COURT ANNUAL REPORT BY JUDGE RODNEY FAVER, COURT ADMINISTRATOR TONY ROOK, PROSECUTOR CAROLINE MOORE AND COURT CLERK SHALONDA SYKES.

B. MISSISSIPPI STATE UNIVERSITY AREA RAPID TRANSIT (S.M.A.R.T.) SYSTEM BY JEREMIAH DUMAS.

VIII. PUBLIC HEARING

IX. MAYOR'S BUSINESS

A. CONSIDERATION OF ACCEPTING THE STARKVILLE – MISSISSIPPI STATE UNIVERSITY AREA RAPID TRANSIT (S.M.A.R.T.) REPORT AND RECOMMENDATION(S) AND AUTHORIZE THE MAYOR TO SIGN THE NOTIFICATION OF INTENT TO APPLY FOR FEDERAL ASSISTANCE AS PRESENTED BY JEREMIAH DUMAS, DIRECTOR OF PARKING, TRANSIT AND SUSTAINABILITY.

B. DISCUSSION AND CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT WITH RETAIL STRATEGIES, LLC TO PROVIDE CONSULTING AND RELATED SERVICES TO THE CITY OF STARKVILLE, OCEDA AND GSDP.

- C. DISCUSSION AND CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT WITH CORNERSTONE GOVERNMENT AFFAIRS, LLC.

X. BOARD BUSINESS

- A. PRESENTATION FOR THE RENOVATION OF POLICE DEPARTMENT BY CHIEF R. FRANK NICHOLS AND GARY SHAFER.
- B. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF THE SPECIAL EVENT OF THE MSU CHAPTER OF THE LANDSCAPE ARCHITECT PROFESSIONALS FORTIETH ANNIVERSARY.
- C. DISCUSSION AND CONSIDERATION OF A RESOLUTION CLARIFYING LEGAL DESCRIPTIONS FOR THE COTTON MILL MARKETPLACE TIF.
- D. DISCUSSION AND CONSIDERATION OF TIF BOND RESOLUTION – CITY OF STARKVILLE COTTON MILL PROJECT, SERIES 2016.
- E. DISCUSSION AND CONSIDERATION OF A RESOLUTION REGARDING DOWNTOWN PARKING ENFORCEMENT.

XI. DEPARTMENT BUSINESS

- A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

- B. COMMUNITY DEVELOPMENT DEPARTMENT

- 1. CODE ENFORCEMENT

- a. DISCUSSION AND CONSIDERATION OF OF THE APPROVAL OF TRAVEL REQUEST FOR CODE ENFORCEMENT OFFICER JEFF LYLES TO ATTEND THE MISSISSIPPI ASSOCIATION OF CODE ENFORCEMENT EDUCATION CONFERENCE FROM MARCH 16-18, IN RIDGELAND, MS AT A COST NOT TO EXCEED \$700.

2. PLANNING

- a. DISCUSSION AND CONSIDERATION OF AN APPEAL OF THE RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION FOR RZ 15-05, A REQUEST FOR THE REZONING OF SEVERAL PARCELS LOCATED ON THE NORTH SIDE OF UNIVERSITY DRIVE BETWEEN CAMP AVENUE AND RUE DU GRAND FROMAGE WITH PARCEL NUMBERS 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, AND 101D-00-004.00.
- b. DISCUSSION AND CONSIDERATION OF AN APPEAL OF THE RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION FOR RZ 16.01, A REQUEST FOR THE REZONING OF TWO PARCELS LOCATED ALONG UNIVERSITY DRIVE FROM T-6 TO T-5 WITH THE PARCEL NUMBERS 117M-00-194.00 AND 117M-00-193.00.
- c. DISCUSSION AND CONSIDERATION OF THE REQUEST FOR VA 16-01 FOR A VARIANCE REQUESTED BY RAMSEY PARTNERS LP FROM RIGHT-OF-WAY AND ROAD REQUIREMENTS FOR ADELAIDE SUBDIVISION PHASE I WITH THE PARENT PARCEL NUMBERS 105 -15-007.00 AND 105 -22-001.00.
- d. DISCUSSION AND CONSIDERATION OF PP 16-01 FOR PRELIMINARY PLAT REQUEST BY RAMSEY PARTNERS LP FOR THE ADELAIDE PHASE I SUBDIVISION WITH THE PARENT PARCEL NUMBERS 105 -15-007.00 AND 105 -22-001.00.
- e. DISCUSSION AND CONSIDERATION OF THE REQUEST FOR PP 16-03 AND FP 16-02 FOR PRELIMINARY PLAT AND FINAL PLAT APPROVAL FOR AN 11 LOT SUBDIVISION NAMED EAST CREEK LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GARRARD ROAD AND OLD WEST POINT ROAD IN A B-1 ZONE WITH THE PARENT PARCEL NUMBER 117C-00-036.01.
- f. DISCUSSION AND CONSIDERATION OF THE REQUEST FOR PP 16-04 AND FP 16-03 FOR PRELIMINARY PLAT AND FINAL PLAT APPROVAL FOR A 4 LOT SUBDIVISION ON THE WEST SIDE OF BLUEFIELD ROAD +/-0.4 MILES SOUTH OF HIGHWAY 12 WEST IN AN R-1 ZONE WITH THE PARENT PARCEL NUMBERS 104-18-001.00 AND 104-18-001.03.

- g. DISCUSSION AND CONSIDERATION OF APPROVAL TO ADVERTISE THE BOARD APPROVED, ASSISTANT CITY PLANNER POSITION ON THE AMERICAN PLANNING ASSOCIATION AND MISSISSIPPI CHAPTER OF THE AMERICAN PLANNING ASSOCIATION WEBSITES.
- h. DISCUSSION AND CONSIDERATION OF THE ANNUAL SPECIAL EVENT, TOUCH-A-TRUCK, SPONSORED BY VOLUNTEER STARKVILLE TO BE HELD APRIL 23, 2016 FROM 10:00 AM UNTIL 2:00 PM, WITH A COST TO THE CITY OF \$3,100.00 IN IN-KIND SERVICES.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

THERE ARE NO ITEMS FOR THIS AGENDA

E. FINANCE AND ADMINISTRATION

- 1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF FEBRUARY 10, 2016 FOR FISCAL YEAR ENDING 9/30/16.
- 2. APPROVAL OF JANUARY 2016 FINANCIAL STATEMENTS.
- 3. REQUEST AUTHORIZATION TO RE-ADVERTISE TO FILL A VACANT POSITION OF DEPUTY CLERK - PAYROLL IN THE FINANCE AND ADMINISTRATION DEPARTMENT.

F. FIRE DEPARTMENT

- 1. REQUEST APPROVAL TO PURCHASE FIRE SERVICE COMMERCIAL WASHER AND DRYER FOR CLEANING AND MAINTENANCE OF FIREFIGHTER TURN-OUT GEAR AT AN APPROXIMATE COST OF \$12,002.00.

G. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

H. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

I. PERSONNEL

1. REQUEST AUTHORIZATION TO HIRE A TWO TEMPORARY FULL-TIME DRIVERS IN THE SANITATION/ENVIRONMENTAL SERVICES DEPARTMENT.
2. REQUEST PERMISSION TO ALLOW STEPHANIE HALBERT TO ATTEND THE 21ST ANNUAL MISSISSIPPI HUMAN RESOURCE CONFERENCE & EXPO, MAY 16-18, 2016 IN BILOXI, MS, WITH ADVANCE TRAVEL NOT TO EXCEED \$900.00.
3. REQUEST PERMISSION TO ALLOW STEPHANIE HALBERT TO ATTEND THE HUMAN RESOURCE LAW SEMINAR, APRIL 8, 2016 IN JACKSON, MS, WITH ADVANCE TRAVEL NOT TO EXCEED \$335.00.
4. REQUEST PERMISSION TO ALLOW JOHANNA BEELAND TO COMPLETE AN INTERNSHIP WITH THE CITY OF STARKVILLE.

J. POLICE DEPARTMENT

1. REQUEST APPROVAL TO ALLOW CORPORAL CHARLIE JONES AND OFFICER ANDREW JENKINS, TO ATTEND A 4 DAY LESS LETHAL INSTRUCTOR COURSE, WHICH WILL BE HELD AT OXFORD POLICE DEPARTMENT, FROM JUNE 20 THROUGH JUNE 23, AT A COST OF \$895.00 PER OFFICER.
2. DISCUSSION AND CONSIDERATION FOR ASSISTANT CHIEF JOHN C. THOMAS TO ATTEND THE FBI NATIONAL ACADEMY ASSOCIATES MISSISSIPPI CHAPTER SPRING CONFERENCE MARCH 10-11, 2016, IN PEARL, MS WITH ADVANCE TRAVEL NOT TO EXCEED \$300.00.

K. SANITATION DEPARTMENT

1. REQUEST APPROVAL OF TRI STATE TRUCK CENTER, TO REPAIR THE 2012 MAC FRONT LOADER GARBAGE TRUCK IN THE AMOUNT OF \$10,175.28.

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE BID SUBMITTED BY ALTEC (THE SOLE BIDDER) AND PURCHASE A FIFTY-FIVE FEET MATERIAL HANDLING BUCKET TRUCK WITH CHASSIS, AT A COST OF \$187,879 WHICH INCLUDES A \$5,500 TRADE IN ALLOWANCE FOR SERVICE BUCKET TRUCK #34,

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

XV. OPEN SESSION

**XVI. ADJOURN UNTIL MARCH 1, 2016 @ 5:30 IN THE COURT ROOM
AT CITY HALL LOCATED AT 110 WEST MAIN STREET.**

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Joyner Williams, at (662) 323-2525, ext. 3121 at least forty-eight (48) hours in advance for any services requested.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

XV. OPEN SESSION

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**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT.: FINANCE/ADMIN
AGENDA DATE: 2-16-2016
PAGE: 1**

SUBJECT: Request approval of the minutes of the January 19, 2016 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS incorporating any and all changes recommended by the City Attorney.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: N/A
**REQUESTING
DEPARTMENT:** City Clerk's Office

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin, City Clerk

SUGGESTED MOTION: Approval of the minutes of the January 19, 2016 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS incorporating any and all changes recommended by the City Attorney.

**MINUTES OF THE RECESSED MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
January 19, 2016**

Be it remembered that the Mayor and Board of Alderman met in a Recessed Meeting on January 19, 2016 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS. 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 Clerk Lesa Hardin and Attorney Chris Latimer.

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:

The Mayor asked for revisions to the published January 19, 2016 Official Agenda. No revisions were requested.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA.

Upon the motion of Alderman Little, duly seconded by Alderman Wynn, to approve the January 19, 2016 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**

RECESS MEETING OF TUESDAY, JANUARY 19, 2016
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN 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 THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE DECEMBER 15, 2015 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 HEARING

PUBLIC HEARING ON THE TAX INCREMENT FINANCING PLAN FOR THE STARK CROSSING DEVELOPMENT PROJECT.

VIII. MAYOR'S BUSINESS

A. DISCUSSION AND CONSIDERATION OF THE DEVELOPMENT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI, AND MULTISITE STARKVILLE LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY.

B. AUTHORIZATION FOR THE MAYOR TO SIGN A LETTER OF SUPPORT FOR THE LOCKSLEY WAY/ BLACKJACK TAP APPLICATION.

IX. BOARD BUSINESS

A. APPROVAL FOR THE CITY'S PARKING LOT LAYOUT AND AUTHORIZATION TO PROCEED WITH ADVERTISEMENT FOR BIDS AND OR CONSTRUCTION QUOTES TO COMPLETE THE PROJECT.

B. APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FROM MR. JOSEPH N. FRATESI.

X. 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. DISCUSSION AND CONSIDERATION OF THE RZ 15-07 REQUEST BY RAMSEY PARTNERS TO REZONE PART OF A

PARCEL FROM A-1 TO R-4A LOCATED ON SOUTH MONTGOMERY STREET NORTH OF THE CLAIBORNE AT ADELAIDE WITH THE PARCEL NUMBER 105-15-007.01.

- b. DISCUSSION AND CONSIDERATION OF THE PP 16-02 REQUEST BY JACKSON CONSTRUCTION FOR PRELIMINARY PLAT APPROVAL FOR PLATTING THE FINAL 45 LOTS OF PHASE 8 OF HUNTINGTON PARK SUBDIVISION WITH THE PARCEL NUMBER 105 -15-003.04.
- c. DISCUSSION AND CONSIDERATION OF AUTHORIZATION TO ADVERTISE TO FILL A VACANT POSITION OF ASSISTANT PLANNER IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

- 1. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM GROUNDSTONE CONSTRUCTION AS THE LOWEST AND BEST IN THE AMOUNT OF \$22,380.55 FOR THE NORTHSIDE DRIVE DRAINAGE IMPROVEMENT PROJECT.

E. FINANCE AND ADMINISTRATION

- 1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE ELECTRIC DEPARTMENT AS OF JANUARY 12, 2016 FOR FISCAL YEAR ENDING 9/30/16.
- 2. REQUEST AUTHORIZATION OF THE CITY FINANCE DIRECTOR / CITY CLERK LESA HARDIN TO ATTEND THE MML ANNUAL CONFERENCE TO BE HELD IN BILOXI JUNE 27 – 29 SHOULD MASTER MUNICIPAL CLERK AND FINANCE CLASSES BE ANNOUNCED.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

H. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

I. PERSONNEL

- 1. REQUEST APPROVAL TO HIRE KRISTEN A. ODOM TO FILL THE POSITION OF ACCOUNTING CLERK FOR THE STARKVILLE UTILITIES DEPARTMENT.

2. REQUEST APPROVAL TO HIRE JAMEIKA SMITH TO FILL THE POSITION OF DEPUTY CLERK –ACCOUNTING ASSISTANT FOR THE CITY CLERK/FINANCE AND ADMINISTRATION DEPARTMENT.

J. POLICE DEPARTMENT

1. REQUEST AUTHORIZATION TO APPROVE DETECTIVE BRANDON LOVELADY TO ATTEND A PUBLIC SAFETY MEDIA TRAINING, IN BILOXI, MS., ON FEBRUARY 16-17, 2016 AT A COST NOT TO EXCEED \$650.
2. REQUEST AUTHORIZATION TO ALLOW LT. SHAWN WORD TO TRAVEL TO THE 2016 LIFESAVERS CONFERENCE APRIL 2– 5, 2016 LOCATED IN LONG BEACH, CA THROUGH THE FY16 DUI GRANT WHICH WILL BE 100% REIMBURSABLE TO MEET A REQUIREMENT OF THE GRANT.
3. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE JUSTICE ASSISTANCE GRANT IN THE AREA OF OVERTIME AND EQUIPMENT IN THE AMOUNT OF \$52,473.00 WHICH WOULD BE 100% REIMBURSABLE.

K. SANITATION DEPARTMENT

1. REQUEST AUTHORIZATION TO PURCHASE 25 - 8 YARDS CONTAINERS/DUMPSTERS FROM THE SOURCE OF SUPPLY BIDDER, WASTEQUIP, IN THE AMOUNT OF \$22,575.

L. UTILITIES DEPARTMENT

1. REQUEST APPROVAL OF AN AMENDMENT TO THE POWER CONTRACT BETWEEN THE CITY OF STARKVILLE AND THE TENNESSEE VALLEY AUTHORITY TO INSTALL AN UNDERFREQUENCY LOAD SHED RELAY.
2. REQUEST AUTHORIZATION TO ADVERTISE FOR BIDS FOR SUBSTATION VACUUM CIRCUIT BREAKERS FOR THE NORTHEAST STARKVILLE SUBSTATION.

XI. CLOSED DETERMINATION SESSION

XII. OPEN SESSION

XIII. EXECUTIVE SESSION

A. PERSONNEL

B. POTENTIAL LITIGATION REGARDING CITY DRAINAGE
MAINTENANCE

XIV. OPEN SESSION

XV. ADJOURN UNTIL FEBRUARY 2, 2016 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN 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.

2. CONSIDERATION OF THE MINUTES OF THE DECEMBER 15, 2015 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 Carver, duly seconded by Alderman Little, to approve the minutes of the December 15, 2015 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS incorporating any and all changes recommended 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 OF ALDERMEN COMMENTS:

Alderman Wynn recognized Buddy Sanders and noted that at the recent MML Mid-Winter Advanced Economic Class Starkville was the case study used as the example of good development by a City.

Alderman Perkins recognized LaShonda Malone, the Fire Department administrative assistant, who was attending in the place of the Fire Chief.

CITIZEN COMMENTS:

Alvin Turner, Ward 7, referenced the James Brown song "Talking Loud and Saying Nothing". He asked that manufacturers stop making toy guns look real and that there are loose dogs on North Montgomery and Reed Road that need to be tied.

PUBLIC HEARING:

PUBLIC HEARING ON THE TAX INCREMENT FINANCING PLAN FOR THE STARK CROSSING DEVELOPMENT PROJECT.

Mayor Wiseman introduced the proposed financing plan. At the prior meeting, the Board agreed to advertise 100 % Ad Valorem tax and up to 25% sales tax. Since that meeting it has been noted that the interest rate may create the need for a higher percentage of sales tax to be pledged and the Mayor now recommends up to 33% sales tax be pledged. Chris Gouras of Gouras and Associates, financial consultant for Multisite Development, Inc., addressed the Board at this time on behalf of his client and agreed to the 33% pledge. The Mayor then opened the floor for public comment.

Alvin Turner, Ward 7, asked that the decision made by the City not increase taxes to the public.

Dan Shipp, General Manager of Oktibbeha County Co-op, asked that all businesses be treated equally and fairly. Oktibbeha County Co-op opened in 1937.

Bobby Craig, Manager of Sports Center, noted his family has been in business for seventy years. He asked that everyone review the projected sales figures from this business. He asked if \$70,000 per day in sales is a realistic number and that the City review these numbers carefully.

There being no future citizen comments, and brief comments from the Board, the Mayor declared the Public Hearing closed.

3. DISCUSSION AND CONSIDERATION OF THE DEVELOPMENT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI, AND MULTISITE STARKVILLE LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY.

Alderman Little offered a motion that the debt service incurred for the proposed TIF Bonds relating to the Stark Crossing Development Project shall be provided from added increments of 100% of the City's ad valorem real and personal property tax revenues and 33% of its sales tax revenues from the Project. This motion was seconded by Alderman Wynn 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: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

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

4. APPROVAL OF THE RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI APPROVING THE ADOPTION AND IMPLEMENTATION OF THE TAX INCREMENT FINANCING PLAN, STARK CROSSING DEVELOPMENT PROJECT, CITY OF STARKVILLE, MISSISSIPPI, AS AMENDED, AND AUTHORIZING THE ISSUANCE OF TAX INCREMENT FINANCING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) AND FOR RELATED PURPOSES.

Alderman Little offered a motion to approve a Resolution Of The Mayor And Board Of Aldermen Of The City Of Starkville, Mississippi approving the adoption and implementation of the tax increment financing plan, stark crossing development project, city of Starkville, Mississippi, as amended, and authorizing the issuance of tax increment financing revenue bonds in an amount not to exceed one million five hundred thousand dollars (\$1,500,000.00) and for related purposes.

This motion was seconded by Alderman Wynn 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: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

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

4. APPROVAL OF THE DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI AND MULTISITE STARKVILLE, LLC, AS AMENDED, RELATING TO THE STARK CROSSING DEVELOPMENT PROJECT.

Alderman Little offered a motion to approve the Development and Reimbursement Agreement between the City of Starkville, Mississippi and Multisite Starkville, LLC, as amended, relating to the Stark Crossing Development Project. This motion was seconded by Alderman Wynn 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: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

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

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This Development and Reimbursement Agreement (the "Agreement") dated as of the ____ day of January, 2016, by and between the City of Starkville, Mississippi, a municipal corporation organized and existing under the laws of the State of Mississippi (the "City") and Multisite Starkville LLC, a Mississippi limited liability company (the "Developer").

WITNESSETH:

WHEREAS, the City, acting through its Mayor and Board of Aldermen (the "Board") pursuant to the Mississippi Tax Increment Financing Act, Title 21, Chapter 45, Mississippi Code of 1972, as amended (the "Act"), has previously conducted hearings on and approved and adopted the Tax Increment

Financing Redevelopment Plan, City of Starkville, Mississippi, February 2006 (as amended from time to time, the “Redevelopment Plan”) for the City.

WHEREAS, on January 5, 2016, the Board adopted an Order calling a public hearing on the *Tax Increment Financing Plan, Stark Crossing Development Project, City of Starkville, Mississippi* (the “TIF Plan”), as qualified for tax increment financing (“TIF”), and on January 19th, 2016, the Board adopted a resolution to approve the TIF plan, as amended, and at a future time or times to issue Tax Increment Financing Bonds (the “Bonds”) in a principal amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000), all as provided by the Act.

WHEREAS, on January 8, 2016, the City published a Notice of a Public Hearing on the TIF Plan, and on January 19, 2016 the Board held a public hearing on the TIF Plan, all as required by the Act, after which the Board adopted a resolution giving final approval to the TIF Plan and authorizing the issuance of the Bonds for the purpose of acquiring and constructing the Infrastructure Improvements, as defined herein below.

WHEREAS, the “Developer” proposes to develop a mixed use development, a restaurant, and approximately 62,000 square foot sporting goods retailer (the “Project”) in the City and in the TIF District. The Project will be located in Oktibbeha County (the “County”) and within the corporate limits of the City. The City may enter into an Interlocal Cooperation Agreement with the County, pursuant to Title 17, Chapter 13, Mississippi Code of 1972, as amended (the “Interlocal Cooperation Act”) to support the Project and to allow TIF Bond proceeds to be used to reimburse the Developer for the cost of constructing various infrastructure improvements, which may include but are not limited to, installation, rehabilitation and/or relocation of utilities such as water, sanitary sewer, construction, renovation, or rehabilitation of drainage improvements, roadways, curbs, gutters, sidewalks, surface parking, relocation of electrical lines, lighting, signalization, landscaping of rights-of-way, related architectural/engineering fees, attorney’s fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (the “Infrastructure Improvements”).

WHEREAS, the principal sum of the Bonds, being in a principal amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000), shall be used to acquire and construct the Infrastructure Improvements.

WHEREAS, the City will pledge the increase in ad valorem real property tax revenues (the “City Ad Valorem TIF Revenues”) calculated in the manner set forth in Section 21-45-21, Mississippi Code of 1972, and the increase in the amount of the municipal sales tax diversion received by the City from sales taxes collected within the boundaries of the TIF District, calculated in the manner set forth in Section 21-45-21, Mississippi Code of 1972 (the “Sales Tax Rebate TIF Revenues”) to secure the Bonds.

WHEREAS, it is anticipated that the County will pledge the increase in its ad valorem real and personal property tax revenues (the “County Ad Valorem TIF Revenues”) to secure the Bonds.

WHEREAS, the amount of the Bonds to be issued shall be determined by using the sum of: (a) 100% of the incremental increases in ad valorem real and personal property taxes of the City PLUS (b) __% of the sales tax rebates to the City generated by the TIF District the sales tax rebates PLUS (c) 50% of the incremental increases in ad valorem real and personal property taxes of the County.

WHEREAS, the City Ad Valorem TIF Revenues, the Sales Tax Rebate TIF Revenues and the County Ad Valorem TIF Revenues shall be hereinafter referred to collectively as the “TIF Revenues”.

WHEREAS, part or all of the Project and part or all of the Infrastructure Improvements has been or will be constructed by the Developer prior to the issuance of the Bonds.

WHEREAS, after the sizing of the issue of Bonds has been determined as described above, and the Bonds have been issued, the proceeds of the Bonds shall be first used to pay the issuance costs for the Bonds, as determined by the City, and such proceeds shall be next used for the reimbursement (the “Reimbursement Portion”) to the Developer for such portion of the costs of the Infrastructure Improvements that does not exceed the remaining proceeds of the Bonds, and does not exceed the costs advanced by the Developer for Infrastructure Improvements.

WHEREAS, this Agreement is authorized by the Act.

WHEREAS, it is necessary for the Developer to go forward with the construction of the Project described in the TIF Plan in anticipation of the delivery of the Bonds, and as required by the Act, this

Agreement is being executed and delivered in order to set forth the agreement between the Developer and the City for the construction of the Project and the reimbursement to the Developer for all or a portion of the costs of the Infrastructure Improvements, in an amount not to exceed the Reimbursement Portion of the Bonds.

WHEREAS, the process for reimbursement to the Developer by the City shall be governed by a requisition for payment process as evidenced by Form of Requisition, attached hereto as **Exhibit A**.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE CITY AND THE DEVELOPER HEREBY AGREE AS FOLLOWS:

SECTION 1. The Developer shall commence with the construction of the Project and the Infrastructure Improvements, and complete the same. The City shall have the right to hire a professional services firm to provide construction and/or inspection services on behalf of the City, which costs shall be a part of the costs of the Infrastructure Improvements. The City shall, subject to the provisions of this Agreement and the issuance of the Bonds, reimburse the Developer for all or a portion of its expenditures pursuant to this Agreement for the Infrastructure Improvements.

SECTION 2. The Project, including the Infrastructure Improvements, will be constructed and acquired by the Developer and will result in expenditures for Infrastructure Improvements of up to One Million Five Hundred Thousand Dollars (\$1,500,000). The City will issue its Bonds to defray the costs of the Infrastructure Improvements in the actual principal amount as may be reasonably determined by the City in accordance with fact.

SECTION 3. The City will deliver the Bonds as soon as the Developer is able to demonstrate to the satisfaction of the City that projected TIF Revenues will provide moneys sufficient to make the Bond payments for such Bonds; however, such portion of the TIF Revenues consisting of ad valorem tax revenues shall be projected by the Tax Assessor of the County (which projection may be obtained prior to the property on which said ad valorem tax revenues are projected being placed on the tax rolls of the County), or shall be projected by a financial advisor or a consultant knowledgeable and experienced in making such projections, and Sales Tax Rebate TIF Revenues shall be certified by the Mississippi Department of Revenue and annualized.

SECTION 4. Bonds to be issued pursuant to this Section shall be issued within three (3) years from the later of: (1) the date of approval of the Interlocal Cooperation Agreement between the City and the County with respect to the Project and the Bond, OR (2) the approval of the TIF Plan by the City and the County (if applicable). The City pledges to use its best efforts to issue the principal amount determined to be appropriate pursuant to this Section and to issue such principal amount of the Bonds as is justified by information presented within the specified time frame and as soon as practicable following Developer's demonstration that the projected TIF Revenues will provide sufficient moneys to pay the Bonds as described in the immediately preceding paragraph.

SECTION 5. The acquisition and construction of all or any portion of the Infrastructure Improvements by the Developer will be at Developer's own cost prior to the delivery of the Bonds and to the extent allowed by law and this Agreement, the City will reimburse the Developer for its expenditures so incurred in amounts not to exceed the proceeds of the Bonds available for such purpose for Infrastructure Improvements when the Bonds are delivered and the proceeds of the Bonds are received by the City; provided however, that all Infrastructure Improvements shall be constructed in compliance with all applicable City and County standards, codes and ordinances.

SECTION 6. The City and the Developer agree that at such time as the Bonds are sold and delivered, the City shall deposit any premium or accrued interest in a debt service fund, any moneys that may be necessary or advisable into a debt service reserve fund, and the remaining proceeds into a construction fund. From the construction fund, the City shall first set aside or pay an amount sufficient to pay the City's outstanding obligations incurred in connection with the Project, if any, including all approved TIF Plan preparation and consulting fees, engineering fees, legal fees and costs of issuance of the Bonds, and then, in the City's sole discretion, may establish a capitalized interest fund as a reserve to pay interest on the Bonds which would be due and payable prior to the date when the first incremental increase in taxes

is received (the "Debt Service Reserve Fund"). The proceeds shall next be used to reimburse the Developer for all approved eligible costs and expenditures made by the Developer in connection with acquisition and construction of the Infrastructure Improvements portion of the Project, by requisition therefor, as described in **Exhibit A**, and the remainder of the proceeds of the Bonds, if any, will remain in the construction fund of the City to pay the remaining costs of the Infrastructure Improvements as same may be incurred by the Developer or the City to the extent that the Developer has been fully reimbursed for its Infrastructure Improvements expenditures. In the event a Debt Service Reserve Fund is required to sell the Bonds on terms and conditions acceptable to the City, the final payment on the Bonds shall be made from the TIF Revenues and funds accrued in the Debt Service Reserve shall be released to the Developer on terms and conditions to be negotiated among the City, the Developer and the Bond purchaser.

SECTION 7. The Developer hereby acknowledges and agrees that the City is not authorized to use its general funds to pay (or to reimburse the Developer) any part of the costs of the Project or the Infrastructure Improvements or cost and expenses incurred in connection with issuing the Bonds, and that the City's obligation to expend funds or reimburse the Developer is limited to the proceeds of the Bonds, and in the event the Bonds are not sold and delivered, no resulting liability shall accrue to the City, irrespective of expenditures made by the Developer in connection with construction of the Project and the Infrastructure Improvements. To the extent that proceeds of the Bonds are not sufficient to pay costs of the Infrastructure Improvements, the Developer shall be responsible for any costs it has incurred for such purpose. The City covenants and agrees to use its best efforts to issue the Bonds in the amounts, for the purposes and at the times contemplated herein, and covenants and agrees that the Bonds will be issued unless the issuance thereof is prevented by rule of law, commercial inability to issue such Bonds or by the lack of sufficient projected TIF Revenues to provide for the Bond Payments of the Bonds, in the amount provided for herein, as may reasonably be determined by the City in accordance with fact.

SECTION 8. The Developer acknowledges and agrees that it assumes the risk of proceeding with the construction and acquisition of the Project prior to the issuance and sale of the Bonds and further acknowledges that the City's sole source of funds available to pay the cost of the Infrastructure Improvements or reimburse the Developer for such cost is the proceeds derived from the sale of the Bonds.

SECTION 9. The Developer shall submit plans and specifications to the City for installation or construction of those properties and facilities that are a part of the Infrastructure Improvements for which the City is to assume ownership, operation, use, maintenance, repair, replacement, improvement or control. Such plans and specifications shall be subject to the timely approval of the City or its authorized officers or agents. The Developer will construct and install, or cause to be constructed and installed, at its expense, said facilities in substantial accordance with said plans and specifications so approved by the City.

SECTION 10. The amount of the Bonds to be issued shall be determined by using the sum of: (a) 100% of the incremental increases in ad valorem real and personal property taxes of the City PLUS (b) __% of the sales tax rebates to the City generated by the TIF District the sales tax rebates PLUS (c) 50% of the incremental increases in ad valorem real and personal property taxes of the County.

SECTION 11. The City hereby agrees that it will make all reasonable efforts to issue and deliver the Bonds, from time to time, in a timely manner and represents to the Developer that, subject to construction, completion and operation of the Project by the Developer, it knows of no reason why the Bonds will not be issued and delivered. Further, the City hereby agrees that any consent or approval required herein to be made by, or on behalf of the City, shall be done in good faith and shall not be unreasonably withheld or delayed.

SECTION 12. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable, the same shall not affect any other provision herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

SECTION 13. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed to the addresses set forth below:

CITY: Mayor
City of Starkville, Mississippi
110 West Main Street
Starkville, Mississippi 39759
WITH COPY TO: _____

AND:

Gouras & Associates

P. O. Box 1465

Ridgeland, MS 39158

DEVELOPER: Multisite Starkville LLC

3804 St. Elmo Ave, Suite 103

Chattanooga, TN 37407

SECTION 12. Prior to any reimbursement, the Developer will present a description of any portion of the Infrastructure Improvements to be dedicated to the City, if any. If no property is to be dedicated to the City, the Developer shall so inform the City prior to any reimbursement. Contingent on same being constructed in compliance with City standards, codes and ordinances, the City agrees to accept maintenance responsibility for that part, if any, of the Infrastructure Improvements which is dedicated to the City. The non-dedicated Infrastructure Improvements shall remain the property of the Developer or other private party and shall be maintained by the Developer or such other private party.

SECTION 13. Neither the Developer nor the City shall assign its obligations or interests in this Agreement without prior written consent of the other, which consent shall not be unreasonably withheld or delayed.

SECTION 14. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

CITY OF STARKVILLE, MISSISSIPPI

Mayor

ATTEST:

City Clerk

Multisite Starkville LLC

A Mississippi limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A

FORM OF REQUISITION

City of Starkville, Mississippi Tax Increment Financing Bonds (Stark Crossing Development Project)

REQUISITION FOR PAYMENT

The undersigned duly authorized representative of Multisite Starkville LLC (the "Developer"), hereby requests the City of Starkville, Mississippi (the "City"), to reimburse the Developer for the following costs or other amounts to be paid from the Construction Fund established for the payment of costs and reimbursements in connection with the Infrastructure Improvements (see Development and Reimbursement Agreement for definitions of such terms):

(a) Acquisition and Construction Costs \$ _____

(b) Other Authorized Costs \$ _____

Total Costs to be Paid or Reimbursed: \$ _____

Attached hereto are copies of statements for acquisition transactions and/or invoices or statements from a contractor, vendor or supplier for authorized costs of the Infrastructure Improvements to document the amounts requisitioned herein and to evidence that such costs have been paid.

I hereby certify that:

1. The amounts to be paid from the Construction Fund have been paid or incurred by the undersigned in the amounts specified herein.
2. No requisition with respect to such amounts has previously been delivered to the City.
3. The amounts set forth in this requisition have been properly expended or incurred for costs of the Project and such amounts have been paid.
4. The undersigned has no notice of any vendor's, mechanic's or other liens or right to liens, chattel mortgages, conditional sales contracts, security interests or other contracts or obligations which should be satisfied or discharged before payment of the amounts set forth in this requisition.

WITNESS the due execution of this requisition this, the _____ day of _____, 20____.

MULTISITE STARKVILLE LLC

By: _____

Name: _____

Title: _____

APPROVED:

CITY OF STARKVILLE, MISSISSIPPI

By: _____

Title: _____

5. AUTHORIZATION FOR THE MAYOR TO SIGN A LETTER OF SUPPORT FOR THE LOCKSLEY WAY/ BLACKJACK TAP APPLICATION.

Mayor Wiseman introduced the item by noting the current Lynn Lane bike path ends in an awkward location and that the objective was always to assist the student population. Edward Kemp displayed maps and overview of the proposed project which will connect the MSU campus with Lynn Lane and Industrial Park Road and noted Oktibbeha County Supervisor Bricklee Miller had requested a joint venture between Oktibbeha County and MSU with each entity providing one third of the cost, approximately \$62,000. This project will be routed along Locksley Way and then eastward on Blackjack Road to the intersection of Stone Boulevard. The proposed improvements would include a 10' two-way bike lane in the Locksley Way roadway and a 5' sidewalk along one side of Locksley Way. It is unknown which side of the roadway the sidewalk will be constructed at this time. The proposed improvements along Blackjack Road include a separated 10' wide concrete multi-use path on the south side of the roadway.

Alderman Maynard offered a motion to authorize the Mayor to sign a letter of support for the Locksley Way / Blackjack TAP Grant Application and commitment of providing one third of future matching funds should the grant be awarded by MDOT. This motion was 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.

6. DISCUSSION AND CONSIDERATION OF THE APPROVAL FOR THE CITY'S PARKING LOT LAYOUT AND AUTHORIZATION TO PROCEED WITH ADVERTISEMENT FOR BIDS AND OR CONSTRUCTION QUOTES TO COMPLETE THE PROJECT.

Alderman Maynard offered a motion to approve the City parking lot layout north of Main Street and authorize the advertising for bids and or construction quotes to complete the repair and overlay project. This motion was 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.

7. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FROM MR. JOSEPH N. FRATESI.

Alderman Walker offered a motion for the approval of the Historic Preservations Commission's recommendation of the Certificate of Appropriateness request submitted by Joe Fratesi for a minor exterior change in the Greensboro Street Historic District at 511 Greensboro Street. This motion was 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.

8. DISCUSSION AND CONSIDERATION OF THE RZ 15-07 REQUEST BY RAMSEY PARTNERS TO REZONE PART OF A PARCEL FROM A-1 TO R-4A LOCATED ON SOUTH MONTGOMERY STREET NORTH OF THE CLAIBORNE AT ADELAIDE WITH THE PARCEL NUMBER 105-15-007.01.

Mayor Wiseman opened the Public Hearing. Following an overview by Buddy Sanders and Daniel Havelin showing the request as well as past zoning changes in the area, the Mayor called three times for comments. There being no comments, the Mayor closed the Public Hearing.

Alderman Little offered a motion based on a finding of fact that the neighborhood has changed to the such a degree to justify the proposed rezoning and that there is a public need for the rezoning to authorize the Rezoning Request 15-07 by Ramsey Partners to rezone part of a parcel from A-1 to R-4A located on South Montgomery Street north of The Claiborne at Adelaide with the parcel number 105-15-007.01. This motion was seconded by Alderman Wynn 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.

9. DISCUSSION AND CONSIDERATION OF THE PP 16-02 REQUEST BY JACKSON CONSTRUCTION FOR PRELIMINARY PLAT APPROVAL FOR PLATTING THE FINAL 45 LOTS OF PHASE 8 OF HUNTINGTON PARK SUBDIVISION WITH THE PARCEL NUMBER 105 -15-003.04.

Alderman Maynard offered a motion to approve the PP 16-02 request by Jackson Construction for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04. This motion was 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.

10. DISCUSSION AND CONSIDERATION OF AUTHORIZATION TO ADVERTISE TO FILL A VACANT POSITION OF ASSISTANT PLANNER IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

Following a presentation by Community Development Director Buddy Sanders and Board discussion, Alderman Maynard offered a motion to advertise to fill a vacant position of assistant planner in the Community Development department at a salary grade of 13. This motion was 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: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

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

11. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM GROUNDSTONE CONSTRUCTION AS THE LOWEST AND BEST IN THE AMOUNT OF \$22,380.55 FOR THE NORTHSIDE DRIVE DRAINAGE IMPROVEMENT PROJECT.

The City solicited quotes from contractors to complete the Northside Drive drainage improvement project. This project was approved as part of the 2015 Capital Improvement Infrastructure Bond and includes replacing inlets and increasing pipe sizes from Northside Drive to the nearby receiving stream located south of the neighborhood. This project will reduce flooding of Northside drive and the adjoining residential properties. Alderman Vaughn offered a motion to accept the quote from Groundstone Construction as the lowest and best in the amount of \$22,380.55 for the Northside Drainage Improvement project. This motion was seconded by Alderman Maynard 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.

Three quotes from local contractors were received:

Stidham Construction Inc.: \$25,001.66

Nichols Dirt and Construction: \$32,747.00

Groundstone Construction: \$22,380.55

12. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS AS OF JANUARY 12, 2016 FOR FISCAL YEAR ENDING 9/30/16.

Upon the motion of Alderman Wynn to move approval of the City of Starkville Claims Docket for all departments as of January 12, 2016 for fiscal year ending 9/30/16, 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: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

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

General Fund	001	\$ 286,758.59
Restricted Police Fund	002	5,978.94
Airport Fund	015	2,130.34
Sanitation	022	72,751.61
Landfill	023	5,272.48
Computer Assessments	107	175.00
Parking Mill Project	311	5,000.00
Park and Rec Tourism	375	12,528.24
Water/Sewer	400	57,349.99
Sub Total Before SED	Sub	\$ 447,945.19
Electric Dept.	SED	902,323.69
Total Claims	Total	\$ 1,350,268.88

13. REQUEST APPROVAL OF THE CITY FINANCE DIRECTOR / CITY CLERK LESA HARDIN TO ATTEND THE MML ANNUAL CONFERENCE TO BE HELD IN BILOXI JUNE 27 – 29 SHOULD MASTER MUNICIPAL CLERK AND FINANCE CLASSES BE ANNOUNCED.

Alderman Perkins offered a motion to authorize the City Finance Director / City Clerk Lesa Hardin to attend the MML Annual Conference to be held in Biloxi, MS June 27 – 29 should Master Municipal Clerk and finance classes be announced. This motion was 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.

14. REQUEST AUTHORIZATION TO HIRE KRISTEN A. ODOM TO FILL THE POSITION OF ACCOUNTING CLERK FOR THE STARKVILLE UTILITIES DEPARTMENT.

Alderman Vaughn offered a motion to hire Kristen Odom to fill the position of Accounting Clerk in the Starkville Utilities Department at a salary grade 11, \$17.42 per hour, subject to a one year probationary period. This motion was seconded by Alderman Maynard 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.

15. REQUEST AUTHORIZATION TO HIRE JAMEIKA SMITH TO FILL THE POSITION OF DEPUTY CLERK –ACCOUNTING ASSISTANT FOR THE CITY CLERK/FINANCE AND ADMINISTRATION DEPARTMENT.

Alderman Maynard offered a motion to hire Jameika Smith to fill the position of Deputy Clerk – Accountant Assisting in the City Clerk/Finance and Administration Department at a salary grade 11, \$17.42 per hour, subject to a six month probationary period. This motion was 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.

16. REQUEST AUTHORIZATION TO APPROVE DETECTIVE BRANDON LOVELADY TO ATTEND A PUBLIC SAFETY MEDIA TRAINING, IN BILOXI, MS., ON FEBRUARY 16-17, 2016 AT A COST NOT TO EXCEED \$650.

Alderman Maynard offered a motion to allow Detective Brandon Lovelady to attend the Public Safety Media Training in Biloxi, MS, on February 16-17, 2016, at a cost not to exceed \$650.00. This motion was seconded by Alderman Walker 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.

17. REQUEST AUTHORIZATION TO ALLOW LT. SHAWN WORD TO TRAVEL TO THE 2016 LIFESAVERS CONFERENCE APRIL 2- 5, 2016 LOCATED IN LONG BEACH, CA THROUGH THE FY16 DUI GRANT WHICH WILL BE 100% REIMBURSABLE TO MEET A REQUIREMENT OF THE GRANT.

Alderman Maynard offered a motion to allow Lieutenant Shawn Word to travel as outlined in the Fy16 DUI Grant to the 2016 Lifesavers Conference. This conference is located in Long Beach, Ca and is a requirement of the Grant. This travel is 100% reimbursable through the grant. Alderman Vaughn seconded the motion and the Board voted as follows to table the item:

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. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE JUSTICE ASSISTANCE GRANT IN THE AREA OF OVERTIME AND EQUIPMENT IN THE AMOUNT OF \$52,473.00 WHICH WOULD BE 100% REIMBURSABLE.

Alderman Maynard offered a motion authorizing the Starkville Police Department to enter into an agreement with the Justice Assistance Grant in the area of overtime and equipment in the amount of \$52,473.00 which will be 100% reimbursable to the City. This motion was 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 AUTHORIZATION TO PURCHASE 25 - 8 YARD CONTAINERS /
DUMPSTERS FROM THE SOURCE OF SUPPLY BIDDER, WASTEQUIP, IN THE AMOUNT
OF \$22,575.**

Alderman Vaughn offered a motion authorizing the purchase of twenty five (25) eight (8) yard containers / dumpsters from the source of supply bidder, Wastequip, in the amount of \$22,575. This motion was seconded by Alderman Wynn 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.

**20. REQUEST APPROVAL OF AN AMENDMENT TO THE POWER CONTRACT BETWEEN
THE CITY OF STARKVILLE AND THE TENNESSEE VALLEY AUTHORITY TO INSTALL
AN UNDERFREQUENCY LOAD SHED RELAY.**

Alderman Maynard offered a motion to approve an amendment to the power contract between the City of Starkville and the Tennessee Valley Authority to install an Underfrequency Load Shed Relay at Starkville Utilities substation 161-kV . TVA will be responsible for the installation, operation, maintenance, replacement, removal and inspection of the Relay. This motion was 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.

**21. REQUEST AUTHORIZATION TO ADVERTISE FOR BIDS FOR SUBSTATION VACUUM
CIRCUIT BREAKERS FOR THE NORTHEAST STARKVILLE SUBSTATION.**

Alderman Maynard offered a motion to advertise for bids for substation vacuum circuit breakers for the Northeast Starkville Substation. This motion was 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.

22. 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 a proper cause for Executive Session. Upon the Motion of Alderman Little 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.
The Board entered closed session.

23. A MOTION TO ENTER EXECUTIVE SESSION TO CONSIDER THE JOB PERFORMANCE OF A MUNICIPAL COURT EMPLOYEE AND POTENTIAL LITIGATION REGARDING CITY DRAINAGE MAINTENANCE.

Alderman Maynard offered a motion to enter Executive Session for the purpose of considering the job performance of a Municipal Court employee and the potential litigation regarding city drainage maintenance on a finding that the proposed topics qualified for Executive Session. Following a second by Alderman Carver, the Board voted as follows to enter Executive Session:

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 an affirmative vote, the Mayor declared the motion passed.

The Mayor invited the public back in, and after allowing the public time to enter the room, made the announcement of the Board's decision to enter into Executive Session for the purpose of considering the job performance of a Municipal Court employee and the potential litigation regarding city drainage maintenance on a finding that the proposed topics qualified for Executive Session.

At this time the Board entered Executive Session.

24. A MOTION TO RETURN TO OPEN SESSION.

Upon the motion of Alderman Perkins, duly seconded by Alderman Maynard, 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 invited the public back in and then announced that the Board had taken no action in Executive Session.

25. A MOTION TO ADJOURN UNTIL FEBRUARY 2, 2016 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN STREET.

Upon the motion of Alderman Maynard, duly seconded by Alderman Vaughn, for the Board of Aldermen to adjourn the meeting until February 2, 2016 @ 5:30 at 110 West Main 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: Yea

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

SIGNED AND SEALED THIS THE _____ DAY OF _____ 2016.

PARKER WISEMAN, MAYOR

Attest:

LESA HARDIN, CITY CLERK

(SEALED)



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Municipal Court
AGENDA DATE: February 16, 2016
PAGE: 1 of 5

SUBJECT: Presentation of the Starkville Municipal Court Annual Report by Judge Rodney Faver,
Court Administrator Tony Rook, Prosecutor Caroline Moore and Court Clerk Shalonda Sykes

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: N/A

**REQUESTING
DEPARTMENT:** Municipal Court

**DIRECTOR'S
AUTHORIZATION:** Tony M. Rook

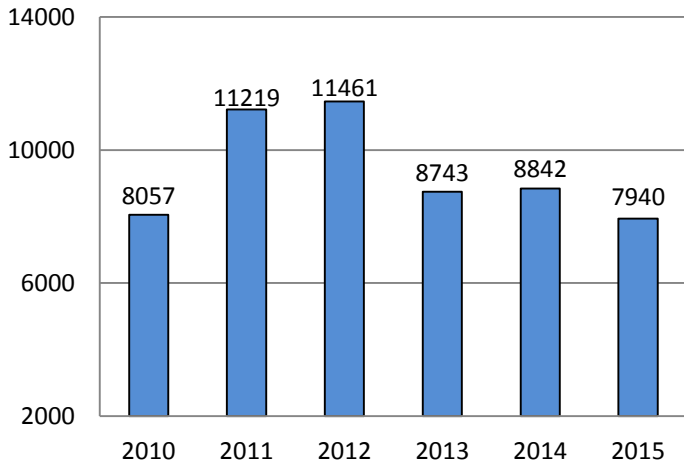
FOR MORE INFORMATION CONTACT: Tony Rook, 418-9292, trook@cityofstarkville.org

SUGGESTED MOTION:

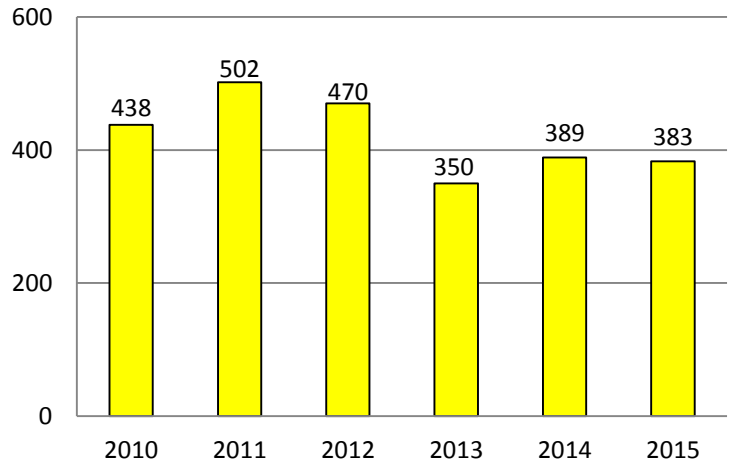
N/A

Starkville Municipal Court

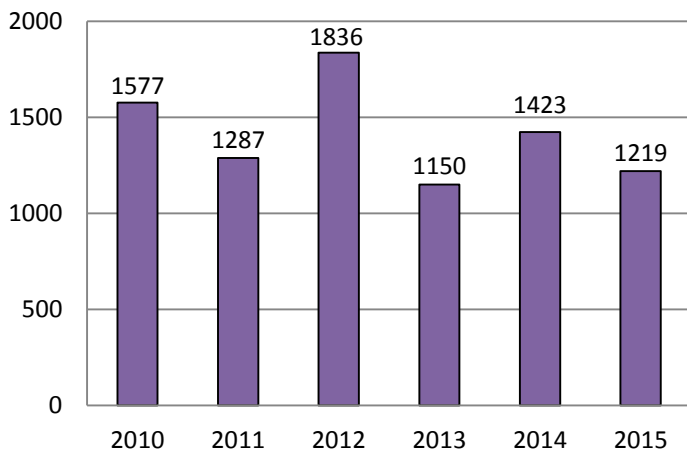
Traffic



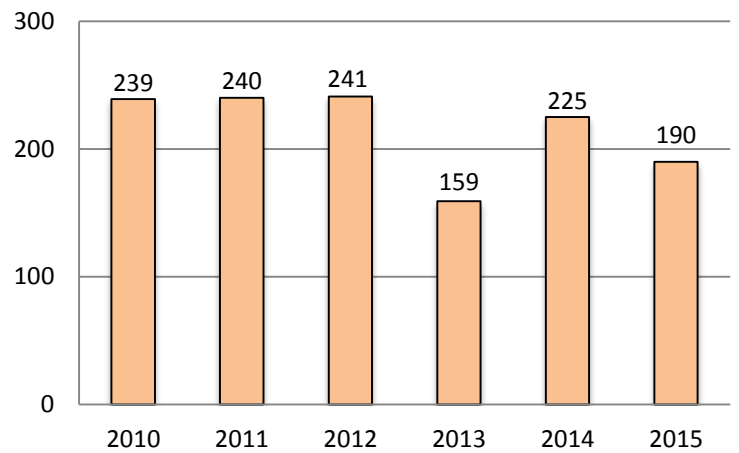
DUI



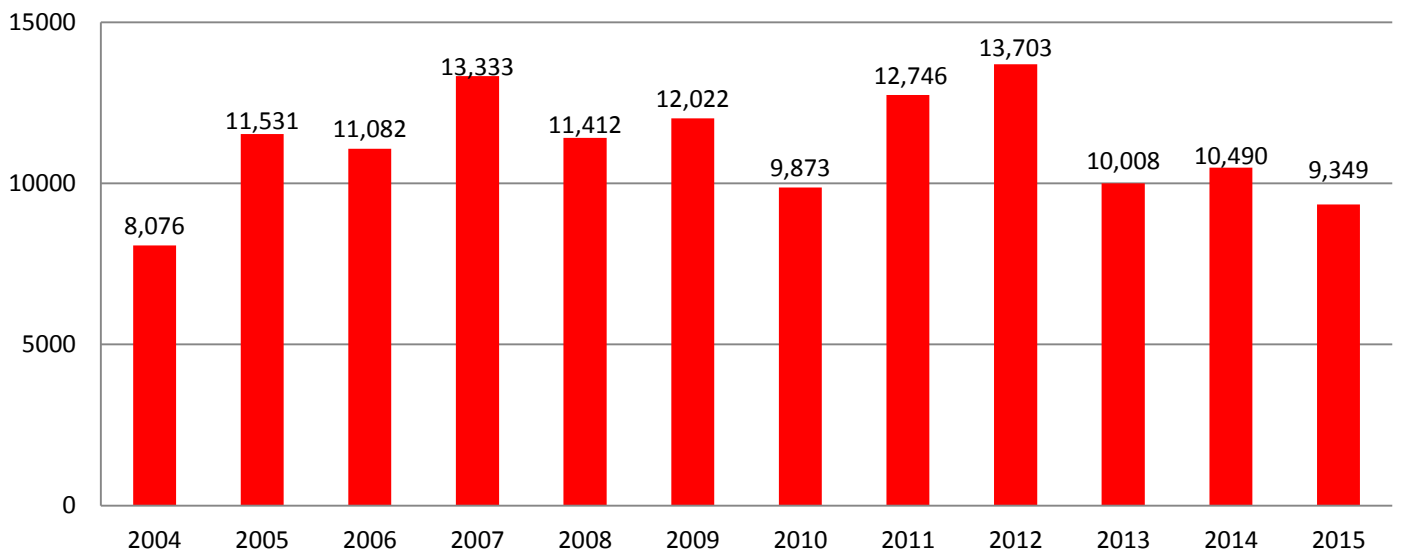
Misdemeanors



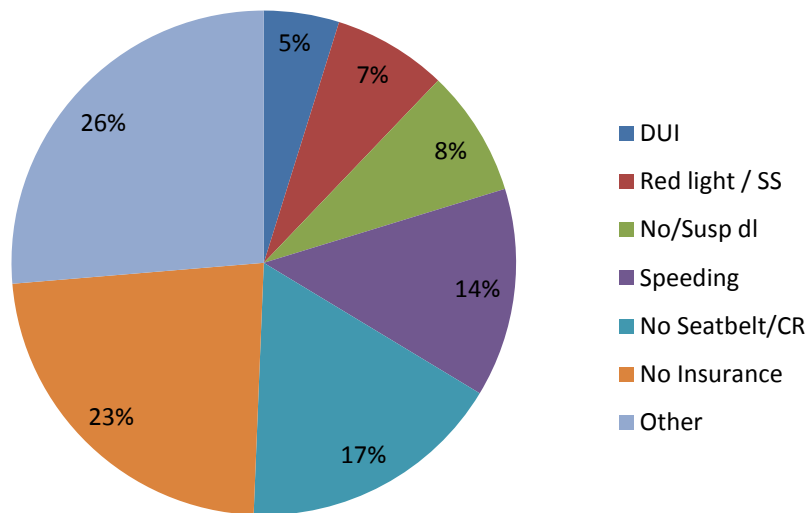
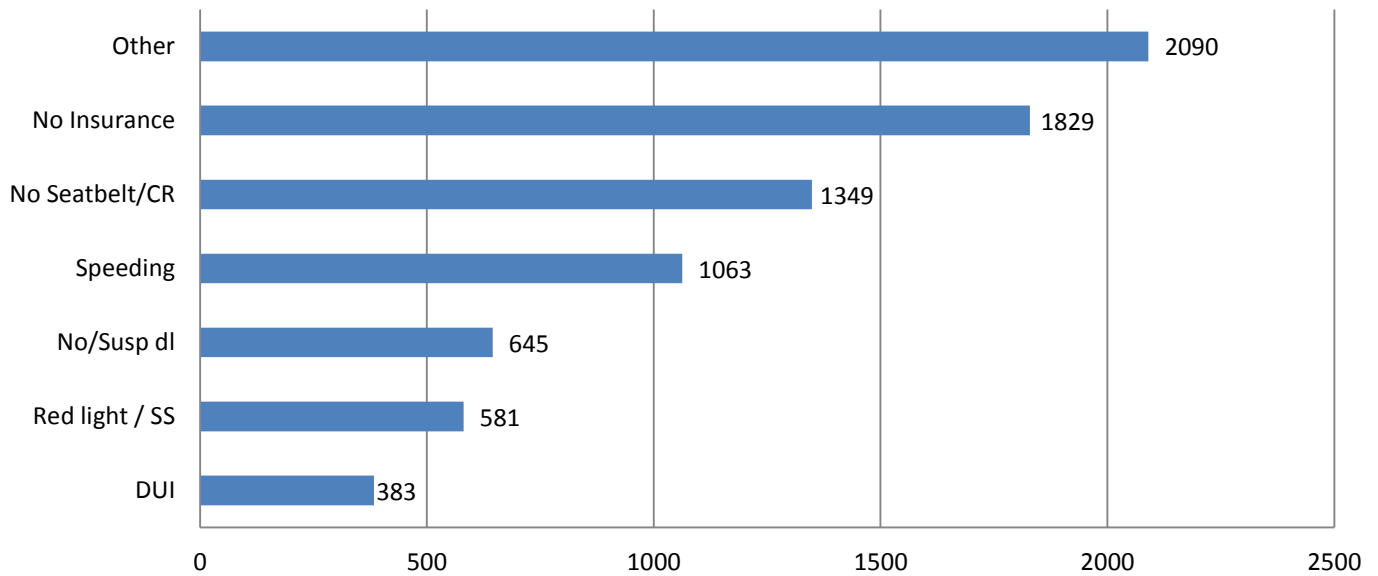
Felonies



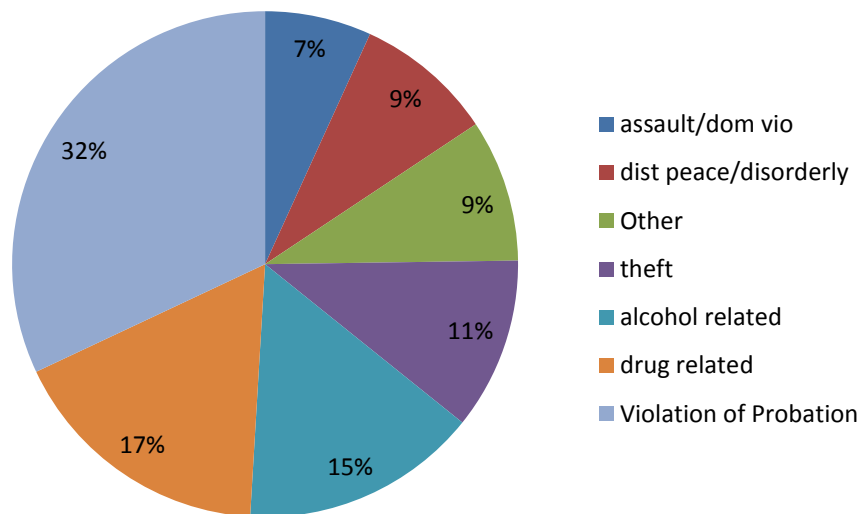
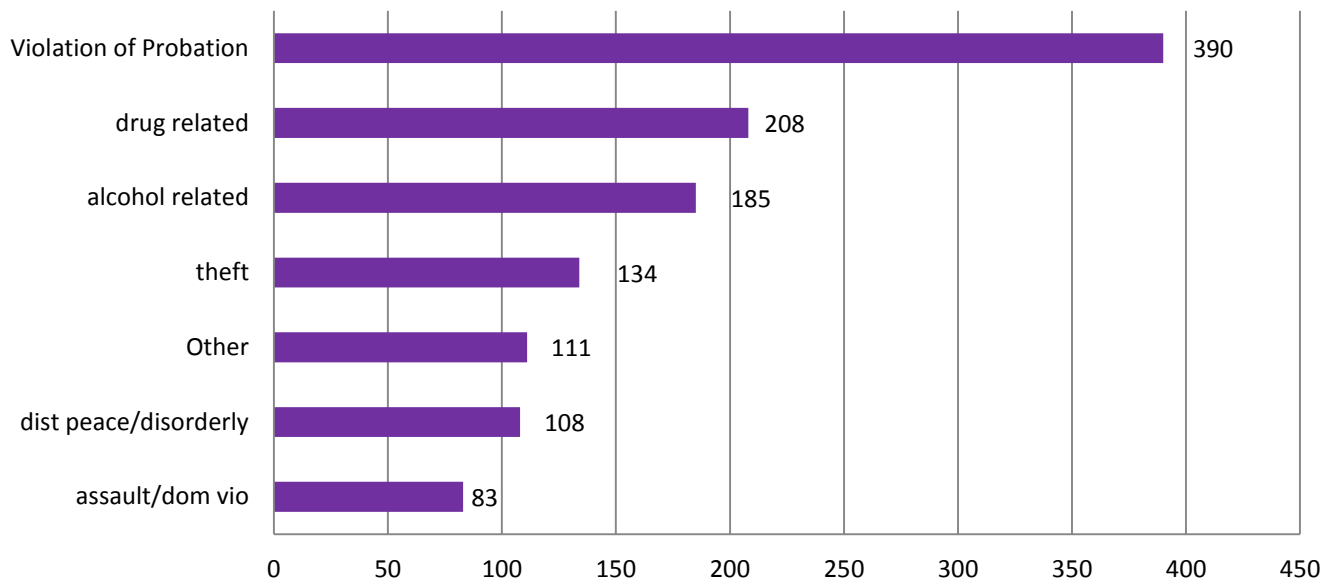
Total New Cases



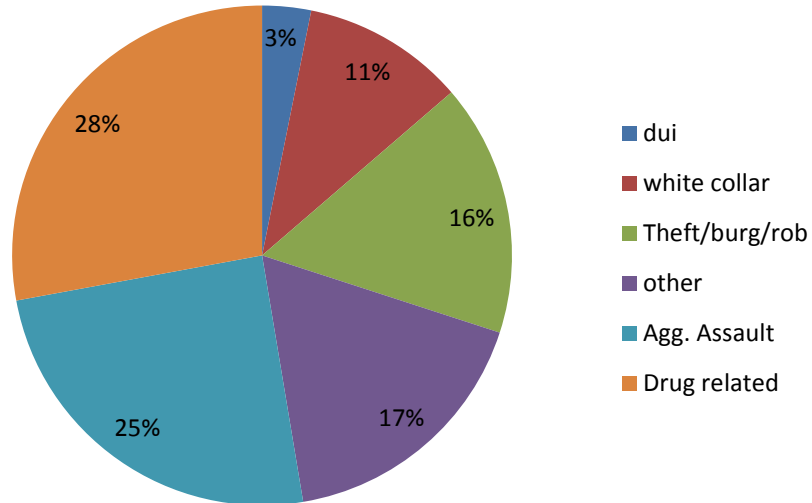
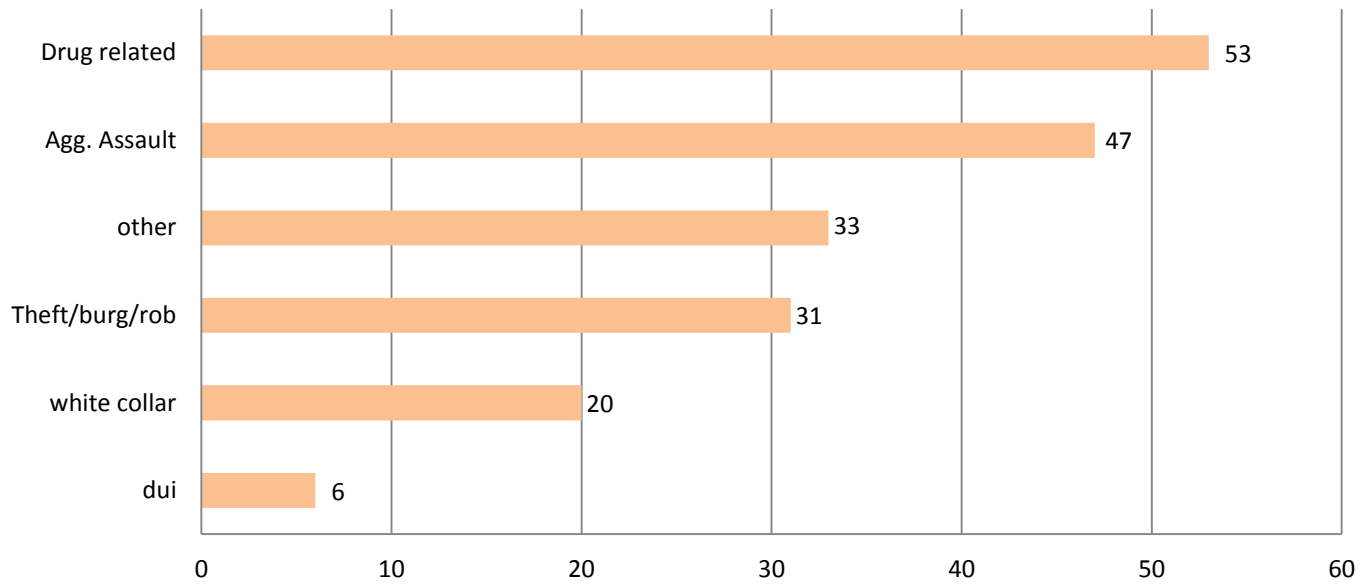
Traffic Citations 2015: 7,940



Misdemeanors 2015: 1,219



Felonies 2015: 190





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayor's Office
AGENDA DATE: 02/04/2016
PAGE: 1 of 1

SUBJECT: A public appearance by Jeremiah Dumas regarding the Starkville – Mississippi State University Area Rapid Transit (S.M.A.R.T.) system and the intention to apply for federal assistance available for public transportation services.

AMOUNT & SOURCE OF FUNDING N/A

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: This is an annual report. The City and County Officials have participated in the past.

**REQUESTING
DEPARTMENT:** Mayor's Office

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

Jeremiah Dumas
DIR, PARKING, TRANSIT & SUSTAINABILITY
Email: jpd1@msstate.edu
Phone: (662) 325-1827

SUGGESTED MOTION:

Move approval to accept the Starkville – Mississippi State University Area Rapid Transit (S.M.A.R.T.) report and recommendation(s) and authorize the Mayor and Board to sign the notification of intent to apply for federal assistance as presented by Jeremiah Dumas, Director of Parking, Transit and Sustainability.

PUBLIC HEARING NOTICE RURAL AREA PROGRAM

The Starkville-MSU Area Rapid Transit (S.M.A.R.T.) of Starkville, Mississippi, is considering applying to the Mississippi Department of Transportation, Public Transportation Division, for assistance through its Rural Area Program to provide public transportation services within Oktibbeha and Lowndes County. Funding is available to state agencies, local public bodies and agencies thereof, non-profit organizations, operators of public transportation services in locations other than urbanized Area, and, under special circumstances, private operators of public transportation on a competitive basis to undertake eligible transportation activities.

The goals of the Rural Area Program are: to enhance the access of people in non-urbanized Area to health care, shopping, education, employment, public services and recreation; to assist in the maintenance, development, improvement, and use of public transportation systems in rural and small urban Area; to encourage and facilitate the most efficient use of all Federal funds used to provide passenger transportation in non-urbanized Area through the coordination of programs and services; and to provide for the participation of private transportation providers in non-urbanized transportation to the maximum extent feasible.

The purposes for which these funds can be used are capital purchases that include such items as support vehicles, communication equipment, wheelchair lifts, etc.; administrative costs that include such items as salaries, office supplies, insurance, etc.; and operating expenses that include such items as driver's wages, fuel, oil, etc. More specific details regarding eligible activities, program requirements and the program criteria will be provided at a public hearing which will be held at City Hall, on Tuesday, February 16th, 2016 at 5:30 p.m.

The purpose of this hearing will be to obtain citizen input into the development of the application.

**NOTIFICATION OF INTENT TO APPLY FOR FEDERAL
ASSISTANCE AVAILABLE FOR PUBLIC OR PRIVATE NON-PROFIT
ORGANIZATIONS TO PROVIDE TRANSPORTATION SERVICES TO
THE GENERAL PUBLIC IN NON-URBANIZED AREA**

Applicant Organization: _____

Street Address or P. O. Box; City; State; Zip Code

Name of Contact Person; Telephone Number

I have been afforded the opportunity to review the transportation service proposal of the above named organization. Based on the review: (check one)

☐ I do believe that this type of service is needed at this time.

☐ I do **not** believe that this type of service is needed at this time.

Comments: _____

Reviewer: _____

Signature

Title

Date

Name of Organization

Address

City

State

Zip Code

Telephone Number _____

NOTE: Notification of Intent to Apply for Federal Assistance must be submitted to the city and county elected officials of all counties served. A copy of responses must be included with the application package. The applicant must include a list of all city, and county elected officials sent Notice of Intent to Apply.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.:
AGENDA DATE:
PAGE:

SUBJECT: Discussion and consideration of a professional services agreement with Retail Strategies, LLC to provide consulting and related services to the city of Starkville, OCEDA and GSDP

AMOUNT & SOURCE OF FUNDING \$17,500 from a \$28,860 reimbursement from the Innovation District project

FISCAL NOTE: The City received a \$28,860 reimbursement on January 28, 2016 for professional services work on the Innovation District.

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Little; Wiseman

FOR MORE INFORMATION CONTACT:
Alderman Little or Mayor Wiseman

SUGGESTED MOTION: Move approval of the professional services agreement with Retail Strategies, LLC as presented.

**PROFESSIONAL SERVICES AGREEMENT TO PROVIDE
CONSULTING AND RELATED SERVICES**

THIS AGREEMENT is entered into by and between Retail Strategies, LLC, an Alabama limited liability company (hereinafter referred to as “Consultant”), the Oktibbeha County Economic Development Authority (“OCEDA”), the Starkville Visitors and Convention Council (“VCC”), and the City of Starkville, MS, (“Starkville”) (collectively referred to as “Clients”) on this the 16th day of February 2016, as follows:

WHEREAS, the Clients desire to have performed those consultation services identified on Exhibit A attached hereto by Consultant (the “Project”); and,

WHEREAS, Consultant has agreed to provide professional consulting services for the Project to Clients as further set forth below.

W-I-T-N-E-S-S-E-T-H:

NOW, THEREFORE, this agreement is made and entered into on the date first above written by and between the Clients and Consultant, by which Consultant will provide professional consulting and related services to the Clients as hereinafter specified:

1. SCOPE OF SERVICES

Consultant hereby agrees to provide professional services for Clients in the form of consulting and related services for the Project as set out in Exhibit A.

2. TERM

The Term of this Agreement shall commence upon February 16, 2016, and run for a period of three (3) years unless terminated pursuant to the terms of Paragraph 8 below.

3. COMPENSATION

As compensation for the consultation services provided herein by Consultant, Clients agree to pay Consultant the following for such services:

PAYMENT TERMS	COMPENSATION
February 16, 2016 - September 30, 2016	Starkville - \$17,500; OCEDA - \$10,000; VCC - \$10,000
October 1, 2016 - February 15, 2017	Starkville - \$12,500
February 16, 2017 - February 15, 2018	Starkville - \$5,000; OCEDA - \$10,000; VCC - \$10,000
February 16, 2018 - February 15, 2019	Starkville - \$15,000; OCEDA - \$10,000; VCC - \$10,000

Compensation shall be paid in full when billed by Consultant. Initial fees in year one are due upon execution of this Agreement. Consultant shall send separate invoices to Starkville, OCEDA, and VCC for their pro-rata shares of annual compensation as outlined above.

4. CLIENTS' RESPONSIBILITIES

In addition to paying Consultant for services according to the preceding paragraph, the Clients shall also provide for Consultant: access to its relevant personnel, facilities, and materials including, but not necessarily limited to, those items specified in Consultant's proposal to Clients, and such records, reports, and information as reasonably requested by Consultant and in Clients' possession.

5. INTELLECTUAL PROPERTY

The Clients and Consultant, jointly and separately, acknowledge and agree that the intellectual property of both parties shall remain owned by the respective party. With the exception of Consultant's periodic and final reports generated for performance of this agreement to or for the Clients, reports, memorandums, electronic mail, facsimile transmissions and other written and prepared documents shall be owned by the party who authored, generated or who originally possessed the same and nothing in this agreement shall contravene said rights. The Clients acknowledge that all intellectual property developed during the course of this agreement by Consultant shall belong exclusively to Consultant. However, the Clients may utilize any of the foregoing for and on behalf of their internal operations, but will take steps reasonably necessary with their employees with respect to the use, copying, protection and security of the foregoing.

6. APPLICABLE LAWS

Consultant, in its role as a professional service provider of consulting services, shall abide by all laws, rules and regulations applicable to such services.

7. INSURANCE

Consultant shall carry all appropriate and necessary insurance to be in compliance with state and federal laws regarding the insurance coverage of its employees. Consultant shall carry the insurance listed on the Certificate of Insurance attached hereto as Exhibit "B", which is incorporated herein by reference, throughout the term of this Agreement.

8. DEFAULT AND TERMINATION

(a) In the event Consultant should violate any of the terms of this Agreement, Clients shall provide Consultant with written notice of any such default. Consultant shall have a period of thirty (30) days following such notice to cure any alleged deficiencies. Should Consultant fail to cure such default in the time period provided, Clients shall be permitted to terminate this Agreement.

(b) Notwithstanding the above, Clients may terminate this Agreement for any reason by providing written notice six (6) months prior to the date of termination.

(c) This Agreement shall automatically expire upon the expiration of the three (3) year term. The parties may renew the consulting relationship by executing an amendment or new agreement setting forth the new terms between the Consultant and the Clients.

(d) All fees paid for any term are fully earned when paid and are not subject to refund following any termination hereunder.

9. NOTICES/PARTIES REPRESENTATIVES

All notices, bills, invoices and reports required by this agreement shall be sufficient if sent by the parties hereto in the United States Mail, postage prepaid thereon to the addresses noted below:

Clients: City of Starkville, MS
 110 W. Main Street
 Starkville, MS 39759

Starkville Visitors and Convention Council

200 E. Main St.
Starkville, MS 39759

Oktibbeha County Economic Development Authority
200 E. Main St.
Starkville, MS 39759

Consultant: Retail Strategies, LLC
120 18th Street South Suite 201
Birmingham, AL 35233
Attention: Brooke Holbert

10. INDEPENDENT CONTRACTOR

While Consultant's role will be that of consultant to the Clients, Consultant shall be and remain an independent contractor and not act in the role of an agent or legal representative on behalf of the Clients. Consultant shall not have the authority to bind or obligate the Clients, their officers, agents or employees. Clients do not reserve any right to control the methods or manner of performance of the services by Consultant. Consultant in performing the services provided herein, shall not act as an agent or employee of Clients, but shall be and act as an independent contractor, and shall be free to perform the services by such methods and in such manner as Consultant may choose.

11. INDEMNIFICATION

Consultant shall indemnify, defend, and hold harmless Clients and their officers, agents, servants, and employees from and against any and all loss, damage, or liability resulting from any claims, suits, and actions for injuries to persons or entities and damages caused by or arising out of any action or inaction of Consultant, or anyone directly or indirectly employed by it or anyone for whose acts Consultant may be liable, in any way associated or connected with the performance of the services herein, in whatever manner the same may be caused, and whether or not the same be caused by or arise out of the joint, concurrent or contributory acts or omissions of Client, its officers, agents, servants, or employees. This indemnity includes, but is not limited to, court costs, attorney fees, costs

of investigation, costs of defense, settlement and judgments associated with such claims, suits or actions.

12. **COVENANT NOT TO COMPETE**

Consultant agrees that during its contractual relationship with Clients, it will not perform any services similar to those provided to Clients for any person, firm, or entity, including but not limited to, governmental entity, quasi-governmental entity, political subdivision, economic development organization, chamber of commerce, municipal corporation, county, or any combination thereof located in the following counties: Oktibbeha, Clay, and Lowndes. Consultant acknowledges that the three-year term of this contract and the geographical area set forth is reasonable, and that enforcement of a remedy by way of injunction will not prevent Consultant from conducting business. It is the intent of the parties that Consultant will provide services solely to Clients within the area described in this paragraph.

13. **MISCELLANEOUS**

Third Party Beneficiaries: It is the intent of the parties hereto that there shall be no third party beneficiaries to this agreement.

Final Integration: This agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. All written or oral understandings and agreements heretofore had between and among the parties are merged into this agreement, which alone fully and completely expresses their understandings. No representation, warranty, or covenant made by any party which is not contained in this agreement or expressly referred to herein have been relied on by any party in entering into this agreement.

Force Majeure: Neither party to this agreement shall hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.

Amendment in Writing: This agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by all of the parties.

Binding Effect: This Agreement shall bind the parties and their respective personal representatives, heirs, next of kin, legatee, distributees, successors, and assigns. If any provision in this agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Captions: The captions of this agreement are for convenience and reference only, are not a part of this agreement, and in no way define, describe, extend, or limit the scope or intent of this agreement.

Construction: This agreement shall be construed in its entirety according to its plain meaning and shall not be construed against the party who provided or drafted it.

Governing Law: This Agreement shall be construed under the laws of the State of Mississippi. Venue for any dispute arising between the parties shall be in the Circuit Court of Oktibbeha County, Mississippi or the United States District Court for the Northern District of Mississippi, Aberdeen Division, as applicable.

Prohibition on Assignment and Delegation: No party to this agreement may assign or delegate its interests or obligations hereunder without the written consent of all other parties hereto obtained in advance of any such assignment or delegation. No such assignment or delegation shall in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning or delegating party shall in all respects remain liable hereunder irrespective of such assignment or delegation.

Waiver: Non-enforcement of any provision of this agreement by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remaining terms and conditions of the agreement.

Agreement Date/Counterparts: The date of this agreement is intended as and for a date for the convenient identification of this agreement and is not intended to indicate that this agreement was necessarily executed and delivered on said date. This instrument may be executed in any number of counterparts, each of which so executed shall be deemed an original, but all such counterparts shall together constitute but one and the same instrument.

Brokerage Rights: Clients acknowledge that affiliates of Consultant act in the capacity of a real estate brokerage service business and may earn fees for services including brokerage, development, leasing and management fees in the performance of such affiliates services.

SIGNATURES ON FOLLOWING PAGE

CLIENTS:

City of Starkville, MS

By _____

Title _____

Date _____

Oktibbeha County Economic Development
Authority

By _____

Title _____

Date _____

Starkville Visitors and Convention Council

By _____

Title _____

Date _____

CONSULTANT:

RETAIL STRATEGIES, LLC

By _____

Title _____

Date _____

EXHIBIT A

I. CONSULTANT AGREEMENT

This section outlines what Retail Strategies (the “consultant”) will provide to the City of Starkville (the “Clients”).

A. Research

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. Competition analysis of identified target zones trade area(s)
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Aerial imagery by trade area
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market’s growth potential and trends in the retail industry
9. Identification of at minimum 50 retail prospects to be targeted for recruitment over three year engagement
10. Retailer recruitment and execution of the retail strategy
11. Monthly updates provided on retail industry trends
12. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Boots on the Ground Analysis

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and land owners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. **Clients** will contact a minimum of 50 retailers, restaurants, brokers and/or developers
3. Updates on new activity will be provided to Clients’ designated primary point of contact (Sec. II-A) via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC conference representation- updates provided according to the yearly conference schedule

EXHIBIT A (Continued)

II. CLIENTS AGREEMENT

This section Client outlines what the City of Starkville (the “Clients”) will provide for Retail Strategies (the “Consultant”).

A. Point of Contact

1. One individual shall be specifically designated by Clients and identified to Consultant as primary point of contact (“POC”)
2. POC will be responsible for regular communications between Clients and Consultant
3. POC will be responsible for communicating all of Consultants updates and activities to Clients as necessary
4. POC will be the primary facilitator of communication as it relates to concerns from board members, city council and/or other decision making community leaders
5. POC will be competent to aid Consultant in navigation of local political landscape
6. POC will have access to Basecamp and will post messages and on –going local updates in a timely manner

B. Information and Material Requested by Consultant:

1. Consultant will provide POC with no less than 3 business days’ notice before materials and other information are needed
2. Clients/ POC understands that Consultant’s ability to stay on schedule will depend on receiving requested information by the requested deadline
3. Clients/ POC will provide consultant with ongoing updates related to retail growth and development, including but not limited to: (i) businesses that open, close, or rumors associated, as such; (ii) changes in economic drivers (i.e. significant increase or decrease in employees for major employment, school enrollments, housing or medical); (iii) new ownership of real estate or changes in the owner’s personal situation that may affect willingness to sell property
4. Clients/ POC will inform Consultant of plans to attend ICSC conferences providing ample time to assist in planning

C. Information and Material Requested by Clients:

1. POC will provide Consultant with no less than 3 business days’ notice before a full update is needed
2. Clients/ POC understand the confidentiality of communication containing retailer specific information and will notify Consultant before sharing such information publically

EXHIBIT B

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/4/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bates, Roberts, Fowlkes & Jackson Insurance 1812-6th Avenue, South Post Office Box 101537 Irondale AL 35210	CONTACT NAME: Tina Mashburn PHONE (A/C, No. Ext): (205)956-0563 FAX (A/C, No): (205)956-6905 E-MAIL ADDRESS: Tina@batesia.com
INSURED Retail Specialists, LLC & Retail Strategies, LLC 120 18th Street S. Suite 201 Birmingham AL 35233	INSURER(S) AFFORDING COVERAGE INSURER A: CINCINNATI INSURANCE CO NAIC # 10677 INSURER B: TRAVELERS 25623 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:CL162404243

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	EPP0229811	2/1/2016	2/1/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1M/3M
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS		EPP0229811	2/1/2016	2/1/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired/borrowed \$ 1,000,000
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☒ RETENTION \$ 0 ☐ CLAIMS-MADE		EPP0229811	2/1/2016	2/1/2017	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	UB-3F575081	12/1/2015	12/1/2016	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Starkville, MS, Greater Starkville Development Partnership and Oktibbeha County Economic Development Authority are named as additional insured as respects the General Liability policy.

CERTIFICATE HOLDER

City of Starkville, MS
110 Main Street
Starkville, MS 39759

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas Roberts/TINA

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ADDITIONAL COVERAGES

Ref #	Description Uninsured motorist combined single limit	Coverage Code UMCSL	Form No.	Edition Date
Limit 1 1,000,000	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description Medical payments	Coverage Code MEDPM	Form No.	Edition Date
Limit 1 5,000	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description Experience Mod Factor 1	Coverage Code EXP01	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				

Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Premium				



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.:
AGENDA DATE:
PAGE:

SUBJECT: Discussion and consideration of professional services agreement with Cornerstone Government Affairs, LLC

AMOUNT & SOURCE OF FUNDING \$30,000 from the following sources: \$10,000 from the Innovation District reimbursement, \$10,000 from the Mayor's professional services line, and \$10,000 from the Mayor's miscellaneous line.

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Mayor Wiseman

FOR MORE INFORMATION CONTACT:

Mayor Wiseman

SUGGESTED MOTION: Move approval of the professional services agreement with Cornerstone Government Affairs, LLC as presented.

SERVICE AGREEMENT

SERVICE AGREEMENT, dated February 16, 2016 (this “**Agreement**”) between CORNERSTONE GOVERNMENT AFFAIRS, LLC, a limited liability company duly organized under the laws of the District of Columbia, and doing business as CORNERSTONE GOVERNMENT AFFAIRS, LLC (hereafter referred to as “**CORNERSTONE**”) with its principal place of business at 300 Independence Avenue, SE, Washington, D.C. 20003, and STARKVILLE, MISSISSIPPI (“Starkville” of “**THE CLIENT**”), with its principal office at 110 West Main Street, Starkville, MS 39759.

WHEREAS, CORNERSTONE is in the business of providing strategic consulting and advocacy services to assist its clients in dealing with federal, state and local governments and governmental and regulatory authorities (“**GR Services**”); and

WHEREAS, the parties desire to enter into this Agreement to set forth the basic terms and conditions that will govern the relationship under which CORNERSTONE will provide GR Services to THE CLIENT.

NOW THEREFORE, in consideration of the foregoing recitals, the agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Term. The term of this Agreement shall commence on February 16, 2016 and continue through September 16, 2016 (the “**Initial Term**”). The parties may agree to extend the Initial Term for one or more additional periods by mutual written agreement (the Initial Term together with each renewal period shall be referred to as the “**Term**”).

2. Termination. This Agreement may be terminated with or without cause, in whole or in part, at any time during the Term by any party after thirty (30) days written notice to the other party. CORNERSTONE shall be paid all fees and expenses otherwise owed it under the terms of this Agreement through the effective date of such termination.

3. Services by CORNERSTONE. During the term, CORNERSTONE shall provide GR Services to THE CLIENT as follows:

- Monitor legislation and policy actions and advocate on THE CLIENT’S behalf on these actions impacting current and potential business;
- Prepare draft bills and amendments that accomplish THE CLIENT’S legislative and/or statutory objectives;
- Identify and facilitate State of Mississippi business development and marketing opportunities;
- Assist THE CLIENT with intelligence about possible contracting opportunities with Mississippi State Government Agencies and industries within the private sector;
- Facilitate meetings and events to provide THE CLIENT access to legislators, the executive branch, and/or state agencies to ensure THE CLIENT’S perspective on pertinent issues is emphasized;
- Assist THE CLIENT with intelligence about possible contracting opportunities with Federal Government Agencies;
- Identify and facilitate federal business development and marketing opportunities; and

- Establish new and broaden existing relationships with key individuals in the Presidential Administration as well as with key members of Congress.

In performing all of these tasks, CORNERSTONE will serve as an independent contractor and not act in the role of an agent or legal representative on behalf of THE CLIENT. Cornerstone shall not have the authority to bind or obligate THE CLIENT, its officers, agents or employees. THE CLIENT does not reserve any right to control the methods or manner of performance of the services by Cornerstone. Cornerstone, in performing the services provided herein, shall not act as an agent or employee of THE CLIENT, but shall be and act as an independent contractor, and shall be free to perform the services by such methods and in such manner as Cornerstone may choose.

4. Payment. Payment for the services shall be made as outlined below:

- Payment shall be made electronically by Starkville to CORNERSTONE in seven (7) advance monthly payments of four thousand two hundred and eighty five dollars and seventy-one cents (\$4,285.71) plus reasonable and customary out-of-pocket expenses with any out of town travel being approved in advance by the Starkville Board of Aldermen. Starkville shall make the first payment of the Fee within thirty (30) business days of the date this Agreement is executed and monthly thereafter.

The total amount of payments to CORNERSTONE for the GR Services during the Term shall amount to thirty thousand dollars (\$30,000.00). Federally appropriated funds may not be used to pay for any services provided or expenses incurred under this contract.

5. Confidentiality. CORNERSTONE agrees to keep all information provided by THE CLIENT during the course of this Agreement ("**Protected Information**") confidential, will use Protected Information solely to enable it to perform its obligations hereunder, and will not disclose any information concerning this Agreement to any person or entity without the prior express written consent of the THE CLIENT; provided, however, that Protected Information may be provided by CORNERSTONE (i) to those of its employees who need such information to enable CORNERSTONE to perform its obligations hereunder and who are required to keep such information confidential, and (ii) to its auditors, consultants and advisors who agree to keep such information confidential or are otherwise bound to restrictions on disclosure. Protected Information shall not include information which (x) is now or hereafter becomes part of the public domain (y) was received by CORNERSTONE from a third party under no obligation of confidentiality to THE CLIENT or (z) is disclosed by THE CLIENT to a third party without restriction. In the event that such disclosure is required by applicable law, regulation or court order, CORNERSTONE agrees if reasonably practicable, to refrain from such disclosure until such time as THE CLIENT has received written notice with regard to any required disclosure (provided that notice of the required disclosure is not prohibited by law), and THE CLIENT and/or CORNERSTONE have had a reasonable opportunity to contest the basis for disclosure and review the content of any disclosure proposed to be made to any person or entity.

6. No Verification by CORNERSTONE. It is understood that CORNERSTONE cannot undertake to verify all facts supplied to it by THE CLIENT or related entities or all factual matters included in materials prepared or used by CORNERSTONE and approved by THE CLIENT or related entities.

7. Compliance with Law. CORNERSTONE shall be responsible, at its own expense, for complying with any federal law and/or regulation governing lobbying, including, but not

limited to any law or rule requiring registration of or the filling of public disclosure reports by lobbyists, which law or rule applies by reason of any service to be performed or activity to be conducted.

8. No Assignment. Neither party shall assign any of its rights or delegate any of its duties or obligations under this Agreement without the express written consent of the other party provided that any party may assign this Agreement to a wholly owned subsidiary of the party.

9. Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the State of Mississippi. Venue for any dispute arising between the parties shall be in the Circuit Court of Oktibbeha County, Mississippi or the United States District Court for the Northern District of Mississippi, Aberdeen Division, as applicable.

10. Entire Agreement. This Agreement contains the entire understanding between the parties. It may be changed only by written agreement signed by each party.

IN WITNESS WHEREOF, the authorized representatives of the parties do hereby execute this Agreement as of the date first above written.

SIGNATURE PAGE TO FOLLOW

CORNERSTONE GOVERNMENT AFFAIRS, LLC

Date: _____

Campbell Kaufman
Managing Partner

THE CITY OF STARKVILLE, MISSISSIPPI

Date: _____

Parker Wiseman
Mayor



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT.:
AGENDA DATE: 2-16-2016
PAGE: 1 of 1**

SUBJECT: Presentation for the Renovation of City Hall by Chief R. Frank Nichols and Gary Shafer

AMOUNT & SOURCE OF FUNDING

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT: STARKVILLE POLICE DEPT**

**DIRECTOR'S
AUTHORIZATION: R. FRANK NICHOLS
CHIEF OF POLICE
662-323-2700**

FOR MORE INFORMATION CONTACT:

SUGGESTED MOTION:



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 13

SUBJECT:

A Special Event request by the Mississippi State University Student Chapter of the National Association of Landscape Professional to hold the National Collegiate Landscape Competition 40th Anniversary Celebration and City participation with in-kind services.

AMOUNT & SOURCE OF FUNDING

The estimated cost to the City is \$2,460 with the funding being indirectly associated with the cost of city services from multiple departments.

Estimated costs of the City's in-kind services:

Police Department	\$ 1,700.00
Sanitation	\$ 660.00
<u>SED</u>	<u>\$ 100.00</u>
TOTAL	\$ 2,460.00

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicants are requesting in-kind services to hold their 40th Anniversary Celebration at the intersection of Maxwell Street and University Drive from 6pm to 11pm on March 18, 2016. The event will have a setup time of 3pm and a shutdown time of 12am. The requested service include SPD, Sanitation, and Starkville Utilities with a total cost \$2,460.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTION:

Move approval of National Association of Landscape Professional's 40th Anniversary Celebration on March 18, 2016.

City of Starkville - Building Department

101 E. Lampkin Street
Starkville, MS 39759

www.cityofstarkville.org

Phone: (662) 323-2525

Fax: (662) 323-4143

SPECIAL EVENT APPLICATION

APPLICATION INFORMATION

Applicant Name DR. TIM SCHAUWECKER		Organization Name MSU STUDENT CHAPTER NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS	
Address LA FACULTY, DEPT. OF LANDSCAPE ARCHITECTURE		City MISSISSIPPI STATE	State MS
E-Mail Address tschauwecker@lalc.mystate.edu		Zip 39762	
Web Site Address			
Telephone Number 662.325.7895	Facsimile	Mobile Number 662.312.8936	Pager Number
Type of Organization ☐ Individual ☐ Charitable ☐ Non-Profit Organization (501.C3 Tax Identification # _____) ☐ For Profit Organization ☒ Other MSU STUDENT ORGANIZATION (AS ABOVE)			
On-Site Contact TIM SCHAUWECKER		Mobile Number for On-Site Contact	

EVENT INFORMATION

Event Name NATIONAL COLLEGIATE LANDSCAPE COMPETITION 40th ANNIVERSARY CELEBRATION		Event Date(s) 3/18/2016		Time 6:00 - 11:00 PM	
Type of Event: (check all that apply)		☐ Carnival	☐ Fundraiser	☐ Run/Walk	☒ Street Closure
		☐ Concert/Performance	☐ Parade	☐ Sports/Recreational	☐ (2pm - 12am)
		☐ Festival	☐ Private Gathering	☐ Other	
		☐ Professional Filming	☒ Reception		
Is this a first time event? ☒ Yes ☐ No		If No, date of previous event _____			
		What was past attendance? _____			
Is this event open to the public? ☒ Yes ☐ No		Admission/Entry Fee N/A		Estimated Total Budget \$3,000.00	
Proposed Area (check all that apply)		☒ Cotton District			
		☐ Main Street			
		☐ City Park			
		☐ Other _____			
Setup: (first item to be loaded in on site)		Teardown: (last item removed)		Estimated Attendance	
Date: 3/18/2016		Date: 3/18/2016		Participants: 800	Spectators: 400
Time:		Time:		Est. # Hotel Rooms: FULL	
Known Current Sponsor(s) NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS		Beneficiary(ies)			

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EVENT SPECIAL FEATURES

Will sound amplification equipment be used? ☒ Yes ☐ No		If Yes, provide the following: ☐ Recorded Music ☒ Live Music ☐ Other (please describe)	
If Yes, provide the following: Sound System ☒ Yes ☐ No Lighting System ☐ Yes ☒ No Stage ☒ Yes ☐ No Dance Floor ☐ Yes ☒ No			
Will the event feature food/beverage service? ☒ Yes ☐ No		If Yes, provide Current Known Vendor Names/Telephone #	
Open Flames or Cooking ☒ Yes ☐ No <i>* Please show location of cooking areas on site plan</i> <i>* Vendors cooking with charcoal, wood or gas must have at least one 2.5 gallon water fire extinguisher nearby.</i>		Type of Fuel ☐ Gas (check all that apply) ☐ Electric ☐ Charcoal ☐ Other	
Does the event propose closing, blocking or using public streets? ☒ Yes ☐ No If yes, a road closure plan complete with barricades and signage shall be submitted.		Street: Closing Day/Time Opening Day/Time ☒ Main Street/University 3:00/11:00 3:00/11:00 ☐ Russell Street (COLUMBIA HILL ROAD) ☒ Other MAXWELL	
Tents or Canopies ☒ Yes ☐ No Applicable if larger than 20' x 15'		If Yes, provide the following: Company SELF PROVIDED	
Approximate Number of Tents/Size(s) 10± RESTAURANTS + OTHERS SUPPLY THEIR OWN FOOD TRAILER / TRAILER / TENT (10x20)			
Temporary Perimeter Fencing ☐ Yes ☒ No *Indicate fence locations on site plan		If Yes, provide the following: Company Provide approximate dimensions of fenced area	
Restrooms, Dumpsters, Sinks ☒ Yes ☐ No		If Yes, provide the following: Company GO BOX, COLUMBUS CITY OF STARKVILLE - DUMPSTERS	
Other Requirements? ☐ Yes ☒ No		Number of: 1 Portables 1 ADA Portables Restroom Trailers Dumpsters Sizes Hand washing Sinks	
Explain			

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Trash Collection	☒ Yes ☐ No	Requirements: <i>GARBAGE BAGS</i>	
Street Sweeper	☒ Yes ☐ No		
Extra Pickups	<i>3/18-19</i> ☒ Yes ☐ No	Number of Workers	Hours

Electrical Services	☐ Yes ☒ No	Requirements:	
*Event must use a licensed electrician		Supplemental Equipment	☐ Generator(s) # _____
			☐ Light Tower(s) # _____
(Check all that apply)			

Professional Parking/Valet	☐ Yes ☒ No	If Yes, provide the following: Company		
		Number of Parking Personnel	Hours	# of Cars

Carnival/Amusement Rides and Attractions	☐ Yes ☒ No	If Yes, provide the following:		
		Company		
		Contact Name	Phone	

Climate Control	☐ Yes ☒ No	If Yes, provide the following:		
		Company		
		Type (check all that apply)	☐ Fan (pedestal, box, etc.) ☐ Misting Air ☐ Air-conditioning ☐ Heater(s)	

Pyrotechnics / Laser / Special Effects	☐ Yes ☒ No	If Yes, provide the following:		
		Company		
		Contact Name	Phone	
Day/Time of Show	Length of Show (in minutes)	Products Used	Show Budget	

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Please check all items that apply to your event. Provide a detailed explanation in the space provided for each item checked.

- | | | |
|---|---|---|
| ☐ a. Animals | ☐ g. Decorator/scenery | ☐ m. Security |
| ☒ b. Barricades | ☐ h. Drawing or raffle | ☒ n. Shuttle bus/tram |
| ☐ c. Bicycles | ☐ i. First Aid Station | ☒ o. Signs/banners |
| ☐ d. Bleachers | ☐ j. Golf Carts | ☐ p. Ticket agent |
| ☒ e. Booths - Vendors handing out items | ☐ k. Inflatable's | ☒ q. Video Production/Photography |
| ☒ f. Booths - Vendors selling | ☒ l. Road Closure | ☐ r. Other |

Explanation of items checked above (list letter for reference): B. BARRICADES AT I. ROAD CLOSURE

ON MAXWELL, UNIVERSITY DR, BENE MATH. E.F. FOOD TRUCKS / VENDORS SELLING
FOOD / BEVERAGES.

INSURANCE INFORMATION (Proof of insurance required within 30 days of event)

Name of Insurance Agency <u>GALLOWAY CHANDLER MCKINNEY INSURANCE, LLC</u>		
Name of Insurance Agent <u>OWEN KING</u>		
Address <u>STARKVILLE, COLUMBUS, WEST POINT</u>		
City <u>STARKVILLE</u>	State <u>MS</u>	Zip <u>39759</u>
Phone <u>662.323.3332</u>	Fax <u>662.323.1874</u>	Policy#

City of Starkville - Building Department

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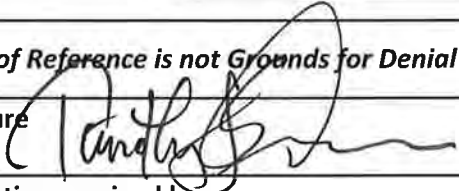
Fax: (662) 323-4143

REFERENCES (For first time event or out of town applicants or as required)

Contact Name _____	Contact Name _____
Company _____	Company _____
Telephone # _____	Telephone # _____
Relationship _____	Relationship _____

Contact Name _____	Contact Name _____
Company _____	Company _____
Telephone # _____	Telephone # _____
Relationship _____	Relationship _____

** Lack of Reference is not Grounds for Denial of Application.*

Signature 	Date: <u>2/5/2016</u>
Application received by:	Date:

SUBMISSION OF THIS FORM DOES NOT GUARANTEE APPROVAL OF THE EVENT

Promoter / Applicant agrees that this form is complete to the best of his/her knowledge and ability. Promoter / Applicant agrees that it accepts, shall abide by, and is subject to all terms and conditions of the Special Event Guidelines, which are incorporated herein for all purposes as if set out in full, and are included in this package and hereby represents that it had read the said Rules, Regulations and General Information and understands the same.

CHECKLIST

- ✓ Completed Application
- ✓ Site Plan
- ✓ Fees (Checks made payable to City of Starkville)
- ✓ Copy of Insurance Certificate
- ✓ Non-profit, 501c3 Certificate (if applicable)
- ✓ Completed Sponsorship Application (if applicable)

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ATTACHMENT TO SPECIAL EVENT APPLICATION

STATE OF MISSISSIPPI

AGREEMENT TO INDEMNIFY

COUNTY OF OKTIBBEHA

AS A CONDITION PRECEDENT TO HOLDING AND CONDUCTING THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, AND AS CONSIDERATION FOR SAME, AND IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICATION AND THE CITY OF STARKVILLE:

TIM SCHAUWECKER (name of applicant) (THE "INDEMNITOR") AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND AT ITS SOLE COST AND EXPENSE THE CITY OF STARKVILLE, MISSISSIPPI (THE "CITY"), ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS (IN BOTH THEIR OFFICIAL AND PRIVATE CAPACITIES) (EACH AN "INDEMNITEE") FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, JUDGMENTS, LIABILITIES, PENALTIES, FINES, EXPENSES, FEES, COSTS (INCLUDING ATTORNEYS' FEES AND OTHER COSTS OF DEFENSE), AND DAMAGES (TOGETHER, "DAMAGES") ARISING OUT OF OR IN CONNECTION WITH (A) THE INDEMNITOR'S PERFORMANCE OF THE EVENT, (B) THE USE OF ANY PORTION OR PROPERTY OF THE CITY, BY THE INDEMNITOR OR BY ANY OWNER, OFFICER, PARTNER, SHAREHOLDER, MEMBER, EMPLOYEE, AGENT, REPRESENTATIVE, CONTRACTOR, SUBCONTRACTOR, LICENSEE, CUSTOMER, GUEST, INVITEE, OR CONCESSIONAIRE OF THE INDEMNITOR, OR ANY PERSON ACTING BY OR UNDER THE AUTHORITY OR WITH THE PERMISSION OF THE INDEMNITOR, OR ANY OTHER PERSON UNDER THE EXPRESS OR IMPLIED INVITATION OF THE INDEMNITOR, OR ANY OTHER PERSON OR ENTITY FOR WHOM THE INDEMNITOR MAY BE LIABLE (TOGETHER, "THE INDEMNITOR PARTIES"), OR ANY OF THEM, (C) THE CONDUCT OF THE INDEMNITOR'S BUSINESS OR ANYTHING ELSE DONE OR PERMITTED BY THE INDEMNITOR (OR ANY OF THE INDEMNITOR PARTIES) TO BE DONE IN OR ABOUT ANY PORTION OR PROPERTY OF THE CITY, (D) ANY BREACH OR DEFAULT IN THE PERFORMANCE OF THE INDEMNITOR'S OBLIGATIONS IN CONNECTION WITH THE EVENT, AND (E) WITHOUT LIMITING ANY OF THE FOREGOING, ANY ACT OR OMISSION OF THE INDEMNITOR OR OF ANY OF THE INDEMNITOR PARTIES UNDER, RELATED TO, OR IN CONNECTION WITH, THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, **INCLUDING DAMAGES CAUSED IN WHOLE OR IN PART BY AN INDEMNITEE'S OWN NEGLIGENCE.**

In the event that the Indemnitor fails or refuses to provide an indemnity and defense as set forth herein, the City shall have the right to undertake the defense, compromise, or settlement of any such claim, lawsuit, judgment, or cause of action, through counsel of its own choice, on behalf of and for the account of, and at the risk of the Indemnitor, and the Indemnitor shall be obligated to pay the reasonable and necessary costs, expenses and attorneys' fees incurred by the City in connection with handling the prosecution or defense and any appeal(s) related to such claim, lawsuit, judgment, or cause of action.

City of Starkville - Building Department

101 E. Lampkin Street
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Fax: (662) 323-4143

THIS INDEMNITY PROVISION IS SOLELY FOR THE BENEFIT OF THE CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS, AND IS NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE TO ANY OTHER PERSON OR ENTITY.

THIS INDEMNITY AGREEMENT SURVIVES THE TERMINATION OR EXPIRATION OF THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, AND THE TERMINATION OR EXPIRATION OF ANY CONTRACT BETWEEN THE INDEMNITOR AND THE CITY.

The undersigned officer, representative, and/or agent of the Indemnitor is the properly authorized officer, representative, and/or agent of the Indemnitor and has the necessary authority to execute this Agreement on behalf of and to bind the Indemnitor, and the Indemnitor hereby certifies to the City that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

In the event of any action hereunder, venue for all causes of action shall be instituted and maintained in Oktibbeha County, Mississippi. The parties agree that the laws of the State of Mississippi shall govern and apply to the interpretation, validity and enforcement of this Agreement; and, with respect to any conflict of law provisions, the parties agree that such conflict of law provisions shall not affect the application of the law of Mississippi (without reference to its conflict of law provisions) to the governing, interpretation, validity and enforcement of this Agreement.

AGREED:

APPLICANT/INDEMNITOR

BY:



TITLE:

ADVISOR

ATTEST:

BY: _____

City of Starkville - Building Department

101 E. Lampkin Street
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SPECIAL EVENT SPONSORSHIP APPLICATION CITY OF STARKVILLE

APPLICANT INFORMATION

This sponsorship request will be attached to and become part of the Event Application

Applicant Name <i>TIM SCHAUWECKER</i>		Organization Name <i>MSU STUDENT CHAPTER NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS</i>	
Address <i>DEPT. OF LANDSCAPE ARCHITECTURE LA FACILITY</i>	City <i>MISSISSIPPI STATE</i>	State <i>MS</i>	Zip <i>39762</i>
E-Mail Address <i>tschauwecker@lalr.msstate.edu</i>		Web Site Address	
Telephone Number <i>662.325.7895</i>	Facsimile		Mobile Number <i>662.312.8936</i>
Type of Organization ☐ Charitable ☐ Non-profit organization (501.C3 Tax Identification # <i>MSU STUDENT ORGANIZATION</i>) ☒ Other			

EVENT INFORMATION

Event Name <i>NATIONAL COLLEGIATE LANDSCAPE COMPETITION 40th ANNIVERSARY CELEBRATION</i>	Event Date(s) <i>3/18/2016</i>	Event Time <i>6pm - 11pm POMELOE PLAZA 2:00</i>
Event estimated needs and justification for City funding and/or in-kind services: In-kind services request: <i>SAFETY</i> <i>STREET CLOSING / SECURITY</i> <i>FIRE RISK / FIRST AID</i> Funding request in dollars: <i>VALUE BASED ON INFORMATION PROVIDED BY CITY ADMINISTRATION OFFICE ON _____ DATE</i>		Other sources of event funding: <i>SPONSORSHIPS</i>

City of Starkville - Building Department

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Fax: (662) 323-4143

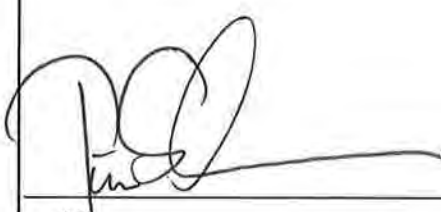
Advertising and Promotion

What types of advertising/promotion will be done prior to the event?

Radio	☐ Yes	☐ No
Television	☐ Yes	☐ No
Print Ads	☐ Yes	☐ No
Press Release	☐ Yes	☐ No
Fliers/Posters	☐ Yes	☐ No
Direct Mail	☐ Yes	☐ No
Billboards	☐ Yes	☐ No
Other	☐ Yes	☐ No

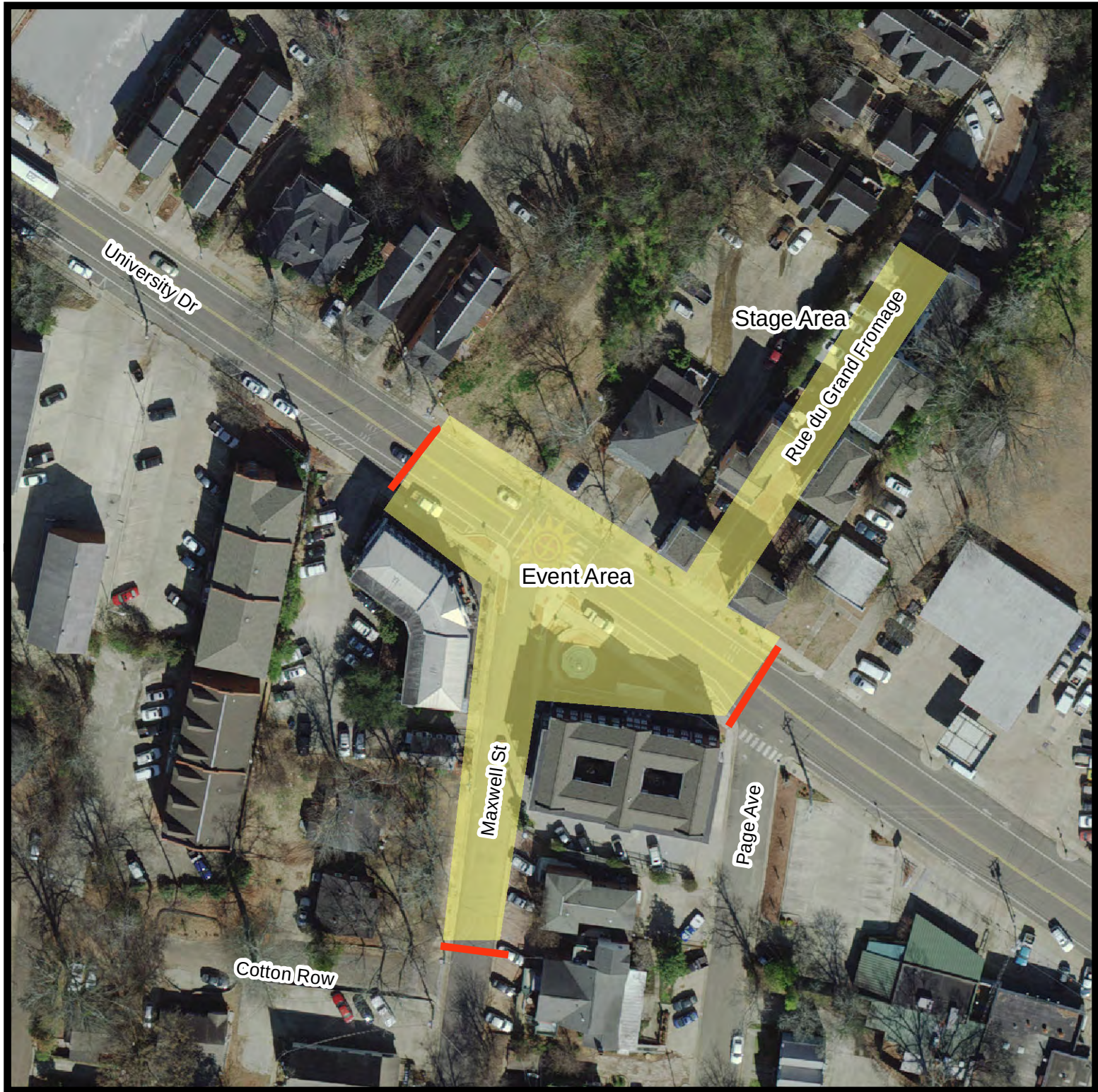
Explain:

This request acknowledges that if the City of Starkville through the Board of Aldermen decides to sponsor your event either through in-kind services and/or direct financial aid from 2% monies, then the value of the sponsorship calculated will include the in-kind services as well as any direct financial participation and will serve to determine the sponsorship level that is commensurate with that value. This sponsorship level will allow the City to have the visibility afforded to all other sponsorships at the same or equivalent level.


SIGNATURE OF APPLICANT

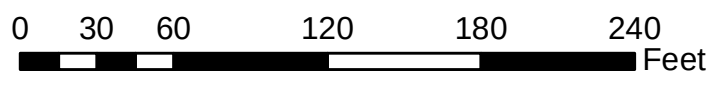
2/8/16
DATE

National Association of Landscape Professionals
MSU Student Chapter



Legend

-  Barricade
-  Event Area



Walker, Jason

From: Owen King <owen.king@gcm-insurance.com>
Sent: Friday, February 05, 2016 2:00 PM
To: Walker, Jason
Cc: Schauwecker, Tim
Subject: RE: Special event insurance information

Thanks for the information, I will get it submitted to our companies and should have the quotes back in a few days. I will email you the best quote for your review. Have a good weekend.

Owen King

Galloway-Chandler-McKinney Insurance, LLC

Starkville, Columbus, West Point, Amory, Aberdeen

Office – (662) 323-3332

Fax – (662) 323-1874

Email – owen.king@gcm-insurance.com



www.gcminsurance.com

From: Walker, Jason [mailto:JWalker@lalc.msstate.edu]
Sent: Friday, February 05, 2016 11:48 AM
To: Owen King
Cc: Schauwecker, Tim
Subject: RE: Special event insurance information

Owen,

Applicant Name and Address: Dr. Tim Schauwecker, Department of Landscape Architecture, LA Facility, Mississippi State, MS 39762

Applicant Telephone Number: 662.325.7895 (work) 662.312.8936 (mobile)

Location of Event: Cotton District, Starkville, MS (between S. Nash and Muldow, includes all of Page Avenue and Maxwell Street to Cotton Row)

Date and time of Event: Friday, March 18 from 6:00 – 11:00 pm (road closure at 2:00 pm)

Description of Event: The Department of Landscape Architecture is hosting the National Association of Landscape Professionals 40th Annual National Collegiate Landscape Competition March 15-19, 2016. As part of the event, a reception to honor and celebrate the event's 40th anniversary will take place in the Cotton District. Estimated

Attendance: 800-1200

Seating arrangement (if any): NA

Any set up exposure (like stages, electrical, etc.): A small stage will be set up for local bands to perform. The stage will be set up on the Rue de Grand Fromage in a similar location that has been previously used for a wedding reception and other events.

Any security? If so, are guards armed and do they carry their own insurance? No additional security, other than SPD and event volunteers at street barricades.

R. FRANK NICHOLS
CHIEF OF POLICE



TELEPHONE
662-323-4135

101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

To: Daniel Havelin

From: Sergeant Andy Fultz 

Date: 11 February 2016

Re: Estimated Cost for NALP Event

For the NALP Event, we anticipate about 62 man-hours at an average rate of \$25.00 per hour plus mobilization cost of at least \$150.00. This would make our total expected cost come to \$1,700.00. If you have any questions please do not hesitate to ask.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Board Business
AGENDA DATE: February 16, 2016
PAGE: 1

SUBJECT: Discussion and Consideration Of A Resolution Clarifying Legal Descriptions For The Cotton Mill Marketplace TIF.

AMOUNT & SOURCE OF FUNDING: N/A

**REQUESTING
DEPARTMENT:** Board Attorney Chris Latimer

**DIRECTOR'S
AUTHORIZATION:**

FOR MORE INFORMATION CONTACT:

Christopher J. Latimer
Mitchell, McNutt & Sams
P. O. Box 1366
Columbus, MS 39703-1366
(662) 328-2316,

SUGGESTED MOTION:

A RESOLUTION CORRECTING AND/OR SUPPLEMENTING THE MINUTES OF THE MAYOR AND BOARD OF ALDERMEN OF APRIL 1, 2014, PERTAINING TO THE COTTON MILL HOTEL PORTION OF THE TAX INCREMENT FINANCING PLAN, COTTON MILL MARKETPLACE PROJECT, STARKVILLE, MISSISSIPPI, JUNE 2008, AS AMENDED AND RESTATED MARCH 2014.

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, (the “Governing Body” of the “Municipality”), acting for and on behalf of the Municipality, hereby finds, determines and adjudicates as follows:

WHEREAS, the Governing Body on March 18, 2014, adopted a resolution declaring its intent to consider an amendment to the *Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008*, and directed that a public hearing be held on April 1, 2014 with respect to the *Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008, As Amended and Restated March 2014* (the “TIF Plan”). Such amendment divided the Tax Increment Financing District created pursuant to the TIF Plan (the “TIF District”) into three (3) portions, with each portion to be mutually exclusive as if it were its own TIF District and any portion thereof would not be used to secure any TIF bonds for any other portions of the TIF District.

WHEREAS, as directed by the aforesaid resolution and as required by law, a Notice of Public Hearing was published by the City Clerk of the Municipality in the *Starkville Daily News*, such newspaper having a general circulation within the Municipality, and was so published in said newspaper on March 20, 2014, as evidenced by the publisher’s proof of publication of the same heretofore presented to the Governing Body and filed with the City Clerk.

WHEREAS, on April 1, 2014, the public hearing was held and all in attendance were given an opportunity to state or present their oral and/or written comments on the TIF Plan.

WHEREAS, on April 1, 2014, the Governing Body adopted a resolution (the “April 2014 Resolution”) adopting and approving the TIF Plan as presented, but the legal description of the Cotton Mill Hotel Portion of the TIF District attached to the April 2014 Resolution in the minutes of the April 1, 2014 meeting of the Governing Body is illegible and should be corrected or supplemented by a legible description of the TIF District as established and partitioned in such minutes.

WHEREAS, it is now necessary and proper to go forward with the financing of the infrastructure improvements with regard to the Cotton Mill Hotel Portion of the TIF District, and in that regard, it is necessary and proper to correct or supplement the minutes of the April 1, 2014 meeting of the Governing Body to include a legible legal description of the Cotton Mill Hotel Portion of the TIF District in the minutes of the April 1, 2014 meeting of the Governing Body, a copy of which is attached hereto as **Attachment A**.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE MUNICIPALITY, AS FOLLOWS:

SECTION 1. A legible copy of the legal description of the Cotton Mill Hotel Portion of the TIF District pursuant to the TIF Plan is ordered to be shown on the minutes of April 1, 2014, and such minutes are hereby ordered to be revised and corrected Nunc Pro Tunc to include Attachment A along with and beside the previous illegible legal descriptions found in the minutes the Governing Body of April 1, 2014.

SECTION 2. All findings and determinations made in the April 2014 Resolution are hereby affirmed and determined to be true and correct.

SECTION 3. For cause, this resolution is effective from and after the date hereof.

Alderman _____ moved and Alderman _____ seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Ben Carver	voted: _____
Alderman David Little	voted: _____
Alderman Scott Maynard	voted: _____
Alderman Roy A. Perkins	voted: _____
Alderman Jason Walker	voted: _____
Alderman Lisa Wynn	voted: _____
Alderman Henry N. Vaughn, Sr.	voted: _____

The motion having received the affirmative vote of a majority of the members present, the Mayor declared the motion carried and the resolution adopted this, the 16th day of February, 2016.

City of Starkville, Mississippi

Parker Wiseman, Mayor

ATTEST:

Lesa Hardin, City Clerk

(SEAL)

(SEAL)

ATTACHMENT A

LEGAL DESCRIPTION

**TAX INCREMENT FINANCING PLAN, COTTON MILL MARKETPLACE
PROJECT**

STARKVILLE, MISSISSIPPI

JUNE 2008

AS AMENDED AND RESTATED MARCH 2014

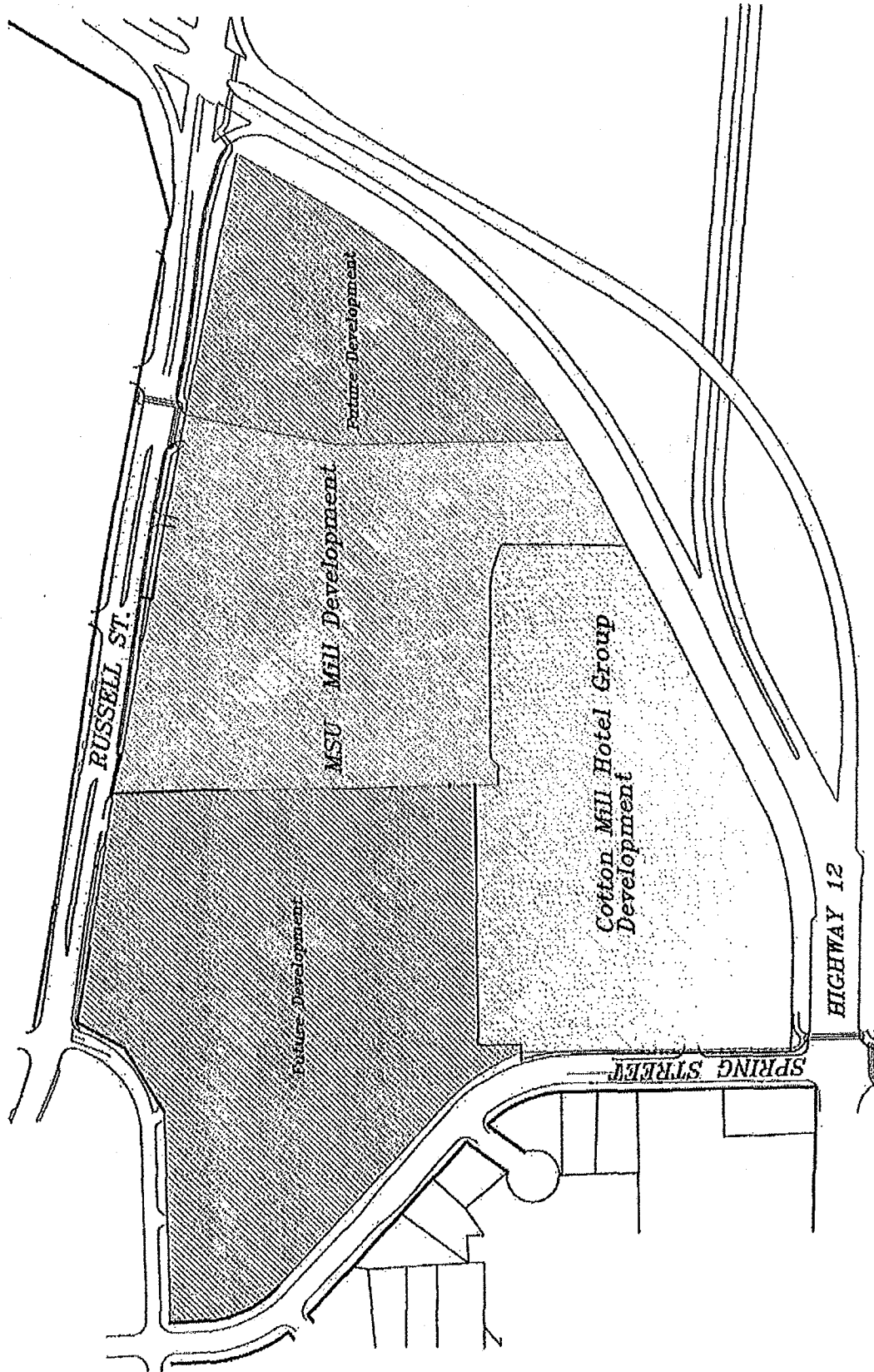
EXHIBIT I

- Map of Tax Increment Financing District
- Legal description of Cotton Mill Hotel Group Portion and Survey

Note: 1.4 acres owned by Mississippi State University to be attached upon receipt of survey

- Legal description of MSU Portion and survey

*Tax Increment Financing District
Cotton Mill Marketplace Project*



SPRING STREET

HIGHWAY 12

WAY-4- LIGHT 21 WAY

CLIFFE 1

5 6827438-W - 68.571
HWY 12 - 68.571

YAN-4-5

SECRET

N 02°19'08"E
237.08'

88-101
M-91-0288 N

06-186
9907137

25.00 NORTH

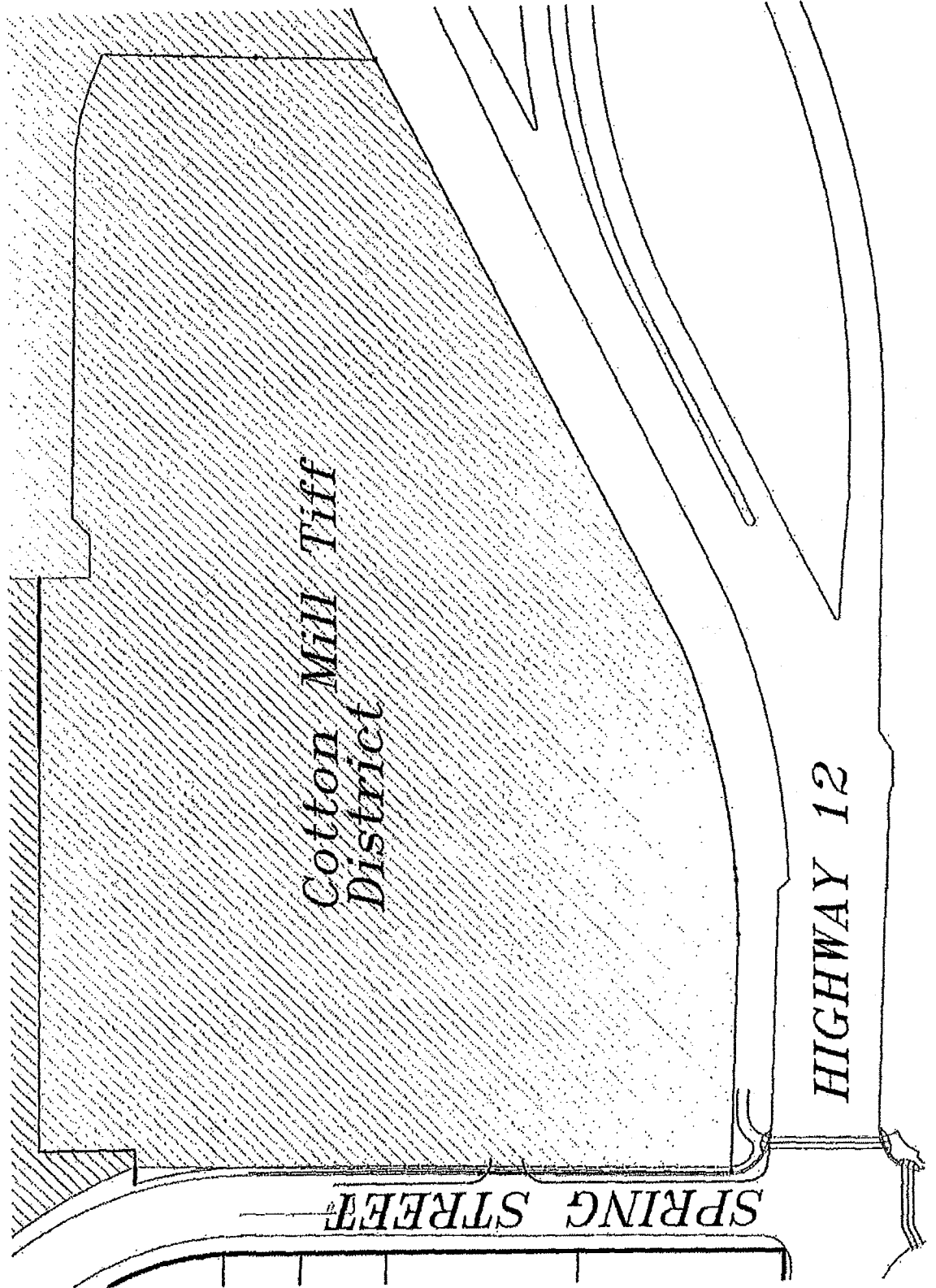
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

NOTE OF INFO

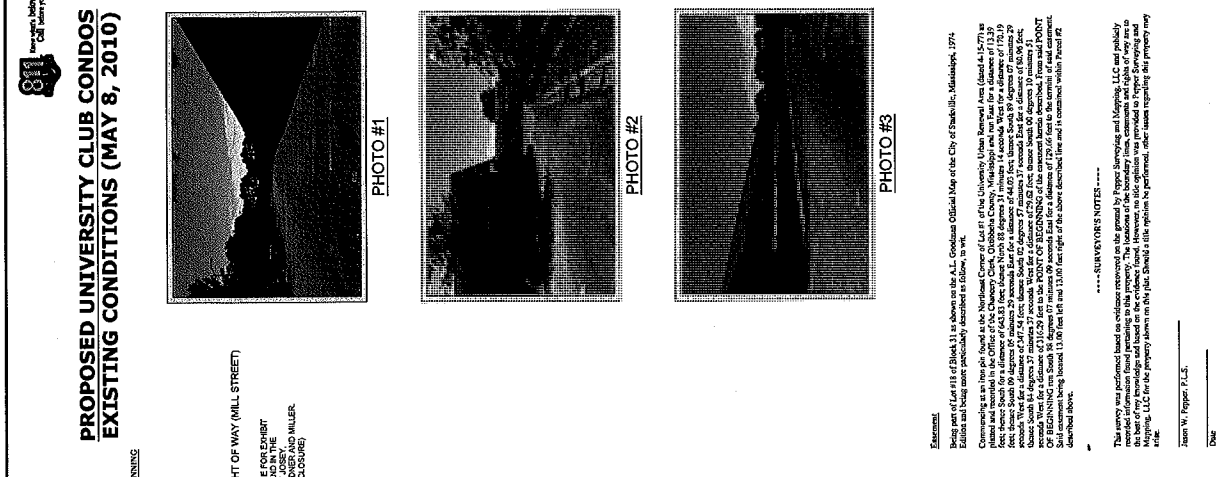
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

01 DEC - 219 01 00N

07-001-ALR-01-008



101

[illegible]

Parcel #1 (Josey, Bumgardner and Miller Parcel)

Being a 0.73 acre parcel part of Lots 18, 18-B and 18-C of Block 31 as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi 1974 Edition and being more particularly described as follows, to wit.

Commencing at an iron pin at the Northeast Corner of Lot #1A of Block 10 of the University Urban Renewal Area (dated 4-15-77) as platted and recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi. and run East for a distance of 13.39 feet; thence South for a distance of 643.83 feet to the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run South 00 degrees 48 minutes 04 seconds East for a distance of 280.04 feet; thence South 89 degrees 18 minutes 22 seconds West for a distance of 279.06 feet; thence North 00 degrees 04 minutes 51 seconds East for a distance of 47.64 feet; thence South 89 degrees 45 minutes 09 seconds East for a distance of 220.74 feet; thence North 00 degrees 37 minutes 51 seconds East for a distance of 188.09 feet; thence North 89 degrees 40 minutes 28 seconds West for a distance of 110.42 feet; thence North 03 degrees 11 minutes 09 seconds West for a distance of 8.92 feet; thence North 05 degrees 05 minutes 35 seconds West for a distance of 48.11 feet; thence South 87 degrees 00 minutes 07 seconds East for a distance of 168.09 feet to the POINT OF BEGINNING. Said parcel being part of Lots 18, 18-B and 18-C of Block 31 as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi, 1974 Edition and contains 0.73 acres.

Parcel #2 (University Investments Parcel)

Being part of Lot #18 of Block 31 as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi, 1974 Edition and being more particularly described as follow, to wit.

Commencing at an iron pin found at the Northeast Corner of Lot #1 of the University Urban Renewal Area (dated 4-15-77) as platted and recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi and run East for a distance of 13.39 feet; thence South for a distance of 643.83 feet; thence North 88 degrees 31 minutes 14 seconds West for a distance of 170.19 feet; thence South 09 degrees 05 minutes 29 seconds East for a distance of 44.03 feet to the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run South 03 degrees 11 minutes 09 seconds East for a distance of 8.92 feet; thence South 89 degrees 40 minutes 28 seconds East for a distance of 110.42 feet; thence South 00 degrees 37 minutes 51 seconds West for a distance of 188.09 feet; thence North 89 degrees 45 minutes 09 seconds West for a distance of 220.74 feet; thence South 00 degrees 04 minutes 51 seconds West for a distance of 196.47 feet; thence South 82 degrees 57 minutes 51 seconds West for a distance of 263.70 feet; thence North 00 degrees 10 minutes 51 seconds East for a distance of 336.49 feet; thence North 84 degrees 37 minutes 37 seconds East for a distance of 29.62 feet; thence North 02 degrees 57 minutes 37 seconds West for a distance of 80.96 feet; thence North 89 degrees 07 minutes 29 seconds East for a distance of 347.54 feet to the POINT OF BEGINNING. Said parcel being part of Lot #18 of Block 31 as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi, 1974 Edition and contains 3.36 acres.

Date

SITE DATA AND ANALYSIS, continued



Aerial Map

LEGAL DESCRIPTION- PROPOSED HOTEL

Commencing at an iron pin found at the Northeast corner of lot 1A of Block 10 of the University Urban Renewal Area dated 4/15/77, and run East, a distance of 36.74 feet; thence South 943.13 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING; thence North 83 degrees 03 minutes 02 seconds East, a distance of 326.64 feet; thence North 02 degrees 16 minutes 11 seconds East, a distance of 154.35 feet; thence South 86 degrees 50 minutes 15 seconds East, a distance of 101.66 feet; thence South 02 degrees 19 minutes 09 seconds West, a distance of 231.06 feet; thence South 63 degrees 24 minutes 38 seconds West, a distance of 472.48 feet; thence North, a distance of 254.20 feet to the POINT OF BEGINNING.

Being part of Block 31 of the City of Starkville, Mississippi as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi, 1974 Edition as recorded in the office of the Chancery Clerk, Oktibbeha County, Mississippi and containing 2.03 acres.

LEGAL DESCRIPTION- REMAINDER OF NICHOLAS PROPERTY (LESS PROPOSED HOTEL)

Commencing at an iron pin found at the Northeast corner of lot 1A of Block 10 of the University Urban Renewal Area dated 4/15/77, and run East, a distance of 36.74 feet; thence South 923.83 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING; run South 00 degrees 01 minutes 02 seconds East, a distance of 19.30 feet; thence South, a distance of 254.20 feet; thence South 63 degrees 24 minutes 38 seconds West, a distance of 69.61 feet to the point of curve of a non tangent curve to the right (Curve 1), of which the radius point lies North 26 degrees 55 minutes 40 seconds West, a radial distance of 673.40 feet; thence westerly along the arc, through a central angle of 14 degrees 54 minutes 12 seconds, a distance of 175.16 feet; thence North 02 degrees 09 minutes 52 seconds West, a distance of 169.07 feet; thence North 89 degrees 49 minutes 09 seconds West, a distance of 327.14 feet; thence North 00 degrees 10 minutes 51 seconds East, a distance of 40.70 feet; thence East, a distance of 261.61 feet; thence North 00 degrees 04 minutes 51 seconds East, a distance of 148.83 feet; thence North 89 degrees 18 minutes 22 seconds East, a distance of 279.06 feet; thence North 89 degrees 58 minutes 58 seconds East, a distance of 19.44 feet to the POINT OF BEGINNING.

Being part of Block 31 of the City of Starkville, Mississippi as shown on the A.L. Goodman Official Map of the City of Starkville, Mississippi, 1974 Edition as recorded in the office of the Chancery Clerk, Oktibbeha County, Mississippi and containing 2.26 acres.

PROPERTY DESCRIPTION

A tract or parcel of land containing 5.730 Acres (249,580 Sq. Ft.), more or less, located in the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 2 Township 18 North, Range 14 East and also being part of Block 31 of the City of Starkville, Oktibbeha County, Mississippi and being more particularly described as follows, to wit:

COMMENCING at a concrete right-of-way marker located 82.00 feet left of the Centerline Station 15+30.16 of the Northwest Ramp of Mississippi State Highway 12, Project No. F-018-3(2) and also being North 02 degrees 32 minutes 20 seconds West 3,212.46 feet from a 2 inch diameter steel fence post labeled MSU Property Line Sta. 15 located at the Southwest Corner of the Southeast Quarter (SE1/4) of the aforesaid Section 2, Township 18 North, Range 14 East, Oktibbeha County, Mississippi; thence run South 63 degrees 14 minutes 36 seconds West for a distance of 130.64 feet to a brass disk at Urban Corner No. 50, said point being the POINT OF BEGINNING of the hereafter described tract or parcel of land; thence run along the Northerly line of the Northwest Ramp of Mississippi State Highway Number 12, as now laid out and in use, for the following calls and distances: South 62 degrees 48 minutes 43 seconds West for a distance of 191.41 feet to a 2" iron pipe; South 63 degrees 31 minutes 21 seconds West for a distance of 205.53 feet to a 1/2" iron pipe; South 64 degrees 23 minutes 42 seconds West for a distance of 14.89 feet to an iron rod; South 63 degrees 08 minutes 08 seconds West for a distance of 176.57 feet to an iron rod; thence follow the arc of a clockwise curve to the right 148.70 feet, said curve having a Radius of 649.02 feet, a Delta Angle of 13 degrees 07 minutes 37 seconds and being subtended by a chord that bears South 74 degrees 47 minutes 42 seconds West for a distance of 148.37 feet to an iron rod; thence follow the arc of a clockwise curve to the right for a distance of 49.67 feet, said curve having a Radius of 743.54 feet, a Delta Angle of 03 degrees 49 minutes 39 seconds and being subtended by a chord that bears South 83 degrees 21 minutes 53 seconds West for a distance of 49.66 feet to an iron rod; thence follow the arc of a clockwise curve to the right for a distance of 10.00 feet, said curve having a Radius of 743.54 feet, a Delta Angle of 00 degrees 46 minutes 13 seconds and being subtended by a chord that bears South 85 degrees 39 minutes 49 seconds West for a distance of 10.00 feet to an iron rod; thence follow the arc of a clockwise curve to the right for a distance of 48.40 feet, said curve having a Radius of 743.54 feet, a Delta Angle of 03 degrees 43 minutes 46 seconds and being subtended by a chord that bears South 87 degrees 57 minutes 23 seconds West for a distance of 48.39 feet to a concrete right-of-way marker; thence, continuing along the Northern right-of-way line of Mississippi State Highway Number 12, run North 88 degrees 00 minutes 29 seconds West for a distance of 209.60 feet to an iron rod at the intersection of the aforesaid Northern right-of-way line of Mississippi State Highway Number 12 and the Eastern right-of-way line of Spring Street, as now laid out and in use; thence following the aforesaid Eastern right-of-way line of Spring Street, run North 00 degrees 18 minutes 01 seconds East for a distance of 220.64 feet to an iron rod on the aforesaid Eastern right-of-way line of Spring Street, then the aforesaid Eastern right-of-way line of Spring Street, run North 00 degrees 15 minutes 15 seconds East for a distance of 249.47 feet to an iron rod; thence run North 79 degrees 41 minutes 49 seconds East for a distance of 13.65 feet to an iron rod; thence run North 00 degrees 15 minutes 16 seconds East for a distance of 145.66 feet to an iron rod; thence run North 89 degrees 16 minutes 46 seconds East for a distance of 8.00 feet to an 8" nail; thence run South 00 degrees 41 minutes 10 seconds East for a distance of 19.99 feet to a punch mark in the concrete; thence run North 89 degrees 18 minutes 50 seconds East for a distance of 325.40 feet to an iron rod; thence run North 02 degrees 09 minutes 10 seconds East for a distance of 154.10 feet to a fence corner; thence run South 86 degrees 47 minutes 35 seconds East for a distance of 93.48 feet to a fence corner; thence run South 02 degrees 09 minutes 20 seconds West for a distance of 235.08 feet back to the POINT OF BEGINNING.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Board Business
AGENDA DATE: February 16, 2016
PAGE: 1

SUBJECT: Discussion and Consideration Of TIF Bond Resolution –
City Of Starkville Cotton Mill Project, Series 2016.

AMOUNT & SOURCE OF FUNDING: N/A

REQUESTING
DEPARTMENT: Board Attorney Chris Latimer

DIRECTOR'S
AUTHORIZATION:

FOR MORE INFORMATION CONTACT:

Christopher J. Latimer
Mitchell, McNutt & Sams
P. O. Box 1366
Columbus, MS 39703-1366
(662) 328-2316,

SUGGESTED MOTION:

A RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE OF TAX INCREMENT FINANCING REVENUE BONDS, SERIES 2016, OF THE CITY OF STARKVILLE, MISSISSIPPI, IN THE MAXIMUM PRINCIPAL AMOUNT OF FOUR MILLION DOLLARS (\$4,000,000) ALLOCATED TO THE TIF PORTION OUT OF THE AUTHORIZED AMOUNT OF EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000) PERTAINING TO THE ENTIRE TIF DISTRICT, TO RAISE MONEY FOR THE PURPOSE OF PROVIDING FUNDS NECESSARY TO PAY THE COST OF CONSTRUCTING VARIOUS INFRASTRUCTURE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INSTALLATION AND/OR RELOCATION OF UTILITIES SUCH AS WATER, SANITARY SEWER, NATURAL GAS LINES, ELECTRICITY, CONSTRUCTION OF DRAINAGE IMPROVEMENTS, CONSTRUCTION OF ROADWAYS AND CURB AND GUTTER, INSTALLATION OF TRAFFIC SIGNALIZATION AND SIGNAGE, ACQUISITION OF RIGHTS OF WAY, LANDSCAPING OF RIGHTS-OF-WAY, RELATED ENGINEERING FEES, ATTORNEY'S FEES, TIF PLAN PREPARATION FEES, CAPITALIZED INTEREST, AND OTHER RELATED SOFT COSTS, WHICH PROJECT IS UNDERTAKEN IN CONNECTION WITH THE DEVELOPMENT OF A COMMERCIAL RETAIL SHOPPING CENTER AND OTHER RELATED DEVELOPMENT, PURSUANT TO PLANS PRESENTED TO AND APPROVED BY THE MUNICIPALITY; PRESCRIBING THE FORM AND INCIDENTS OF SAID BONDS; PROVIDING FOR THE COLLECTION, SEGREGATION AND DISTRIBUTION OF THE TAX INCREMENT REVENUES TO BE DERIVED FROM A TAX INCREMENT FINANCING PLAN IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; MAKING PROVISION FOR MAINTAINING THE TAX-EXEMPT STATUS OF SAID BONDS; APPROVING AND AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT; ACKNOWLEDGING AND AUTHORIZING THE EXECUTION OF POST ISSUANCE COMPLIANCE PROCEDURES; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, (the "Governing Body" of the "Municipality"), acting for and on behalf of the Municipality, hereby find, determine and adjudicate as follows:

1. (a) In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

"Act" shall mean the "Tax Increment Financing Act," Sections 21-45-1 *et seq.* of the Mississippi Code of 1972, as amended.

"Ad Valorem TIF Revenues" shall mean, excluding the public school districts operating in the Municipality and the County, the additional ad valorem tax revenue received by the Municipality and the County resulting from ad valorem taxes on the Captured Assessed Value of real property and the personal property located within the boundaries of the TIF District.

"Additional Bonds" shall mean Bonds subsequently issued on a parity of lien with the Series 2016 Bonds, pursuant to the requirements of this Bond Resolution.

"Annual Debt Service Requirement" shall mean for any Fiscal Year, the sum of the following with respect to all Outstanding Bonds: (a) all amounts required to pay principal (at maturity or upon mandatory redemption other than mandatory sinking fund redemption payments), (b) the amount of any mandatory sinking fund requirement (including for the Fiscal Year in which such Bonds shall be redeemed from the sinking fund only such amount as was not required to be funded prior to such Fiscal Year), and (c) interest due on all Outstanding Bonds.

"Board of Supervisors" shall mean the Board of Supervisors of the County.

"Bond" or "Bonds" or "Series 2016 Bonds" shall mean the Series 2016 Bonds and any Additional Bonds or any of such Bonds.

"Bond Counsel" shall mean Jones Walker LLP, Jackson, Mississippi, or any other nationally recognized attorneys on the subject of municipal bonds.

"Bond Payments" shall mean payments of principal of, premium, if any, and interest on the Bonds, and Paying Agent charges pertaining to the Bonds, and any other payments as are provided for in this Bond Resolution regarding the payment of and security for the Bonds, and specifically including any prepayments of principal on the Bonds.

"Bond Purchase Agreement" shall mean one or more bond purchase agreements to be entered into between the Municipality and the Purchaser for the purchase and sale of the Series 2016 Bonds, attached here to as **Attachment A**.

"Bond Resolution" shall mean this resolution, as same may be amended from time to time.

"Bond Year" shall mean, with respect to the Series 2016 Bonds, the period beginning on the Closing Date and ending with the ensuing last day of September, and each one-year period thereafter during which any of the Series 2016 Bonds remain Outstanding; provided, however, that the final Bond Year shall end on the date the Series 2016 Bonds are retired.

"Business Day" shall mean a day of the year on which banks located in the city in which the principal office of the Paying Agent is located are not required or authorized to remain closed.

"Captured Assessed Value" shall mean, with respect to real property within the TIF District, including personal property located thereon, the amount by which the Current Assessed Value of such property exceeds the Original Assessed Value, as such terms are defined in Section 21-45-21, Mississippi Code of 1972, as amended.

"Clerk" or "City Clerk" shall mean the City Clerk of the Municipality.

"Closing Date" with respect to the Series 2016 Bonds shall mean the date of issuance and delivery of the Series 2016 Bonds to the Purchaser.

"Code" shall mean the Internal Revenue Code of 1986, as amended, supplemented or superseded, and any regulations thereunder.

"County" shall mean Oktibbeha County, Mississippi.

"Current Assessed Value" shall mean the amount, to be certified each year by the City Clerk, by which the assessed value of real property, including personal property located thereon, described in the tax increment financing plan has increased or decreased from the Original Assessed Value.

"Department of Revenue" shall mean the Mississippi Department of Revenue, formerly known as the State Tax Commission of the State.

"Developer" shall mean the Cotton Mill Hotel Group, LLC, a Mississippi limited liability company, and its successors and assigns, the developer of the Project.

"Development Agreement" shall mean the Second Amended and Restated Development and Reimbursement Agreement by and between the Municipality and the Developer, adopted and approved by the Governing Body on April 1, 2014, and dated as of April 7, 2014, as same may be amended or restated from time to time.

"Fiscal Year" shall mean the period commencing on the first day of October of one year and ending with the last day of September of the following year.

"Governing Body" shall mean the Mayor and Board of Aldermen of the Municipality.

"Holder" or "Bondholder" or any similar term, shall mean any Person who shall be the Registered Owner of any Outstanding Bonds.

"Improvement Fund" shall mean the Series 2016 Tax Increment Improvement Fund (Cotton Mill Marketplace Project), which is created and established as a special trust fund of the Municipality, separate and apart from all other funds and accounts of the Municipality, pursuant to Section 2.01 of this Bond Resolution. The moneys in the Improvement Fund shall be used to pay the costs of issuance of the Series 2016 Bonds and the costs of the Infrastructure Improvements (including, without limitation, reimbursements to the Municipality or Developer for the moneys advanced for the Infrastructure Improvements in accordance with and as detailed in the Development Agreement).

"Infrastructure Improvements" shall mean constructing various infrastructure improvements including, but not limited to, installation and/or relocation of utilities such as water, sanitary sewer, natural gas lines, electricity, construction of drainage improvements, construction of roadways and curb and gutter, installation of traffic signalization and signage, acquisition of rights of way, landscaping of rights-of-way, related engineering fees, attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs, which project is undertaken in connection with the development of commercial retail shopping center and other related development, pursuant to plans presented to and approved by the Municipality.

"Interlocal Agreement" shall mean the Interlocal Cooperation Agreement, authorized by the Act, providing for a joint undertaking between the Municipality, on November 23, 2010, and the County, on March 19, 2012, in connection with the issuance of the Series 2016 Bonds, whereby the County agreed to pledge the Ad Valorem TIF Revenues identified within the TIF District for the payment by the Municipality of the principal of and interest on the Series 2016 Bonds.

"Maximum Annual Debt Service Requirement" shall mean, at any given time of determination with respect to the Series 2016 Bonds or any series thereof, an amount equal to the maximum Annual Debt Service Requirement coming due thereon for the then current or any future Fiscal Year.

"Mayor" shall mean the Mayor of the Municipality.

"Municipality" shall mean City of Starkville, Mississippi.

"Original Assessed Value" shall mean, with regard to ad valorem taxes of the Municipality and the County, the assessed value of all real and personal property included in the TIF District at the time the TIF Plan was approved.

"Original Sales Value" shall mean, with regard to sales taxes of the Municipality, the amount of the sales taxes collected by the State within the boundaries of the TIF District and subsequently diverted or rebated to the Municipality in the twelve-month period ending on the last day of the month before the effective date of the approval of the TIF Plan.

"Outstanding Bonds" in connection with the Series 2016 Bonds shall mean, as of the time in question, all Bonds authenticated and delivered under this Bond Resolution, or any resolution authorizing and directing the issuance of any Additional Bonds, except:

(a) Bonds deemed paid under Section 9.02 hereof or under any similar provisions in any resolution authorizing and directing the issuance of any Additional Bonds; and

(b) Bonds in substitution for which other Bonds have been authenticated and delivered pursuant to Sections 3.03(b), 3.04 or 3.05 hereof.

In determining whether the Holders of a requisite aggregate principal amount of Bonds Outstanding have concurred in any request, demand, authorization, direction, notice, consent or waiver under the provisions hereof, unless all Bonds Outstanding are so held, Bonds which are held by or on behalf of the Municipality or any Person controlling, controlled by or under common control with the Municipality shall be disregarded for the purpose of any such determination.

"Paying Agent" shall mean any bank, trust company or other institution, or the City Clerk, designated, whether herein or hereafter, by the Governing Body, and with approval of the Purchaser, to make payments of the principal of and interest on the Series 2016 Bonds, to serve

as registrar and transfer agent for the registration of owners of the Series 2016 Bonds and for the performance of other duties as may be herein or hereafter specified by the Governing Body.

"Payment Date" shall mean such dates as are set out in the Bond Purchase Agreement for the payment of principal of and interest on the Series 2016 Bonds.

"Person" shall mean an individual, partnership, corporation, trust or unincorporated organization and a government or agency or political subdivision thereof.

"Pledged Revenues" shall mean seventy-five percent (75%) of the Ad Valorem TIF Revenues and seventy-five percent (75%) of the Sales Tax TIF Revenues.

"Procedures" shall mean the Post Issuance Compliance Procedures in substantially the form set out in **Attachment B** hereto.

"Project" shall mean the Cotton Mill Marketplace Project.

"Purchaser" shall mean the purchaser or purchasers of the Series 2016 Bonds named in the Bond Purchase Agreement or Agreements.

"Record Date" shall mean, as to interest payments, the 15th day of the calendar month preceding the dates set for payment of interest on the Series 2016 Bonds and, as to payments of principal, the 15th day of the calendar month preceding the maturity date thereof.

"Redemption Price" shall mean, with respect to a Bond, the principal amount thereof, plus the applicable premium, if any, payable upon redemption thereof in accordance with its terms.

"Redevelopment Plan" shall mean the Municipality's *Tax Increment Financing Redevelopment Plan, Starkville, Mississippi, February 2006*, approved and adopted by the Governing Body on April 4, 2006, after public hearings as required by law.

"Registered Owner" shall mean the Person whose name shall appear as the owner of a Bond in the registration records of the Municipality as of the Record Date.

"Responsible Party" shall mean the party specified in each section of the Procedures as being responsible for compliance.

"Sales Tax TIF Revenues" shall mean, with respect to the Municipality, the increase in the amount of the municipal sales tax diversion received by the Municipality from sales taxes collected within the boundaries of the TIF District, calculated in the manner set forth in the Act.

"Series 2016 Bonds" shall mean the Municipality's Tax Increment Financing Revenue Bonds, Series 2016 (Cotton Mill Marketplace Project) authorized and directed to be issued in this Bond Resolution, to be dated the date of delivery thereof. The Series 2016 Bonds shall be in the maximum principal amount of Four Million Dollars (\$4,000,000) allocated to the TIF Portion, but in the actual amount sold and issued pursuant to the Bond Purchase Agreement.

"State" shall mean the State of Mississippi.

"Subsection 148(f)" shall mean Subsection 148(f) of the Code.

"Subsection 148(f) Regulations" shall mean any regulations promulgated from time to time pursuant to Subsection 148(f).

"TIF Bond Fund" shall mean the Municipality's Tax Increment Financing Fund (Cotton Mill Marketplace Project), which is created and established as a special trust fund of the Municipality, separate and apart from all other funds and accounts of the Municipality, pursuant to Sections 2.01 and 5.02 of this Bond Resolution. The TIF Bond Fund will receive a sufficient portion of the Pledged Revenues for the payment of principal of, premium, if any, and interest on the Series 2016 Bonds, and related payment expenses for the Series 2016 Bonds.

"TIF District" for this purpose shall mean the entire Tax Increment Financing District created pursuant to the TIF Plan.

"TIF Plan" shall mean the Municipality's *Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008*, approved and adopted by the Governing Body on June 17, 2008, *As Amended and Restated March 2014*, by the Governing Body on April 1, 2014, and the County's *Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008*, approved and adopted by the Board on March 5, 2012, *As Amended and Restated March 2014* by the Board on April 7, 2014.

"TIF Portion" shall mean the "Cotton Mill Hotel Portion" of the TIF District, pursuant to the TIF Plan.

"TIF Revenues" shall mean the Ad Valorem TIF Revenues and the Sales Tax TIF Revenues of the Municipality.

(b) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words and terms herein defined shall be equally applicable to the plural as well as the singular form of any of such words and terms.

2. The Act authorizes municipalities and counties in the State of Mississippi to undertake and carry out redevelopment projects as defined therein with the use of tax increment financing.

3. After conducting public hearings as required by law, the Governing Body of the Municipality approved and adopted the Redevelopment Plan on April 4, 2006, which Redevelopment Plan constitutes a qualified plan under the Act.

4. The Governing Body of the Municipality conducted a public hearing on June 17, 2008, as required by law, and approved the *Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008*.

5. Subsequently, the Board of the County conducted a public hearing on March 5, 2012, as required by law, and approved the TIF Plan.

6. The Governing Body of the Municipality conducted a public hearing on April 1, 2014, as required by law, and approved the Tax Increment Financing Plan, Cotton Mill Marketplace Project, Starkville, Mississippi, June 2008, As Amended and Restated March 2014.

7. Subsequently, the Board of the County conducted a public hearing on April 7, 2014, as required by law, and approved the amended and restated TIF Plan.

8. On April 1, 2014, the Municipality adopted and approved a resolution approving and confirming the execution of the Second Amended and Restated Development and Reimbursement Agreement between the Municipality and the Developer dated April 7, 2014.

9. The Governing Body of the Municipality adopted and approved on November 23, 2010, and the Board of the County adopted and approved on March 19, 2012, an Interlocal Agreement whereby the County agreed to pledge its portion of the Ad Valorem TIF Revenues identified within the TIF District for the payment by the Municipality of the principal of and interest on the Series 2016 Bonds.

10. The Governing Body of the Municipality adopted and approved on May 6, 2014, and the Board of the County adopted and approved on May 5, 2014, an Amended and Restated Interlocal Agreement, wherein the City and County agreed to pledge Ad Valorem TIF Revenues and Sales Tax Revenues in a proportional amount provided therein in connection with the City's issuance of bonds for the Cotton Mill Marketplace Project.

11. The Municipality is now authorized under the provisions of the Act to issue the Series 2016 Bonds to provide financing for the Infrastructure Improvements, said Series 2016 Bonds to be payable solely from the Pledged Revenues as provided herein.

12. The maximum aggregate principal amount of the Series 2016 Bonds authorized herein for the TIF Portion is Four Million Dollars (\$4,000,000), out of the authorized amount of Eight Million Five Hundred Thousand Dollars (\$8,500,000) for the entire TIF District. The actual amount issued pursuant to this Bond Resolution shall be such amount as is actually sold and delivered pursuant to the Series 2016 Bond Purchase Agreement. Any authorized but unissued amount may be issued pursuant to a subsequent resolution or resolutions of the Municipality.

13. Pursuant to the Act, the Municipality is authorized to sell the Series 2016 Bonds at public or private sale, such sale to be consummated pursuant to the Bond Purchase Agreement, and it is necessary and appropriate for the Municipality to approve the Bond Purchase Agreement and to authorize the Mayor and City Clerk to execute the Bond Purchase Agreement on behalf of the Municipality provided that: (a) the aggregate principal amount of the Series 2016 Bonds shall not exceed \$4,000,000, (b) the Bond Purchase Agreement shall be executed within eighteen (18) months of the adoption of the Bond Resolution, (c) the term of the Series 2016 Bonds shall not extend for more than twenty-five (25) years from the date thereof, (d) the overall interest rate for the Series 2016 Bonds shall not exceed eleven percent (11%) per annum and (e) the payments of principal of and interest on the Series 2016 Bonds can be made from Pledged Revenues as provided for in the TIF Plan.

14. The Municipality indicated its desire to go forward with preparation for the issuance of the Series 2016 Bonds by engaging Demery Grubbs, Government Consultants, Jackson, Mississippi, to serve as Financial Advisor in connection with the issuance of the Series 2016 Bonds, by engaging Chris Latimer, Mitchell McNutt & Sams, P.A., Columbus Mississippi, to serve as Counsel for the Municipality in connection with the issuance of the Series 2016 Bonds, and by engaging Jones Walker LLP, Jackson, Mississippi, to serve as Bond Counsel in connection with the issuance of the Series 2016 Bonds.

15. The Series 2016 Bonds are not private activity bonds as such term is defined in Section 141 of the Code and the Governing Body does not reasonably anticipate that the Municipality or any other subordinate entities thereof will issue more than Ten Million Dollars (\$10,000,000) of tax-exempt obligations (other than private activity bonds) in this calendar year. It is necessary to designate the Series 2016 Bonds as qualified tax-exempt obligations within the meaning of Section 265(b)(3) of the Code.

16. The Municipality reasonably expects that not less than 85% of the spendable proceeds of the Series 2016 Bonds will be used to carry out the governmental purposes of the Series 2016 Bonds within a three-year period beginning on the date of issuance of the Series 2016 Bonds. No more than 50% of the proceeds of the Series 2016 Bonds will be invested in non-purpose investments (as defined in Section 148(f)(6)(A) of the Code) having a substantially guaranteed yield for four years or more.

17. The Governing Body desires to approve and adopt the Post Issuance Compliance Procedures in substantially the form attached hereto as **Attachment B**.

18. The Governing Body does now find and determine that it is necessary, advisable and in the public interest that the Series 2016 Bonds be prepared, executed and issued as hereinafter provided.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY AS FOLLOWS:

ARTICLE I.

STATUTORY AUTHORITY; SALE AND AWARD OF SERIES 2016 BONDS

SECTION 1.01. AUTHORITY OF THIS RESOLUTION; REIMBURSEMENT. This Bond Resolution is adopted pursuant to the authority of and in compliance with the provisions of the Act. Reimbursement to the Developer for expenditures for the Infrastructure Improvements may be made as provided in the Development Agreement.

SECTION 1.02. SALE OF SERIES 2016 BONDS PURSUANT TO BOND PURCHASE AGREEMENT. The Series 2016 Bonds shall be sold to the Purchaser pursuant to one or more Bond Purchase Agreements. The form of the Bond Purchase Agreement attached hereto as **Attachment A** is hereby approved in substantially the form attached hereto, and the Mayor and City Clerk are authorized to execute and deliver the Bond Purchase Agreement for and on behalf of the Municipality, with such completions, changes, insertions and modifications as shall be approved by the Mayor and the City Clerk on behalf of the Municipality and the Purchaser, the execution thereof by the Mayor and City Clerk to be conclusive evidence of such approval by the

Municipality, provided that: (a) the aggregate principal amount of the Series 2016 Bonds shall not exceed Four Million Dollars (\$4,000,000) out of the Four Million Dollars (\$4,000,000) allocated to the TIF Portion in the TIF Plan, (b) the Bond Purchase Agreement shall be executed within eighteen (18) months of the adoption of the Bond Resolution, (c) the term of the Series 2016 Bonds shall not extend for more than twenty-five (25) years, (d) the overall interest rate for the Series 2016 Bonds shall not exceed eleven percent (11%) per annum, and no single interest rate shall exceed eleven percent (11%), and (e) the Bond Payments can be made from projected Pledged Revenues generated within the TIF District as provided for in the TIF Plan.

ARTICLE II.

ESTABLISHMENT OF FUNDS; APPLICATION OF SERIES 2016 BOND PROCEEDS

SECTION 2.01. ESTABLISHMENT OF FUNDS. There are hereby affirmed or established the following special funds.

(a) TIF Bond Fund. The Series 2016 Tax Increment Financing Fund (Cotton Mill Marketplace Project) (the "TIF Bond Fund") is hereby created and established as a special trust fund of the Municipality, separate and apart from all other funds and accounts of the Municipality. The TIF Bond Fund will receive Pledged Revenues for the payment of principal of, premium, if any, and interest on the Series 2016 Bonds, and related payment expenses for the Series 2016 Bonds.

(b) Improvement Fund. The Series 2016 Tax Increment Improvement Fund (Cotton Mill Marketplace Project) (the "Improvement Fund") is hereby created and established as a special fund of the Municipality. The Improvement Fund shall be held as a special trust fund separate and apart from all other funds and accounts of the Municipality. The moneys in the Improvement Fund shall be used to pay the costs of issuance of the Series 2016 Bonds and the costs of the Infrastructure Improvements, including, without limitation, reimbursements to the Municipality or Developer for the moneys advanced for the Infrastructure Improvements in accordance with and as detailed in the Development Agreement.

SECTION 2.02. APPLICATION OF SERIES 2016 BOND PROCEEDS. All moneys received from the sale of the Series 2016 Bonds shall, on the date of delivery of the Series 2016 Bonds, be applied as follows:

Improvement Fund. A sum equal to the costs of issuance of the Series 2016 Bonds shall be used to pay the costs of issuance of the Series 2016 Bonds. The remaining proceeds of the sale of the Series 2016 Bonds shall be deposited into the Improvement Fund.

ARTICLE III.

AUTHORIZATION, TERMS AND EXECUTION OF THE SERIES 2016 BONDS

SECTION 3.01. AUTHORIZATION AND TERMS OF THE SERIES 2016 BONDS; REDEMPTION PRIOR TO MATURITY. In order to finance the Infrastructure Improvements, negotiable TIF Bonds of the Municipality in the maximum aggregate principal amount of Four Million Dollars (\$4,000,000) for the TIF Portion are hereby authorized and directed to be issued. The Series 2016 Bonds shall be issued as fully registered bonds; shall be dated such date as is subsequently provided for in the Bond Purchase Agreement; shall be in the denominations of

each annual maturity thereof; shall be numbered consecutively in numerical order from one (1) upward; shall bear interest from the date thereof at the rates provided for in the Bond Purchase Agreement authorized herein, commencing on a date to be specified in the Bond Purchase Agreement, payable semiannually on such dates in each year as are specified in the Bond Purchase Agreement; and shall mature, subject to prior redemption, if so provided in the Bond Purchase Agreement, on the dates and in the years and principal amounts set out in the Bond Purchase Agreement.

The Series 2016 Bonds shall be issued in such actual amounts as specified in the Bond Purchase Agreement and actually sold and delivered. The remaining authorized but unissued Bonds shall then be such amount as equals Four Million Dollars (\$4,000,000), out of the authorized amount of Four Million (\$4,000,000), less the amount issued pursuant to this Bond Resolution and the Bond Purchase Agreement.

The Series 2016 Bonds may be subject to optional redemption prior to their respective maturities at the election of the Municipality if so provided in the Bond Purchase Agreement, to the extent and as set forth in the Bond Purchase Agreement, either in whole or in part on any date, at the principal amount thereof together with accrued interest to the date fixed for redemption.

Interest shall cease to accrue on any of the Series 2016 Bonds which are duly called for prior redemption on the date set for redemption if payment thereof on the redemption date has been duly made or provided for.

Notice of each redemption, if any, shall be mailed, postage prepaid, not less than thirty (30) days prior to the redemption date, to all Registered Owners of the Series 2016 Bonds to be redeemed at their addresses as they appear on the registration books of the Municipality kept by the Paying Agent. If less than all of the outstanding Series 2016 Bonds of a maturity are to be redeemed, the particular Series 2016 Bonds to be redeemed shall be selected by the Paying Agent by lot or random selection in such manner as the Paying Agent shall deem fair and appropriate. The Paying Agent may provide for the selection of portions of the principal of the Series 2016 Bonds (in the principal amount of any annual maturity thereof), and for all purposes of this Bond Resolution, all provisions relating to the redemption of the Series 2016 Bonds shall relate, in the case of any Series 2016 Bond redeemed or to be redeemed only in part, to the portion of the principal of such Series 2016 Bond which has been or is to be redeemed.

If less than all of a Series 2016 Bond is to be redeemed, then in such case, upon the surrender of such Series 2016 Bond, there shall be issued to the Registered Owner thereof, without charge therefor, for the unredeemed balance of the principal amount of such Series 2016 Bond, a new Series 2016 Bond or Series 2016 Bonds of like designation, interest rate and maturity in any authorized denomination.

Prior to the date fixed for redemption, if any, moneys shall be placed in trust with the Paying Agent to pay the Redemption Price of the Series 2016 Bonds called for redemption and accrued interest thereon to the redemption date, with irrevocable instructions to apply such funds to such payment on such date. Upon the occurrence of the above conditions, the Series 2016 Bonds, or portions thereof, thus called for redemption shall cease to bear interest from and after

the redemption date, shall no longer be protected by this Bond Resolution and shall not be deemed to be outstanding under the provisions of this Bond Resolution.

SECTION 3.02. PAYMENTS OF INTEREST AND PRINCIPAL.

(a) Payments of principal shall be made upon presentation and surrender of the Series 2016 Bonds then due for payment at the principal office of the Paying Agent to the Record Date Registered Owner in lawful money of the United States of America.

(b) Payment of each installment of interest on the Series 2016 Bonds shall be made to the Record Date Registered Owner thereof. Interest shall be payable in the aforesaid manner irrespective of any transfer or exchange of any such Series 2016 Bond subsequent to the Record Date and prior to the due date of the interest.

(c) Interest on the Series 2016 Bonds shall be paid and, following presentation and surrender of the Series 2016 Bonds as set forth in Section 3.02(a) hereof, principal of the Series 2016 Bonds shall be paid by check or draft delivered to or mailed on the applicable Payment Date to the Registered Owners at the addresses appearing in the registration records of the Paying Agent. Any such address may be changed by written notice from the Registered Owner to the Paying Agent by certified mail, return receipt requested, or such other method as may be subsequently prescribed by the Paying Agent, such notice to be received by the Paying Agent not later than the 15th day of the calendar month preceding the applicable Payment Date to be effective as of such date.

SECTION 3.03. EXECUTION, VALIDATION AND DELIVERY OF THE SERIES 2016 BONDS.

(a) The Series 2016 Bonds shall be executed by the manual or facsimile signature of the Mayor, and countersigned by the manual or facsimile signature of the City Clerk, with the seal of the Municipality imprinted or affixed thereto; provided, however, all signatures and seals appearing on the Series 2016 Bonds, other than the signature of an authorized officer of the Paying Agent hereafter provided for, may be facsimile and shall have the same force and effect as if manually signed or impressed. In case any official of the Municipality whose signature or a facsimile of whose signature shall appear on the Series 2016 Bonds shall cease to be such official before the delivery or reissuance thereof, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if such official had remained in office until delivery or reissuance.

(b) In case any Series 2016 Bond shall become mutilated or be stolen, destroyed or lost, the Municipality shall, if not then prohibited by law, cause to be authenticated and delivered a new Series 2016 Bond of like date, number, maturity and tenor in exchange and substitution for and upon cancellation of such mutilated Series 2016 Bond, or in lieu of and in substitution for such Series 2016 Bond stolen, destroyed or lost, upon the Registered Owner's paying the reasonable expenses and charges of the Municipality in connection therewith, and in case of a Series 2016 Bond stolen, destroyed or lost, his filing with the Municipality or Paying Agent evidence satisfactory to them that such Series 2016 Bond was stolen, destroyed or lost, and of his ownership thereof, and furnishing the Municipality or Paying Agent with such security or

indemnity as may be required by law or by them to save each of them harmless from all risks, however remote.

(c) The Series 2016 Bonds shall be delivered to the Purchaser upon payment of the purchase price therefor in accordance with the terms and conditions of their sale and award, together with a complete certified transcript of the proceedings had and done in the matter of the authorization, issuance, sale and validation of the Series 2016 Bonds, and the final, unqualified approving opinion of Bond Counsel.

(d) Prior to or simultaneously with the delivery by the Paying Agent of any of the Series 2016 Bonds, the Municipality shall file with the Paying Agent:

(1) a copy, certified by the City Clerk, of the transcript of proceedings of the Governing Body in connection with the authorization, issuance, sale and validation of the Series 2016 Bonds; and

(2) an authorization to the Paying Agent, signed by the Mayor, to authenticate and deliver the Series 2016 Bonds to the Purchaser.

(e) The Paying Agent shall authenticate the Series 2016 Bonds and deliver them to the Purchaser upon payment of the purchase price of the Series 2016 Bonds to the Municipality.

(f) The Paying Agent is hereby authorized upon the written approval of the Mayor to have printed from time to time as necessary additional Series 2016 Bond certificates, which certificates may bear the manual or facsimile seal of the Municipality and manual or facsimile signatures of the officials of the Municipality as of the date of the authorization thereof.

(g) The Series 2016 Bonds herein directed to be issued shall be submitted to validation under the provisions of Sections 31-13-1 through 31-13-11, Mississippi Code of 1972, and, to that end, the City Clerk is hereby instructed to make up, certify and transmit to the State Bond Attorney a transcript of proceedings and other documents relating to the issuance of the Series 2016 Bonds.

(h) When the Series 2016 Bonds shall have been validated and executed as herein provided, they shall be registered as an obligation of the Municipality in the office of the City Clerk in a book maintained for that purpose, and the City Clerk shall cause to be imprinted upon each of the Series 2016 Bonds, over his manual or facsimile signature and impressed or facsimile seal, his certificate in substantially the form set out in Section 3.07 hereof.

SECTION 3.04. INTERCHANGEABILITY OF SERIES 2016 BONDS. The Series 2016 Bonds, upon surrender thereof at the office of the Paying Agent, together with an assignment duly executed on the Series 2016 Bond by the Registered Owner or his attorney or legal representative, may be exchanged for an equal aggregate principal amount of Series 2016 Bonds of the same series and maturity, of any denomination or denominations authorized by this Bond Resolution, and bearing interest at the same rate.

SECTION 3.05. TRANSFER OF SERIES 2016 BONDS. (a) Each Series 2016 Bond shall be transferable only on the books of the Municipality kept by the Paying Agent, upon surrender

thereof at the principal office of the Paying Agent, together with a written instrument of transfer satisfactory to the Paying Agent duly executed by the Registered Owner or his attorney duly authorized in writing. Upon the transfer of any such Series 2016 Bond, the Municipality shall issue in the name of the transferee a new Series 2016 Bond or Series 2016 Bonds of the same aggregate principal amount and maturity and rate of interest as the surrendered Series 2016 Bond.

(b) The Municipality and the Paying Agent may deem and treat the Person in whose name any Series 2016 Bond shall be registered upon the books of the Municipality as the absolute owner thereof, whether such Series 2016 Bond shall be overdue or not, for the purpose of receiving payment of the principal or Redemption Price of and interest on such Series 2016 Bond and for all other purposes. All such payments so made to any such Registered Owner or upon his order shall be valid and effectual to satisfy and discharge the liability of the Municipality upon such Series 2016 Bond to the extent of the sum or sums so paid. Neither the Municipality nor the Paying Agent shall be affected by any notice to the contrary.

(c) In all cases in which the privilege of transferring Series 2016 Bonds is exercised, the Paying Agent shall authenticate and deliver Series 2016 Bonds in accordance with the provisions of this Bond Resolution, without expense to the Series 2016 Bondholders.

(d) Neither the Municipality nor the Paying Agent shall be obligated to exchange or transfer any Series 2016 Bond during the fifteen (15) days next preceding (i) a Payment Date or (ii) in the case of any proposed redemption of Series 2016 Bonds, the date of the mailing of notice of such redemption.

SECTION 3.06. PROVISIONS CONCERNING THE PAYING AGENT.

(a) The Paying Agent for the Series 2016 Bonds, which shall serve as paying agent, registrar and transfer agent, shall be the City Clerk or such bank as is designated in accordance with the Bond Purchase Agreement.

(b) So long as any of the Series 2016 Bonds shall remain outstanding, the Municipality shall maintain with the Paying Agent records for the registration and transfer of the Series 2016 Bonds. The Paying Agent is hereby appointed as the registrar for the Series 2016 Bonds, in which capacity the Paying Agent shall register in such records and permit to be transferred thereon, under such reasonable regulations as may be prescribed, any Series 2016 Bond entitled to registration or transfer.

(c) The Municipality shall pay or reimburse the Paying Agent (other than the City Clerk, if so designated) for reasonable fees for the performance of the services normally rendered and the incurring of normal expenses reasonably and necessarily paid as are customarily paid to paying agents, transfer agents and bond registrars, subject to agreement between the Municipality and the Paying Agent. Fees and reimbursements for extraordinary services and expenses, so long as not occasioned by the negligence, misconduct or willful default of the Paying Agent, shall be made by the Municipality on a case-by-case basis, subject, where not prevented by emergency or other exigent circumstances, to the prior written approval of the Governing Body.

(d) (1) A Paying Agent may at any time resign and be discharged of its duties and obligations as Paying Agent by giving at least sixty (60) days' written notice to the Municipality, and may be removed as Paying Agent at any time by resolution of the Governing Body delivered to the Paying Agent. The resolution shall specify the date on which such removal shall take effect and the name and address of the successor Paying Agent, and shall be transmitted to the Paying Agent being removed within a reasonable time prior to the effective date thereof. Provided, however, that no resignation or removal of a Paying Agent shall become effective until a successor Paying Agent has been appointed pursuant to this Bond Resolution.

(2) Upon receiving notice of the resignation of a Paying Agent, the Municipality shall promptly appoint a successor Paying Agent by resolution of the Governing Body. Any appointment of a successor Paying Agent shall become effective on the effective date of the resignation or removal of the predecessor Paying Agent upon acceptance of appointment by the successor Paying Agent. If no successor Paying Agent shall have been so appointed and have accepted appointment within thirty (30) days after the notice of resignation, the resigning Paying Agent may petition any court of competent jurisdiction for the appointment of a successor Paying Agent, which court may thereupon, after such notice as it may deem appropriate, appoint a successor Paying Agent.

(3) In the event of a change of Paying Agents, the predecessor Paying Agent shall cease to be custodian of any funds held pursuant to this Bond Resolution in connection with its role as such Paying Agent, and the successor Paying Agent shall become such custodian; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Paying Agent shall be fully paid. Every predecessor Paying Agent shall deliver to its successor Paying Agent all records of account, registration records, lists of Registered Owners and all other records, documents and instruments relating to its duties as such Paying Agent.

(4) Any successor Paying Agent other than the City Clerk appointed under the provisions hereof shall be a bank, trust company or national banking association having Federal Deposit Insurance Corporation insurance of its accounts, duly authorized to exercise corporate trust powers and subject to examination by and in good standing with the federal and/or state regulatory authorities under the jurisdiction of which it falls.

(5) Every successor Paying Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor Paying Agent and to the Municipality an instrument in writing accepting such appointment hereunder, and thereupon such successor Paying Agent, without any further act, shall become fully vested with all the rights, immunities and powers, and subject to all the duties and obligations, of its predecessor.

(6) Should any transfer, assignment or instrument in writing be required by any successor Paying Agent from the Municipality to more fully and certainly vest in such successor Paying Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Paying Agent, any such transfer, assignment and written instruments shall, on request, be executed, acknowledged and delivered by the Municipality.

(7) The Municipality will provide any successor Paying Agent with certified copies of all resolutions, orders and other proceedings adopted by the Governing Body relating to the Series 2016 Bonds.

(8) All duties and obligations imposed hereby on a Paying Agent or successor Paying Agent shall terminate upon the accomplishment of all duties, obligations and responsibilities imposed by law or required to be performed by this Bond Resolution.

(e) Successor as Paying Agent. Any Person into which a Paying Agent may be converted or merged, or with which it may be consolidated or to which it may sell or transfer its assets as a whole or substantially as a whole, or any Person resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, shall be and become successor Paying Agent hereunder and vested with all the powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of either the Municipality or the successor Paying Agent, anything herein to the contrary notwithstanding, provided only that such successor Paying Agent shall be satisfactory to the Municipality and eligible under the provisions of this Section.

SECTION 3.07. FORM OF THE SERIES 2016 BONDS. The Series 2016 Bonds and the registration and authentication certificate thereon shall be in substantially the following form, with such omissions, insertions and variations as may be approved by the Mayor and City Clerk, execution thereof to be conclusive evidence of such approval:

[BOND FORM]

UNITED STATES OF AMERICA

STATE OF MISSISSIPPI

CITY OF STARKVILLE, MISSISSIPPI

TAX INCREMENT FINANCING REVENUE BONDS, SERIES 2016

COTTON MILL MARKETPLACE PROJECT

NO. _____ \$ _____

Rate of Interest

Maturity Date

Dated Date

_____%

_____, 20__

_____, 20__

Registered Owner: _____

Principal Amount: _____ DOLLARS

The City of Starkville, Mississippi (the "Municipality"), a political subdivision existing under the Constitution and laws of the State of Mississippi, acknowledges itself to owe and for value received, promises to pay in lawful money of the United States of America to the Registered Owner identified above, on the maturity date stated above, upon the presentation and surrender of this bond at [the principal corporate trust office] of _____, or its successor, as paying agent (the "Paying Agent") for the Tax Increment Financing Revenue Bonds, Series 2016 (Cotton Mill Marketplace Project), of the Municipality (the "Series 2016 Bonds"), on the maturity date identified above, the principal amount identified above. Payment of the principal amount of this Series 2016 Bond shall be made to the Registered Owner hereof whose name shall appear in the registration records of the Municipality maintained by the Paying Agent, which will also serve as registrar and transfer agent for the Series 2016 Bonds, as of the 15th day of the calendar month preceding the maturity date hereof.

All capitalized terms not otherwise defined herein shall have the meaning set forth in the resolution authorizing and directing the issuance of the Series 2016 Bonds, adopted by the Governing Body of the Municipality on _____ (the "Bond Resolution").

The Municipality further promises to pay interest on such principal amount from the date of this Series 2016 Bond or from the most recent interest payment date to which interest has been paid at the rate of interest set forth above, payable on _____ 1, 20__, and semiannually thereafter on _____ 1st and _____ 1st of each year until said principal sum is paid, to the Registered Owner hereof whose name shall appear in the registration records of the Municipality maintained by the Paying Agent as of the 15th day of the calendar month preceding the applicable interest payment date.

Payments of principal of and interest on this Series 2016 Bond shall be made by check or draft delivered directly to or mailed on the date on which interest or principal and interest shall be due and payable (or, with respect to principal, such later date on which any Series 2016 Bond shall be presented and surrendered for payment as provided herein) to such Registered Owner at his address as it appears on such registration records. The Registered Owner hereof may change such address by written notice to the Paying Agent by certified mail, return receipt requested, or such other method as may be subsequently prescribed by the Paying Agent, such notice to be received by the Paying Agent not later than the 15th day of the calendar month preceding the applicable principal or interest payment date.

This Series 2016 Bond is one of a series of bonds of like date of original issue, tenor and effect, except as to denomination, number, rate of interest and date of maturity, issued in the aggregate authorized principal amount of Four Million Dollars (\$4,000,000), out of the authorized amount of Four Million Dollars (\$4,000,000), to raise money to pay for the "Infrastructure Improvements," which shall mean constructing various infrastructure improvements including, but not limited to, installation and/or relocation of utilities such as water, sanitary sewer, natural gas lines, electricity, construction of drainage improvements, construction of roadways and curb and gutter, installation of traffic signalization and signage, acquisition of rights of way, landscaping of rights-of-way, related engineering fees, attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs, which project is undertaken in connection with the development of commercial retail shopping center and other related development, pursuant to plans presented to and approved by the Municipality.

This Series 2016 Bond is issued under the authority of the Constitution and statutes of the State of Mississippi, including Sections 21-45-1 *et seq.* of the Mississippi Code of 1972, as amended, and by the further authority of proceedings duly had by the Governing Body, including the Bond Resolution.

The Series 2016 Bonds are limited obligations of the Municipality payable solely from, and secured by, a pledge of a sufficient amount of the Pledged Revenues. This Series 2016 Bond does not constitute an indebtedness of the Municipality within the meaning of any constitutional provision or statutory limitation of the State of Mississippi, and shall never constitute nor give rise to a pecuniary liability of the Municipality or a charge against its general credit or taxing power other than as provided in the Bond Resolution.

[Series 2016 Bonds maturing after _____ 1, 20____, are subject to redemption prior to their respective maturities at the election of the Municipality on and after _____ 1, 20____, either in whole or in part on any date, with the maturities and principal amounts thereof to be determined by the Municipality, at a redemption price equal to 100% of the principal amount thereof (the "Redemption Price") together with accrued interest to the date fixed for redemption.]

[At least thirty (30) days before the redemption date of any Series 2016 Bonds, the City Clerk shall cause a notice of any such redemption to be filed with the Paying Agent and (if the Registered Owner is other than the Paying Agent) to be mailed, postage prepaid, to all Registered Owners of the Series 2016 Bonds to be redeemed at their addresses as they appear on the registration books on the date of such mailing, but failure so to file or mail any such notice shall not affect the validity of the proceedings for such redemption. Each such notice shall set

forth the date fixed for redemption, the Redemption Price to be paid, the place or places at which payment shall be made and, if less than all of the Series 2016 Bonds of any one maturity shall be called for redemption, the distinctive numbers and letters, if any, of such Series 2016 Bonds to be redeemed.]

Less than all of a Series 2016 Bond may be so redeemed, and in such case, upon the surrender of such Series 2016 Bond, there shall be issued to the Registered Owner thereof, without charge therefor, for the unredeemed balance of the principal amount of such Series 2016 Bond, a new Series 2016 Bond or Series 2016 Bonds of like series, designation, interest rate and maturity in any authorized denomination.

The Series 2016 Bonds are registered as to both principal and interest, and are to be issued or reissued in the denomination of \$_____ or any integral multiple of \$5,000 in excess thereof up to the amount of a single maturity.

This Series 2016 Bond may be transferred or exchanged by the Registered Owner hereof in person or by his attorney duly authorized in writing at the principal office of the Paying Agent, but only in the manner provided by and subject to the limitations in the Bond Resolution, and upon surrender and cancellation of this Series 2016 Bond. Upon such transfer or exchange, a new Series 2016 Bond or Series 2016 Bonds of like aggregate principal amount in authorized denominations of the same maturities will be issued.

The Municipality and the Paying Agent may deem and treat the Registered Owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the Municipality nor the Paying Agent shall be affected by any notice to the contrary.

If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided in the Bond Resolution, shall not be a Business Day, such payment may be made or act performed or right exercised on the next succeeding day which is a Business Day, with the same force and effect as if done on the nominal date provided in the Bond Resolution, and no interest shall accrue for the period after such nominal date.

The Municipality in the Bond Resolution has covenanted and agreed that it will perform all duties required by law and by the Bond Resolution and that it will apply the proceeds of the Series 2016 Bonds to the purposes above set forth.

This Series 2016 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Bond Resolution until the certificate of registration and authentication hereon shall have been signed by the Paying Agent.

IT IS HEREBY CERTIFIED, RECITED AND REPRESENTED that all conditions, acts and things required by law to exist, to have happened and to have been performed precedent to and in the issuance of the Series 2016 Bonds, in order to make the same legal and binding limited obligations of the Municipality, according to the terms thereof, do exist, have happened and have been performed in regular and due time, form and manner as required by law.

IN WITNESS WHEREOF, the Municipality has caused this Series 2016 Bond to be executed in its name by the manual or facsimile signature of the Mayor, countersigned by the manual or facsimile signature of the City Clerk, under the impressed or facsimile seal of the Municipality, which said facsimile signatures and seal said officials adopt as and for their own proper signatures and seal, all as of the _____ day of _____, 20__.

City of Starkville, Mississippi

Mayor

Countersigned:

City Clerk

(SEAL)

There shall be printed on or accompany the Series 2016 Bonds a registration and authentication certificate in substantially the following form:

CERTIFICATE OF REGISTRATION AND AUTHENTICATION

This Series 2016 Bond is one of the Series 2016 Bonds described in the within mentioned Bond Resolution and is one of the Tax Increment Financing Revenue Bonds, Series 2016 Cotton Mill Marketplace Project) of the City of Starkville, Mississippi.

_____,
as Paying Agent

Authorized Signatory

Date of Registration and Authentication: _____

There shall be printed on or accompany the Series 2016 Bonds a registration and validation certificate and an assignment form in substantially the following forms:

REGISTRATION AND VALIDATION CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

I, the undersigned City Clerk of the City of Starkville, Mississippi, do hereby certify that the within Series 2016 Bond has been duly registered by me as an obligation of said Municipality pursuant to law in a book kept in my office for that purpose, and has been validated and confirmed by Validation Judgment of the Chancery Court of Oktibbeha County, Mississippi, rendered on the ____ day of _____, 20__.

City Clerk

(SEAL)

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____

(Name and Address of Assignee)

the within Series 2016 Bond and does hereby irrevocably constitute and appoint _____ as registrar and transfer agent to transfer the said note on the records kept for registration thereof with full power of substitution in the premises.

Signature guaranteed:

(Bank, Trust Company or Paying Agent)

(Authorized Signatory)

NOTICE: Signature(s) must be guaranteed by an institution that is a participant in a Securities Transfer Association recognized signature guarantee program.

Date of Assignment: _____

NOTICE: The signature to this Assignment must correspond with the Registered Owner as it appears upon the face of the within Series 2016 Bond in every particular, without alteration or enlargement or any change whatever.

Insert Social Security Number or Other Tax Identification Number of Assignee: _____

[END OF BOND FORM]

**ARTICLE IV.
SECURITY FOR THE SERIES 2016 BONDS**

SECTION 4.01. SERIES 2016 BONDS SECURED BY PLEDGE OF PLEDGED REVENUES. The payment of the principal of, premium, if any, and interest on the Series 2016 Bonds shall be secured by a lien on the Pledged Revenues required to pay such amounts when due. A sufficient amount of the Pledged Revenues is hereby irrevocably pledged to pay the principal of, premium, if any, and interest on the Series 2016 Bonds, along with all other payments provided for in this Bond Resolution, as the same become due and payable.

SECTION 4.02. PLEDGE OF MONEYS IN CERTAIN FUNDS AND ACCOUNTS. The amounts held in the TIF Bond Fund are also hereby pledged to the payment of debt service on the Series 2016 Bonds. The moneys in the Improvement Fund, to the extent not used for the Infrastructure Improvements, is pledged to the use described in Section 6.01 hereof.

SECTION 4.03. RIGHTS OF REGISTERED OWNERS. The pledges made herein and the covenants and agreements herein set forth to be performed on behalf of the Municipality shall be for the equal benefit, protection and security of the Registered Owners of any and all Outstanding Bonds.

SECTION 4.04. SERIES 2016 BONDS ARE LIMITED OBLIGATIONS. The Series 2016 Bonds shall not be or constitute an indebtedness of the Municipality within the meaning of any constitutional provision or statutory limitation of the State of Mississippi, but shall be payable solely from a sufficient amount of the Pledged Revenues, as herein provided. No Bondholder shall ever have the right to compel the exercise of ad valorem taxing power of the Municipality or taxation in any form of any property therein to pay the principal of and interest on the Series 2016 Bonds, or the making of any other payments provided for in this Bond Resolution other than to the extent provided herein.

**ARTICLE V.
PLEDGED REVENUES AND APPLICATION THEREOF**

SECTION 5.01. PLEDGED REVENUES. The Pledged Revenues sufficient to provide for the deposits hereinafter required by this Article shall be deposited as provided and in accordance with the provisions of Section 5.02 hereof. The TIF Bond Fund shall constitute a special trust fund for the purposes provided in this Bond Resolution, and shall be kept separate and distinct

from all other funds of the Municipality and used only in the manner provided for in this Bond Resolution.

SECTION 5.02. DISPOSITION OF PLEDGED REVENUES; ESTABLISHMENT OF TIF BOND FUND; DISCONTINUANCE OF PAYMENTS. (a) Pledged Revenues shall be set aside for, allocated to and deposited in the following funds without further direction of or action by the Governing Body:

(1) TIF Bond Fund.

(A) Pledged Revenues. Pledged Revenues sufficient to provide for the Bond Payments shall be deposited in or credited to the TIF Bond Fund in accordance with this Bond Resolution. The Municipality will, not less than annually, transfer the moneys on deposit in the TIF Bond Fund to the Paying Agent for the Bond Payments at the times, in the amounts and in the manner provided for in the Bond Resolution.

(B) Surplus Moneys. In the event that the Pledged Revenues are sufficient for the payments on the Series 2016 Bonds and surplus moneys remain, then such excess shall be returned to the Municipality and returned to the County in the amounts, in the proportions, at the times and in the manner provided for in the Interlocal Agreement.

(C) Additional Deposits to TIF Bond Fund. In addition to the deposits into the TIF Bond Fund described above, there shall also be deposited into the TIF Bond Fund:

(i) any income received from investment of moneys on deposit in the TIF Bond Fund;

(ii) any balance remaining in the Improvement Fund following completion of the Infrastructure Improvements which is transferred to the TIF Bond Fund pursuant to Section 6.01 hereof; and

(iii) any other funds available to the Municipality which may lawfully be used for payment of the principal of and interest on the Series 2016 Bonds and which the Governing Body, in its discretion, directs to be deposited into the TIF Bond Fund.

(b) Discontinuance of Payments to TIF Bond Fund. No further payments or deposits into the TIF Bond Fund allocable to the Series 2016 Bonds shall be required when the amount of moneys in the TIF Bond Fund allocable to the Series 2016 Bonds are at least equal to the aggregate principal amount of the Series 2016 Bonds then Outstanding, plus the amount of interest then due or to become due on the Series 2016 Bonds then Outstanding, or when the Series 2016 Bonds shall be deemed fully paid within the meaning of Section 9.02 hereof.

SECTION 5.03. INVESTMENT OF MONEYS ON DEPOSIT IN THE FUNDS. The moneys at any time on deposit in the TIF Bond Fund or the Improvement Fund provided for by this Bond Resolution, not immediately required for disbursement for the purposes established, shall be invested in such instruments or investments as are permissible under applicable law of the State, including any applicable regulations of the State Treasurer. The income received on

the investment of any such moneys shall be credited to the fund for which such investments are made, except as specifically provided otherwise in this Article.

ARTICLE VI. IMPROVEMENT FUND

SECTION 6.01. IMPROVEMENT FUND. Pursuant to Section 2.01 hereof, the proceeds of the Series 2016 Bonds remaining after the payment of the costs of issuance described in said Section shall be irrevocably deposited by the Municipality into a fund hereby established and designated the Improvement Fund. Moneys in the Improvement Fund shall be applied solely and only to payment of costs of the Infrastructure Improvements, including, without limitation, reimbursements to the Municipality or Developer for the moneys advanced for the Infrastructure Improvements in accordance with and as detailed in the Development Agreement. Any balance remaining in the Improvement Fund after completion of the Infrastructure Improvements shall be transferred to the TIF Bond Fund and applied to the payment of the interest on, and then to the payment of principal solely on the Series 2016 Bonds on the Payment Date or Payment Dates following such transfer.

ARTICLE VII. COVENANTS OF THE MUNICIPALITY

SECTION 7.01. ISSUANCE OF OTHER OBLIGATIONS PAYABLE OUT OF TIF REVENUES. Except upon the conditions and in the manner provided in Article IX hereof, the Municipality will not issue any other obligations payable from the TIF Revenues, nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or any other charge having priority to or being on a parity with the lien of the Series 2016 Bonds and the interest thereon, upon any of the TIF Revenues.

Other than with regard to Additional Bonds, all obligations subsequently issued by the Municipality secured by TIF Revenues shall contain an express statement that such obligations are junior, inferior and subordinate in all respects to the Series 2016 Bonds as to lien on and source of and security for payment from the TIF Revenues, and in all other respects.

ARTICLE VIII. DEFAULT

SECTION 8.01. DEFAULT. An "Event of Default" as used in this Bond Resolution shall mean either of the following: (1) failure to pay the principal of, premium, if any, or interest on any of the Series 2016 Bonds when such payments shall become due; (2) failure to comply with any other of the covenants of the Municipality set out in this Bond Resolution and the continuation thereof for thirty (30) days after written notice specifying such failure shall have been given to the Municipality by any Series 2016 Bondholder; or (3) filing by the Municipality of a petition under federal bankruptcy laws or a petition seeking composition of indebtedness under any other applicable federal or state laws.

The Holders of not less than twenty-five percent (25%) of the aggregate principal amount of the outstanding Series 2016 Bonds may, upon an Event of Default, by suit, action, mandamus or other proceedings at law or in equity enforce and compel performance by the appropriate

official or officials of the Municipality of any or all of the acts or duties to be performed by the Municipality under the provisions of the Act and this Bond Resolution to the extent allowed by law. The Holders of not less than fifty-one percent (51%) in aggregate principal amount of the Series 2016 Bonds then outstanding may appoint a trustee for the Holders of all outstanding Series 2016 Bonds with authority to represent such Series 2016 Bondholders in any legal proceedings for the enforcement and protection of the rights of such Series 2016 Bondholders under this Bond Resolution.

Nothing in this Bond Resolution contained shall, however, affect or impair the right of any Series 2016 Bondholder to enforce the payment of the principal of and interest on any Series 2016 Bond at and after the maturity thereof, or the obligation of the Municipality to pay the principal of and interest on each of the Series 2016 Bonds issued hereunder to the respective Series 2016 Bondholders thereof at the time and place and in the manner in said Series 2016 Bonds expressed.

ARTICLE IX. ADDITIONAL BONDS; DEFEASANCE

SECTION 9.01. **ADDITIONAL BONDS.** (a) No Additional Bonds shall be issued unless all of the following conditions are complied with:

(1) The Municipality must be current in all deposits into the TIF Bond Fund and all payments theretofore required to have been deposited or made by it under the provisions of this Bond Resolution.

(2) (A) The consent of the Holders of one hundred percent (100%) of the then Outstanding Series 2016 Bonds to the issuance of such Additional Bonds shall have been obtained, or (B) the amount of the Pledged Revenues during any twelve (12) consecutive months of the eighteen (18) months immediately preceding the delivery of the Additional Bonds will be at least equal to one hundred twenty percent (120%) of the Maximum Annual Debt Service Requirement, calculated by including the estimated debt service on the proposed Additional Bonds.

(3) The Additional Bonds shall be issued for a purpose or purposes authorized by the Act.

(b) Such Additional Bonds:

(1) shall be dated, shall bear interest at a rate or rates not in excess of the rate then permitted by applicable law, and shall be payable as to principal and interest and shall mature on such Payment Dates as shall be specified in the Additional Bonds Resolution;

(2) shall have such particular designations added to their title as the Municipality may determine, and may be in such denominations as shall be specified in the Additional Bonds Resolution; and

(3) may contain provisions for the redemption thereof at such Redemption Price or Prices, at such time or times, upon such notice, in such manner and upon such other terms and conditions as shall be specified in the Additional Bonds Resolution.

(c) The Municipality shall not issue any other obligations whatsoever payable from the TIF Revenues which rank equally as to lien and source and security for their payment from such TIF Revenues with the Series 2016 Bonds, except in the manner and under the conditions provided in this Section. Junior and subordinate bonds may be issued from time to time within the discretion of the Municipality.

SECTION 9.02. DEFEASANCE OF SERIES 2016 BONDS. If the Municipality shall pay or cause to be paid, or there shall otherwise be paid, to the Holders of all Series 2016 Bonds the outstanding principal of, premium, if any, and interest due or to become due thereon, at the times and in the manner stipulated therein and in this Bond Resolution, then the pledge of any Pledged Revenues, and other moneys and securities pledged under this Bond Resolution and all covenants, agreements and other obligations of the Municipality to the Series 2016 Bondholders, shall thereupon cease, terminate and become void and be discharged and satisfied.

Series 2016 Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and held in trust by the Paying Agent (through deposit by the Municipality of funds for such payment or redemption or otherwise) shall be deemed to have been paid within the meaning and with the effect expressed in the first paragraph of this Section. All outstanding Series 2016 Bonds of a series shall, prior to the maturity or redemption date thereof, be deemed to have been paid within the meaning and with the effect expressed in the first paragraph of this Section if (a) in case any of said Series 2016 Bonds are to be redeemed on a date prior to their maturity, the Municipality shall have adopted a resolution or order directing the call and redemption of such Series 2016 Bonds on said date, (b) there shall have been deposited with the Paying Agent either moneys in an amount which shall be sufficient, or moneys which shall be invested in direct obligations of the United States, or obligations the principal of and interest on which is guaranteed by the United States, and which obligations are not redeemable prior to their maturity by the issuer or any other Person other than the holder thereof, the principal of and the interest on which when due will provide money which, together with the moneys, if any, deposited with the Paying Agent at the same time, shall be sufficient, without reinvestment, to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Series 2016 Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (c) in the event said Series 2016 Bonds are not by their terms subject to redemption within the next succeeding 60 days, the Municipality shall have adopted a resolution or order directing the call and redemption of such Series 2016 Bonds on such date and notice to the holders of such Series 2016 Bonds has been given that the deposit required by (b) above has been made with the Paying Agent and that said Series 2016 Bonds are deemed to have been paid in accordance with this Section and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption price, if applicable, on said Series 2016 Bonds. Neither investments nor moneys deposited with the Paying Agent pursuant to this Section nor principal or interest payments on any such investments shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal or interest payments on the Series 2016 Bonds; provided, that if the interest on such investments deposited with the Paying Agent, if not then needed for

such purpose, may to the extent practicable and legally permissible, be reinvested in investments of the type allowed in Section 5.03 of this Bond Resolution maturing at times and in amounts sufficient to pay when due the principal or Redemption Price, if applicable, and interest due or to become due on said Series 2016 Bonds to the redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments may be paid over to the Municipality, as received by the Paying Agent, free and clear of any trust, lien or pledge.

ARTICLE X. MISCELLANEOUS

SECTION 10.01. RESOLUTION CONSTITUTES CONTRACT. In consideration of the acceptance of the Series 2016 Bonds by those who shall hold the same from time to time, this Bond Resolution shall be deemed to be and shall constitute a contract between the Municipality and such Series 2016 Bondholders, and the covenants and agreements herein set forth to be performed by the Municipality shall be for the equal benefit, protection and security of the Holders of any and all of the Series 2016 Bonds, all of which shall be of equal rank and without preference, priority, or distinction of any of the Series 2016 Bonds over any other thereof except as expressly provided therein and herein.

SECTION 10.02. MODIFICATION OR AMENDMENT. (a) No material modification or amendment of this Bond Resolution or of any resolution amendatory hereof or supplemental hereto, may be made without the consent in writing of the Holders of two-thirds or more in principal amount of the Series 2016 Bonds then Outstanding; provided, however, that no modification or amendment shall permit a change in the maturity of the Series 2016 Bonds or a reduction in the rate of interest thereon, or affect the unconditional promise of the Municipality to pay the interest and principal on the Series 2016 Bonds, as the same mature and become due, from the Pledged Revenues, or reduce such percentage of Holders of the Series 2016 Bonds required above for such modification or amendment without the consent of the Holders of all of the Series 2016 Bonds.

(b) The foregoing shall not be construed to prohibit supplemental amendments of this Bond Resolution without the consent of Series 2016 Bondholders for the following purposes:

(1) to add to the covenants and agreements of the Municipality herein contained other covenants and agreements thereafter to be observed and performed by the Municipality, provided that such other covenants and agreements shall not either expressly or implicitly limit or restrict any of the obligations of the Municipality contained in this Bond Resolution;

(2) to cure any ambiguity or to cure, correct or supplement any defect or inconsistent provision contained in this Bond Resolution or in any supplemental resolution or to make any provisions with respect to matters arising under this Bond Resolution or any supplemental resolution for any other purpose if such provisions are necessary or desirable and are not inconsistent with the provisions of this Bond Resolution or any supplemental resolution and do not adversely affect the interests of the Holders of the Series 2016 Bonds; or

(3) to subject to the lien of the Series 2016 Bonds and the pledge herein contained additional revenues or receipts.

(c) Notwithstanding any provision herein to the contrary, this Bond Resolution may be amended by resolution of the Municipality prior to the delivery of the Series 2016 Bonds with the consent of the Purchaser.

SECTION 10.03. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants, agreements, or provisions of this Bond Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions, and shall in no way affect the validity of any of the other provisions of this Bond Resolution or of the Series 2016 Bonds or coupons issued hereunder.

SECTION 10.04. PAYMENTS DUE ON DAYS OTHER THAN BUSINESS DAYS. In any case where the date of maturity of interest on or principal of the Series 2016 Bonds or the date fixed for redemption of any Series 2016 Bonds, or the date on which any moneys are required to be deposited into a Fund pursuant hereto, shall be in the city in which the principal office of the Paying Agent is located a day other than a Business Day, then payment of interest or principal, and premium, if any, or deposit into the Funds pursuant hereto, need not be made on such date but shall be made on the next succeeding Business Day with the same force and effect as if made on the date of maturity or the date fixed for redemption, or the date fixed for deposit into a Fund, and no interest shall accrue for the period after such date.

SECTION 10.05. ALLOCATION OF MONEYS. Whenever any amounts are required by this Bond Resolution to be on deposit in a specified account or fund, it shall be sufficient if there is a clear allocation of such amounts in the records of the Municipality, notwithstanding that such amounts are combined with other moneys of the Municipality in a combined deposit or investment.

SECTION 10.06. BOND RESOLUTION FOR BENEFIT OF MUNICIPALITY, PAYING AGENT AND REGISTERED OWNERS. Nothing in this Bond Resolution expressed or implied is intended or shall be construed to confer upon, or to give to, any Person or entity, other than the Municipality, the Paying Agent, and the Registered Owners of the Series 2016 Bonds, any right, remedy or claim under or by reason of this Bond Resolution or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Bond Resolution contained shall be for the sole and exclusive benefit of the Municipality, the Paying Agent, and the Registered Owners of the Series 2016 Bonds.

SECTION 10.07. CERTIFICATES OF CITY CLERK AND STATE TAX COMMISSION. The City Clerk is hereby authorized and directed to execute and deliver a certificate pursuant to Section 21-45-21 of the Act each year while the TIF Plan is in effect certifying the Current Assessed Value and the Captured Assessed Value of the real and personal property included in the Tax Increment Financing Plan. The City Clerk is hereby further directed to request from the Department of Revenue a certification of the original value of the sales tax diversion revenues and to request each year while the TIF Plan is in effect a certificate of the Department of Revenue certifying the Captured Assessed Value of sales tax diversion revenues derived within the TIF District, pursuant to Section 21-45-21 of the Act.

ARTICLE XI.
REPEALING CLAUSE AND EFFECTIVE DATE

SECTION 11.01. FURTHER ACTION. The Mayor and the City Clerk are hereby authorized to execute such documents, instruments, certificates and papers, and do such acts and things as may be necessary or appropriate in connection with the authorization, sale, preparation, execution, issuance and delivery of the Series 2016 Bonds.

SECTION 11.02. BONDS DESIGNATED AS A QUALIFIED TAX-EXEMPT OBLIGATIONS. (a) The Series 2016 Bonds are hereby designated as a portion of the Ten Million Dollars (\$10,000,000) of “qualified tax-exempt obligations” of the Municipality within the meaning and for the purposes of Section 265(b)(3) of the Code. This designation is subject to the provisions subsection (b) hereof.

(b) Notwithstanding subsection (a) hereof, if in the judgment of the Mayor at the time of the sale and issuance of the Series 2016 Bonds, such Series 2016 Bonds should not be designated as “qualified tax-exempt obligations” pursuant to the Code, then the Series 2016 Bonds shall not be issued as “qualified tax-exempt obligations,” and the Series 2016 shall be sold without such designation, and the Bond Purchase Agreement should be revised to reflect such status. The Mayor is hereby authorized to make such revision based upon his judgment at the time of issuance of the Series 2016 Bonds.

SECTION 11.03. REPEALING CLAUSE AND EFFECTIVE DATE. All ordinances, resolutions or orders of the Governing Body in conflict with the provisions of this Bond Resolution shall be, and the same are hereby repealed, rescinded and set aside, but only to the extent of such conflict. For cause, this Bond Resolution shall become effective immediately upon the adoption thereof.

SECTION 11.04. Severability; Ministerial Changes. (a) If any section, paragraph, clause or provision of this Bond Resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision hereof.

(b) In the event the Bonds are delivered in a year other than is shown as the year identifying the series of the Bonds, then the year identifying the series of the Bonds shall be changed to the year of delivery thereof, and all references herein to the Series 2016 Bonds shall be deemed to be references to such re-designated bonds.

Alderman _____ moved and Alderman _____ seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Ben Carver	voted: _____
Alderman David Little	voted: _____
Alderman Scott Maynard	voted: _____
Alderman Roy A. Perkins	voted: _____
Alderman Jason Walker	voted: _____
Alderman Lisa Wynn	voted: _____
Alderman Henry N. Vaughn, Sr.	voted: _____

The motion having received the affirmative vote of a majority of the members present, the Mayor declared the motion carried and the resolution adopted this, the 16th day of February, 2016.

City of Starkville, Mississippi

Parker Wiseman, Mayor

ATTEST:

Lesa Hardin, City Clerk

(SEAL)

ATTACHMENT A
BOND PURCHASE AGREEMENT

CITY OF STARKVILLE, MISSISSIPPI
TAX INCREMENT FINANCING REVENUE BONDS, SERIES 2016
COTTON MILL MARKETPLACE PROJECT

Date _____, 20____

BOND PURCHASE AGREEMENT

City of Starkville, Mississippi
Oktober County, Mississippi

_____, with its principal offices located in _____, Mississippi (the "Purchaser"), offers to enter into this Bond Purchase Agreement (the "Bond Purchase Agreement") with the City of Starkville, Mississippi (the "Municipality") which, upon the Municipality's acceptance, will be binding upon the Municipality and the Purchaser. This offer is made subject to acceptance by the Municipality at or prior to the end of the day Central [Standard][Daylight Savings] Time on the date hereof and, if not so accepted, will be subject to withdrawal by the Purchaser upon written notice delivered to the Municipality by the Purchaser at any time prior to acceptance by the Municipality.

Capitalized terms used herein and not otherwise defined shall have the meanings given in the resolution authorizing and directing the issuance of a maximum aggregate principal amount of Four Million Dollars (\$4,000,000), out of the authorized amount of Four Million Dollars (\$4,000,000) for the TIF Portion, of Tax Increment Financing Revenue Bonds, Series 20____ (Cotton Mill Marketplace Project), adopted _____, 20____.

1. BACKGROUND

(a) The Municipality will issue and sell its maximum aggregate principal amount of Four Million Dollars (\$4,000,000), of Tax Increment Financing Revenue Bonds, Series 2016, Cotton Mill Marketplace Project (the "Series 2016 Bonds"). The Series 2016 Bonds are being issued to pay and/or reimburse the costs of the Infrastructure Improvements.

(b) The Series 2016 Bonds will be issued under the authority of the Constitution and statutes of the State of Mississippi, including Sections 21-45-1 et seq., Mississippi Code of 1972, as amended (the "Act"), and by the further authority of proceedings duly had by the Governing Body of the Municipality, including the Bond Resolution. The Series 2016 Bonds are payable from a sufficient amount of the Pledged Revenues. A sufficient amount of the Pledged Revenues has been pledged to pay the principal of, premium, if any, and interest on the Series 2016 Bonds and to make the payments into the TIF Bond Fund provided for in the Bond Resolution.

(c) The Series 2016 Bonds will contain the terms and provisions described in the Bond Resolution and will bear interest at the rates and mature on the dates all as more fully described in Section 4 of this Bond Purchase Agreement.

(d) [A preliminary official statement, final official statement or other disclosure documents [will] [will not] be distributed in connection with the [private] [public] sale and issuance of the Series 2016 Bonds.]

(e) In reliance upon the opinion of Jones Walker LLP, Bond Counsel, interest on the Series 2016 Bonds will be excluded from gross income for Federal income tax purposes under existing statutes, regulations, rulings and court decisions; [and the Series 2016 Bonds will be designated as Qualified Tax-Exempt Obligations within the meaning of Section 265(b)(3) of the Code].

2. REPRESENTATIONS OF THE MUNICIPALITY

The Municipality makes the following representations, all of which will survive the purchase and offering of the Series 2016 Bonds:

(a) The Municipality is a political subdivision of the State of Mississippi, duly organized and existing under the laws of the State of Mississippi.

(b) The Municipality is authorized by the provisions of the Act and the Bond Resolution to issue the Series 2016 Bonds secured as set forth in the Bond Resolution.

(c) The Municipality has complied with all provisions of the Constitution and the laws of the State of Mississippi pertaining to the issuance and sale of the Series 2016 Bonds, including the Act, and has full power and authority to authorize and thereafter consummate all transactions contemplated by this Bond Purchase Agreement and the Series 2016 Bonds.

(d) The Municipality has duly adopted the necessary resolutions and has duly authorized the execution of this Bond Purchase Agreement and the issuance and sale of the Series 2016 Bonds, and has taken all actions and obtained all approvals necessary and appropriate to carry out the same.

(e) The Municipality has duly authorized all necessary actions to be taken by the Municipality for (i) the issuance and sale of the Series 2016 Bonds upon the terms set forth herein and in the Bond Resolution, (ii) the execution, delivery, receipt and due performance of this Bond Purchase Agreement and the Series 2016 Bonds, and any and all other agreements and documents as may be required to be executed, delivered and received by the Municipality in order to consummate the transactions contemplated hereby, and (iii) the consummation of the transactions contemplated hereby.

(f) There is no action, suit, proceeding, inquiry, investigation at law or in equity or before or by any court, public board or body pending or, to the best of the Municipality's knowledge, threatened against or affecting the Municipality (or any basis therefor), wherein an unfavorable decision, ruling or finding would adversely affect the transactions contemplated hereby or the validity of the Series 2016 Bonds, this Bond Purchase Agreement or any agreement or instrument to which the Municipality is or is expected to be a party and which is used or contemplated for use in the consummation of the transactions contemplated hereby.

(g) The execution and delivery by the Municipality of this Bond Purchase Agreement, the Series 2016 Bonds, and other agreements contemplated hereby and compliance with the provisions thereof will not conflict with or constitute, on the part of the Municipality, a breach of or a default under any existing law, court or administrative regulation, decree or order or any agreement, indenture, mortgage, lease or other instrument to which the Municipality is subject or by which the Municipality is or may be bound.

(h) Any certificate signed by any of the Municipality's authorized officers and delivered to the Purchaser shall be deemed a representation and warranty by the Municipality to the Purchaser as to the statements made therein.

(i) To the knowledge of the Municipality, the Municipality is not in default, and at no time has been in default, in the payment of principal of, premium, if any, interest on, or otherwise in default with respect to bonds, notes, or other obligations which it has issued, assumed or guaranteed.

3. COVENANTS OF THE MUNICIPALITY

The Municipality agrees to the following covenants, all of which will survive the purchase and offering of the Series 2016 Bonds and any investigations made by or on behalf of the Purchaser:

(a) The Municipality shall apply the proceeds of the Series 2016 Bonds in accordance with the Bond Resolution.

(b) The Municipality shall not take or omit to take, as may be applicable, any action which would, in any way, cause the proceeds of the Series 2016 Bonds to be applied in a manner contrary to the requirements of the Bond Resolution.

(c) Whether or not the sale of the Series 2016 Bonds by the Municipality to the Purchaser is consummated, the Municipality agrees that the Purchaser shall have no obligation to pay any costs or expenses incident to the performance of the obligations of the Municipality under this Bond Purchase Agreement.

4. PURCHASE, SALE AND DELIVERY OF THE SERIES 2016 BONDS; FUNDS

(a) On the basis of the representations, warranties and covenants contained herein and in the other agreements referred to herein, and subject to the terms and conditions herein set forth, on the Closing Date, as such term is hereinafter defined, the Purchaser agrees to purchase from the Municipality and the Municipality agrees to sell to the Purchaser all, but not less than all, of the Series 2016 Bonds for a purchase price of \$_____, representing the par amount thereof, plus any interest, if any, accrued on the Series 2016 Bonds.

(b) The Municipality will deliver the Series 2016 Bonds to or for the account of the Purchaser against payment of the purchase price therefor on a date to be mutually agreed upon by the Municipality and the Purchaser (the "Closing Date"). The Series 2016 Bonds may be in printed, engraved, typewritten or photocopied form, and each such form shall constitute "definitive form."

(c) The Series 2016 Bonds shall be payable directly to the Purchaser; shall be dated the date of delivery thereof; shall be payable, both as to principal and interest, in lawful money of the United States of America at _____, _____, Mississippi, said bank to act as paying agent, registrar and transfer agent for said bonds; shall bear interest from the date thereof at the rates provided for in the maturity schedule included herein as **Attachment A**, payable semiannually on such dates in each year as are specified in the maturity schedule included herein as **Attachment A**, commencing on a date to be specified in the maturity schedule included herein as **Attachment A**; and shall mature, subject to prior redemption, as hereinafter provided, on the dates and in the years and principal amounts set out in the maturity schedule included herein as **Attachment A**.

(d) [The Series 2016 Bonds are subject to redemption prior to maturity at the election of the Municipality, either in whole or in part on any date, in inverse order of principal maturity, at the principal amount thereof together with accrued interest to the date fixed for redemption.]

(e) [In connection with the purchase, sale and delivery of the Series 2016 Bonds, the Purchaser represents and warrants to the Municipality the following:

(1) The Series 2016 Bonds will be sold and purchased as set forth in Section 4 hereof through a [public] [private] sale;

(2) The Purchaser [is] [is not] purchasing for more than one (1) account, and [is] [is not] purchasing the Series 2016 Bonds for its own account for the purpose of investment and not with a view towards distribution or resale;

(3) The Purchaser has knowledge and experience in financial and business matters and is capable of evaluating the risks and merits of purchasing the Series 2016 Bonds;

(4) The Purchaser has read and understands the Series 2016 Bond Documents (hereinafter described);

(5) The Purchaser has had an opportunity to obtain and has obtained from the Municipality all of the information, documents and materials it regards as necessary to evaluate the merits and risks of its purchase of the Series 2016 Bonds;

(6) The Purchaser recognizes that Bond Counsel and counsel for the Municipality are not responsible for any information contained in or omitted from materials regarding the Municipality and that it does not look to Bond Counsel or counsel for the Municipality to obtain such information on its behalf; and]

(f) [While it has no present intention to resell or otherwise dispose of all or any of the Series 2016 Bonds purchased by it, Purchaser (or if the Bonds are to be placed with qualified buyers, then such qualified buyers) agrees that any sale or transfer of the Series 2016 Bonds, other than in a primary offering as defined in Securities and Exchange Commission Rule 15c2-12, will be in principal amounts of not less than \$ _____, and Purchaser assumes the responsibility for disclosing all material information in compliance with all applicable federal and Mississippi securities laws in the event of the resale of the Bonds. Purchaser further agrees

to require any buyer or other transferee to acquire the Series 2016 Bonds subject to the transfer restrictions set forth in this paragraph.]

5. SERIES 2016 BOND DOCUMENTS

On or prior to the Closing Date, the Purchaser shall have received a copy, certified by the City Clerk of the Municipality, of the transcript of proceedings of the Governing Body of the Municipality in connection with the authorization, issuance, sale and validation of the Series 2016 Bonds. Such transcript shall include the Bond Resolution and the form of this Bond Purchase Agreement (collectively, the "Series 2016 Bond Documents").

6. CONDITIONS TO OBLIGATIONS OF THE PURCHASER

The obligation of the Purchaser to purchase and pay for the Series 2016 Bonds and the obligation of the Municipality to sell the Series 2016 Bonds to the Purchaser shall be subject to the following conditions precedent:

(a) The Municipality shall have performed all of its obligations hereunder and the statements made on behalf of the Municipality hereunder shall be true and correct on the date hereof and on the Closing Date, as if made on the Closing Date, and the Municipality shall deliver a certificate to such effect.

(b) Except as may have been agreed to by the Purchaser, as of the Closing Date, each of the Series 2016 Bond Documents and all other official actions of the Municipality relating thereto shall be in full force and effect and shall not have been amended, modified or supplemented.

(c) The Municipality shall have received the approving opinion of Jones Walker LLP, Bond Counsel, in form and substance acceptable to the Purchaser.

(d) The Purchaser shall have received the opinion of counsel to the Municipality, dated the Closing Date and addressed to the Purchaser, in form and substance acceptable to the Purchaser.

(e) Between the date of this Bond Purchase Agreement and the Closing Date, no material adverse change shall have occurred, nor shall any development have occurred involving a prospective material and adverse change in, or affecting the affairs, business, financial condition, results of operations, prospects or properties of the Municipality.

(f) On or prior to the Closing Date, all actions required to be taken as of the Closing Date in connection with the Series 2016 Bonds and the Series 2016 Bond Documents by the Municipality shall have been taken, and the Municipality shall have performed and complied with all agreements, covenants and conditions required to be performed or complied with by this Bond Purchase Agreement, the Series 2016 Bonds and the Series 2016 Bond Documents, as of the Closing Date, and the Municipality shall deliver a certificate to such effect insofar as the foregoing actions, agreements, covenants and conditions apply, and each of such agreements shall be in full force and effect and shall not have been amended, modified or supplemented, except as has been agreed to in writing by the Purchaser.

(g) None of the events referred to in Section 7, infra, of this Bond Purchase Agreement shall have occurred.

(h) The Purchaser shall have received a certificate, dated the Closing Date and signed on behalf of the Municipality, to the effect that:

(1) the Municipality has not received notice of any pending, nor to the Municipality's knowledge is there any threatened, action, suit, proceeding, inquiry or investigation against the Municipality, at law or in equity, by or before any court, public board or body, nor to the Municipality's knowledge is there any basis therefor, affecting the existence of the Municipality or the titles of its officers to their respective offices, or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Series 2016 Bonds or the pledge of TIF Revenues to pay the principal of, premium, if any, and interest on the Series 2016 Bonds, or in any way materially adversely affecting or questioning (A) the existence and powers of the Municipality, (B) the use of the proceeds of the Series 2016 Bonds, (C) the validity or enforceability of the Series 2016 Bonds, the Bond Resolution or any proceedings of the Municipality taken with respect to the Series 2016 Bonds, (D) the execution and delivery of this Bond Purchase Agreement or the Series 2016 Bonds or (E) the power of the Municipality to carry out the transactions contemplated by this Bond Purchase Agreement or the Series 2016 Bonds;

(2) the Municipality has complied with all the covenants and satisfied all of the conditions on its part to be performed or satisfied at or prior to the Closing Date, and the representations and warranties of the Municipality contained herein are true and correct as of the Closing Date.

(i) Evidence, satisfactory in form and substance to the Purchaser and Bond Counsel, of a satisfactory and favorable conclusion to a bond validation proceeding under the laws of the State of Mississippi with respect to the Series 2016 Bonds shall have been received.

(j) Such additional opinions and other documents as the Purchaser or Bond Counsel may reasonably request to evidence performance of or compliance with the provisions of this Bond Purchase Agreement and the transactions contemplated hereby, all such Series 2016 Bonds and other documents to be satisfactory in form and substance to the Purchaser, shall have been received.

(k) If any conditions to the obligations of the Purchaser or the Municipality contained in this Bond Purchase Agreement are not satisfied and the satisfaction of such conditions shall not be waived by the Purchaser and the Municipality, then, at the option of the Purchaser and the Municipality, the Closing Date (1) shall be postponed for such period as may be necessary for such conditions to be satisfied, or (2) without limiting the generality of Section 11 of this Bond Purchase Agreement, the obligations of the Purchaser and the Municipality under this Bond Purchase Agreement shall terminate, and neither the Purchaser nor the Municipality shall have any further obligations or liabilities hereunder.

All of the legal opinions, Series 2016 Bonds, proceedings, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to

be in compliance with the provisions hereof if, but only if, they are in form and substance satisfactory to the Purchaser and the Municipality.

7. TERMINATION

The Purchaser may terminate its obligations hereunder by written notice to the Municipality if, at any time subsequent to the date hereof and on or prior to the Closing Date:

(a) Legislation shall have been enacted or a decision by a court of the United States shall be rendered or any action taken by the Securities and Exchange Commission which, in the opinion of counsel to the Purchaser, has the effect of requiring the offer or sale of the Series 2016 Bonds to be registered under the Securities Act of 1933, as amended.

(b) (1) In the judgment of the Purchaser, the market price of the Series 2016 Bonds is adversely affected because (A) additional material restrictions not in force as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange, (B) a general banking moratorium shall have been established by Federal, New York or Mississippi authorities, or (2) any litigation shall be instituted, pending or threatened to restrain or enjoin the issuance or sale of the Series 2016 Bonds or in any way contesting or affecting any authority or security for or the validity of the Series 2016 Bonds, or the existence or powers of the Municipality.

(c) There shall have occurred any change that, in the reasonable judgment of the Purchaser, makes unreasonable or unreliable any of the assumptions upon which payment of debt service on the Series 2016 Bonds is predicated.

(d) There shall have occurred any material change in the business or affairs of the Municipality which, in the reasonable judgment of the Purchaser, materially adversely affects the investment quality of the Series 2016 Bonds.

(e) Any legislation, ordinance, rule or regulations shall be enacted or be actively considered for enactment by any governmental body, department or agency of the State of Mississippi, or a decision by any court of competent jurisdiction within the State of Mississippi shall be rendered, which, in the reasonable opinion of the Purchaser, materially or adversely affects the market price of the Series 2016 Bonds.

(f) A stop order, ruling regulation or official statement by or on behalf of the Office of Secretary of State of the State of Mississippi shall be issued or made to the effect that the issuance, offering or sale of the Series 2016 Bonds, or of obligations of the general character of the Series 2016 Bonds as contemplated hereby, is a violation of any provisions of the Blue Sky laws of the State of Mississippi.

(g) Any condition to the Purchaser's obligations hereunder is not satisfied or if there is any refusal, inability or failure on the part of the Municipality to comply with any of the terms or to fulfill any of the conditions provided for or contemplated by this Bond Purchase Agreement, or if for any reason the Municipality shall be unable to perform all of its obligations or satisfy conditions provided for or contemplated in this Bond Purchase Agreement.

(h) Additional material restrictions, not in force as of the date hereof, shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange.

8. CONDITION OF THE MUNICIPALITY'S OBLIGATIONS

The Municipality's obligations hereunder are subject to the Purchaser's performance of its obligations hereunder.

9. NOTICES

Any notice or other communication to be given to the Municipality and the Purchaser under this Bond Purchase Agreement may be given by delivering the same in writing as follows:

Municipality: City of Starkville, Mississippi
Attention: City Clerk
Starkville, Mississippi

Purchaser: _____
Attention: _____
_____, Mississippi

10. SUCCESSORS

This Bond Purchase Agreement is made solely for the benefit of the Municipality and the Purchaser (including their successors or assigns) and no other Person shall acquire or have any right hereunder or by virtue hereof (other than pursuant to Section 3 hereof).

11. SURVIVAL OF CERTAIN REPRESENTATIONS AND WARRANTIES

All agreements, covenants representations and warranties and all other statements of the Municipality set forth in or made pursuant to this Bond Purchase Agreement shall remain in full force and effect, regardless of any investigation, or statement as to the results thereof made by or on behalf of the Purchaser or the Municipality, and shall survive the Closing Date and the delivery of and payment for the Series 2016 Bonds.

12. GOVERNING LAW

This Bond Purchase Agreement shall be governed by the laws of the State of Mississippi.

13. MISCELLANEOUS

This Bond Purchase Agreement constitutes the only agreement among the parties hereto relating to the subject matter hereof and it supersedes and cancels any and all previous contracts, agreements or understandings with respect thereto. This Bond Purchase Agreement may not be amended or modified except in writing executed by all parties hereto.

14. COUNTERPARTS

This Bond Purchase Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Dated _____, 20__.

Very truly yours,

Name

Company

Title

Accepted on _____, 20__.

City of Starkville, Mississippi

Mayor

City Clerk

ATTACHMENT A
MATURITY SCHEDULE

ATTACHMENT B

POST ISSUANCE COMPLIANCE PROCEDURES

POST ISSUANCE COMPLIANCE PROCEDURES
CITY OF STARKVILLE, MISSISSIPPI
TAX INCREMENT FINANCING REVENUE BONDS, SERIES 2016
COTTON MILL MARKETPLACE PROJECT

DATED DATE _____
CLOSING DATE _____

All words and phrases defined in the Bond Resolution shall have the same meanings herein. In addition, as used herein, the following words and phrases shall have the following meanings:

"Bond Counsel" shall mean Jones Walker LLP, Jackson, Mississippi.

"Bond Documents" shall mean the Bond Resolution, the Federal Tax Certificate and all other documents, certificates, writings and representations delivered in connection with the issuance of the Series 2016 Bonds.

"Bond Purchase Agreement" shall mean the bond purchase agreement or agreements to be entered into between the Municipality and the Purchaser for the purchase and sale of the Series 2016 Bonds.

"Bond Resolution" shall mean the resolution of the Municipality authorizing and directing the issuance of the Series 2016 Bonds, adopted _____.

"Municipality" shall mean the City of Starkville, Mississippi.

"Clerk" shall mean the City Clerk of the Municipality.

"Code" will mean the Internal Revenue Code of 1986, as amended, supplemented or superseded.

"Federal Tax Certificate" shall mean that certain Federal Tax Certificate, dated as of _____, executed by the Municipality in connection with the issuance of the Series 2016 Bonds.

"Governing Body" shall mean the Mayor and Board of Aldermen of the Municipality.

"Infrastructure Improvements" shall mean constructing various infrastructure improvements including, but not limited to, installation and/or relocation of utilities such as water, sanitary sewer, natural gas lines, electricity, construction of drainage improvements, construction of roadways and curb and gutter, installation of traffic signalization and signage, acquisition of rights of way, landscaping of rights-of-way, related engineering fees, attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs, which project is undertaken in connection with the development of commercial retail shopping center and other related development, pursuant to plans presented to and approved by the Municipality.

"Mayor" shall mean the Mayor of the Municipality.

"Paying Agent" shall mean _____, Mississippi, which shall act as paying agent, registrar and transfer agent for the Series 2016 Bonds.

"Procedures" shall mean these Post Issuance Compliance Procedures.

"Purchaser" shall mean _____, the purchaser of the Series 2016 Bonds.

"Regulations" shall mean the regulations issued pursuant to the Code.

"Responsible Party" shall mean the party specified in each section of these Procedures as being responsible for compliance with these procedures.

"Series 2016 Bond" or "Series 2016 Bonds" shall mean the Tax Increment Financing Revenue Bonds, Series 2016 (Cotton Mill Marketplace Project), of the Municipality authorized and directed to be issued in the Bond Resolution.

General

These Post Issuance Compliance Procedures are intended to complement, but not to be a substitute for, the requirements set forth in the Federal Tax Certificate and the Series 2016 Bond Documents.

Information Regarding the Series 2016 Bonds:

The Series 2016 Bonds [were] [were not] publicly offered, and the issue price (the "Issue Price") is the price paid by the first buyer of the Series 2016 Bonds (the aggregate payments made by the Purchaser under the Bond Purchase Agreement, including modifications thereof).

As certified by the Purchaser, the yield on the Series 2016 Bonds is not less than _____% per annum.

Use of Proceeds

All of the proceeds of the Series 2016 Bonds must be spent for the Infrastructure Improvements. The Series 2016 Bond Documents provide that any proceeds of the Series 2016 Bonds remaining after completion of the projects to be financed within the Infrastructure Improvements shall be transferred to the TIF Bond Fund. If the amount remaining exceeds two percent (2.0%) of the proceeds of the Series 2016 Bonds, then Bond Counsel should be contacted to insure compliance with the Code and the Regulations.

Temporary Periods

Requirements:

Generally, sale and investment proceeds of this issue have a 3-year temporary period wherein the Municipality may invest at unrestricted yields. In order to qualify for the temporary period, the Municipality has certified that it expects to satisfy the following requirements:

Time Test:

Option 1 The Municipality has entered into substantial binding commitments to expend at least 5% of the net sale proceeds on capital projects.

Option 2 The Municipality has certified that it reasonably expects to incur, [within 6 months] from the date of issuance (_____), a substantial binding commitment to expend at least 5% of the net sale proceeds on capital projects.

3-Year Temporary Period:

At least 85% of the net sales proceeds should be expended by the end of the 3 year period following the date of issuance, or _____.

Timing: If the Municipality is not on schedule to comply by the stated deadlines, the Responsible Party should contact Bond Counsel.

Responsible Party: _____
Initials of City Clerk

Pace of Spending of Proceeds

Requirements:

The Federal Tax Certificate states the Municipality's expectation that it will meet the [Six] [Eighteen] [Twenty-four] Month Rebate Exception] described below:

Timing: On or prior to _____, the Responsible Party shall review all expenditures to determine whether the proceeds of the Series 2016 Bonds have been spent as required for such exception. If this expectation has not been met, the Responsible Party should immediately contact Bond Counsel.

Six Month Exception. All proceeds of the Series 2016 Bonds will be expended by no later than _____, and therefore the Municipality reasonably expects to satisfy the 6-month rebate exception of Section 1.148-7(c) of the Treasury Regulations.

18-Month Spending Rebate Exception. The Municipality plans and expects that: at least (15%) fifteen percent of the gross proceeds of the Series 2016 Bonds (as defined in Section 1.148-7(d)(3) of the Treasury Regulations) will be spent within the six-month period beginning on the Issue Date; at least 60 percent of such proceeds will be spent for such purposes within the one-year period beginning on the Issue Date; and 100% of such proceeds will be spent for such purposes within the 18-month period beginning on the Issue Date; provided that the spending requirement for the third spending period will be deemed satisfied if the Municipality holds a reasonable retainage (as defined in Section 1.148-7(h) of the Treasury Regulations) and allocates such reasonable retainage to expenditures within 30 months of the Issue Date. For purposes of the preceding sentence, the term "gross proceeds" includes any proceeds and replacement proceeds of the Series 2016 Bonds, other than amounts (1) in a bona fide debt service fund, (2) that, as of the Issue Date, are not reasonably expected to be gross proceeds but that become gross proceeds after the end of the 18-month spending period, (3) representing sale or investment proceeds derived from payments under any purpose investment of the issue and (4) representing repayments of grants (as defined in Section 1.148-6(d)(4) of the Treasury Regulations) financed by the issue.

Twenty-Four Month Spending Rebate Exception. (a) The Municipality reasonably expects that at least seventy-five percent (75%) of the available construction proceeds (as defined in subparagraph (c) below) of the Series 2016 Bonds will be used for construction expenditures (as defined in subparagraph (d) below) with respect to property which is owned by the Municipality. The Series 2016 Bonds are not private activity bonds as such term is defined in the Code.

(b) The Municipality reasonably expects that: at least ten percent (10%) of the available construction proceeds of the Series 2016 Bonds will be spent on the Project within the six-month period beginning on the Closing Date; at least forty-five percent (45%) of such proceeds will be spent on the Project within the one-year period beginning on the Closing Date; at least seventy-five percent (75%) of such proceeds will be spent on the Project within the eighteen-month period beginning on the Closing Date; and one hundred percent (100%) of such proceeds will be spent on the Project within the two-year period beginning on the Closing Date; provided that the spending requirement for the fourth (4th) spending period will be deemed satisfied if the Municipality holds a reasonable retainage (as defined in subparagraph (e) below) and allocates such reasonable retainage to expenditures within three (3) years of the Closing Date. In addition, the spending requirement for the fourth (4th) spending period will be deemed satisfied with respect to unspent proceeds that do not exceed the lesser of three percent (3%) of the issue price of the Series 2016 Bonds or _____ (\$ _____) so long as the Municipality exercises due diligence to complete the Project. For purposes of determining compliance with the spending requirements as of the end of the first (1st) three (3) spending periods, available construction proceeds include the amount of future earnings the Municipality reasonably expected as of the Closing Date.

(c) For purposes of subparagraphs (a), (b) and (e), the term "available construction proceeds" means the sum of (1) the issue price (within the meaning of Section 1273 and 1274 of the Code) of the Series 2016 Bonds; and (2) earnings, if any, on the amounts described in clauses (1); and (3) the costs of issuance financed by the Series 2016 Bonds. For purposes of determining "available construction proceeds," earnings include earnings on any tax-exempt bond and earnings on gross proceeds used to pay issuance costs financed by the Series 2016 Bonds. Pre-issuance accrued interest on the Series 2016 Bonds and earnings thereon may be disregarded. The following are not "available construction proceeds:" amounts that are not gross proceeds because of the application of the universal cap rules of Section 1.148-6(b)(2) of the Treasury Regulations; amounts that are received as payment on any obligations acquired to carry out the governmental purpose of the issue and earnings thereon; and, repayments of grants financed by the Municipality.

(d) For purposes of subparagraphs (a) and (b), the term "construction expenditures" means capital expenditures (as defined in Section 1.150-1 of the Treasury Regulations) that are allocable to the cost of real property (as defined in Section 1.148-7(c)(3)(i) of the Treasury Regulations) or constructed personal property (as defined in Section 1.148-7(g)(3) of the Treasury Regulations). Except for certain acquisitions under turnkey contracts (as defined in Section 1.148-7(g)(2) of the Treasury Regulations), construction expenditures do not include expenditures for acquisitions of interests in land or other existing real property.

(e) For purposes of subparagraph (b), the term "reasonable retainage" means an amount, not to exceed five percent (5%) of available construction proceeds as of the end of the fourth (4th) spending period, that is retained for reasonable business purposes relating to the property financed with the proceeds of the Series 2016 Bonds).

Responsible Party: _____
Initials of City Clerk

TIF Bond Fund – Avoidance of Arbitrage Rebate

Requirements:

The moneys in the TIF Bond Fund may be invested without restriction as long as the fund is used primarily to achieve a proper matching of tax revenues with principal and interest payments. If (1) the amount therein following the principal and interest payment on _____ of each year exceeds \$ _____ (one-twelfth (1/12 of the lowest annual debt service on the Series 2016 Bonds) , and (2) any investments in the TIF Bond Fund exceed _____ %, then Bond Counsel should be contacted.

Timing: _____ of each year immediately following the principal and interest payment on _____ of each year.

Responsible Party: _____
Initials of City Clerk

Private Use of Bond Financed Facilities

Requirements:

The restrictions on private use of property are set forth in the Federal Tax Certificate.

Private use may result from the sale or lease of bond-financed property or the granting of special legal entitlements to a private business or the Federal government. Private business use can also result from contracts that permit private business activities to be conducted using bond-financed property or from research performed in a bond financed facility for private parties or the Federal government. In addition, private use may result if private non-profit entities have regular and extended use of bond financed property.

Timing:

Any material agreement that permits a private business or the Federal Government or any private non-profit entity to use bond-financed property should be reviewed prior to execution. Annually, a general review of the use of bond financed facilities should be conducted. Bond-financed property should not be sold or leased without first consulting with Bond Counsel.

Responsible Party:

Initials of City Clerk

Remedial Action Upon Change in Use

Requirements:

A deliberate action that changes the use of the bond financed property and results in private business use in excess of permitted amounts can be remedied if remedial action is taken under Treasury Regulation §1.141-12.

Remedial action generally consists of redemption or defeasance of a portion of the outstanding bonds.

Timing: The remedial action generally must be implemented within 90 days of the deliberate action.

Responsible Party:

Initials of City Clerk

Record Retention

Requirements:

Records relating to the bond issue should be maintained until three years after all of the Series 2016 Bonds have been retired.

Records include the bond transcript, documentation of expenditures, and documentation of the government and private use of the bond financed property.

Timing: Ongoing.

Responsible Party: _____
Initials of City Clerk

Reporting to the Internal Revenue Service

Requirements:

IRS Form 8038-G for the Series 2016 Bonds will be filed promptly after the Closing but in any event on or before the 15th day of the second (2nd) calendar month after the close of the calendar quarter in which the Series 2016 Bonds were issued.

Timing: IRS Form 8038-G should be filed promptly after closing and no more than the date described above.

Responsible Party: Bond Counsel

Dated _____.

City of Starkville, Mississippi

_____, Mayor

ATTEST:

_____, City Clerk

BOND TRANSCRIPT CERTIFICATE

STATE OF MISSISSIPPI OKTIBBEHA COUNTY

I, Lesa Hardin, the duly qualified and acting City Clerk of the City of Starkville, Mississippi (the "Municipality"), hereby certify that the following persons have constituted the duly qualified and acting members of the Governing Body of the Municipality at all times relative to the proceedings pertaining to the issuance of the Tax Increment Financing Revenue Bonds, Series 2016 (Cotton Mill Marketplace Project) (the "Series 2016 Bonds"), to wit: Ben Carver, David Little, Scott Maynard, Roy A'. Perkins, Jason Walker, Lisa Wynn, Henry N. Vaughn, Sr.

I further certify that Parker Wiseman, was the duly qualified and acting Mayor of the Municipality at all times relative to the proceedings pertaining to the issuance of the Series 2016 Bonds.

I further certify that the time set for holding regular meetings of the Mayor and Board of Aldermen (the "Governing Body") as set by its order is on the first and third Tuesday of each month at 5:30 o'clock p.m., unless otherwise specified by the Governing Body.

I hereby certify that the attached and foregoing pages included in this bond transcript constitute a full, true and complete transcript of all of the proceedings of the Governing Body which relate to and/or affect the issuance and sale of negotiable interest-bearing Series 2016 Bonds.

I further certify that this transcript includes all legal papers pertaining to the issuance of the Series 2016 Bonds, including excerpts of minutes of meetings of the Governing Body, resolutions and proofs of publication, all of which are on file in my office in the City Hall, and that all of the minutes for the meetings presented in this transcript have been properly signed as required by law.

I further certify that none of these proceedings or resolutions of the Governing Body in the matter of the issuance and sale of the Series 2016 Bonds have been amended, modified, vacated or rescinded in any manner, except as may be indicated; that all resolutions contained herein have been submitted to and approved by the Mayor of the Municipality; and that no appeal has been taken from any of the actions of the Governing Body in connection with said matter.

I further certify that there is no litigation now pending or threatened in any way involving the issuance and sale of the Series 2016 Bonds.

WITNESS MY SIGNATURE AND THE OFFICIAL SEAL OF THE CITY OF STARKVILLE
MISSISSIPPI, this the _____ day of _____, 2016.

CITY OF STARKVILLE, MISSISSIPPI

(SEAL)

SUBMITTED TO AND APPROVED BY:

Lesa Hardin, City Clerk

Parker Wiseman, Mayor



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Board of Aldermen
AGENDA DATE: 02/16/2016
PAGE:

SUBJECT: Discussion and Consideration of the approval of a resolution regarding the enforcement of parking in the downtown area.

AMOUNT & SOURCE OF FUNDING

FISCAL NOTE:

AUTHORIZATION HISTORY:

REQUESTING

DEPARTMENT: Board of Aldermen

DIRECTOR'S

AUTHORIZATION: Alderman David Little

FOR MORE INFORMATION CONTACT: Alderman David Little

SUGGESTED MOTION:

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF STARKVILLE, MISSISSIPPI ESTABLISHING HOURS AND
LOCATION OF ENFORCEMENT OF ON-STREET PARKING
REGULATIONS IN THE DOWNTOWN AREA**

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, (the “Board” of the “City”), acting for and on behalf of the City, hereby find, determine and adjudicate as follows:

1. Section 106-393 of the City’s Code of Ordinances states that “(o)n-street parking in the downtown area shall be limited to two hours per vehicle where marked or posted, except for other time limits or restrictions as marked or posted.”
2. Section 106-396 of the City’s Code of Ordinances states that “(t)he mayor and board of aldermen are authorized to adopt by resolution such rules and regulations as are necessary to effectuate the provisions of this article and to provide for safe parking.”
3. In order to provide for the orderly, harmonious, and economic growth of the City’s downtown area, it is necessary and proper to provide specific rules and regulations for onstreet parking downtown.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

SECTION 1. The City shall enforce the two-hour parking time limit stated in Section 106-393 of the City’s Code of Ordinances for on-street parking from 8 a.m. to 7 p.m., Monday through Friday, in the following locations: Main Street from Jackson Street to Meigs Street, Lafayette Street from Main Street to Lampkin Street, Jackson Street from Jefferson Street to Lampkin Street, and Washington Street from Jefferson Street to Lampkin Street (collectively the “Downtown Area”).

SECTION 2. The City shall post signs in the Downtown Area to inform the public of the two-hour weekday parking time limit.

SECTION 3. The Starkville Police Department shall enforce the two-hour weekday parking time limit in the Downtown Area and shall prosecute violators consistent with the provisions of Starkville’s Code of Ordinances Sections 106-404 through 106-411 and the schedule of fines and penalties established by Starkville’s Code of Ordinances and/or the Municipal Court.

Alderman _____ moved and Alderman _____
seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Ben Carver	voted: _____
Alderman David Little	voted: _____
Alderman Scott Maynard	voted: _____
Alderman Roy A.’ Perkins	voted: _____
Alderman Jason Walker	voted: _____

Alderman Lisa Wynn	voted: _____
Alderman Henry Vaughn, Sr.	voted: _____

The motion having received the affirmative vote of a majority of the members present, the Mayor declared the motion carried and the resolution adopted this, the 16th day of February, 2016.

City of Starkville, Mississippi

Parker Wiseman, Mayor ATTEST:

Lesa Hardin, City Clerk



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Code Compliance
AGENDA DATE: 02/16/2016
PAGE: 1 of 7

SUBJECT: Discussion and Consideration of the approval of travel request for Code Enforcement Officer Jeff Lyles to attend the Mississippi Association of Code Enforcement Education Conference from March 16-18, in Ridgeland, MS.

AMOUNT & SOURCE OF FUNDING The estimated cost of the event will be \$694.16.

FISCAL NOTE: Line item 001-190-690-553 training

AUTHORIZATION HISTORY: Jeff has attended this continuing education course on an annual basis.

REQUESTING
DEPARTMENT: Community Development

DIRECTOR'S
AUTHORIZATION: Buddy Sanders
(662) 323-2525, Ext.131

FOR MORE INFORMATION CONTACT: Buddy Sanders or Jeff Lyles

SUGGESTED MOTION:

Move approval of the travel request for Code Enforcement Officer Jeff Lyles to attend the Mississippi Association of Code Enforcement Education Conference from March 16-18, in Ridgeland, MS. with a total cost of \$694.16, to be taken from Line item 001-190-690-553 training



MACE Educational Conference

Hosted by the City of Ridgeland

March 16-18, 2016



REGISTRATION FORM (deadline March 1st)

Personal Details – please print.

Name:	JEFFERY B. LYLES
Jurisdiction:	STARKVILLE
Telephone:	662-418-3404
Email:	JBLYLES@CITYOFSTARKVILLE.ORG

Conference Registration Fees

☒ \$75 Includes lunch and refreshments on all three days

Payment Method –

☒ Check enclosed Made payable to MACE

Please send registration by mail to:

Registration Deadline **March 1, 2016**

MS Assn of Code Enforcement
P.O. Box 1537
Madison, MS 39130

Information: Harvey Luby (601) 856-6336
Email: hluby@madisonthecity.com

Registration Cancellation Policy –Registration fees will not be refunded.

Signature: _____

Date: _____

2-5-2016



Mississippi Association of Code Enforcement Educational Conference

March 16 - 17 - 18, 2016

Registration: 8:00 to 9:00 am

Meeting: 9:00 to 5:00 pm Wednesday

8:30 to 5:00 pm Thursday

8:30 to 2:00 pm Friday

Home Builders Association of Jackson

195 Charmant Dr.

Ridgeland, MS 39157

Please join MACE for our Educational Conference hosted by the City of Ridgeland

- Registration Fee: \$75/person (includes refreshments & lunch on all three days)

- Pre-Registration:

➤ Mail the attached registration form to

MS Assn of Code Enforcement

PO Box 1537

Madison, MS 39130

- Please email your RSVP to hluby@madisonthecity.com or call (601) 856-6336

Hotel Accommodations:

Rooms have been reserved for MACE

At a discounted government rate

Hyatt Place (601) 898-8815

1016 Highland Colony Parkway

Ridgeland, MS 39157

\$99.00 per night

TRAVEL EXPENSE VOUCHER/REIMBURSEMENT

CITY OF STARKVILLE

CITY HALL

NAME: Jeffery B Lyles
DATE: March 16-18
DEPARTMENT: Code Enforcement
FUND:
PURPOSE OF TRIP: Education

TOTAL OF TRAVEL BREAKDOWN

MEALS: \$ 181.00
TRAVEL (POV): \$ 141.16
TRAVEL (COV): \$
HOTEL: \$ 297.00
Registration Fee 75.00 made out to M.A.C.E.
travel & meal to me Hotel check made out to ,Hyatt Place
TOTAL 694.16



EMPLOYEE SIGNATURE

DEPARTMENT HEAD

MEAL BREAKDOWN

DATE	BREAKFAST	LUNCH	DINNER	INCIDENTALS	TOTAL
3-15-16	0.00	0.00	23.00	5.00	\$ 28.00
3-16-16	23.00	0.00	23.00	5.00	\$ 51.00
3-17-16	23.00	0.00	23.00	5.00	\$ 51.00
3-18-16	23.00	0.00	23.00	5.00	\$ 51.00
TOTAL:	\$ 63.00	\$ 0.00	\$ 92.00	\$ 20.00	\$ 181.00

MILEAGE TRAVELED

DATE	STARTING POINT	ENDING POINT	MILES TRAVELED	RATE PER MILE	AMOUNT TOTAL
3-15-16	Starkville, Ms	Ridgeland, Ms	118.2	0.54	\$ 63.83
3-16-16	In town travel	In town travel	25	0.54	\$ 13.50
3-18-16	Ridgeland, Ms	Starkville, Ms	118.2	0.54	63.83
TOTAL:			261.4	0.54	\$ 141.16

From: Starkville, MS.

To: Ridgeland, MS.

Total Distance: 118.2 miles

Total Time: 2 hrs 18 min

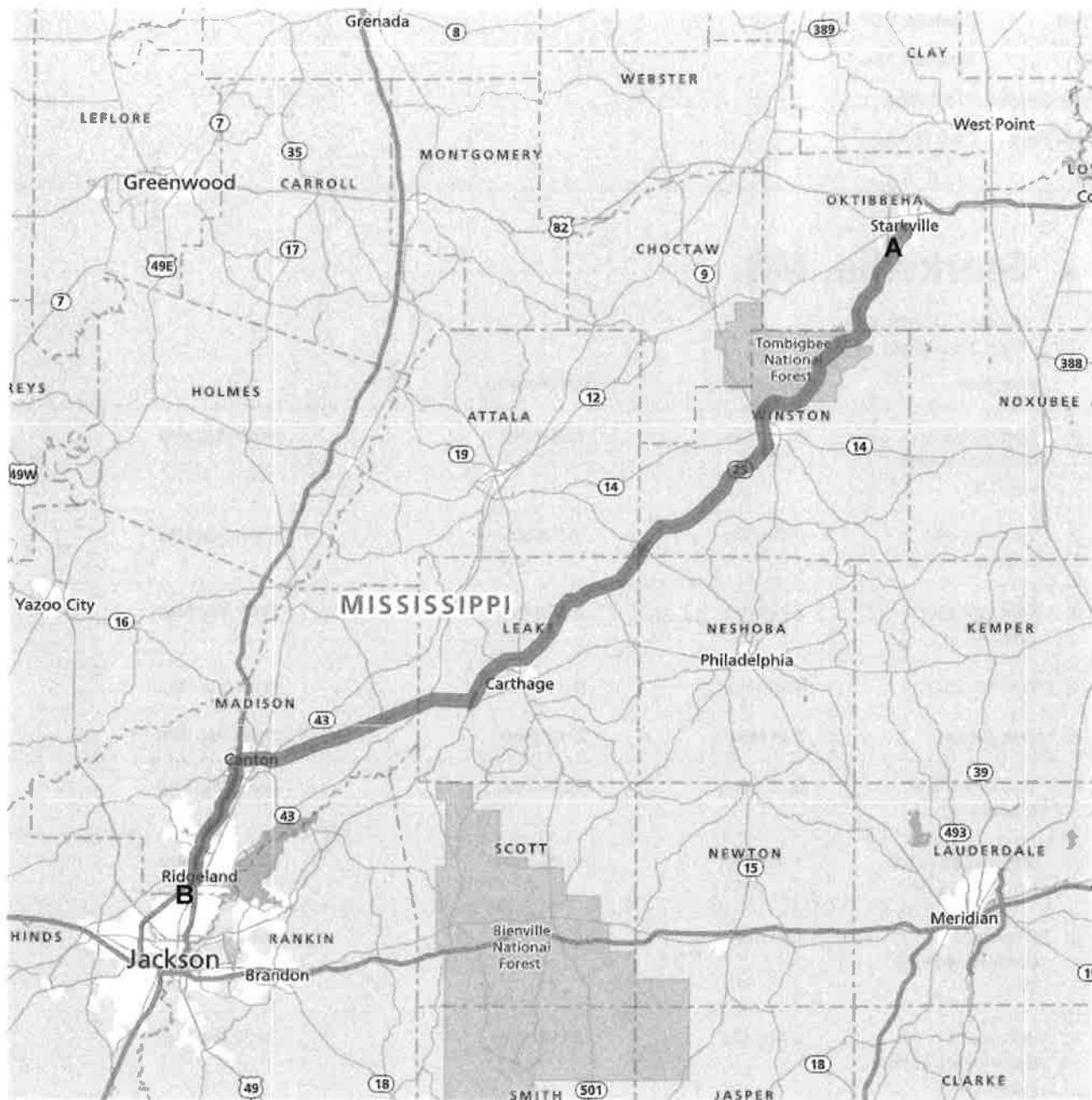
A Starkville, MS.

Distance: 118.198 miles

Time: 2 hrs 18 min

Directions	Distance	Total Distance	
1. Start out going northwest toward Lynn Ln.	0.02 miles	0.02 miles	Show Step Map
2. Turn right onto Lynn Ln.	0.18 miles	0.2 miles	Show Step Map
3. Turn right onto Louisville St.	5.69 miles	5.89 miles	Show Step Map
4. Take MS-25.	70.69 miles	76.58 miles	Show Step Map
5. Take the exit.	0.49 miles	77.07 miles	Show Step Map
6. Turn slight right onto MS-16.	23.17 miles	100.24 miles	Show Step Map
7. Stay straight to go onto E Peace St.	1.59 miles	101.83 miles	Show Step Map
8. E Peace St becomes W Peace St.	1.39 miles	103.22 miles	Show Step Map
9. W Peace St becomes MS-22/W Fulton St.	0.74 miles	103.96 miles	Show Step Map
10. Merge onto I-55 S.	14.24 miles	118.2 miles	Show Step Map

B Ridgeland, MS.



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From: Hyatt Hotels <info@t.hyatt.com>
Sent: Friday, February 05, 2016 10:18 AM
To: jblyles@cityofstarkville.org
Subject: Hyatt Place Jackson/Ridgeland - Change - JEFFERY LYLES - March 15, 2016 - 11774852

Hotel Website | [Hyatt Place Gateway has detected a problem with your browser. Please visit Hyatt.com for more information.](#)
[Visit Hyatt.com](#) | [Customer Service](#)

 **RESERVATION CHANGE**

 **STAY IN THE KNOW - SIGN UP FOR EMAIL TODAY** ▶



Confirmation Number: 11774852

Check-In Date: Tuesday, March 15, 2016
Hotel Check-In Time: 3:00 PM

Check-Out Date: Friday, March 18, 2016
Hotel Check-Out Time: 12:00 PM

Hyatt Place Jackson/Ridgeland
1016 Highland Colony Parkway
Ridgeland, Mississippi, USA, 39157
Tel: +1 601 898 8815

[CHANGE RESERVATION](#)

[HOTEL INFORMATION](#)

[MAP & DIRECTIONS](#)

Dear JEFFERY LYLES,

Your reservation at Hyatt Place Jackson/Ridgeland has been changed. We look forward to welcoming you soon.

Thank you,

Hyatt Place Jackson/Ridgeland Team

To change your reservation or speak with us directly, please contact your local global contact center.

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ADDITIONAL RESERVATION DETAILS

Guest Name: JEFFERY LYLES

Number of Adults: 1

Number of Children: 0

Number of Rooms: 1

Room(s) Booked: KING BED

Room Description: Hyatt Grand Bed:Cozy Corner sofa-sleeper Free WIFI:42in TV:Free Hot breakfast

Nightly Rate per Room:

March 15 - March 17 **99.00 US DOLLARS**

Type of Rate: MS ASSOCIATION O

Rate Information: Rate is eligible to earn points and tier credit.

CANCELLATION POLICY:

CXL 24HRS PRIOR TO HOTEL CHECK IN TIME

Additional Tax, Fees & Service Charges

CITY TAX: 8.00%



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 145

SUBJECT:

Discussion and Consideration of an Appeal of the recommendation by the Planning and Zoning Commission for RZ 15-05 a request for the rezoning of several parcels located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage with parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00.

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicant, Capital Growth, received a recommendation of approval with conditions from the Planning and Zoning Commission for the rezoning of several parcels on University Drive on October 13, 2015. The request for rezoning had one parcel (101C-00-002.00) to be rezoned from T-4 to T-6, one parcel (101C-00-001.00) to be rezoned from C-2 to T-6, and four parcels (101D-00-001.00; 101D-00-002.00; 101D-00-003.00; 101D-00-004.00) to be rezoned from T-5 to T-6. The Commission voted 4-2 in favor of the approval. A petition appealing the Commission's recommendation was presented to City Staff on November 16, 2015. The petition included the names of property owner's within 160ft of the subject properties. The property owners on the petition own 13 of the 41 properties within 160ft or 31.7%. This exceeds the 20% required for a super majority vote for approval. The appeal was notice by legal ad in the Starkville News and by letter on February 1, 2016.

Requested Conditions:

1. Buildings within one hundred and seventy feet of University Drive not exceed four stories in height.
2. The first floor of buildings adjacent to University Drive are to be retail.
3. Buildings along western line adjacent to R-1 property will be required to have a buffer.
4. In addition to the site being required to meet the requirements of the current Stormwater Ordinance, post-development runoff cannot exceed pre-development runoff at the point of sub-basin discharge for a 2 and 10 year event.
5. A traffic study will need to be submitted to City staff prior to Board of Aldermen meeting.
6. There be a Construction easement via Collegeview Street.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTION:

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: Board of Aldermen
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Christopher Kritzman/ Capital Growth Properties, Applicant
SUBJECT: RZ 15-05 Request for rezoning of several parcels located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage with parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00
DATE: NOVEMBER 11, 2015

The purpose of this report is to provide information regarding the request by Christopher Kritzman/ Capital Growth Properties on behalf of HBC III, LLC, BSquare, LLC, and Mary Ann & Hall D. Fuller to rezone a total of six properties from C-2/T5/T4 to T6. The six parcel total +/- 7.58 acres. The parcels are located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage. Please see attachments 1-13.

BACKGROUND INFORMATION

The properties are currently under contract and plans for development are being made. In order to achieve the density with the mix of retail and residential, the applicant is request to rezone all the properties to T6.

Zoning Change Subject Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map	Owner
101C-00-001.00	R-2A	C-2	C-2	C-2	BSquare
101C-00-002.00	C-2	C-2	C-2	T-4	HBC III
101D-00-001.00	C-2	C-2	C-2	T-5	Fuller
101D-00-002.00	C-2	C-2	C-2	T-5	Fuller
101D-00-003.00	C-2	C-2	C-2	T-5	Fuller
101D-00-004.00	C-2	C-2	C-2	T-5	Fuller

Zoning Change Adjacent Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map	
North	R-2A	R-3	R-1	T4	
East	C-2	C-2	R-1	T4	
South	C-2	C-2	C-2	T5/T6	

West	C-2/R-2A	C-2	R-1	T6/R-1	
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Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	T4	Undeveloped
East	T4	Undeveloped
South	T5	Commercial/Residential
West	T5/R1	Commercial/Residential

NOTIFICATION

43 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 September 25th 2015 and a placard was posted on the property. As of this date, the Planning Office has received no phone call against this request. Two phone calls for request for information were received.

REZONING REQUEST

The subject rezoning requests are from C-2 General Business, T4 District, and T5 District to a T6 District. Differences between zones are:

Current Zoning District

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.
8. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.
9. All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period on no longer than 12 months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.

(Ord. No. 2014-4, 9-16-14)

§ 3 - SPECIFIC TO T4 DISTRICTS

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeward, Sideyard, or Rearyard. (see Table 3)

- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.
- (d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.
- (e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- (f) Reserved.
- (g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

- (a) Buildings may combine up to two (2) Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.
- (d) Lodging Uses shall be owner occupied.
- (e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.
- (f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.
- (g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

- (a) Driveways shall be no wider than 10 feet in the first Lot Layer.

- (b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

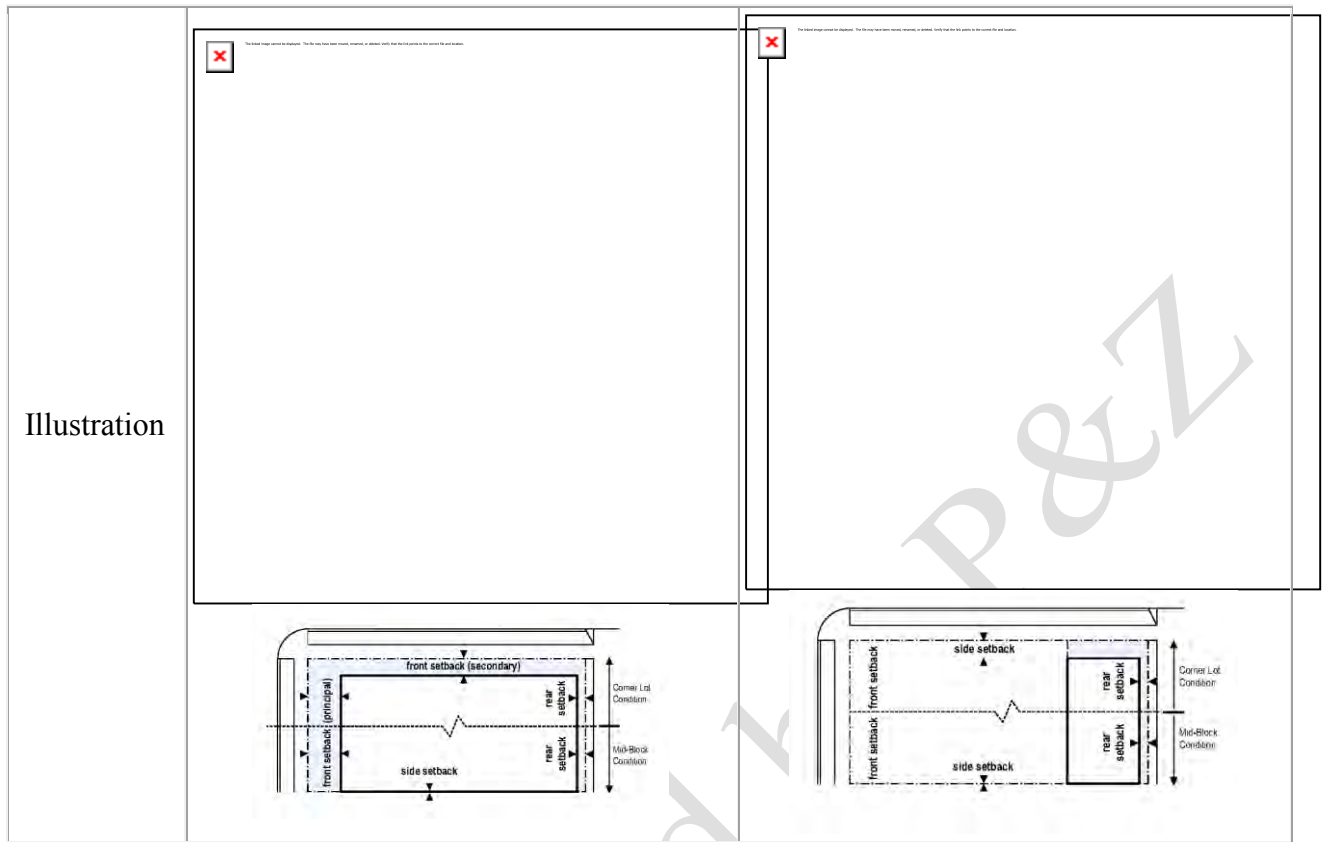
6.6 LANDSCAPE

- (a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the specifications of Table 8.
- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.

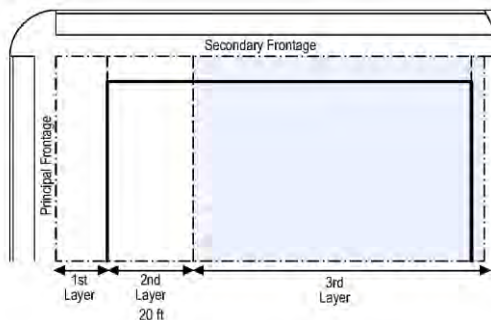
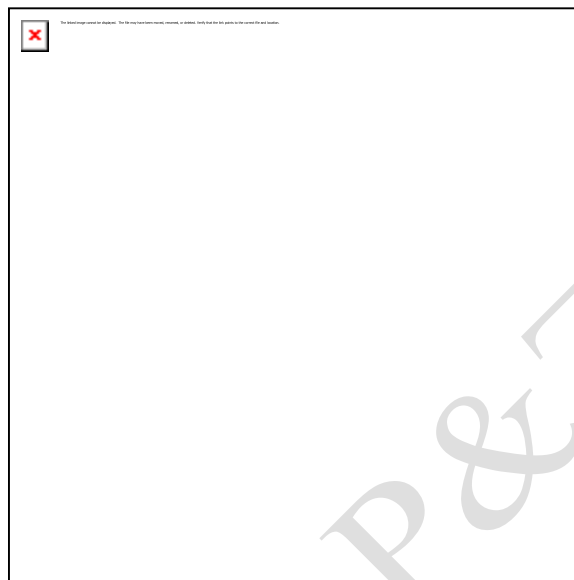


	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories

Illustration	
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PARKING PLACEMENT	
1. Uncovered parking spaces may be provided within the third Layer.	
2. Covered parking shall be provided within the third Layer.	

3. Trash containers shall be stored within the third Layer.



Sec. T. - § 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

7.2 - LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.

- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 - BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.

- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 - PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 - SIGNAGE

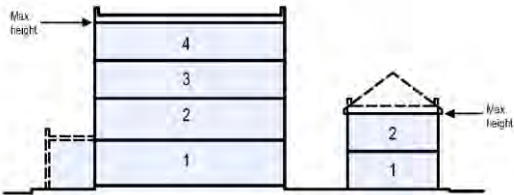
- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.

Illustration	The front image cannot be displayed. The front image cannot be displayed. The front image cannot be displayed. The front image cannot be displayed.	The front image cannot be displayed. The front image cannot be displayed. The front image cannot be displayed. The front image cannot be displayed.
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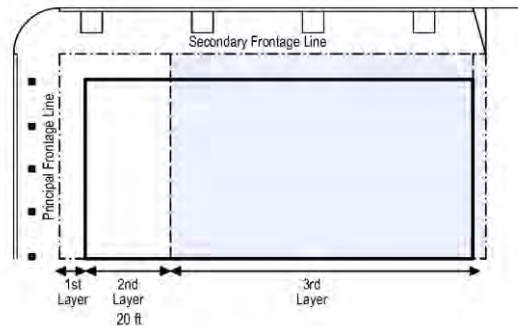
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories

Illustration



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer.
2. Covered parking shall be provided within the third layer.
3. Trash containers shall be stored within the third Layer.



Proposed Zoning District § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.

- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

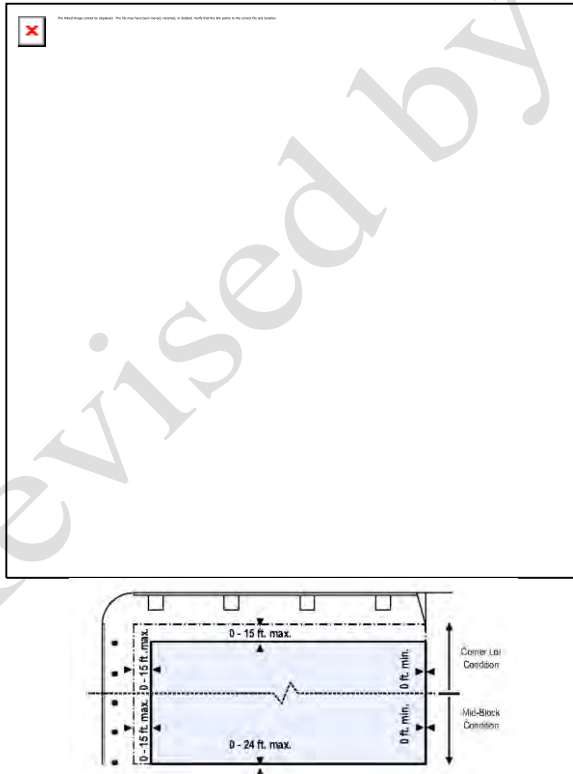
- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

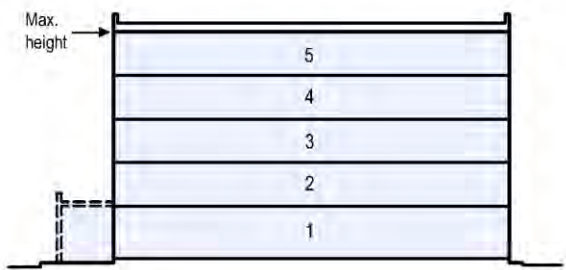
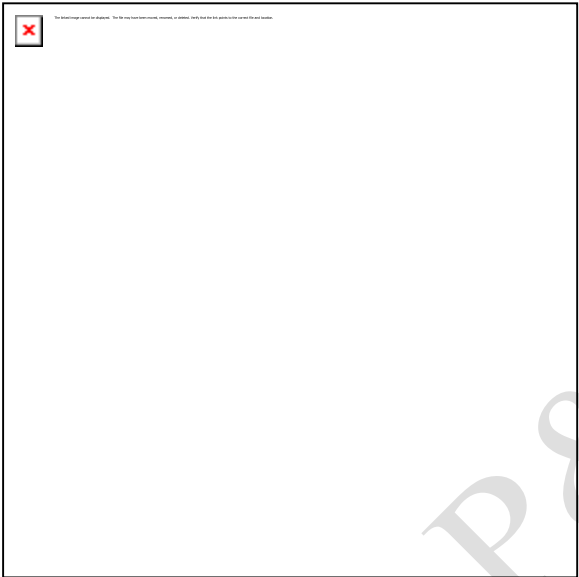
8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration	 The diagram illustrates the setbacks and signage placement for a building. It shows a large rectangle representing the building footprint, with a smaller rectangle inside representing the signage area. Dimensions are provided for setbacks and signage placement. A small red 'X' icon is in the top left corner of the building footprint.	n/a

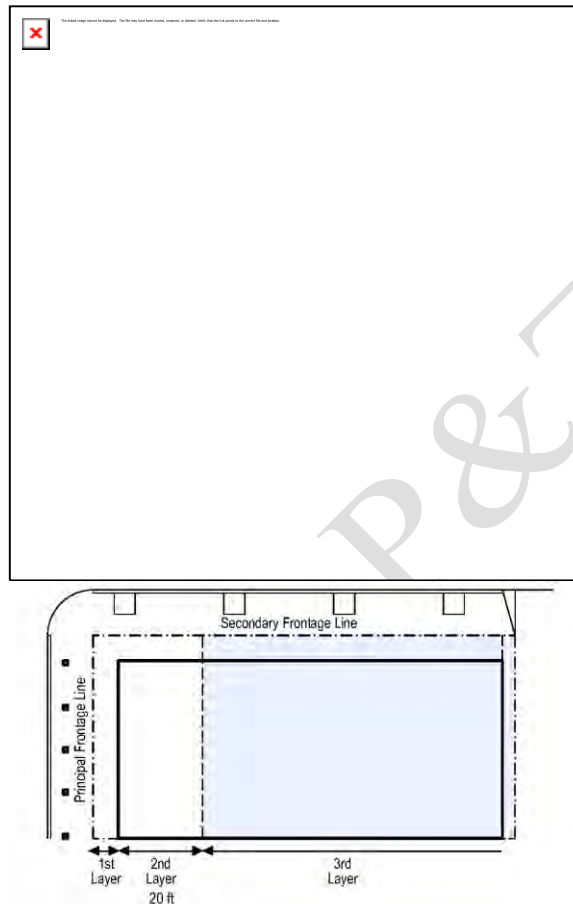
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a

Illustration



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.



STATE REZONING CRITERIA

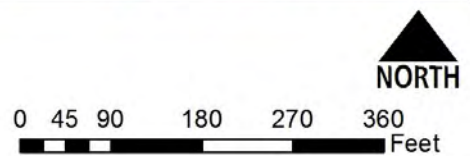
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error.
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.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcels were a part of this code update.

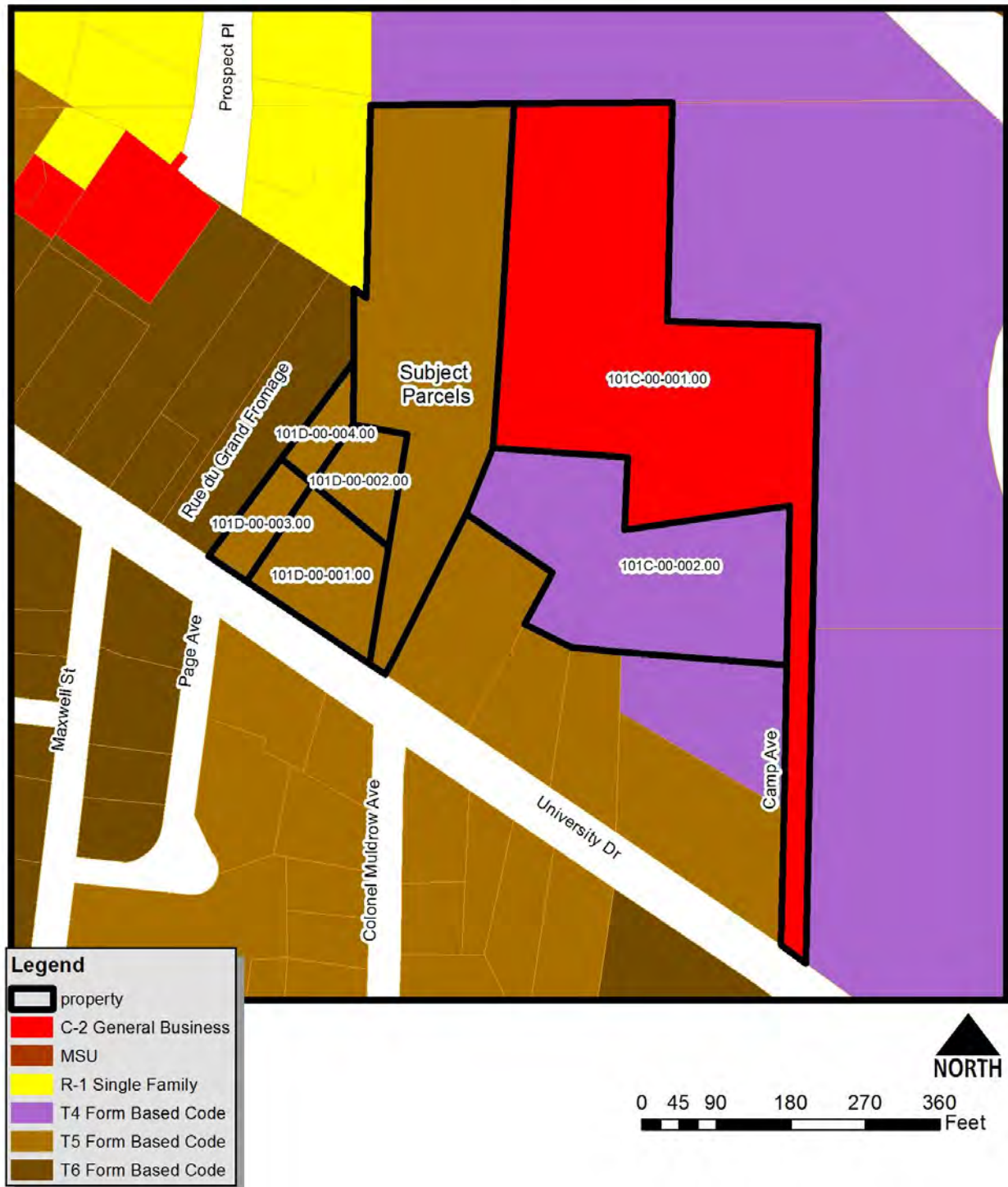
REQUESTED CONDITIONS

1. Buildings within one hundred and seventy feet of University Drive not exceed four stories in height. (Revised by P&Z)
2. The first floor of buildings adjacent to University Drive are to be retail.
3. Buildings along western line adjacent to R-1 property, will be required to have a buffer.
4. In addition to the site being required to meet all requirements of the current Stormwater Ordinance, post-development runoff cannot exceed pre-development runoff at the point of sub-basin discharge for a 2 and 10 year event.
5. A traffic study will need to be submitted to City staff prior to Board of Aldermen meeting.
6. There be a Construction easement via College View Street. (Added by P&Z)

Attachment 1
RZ 15-05 Aerial



Attachment 2
RZ 15-05 Zoning



Attachment 3

As Revised by P&Z



View looking north at one of the subject properties



View looking north at subject properties on Camp Avenue



View looking north at existing apartment building on subject properties

Attachment 6

As Revised by P&Z



View looking west at rental unit on subject properties

Attachment 7

As Revised by P&Z



View of adjacent property to the west of subject properties

Attachment 8

As Revised by P&Z



View of adjacent properties to the west of subject properties



View of adjacent property to the east of subject properties

Attachment 10

As Revised by P&Z

As Revised by P&Z

Attachment 12
Applicant Reports

As Revised by P&Z

Attachment 13
Economic Impact

As Revised by P&Z

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September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The Mary Ann and Hal D. Fuller Property - Lots 29, 30, 31, and
31-A of Block 28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Lots 29, 30, 31, and 31-A of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by Mary Ann and Hal D. Fuller, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the Mary Ann and Hal D. Fuller property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcels 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00. The lots are currently zoned T5. Property to the North is zoned T4, and is currently vacant. Property to the South is zoned T5, and is Multifamily Residential and Retail in use. Property to the East is zoned T5, T4, and C-2 and is Multifamily Residential in use. Property to the West is zoned T6 and R-1, and Multifamily and Single Family Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from T5 to T6 to allow them to develop the subject property to meet the changing needs of the surrounding neighborhood. The subject property is currently zoned T5, and one of the primary factors in requesting a T6 zone is to utilize the unique topography of the subject property to construct a five (5) story building that will not impose on the surrounding properties. The current T5 zone will not allow Capital Growth Properties to develop the property in a manner that will provide a return on their investment.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between T5 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Section T are:

T5: Sec. T - § 4. - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

7.2 - LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 - BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and

terraces may Encroach the first Lot Layer 100% of its depth.

- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other

Use.

- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 - PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear

Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

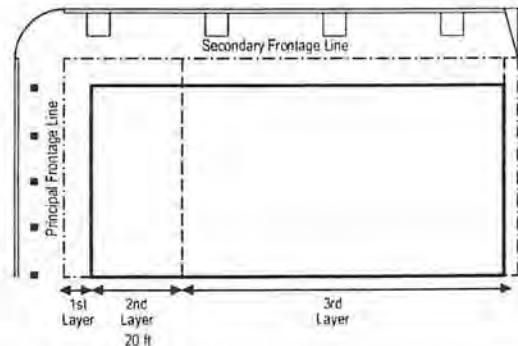
TABLE 13. T5 BUILDING HEIGHT

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

TABLE 14. T5 PARKING PLACEMENT

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer.
2. Covered parking shall be provided within the third layer.
3. Trash containers shall be stored within the third Layer.



T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table

15)

- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking

requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

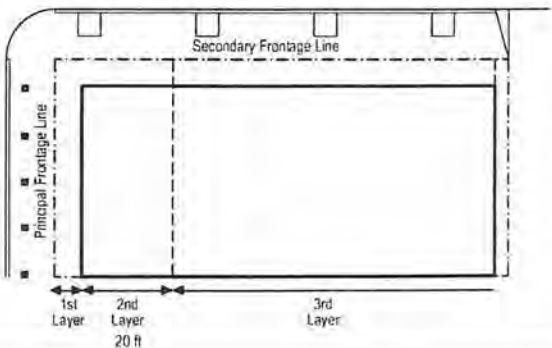
	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a

Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	 The diagram illustrates the parking placement for a building. It shows a rectangular building footprint with a dashed line representing the Principal Frontage Line and a solid line representing the Secondary Frontage Line. The area between the frontage lines is divided into three layers: the 1st Layer, the 2nd Layer (labeled as 20 ft), and the 3rd Layer. The 1st and 2nd layers are adjacent to the Principal Frontage Line, while the 3rd layer is adjacent to the Secondary Frontage Line. The 3rd layer is the largest and is intended for uncovered parking, covered parking, and trash containers.
--	---

Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from R-1 to B-1.
- October 2013: Thad Cochran Research Park Property rezoned from

- R-1 to B-1 to allow for construction of C-Spire data center.
- April 2014: The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.
- August 2015: Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in the Cotton District over other locations in Starkville was convenience to class rooms, to the student union, to

athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include: Starkville Apartments, LLC has begun the initial phases of construction on an apartment development located on the southeast

corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District, it is also home to, or is adjacent to, the following successful businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the

Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3) stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for

a mixed use area near Mississippi State University campus that will provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing, I am respectfully requesting, on behalf of my clients, that - Lots 29, 30, 31, and 31-A of Block 28 in the City of Starkville, Mississippi be rezoned from T5 to a T6 District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Stuart Moore', with a long horizontal flourish extending to the left.

John Stuart Moore

MOORE LAW OFFICE

JOHN STUART MOORE
ATTORNEY AT LAW

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September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The BSquare, LLC Property - Lots 33 and Part of 35-B of Block
28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Lots 33 and Part of 35-B of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by BSquare, LLC, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the BSquare, LLC property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcel 101C-00-001.00. The lot is currently zoned C-2 Business. Property to the North is zoned T4, and consists of both vacant and residential uses. Property to the South is zoned T4, and is Multifamily and Single Family Residential in use. Property to the East is zoned T4, and is currently vacant. Property to the West is zoned T5 and T4, and is Retail and Multifamily Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from C-2 Business to T6 to allow them to develop the

subject property to meet the changing needs of the surrounding neighborhood. The subject property is currently zoned C-2 with no direct road frontage or visibility from the street, and is surrounded by Transect District zoning on all sides. Based on the subject property's location, it is virtually unusable while classified as a C-2 Business zone. Capital Growth Properties seeks to rezone the property to a T6 District so that they can capture and utilize all of the benefits a mixed use zoning area would allow.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between C-2 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Sections L and T are:

C-2: 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.

T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.

- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

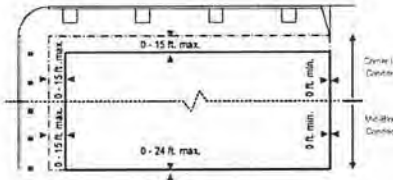
	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

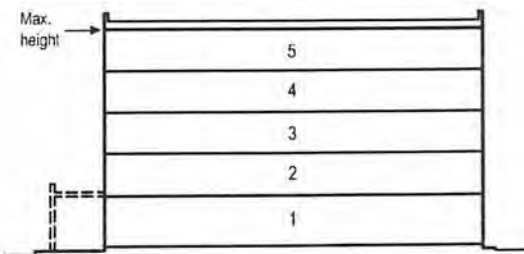
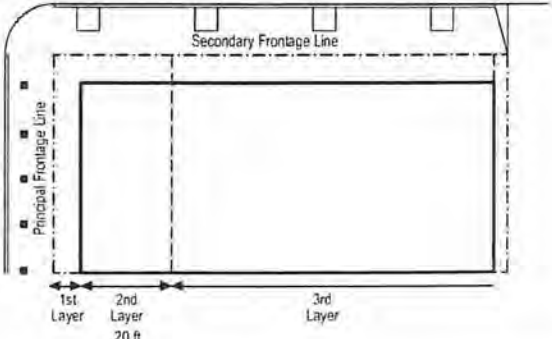
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	 The diagram illustrates the parking placement for a building. It shows a rectangular building footprint with a dashed line indicating the 'Principal Frontage Line' and another dashed line indicating the 'Secondary Frontage Line'. The area between the Principal Frontage Line and the Secondary Frontage Line is divided into three layers: the 1st Layer, the 2nd Layer (which is 20 ft wide), and the 3rd Layer. The 3rd Layer is the area furthest from the Principal Frontage Line and is designated for uncovered parking spaces, covered parking, and trash containers.
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Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from

	R-1 to B-1.
October 2013:	Thad Cochran Research Park Property rezoned from R-1 to B-1 to allow for construction of C-Spire data center.
April 2014:	The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.
August 2015:	Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in

the Cotton District over other locations in Starkville was convenience to class rooms, to the student union, to athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include:

Starkville Apartments, LLC has begun the initial phases of construction on an apartment development located on the southeast corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District,

it is also home to, or is adjacent to, the following successful businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3)

stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for

a mixed use area near Mississippi State University campus that will provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing , I am respectfully requesting, on behalf of my clients, that Lots 33 and Part of 35-B of Block 28 in the City of Starkville, Mississippi be rezoned from C-2 Business to a T6 District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Stuart Moore', with a large, stylized flourish extending from the bottom left.

John Stuart Moore

MOORE LAW OFFICE

JOHN STUART MOORE
ATTORNEY AT LAW

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FAX (662) 324-2262

September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The HCB III, LLC Property - Part of Lot 35-B and Part of Lot
32 of Block 28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Part of Lot 35-B and Part of Lot 32 of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by HCB III, LLC, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the HCB III, LLC property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcel 101C-00-002.00. The lot is currently zoned T4. Property to the North is zoned C-2, and is Residential in use. Property to the South is zoned T5 and T4, and is Multifamily Residential in use. Property to the East is zoned T4, and is currently vacant. Property to the West is zoned T5 and T4, and is Retail and Multifamily Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from T4 to T6 to allow them to develop the subject property to meet the changing needs of the surrounding

neighborhood. The subject property is part of the Development Site on which Capital Growth Properties intends to construct a mixed use development consisting of multifamily residential apartment units and commercial retail space. In order for Capital Growth Properties to proceed with their plans, the subject property must be rezoned to allow for these uses. A T4 District does not allow for higher density housing or for the commercial uses that a T6 category permits. The benefits of a higher density mixed use development are outlined below.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between T4 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Section T are:

T4: Sec. T - § 3. - SPECIFIC TO T4 DISTRICTS.

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations

of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeyard, Sideyard, or Rearyard. (see Table 3)
- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.
- (d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.
- (e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- (f) Reserved.
- (g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

- (a) Buildings may combine up to two (2) Uses listed on

Table 5.

- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.
- (d) Lodging Uses shall be owner occupied.
- (e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.
- (f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.
- (g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

- (a) Driveways shall be no wider than 10 feet in the first Lot Layer.
- (b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

6.6 LANDSCAPE

- (a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the

specifications of Table 8.

- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

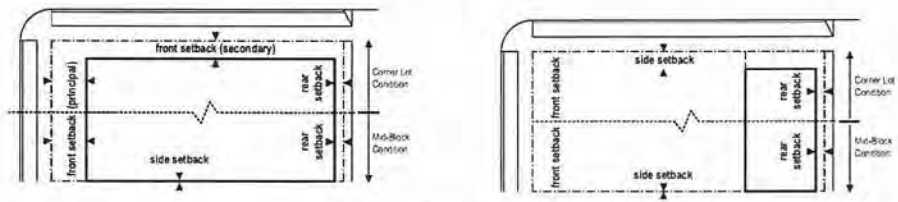
TABLE 9. T4 BUILDING SETBACKS		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

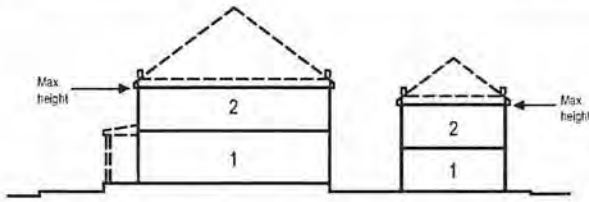
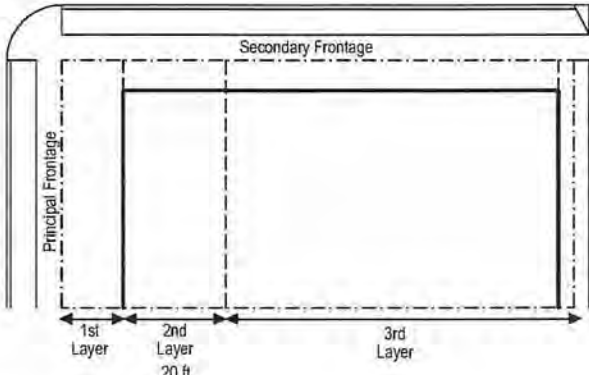
TABLE 10. T4 BUILDING HEIGHT		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories
Illustration		

TABLE 11. T4 PARKING PLACEMENT

PARKING PLACEMENT	
1. <u>Uncovered parking spaces may be provided within the third Layer.</u>	
2. <u>Covered parking shall be provided within the third Layer.</u>	
3. <u>Trash containers shall be stored within the third Layer.</u>	

T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.

- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a

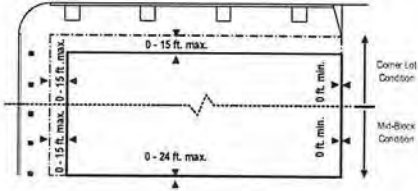
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

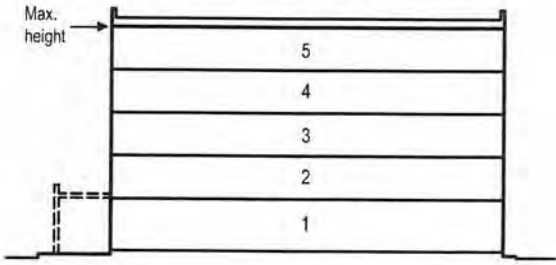
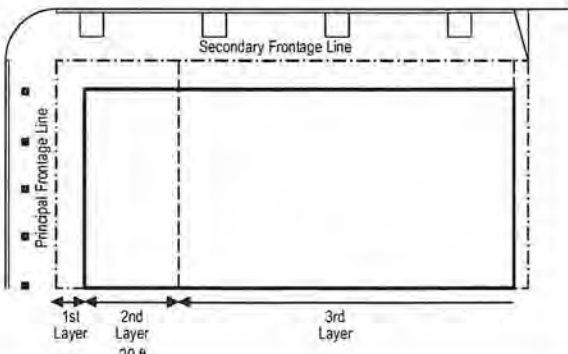
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	
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Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from R-1 to B-1.

- October 2013: Thad Cochran Research Park Property rezoned from R-1 to B-1 to allow for construction of C-Spire data center.
- April 2014: The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.
- August 2015: Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in the Cotton District over other locations in Starkville

was convenience to class rooms, to the student union, to athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include: Starkville Apartments, LLC has begun the initial phases of

construction on an apartment development located on the southeast corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District, it is also home to, or is adjacent to, the following successful

businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3) stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

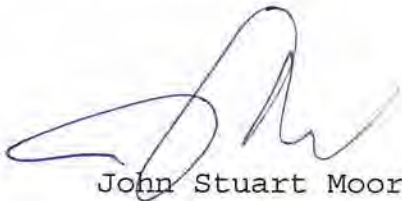
The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for a mixed use area near Mississippi State University campus that will

provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing , I am respectfully requesting, on behalf of my clients, that Part of Lot 35-B and Part of Lot 32 of Block 28 in the City of Starkville, Mississippi be rezoned from T4 to a T6 District.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Stuart Moore". The signature is stylized with a large initial "J" and "S".

John Stuart Moore

National Association of Home Builders

The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

October 2015

Housing Policy Department





The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Contents

Executive Summary.....	1
Detailed Tables on Income, Jobs and Taxes.....	3
Background and a Brief Description of the Model Used to Estimate the Economic Benefits.....	8
Attachment:	
Local Impact of Home Building—Technical Documentation for the NAHB Model Used to Estimate the Income, Jobs, and Taxes Generated	

Executive Summary

Home building generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments. The National Association of Home Builders has developed a model to estimate these economic benefits. The model captures the effect of the construction activity itself, the ripple impact that occurs when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who pay taxes and buy locally produced goods and services. To fully understand the economic impact residential construction has on a local area, it is important to include the ripple effects and the ongoing benefits. Since the model was initially developed in 1996, NAHB has used it successfully to estimate the impacts of construction in over 800 projects, local jurisdictions, metropolitan areas, non-metropolitan counties, and states across the country.

This report presents estimates of the local impacts of Catalyst Starkville, a student housing development consisting of 240 apartments and 8,000 square feet of retail space in the City of Starkville. Starkville, in turn, is located in Oktibbeha County, Mississippi (see map below).

Oktibbeha County, Mississippi



For purposes of the NAHB model, a local area must be large enough to include the places where construction workers live and spend their money, as well as the places where the new home occupants are likely to work, shop, and go for recreation. NAHB has determined that, outside of Metropolitan Statistical Areas (MSAs) defined by the U.S. Office of Management and Budget (OMB), a county will usually satisfy this criterion. Oktibbeha County does not appear on OMB's current list of MSAs. Therefore, in this report, wherever the term local is used, it refers to Oktibbeha County.

The NAHB model produces impacts on income and employment in 16 industries and local government, as well as detailed information about taxes and other types of local government revenue. Aggregate results are summarized below. Subsequent sections of the report show detail by industry and type of tax or fee revenue generated.

- The estimated one-time local impacts of Catalyst Starkville include
 - **\$49.3 million** in local income,
 - **\$6.0 million** in taxes and other revenue for local governments, and
 - **1,141** local jobs.

These are local impacts, representing income and jobs for residents of Oktibbeha County, and taxes (and other sources of revenue, including permit and tax abatement fees) for all local jurisdictions within the county, including the county government. The impacts include both the direct and indirect impact of the construction activity itself, including construction of the housing units and retail space. The one-time impacts also include the “ripple” effect of local residents who earn money from the construction activity spending part of it within the local area.

Local jobs are measured in full time equivalents—i.e., one reported job represents enough work to keep one worker employed full-time for a year, based on average hours worked per week by full-time employees in the industry.

- The additional, annually recurring impacts of Catalyst Starkville include
 - **\$9.9 million** in local income,
 - **\$3.2 million** in taxes and other revenue for local governments, and
 - **266** local jobs.

These are ongoing, annual local impacts that result from increased property taxes and the housing becoming occupied, with the occupants paying taxes and otherwise participating in the local economy year after year. They include the effect of increased property taxes, based on the difference between the value of raw land and the value of a completed housing unit on a finished lot, assuming that raw land would be taxed at the same rate as the completed housing unit.

The ongoing impacts do not include any direct estimate for the retail business, but some of this impact is captured indirectly, as a share of the local spending by occupants of the housing units is likely to be captured by the retail outlet in the same development. The ongoing impacts are also reduced to account for the natural vacancy rate that tends to prevail in multifamily properties (see page 23 of the Technical Documentation).

The above impacts were calculated assuming that the value of the average apartment in Catalyst Starkville is \$292,083; which includes \$37,917 in raw land value and \$436 in permit and other fees paid to local governments; and incur an average annual property tax of \$4,063 per year. In addition, the retail space will require \$1,005,200 in construction work, including an allowance for tenant improvements that will result in an additional \$14,279 in permit and other fees paid to local government and \$11,638 in property taxes. This information was provided by Capital Growth Buchalter, LLC, the developer of Catalyst Starkville.



The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Detailed Tables on Income, Jobs and Taxes

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$49,264,100	\$16,529,300	\$32,734,900	\$5,955,600	1,141

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$35,039,200	\$13,026,700	\$22,012,500	\$2,308,600	761

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$14,224,900	\$3,502,600	\$10,722,400	\$3,647,000	380

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$9,907,900	\$2,434,700	\$7,473,200	\$3,181,500	266

¹ The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase I—Direct and Indirect Impact of Construction Activity

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$28,876,200	\$11,106,400	\$17,769,800	\$30,000	594
Manufacturing	\$1,900	\$100	\$1,800	\$26,000	0
Transportation	\$8,200	\$4,000	\$4,200	\$14,000	0
Communications	\$187,100	\$64,400	\$122,700	\$43,000	3
Utilities	\$31,700	\$6,900	\$24,800	\$34,000	1
Wholesale and Retail Trade	\$3,192,200	\$704,400	\$2,487,900	\$22,000	111
Finance and Insurance	\$170,600	\$6,700	\$163,900	\$48,000	3
Real Estate	\$722,000	\$621,700	\$100,300	\$28,000	4
Personal & Repair Services	\$118,000	\$28,000	\$90,000	\$28,000	3
Services to Dwellings / Buildings	\$70,800	\$27,300	\$43,500	\$18,000	2
Business & Professional Services	\$1,289,800	\$315,300	\$974,400	\$32,000	30
Eating and Drinking Places	\$36,700	\$5,800	\$30,900	\$16,000	2
Automobile Repair & Service	\$26,700	\$8,000	\$18,700	\$28,000	1
Entertainment Services	\$11,200	\$1,100	\$10,200	\$9,000	1
Health, Educ. & Social Services	\$3,400	\$100	\$3,300	\$23,000	0
Local Government	\$76,000	\$0	\$76,000	\$53,000	1
Other	\$216,700	\$126,500	\$90,100	\$26,000	3
Total	\$35,039,200	\$13,026,700	\$22,012,500	\$29,000	761

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$54,100	Residential Permit / Impact Fees	\$118,900
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$584,700
General Sales Taxes	\$0	Hospital Charges	\$1,378,600
Specific Excise Taxes	\$400	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$68,500
License Taxes	\$2,700	Other Fees and Charges	\$100,700
Other Taxes	\$0	TOTAL FEES & CHARGES	\$2,251,500
TOTAL TAXES	\$57,200	TOTAL GENERAL REVENUE	\$2,308,600

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase II—Induced Effect of Spending Income and Tax Revenue from Phase I

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$1,081,500	\$408,100	\$673,400	\$30,000	23
Manufacturing	\$2,600	\$100	\$2,500	\$26,000	0
Transportation	\$59,300	\$28,700	\$30,500	\$14,000	2
Communications	\$817,300	\$339,100	\$478,300	\$54,000	9
Utilities	\$178,300	\$37,600	\$140,700	\$34,000	4
Wholesale and Retail Trade	\$2,280,500	\$382,300	\$1,898,200	\$22,000	85
Finance and Insurance	\$504,300	\$20,300	\$484,000	\$43,000	11
Real Estate	\$1,539,600	\$638,100	\$901,500	\$28,000	32
Personal & Repair Services	\$554,600	\$210,900	\$343,700	\$28,000	12
Services to Dwellings / Buildings	\$193,300	\$74,600	\$118,700	\$18,000	7
Business & Professional Services	\$2,072,700	\$596,400	\$1,476,400	\$27,000	55
Eating and Drinking Places	\$1,030,000	\$200,800	\$829,300	\$16,000	51
Automobile Repair & Service	\$459,600	\$138,300	\$321,300	\$28,000	11
Entertainment Services	\$126,700	\$24,500	\$102,200	\$10,000	10
Health, Educ. & Social Services	\$1,925,600	\$249,900	\$1,675,700	\$42,000	40
Local Government	\$1,086,900	\$0	\$1,086,900	\$48,000	23
Other	\$312,100	\$152,900	\$159,100	\$28,000	6
Total	\$14,224,900	\$3,502,600	\$10,722,400	\$28,000	380

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$279,500	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$2,386,100
General Sales Taxes	\$0	Hospital Charges	\$862,300
Specific Excise Taxes	\$2,300	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$27,800
License Taxes	\$13,900	Other Fees and Charges	\$75,100
Other Taxes	\$0	TOTAL FEES & CHARGES	\$3,351,400
TOTAL TAXES	\$295,700	TOTAL GENERAL REVENUE	\$3,647,000

**Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase III—Ongoing, Annual Effect That Occurs Because Units Are Occupied**

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$429,000	\$168,500	\$260,500	\$30,000	9
Manufacturing	\$2,100	\$100	\$2,000	\$25,000	0
Transportation	\$45,400	\$22,000	\$23,400	\$14,000	2
Communications	\$562,700	\$233,200	\$329,500	\$55,000	6
Utilities	\$72,900	\$15,300	\$57,600	\$34,000	2
Wholesale and Retail Trade	\$1,694,700	\$252,500	\$1,442,200	\$24,000	59
Finance and Insurance	\$325,300	\$12,900	\$312,400	\$43,000	7
Real Estate	\$1,935,300	\$802,100	\$1,133,200	\$28,000	40
Personal & Repair Services	\$292,400	\$110,100	\$182,300	\$28,000	7
Services to Dwellings / Buildings	\$125,700	\$48,500	\$77,200	\$18,000	4
Business & Professional Services	\$1,072,400	\$297,900	\$774,500	\$26,000	30
Eating and Drinking Places	\$746,100	\$146,500	\$599,600	\$16,000	37
Automobile Repair & Service	\$362,400	\$109,000	\$253,400	\$28,000	9
Entertainment Services	\$137,900	\$18,900	\$119,000	\$11,000	11
Health, Educ. & Social Services	\$992,200	\$127,500	\$864,700	\$42,000	21
Local Government	\$967,700	\$0	\$967,700	\$48,000	20
Other	\$143,700	\$69,700	\$74,000	\$28,000	3
Total	\$9,907,900	\$2,434,700	\$7,473,200	\$28,000	266

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$204,200	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$860,100	Utilities & Other Govt. Enterprises	\$568,800
General Sales Taxes	\$0	Hospital Charges	\$1,463,500
Specific Excise Taxes	\$1,700	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$19,400
License Taxes	\$10,100	Other Fees and Charges	\$53,600
Other Taxes	\$0	TOTAL FEES & CHARGES	\$2,105,300
TOTAL TAXES	\$1,076,100	TOTAL GENERAL REVENUE	\$3,181,500



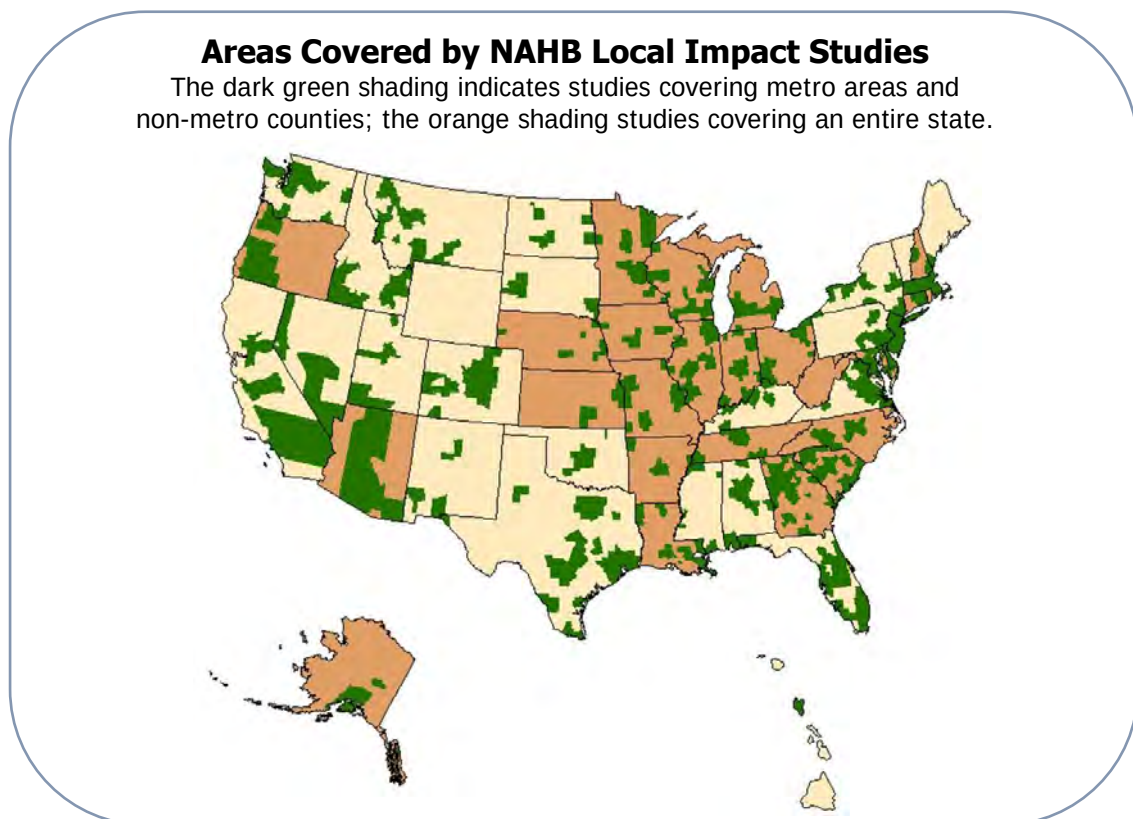
The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Background and a Brief Description of the Model Used to Estimate the Economic Benefits

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

Since 1997, NAHB has used the model to produce customized reports on the impact of home building in various parts of the country. As of February 2012, NAHB has produced over 800 of these customized reports, analyzing residential construction in various metropolitan areas, non-metropolitan counties, and states (see map below).



The reports have analyzed the impacts of specific housing projects, as well as total home building in areas as large as entire states. In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Low-Income Housing Tax Credit, then in 2005 a version of the model that analyzes remodeling.

Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies:

- The Shimborg Center for Affordable Housing at the University of Florida used results from the NAHB model to establish that "the real estate taxes paid year after year are the most obvious long-term economic benefit to the community. Probably the second most obvious long-term economic benefit is the purchases made by the family occupying the completed home." www.shimberg.ufl.edu/pdf/Newslett-June02.pdf

- The Louisville Affordable Housing Trust Fund (AHTF) used results from the NAHB model to determine the initial one-year impact and the ongoing annual effect that occurs when new homes are occupied. This analysis was performed to help justify the creation of a commission to oversee the newly established AHTF to insure that it works at “finding creative ways to create a sustainable and renewable fund to provide affordable housing opportunities throughout the Louisville community.”
www.openthedoorlouisville.org/housing-trust/economic-growth
- The Illinois Housing Development Authority used the NAHB model to determine that “the Authority’s new construction activity in single and multifamily housing....resulted in the creation of 4,256 full-time jobs in construction and construction-related industries.” The Authority also used the NAHB impact model to determine the federal, state and local taxes and fees generated from new construction and substantial rehabilitation activity.
www.ihda.org/admin/Upload/Files/94c0ecf7-a238-4be3-90bd-6043cfae81ea.pdf
- The Stardust Center at the Arizona State University used “the model used and developed by the NAHB to assess the immediate economic impacts of affordable housing” by phase including the construction effect, the construction ripple, and on-going impacts. This was done to show “that permanent, affordable and geographically accessible housing provides numerous benefits both to individual families and to the broader community.”
www.orangecountyfl.net/NR/rdonlyres/ef05wiffiqvqgn2s35shus5i4lwdgqbcxpck2dddnds3msj5qs26ubzllsfl6s6rrwnmtkq4dypnjrdrdzei2llq5g/Socialeconomicimpacts.pdf
- The Center for Applied Economic Research at Montana State University used “results from an input-output model developed by the National Association of Home Builders to assess the impacts to local areas from new home construction.” The results show that “the construction industry contributes substantially to Montana’s economy accounting for 5.5 percent of Gross State Product.”
- The Housing Education and Research Center at Michigan State University also adopted the NAHB approach: “The underlying basis for supporting the implementation of this [NAHB] model on Michigan communities is that it provides quantifiable results that link new residential development with commercial and other forms of development therefore illustrating the overall economic effects of residential growth.”
- The Center for Economic Development at the University of Massachusetts found that “Home building generates substantial local economic activity, including income, jobs, and revenue for state and local governments. These far exceed the school costs-to-property-tax ratios. ...these factors were evaluated by means of a quantitative assessment of data from the National Association of Home Builder’s Local Impact of Home Building model.”
- Similarly, the Association of Oregon Community Development Organizations decided to base its analysis of affordable housing on the NAHB model, stating that “This model is widely respected and utilized in analyzing the economic impact of market rate housing development,” and that, compared to alternatives, it “is considered the most comprehensive and is considered an improvement on most previous models.”
www.aocdo.org/docs/EcoDevoStudyFinal.pdf

- The Boone County Kentucky Planning Commission included results from the NAHB model in its 2005 Comprehensive Report. The Planning Commission used values from the impact model to quantify the increase in local income, taxes, revenue, jobs, and overall local economic impacts in the Metro Area as a result of new home construction.

The NAHB model is divided into three phases. Phases I and II are one-time effects. Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. Phase III is an ongoing, annual effect that includes property tax payments and the result of the completed unit being occupied.

**Phase I:
Local Industries
Involved in
Home Building**

The jobs, wages, and local taxes (including permit, utility connection, and impact fees) generated by the actual development, construction, and sale of the home. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build a home and deliver it to its final customer.

**Phase II:
Ripple Effect**

The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services, and so on. This continuing recycling of income back into the community is usually called a *multiplier* or *ripple* effect.

**Phase III:
Ongoing,
Annual Effect**

The local jobs, income, and taxes generated as a result of the home being occupied. A household moving into a new home generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local businesses proprietors. In a typical local area, the household will also pay 1.25 percent of its income to local governments in the form of taxes and user fees, and a fraction of this will become income for local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages, and local tax receipts.

Modeling a Local Economy

The model defines a local economy as a collection of industries and commodities. These are selected from the detailed benchmark input-output tables produced by the U.S. Bureau of Economic Analysis. The idea is to choose goods and services that would typically be produced, sold, and consumed within a local market area. Laundry services would qualify, for example, while automobile manufacturing would not. Both business-to-business and business-to-consumer transactions are considered. In general the model takes a conservative approach and retains a relatively small number of the available industries and commodities. Of the roughly 400 industries and commodities provided in the input-output files, the model uses only 97 commodities and 99 industries.

The design of the model implies that a local economy should include not only the places people live, but also the places where they work, shop, typically go for entertainment, etc. This corresponds reasonably well to the concepts of Metropolitan Statistical Areas and Metropolitan Divisions, areas defined by the U.S. Office of Management and Budget based on local commuting patterns. Outside of these officially defined metropolitan areas, NAHB has determined that a county will usually satisfy the model's requirements.

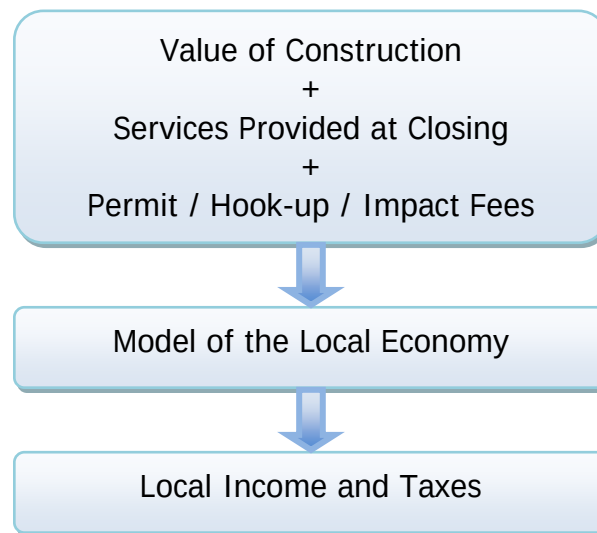
For a particular local area, the model adjusts the indirect business tax section of the national input-output accounts to account for the fiscal structure of local governments in the area. The information used to do this comes primarily from the U.S. Census Bureau's Census of Governments. Wages and salaries are extracted from the employee compensation section of the input-output accounts on an industry-by-industry basis. In order to relate wages and salaries to employment, the model incorporates data on local wages per job published by the Bureau of Economic Analysis.

Phase I: Construction

In order to estimate the local impacts generated by home building, it is necessary to know the sales price of the homes being built, how much raw land contributes to the final price, and how much the builder and developer pay to local area governments in the form of permit, utility connection, impact, and other fees. This information is not generally available from national sources and in most cases must be provided by representatives from the area in question who have specialized knowledge of local conditions.

The model subtracts raw land value from the price of new construction and converts the difference into local wages, salaries, business owners' income, and taxes. This is done separately for each of the local industries. In addition, the taxes and fees collected by local governments during the construction phase generate wages and salaries for local government employees. Finally the number of full time jobs supported by the wages and salaries generated in each private local industry and the local government sector is estimated.

Summary of Phase I



Phase II: The Construction Ripple

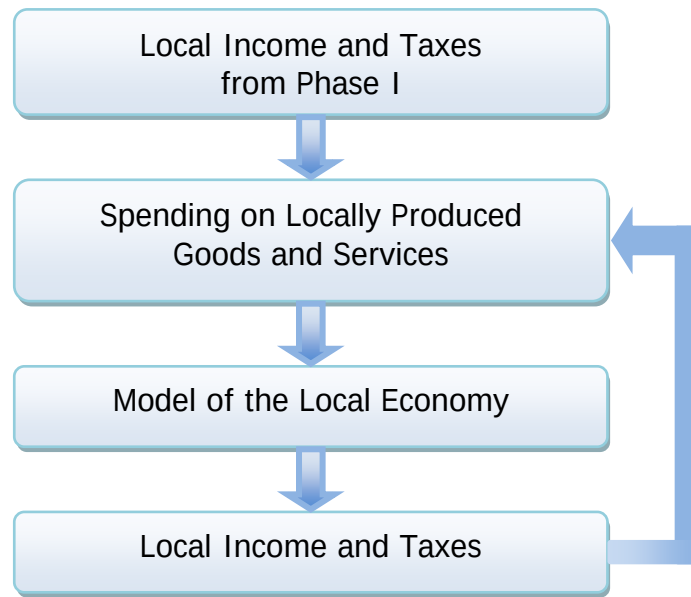
Clearly, the local residents who earn income in Phase I will spend a share of it. Some of this will escape the local economy. A portion of the money used to buy a new car, for example, will become wages for autoworkers that are likely to live in another city, and increased profits for stockholders of an automobile manufacturing company who are also likely to live elsewhere. A portion of the spending, however, will remain within, and have an impact on, the local economy. The car is likely to be purchased from a local dealer and generate income for a salesperson that lives in the area, as well for local workers who provide cleaning, maintenance, and other services to the dealership. Consumers also are likely to purchase many services locally, as well as to pay taxes and fees to local governments.

This implies that the income and taxes generated in Phase I become the input for additional economic impacts analyzed in what we call Phase II of the model. Phase II begins by estimating how much of the added income households spend on each of the local commodities. This requires detailed analysis of data from the Consumer Expenditure (CE) Survey, which is conducted by the U.S. Bureau of Labor Statistics primarily for the purpose of determining the weights for the Consumer Price Index. The analysis produces household spending estimates for 52 local commodities. The remainder of the 97 local commodities enter the model only as business-to-business transactions.

The model then translates the estimated local spending into local business owners' income, wages and salaries, jobs, and taxes. This is essentially the same procedure applied to the homes sold to consumers in Phase I. In Phase II, however, the procedure is applied simultaneously to 56 locally produced and sold commodities.

In other words, the model converts the local income earned in Phase I into local spending, which then generates additional local income. But this in turn will lead to additional spending, which will generate more local income, leading to another round of spending, and so on. Calculating the end result of these economics is a straightforward exercise in mathematics.

Summary of Phase II



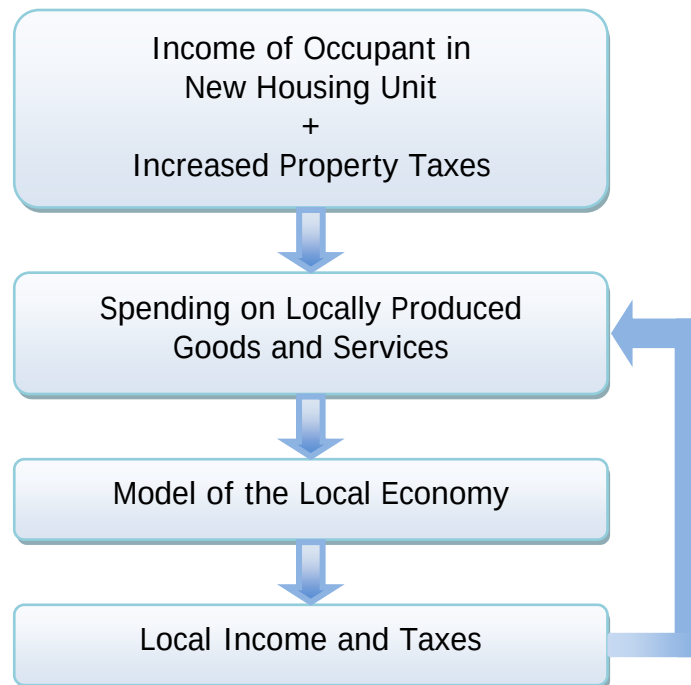
Phase III: Ongoing Impacts

Like Phase II, Phase III involves computing the sum of successive ripples of economic activity. In Phase III, however, the first ripple is generated by the income and spending of a new household (along with the additional property taxes local governments collect as a result of the new structure). This does not necessarily imply that all new homes must be occupied by households moving in from outside the local area. It may be that an average new-home household moves into the newly constructed unit from elsewhere in the same local area, while average existing-home household moves in from outside to occupy the unit vacated by the first household. Alternatively, it may be that the new home allows the local area to retain a household that would otherwise move out of the area for lack of suitable housing.

In any of these cases, it is appropriate to treat a new, occupied housing unit as a net gain to the local economy of one household with average characteristics for a household that occupies a new home. This reasoning is often used, even if unconsciously, when it is assumed that a new home will be occupied by a household with average characteristics—for instance, an average number of children who will consume public education.

To estimate the impact of the net additional households, Phase III of the model requires an estimate of the income of the households occupying the new homes. The information used to compute this estimate comes from several sources, but primarily from an NAHB statistical model based on decennial census data. Phase III of the local impact model then estimates the fraction of income these households spend on various local commodities. The spending tendencies are estimated with CE data in a fashion similar to that described under Phase II. The model also estimates the amount of local taxes the households pay each year. These estimates are based on Census of Governments data with the exception of residential property taxes, which are treated separately, most often with specific information obtained from a local source. Finally, a total ripple effect is computed in a way similar to the procedure outlined above under Phase II.

Summary of Phase III



The details covered here provide a brief description of the model NAHB uses to estimate the local economic benefits of home building. For a more complete description, see the technical documentation at the end of the report. For additional information about the model, or questions about applying it to a particular local area, contact one of the following in NAHB's Economics and Housing Policy Group:

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National Association of Home Builders

Local Impact of Home Building

**Technical Documentation for the
NAHB Model Used to Estimate
Income, Jobs and Taxes**

March 2015

Paul Emrath

Housing Policy Department



Technical Documentation for the NAHB Model Used to Estimate Income, Jobs and Taxes

The Housing Policy Department of the National Association of Home Builders (NAHB) maintains an economic model that it uses to estimate the local economic benefits of home building. The NAHB model is divided into three phases. Phases I and II are one-time effects. Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. Phase III is an ongoing, annual effect that includes property tax payments and the result of the completed unit being occupied.

The model can be customized to a specific local economy by replacing key housing market variables. This document explains describes the sources of data used and explains how the estimates are generated.

Modeling a Local Economy

In the NAHB model, a local economy is defined as a collection of industries and commodities, selected from the 2007 benchmark input-output accounts produced by the U.S. Bureau of Economic Analysis (BEA). These accounts are generally based on the North American Industry Classification System (NAICS), although BEA combines and otherwise modifies the NAICS categories for purposes of the input-output estimates. NAHB's model uses the most detailed (6-digit) industry codes in order to parse industries and commodities as precisely as possible and include only those that are generally local in nature. BEA's 2007 benchmark input-output tables contain a total of 389 industries at the 6-digit level of detail. NAHB's local economy retains the following 99:

<i>IO Code</i>	<i>Detailed Industry Name</i>
1	111400 Greenhouse, nursery, and floriculture production
2	212310 Stone mining and quarrying
3	221100 Electric power generation, transmission, and distribution
4	221200 Natural gas distribution
5	221300 Water, sewage and other systems
6	230301 Nonresidential maintenance and repair
7	230302 Residential maintenance and repair
8	233210 Health care structures
9	233411 Single-family residential structures
10	233412 Multifamily residential structures
11	323120 Support activities for printing
12	339950 Sign manufacturing
13	420000 Wholesale trade
14	441000 Motor vehicle and parts dealers
15	445000 Food and beverage stores
16	452000 General merchandise stores
17	485000 Transit and ground passenger transportation
18	492000 Couriers and messengers
19	493000 Warehousing and storage
20	511110 Newspaper publishers
21	515100 Radio and television broadcasting
22	515200 Cable and other subscription programming
23	517110 Wired telecommunications carriers
24	517210 Wireless telecommunications carriers (except satellite)

25	518200	Data processing, hosting, and related services
26	519130	Internet publishing and broadcasting and Web search portals
27	524200	Insurance agencies, brokerages, and related activities
28	525000	Funds, trusts, and other financial vehicles
29	531000	Real estate
30	532100	Automotive equipment rental and leasing
31	532400	Commercial and industrial machinery and equipment rental and leasing
32	533000	Lessors of nonfinancial intangible assets
33	541100	Legal services
34	541200	Accounting, tax preparation, bookkeeping, and payroll services
35	541300	Architectural, engineering, and related services
36	541400	Specialized design services
37	541511	Custom computer programming services
38	541512	Computer systems design services
39	541800	Advertising, public relations, and related services
40	541920	Photographic services
41	541940	Veterinary services
42	561100	Office administrative services
43	561200	Facilities support services
44	561300	Employment services
45	561400	Business support services
46	561600	Investigation and security services
47	561700	Services to buildings and dwellings
48	561900	Other support services
49	562000	Waste management and remediation services
50	611100	Elementary and secondary schools
51	621100	Offices of physicians
52	621200	Offices of dentists
53	621300	Offices of other health practitioners
54	621400	Outpatient care centers
55	621600	Home health care services
56	621900	Other ambulatory health care services
57	622000	Hospitals
58	624100	Individual and family services
59	624400	Child day care services
60	711100	Performing arts companies
61	711200	Spectator sports
62	712000	Museums, historical sites, zoos, and parks
63	713100	Amusement parks and arcades
64	713200	Gambling industries (except casino hotels)
65	713900	Other amusement and recreation industries
66	722110	Full-service restaurants
67	722211	Limited-service restaurants
68	811100	Automotive repair and maintenance
69	811200	Electronic and precision equipment repair and maintenance
70	811300	Commercial and industrial machinery and equipment repair and maintenance
71	811400	Personal and household goods repair and maintenance
72	812100	Personal care services
73	812200	Death care services
74	812300	Dry-cleaning and laundry services
75	812900	Other personal services
76	813100	Religious organizations
77	2332A0	Commercial structures, including farm structures
78	2332B0	Other nonresidential structures
79	2334A0	Other residential structures
80	4A0000	Other retail
81	517A00	Satellite, telecommunications resellers, and all other telecommunications

82	5191A0	News syndicates, libraries, archives and all other information services
83	522A00	Nondepository credit intermediation and related activities
84	523A00	Securities and commodity contracts intermediation and brokerage
85	52A000	Monetary authorities and depository credit intermediation
86	532A00	Consumer goods and general rental centers
87	54151A	Other computer related services, including facilities management
88	5419A0	Marketing research & other miscellaneous professional, scientific, & tech. services
89	611B00	Other educational services
90	623A00	Nursing and community care facilities
91	623B00	Residential mental retardation, mental health, substance abuse and other facilities
92	624A00	Community food, housing, and other relief services, including rehabilitation services
93	722A00	All other food and drinking places
94	813A00	Grantmaking, giving, and social advocacy organizations
95	813B00	Civic, social, professional, and similar organizations
96	S00201	State and local government passenger transit
97	S00202	State and local government electric utilities
98	S00203	Other state and local government enterprises
99	S00700	State and local general government

In contrast to the industry categories used in the previous (2002) version of the benchmark input-output tables, the 2007 version shows considerably more detail in the construction sector, and breaks retail trade into several categories.

In the input-output accounts, commodities generally correspond to industries, with the exception of "state and local government passenger transit" and "state and local government electric service," for which there is no distinct commodity (passenger transit and electric services are defined as input-output commodities irrespective of which industry produces them), so the local economy as defined in the NAHB model consists of 99 industries and 97 commodities.

The above list includes industries in trade, construction, finance, transportation, and services—but excludes virtually all manufacturing, mining, and agriculture, under the presumption that the markets for these products are regional—if not national or international—in nature.

The exclusion of many industries is a distinguishing feature of the NAHB local impact model and is consistent with the overall intent of the model: to analyze the impact of locating a housing unit and the household that occupies it in one place rather than another. From this perspective, a house built in Seattle, Washington should not cause additional airplanes to be built or additional software to be produced, even though the occupants of a home built in Seattle may use software produced in Seattle and travel on planes built in Seattle. Because these households would be likely to use these products the same way even if they lived in some other metropolitan area, use of these products is not a function of the home's location. Hence, industries like software publishing and aircraft manufacturing are excluded from the model.

Based on the industries and commodities described above, a "total local requirements" matrix is constructed that shows the total output required from each of the local industries to produce \$1 of each local commodities.

To show the derivation of this matrix, let

c = a 97-element column vector of commodity outputs

g = a 99-element column vector of industry outputs

V = a 99×97 subset of the benchmark make table that shows how much of each commodity is produced by each industry

h = a 99-element column vector showing how much scrap is produced by each industry

U = a 97×99 subset of the benchmark use table that shows how much of each commodity used as an input by each industry. Coefficients for the wholesale trade commodity are set to zero, assuming that these transactions are often non-local in nature. The wholesale trade industry produces a considerable amount of the retail trade commodity. The effect of this is to retain retail trade in the model, irrespective of which industry produces it, but to exclude wholesale trade activities.

The following matrices can then be defined through standard input-output algebra:

$B = U \hat{g}^{-1}$ the direct requirements matrix, showing the amount of each commodity needed as a direct input to produce \$1 of each industry's output. (The symbol $\hat{}$ indicates a matrix created from a vector by placing the vector's elements on the matrix diagonal.) This is simply the use table scaled by industry output.

$j = \hat{g}^{-1} h$ a vector showing scrap as a fraction of each industry's output. Many of the elements of this vector are zero in the NAHB local impact model, which excludes most of the manufacturing sector.

$D = V \hat{c}^{-1}$ a 99×97 market share matrix, or the make table scaled by commodity output. D shows the fraction of each commodity (excluding scrap) produced by each industry.

$F = (I - j)^{-1} D$ a 99×97 matrix showing, for \$1 worth of each commodity, the fraction produced by each industry. In short, F is D adjusted for scrap. F is often called a transformation matrix, because it can be used to transform commodities into the output of industries and vice versa.

$$\text{Total Local Requirements} = F(I - BF)^{-1}$$

The total local requirements matrix translates local commodities into the output of local industries. The NAHB model is designed to capture only a fraction of the output: the fraction that becomes either income for local households or revenue for local governments. These fractions are estimated from a combination of value added components of the input-output tables, plus information taken from other BEA industry accounts. In the BEA accounts, the final price of a commodity is the sum of intermediate outputs plus value added by the industry. To avoid double counting, the NAHB model retains only the value added in each local industry for further analysis.

BEA's input-output accounts break value added into three components: compensation of employees, taxes on production and imports (TOPI), and gross operating surplus. In the NAHB model, local income is derived from compensation of employees and gross operating surplus.

The following table shows information taken from BEA accounts used in this derivation:

	Wages & Salaries per \$ of Employee Compensation	Other Corp. as a % of Gross Operating Surplus	Other Non- Corp. as a % of Gross Operating Surplus
Farms	85.98%	77.63%	28.12%
Mining, except oil and gas	82.18%	12.40%	71.60%
Utilities	74.17%	9.32%	84.32%
Construction	83.11%	68.10%	29.88%
Miscellaneous manufacturing	71.19%	10.16%	87.83%
Printing and related support activities	81.90%	11.75%	85.14%
Wholesale trade	85.93%	15.89%	82.08%
Motor vehicle and parts dealers	85.39%	27.06%	69.55%
Food and beverage stores	81.55%	27.06%	69.55%
General merchandise stores	81.30%	27.06%	69.55%
Other retail	84.09%	27.06%	69.55%
Transit and ground passenger transportation	81.66%	76.22%	22.04%
Other transportation and support activities	81.76%	23.56%	74.53%
Warehousing and storage	81.97%	34.38%	63.45%
Publishing industries (includes software)	84.22%	14.36%	84.75%
Broadcasting and telecommunications	81.49%	26.07%	71.94%
Information and data processing services	84.23%	24.24%	74.30%
Federal Reserve banks, credit intermediation, related act.	85.01%	1.98%	87.89%
Securities, commodity contracts, and investments	87.89%	-2.28%	107.02%
Insurance carriers and related activities	84.36%	6.88%	120.64%
Funds, trusts, and other financial vehicles	57.88%	-16.43%	114.13%
Real estate (estimated by NAHB)	85.90%	100.00%	0.00%
Rental & leasing services and lessors of intangible assets	86.04%	32.70%	64.08%
Legal services	84.92%	76.96%	21.03%
Computer systems design and related services	87.90%	42.09%	53.54%
Misc. professional, scientific, and technical services	86.62%	57.56%	40.53%
Administrative and support services	84.67%	57.36%	40.59%
Waste management and remediation services	79.35%	13.44%	84.75%
Educational services	81.12%	39.22%	54.48%
Ambulatory health care services	82.70%	53.75%	42.32%
Hospitals	82.54%	42.00%	45.89%
Nursing and residential care facilities	80.79%	42.00%	45.89%
Social assistance	82.09%	48.30%	47.41%
Performing arts, spectator sports, museums, related act.	86.80%	70.36%	28.48%
Amusements, gambling, and recreation industries	84.18%	8.46%	90.01%
Food services and drinking places	85.50%	38.55%	58.57%
Other services, except government	85.92%	82.52%	15.81%
State and local government enterprises	68.40%	NA	NA
State and local general government	68.17%	NA	NA

Due to data limitations, ratios from relatively broad categories are sometimes applied to more narrowly defined local industries. For example, ratios for the broad categories "farms" is applied to a much more narrowly defined local industry "Greenhouse, nursery, and floriculture production."

Treatment of real estate is less straightforward than it might be, because the input-output accounts provide one set of estimates for real estate with no detail within that relatively broad industry. When analyzing a local housing economy, it is desirable to account for residential real

estate brokers and property managers, each which has well-known distinctive characteristics. NAHB uses data from the U.S. Census Bureau's 2007 Economic Census to estimate a separate set of coefficients for residential real estate brokers. Coefficients derived this way allocate a relatively small 8 percent of value added to wages and salaries, because most realtor offices are organized as a group of businesses where each broker legally counts as proprietor rather than an employee. The modified coefficients are applied to broker fees that arise in the transaction of single-family homes built for sale (as opposed to custom homes built by a general contractor on home owners' land) and individual multifamily condominiums to the ultimate owner-occupants. Any broker fees that that may be charged in the sale of multifamily rental buildings are assumed to be paid to non-local entities and excluded from the model.

Similarly, owners of rental buildings are considered non-local and excluded. However, for obvious reasons, managing the properties needs to be done locally. To handle this, except for the broker fees mentioned above, the NAHB model treats payments made to the real estate sector (primarily rental payments made by tenants in new multifamily buildings) as revenue for non-local property lessors (the federal government's term for what is elsewhere typically called a rental property owner) who then employ local businesses to manage the property. In practice this means subtracting about 57 percent of the rental payment and treating the remaining 43 percent as a local payment for management services. Again, this ratio was computed using detailed industry data from the 2007 Economic Census.

A key feature of the NAHB local impact model is the way it translates the wages and salaries from BEA accounts into local jobs, measured in full-time equivalents (FTEs); i.e., enough work to keep a person employed full-time for a year, based on the hours typically worked by full-time employees in a given industry. Indeed, when users of NAHB's local impact studies cite a single number from one of the studies, it is usually this one.

In general, the translation is accomplished using data on wages per job in each local industry from the Quarterly Census of Employment and Wages (QCEW) produced by the U.S. Bureau of Labor Statistics (BLS). The QCEW provides data for each county in the country, although it may be suppressed in particular cases for some industries due to a small sample size. To reduce the chances of missing data and produce an estimate that can more easily be adjusted for inflation, annual rather than quarterly QCEW data are used. If annual data for a particular industry in a particular local area are missing, they are imputed based on national wages per job in that industry, adjusted by the ratio of local to national wages per job across all industries. If QCEW data are not yet available for the year of construction being analyzed (as is typically the case), wages per job in each industry is inflated using HUD's estimates of median family income, which are available for the current year and for each state and local area in the country. Job counts in the QCEW are based on payroll employment and therefore include part-time as well as full-time workers. The QCEW job counts are converted to FTEs using the ratio of FTEs to jobs in each industry from BEA's national industry accounts.

The estimates of local income in the NAHB model exclude most corporate profits, based on the rationale that ownership of most corporations is national or international in scope. Even if a household living in a particular metropolitan area buys a product manufactured by a corporation located in in that metropolitan area, profits derived from the sale are likely to be distributed to shareholders living in other locations.

The model makes an exception for subchapter S corporations, which tend to be smaller and more local in nature than C corporations. S corporations also tend to be relatively common in particular industries, such as residential construction. The Internal Revenue Service (IRS) provides information on business receipts by form of business and industry, and this is used to decompose corporate profits into profits for S-corporations and C-corporations. The IRS tables provide relatively limited industry detail, so again percentages for a broadly defined industry are sometimes applied to several 6-digit NAICS industries. The S-corporation profits by industry are then counted as part of local income.

In general, local government revenue is estimated industry by industry, as a function of both local income and TOPI. TOPI includes taxes imposed at the federal, state and local level. BEA national accounts show that, in the year of the most recent Census of Governments, 9.2 percent of TOPI is federal (almost all excise taxes and custom duties). The Census of Governments is then used to further decompose TOPI into 42.4 percent collected by state governments and 48.4 percent collected by local governments (the largest components of state and local TOPI being sales and property taxes). Thus, the NAHB model uses a base of 90.8 or 48.4 percent of TOPI in each local industry as a starting point, depending on whether a state or local economy is being analyzed.

A distinctive feature of the NAHB model is the way it further employs Census of Governments data to customize the government finances to a particular area. Census of Governments data are available for each of the roughly 89,000 units of government in the U.S., and the NAHB model reads in every line item for every government within the local area being analyzed. Aggregated across all local (or state and local) governments in the U.S., the ratio of TOPI to personal income is 2.776 (or 6.595) percent. This ratio is also calculated for the area being analyzed and used to adjust TOPI by industry up or down. Personal income is used as the base of the ratio, because this is a measure that is available for every local area in the country.

There are two substantial exceptions to this procedure, as discussed below in the sections on Phase I and Phase III. In the case of residential property taxes and sales taxes paid on construction materials, specific information is collected for the construction being analyzed and fed into the model instead.

Census of Governments data is also used to customize taxes and fees paid by the workers and local proprietors who receive income as a result of the home building activity, and, where applicable, corporate income taxes to a local area. Aggregated over all local (or state and local) governments in the U.S., taxes and fees paid by individuals sum to 4.198 (or 7.843) percent of personal income. Again, equivalent ratios are calculated for the area being analyzed and used to customize the government revenue estimates.

To the extent that S corporations pay taxes to state and local governments, these taxes are also counted on the assumption that stockholders of S corps reside in the same area as the company income.

The general procedure for customizing government revenue to a specific local area (or state) can be summarized as follows:

Personal taxes =
 $4.198\% \text{ (or } 7.843\%) \times \text{Local Personal Income} \times \text{Local Factor 1}$

Business taxes =
 $48.4\% \text{ (or } 90.8\%) \times \text{TOPI in Local Industries} \times \text{Local Factor 2} +$
 $6.349\% \times \text{Corporate Profits in Local Industries} \times \text{Local Factor 3}$

where the three local factors are derived on a case by case basis from data in the most recent Census of Governments. In practice, Local Factor 3 will usually be zero, as few local governments impose a tax on corporate profits.

The distinguishing aspect of this procedure is that it preserves the industry structure of the input-output accounts while being consistent with revenue being collected by all governments in the area of analysis, as reported by the governments themselves to the U.S. Census Bureau.

Phase I: Construction

As shown diagrammatically in "Background and a Brief Description of the Model Used to Estimate the Economic Benefits", Phase I of the model feeds the dollar amount of construction and ancillary locally produced items into the income and tax matrices derived from the model total local requirements. Accounting for everything that goes into building a home and delivering it to its customer is more complicated than it may at first appear.

For one thing, the Census Bureau subtracts several items from construction value before providing the numbers to BEA for use in the input-output and related GDP accounts. On new homes built for sale, the Census Bureau subtracts 1.1 percent of the sales price for landscaping, 0.5 percent for appliances, 2.9 percent for realtor and brokers fees, and 2.7 percent for marketing and finance costs. There are equivalent subtractions for custom homes (i.e., homes where the builder functions as a general contractor for a home built on the customer's lot).

However, the landscaping and purchases of appliances and marketing/broker services associated with a newly built home clearly are attributable to the construction of the home. Phase I of the NAHB model therefore accounts for these items as separate purchases of the local construction, retail trade, and real estate industries. For retail trade, only the gross margin of appliance purchases are counted. Gross margins for different types of retailers are available from the Census Bureau's Annual Retail Trade Survey.

In addition, there are settlement or closing costs associated with transferring property from a builder to the ultimate owner. In a typical case, these costs are shared between buyers and sellers. Construction value as defined in the input-output accounts includes closing costs if they are paid by the seller, but not the buyer. When the local impact model was first developed, NAHB verified these details with economists at BEA.

In order to estimate both closing costs as a fraction of the home's price and the share of these costs the buyer pays, the NAHB model uses national average data compiled by the U.S.

Department of Housing and Urban Development.² The share of settlement costs paid for by the buyer for loan origination and discount fees, title and private mortgage insurance, and legal fees are counted as output of the local depository credit intermediation, insurance, and legal services industries, respectively.

Another category of closing costs sometimes paid by the buyer is mortgage or deed transfer taxes. Phase I of the NAHB model does not automatically include an amount for transfer taxes. In most (but not all) instances, these taxes are imposed by state, rather than local, governments. To the extent that transfer taxes apply in a specific case, that information needs to be supplied by the local entity requesting the analysis.

The local entity requesting the analysis is also asked to provide information on whether or not sales taxes are imposed on construction materials and supplies; and, if so, the relevant sales tax rate. The model then applies the relevant rate to 34.1 percent of construction value, assuming that materials account for that share of the final value of a housing unit. The figure of 34.1 was calculated from the ratio of materials to construction value for several categories of construction businesses in the Economic Census, including trade contractors. The calculation takes subcontracting into account, as a large fraction of the final construction value of a housing unit is subcontracted to businesses that may also purchase materials.

Phase II: The Construction Ripple

Phase I of the model translates home building activity into income for local workers and business proprietors, and revenue for local governments. This output serves as the input for Phase II, as part of the local income generated will be spent, generating more income, generating more spending, and so on. These spending ripples damp and eventually converge to a limit, which is the ultimate ripple or multiplier effect.

To convert local income to local spending, the model requires information about local household spending tendencies. Detailed spending information at the household level is available from the Consumer Expenditure (CE) Survey, produced by the U.S. Bureau of Labor Statistics (BLS) primarily for the purpose of determining the weights for the Consumer Price Index.³

The CE consists of two different types of surveys: 1) an interview survey that collects data on monthly expenditures as well as information on income and household characteristics, and 2) a diary survey that collects data on weekly expenditures of frequently purchased items. These are two separate surveys, each designed individually with weights that aggregate to an estimate of total spending in the U.S. When it estimates aggregate measures of consumer spending, BLS combines results from the two different types of surveys in a manner it does not disclose.

² Report to Congress on the Need for Further Legislation in the Area of Real Estate Settlements, 1981, Exhibits II-1 and II-6.

³ Technically, in the Consumer Expenditure Survey, the unit of measurement is actually not a household, but a *Consumer Unit*, a group of individuals who live in the same house and make joint purchasing decisions. There may be more than one Consumer Unit in a household.

The NAHB local impact model uses only data from the interview survey, primarily to avoid the need for arbitrary decisions about which spending items to take from which survey. Based on its CE interview survey, BLS produces a public use microdata set consisting of quarterly files with household characteristics (including income), another set of quarterly files with income and other characteristics for each member of the household, and a set of fifty-one annual "EXPN" files with detailed information about various categories of expenditures.

These detailed files allow NAHB to maintain a conservative approach and exclude spending on items that may often be purchased from a vendor outside the local area. For example, BLS collects information on spending while on trips and vacations away from home in a separate "ETRV" and "ETRE" file. The NAHB local impact model does not include any spending information at all from these files. NAHB processes the information from the EXPN files along with information on household characteristics and income to estimate spending tendencies on 52 locally produced commodities, as shown in the following table:

Local Spending Extracted from the CE EXPN Files

	Local commodity	IO Code	CE File	Description of items included in local spending
01	Greenhouse, nursery, and floriculture production	111400	ECRB	Costs of all items and services for planting shrubs or trees, or otherwise landscaping the ground of the housing unit in which the consumer unit lives.
02	Electric power generation, transmission, and distribution	221100	EUTC	Electricity bills for the housing unit in which the consumer unit lives, including if combined with natural gas and/or water, sewerage. This is also the default category for generally combined expenses with particular utility not specified.
03	Natural gas distribution	221200	EUTC	Gas bills for the housing unit in which the consumer unit lives.
04	Water, sewage and other systems	221300	EUTC	Water and/or sewage bills, including water combined with trash collection, for the housing unit in which the consumer unit lives.
05	Residential maintenance and repairs	230302	ECRB	Costs of all items and services associated with building or repairing an addition to the house or a new structure including porch, garage or new wing; finishing a basement or an attic or enclosing a porch; remodeling one or more rooms; building outdoor patios, walks, fences, or other enclosures, driveways, or permanent swimming pools, inside painting or papering; outside painting; plastering or paneling; plumbing or water heating installations and repairs; electrical work; heating or air-conditioning jobs; flooring repair or replacement; insulation; roofing, gutters, or downspouts; siding; installation, repair, or replacement of window panes, screens, storm doors, awnings, etc.; and masonry, brick or stucco work; or other improvements or repairs for the housing unit in which the consumer unit lives.
For the four categories of retail trade, only gross margins rather than total spending is put into the model. Gross margins are applied industry by industry. A single factor is used to reduce the amount to account for loss of business to local retailers to E-commerce and mail order business. The source is the most recent data in the Census Bureau's 2012 Annual Retail Trade Report, released in 2014,				
06	Motor vehicle and parts dealers	441000	EOVB	Purchases of automobiles, including down payment and payment of principle on loans $\times$ 17.6% (gross margin for automobile dealers).
07	Food and beverage stores	445000	ETRF	Cost of food or beverages at grocery, convenient or liquor stores during local overnight stays $\times$ 27.9% (gross margin for food and beverage stores).

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
07	Food and beverage stores (cont.)	445000	EXPA	Expenditure for food, non-alcoholic beverages and nonfood items at grocery stores, food and non-alcoholic beverages from places other than grocery stores, and all alcohol to be served at the home × 27.9% (gross margin for food and beverage stores).
08	General merchandise stores	452000	EAPA	50 percent of major appliance purchases (assuming other 50 percent purchased from other retail) × 26.3% (gross margin for general merchandise stores), adjusted for losses to E-commerce and mail order business.
			EAPB	50 percent of purchases of other households appliances and other selected items (assuming other 50 percent purchased from other retail) × 26.3% (gross margin for general merchandise stores), adjusted for losses to E-commerce and mail order business.
			EFRA	50% of purchases of home furnishings (assuming other 50 percent purchased from other retail) × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business
			ECLA	50% of purchases of clothing and accessories (assuming other 50 percent purchased from other retail) × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business.
			EENT	50% of purchases of CDs or audio tapes, photographic film, video cassettes or tapes or discs, and books, but not through a mail order club or subscription × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business.
09	Other retail	4A0000	EUTC	Bills for fuel oil, bottle or tank gas, or fuels not specifically identified, for the home in which the consumer unit lives × 37.8% (gross margin for nonstore retailers).
			ECRA	Purchase of building materials and supplies, either for or not for a specific project × 34.7% (gross margin for building materials and supplies dealers).
			EAPA	50 percent of major appliance purchases (assuming other 50 percent purchased from general merchandise stores) × 28.2% (gross margin for electronics and appliance stores), adjusted for losses to E-commerce and mail order business.
			EAPB	50 percent of purchases of other households appliances and other selected items (assuming other 50 percent purchased from general merchandise stores) × 28.2% (gross margin for electronics and appliance stores), adjusted for losses to E-commerce and mail order business.
			EFRA	50% of purchases of home furnishings (assuming other 50 percent purchased from general merchandise stores) × 46.6% (gross margin for furniture and home furnishing stores), adjusted for losses to E-commerce and mail order business.
			ECLA	50% of purchases of clothing and accessories (assuming other 50 percent purchased from general merchandise stores) × 45.8% (gross margin for clothing and clothing accessories stores), adjusted for losses to E-commerce and mail order business.
			EVOT	Purchases of gasoline and other fuels and fluids used in vehicles × 10.8% (gross margin for gasoline stations)
			EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to purchase prescription drugs and durable medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.
			EIHC	Number of persons covered by Medicare if in a senior household × Medicare expenditure per enrollee × the share of Medicare expenditures used to pay for prescription drugs, other nondurable medical products, and durable medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
09	Other retail (cont)	4A0000	EMDB	Direct purchases of glasses, hearing aids, prescription medication, convalescent equipment, or other medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.
			EEDA	Purchases of books or other equipment for elementary or high school for members of the consumer unit × 41.6% (gross margin for sporting goods, hobby, book and music stores), adjusted for losses to E-commerce and mail order business.
			EENT	50% of purchases of CDs or audio tapes, photographic film, video cassettes or tapes or discs, and books, but not through a mail order club or subscription (assuming other 50 percent purchased from general merchandise stores) × 41.6% (gross margin for sporting goods, hobby, book and music stores), adjusted for losses to E-commerce and mail order business.
			EMIS	Expenses for flowers, potted plants, pet supplies and medicines, toys, and games, and hobbies, including if combined with computer software for games × 45.4% (gross margin for miscellaneous store retailer), and adjusted for losses to E-commerce and mail order business.
			EXPB	Expenditures for cigarettes and other tobacco products × 29.4% (gross margin for all retailers excluding motor vehicle and parts dealers), adjusted for losses to E-commerce and mail order business.
10	Transit and ground passenger transportation	485000	EXPB	Costs for taxis, limousine service, and public transportation, except while on a trip.
11	Newspaper publishers	511110	EENT	Expenses for newspapers and other periodicals not through a subscription.
12	Wired telecommunications carriers	517110	EUTA	Bills from telecommunications companies for residential service, internet access, non-telephone rental and purchases, and 71.2% of bills for cable or satellite television service (financial data compiled by Multimedia Research Group, Inc indicates that satellite had a 28.8% share of the combined cable/satellite market).
			EUTP	Pre-paid phone card or public pay phone services.
			EUTI	Bills from internet service providers for internet connection and service (excluding those away from home), miscellaneous combined expenses, and 71.2% of bills for cable or satellite television service.
13	Wireless telecommunications carriers (except satellite)	517210	EUTA	Bills for mobile/cellular telephone service.
			EUTP	Pre-paid cellular minutes.
14	Satellite, telecommunications resellers, and all other telecommunications	517A00	EUTA	28.8% of the bills from telecommunications for cable or satellite television service, plus bills for Voice over IP service.
			EUTI	Bills from internet service providers for satellite radio, plus 28.8% of the bills for cable or satellite television service.
15	Data processing, hosting, and related services	518200	EUTA	Bills paid to providers of applications, games or ringtones.
16	Monetary authorities and depository credit intermediation	52A000	EHLE	Interest paid on lump sum home equity loans, based only on the home in which the consumer unit lives.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
16	Monetary authorities and depository credit intermediation (cont)	52A000	EOPH	Interest paid on home equity lines of credit, based only on the home in which the consumer unit lives.
			EXPB	Charges for safe deposit boxes, checking accounts, and other banking services.
17	Nondepository credit intermediation and related activities	522A00	EOVB	Interest payment on automobile loans.
18	Insurance agencies, brokerages, and other insurance related activities	524200	EINB	Percent of premiums for all types of insurance other than health (percentage based on agent/brokers' share of industry).
			EIHB	Percent of premiums for health insurance (percentage based on agent/brokers' share of industry).
19	Real estate	531000	RNT	Total rental payments for the housing unit in which the consumer unit lives.
			OPI	Ground or land rent, regular HOA fees, special payments for property management services—for the property in which the consumer unit lives.
20	Automotive equipment rental and leasing	532100	ERTV	Expenses for renting vehicles, except if rented while on a vacation.
			ELSD	Expenses for leasing vehicles.
21	Consumer goods and general rental centers	532A00	EAPA	Expenses for renting major appliances.
			EAPB	Expenses for renting other household appliances and selected items.
			EFRB	Expenses for renting furniture.
			ECLD	Expenses for renting clothing.
			EMDB	Expenses for renting convalescent or other medical equipment.
			EENT	Amount paid for rental of Blu-ray Discs, DVDs, or VHS tapes.
22	Legal services	541100	EMIS	Expenses for services of lawyers or other legal professionals.
23	Accounting, tax preparation, bookkeeping, and payroll services	541200	EMIS	Accounting fees.
24	Photographic services	541920	EENT	Amount paid for film processing or printing digital photographs.
			EMIS	Amount paid for professional photography fees.
25	Veterinary services	541940	EMIS	Veterinarian expenses, including if combined with other pet services.
26	Investigation and security services	561600	EMIS	Home security service fees.
27	Services to buildings and dwellings	561700	EAPA	Charges for installing major appliances.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
27	Services to buildings and dwellings (cont.)	561700	EEQB	Costs for pest control or repairing and servicing heating and air conditioning equipment.
			EMIS	Gardening or lawn care, housekeeping, or other home services and small repair jobs around the house.
28	Waste management and remediation services	562000	EUTC	Trash/garbage collection bills, including if combined with sewerage, and septic tank cleaning services, for the housing unit in which the consumer unit lives.
29	Elementary and secondary schools	611100	EEDA	Tuition and other expenses for elementary or high school for members of the consumer unit.
30	Offices of physicians	621A00	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for physician and clinical services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for physician and clinical services.
			EMDB	Direct payments for eye care or physician services.
31	Offices of dentists	621200	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for dental services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for dental services.
			EMDB	Direct payments for dental care
32	Offices of other health practitioners	621B00	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for other professional services.
			IHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for other professional services.
			EMDB	Direct payments for services by medical professionals other than physicians, lab tests, and other medical care.
33	Home health care services	621600	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for home health care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for home health care.
34	Hospitals	622000	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for hospital care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for hospital care.
			EMDB	Direct payments for hospital rooms or services.
35	Nursing and residential care facilities	623000	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for nursing home care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for nursing home care.
			EMDB	Direct payments for care in convalescent of nursing home.
36	Child day care services	624400	EEDA	Expenses for nursery school or child day care centers for members of the consumer unit.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
36	Child day care services	624400	EMIS	Expenses for babysitting, nanny services, or child care in the consumer unit's or someone else's home.
37	Performing arts companies	711100	ESUB	Theater or concert season tickets.
			EENT	Single admissions to movies, theaters, and concerts.
38	Spectator sports	711200	ESUB	Season tickets to sporting events.
			EENT	Single admissions to spectator sporting events.
39	Gambling industries (except casino hotels)	713200	EMIS	Expenses for lotteries and games of chance.
40	Other amusement and recreation industries	713900	EEDA	Recreational lessons and instruction for members of the consumer unit.
			ESUB	Expenses for membership in golf courses. Country clubs, health clubs, fitness centers, or other sports and recreational organizations.
			EENT	Fees for participating in sports.
			ETRF	Amount paid for entertainment or admissions during local overnight stays
41	Full-service restaurants	722110	ETRF	50% of cost of meals, snacks, or beverages at restaurants, bars or fast food places during local overnight stays.
			EXPA	50% of expenditures for food and beverages at restaurants, cafeterias, cafes, drive-ins, etc. or t school for or pre-school for school-age children.
42	Limited-service restaurants	722211	ETRF	50% of cost of meals, snacks, or beverages at restaurants, bars or fast food places during local overnight stays.
			EXPA	50% of expenditures for food and beverages at restaurants, cafeterias, cafes, drive-ins, etc. or t school for or pre-school for school-age children.
43	All other food and drinking places	722A00	EMIS	Food and beverage for catered affairs.
44	Automotive repair and maintenance, except car washes	8111A0	EVEQ	Expenses for vehicle maintenance and repair.
			EVOT	Expenses for towing and automobile repair service policies.
45	Electronic and precision equipment repair and maintenance ⁴	811200	EEQB	Cost for repairs and services to AV equipment (except if installed in a vehicle) and to computers and related equipment.
46	Personal and household goods repair and maintenance	811400	EEQB	Costs for repairing or servicing miscellaneous items such as appliances, tools, photographic, sports, and lawn and garden equipment.
			EFRB	Costs for repairing furniture.
			ECLD	Costs for repairing or altering clothing and accessories, or repairing watches or jewelry.
47	Personal care services	812100	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for other health, residential and personal care services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures for other health, residential and personal care services.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
48	Death care services	812200	EMIS	Expenses for funerals, burials, cremation, and purchase and upkeep of cemetery lots or vaults.
49	Dry cleaning and laundry services	812300	EXPB	Expenses for clothing and other items at sent to drycleaners and laundry, as well as coin operated dry cleaning and laundry machines.
50	Other personal services	812900	ECLD	Costs of clothing storage services.
			EVOT	Fess for vehicle parking, boat docking and plane landing.
			EMIS	Pet services.
			EXPB	Expenses for haircuts, hair styling, manicures, massages, and other salon services.
51	Religious organizations	813100	ECNT	Contributions to religious organizations.
52	Civic, social, professional and similar organizations	813B00	ESUB	Expenses for membership in civic, service, or fraternal organizations.

There is somewhat more detail in a few input-output industries than is available in a spending line from the CE files. For example, the CE files do not distinguish spending in limited service eating places from spending in full service restaurants. According to the 2007 Economic Census, total sales in each category was \$182 to \$192 billion—close to a 50-50 split. Therefore, half of spending in eating places is allocated to full service restaurants; the other half to the limited service places. Similarly, the CE files don't distinguish items purchased in general merchandise stores from those purchased in more specialized retail outlets. For goods that likely could be purchased in either, again a 50-50 split is used, as shown for local commodities 08 and 09 in the table above.

For all items included under any retail sales category, only the gross margins are included, and in most cases a further adjustment is made to account for loss of local sales to E-commerce and mail order business. These adjustments are based on information in the Census Bureau's Annual Retail Trade Report for 2012. The report includes a table on gross margins by 6-digit NAICS code that can be used directly. The report also contains separate tables on total sales and mail order & E-commerce. An adjustment factor is calculated based on total E-commerce & mail order sales as a fraction of total retail sales, excluding food and beverage service and motor vehicle and parts dealers. For 2012, the adjustment factor is $1 - 322,543 / 4,344,140$. In the above table, "adjusted for E-commerce and mail order loss" means that particular category of retail spending is multiplied by this factor.

Insurance payments are separated into a share going to brokers and agents and the insurance companies, based on the proportional share of revenue reported in the latest Economic Census. The share going to brokers and agents is counted as local income. However, it is also assumed that the share going to insurance companies comes back in some cases as these companies pay medical costs for policy holders that go to health care providers in the local area. This is estimated using "Personal Health Care Expenditures by object & Source of Payment" reported by the Census Bureau in the Table 138 of the 2012 [Statistical Abstract of the United States](#). A similar calculation is made for expenses covered by Medicare. The CE data include the number of household members covered by Medicare. Payments made by Medicare to local

health care providers are estimated using statistics on Medicare Enrollees from Table 146 of the 2012 Statistical Abstract, combined with the health care expenditure information from Table 138.

The consumer spending variables used in the model are all in the form of average propensities to consume—that is, average fractions of before-tax income spent on various items. As shown in the table above, The EXPN files generate consumer spending estimates for 52 locally produced commodities. In addition, seven categories of local commodities produced by local government enterprises are appended to the list:

- 1 Local government electric service
- 2 Local government natural gas distribution
- 3 Local government water & sewerage
- 4 Local government passenger transit
- 5 Local government liquor stores
- 6 Local government sanitary services
- 7 Local government hospitals

Although these seven extra commodities do not increase local spending in total, they allow the model to allocate consumption between the publicly produced and privately produced commodities based on information from the Census of Governments. In this sense, the model is consistent with both national household consumption patterns and revenue collected by all government enterprises in a particular local area.

To this is added one other local commodity, general government, to account for tax and fee payments (computed in Phase II primarily from BEA personal income estimates and Census of Governments revenue data).

The results can be collected in the 2×60 matrix, A :

$$A = \begin{bmatrix} a_1 & a_2 & a_3 & \dots & a_{59} & 0 \\ 0 & 0 & 0 & \dots & 0 & 1 \end{bmatrix}$$

The elements in the first row of A show the average fraction of income spent on each of the 59 local commodities (including those produced by local government enterprises such as publicly owned utilities or hospitals). The "0"s and "1" in the second row indicates that no taxes are spent directly by the household on any of the first 59 commodities; 100 percent is spent on the local general government commodity. This two-row structure is designed to align with the output from Phase I of the model, which comes in the form of before-tax local income and local tax estimates.

Several other matrices and vectors derived from the above concepts are needed to calculate the Phase II ripple or multiplier effect:

W : a 60×99 matrix that translates local commodities into local income,

G : a 60×99 matrix that translates local commodities into local government general revenue collected from persons, and

T : a 60×99 matrix that translates local commodities into local government general revenue collected from businesses

$L = [W \quad G \quad T]$ therefore defines a 60×297 matrix

x = a two element column vector containing local income and local taxes generated in Phase I

$$Y = \begin{bmatrix} i & 0 & 0 \\ 0 & i & 0 \\ 0 & 0 & i \end{bmatrix} \quad \text{a } 297 \times 3 \text{ matrix where } i \text{ is a 99-element unit column vector,}$$

$$Z = \begin{bmatrix} 1 & 0 \\ 0 & 1 \\ 0 & 1 \end{bmatrix}$$

In summary, x is the income and tax output from Phase 1, A translates income and taxes into spending on particular commodities, L translates the detailed commodity spending into income and taxes in each of 99 local industries, and Y and Z are technical devices for summing results. Y collapses the components of a 297-element vector into a 3-element vector of income, personal taxes, and business taxes. Z converts a 3-element vector of this form into a 2-element income and tax vector.

The row vector defined as $x' A$ shows how much, in dollar terms, people who earn income during Phase I spend on each of the 60 local commodities (including local government employees, whose paychecks are supported by taxes and charges for particular government-run enterprises).

The calculation $x' ALYZ$ produces a 2-element local income and local tax vector of the same form as x' . Postmultiplying a vector of this type by $ALYZ$ will always produce a similar, 2-element income and tax vector. Either by construction, or by checking that both eigenvalues are smaller than 1, it is possible to show that $ALYZ$ is a contracting matrix. This implies that the rounds below show successively smaller increments of income and taxes added to the local economy:

$$\begin{aligned} \text{Round } 0: & \quad x' \\ \text{Round } 1: & \quad x' ALYZ \\ \text{Round } 2: & \quad x' ALYZ ALYZ \\ \text{Round } 3: & \quad x' ALYZ ALYZ ALYZ \\ & \quad \vdots \\ & \quad \vdots \\ & \quad \vdots \\ \text{Round } K: & \quad x' \prod_{k=1}^K ALYZ \end{aligned}$$

The terms of this sequence can be summed in the usual manner to create an infinite series. Because $ALYZ$ is a contracting matrix, the result is a convergent series, the limit of which is

$$x' [I - ALYZ]^{-1}$$

This is the final multiplied effect on local income and local taxes at the end of Phase II. The factor $[I - ALYZ]^{-1}$ is a matrix version of the conventional Keynesian spending multiplier. Because x' is reported in Phase I, it is subtracted from the effect reported in Phase II.

For some purposes, especially estimating employment impacts, we are interested in tracking income in Phase II by industry. Calculations to accomplish this are based on the following sequence of 1×297 vectors:

$$\begin{aligned} \text{Round 1: } & x'AL \\ \text{Round 2: } & x'ALYZAL \\ & \vdots \\ & \vdots \\ \text{Round K: } & x'AL \prod_{k=1}^{K-1} YZAL \end{aligned}$$

Note that sequence begins with the spending vector $x'AL$ —that is, it excludes the income and taxes that have already been captured in Phase I. The limit of the series defined based on this sequence is

$$x'AL [I - YZAL]^{-1}$$

This is a 297-element row vector, the first 89 elements containing the final, multiplied effect on local income by industry generated during Phase II. As explained above, income by industry can be separated into business owners' income and wages and salaries, and the wages and salaries converted to full-time job equivalents.

From the standpoint of local governments, it may be desirable to track individual sources of revenue, such as particular fees and taxes. To facilitate this, it is useful to have a three element local income and local tax vector, where the tax revenue is decomposed into taxes collected from persons and taxes collected from businesses.

Consider the following sequence of such 3-element vectors:

$$\begin{aligned} \text{Round 1: } & x'ALY \\ \text{Round 2: } & x'ALY ZALY \\ & \vdots \\ & \vdots \\ \text{Round K: } & x'ALY \prod_{k=1}^K ZALY \end{aligned}$$

This sequence begins after *Round 0*, implicitly excluding income earned and taxes paid during Phase I. The limit of the infinite series defined by this sequence is

$$x'ALY[I-ZALY]^{-1}$$

This is the final, multiplied effect on local income, local government revenue collected from persons, and local government revenue collected from businesses in Phase II of the model. The tax structure for a particular local area, derived primarily from Census of Governments data as described above, can be applied to this result in order to decompose local government revenue into particular types of taxes and fees.

Phase III: Ongoing Impacts

Another distinctive feature of the NAHB model is the way it uses CE and other data to model the average behavior of occupants that differs based on the type of housing being built. At present, there are six basic variants of the NAHB model designed to handle the following types of construction:

1. Generic Single-Family
2. Generic Multifamily
3. Active Adult
4. Family Low-Income Housing Tax Credit (LIHTC)
5. Elderly LIHTC
6. Remodeling

The remodeling version of the model does not in general incorporate ongoing impacts, so it requires no occupant income estimates. For the other five versions of the model, separate occupant income estimates are derived in a way that vary with location as well as with the type of units being built. The derivations are based on relationships between average income and standard variables that are typically available at the local level. The methods for establishing these relationships are summarized below.

Generic Single-Family. Regression of average income of home owners on area median family income and average value of the units using American Community Survey (ACS) microdata.

Generic Multifamily. Regression of average income of home owners on area median family income and average rent using ACS microdata.

Active Adult. Average income of movers into age-restricted owner occupied units and average income of all home buyers are computed from American Housing Survey (AHS) microdata, and the ratio of the two averages is used to adjust home buyers' income for the active adult case.

Family LIHTC. Average incomes of all movers into rental units who have less than 60 percent of median family income for the U.S. as a whole, computed from CE data.

Elderly LIHTC. Average incomes of all elderly movers into rental units who have less than 60 percent of median family income for the U.S. as a whole, computed from CE data.

The ACS is the Census Bureau's replacement for the long form questionnaire that until 2000 was used to collect information on income and structure type in the decennial Census. The AHS, funded by the U.S. Department of Housing and Urban Development (HUD) and conducted by the Census Bureau, is the federal government's primary vehicle for collecting detailed information about housing units and their occupants at the national level.

The ratios and regression results listed above allow the model to be simultaneously customized to a particular area and a particular type of construction by inputting specific local information that is generally available. When customizing to a local area, median family income for that particular area is used. HUD produces median income estimates for all parts of the country in a timely fashion as part of the process it uses to establish income limits for various housing programs.

When it is necessary to translate rents into value or vice versa, the median cap rate from the Rental Housing Finance Survey (RHFS), also funded by HUD and conducted by the Census Bureau, is used.

In addition to average income, estimated spending tendencies for movers into each type of construction are needed. Separate spending vectors are estimated for each using household information available in the CE data. The table on the following page shows average local propensities to consume computed from the 2012 CE.

This modeling of average spending by different types of households soon after they move in is another distinguishing feature of the NAHB local impact model. In addition to the function they serve in the local model, average spending tendencies computed from CE data have also proven to be of interest for their implications at the national level.⁴

Compared to home buyers, renters tend to spend more of their incomes locally—partly due to the tendency of lower-income households to spend a greater fraction of their incomes on necessities, but also due to rental payments that go to a local owner, or owner employing a management company with a local presence. The equivalent housing expense for a home buyer would be a mortgage payment. Because mortgage payments typically are made to non-local owners of the mortgage through non-local servicers, they are excluded from the spending estimates in the NAHB local impact model.

Average propensities to spend on virtually all categories of local health care services are higher for households moving into construction designed for older residents (age-restricted active adult and elderly LIHTC).

As was described in Phase II, seven categories of commodities produced by local government enterprises are added to the model, and a share of local spending (which may be zero) is allocated to these enterprises instead of private producers based on revenues reported in the Census of Governments for each local government enterprises in the area.

⁴ See, for example, the December 2008 Special Study "Spending Patterns of Home Buyers," written by Natalia Siniavskaia and published by NAHB in [Housing Economics.com](http://HousingEconomics.com).

Average Local Spending Computed from CE Data

		All House-holds	New Home Buyers	New Multifamily Renters	Active Adult Buyers	New Family LIHTC	New Elderly LIHTC
Output of industry purchased locally							
1	Greenhouse, nursery, and floriculture production	0.129%	0.172%	0.000%	0.176%	0.000%	0.000%
2	Electric power generation, transmission, and distr.	2.689%	2.410%	0.002%	3.428%	0.000%	0.000%
3	Natural gas distribution	0.674%	0.499%	0.000%	0.723%	0.000%	0.000%
4	Water, sewage and other systems	0.793%	0.802%	0.000%	1.108%	0.000%	0.000%
5	Residential maintenance and repair	3.059%	2.087%	0.000%	3.567%	0.170%	0.072%
6	Motor vehicle and parts dealers	1.218%	1.439%	5.098%	1.447%	1.408%	1.190%
7	Food and beverage stores	4.829%	3.303%	4.446%	3.567%	8.573%	8.793%
8	General merchandise stores	0.745%	0.840%	1.271%	0.723%	1.129%	0.437%
9	Other retail	3.119%	2.494%	3.088%	2.906%	3.896%	4.069%
10	Transit and ground passenger transportation	0.190%	0.030%	0.269%	0.028%	0.990%	0.990%
11	Newspaper publishers	0.027%	0.016%	0.042%	0.042%	0.057%	0.096%
12	Wired telecommunications carriers	2.392%	1.770%	1.878%	2.588%	2.868%	4.441%
13	Wireless telecom. carriers (except satellite)	2.081%	1.809%	3.565%	1.811%	3.323%	2.435%
14	Satellite, telecom. Resellers & all other telecom.	0.323%	0.249%	0.620%	0.335%	0.472%	0.494%
15	Data processing, hosting, and related services	0.003%	0.002%	0.000%	0.002%	0.006%	0.000%
16	Monetary authorities, depository credit intermediation	0.437%	0.298%	0.000%	0.366%	0.000%	0.000%
17	Nondepository credit intermediation+related activities	0.417%	0.616%	0.906%	0.463%	0.381%	0.327%
18	Insurance agencies, brokerages, and related activities	0.407%	0.387%	0.722%	0.462%	0.291%	0.288%
19	Real estate	8.301%	2.048%	27.078%	1.292%	33.130%	34.324%
20	Automotive equipment rental and leasing	0.795%	0.775%	0.000%	0.348%	0.426%	0.000%
21	Consumer goods and general rental centers	0.070%	0.055%	0.041%	0.046%	0.104%	0.030%
22	Legal services	0.335%	1.185%	0.006%	0.163%	0.852%	0.055%
23	Accounting, tax preparation, bookkeeping, and payroll	2.512%	1.939%	0.250%	1.691%	4.895%	0.904%
24	Photographic services	0.045%	0.039%	0.257%	0.017%	0.054%	0.015%
25	Veterinary services	0.236%	0.199%	0.006%	0.209%	0.149%	0.104%
26	Investigation and security services	0.024%	0.042%	0.055%	0.066%	0.009%	0.015%
27	Services to buildings and dwellings	0.385%	0.389%	0.093%	0.666%	0.181%	0.119%
28	Waste management and remediation services	0.219%	0.217%	0.000%	0.283%	0.000%	0.000%
29	Elementary and secondary schools	0.212%	0.314%	0.000%	0.134%	0.060%	0.022%
30	Offices of physicians	4.361%	2.732%	3.879%	5.881%	3.595%	10.321%
31	Offices of dentists	0.787%	0.693%	0.416%	1.036%	0.698%	1.082%
32	Offices of other health practitioners	0.670%	0.387%	0.280%	0.812%	0.453%	1.269%
33	Home health care services	0.884%	0.395%	0.625%	1.123%	0.755%	2.585%
34	Hospitals	3.761%	2.482%	5.133%	5.953%	2.682%	9.324%
35	Nursing and community care facilities	0.974%	0.386%	0.592%	1.140%	0.791%	2.808%
36	Child day care services	0.202%	0.345%	0.632%	0.013%	0.183%	0.000%
37	Performing arts companies	0.191%	0.235%	0.353%	0.403%	0.279%	0.062%
38	Spectator sports	0.070%	0.071%	0.109%	0.020%	0.156%	0.007%
39	Gambling industries (except casino hotels)	0.068%	0.036%	0.005%	0.083%	0.128%	0.351%
40	Other amusement and recreation industries	0.335%	0.490%	1.146%	0.416%	0.350%	0.058%
41	Full-service restaurants	2.415%	1.902%	3.289%	2.020%	4.756%	2.625%
42	Limited-service restaurants	2.415%	1.902%	3.289%	2.020%	4.756%	2.625%
43	All other food and drinking places	0.107%	0.699%	0.007%	2.638%	0.034%	0.008%
44	Automotive repair and maintenance	1.713%	1.289%	2.595%	1.961%	1.799%	1.746%
45	Electronic and precision equip. repair & maintenance	0.022%	0.019%	0.000%	0.031%	0.012%	0.005%
46	Personal and household goods repair & maintenance	0.105%	0.078%	0.027%	0.131%	0.084%	0.154%
47	Personal care services	0.144%	0.070%	0.107%	0.183%	0.121%	0.403%
48	Death care services	0.278%	0.067%	0.029%	0.163%	0.524%	0.259%
49	Dry-cleaning and laundry services	0.264%	0.103%	0.225%	0.116%	0.886%	0.752%
50	Other personal services	0.745%	0.707%	0.678%	0.859%	1.163%	0.988%
51	Religious organizations	0.746%	0.821%	0.746%	1.205%	0.337%	0.415%
52	Civic, social, professional, and similar organizations	0.011%	0.005%	0.000%	0.009%	0.000%	0.002%

Also as described in Phase II, Census of Governments data are used to estimate most categories of tax and fee revenue generated for general (non-enterprise) governments in the area. The exemption is residential property taxes. Perhaps surprisingly, residential and non-residential property taxes are not reported separately. Moreover, some states have restrictions on rate increases, or other laws that tend to make property tax rates different on new construction. Particular developments (for example, those financed by the LIHTC program) may also be granted special forms of property tax relief.

For these reasons, when customizing the local impact model to a specific area, information about property taxes on the units being built must be supplied by the entity requesting the analysis. Phase III of the model counts only property tax on the value of construction. Unless specific information is provided for an individual project or jurisdiction, this is calculated assuming that the raw land would be taxed at the same rate if not developed. Any residential property tax from existing units is treated as unrelated to the new homes being analyzed and excluded from the government revenue impact estimates.

Non-residential property taxes are treated much like other categories of government revenue, except that the aggregate for a jurisdiction to be estimated from a larger aggregate in the government data that does not distinguish residential from non-residential. This is accomplished by subtracting an estimated 53.37 percent from total property taxes to account for residential share of property taxes. The estimate is calculated as follows, from data available for 2012 in the ACS, RHFS and the Census Bureau's Summary of State and Local Government Tax Revenue (SSLGTR):

Aggregate real estate taxes paid by homeowners:	\$206.04 billion (ACS)
Estimate for homeowners not reporting:	5.93 billion
<u>Estimated real estate taxes paid on rental housing</u>	<u>41.85 billion (ACS and RHFS)</u>
Total residential real estate taxes	\$253.82 billion
<u>Total property taxes</u>	<u>\$475.83 billion (SSLGTR)</u>
Residential share	53.37%

The estimate for homeowners not reporting in the ACS is based on the number of non-reporters multiplied by median tax payment for those who do report. The estimate for rental units is based on the number of rental units in the ACS multiplied by median tax per rental unit in the RHFS.

Multifamily Phase III impacts are reduced to account for vacant units. By default, the single-family version of the model assumes that units are intended for owner-occupancy and have negligible vacancies. In the Census Bureau's Housing Vacancy Survey homeowner vacancy rates are usually in the neighborhood of only one percent.

For multifamily units, the average multifamily rental annual vacancy rate over the prior decade and average annual multifamily homeowner vacancy rate over the prior decade are used, depending on whether the units are condominiums or rental apartments. In other respects, Phase III treats condo buyers the same as single-family home buyers (the income and spending tendencies discussed above being based on buyers of owner-occupied housing units, irrespective of structure type).

Although vacancy rates are known to fluctuate, the model estimates annual ongoing impacts that are expected to persist for an extended period, so a long-term “natural” measure of vacancy rates is more appropriate for Phase III than a very current, possibly anomalous, number. The reduction for vacancies is applied to all Phase III multifamily impacts except for property taxes, which are assumed to be paid by the owner of the property, whether the units are occupied or not.

Local spending and taxes (including fees and charges paid to local government entities) generate income for local residents, and this income will be spent and recycled in the local economy, much as in Phase II of the model.

Let x_n denote the initial income and tax column vector for new home occupants, A_n denote the matrix formed from the consumption spending patterns of new home occupants, and otherwise maintain the notation used in Phase II of the model. Then consider the following sequence:

$$\begin{aligned}
 \text{Round } 0: & x_n' \\
 \text{Round } 1: & x_n' A_n LYZ \\
 \text{Round } 2: & x_n' A_n LYZ ALYZ \\
 \text{Round } 3: & x_n' A_n LYZ ALYZ ALYZ \\
 & \vdots \\
 & \vdots \\
 \text{Round } K: & x_n' A_n LYZ \prod_{k=1}^K ALYZ
 \end{aligned}$$

The sum of these terms forms an infinite series that converges to the limit

$$x_n' [I + (A_n - A)LYZ][I - ALYZ]^{-1}$$

When results are reported for Phase III the income earned by the occupants is subtracted from the final multiplied effect, so that only income generated for occupants of housing units already existing in the area is counted.

Note that, were new home occupants to spend the same fraction of their incomes on the various local commodities as average households, $A_n = A$ and the formula would simplify to

$$x_n' [I - ALYZ]^{-1}$$

The formula that produces a 297-element vector, the first 99 of which contain the added income by industry, for Phase III is

$$x_n' A_n L [I - YZAL]^{-1}$$

Again, the income in each industry can be disaggregated into business owners' income and wages and salaries, and the wages and salaries converted to full time jobs. These exclude any jobs filled by occupants of the new housing units.

The formula that produces a 3-element vector showing the final, multiplied effect on local income, local government general revenue from persons, and local general government revenue from business generated in Phase III is

$$x_n' A_n LY [I - ZALY]^{-1}$$

As in Phase II, the last two elements of the final 3-element vector can be disaggregated to show revenue generated by particular types of taxes, fees, and charges. The primary difference in Phase III is that the increase in residential property tax revenue (which is introduced into the model as a separate input independent of the Census of Government computations) needs to be subtracted before the decomposition procedure can be applied.

Final Notes

All of the matrix operations in the NAHB local impact model are performed using the O-Matrix package provided by Harmonic Software. The O-Matrix code used to generate Phase III impacts for single-family construction and the code used to compute a local total requirements matrix for a previous iteration of the NAHB model are published on the Harmonic Software web site as notable uses of the O-Matrix package (<http://www.omatrix.com/userstories.html>).

The technical documentation on the NAHB model used to estimate the local income, jobs, and taxes generated by home building was prepared by Paul Emrath, Vice President of Survey and Housing Policy Research. For questions on the technical documentation, or on NAHB's impact of home building models in general, he may be contacted in NAHB's Economics and Housing Policy Group by phone at 202-266-8449, or by email at pemrath@nahb.org.

2015

**Mixed Use Development Traffic Study –
Starkville, Mississippi**

October, 2015

Table of Contents

	<u>Page</u>
INTRODUCTION	2
Figure 1 – Site Location Map	3
BACKGROUND INFORMATION	4
Site Description and Access	4
Study Area Roadways.....	4
Multi-Use Path	4
EXISTING TRAFFIC CONDITIONS.....	5
Existing Traffic Counts.....	5
Existing Intersection Capacity Analysis	5
Table 1 – Existing Intersection Capacity Analysis	5
Figure 2—Existing Peak Hour Turning Movement Counts.....	6
FUTURE TRAFFIC CONDITIONS.....	7
Trip Generation	7
Table 2—Trip Generation Estimates.....	7
Trip Distribution Patterns.....	7
Trip Assignment and Future Traffic Volumes	7
Figure 3—Future Peak Hour Turning Movement Volumes.....	8
Future Intersection Capacity Analysis.....	9
Table 3 – Future Intersection Capacity Analysis.....	9
CONCLUSIONS	10

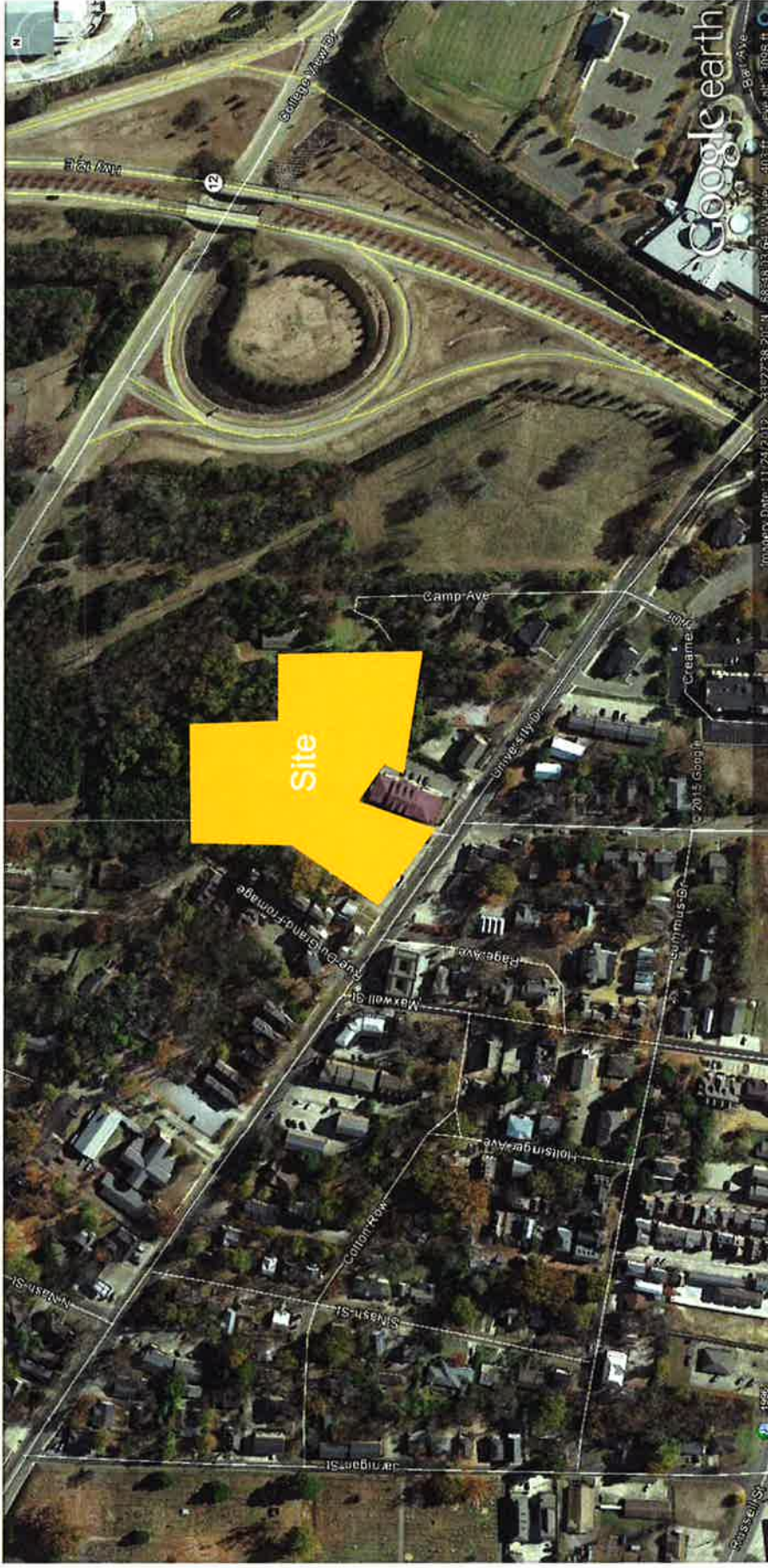
INTRODUCTION

A mixed-use development of approximately 222 apartment homes and approximately 8,000 square feet of specialty retail shops have been proposed for construction in Starkville, Mississippi. The proposed mixed-use development is located along the north side of University Drive and just west of Camp Avenue. Access for the development would consist of two access driveways, one which would intersect with University Drive Avenue and one which would intersect with Camp Avenue. The location of the proposed development is illustrated in **Figure 1**.

This traffic study has been conducted to:

- Evaluate existing traffic conditions;
- Estimate traffic to be generated by the proposed development;
- Predict the directional distribution of site traffic;
- Project post-development traffic volumes for study area intersections; and
- Evaluate post-development traffic conditions.

Sources of information used in this report include: the Institute of Transportation Engineers; Transportation Research Board; City of Starkville; Capital Growth Buchalter, Inc.; Traffic Data, LLC; and field reconnaissance efforts and other information collected by Skipper Consulting, Inc.



North
Scale: n.t.s



Project Location

Mixed Use Development - Starkville, Mississippi

October 2015

BACKGROUND INFORMATION

Site Description and Access

The proposed development would be located along the north side of University Drive just west of Camp Avenue. The proposed development is planned to consist of approximately 268 apartments and specialty retail shop space of approximately 8,000 square feet.

Access for the development would consist of two access driveways, one which would intersect with University Drive and a secondary access from Camp Avenue.

Study Area Roadways

In the vicinity of the site, University Drive is a two-lane roadway with a posted speed limit of 25 miles per hour. University Drive has parking along the south side of the roadway and bicycle lane along both sides of the roadway. University Drive connects Downtown Starkville with Mississippi State University. For the purposes of this study University Drive is considered an east/west roadway.

Colonel Muldrow Avenue is a one lane residential roadway that is one-way northbound. Colonel Muldrow Avenue extends from Russell Street to University Drive. For the purposes of this study Colonel Muldrow Avenue is considered a north/south street.

Multi-Use Path

There is a multi-use path along the south side of University Drive in the vicinity of the proposed development. The multi-use path extends onto the University campus and provides an alternate mode of transportation.

EXISTING TRAFFIC CONDITIONS

Existing Traffic Counts

Morning, and afternoon peak hour turning movement counts were conducted at the intersections of University Drive and Camp Avenue/Creamery Drive and University Drive and the site of the proposed access drive / Colonel Muldrow Avenue. The turning movement counts are depicted in **Figure 2**.

Existing Intersection Capacity Analysis

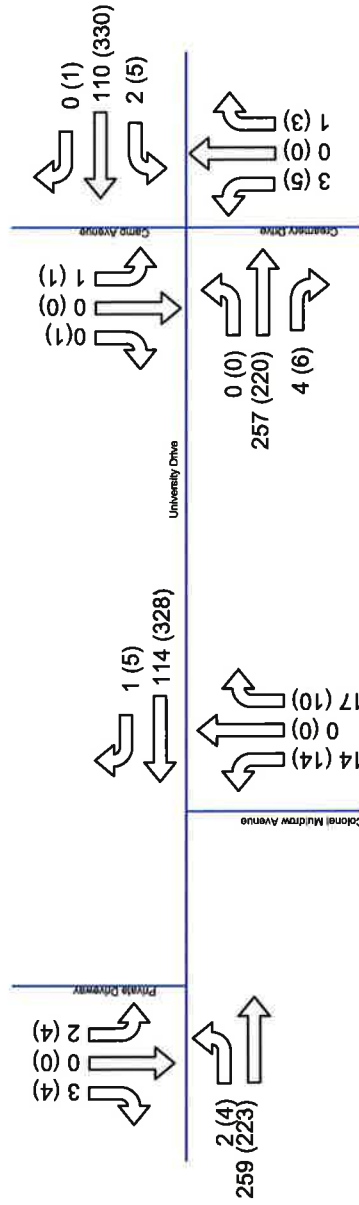
Using methods as outlined in the *Highway Capacity Manual*, the existing capacity and operation of the study intersections were evaluated. According to this method of analysis, traffic capacities are expressed as levels of service, ranging from “A” (best) to “F” (worst). In general, a level of service (LOS) “C” is considered desirable, while a level of service “D” is considered acceptable during peak hours of traffic flow. The level of service for each approach is illustrated in **Table 1**.

Table 1 – Existing Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	B
	Overall Intersection LOS	A	A

As illustrated in **Table 1**, each approach for the study intersections operate with acceptable levels of service under existing conditions.

Existing Peak Hour Turning Movements



North
Scale: n.t.s

Legend

7:00-8:00AM (4:00-5:00PM) →

FUTURE TRAFFIC CONDITIONS

Trip Generation

The number of vehicle trips estimated to be generated by the proposed residential development was based on trip generation counts from similar residential developments at peer universities in the southeast. These existing developments were selected due to their similar size and proximity to the university campus. Trip generation estimates for specialty retail were determined for the proposed development based on data contained in the *Trip Generation Manual, Ninth Edition*, as published by the Institute of Transportation Engineers (ITE). Rates for the morning and afternoon retail trips were based on hourly trip data found in the *Trip Generation Manual*. The peak hour trip generation estimates for the proposed development are shown in **Table 2**.

Table 2—Trip Generation Estimates

Land Use	Size	Units	AM Peak		PM Peak	
			In	Out	In	Out
Apartments	268	Units	20	39	88	132
Specialty Retail	8,000	S.F.	9	3	23	29
Total			29	42	117	161

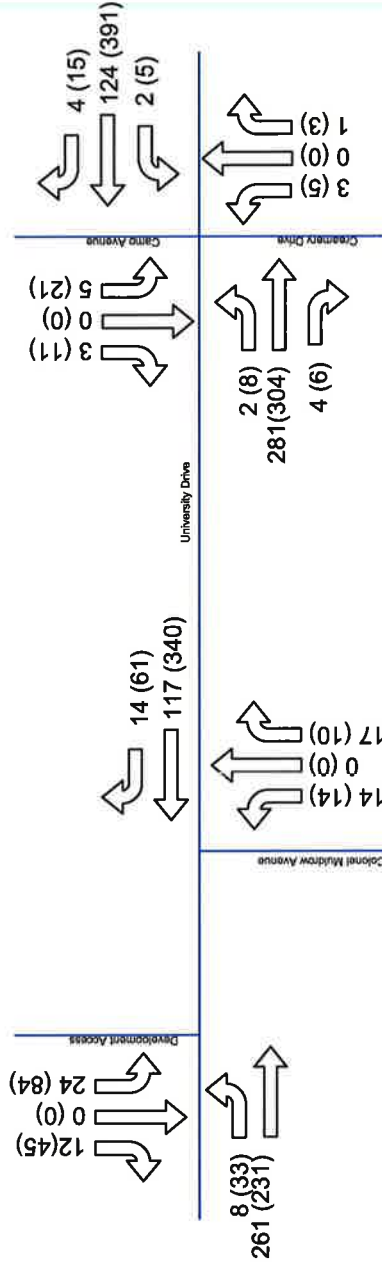
Trip Distribution Patterns

The directional distribution of new traffic expected to be generated by the proposed development was estimated based upon population concentrations within the site's market area, existing travel patterns, and the planned access system for the development. The directional distribution pattern for new trips generated by the proposed residential development is summarized as follows:

- approximately 35% to/from the west via University Drive; and
- approximately 65% to/from the east via University Drive.

Trip Assignment and Future Traffic Volumes

Using the distribution patterns outlined above, projected new trips for the morning, and afternoon peak hours were assigned to the study intersections along University Drive. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future morning and afternoon peak hour turning movement volumes, illustrated in **Figure 3**, were used as the basis for assessing future traffic conditions.



North
Scale: n.t.s

Legend

7:00-8:00AM (4:00-5:00PM) →

Future Intersection Capacity Analysis

Morning, midday, and afternoon peak hour capacity analyses were conducted for projected future conditions at the study intersections. Capacity analyses were conducted using methods as outlined previously for existing conditions. The results of the capacity analyses are illustrated in **Table 3**.

Table 3 – Future Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	C
	Overall Intersection LOS	A	B

As illustrated in **Table 3**, each approach and movement for the study intersections would continue to operate with acceptable levels of service under future conditions.

CONCLUSIONS

Based upon the site review and analyses documented in this report, the following conclusions can be stated:

1. The proposed mixed-use development is located along the north side of University Drive just west of Camp Avenue in Starkville, Mississippi. Access for the development would consist of two access driveways, one which would intersect with University Drive and one which would intersect with Camp Avenue.
2. Presently, acceptable levels of service are being provided at each of the study intersections.
3. Currently there is a multi-use path along the south side of University Drive that extends onto the Mississippi State University campus.
4. The proposed development is planned to contain approximately 222 apartments and specialty retail shops of approximately 8,000 square feet. The development is estimated to generate approximately 71 trips (29 in, 42 out) during the morning peak hour, approximately and approximately 278 trips (117 in, 161 out) during the afternoon peak hour.
5. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future peak hour traffic volumes were used as the basis for assessing future traffic conditions.
6. Capacity analyses for future traffic conditions indicate that acceptable levels of service would continue to be provided for each of the study intersections.

2015

**Mixed Use Development Traffic Study –
Starkville, Mississippi**

October, 2015

Table of Contents

	<u>Page</u>
INTRODUCTION	2
Figure 1 – Site Location Map	3
BACKGROUND INFORMATION	4
Site Description and Access	4
Study Area Roadways.....	4
Multi-Use Path	4
EXISTING TRAFFIC CONDITIONS.....	5
Existing Traffic Counts.....	5
Existing Intersection Capacity Analysis	5
Table 1 – Existing Intersection Capacity Analysis	5
Figure 2—Existing Peak Hour Turning Movement Counts.....	6
FUTURE TRAFFIC CONDITIONS.....	7
Trip Generation	7
Table 2—Trip Generation Estimates.....	7
Trip Distribution Patterns.....	7
Trip Assignment and Future Traffic Volumes	7
Figure 3—Future Peak Hour Turning Movement Volumes.....	8
Future Intersection Capacity Analysis.....	9
Table 3 – Future Intersection Capacity Analysis.....	9
CONCLUSIONS	10

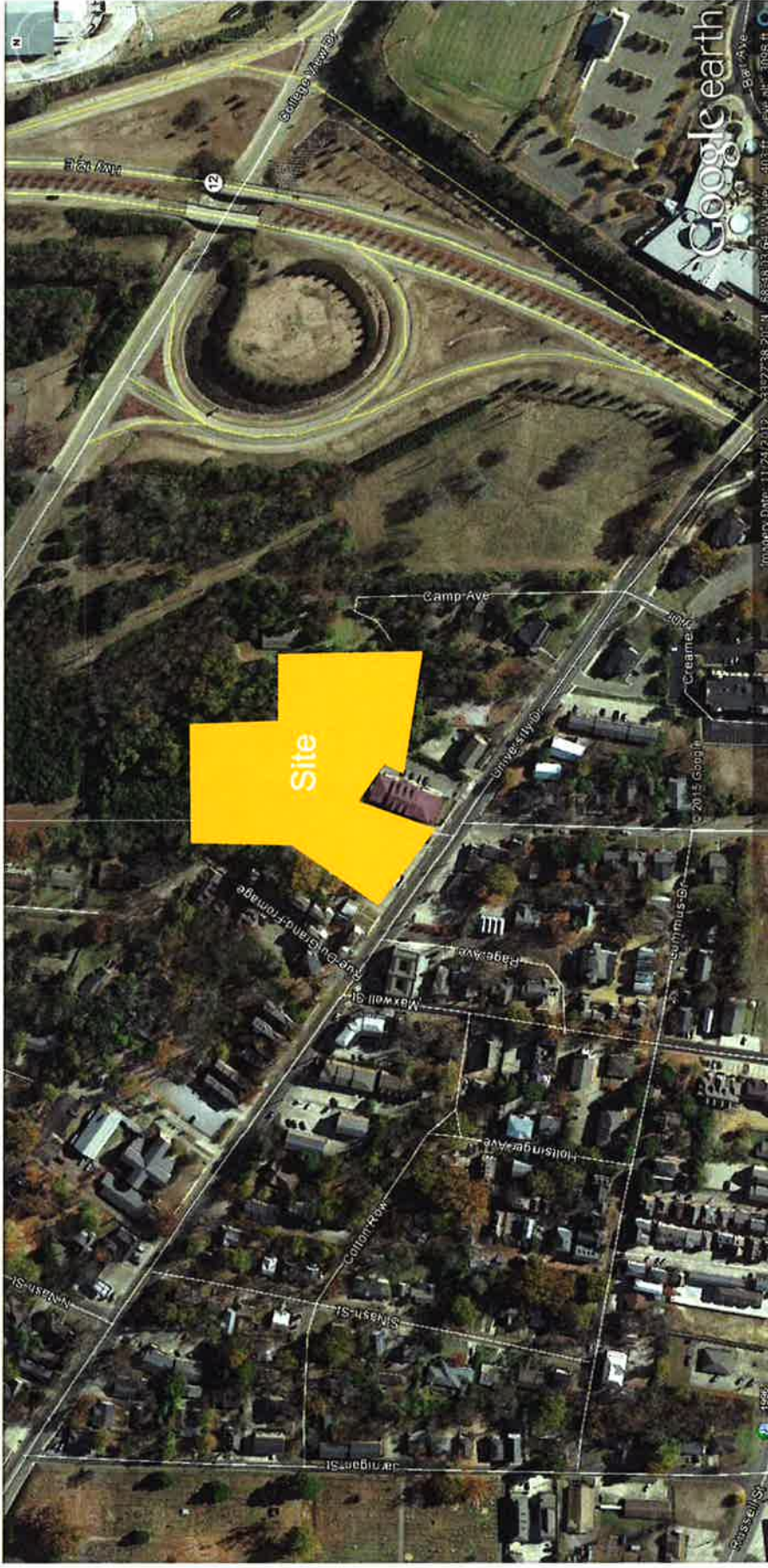
INTRODUCTION

A mixed-use development of approximately 222 apartment homes and approximately 8,000 square feet of specialty retail shops have been proposed for construction in Starkville, Mississippi. The proposed mixed-use development is located along the north side of University Drive and just west of Camp Avenue. Access for the development would consist of two access driveways, one which would intersect with University Drive Avenue and one which would intersect with Camp Avenue. The location of the proposed development is illustrated in **Figure 1**.

This traffic study has been conducted to:

- Evaluate existing traffic conditions;
- Estimate traffic to be generated by the proposed development;
- Predict the directional distribution of site traffic;
- Project post-development traffic volumes for study area intersections; and
- Evaluate post-development traffic conditions.

Sources of information used in this report include: the Institute of Transportation Engineers; Transportation Research Board; City of Starkville; Capital Growth Buchalter, Inc.; Traffic Data, LLC; and field reconnaissance efforts and other information collected by Skipper Consulting, Inc.



North
Scale: n.t.s



Project Location

Mixed Use Development - Starkville, Mississippi

October 2015

BACKGROUND INFORMATION

Site Description and Access

The proposed development would be located along the north side of University Drive just west of Camp Avenue. The proposed development is planned to consist of approximately 268 apartments and specialty retail shop space of approximately 8,000 square feet.

Access for the development would consist of two access driveways, one which would intersect with University Drive and a secondary access from Camp Avenue.

Study Area Roadways

In the vicinity of the site, University Drive is a two-lane roadway with a posted speed limit of 25 miles per hour. University Drive has parking along the south side of the roadway and bicycle lane along both sides of the roadway. University Drive connects Downtown Starkville with Mississippi State University. For the purposes of this study University Drive is considered an east/west roadway.

Colonel Muldrow Avenue is a one lane residential roadway that is one-way northbound. Colonel Muldrow Avenue extends from Russell Street to University Drive. For the purposes of this study Colonel Muldrow Avenue is considered a north/south street.

Multi-Use Path

There is a multi-use path along the south side of University Drive in the vicinity of the proposed development. The multi-use path extends onto the University campus and provides an alternate mode of transportation.

EXISTING TRAFFIC CONDITIONS

Existing Traffic Counts

Morning, and afternoon peak hour turning movement counts were conducted at the intersections of University Drive and Camp Avenue/Creamery Drive and University Drive and the site of the proposed access drive / Colonel Muldrow Avenue. The turning movement counts are depicted in **Figure 2**.

Existing Intersection Capacity Analysis

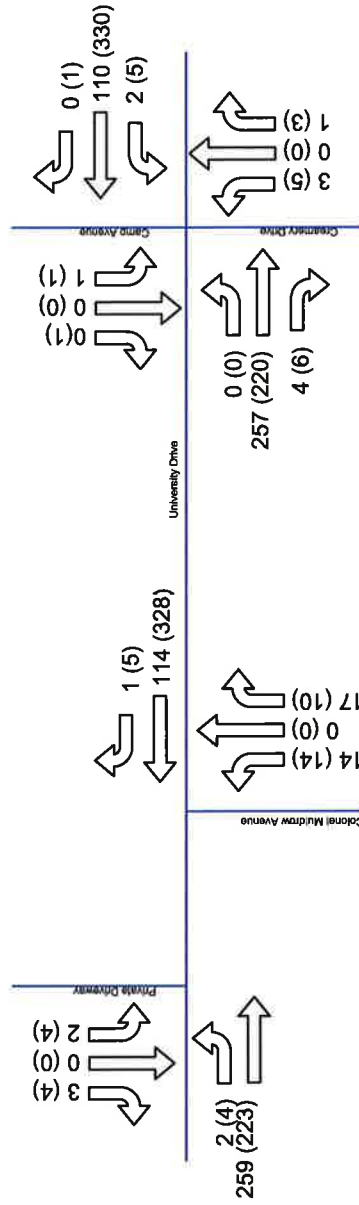
Using methods as outlined in the *Highway Capacity Manual*, the existing capacity and operation of the study intersections were evaluated. According to this method of analysis, traffic capacities are expressed as levels of service, ranging from “A” (best) to “F” (worst). In general, a level of service (LOS) “C” is considered desirable, while a level of service “D” is considered acceptable during peak hours of traffic flow. The level of service for each approach is illustrated in **Table 1**.

Table 1 – Existing Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	B
	Overall Intersection LOS	A	A

As illustrated in **Table 1**, each approach for the study intersections operate with acceptable levels of service under existing conditions.

Existing Peak Hour Turning Movements



North
Scale: n.t.s

Legend

7:00-8:00AM (4:00-5:00PM) →

2
Figure

FUTURE TRAFFIC CONDITIONS

Trip Generation

The number of vehicle trips estimated to be generated by the proposed residential development was based on trip generation counts from similar residential developments at peer universities in the southeast. These existing developments were selected due to their similar size and proximity to the university campus. Trip generation estimates for specialty retail were determined for the proposed development based on data contained in the *Trip Generation Manual, Ninth Edition*, as published by the Institute of Transportation Engineers (ITE). Rates for the morning and afternoon retail trips were based on hourly trip data found in the *Trip Generation Manual*. The peak hour trip generation estimates for the proposed development are shown in **Table 2**.

Table 2—Trip Generation Estimates

Land Use	Size	Units	AM Peak		PM Peak	
			In	Out	In	Out
Apartments	268	Units	20	39	88	132
Specialty Retail	8,000	S.F.	9	3	23	29
Total			29	42	117	161

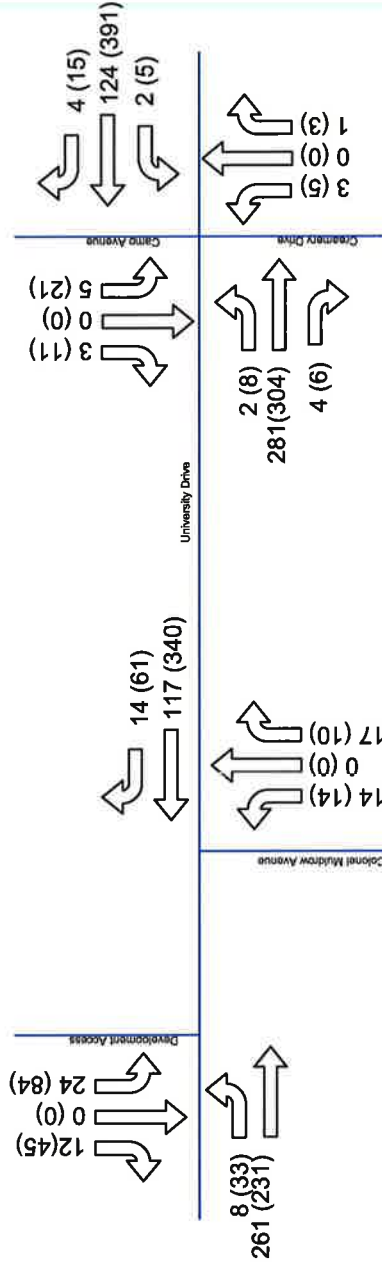
Trip Distribution Patterns

The directional distribution of new traffic expected to be generated by the proposed development was estimated based upon population concentrations within the site's market area, existing travel patterns, and the planned access system for the development. The directional distribution pattern for new trips generated by the proposed residential development is summarized as follows:

- approximately 35% to/from the west via University Drive; and
- approximately 65% to/from the east via University Drive.

Trip Assignment and Future Traffic Volumes

Using the distribution patterns outlined above, projected new trips for the morning, and afternoon peak hours were assigned to the study intersections along University Drive. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future morning and afternoon peak hour turning movement volumes, illustrated in **Figure 3**, were used as the basis for assessing future traffic conditions.



North
Scale: n.t.s

Legend

7:00-8:00AM (4:00-5:00PM) →

3

Figure

Future Peak Hour Turning Movements

Mixed Use Development - Starkville, Mississippi

October 2015

Future Intersection Capacity Analysis

Morning, midday, and afternoon peak hour capacity analyses were conducted for projected future conditions at the study intersections. Capacity analyses were conducted using methods as outlined previously for existing conditions. The results of the capacity analyses are illustrated in **Table 3**.

Table 3 – Future Intersection Capacity Analysis

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	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	C
	Overall Intersection LOS	A	B

As illustrated in **Table 3**, each approach and movement for the study intersections would continue to operate with acceptable levels of service under future conditions.

CONCLUSIONS

Based upon the site review and analyses documented in this report, the following conclusions can be stated:

1. The proposed mixed-use development is located along the north side of University Drive just west of Camp Avenue in Starkville, Mississippi. Access for the development would consist of two access driveways, one which would intersect with University Drive and one which would intersect with Camp Avenue.
2. Presently, acceptable levels of service are being provided at each of the study intersections.
3. Currently there is a multi-use path along the south side of University Drive that extends onto the Mississippi State University campus.
4. The proposed development is planned to contain approximately 222 apartments and specialty retail shops of approximately 8,000 square feet. The development is estimated to generate approximately 71 trips (29 in, 42 out) during the morning peak hour, approximately and approximately 278 trips (117 in, 161 out) during the afternoon peak hour.
5. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future peak hour traffic volumes were used as the basis for assessing future traffic conditions.
6. Capacity analyses for future traffic conditions indicate that acceptable levels of service would continue to be provided for each of the study intersections.

Inter-Office Correspondence

To: Lesa Hardin, City Clerk

From: Tammy Carlisle, Asst. Board of Aldermen, Community Development

Date: November 16, 2015

Re: Petition 705 University Drive

Ms. Lesa,

Please find attached a petition regarding the proposed rezoning of 205 University Drive, which I received via hand delivery this morning.

Thank you,



Tammy Carlisle

Cc:

Mayor Wiseman, Board of Aldermen, Buddy Sanders, Chris Latimer

Via email and hardcopy

Attachments (2)

We, the undersigned property owners, in accordance with MS Code 1972 § 17-1-17 officially protest
the proposed rezoning of properties at 705 University Drive.

Name

Address

San Antonio

701 University Drive

Cindy D. Gilmer
George McKee

807 University Dr.

Pauline

19 Page Ave.

PR effort

4 Prospect

Summer Darts

2 Prospect Pl.

RECEIVED

NOV 16 2015

10:00am

Hand delivery

We, the undersigned property owners, in accordance with MS Code 1972 § 17-1-17 officially protest
the proposed rezoning of properties at 705 University Drive.

Patrick A. Creery

Name

Address

621 University
Starkville, MS

Josan O. Creery

621 University Drive
Starkville, MS

RECEIVED

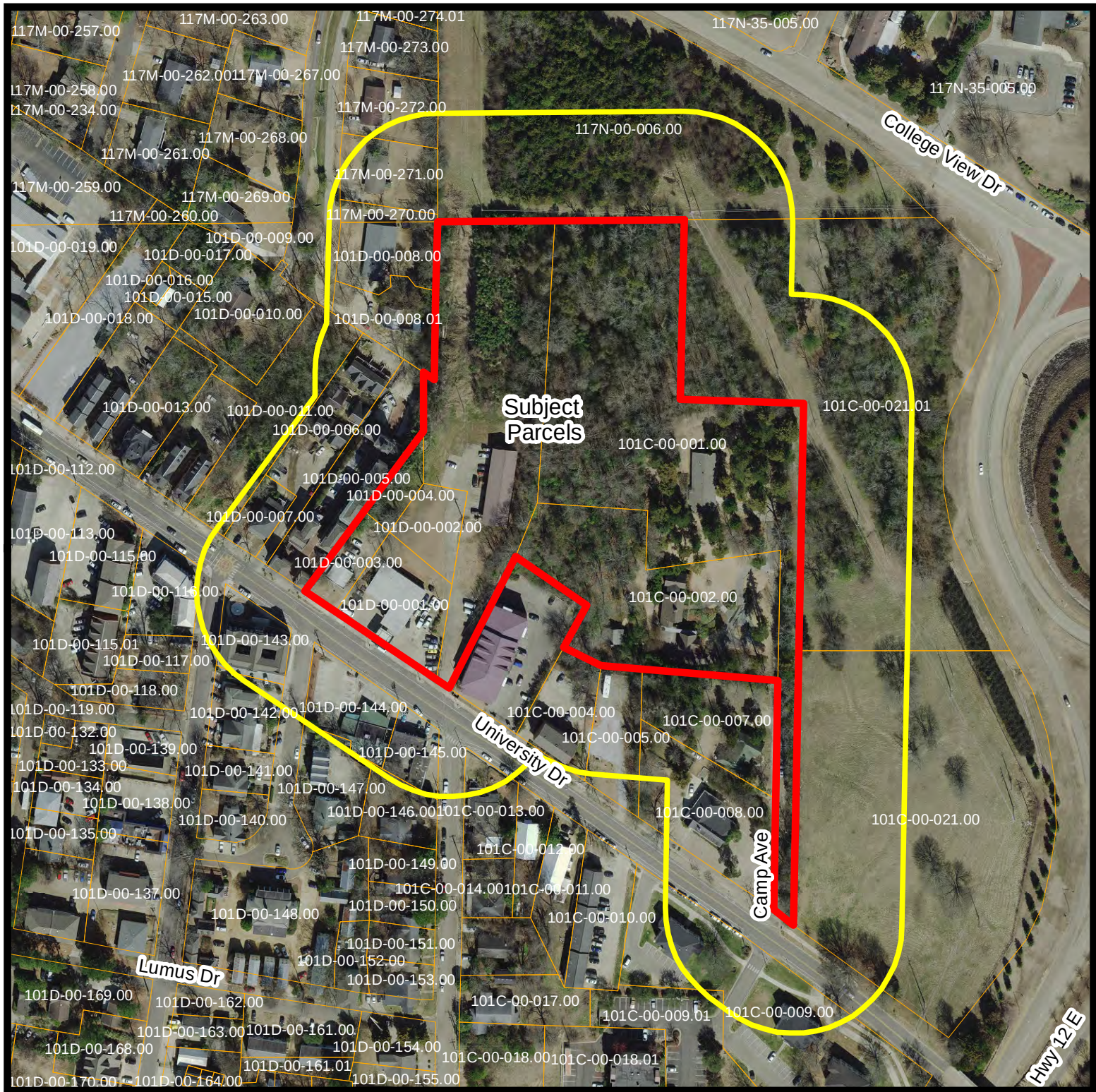
NOV 16 2015

10:00 am

Hand delivery.

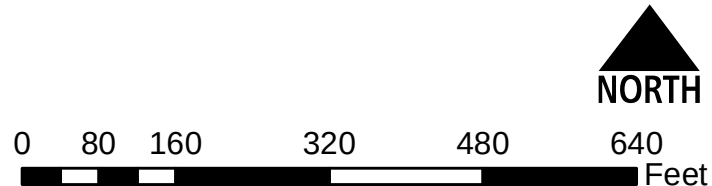
	PARCEL NUMBER	OWNERNAME	OWNERS ADDRESS	CITY	STATE	ZIP	CASE
1	101C-00-003.14	ALEXANDER RICHMOND L III ETUX	801 UNIVERSITY DR C-15	STARKVILLE	MS	39759	RZ 15-05
2	101C-00-004.00	BELL HARRY C III ETUX	104 CAMP AVE	STARKVILLE	MS	39759	RZ 15-05
3	101D-00-145.00	CAIN GEORGE E	1305 BEVERLY LANE	COLUMBUS	MS	39701	RZ 15-05
4	101D-00-008.01	CAMP DAN FAMILY REAL ESTATE CO LLC	104 1/2 MAXWELL ST	STARKVILLE	MS	39759	RZ 15-05
5	101D-00-116.00	CAMP DAN FAMILY REAL ESTATE COMPANY	12 LUMMUS DR	STARKVILLE	MS	39759	RZ 15-05
6	101D-00-143.00	CAMP DAN FAMILY REAL ESTATE COMPANY	100 MAXWELL ST	STARKVILLE	MS	39759	RZ 15-05
7	101D-00-147.00	CAMP DAN FAMILY REAL ESTATE COMPANY	12 LUMMUS DR	STARKVILLE	MS	39759	RZ 15-05
8	101D-00-005.00	CAMP DAN THE FAMILY REAL ESTATE	12 LUMMUS DR	STARKVILLE	MS	39759	RZ 15-05
9	101D-00-007.00	CAMP DAN THE FAMILY REAL ESTATE	12 LUMMUS DR	STARKVILLE	MS	39759	RZ 15-05
10	101C-00-003.02	CARRAWAY KENNETH P ETUX	811 WESTERLY DR	BRANDON	MS	39042	RZ 15-05
11	101C-00-003.08	CENTENNIAL PROPERTY STARKVILLE LLC	3283 HWY 80 WEST	JACKSON	MS	39204	RZ 15-05
12	101C-00-003.07	CLAY BETH C	PO BOX 217	JACKSON	MS	39205	RZ 15-05
13	101C-00-003.06	CLAY JOHN ETUX	PO BOX 217	JACKSON	MS	39205	RZ 15-05
14	101C-00-003.01	COGGIN MARION PRITARD ETAL	1220 WHITE OAK DRIVE	MERIDIAN	MS	39305	RZ 15-05
15	101D-00-006.00	CREEVY PATRICK J ETUX	1095 HARRIS RD	STARKVILLE	MS	39759	RZ 15-05
16	101D-00-008.00	DAVIS SUMNER D III ETUX	#2 PROSPECT PLACE	STARKVILLE	MS	39759	RZ 15-05
17	101D-00-142.00	ENCLAVE PROPERTIES LLC	946 CYPRESS LANE	LOUISVILLE	CO	80027	RZ 15-05
18	101C-00-003.05	ESTESS CECIL ETUX	1552 NEW SIGHT DR NE	BROOKHAVEN	MS	39601	RZ 15-05
19	101D-00-144.00	FANT WILLIAM R III	P O BOX 2429	STARKVILLE	MS	39760	RZ 15-05
20	101C-00-003.09	FULTON NICK	106 WILLOWOOD COVE	MADISON	MS	39110	RZ 15-05
21	101D-00-011.00	GHOSTON ROBERT E ETAL	137 LAKE VALLEY DR	STARKVILLE	MS	39759	RZ 15-05
22	101C-00-007.00	GILMER DOELLA CINDY SUE WATKINS	807 UNIVERSITY DR	STARKVILLE	MS	39759	RZ 15-05
23	101C-00-008.00	GILMER DOELLA CINDY SUE WATKINS	807 UNIVERSITY DR	STARKVILLE	MS	39759	RZ 15-05
24	117M-00-272.00	HART LISA	6 PROSPECT PLACE	STARKVILLE	MS	39759	RZ 15-05
25	101C-00-005.00	HICKORY GROVE FARMS LLC	1055 GREENBRIAR DR	COLUMBUS	MS	39705	RZ 15-05
26	101C-00-003.13	KRAUSS STEFAN BRAD	801 UNIVERSITY DR C-14	STARKVILLE	MS	39759	RZ 15-05
27	101C-00-003.10	LEE REEANN	2130 SHORELINE DR	TUPELO	MS	38804	RZ 15-05
28	101C-00-009.00	MISS STATE UNIVERSITY					
29	101C-00-003.04	MITTS WALTON TODD LIFE ESTATE	801 UNIVERSITY DR A-5	STARKVILLE	MS	39759	RZ 15-05
30	117M-00-271.00	RAFFERTY P RANDALL	4 PROSPECT PL	STARKVILLE	MS	39759	RZ 15-05
31	101D-00-115.00	RED HAWK UNIVERSITY LLC	407 PIKE RD	STARKVILLE	MS	39759	RZ 15-05
32	101C-00-003.03	REED WESLEY CRAIG ETUX	801 UNIVERSITY DR APT 4	STARKVILLE	MS	39759	RZ 15-05
33	101D-00-146.00	ROBERSON LOYD B	P O BOX 80265	STARKVILLE	MS	39759	RZ 15-05
34	101C-00-003.12	SEAL WALLACE LEE	319 CARROL AVE	BAY ST LOUIS	MS	39520	RZ 15-05
35	101C-00-003.15	SIMMONS RICHARD G ETUX	PO BOX 1507	HATTIESBURG	MS	39403	RZ 15-05
36	101C-00-003.00	SKC PROPERTIES LLC	306 BRENTWOOD ST	BRANDON	MS	39042	RZ 15-05
37	101C-00-013.00	THREE YELLOW HOUSES LLC	236 INNER CIRCLE	MAXWELL AFB	AL	36113	RZ 15-05
38	101C-00-021.00	WHIPPET DEVELOPMENT LLC	333 NORTH CENTRAL AVE	PHOENIX	AZ	85004	RZ 15-05
39	101C-00-021.01	WHIPPET DEVELOPMENT LLC	333 NORTH CENTRAL AVE	PHOENIX	AZ	85004	RZ 15-05
40	117N-00-006.00	WHIPPET DEVELOPMENT LLC	333 NORTH CENTRAL AVE	PHOENIX	AZ	85004	RZ 15-05
41	101C-00-003.11	WIFFINS MATTHEW D JR LIFE ESTATE	PO BOX 139	KEMAH	TX	77565	RZ 15-05

RZ 15-05 Property within 160ft



Legend

- 160 Feet
- Properties





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 24

SUBJECT:

Discussion and Consideration of an Appeal of the recommendation by the Planning and Zoning Commission for RZ 16.01 a request for the rezoning of two parcels located along University Drive from T-6 to T-5 with the parcel numbers 117M-00-194.00 and 117M-00-193.00.

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicant, Dan Camp Real Estate, received a recommendation of approval from the Planning and Zoning Commission for the rezoning of two parcels on University Drive on January 12, 2016. The original request included a total of five parcels. Mr. Camp request that three of the parcels be pulled from the request. The Commission voted 6-0 in favor of the approval. A notification of appeal of the Commission's recommendation was presented to City Staff on January 20, 2015. The appeal was filed by Moore Law Office on the behalf of three property owners (Harry Bell, Russell Gaines, and Mary Ann and Hal Fuller) along University Drive. The property owners do not own property within 160ft of the two subject properties. Therefore, a super majority vote is not required. The appeal was notice by legal ad in the Starkville News and by letter on February 1, 2016.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTION:

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
CC: Applicant/Owner: Dan Camp Real Estate
SUBJECT: RZ 16-01 Request for Rezoning by Dan Camp Real Estate to rezone five two parcels located along University Drive from T-6 to T-5 with the parcel numbers 117M-00-194.00, 117M-00-193.00, ~~401D-00-116.00, 401D-00-143.00, and 401D-00-005.00.~~
DATE: January 12, 2016

The purpose of this report is to provide information regarding the request by Dan Camp Real Estate to rezone five two parcels located at 513 University Drive-Parcel Number 117M-00-194.00, 515-517 University Drive- Parcel Number 117M-00-193.00, ~~612 University Drive- Parcel Number 101D-00-116.00, 700 University Drive- Parcel Number 101D-00-143.00, and 701 University Drive- Parcel Number 101D-00-005.00~~. The parcels are currently zoned T-6. The applicant is seek to rezone to T-5. Please see attachments 1-7.

BACKGROUND INFORMATION

The subject properties have gone through several changes in appearance and zoning since the earliest zoning maps available to City staff. The most recent change is the adoption of Form Base Code for University Drive in 2012. The applicant's property was rezoned to T-6 at that time. The applicant is requesting that the properties be rezoned to T-5 due to an error. Four of the five properties are currently built out and the fifth is under construction. All of the structures on the four properties with buildings, are built to a T-5 standard. The fifth property currently under construction is also being built to a T-5 standard.

Zoning Change 513 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-194.00	C-2	C-2	C-2	T-6
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2A	R-3	R-3	R-3
East	C-2	C-2	C-2	T-6

South	R-3	R-5	R-5	CD
West	C-2	C-2	C-2	T-5
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-3	Multi-Family		
East	T-6	Mixed Use		
South	CD	Cemetery		
West	T-5	Multi-Family		

Zoning Change 515-517 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-193.00	C-2	C-2	C-2	T-6

Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2A	R-3	R-3	R-3
East	C-2	C-2	C-2	CD
South	R-3	R-5	R-5	CD
West	C-2	C-2	C-2	T-5

Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-3	Multi-Family		
East	CD	Cemetery		
South	CD	Cemetery		
West	T-5	Multi-Family		

Zoning Change 612 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
101D-00-116.00	C-2	C-2	C-2	T-6

Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	C-2	T-6
East	C-2	C-2	C-2	T-6
South	R-3	R-5	R-5	T-6
West	C-2	C-2	C-2	T-6

Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	T-6	Multi-Family		
East	T-6	Mixed Use		
South	T-6	Mixed Use		
West	T-6	Multi-Family		

Zoning Change 700 University				
	-	-	-	
Properties	1960s-1970s Map	1982-1991 Map	2000-Map	Current Map
401D-00-143.00	C-2	C-2	C-2	T-6
Zoning Change Adjacent Properties				
	-	-	-	
Properties	1960s-1970s Map	1982-1991 Map	2000-Map	Current Map
North	C-2	C-2	C-2	T-6
East	C-2	C-2	C-2	T-5
South	R-3	R-5	R-5	T-6
West	C-2	C-2	C-2	T-6
Zoning and land uses adjacent to the subject property				
	-	-	-	
Direction	Zoning	Current Use		
North	T-6	Mixed Use		-
East	T-5	Commercial		-
South	T-6	Multi-Family		-
West	T-6	Mixed Use		-
 Zoning Change 701 University				
	-	-	-	
Properties	1960s-1970s Map	1982-1991 Map	2000-Map	Current Map
401-D-00-005.00	C-2	C-2	R-1	T-6
Zoning Change Adjacent Properties				
	-	-	-	
Properties	1960s-1970s Map	1982-1991 Map	2000-Map	Current Map
North	R-2A	R-3	R-1	R-1
East	C-2	C-2	R-1	T-5
South	C-2	C-2	C-2	T-6
West	C-2	C-2	C-2	T-6
Zoning and land uses adjacent to the subject property				
	-	-	-	
Direction	Zoning	Current Use		
North	R-1	Single Family		-
East	T-5	Commercial		-
South	T-6	Mixed Use		-
West	T-6	Multi-Family		-

NOTIFICATION

82 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 December 14th 2015 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 T-6 to T-5. Differences between zones are:

Current Zoning District

§ 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

8.2 LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.*
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.*
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)*
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.*
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.*

8.3 BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)*
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.*
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.*
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.*
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.*
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.*

- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a

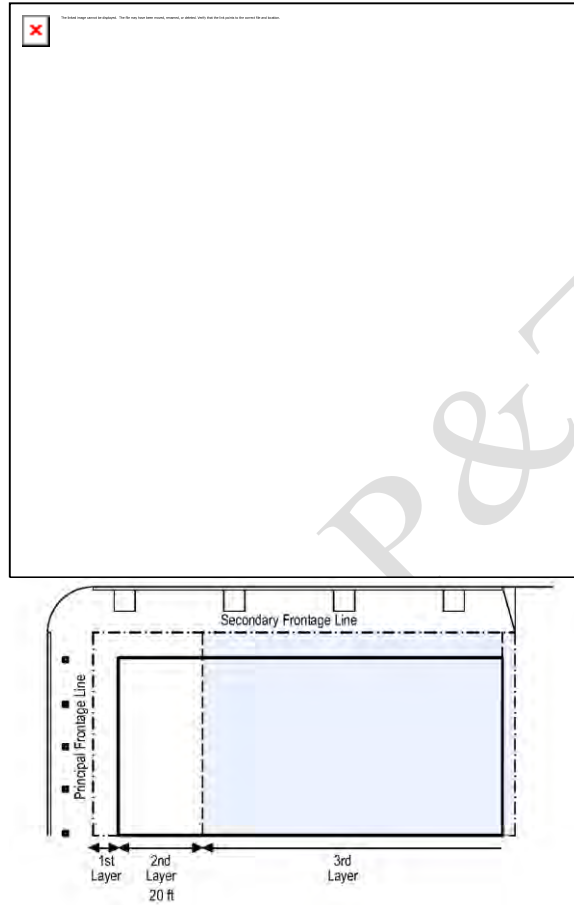
<i>Illustration</i>		<i>n/a</i>
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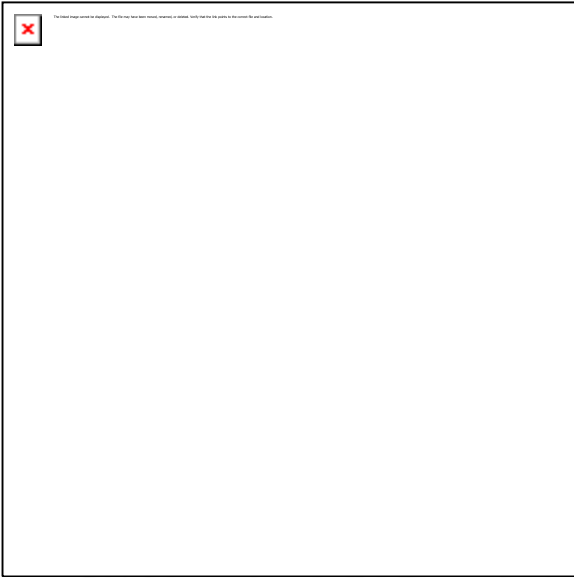
	<i>PRINCIPAL BUILDING</i>	<i>OUTBUILDING</i>
<i>Height (in Stories)</i>	<i>5 stories</i>	<i>n/a</i>
<i>Illustration</i>		

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PARKING PLACEMENT

1. *Uncovered parking spaces may be provided within the third Layer.*
2. *Covered parking shall be provided within the third Layer.*
3. *Trash containers shall be stored within the third Layer.*





p&z



Zoning Map Key



Proposed Zoning District

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

7.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.*
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.*
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)*
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.*
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.*

7.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.*
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.*
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.*
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.*
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.*
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.*
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.*
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.*

- (k) *Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.*

7.4 BUILDING USE

- (a) *Buildings may combine two (2) or more Uses listed on Table 5.*
- (b) *The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).*
- (c) *The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.*
- (d) *The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (e) *The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (f) *Retail Uses under 1,500 square feet shall be exempt from parking requirements.*

7.5 PARKING LOCATION

- (a) *All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.*
- (b) *Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.*
- (c) *Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.*

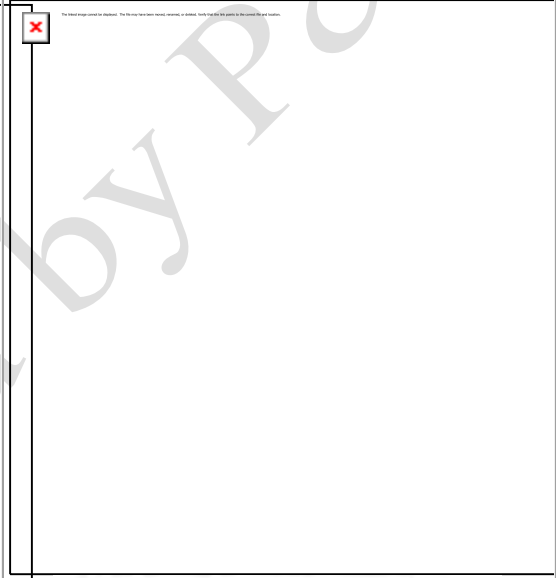
7.6 LANDSCAPE

- (a) *The first Lot Layer may be paved.*

7.7 SIGNAGE

- (a) *Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.*
- (b) *Permitted signage types shall conform to the specifications of Table 8.*
- (c) *Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.*

	PRIMARY/SECONDARY BUILDING	OUTBUILDING

<i>Front Setback (Principal)</i>	<i>2 ft. min. 15 ft. max.</i>	<i>40 ft. max. from rear</i>
<i>Front Setback (Secondary)</i>	<i>2 ft. min. 15 ft. max.</i>	<i>n/a</i>
<i>Side Setback</i>	<i>0 ft. min. 24 ft. max.</i>	<i>0 ft. or 3 ft. at corner</i>
<i>Rear Setback</i>	<i>3 ft. min.</i>	<i>3 ft. min.</i>
<i>Illustration</i>	 	

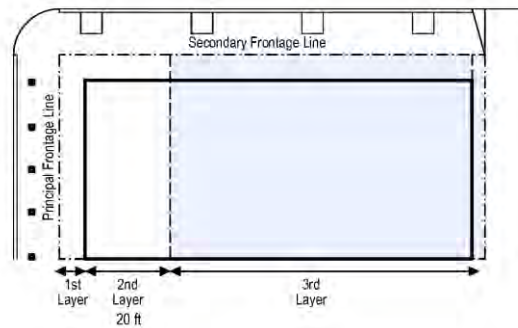
	<i>PRIMARY/SECONDARY BUILDING</i>	<i>OUTBUILDING</i>

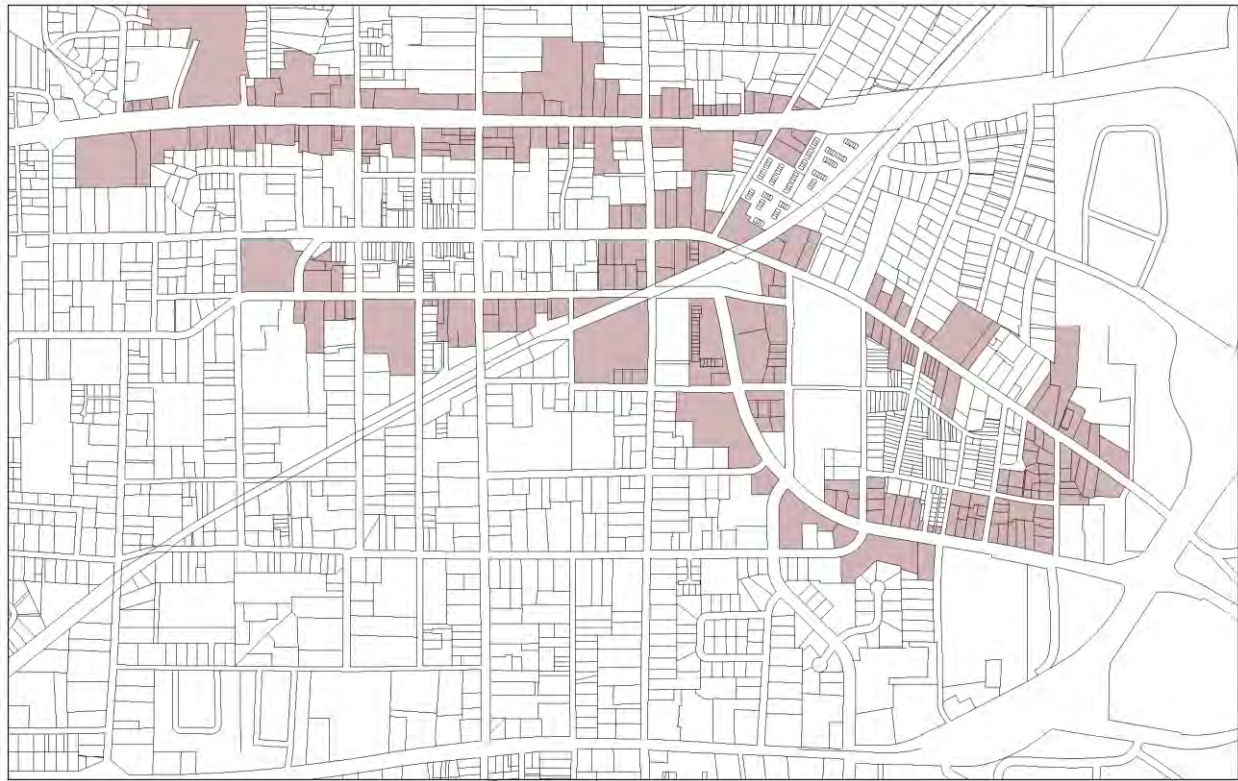
Height (in Stories)	4 stories	2 stories
Illustration		

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PARKING PLACEMENT

- 1. Uncovered parking spaces may be provided within the third layer.***
- 2. Covered parking shall be provided within the third layer.***
- 3. Trash containers shall be stored within the third Layer.***





Zoning Map Key

-  T4
-  T5
-  T6
-  CD

As Re

USE CHART

TRANSECT DISTRICT	T4	T5	T6
Assisted Living Facility	■	■	
Dwelling, Accessory Unit	■	■	
Dwelling, Single Family	■	■	
Dwelling, 2-Family	■	■	
Dwelling, 3 & 4 Family	□	■	■
Dwelling, Multi-Family	□	■	■
Dwelling, Live/Work	□	■	■
Dormitory		■	■
Fraternity/Sorority House		■	■
Group Home		■	
Business Offices	□	■	■
Conference/Convention Center		□	■
Eating/Drinking Establishment	□	■	■
General Retail/Services	□	■	■
Personal Services	□	■	■
Recreation and Entertainment, Indoor		■	■
Recreation and Entertainment, Outdoor		■	■
Visitor Accommodations & Services		■	■
Parking Lot/Garage		□	□
Home Occupation	■	■	■
Bed & Breakfast Inn	■	■	□
Boarding/Rooming House		□	□
Hotel (no room limit)		□	■
Child Care		□	■
Community Services	■	■	■
Family Run Child Care	■	■	
Educational Facilities	■	■	■
Governmental Facilities	□	■	■
Institutional & Health Care Facilities	□	■	■
Places of Worship	□	□	□
Transportation			■
Utilities	■	■	■
Industrial, Light		□	

Manufacturing, Light		☐	
Fire Station	■	■	■
Police Station	■	■	■
Post Office		■	■
Funeral Home	☐	☐	☐

■ BY RIGHT

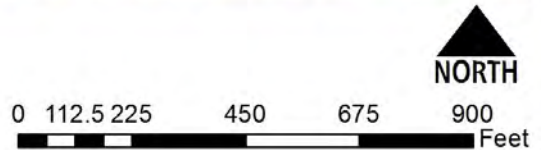
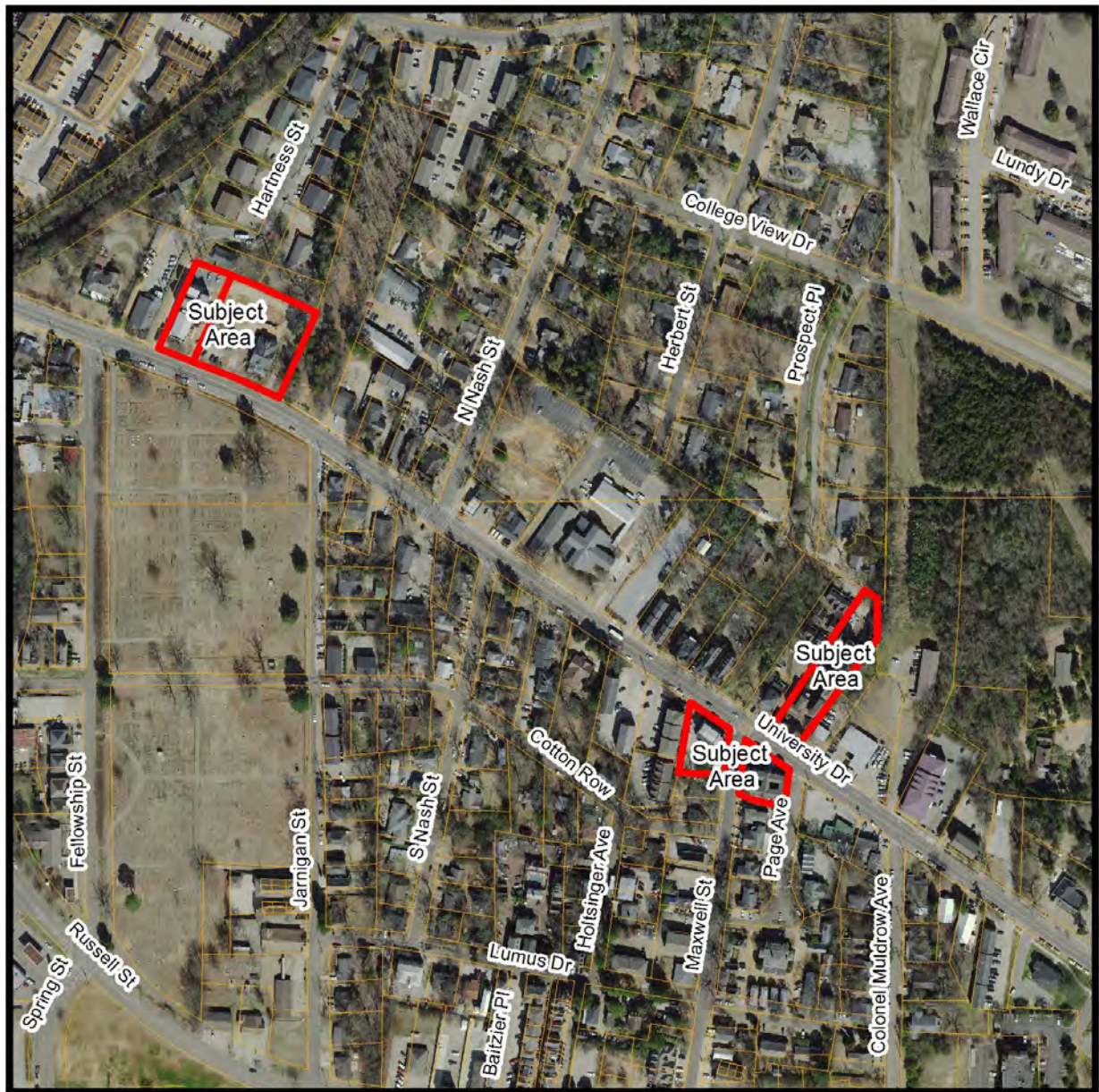
☐ BY EXCEPTION

STATE REZONING CRITERIA

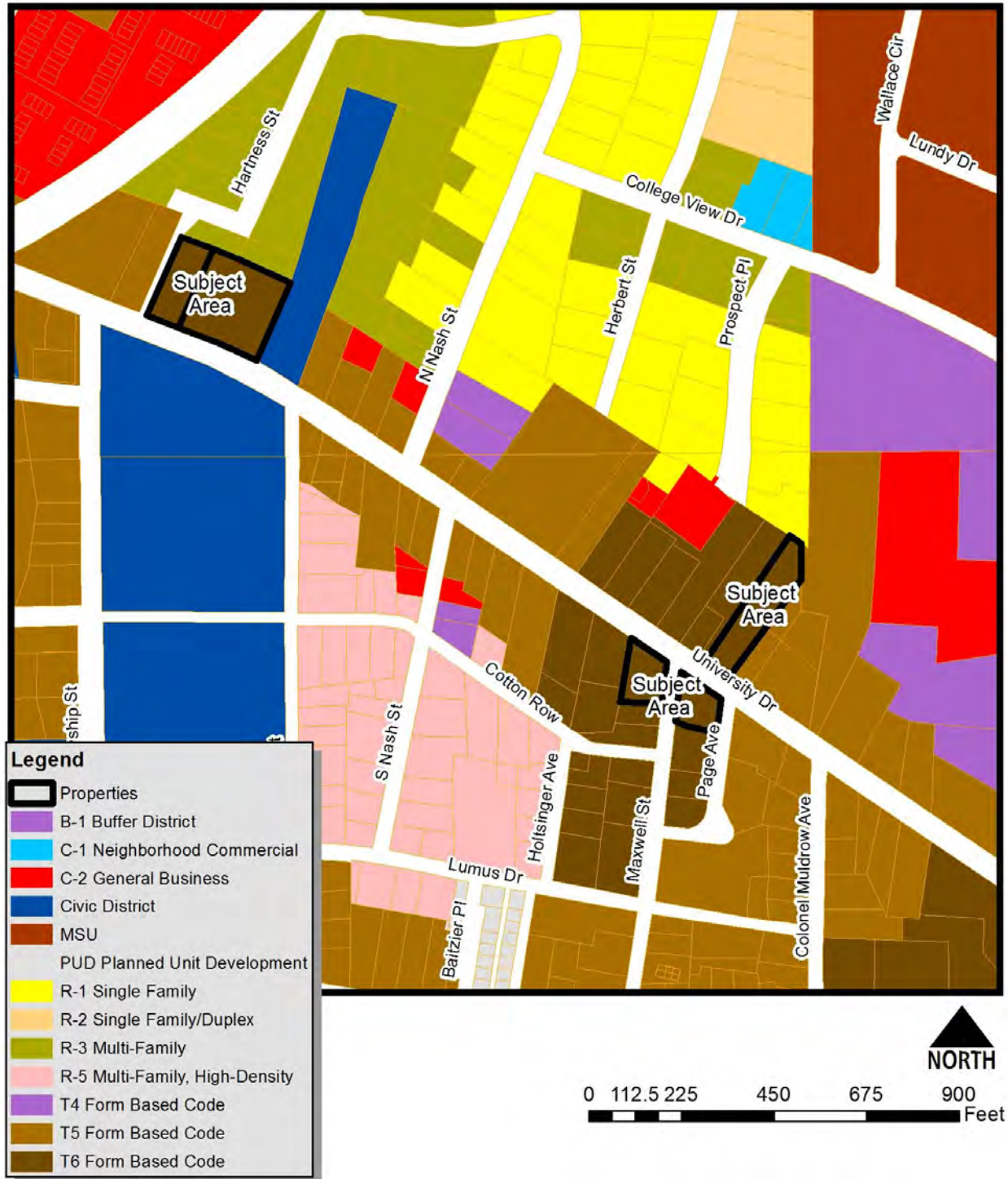
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - The applicant states that there is an error in the 2013 Zoning Map and request change to T-5 to reflect the conforming structures built.
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.

Attachment 1
RZ 16-01 Aerial



Attachment 2
RZ 16-01 Zoning



Attachment 3



513 University Drive-Parcel Number 117M-00-194.00

Attachment 4

As Revised



515-517 University Drive- Parcel Number 117M-00-193.00

Attachment 5



612 University Drive- Parcel Number 101D-00-116.00

Attachment 6



700 University Drive- Parcel Number 101D-00-143.00

As Revise

Attachment 7



701 University Drive-Parcel Number 101 D-00-005.00

As Revise

MOORE LAW OFFICE

JOHN STUART MOORE
ATTORNEY AT LAW

108 S. LAFAYETTE
POST OFFICE BOX 924
STARKVILLE, MS 39760-0924

MOLLY MALLOY JACKSON
ATTORNEY AT LAW

(662) 323-3784
(662) 323-7740
FAX (662) 324-2262

January 20, 2016

City of Starkville
Attn: Buddy Sanders
110 W. Main Street
Starkville, MS 39759

RE: RZ 16-01

To the Mayor and Members of the Board of Aldermen:

On behalf of my clients, Harry Bell of BSquare, LLC and HCB III, LLC, Russell Gaines of Red Hawk University, LLC, and Mary Ann and Hal Fuller, and with their authorization, I am entering a formal appeal of the decision made by the Planning & Zoning Commission on January 12, 2016 to approve the Rezoning Request RZ 16-01 for parcels 117M-00-194.00 and 117M-00-193.00. My clients strongly oppose the rezoning of these parcels from T6 down to T5, and would like to voice their concerns before the Board of Aldermen.

Thank you for your time and consideration in this matter.

Sincerely,



John Stuart Moore

RECEIVED
BY: 



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 12

SUBJECT:

Discussion and Consideration of the request for VA 16-01 for a Variance from right-of-way and road requirements for Adelaide Subdivision Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4a (pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00.

AMOUNT & SOURCE OF FUNDING:

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicants, Ramsey Partners LP, are requesting relief by way of Variance from 2 requirements found in the Subdivision Ordinance (Appendix B) and 1 requirement found in the Street, Sidewalks and Other Public Places (Chapter 98). The applicant is proposing to have an entrance into the subdivision that has two one way roads with a large 60 foot median. The current ordinance does not address streets designed with one-way roads. Therefore, a Variance is need to change the minimum right-of-way width from 50' to 40' (total of two 40' ROW) and the street width from 28' minimum to 13' no parking and 20' with parking dimension. The third part of the Variance request is to address the type of curb and gutter the applicant is proposing to use. The ribbon curb the applicant is proposing is not listed in the City's design standards for Curb and Gutter. The Board of Adjustment and Appeals recommended approval of this request on January 27, 2016.

Variance Requests:

1. Appendix B- Subdivisions, Article VI, Sec. 1, 6, A- Street right-of-way width shall not be less than the following: Minor Streets 50 foot minimum
2. Appendix B- Subdivisions, Article VI, Sec. 1, 6, B- Minimum roadway width shall be as follows: Minor streets, 31 feet back of curb to back of curb
3. Chapter 98 - Streets, sidewalks and other public places, Article I- In General, Sec. 98-84. - Curbs and gutters

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTION:

Move approval of VA 16-01 for Variance requested by Ramsey Partners LP for the Adelaide Phase I Subdivision with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00.

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Board of Adjustments & Appeals
FROM: Daniel Havelin (662-323-2525 ext. 3136)
SUBJECT: VA 16-01 Request for Variance from Right of Way and Road requirements for proposed Adelaide Subdivision Phase I on South Montgomery Street north of the Claiborne retirement community.
DATE: January 27, 2016

AREA:

The subject property is located on the west side of South Montgomery north of the Claiborne retirement community in an R-4A zone.

PROPOSED USE & BACKGROUND:

The applicant, Ramsey Partners, LP, is requesting a variance from several requirements in the Subdivision and Street regulations for the development of Phase I of the Adelaide subdivision. The applicant appeared before the Planning and Zoning Commission on December 8, 2015. The Commission recommended approval of the rezoning. The Board of Aldermen heard the request on January 19, 2016 and approved the rezoning request. The applicant is now in the process of applying for Preliminary Plat with the Planning and Zoning Commission. As part of that application process, the applicant is requesting relief by way of Variance from the Board of Adjustment and Appeals.

The applicant is developing a style of subdivision commonly found throughout the United States called a Traditional Neighborhood Development (TND). TNDs are developed in a similar style as older neighborhoods in the area. The houses are positioned closer to the street with front porches facing the road. Parking is typically either on the side or in the rear of the house. For this phase of the development, parking will be located at the rear of the house and access by way of a private alley. In an effort to preserve existing vegetation and create open green space for the residence, Phase I of the Adelaide is proposing to have a one way street entering the property and a one way street exiting the property with a 60' wide landscape median. The right of way for each proposed one-way street is 40', which is less than the 50' required (Variance Request #1). One-way streets are not permitted nor do they have a specified width in the current City code. The applicant is proposing 13' wide streets with on-street parking (total of 20'), which is less than the minimum 28' required. This is similar to the existing City street of West Main Street. West Main Street has +/- 15' wide roads with no parking and an +/-18' wide landscaped median (Variance Request #2). For the one-way streets, the applicant is proposing using a 6" "ribbon" curb that is flush with the roadway on the inside and a 6" "post" curb on the outside of the street. The City's minimum standard is a 24" curb and gutter. (See

Attachment 3-4). A variance on the curb design will be required (Variance Request #3). Please see Attachments 1-5.

Variance Requests:

1. Appendix B- Subdivisions, Article VI, Sec. 1, 6, A- Street right-of-way width shall not be less than the following: Minor Streets 50 foot minimum
2. Appendix B- Subdivisions, Article VI, Sec. 1, 6, B- Minimum roadway width shall be as follows: Minor streets, 31 feet back of curb to back of curb
3. Chapter 98 - Streets, sidewalks and other public places, Article I- In General, Sec. 98-84. - Curbs and gutters

VARIANCE REQUESTS:

APPENDIX B – SUBDIVISIONS

ARTICLE VI. - MINIMUM DESIGN STANDARDS

Sec. 1. - Street plan.

6. *The proposed street system of the subdivision shall extend existing streets or projections at the same or greater width, but in no case less than the required minimum width.*

- a. *Street right-of-way width shall not be less than the following:*

Expressways, arterial streets and freeways, as specified by the comprehensive plan. [\[2\]](#)

Major streets, 80-foot minimum.

Marginal access streets, 50-foot minimum.

Collector streets, 60-foot minimum.

*Minor streets, 50-foot minimum. **(Variance Request #1)***

Culs-de-sac, 50-foot minimum.

Culs-de-sac, turnabouts, 50-foot radius.

Alleys, 20 feet.

- b. *Minimum roadway width shall be as follows:*

Expressways, arterial streets and freeways, as specified by the comprehensive plan.

Major streets, 49 feet back of curb to back of curb.

Collector streets, 41 feet back of curb to back of curb.

*Minor streets, 31 feet back of curb to back of curb. **(Variance Request #2)***

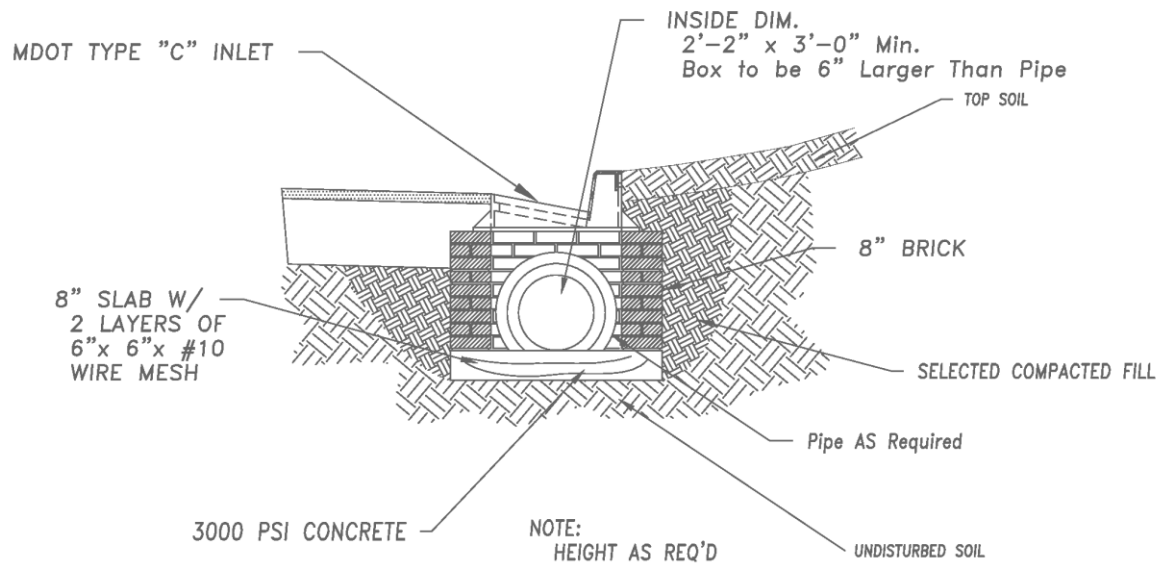
Culs-de-sac, 31 feet back of curb to back of curb.

Culs-de-sac turnarounds, 40 feet from center of circle to outer curb (40-foot radius).

Alleys, 16 feet.

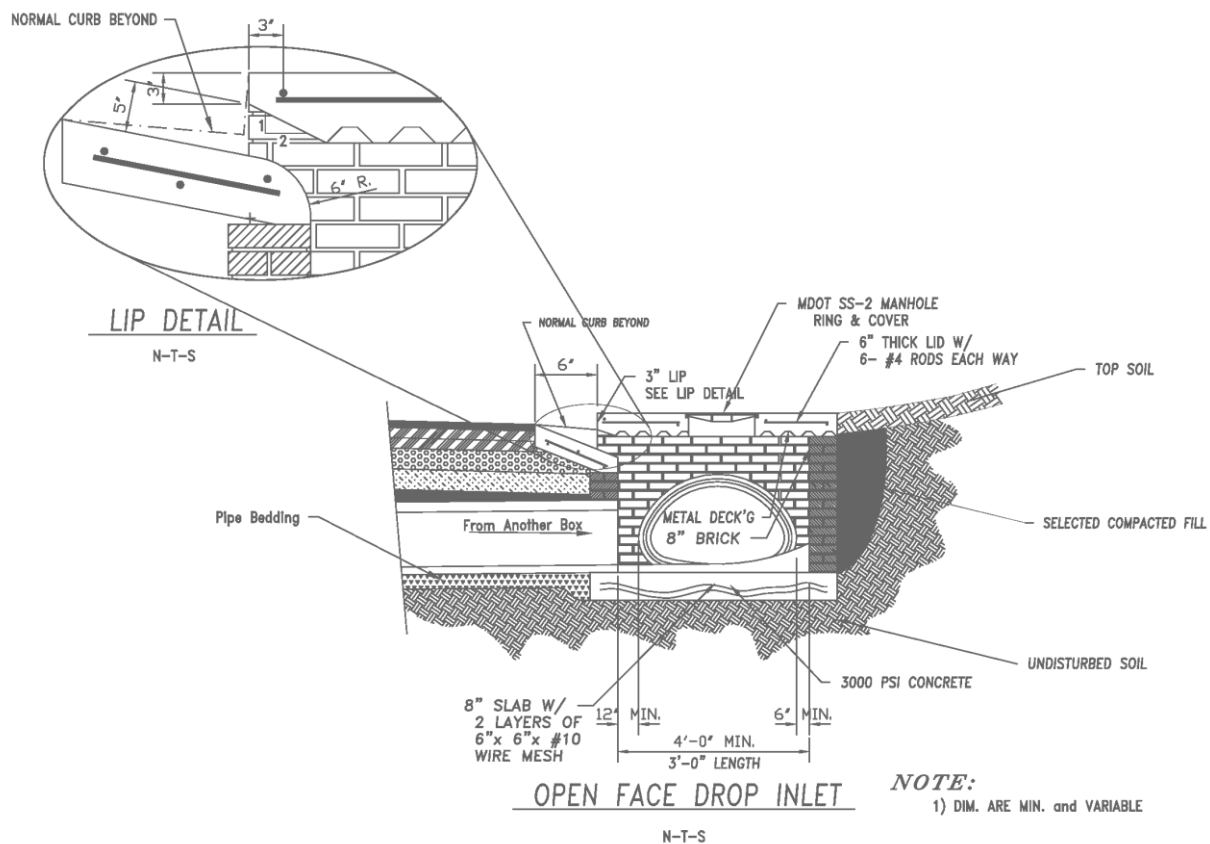
CONVENTIONAL CURB and GUTTER

- (3) Concrete curb and gutters shall be backfilled within 72 hours after stripping.
- (4) Concrete curb and gutter forms shall not exceed ten feet in length and a one-half inch pre-molded expansion joint filler shall be installed each 30 feet. Exceptions may be granted by city engineer.
- (5) Concrete curb and gutters shall have not less than three #4 bars of steel placed as indicated.
- (6) Curbs and gutters shall be placed on lines and grades conforming to the approved construction drawings and conform to slopes indicated to assure complete drainage and proper flow of storm water without destruction and puddling.
- (7) Placement of curb and gutter shall be on compacted base or sub-base materials of same character as balance of paving base or sub-base material.
- (8) Drainage structures shall be provided at all low points in major, minor and collector streets. Distances between drainage structures shall not exceed 500 feet. Acceptable designs for drainage structures are shown at Exhibit "A".



GRATE DROP INLET

Exhibit A



(9) Driveways entering streets are to be a 90 degree angle to the street center line or as close to this angle as possible.

(10) Driveways shall be constructed so as to permit passenger vehicles to enter or leave the street without bumping or dragging and shall not obstruct the flow of water. Builders shall not tear out or modify curbs or streets to construct driveways without obtaining permission from street department or building department.

(Ord. No. 2011-4, § D, 12-6-11)

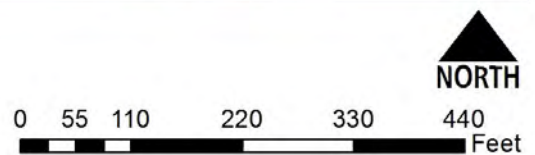
VARIANCE REQUEST REQUIREMENTS:

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:

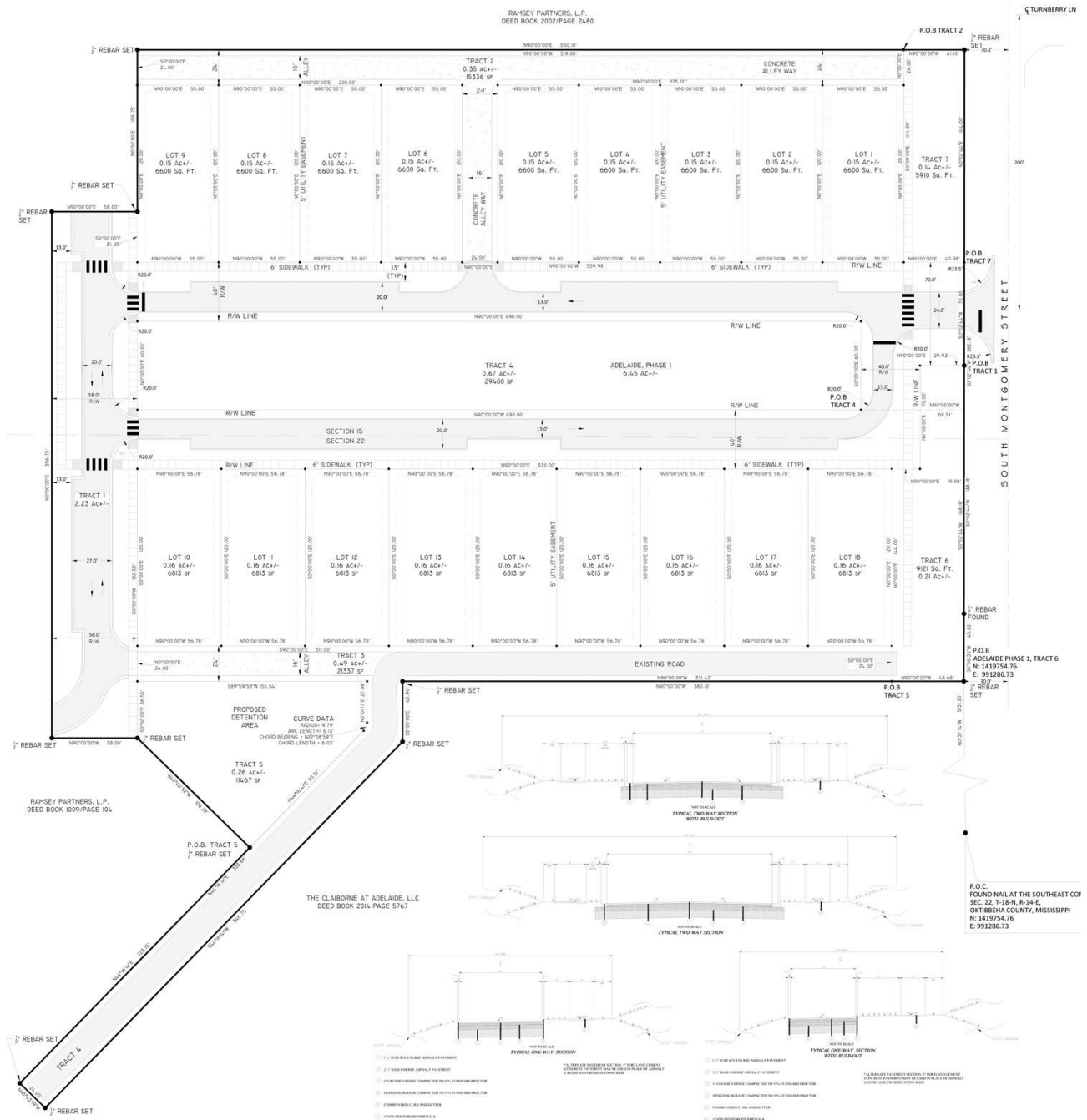
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures and buildings in the same district.
2. That literal interpretation of the provisions of this ordinance would deprive 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.

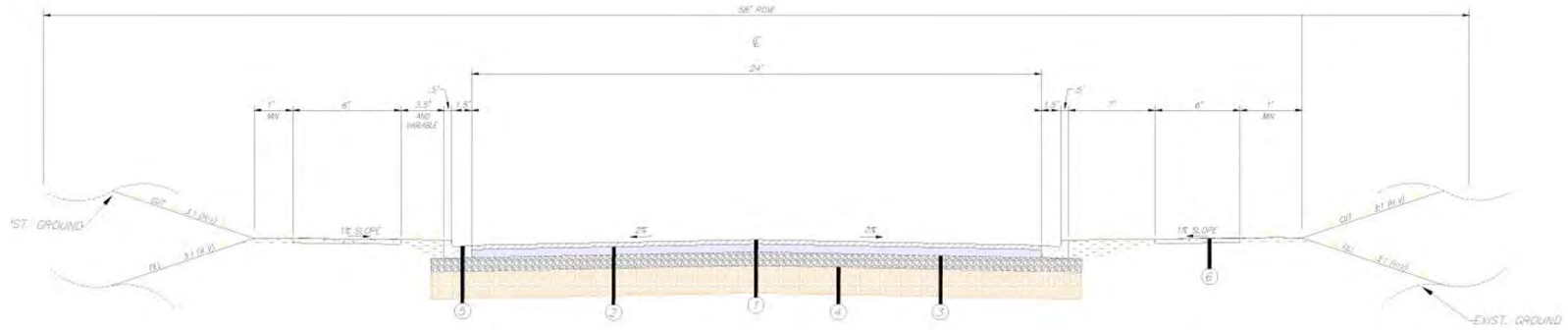
Attachment 1
VA 16-01 Aerial



Legend

Attachment 2

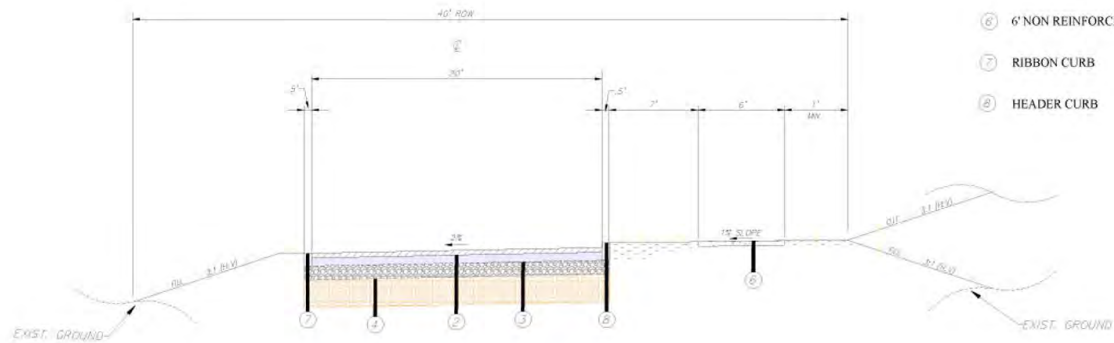




NOT TO SCALE

TYPICAL TWO-WAY SECTION

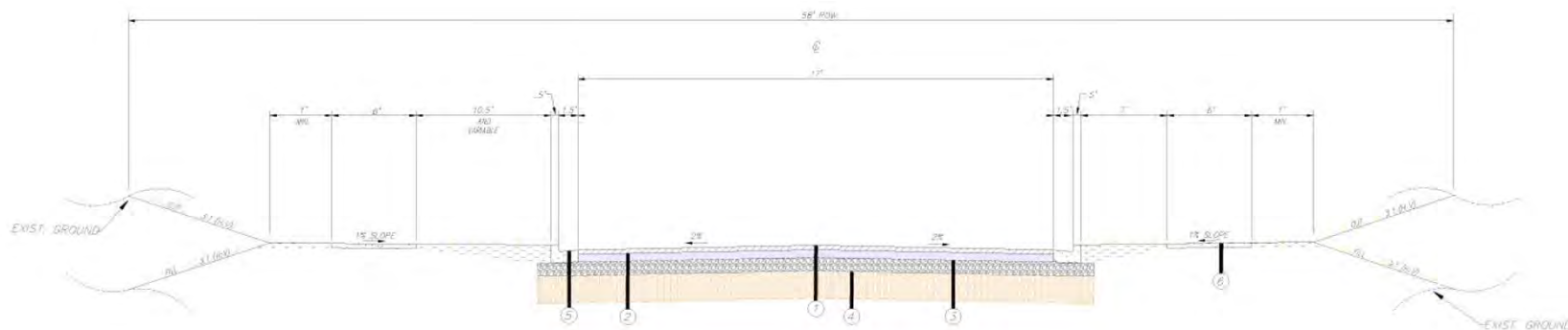
- ① 2" SURFACE COURSE ASPHALT PAVEMENT
- ② 4" BASE COURSE ASPHALT PAVEMENT
- ③ 6" CRUSHED STONE COMPACTED TO 95% STANDARD PROCTOR
- ④ DESIGN SUBGRADE COMPACTED TO 95% STANDARD PROCTOR
- ⑤ COMBINATION CURB AND GUTTER
- ⑥ NON REINFORCED SIDEWALK
- ⑦ RIBBON CURB
- ⑧ HEADER CURB



NOT TO SCALE

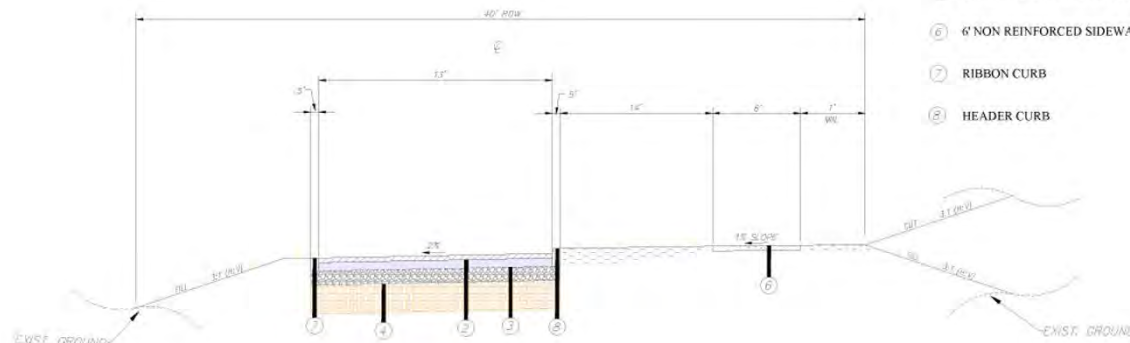
TYPICAL ONE-WAY SECTION

*ALTERNATE PAVEMENT SECTION: 5" PORTLAND CEMENT CONCRETE PAVEMENT MAY BE USED IN PLACE OF ASPHALT LAYERS AND CRUSHED STONE BASE



TYPICAL TWO-WAY SECTION
WITH BULB-OUT

- ⑦ 2" SURFACE COURSE ASPHALT PAVEMENT
- ⑥ 4" BASE COURSE ASPHALT PAVEMENT
- ③ 6" CRUSHED STONE COMPACTED TO 95% STANDARD PROCTOR
- ④ DESIGN SUBGRADE COMPACTED TO 95% STANDARD PROCTOR
- ⑤ COMBINATION CURB AND GUTTER
- ⑥ 6" NON REINFORCED SIDEWALK
- ⑦ RIBBON CURB
- ② HEADER CURB



TYPICAL ONE-WAY SECTION
WITH BULB-OUT

*ALTERNATE PAVEMENT SECTION: 5" PORTLAND CEMENT
CONCRETE PAVEMENT MAY BE USED IN PLACE OF ASPHALT
LAYERS AND CRUSHED STONE BASE

Attachment 5





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 13

SUBJECT:

Discussion and Consideration of the request for PP 16-01 for Preliminary Plat approval for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4a (pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00.

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicants, Ramsey Partners LP, are requesting Preliminary Plat approval for the Adelaide Subdivision Phase I. This phase consist of 18 lots on +/- 6.45 acres with a pending zoning classification of R-4A. The R-4A zoning will be finalized after the property has been subdivided from the parent parcel. The Preliminary Plat was reviewed by the Development Review Committee on February 4, 2016. Planning and Zoning Commission made a recommendation of approval, 6-0 in favor, on February 9, 2016.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTION:

Move approval of PP 16-01 for Preliminary Plat request by Ramsey Partners LP for the Adelaide Phase I Subdivision with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00.

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525)
CC: Applicant/ Owners: Ramsey Partners, LP
SUBJECT: PP 16-01 Request for Preliminary Plat for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4a (pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00.
DATE: February 9, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Ramsey Partners, LP for Preliminary Plat approval for Phase I of the Adelaide Subdivision. Phase I consist of 18 lots on +/- 6.45 acres with a pending zoning classification of R-4A. The R-4A zoning will be finalized after the property has been subdivided from the parent parcel. The Board of Adjustment and Appeals made a recommendation of approval for a Variance on Street Widths, Right-of-Way Widths, and Curb Design on January 27, 2016. The Board of Aldermen will hear the Variance request on February 16, 2016. The Preliminary Plat was reviewed by the Development Review Committee on February 4, 2016. Please see attachments 1-7.

Below is information pertaining to R-4A single-family, high-density

Sec. S. - R-4A single-family, high-density.

- A. Intent. The intent of this zoning district is to permit single-family residential development and associated uses in a high quality setting, according to a unified plan. The uses and standards in this district are intended to promote flexibility and innovation in site design, enhance the environmental quality and attractiveness of the community, and to assure the compatibility of the proposed development with adjacent land uses. The R-4A zoning district shall be highly suitable for compact, infill development or redevelopment of existing parcels of land to prevent sprawl and to encourage sustainable development within the city. R-4A zoning districts shall be more restrictive than the R-4 (zero lot line/cluster development) district but less restrictive than R-1 (single family) district.*
- B. Conditions to be met by single-family, high-density (R-4A) developments.*

1. *District regulations. Every R-4A development erected and maintained under the provisions of this article shall comply with all regulations established in this section.*
2. *Site plan and improvements. A site plan for an R-4A development shall show and there shall be provided the following:*
 - a. *Drainage. Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving, and proper design of finished grades.*
 - b. *Circulation and parking. Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking area(s), and landscaped separation spaces between pedestrian and vehicular ways.*
 - c. *Open space. A minimum of 20 percent of the gross land area within an R-4A district shall be designated as open space for the use and enjoyment of its owners, occupants and their guests. Open space area includes both private and common areas within the R-4A development project site. Required open space may be used for active recreational activities such as walking, jogging, swimming pools, golf, tennis and other court games; or passive recreational uses such as sitting, scenic viewing or picnics. Open space areas shall be attractively landscaped and may contain water features, benches, gazebos, gardens, planting strips, trails, tennis courts, or other recreational or landscaping amenities. Streets, driveways and parking areas shall not be considered part of this open space.*
 - d. *Responsibility for common open space. Nothing in this section shall be construed as a responsibility of the city, either for maintenance or liability of the following which shall include, but not be limited to, any private open areas, parks, recreational facilities, and a "hold harmless" clause shall be incorporated in the covenants running with the land to this effect.*
 - e. *Utilities to be located underground. Any R-4A development shall specify that all utilities shall be constructed underground.*
 - f. *Size of area. Although there is not a minimum size, the area proposed for development shall be large enough to permit and accommodate an R-4A development. Building setbacks are to be determined by the development proposal upon approval. An R-4A approval shall not be granted if, in the opinion of the planning and zoning commission, the proposed development would have a direct negative or adverse impact on the surrounding area.*

C. Requirements for site plans of proposed R-4A developments.

1. *Application. An application for approval of an R-4A proposal shall be filed with the city planner and shall contain the following information: address, and interest of any others represented by the applicant; the concurrence of the owner(s) of the entire land are included in the proposal and all encumbrances of such land; evidence that the applicant and/or owners intend to develop the land along with a written narrative expressing the character of the proposed development.*

2. *Site plans. An application for an R-4A development is to be accompanied by a site plan which must include both maps and a written narrative. Adjacent properties impacted by the development are to be identified. The following data may be required with the preliminary submission:*
 - a. *Existing topography of the site.*
 - b. *Drainage within the project and adjacent area, if impacted.*
 - c. *Existing and proposed land uses and existing zoning.*
 - d. *Existing property lines.*
 - e. *Circulation system including walks, curb-cuts, ingress and egress drives, driveways.*
 - f. *Parking areas.*
 - g. *Areas proposed to be dedicated or reserved for parks, playgrounds and common areas.*
 - h. *Approximate location of all buildings, structures, and other improvements, including walkways.*
 - i. *Graphic presentation representative of the proposed structures and improvements.*
 - j. *A tentative development schedule including timing and scope of any proposed phasing.*
 - k. *Any proposed restrictive covenants or homeowner association agreements governing the maintenance and continued protection of the proposed development.*

D. Review and approval process of proposed R-4A developments.

1. *Review process. Upon receipt of an application for approval of a site plan for an R-4A development, properly and completely made out, the city planner shall distribute copies to the development review committee for review and recommendations. Recommendations from the development review committee shall be forwarded to the planning and zoning commission for a public hearing. The planning and zoning commission shall hold a public hearing and interested parties notified in the same manner as for other rezoning hearings. Following the public hearing, the planning and zoning commission shall transmit its recommendation of approval or disapproval to the mayor and board of aldermen, including any conditions of approval, which may include a performance bond.*
2. *Final approval. Final approval of a proposed R-4A development shall rest with the mayor and board of aldermen. The recommendations of the planning and zoning commission and the development review committee shall be considered and any conditions of approval may be amended, revised or stricken as determined. The approved site plan shall be binding and shall control the issuance of permits and/or certificates.*

3. *Revisions or amendments to an R-4A development site plan. Revisions or amendments to approved R-4A site plans which result in a reduction of the number of approved dwelling units/density, as well as an increase in open space, shall be allowed, upon review and approval by the city planner. Any proposed increase in dwelling units/density, or a decrease in open space, shall require a submittal of the revised site plan to the city planner in the same manner as prescribed for a new application.*
4. *Appeal. Any person aggrieved by a decision of the planning and zoning commission in approving or disapproving an application for an R-4A development proposal under this article may within ten days from the date of such decision, file a written request to the mayor and board of aldermen and there upon the mayor and board of aldermen shall proceed to review the proposal in the same manner prescribed for other rezoning applications.*
- E. *Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.*
- F. *Permitted and conditional uses shall be as follows:*
 1. *The following uses are permitted by right in the R-4A zoning district:*
 - a. *Single-family dwelling.*
 - b. *Garden.*
 - c. *Home occupation.*
 2. *The following uses are allowed by conditional use in the R-4A zoning district:*
 - a. *Church or place of worship.*
 - b. *Golf course, not including commercial driving ranges; need not be enclosed within structure.*
 - c. *Public utilities.*
 - d. *Recreational facilities.*
- G. *Comprehensive Plan. The R-4A zoning district shall be considered a high density residential land use classification allowing a maximum gross density of 15 dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.*

(Ord. No. 2008-9, § II, 11-4-08)

PLAT PROPOSAL

General Information

All of Phase 1 has a gross acreage of +/-6.45 acres with a total of 18 lots. The density of Phase 1 is 2.79 units per acre.

Easements and Dedications

Easements for utilities are shown on the plat. Proposed public streets are indicated on the plat.

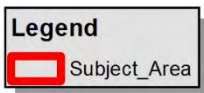
Findings and Comments

All utility connections are currently available.

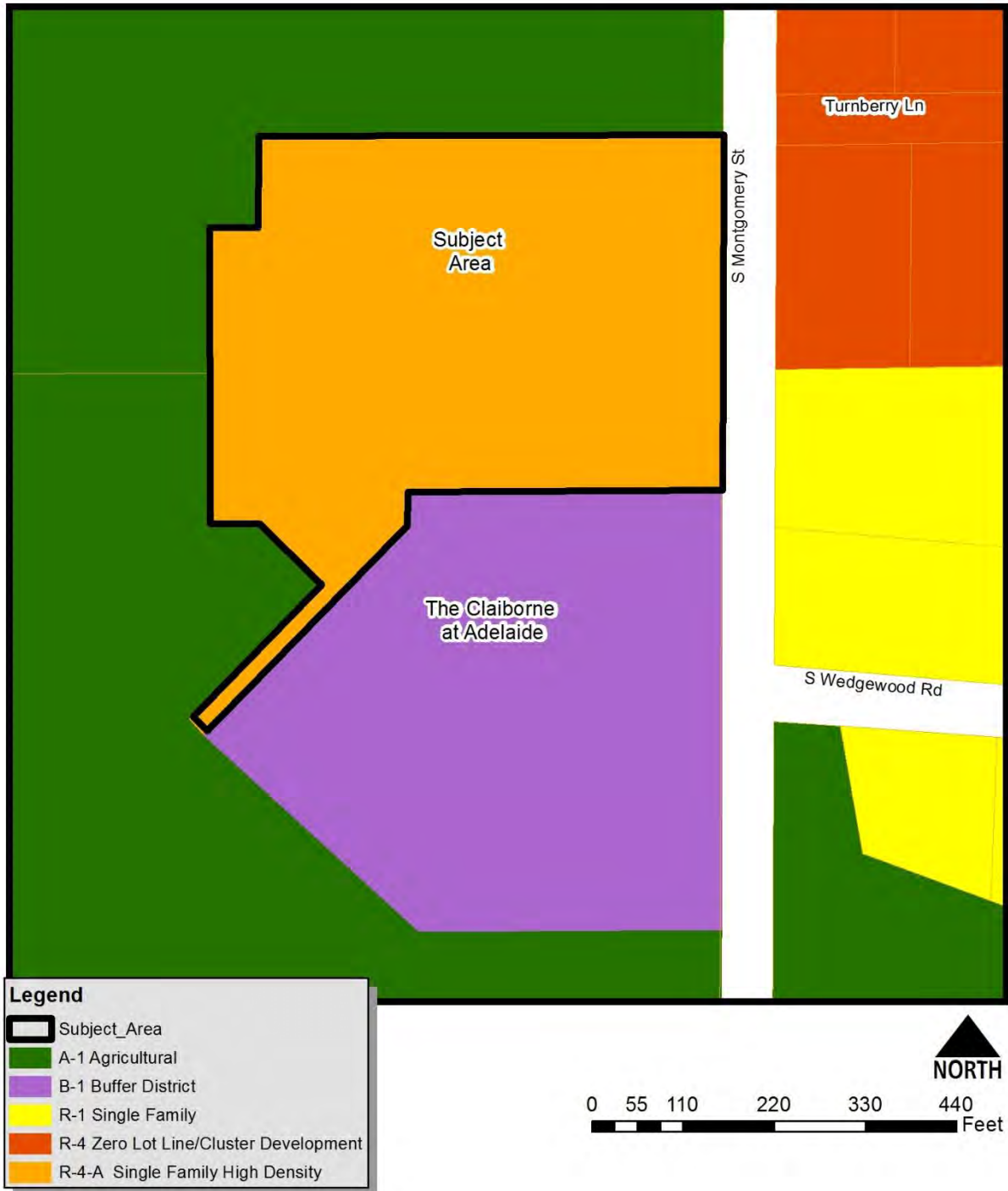
Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affect property owners adjacent to the parcel.

This parcel is not a part of a platted subdivision. No authorization needed

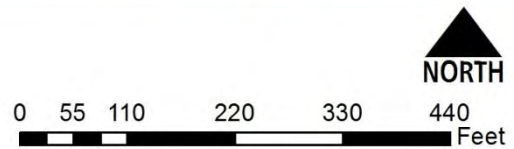
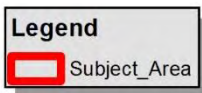
Attachment 1
PP 16-01 Aerial



Attachment 2
PP 16-01 Zoning



Attachment 3
PP 16-01 Plat Overlay



CERTIFICATE OF COMPLETION
 RE: WINDY HILL, COUNTRY CLUB, AND JAMES BRYCE BRANCH, PROFESSIONAL LAND SURVEY
 OF WINDY HILL STATE THAT WE HAVE CAREFULLY EXAMINED THE ORIGINAL PLAT OF
 SAID WINDY HILL AND HAVE FOUND SAID WINDY HILL TO BE A TRUE AND CORRECT
 REPRESENTATION OF THE LAND SURVEYED BY SAID WINDY HILL AND THAT THIS IS AN
 ACCURATE REPRESENTATION OF THE ORIGINAL SURVEY AND PLAT.
 WITNESS OUR SIGNATURES THIS 10 DAY OF NOV 2010.

 METEOROLOGIST _____ JAMES BRYCE BRANCH, P.O.

 CERTIFICATE OF RECORDING
 THIS INSTRUMENT WAS FILED FOR RECORDING ON 10 DAY OF NOV 2010.

UNIT 10

NAME _____

SUBJECT: TO THE CITY OF STANFORD, MISSISSIPPI, SUBDIVISION REGULATIONS, THIS
 DOCUMENT WAS GIVEN APPROVAL BY THE STANFORD CITY PLANNING AND ZONING
 COMMISSION AT A MEETING HELD ON THE 10 DAY OF SEPTEMBER, 2011. ALL OF THE CONDITIONS ON APPROVAL, HAVING BEEN COMPLETELY MET, THIS DOCUMENT
 IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE

REGULATIONS

FIRE DEPARTMENT PUBLIC WORKS DIRECTOR

ELECTRICITY INSPECTOR CITY ENGINEER

CITY PLANNER _____ CHAIRMAN, CITY PLANNING AND ZONING COMMISSION

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR
CONCLUSIONS OF THE NATIONAL BUREAU OF STANDARDS. IT IS
THE PROPERTY OF THE NATIONAL BUREAU OF STANDARDS AND IS
LOANED TO YOUR ORGANIZATION. IT AND ITS CONTENTS ARE NOT
TO BE REPRODUCED IN ANY FORM WITHOUT THE EXPRESS
WRITTEN PERMISSION OF THE NATIONAL BUREAU OF STANDARDS.

NAME OF CORPORATION: AMT. TAXES WITHHOLDING
ADDRESS (CITY OR TOWN/VILLAGE, STATE):

PERSONALITY APPEARS BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COURT
AND STATE ON THIS _____ DAY OF _____, 20____, WITHIN MY JURISDICTION,

BY WRITING, NAMED JAMES BRITTY BRADSHAW, PLS. KING ALCOHOLIC (STATED THAT HE IS THE LAR,
LAWYER OF RECORD, OBTAINED THE ABOVE AND FORGEOING AUTHORITY, AFTER FIRST
REIVING BEEN SUIT AUTHORIZED TO DO SO.

NOTED PUBLIC. MAY (COMMISSION EXPIRES)

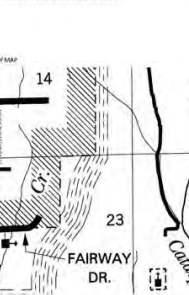
LEGAL DESCRIPTION OF ADELAIDE, PHASE 3

ORANGE SYSTEM, EAST LONG ROAD ST. GRID VALUES, US
90 DEGREES 00 MINUTES 43.54 SECONDS DEVELOPED

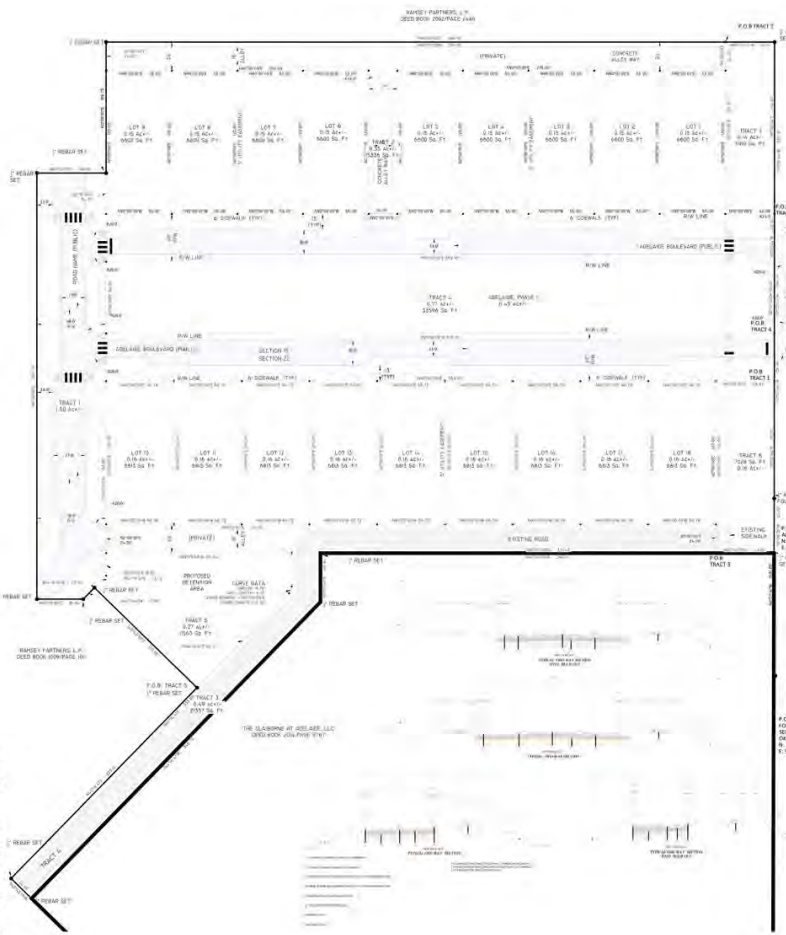
[illegible]

RIGHT OF WA

WAVE SYSTEM, EAST TOWN ROAD, GRIFF VALLEY, Q5
DOUGLAS, DOUGLAS, 11.54 SECONDS (DEVELOP)

[illegible]

**PRELIMINARY PLAT
ADELAIDE, PHASE I**
With Improvements
LOCATED IN
NE $\frac{1}{4}$ OF SECTION 22 AND THE SE $\frac{1}{4}$ OF SECTION 15 T-18-N, R-14-E
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI



ALLEYWAY

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE
FEET, USNM SCALE FACTOR OF 0.99995005 AND A CONVERGENCE ANGLE OF
THE APPROXIMATE CENTER OF THE FOLLOWING DESCRIBED PARCEL.

COMMENCING AT THE RAIL BEDS AT THE INTERSECTION OF SOUTH MAIN AND
SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14
EASTERS OF MINUTES, 14 SECONDS WEST FOR A DISTANCE OF 1333.20
NONADJACENT STREET, THENCE ALONG SAID RIGHT-OF-WAY NORTH
FEET TO A POINT 32.1 FEET TO A SET 1/4 CORNER, THENCE NORTH
DISTANCE OF 382.12 FEET TO A SET 1/4 CORNER, THENCE NORTH 90 DEGREES
WALK, A DISTANCE OF 40.30 FEET TO A SET 1/4 CORNER AND THIS POINT
CONTAINS NORTH 10 DEGREES 30 MINUTES EAST 100.00 FEET TO A
90 DEGREES 00 SECONDS EAST A DISTANCE OF 28.80 FEET TO A SET 1/4 CORNER,
DISTANCE OF 220.00 FEET TO A SET 1/4 CORNER, THENCE SOUTH 90 DEGREES
SET 1/4 CORNER, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST
DISTANCE OF 144.00 FEET TO A SET 1/4 CORNER, THENCE SOUTH 90 DEGREES
EAST A DISTANCE OF 275.00 FEET TO A SET 1/4 CORNER, THENCE NORTH 90 DEGREES
TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES (25336.56 SQ. METERS
15, TOWNSHIP 38 NORTH, RANGE 14 EAST, COLUMBIA COUNTY, MISSOURI.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANS (SHEET 100) OF THE MISSISSIPPI RIVER AND A CONVERGENCE ANGLE OF 1.5 DEGREES. THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANS (SHEET 100) OF THE MISSISSIPPI RIVER AND A CONVERGENCE ANGLE OF 1.5 DEGREES. THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANS (SHEET 100) OF THE MISSISSIPPI RIVER AND A CONVERGENCE ANGLE OF 1.5 DEGREES.

[illegible]

COMMON SPACE

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLAIN CO
FEET, USING SCALE FACTOR OF 8.83996028 AND A CONVERGENCE ANGLE 20
AT THE APPROXIMATE CENTER OF THE FOLLOWING DESCRIBED PARCEL.

COMMENCING AT THE NAIL FOUND AT THE INTERSECTION OF SOUTH MAIN AND
SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST
DEGREES 37 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 500.00 FEET TO
AN INTERSECTIONARY POINT OF THE WEST RIGHT OF WAY OF SAID RAILROAD
BEING 18.52 FEET TO A HOLE IN A BEAR, THENCE CONTINUE ALONG SAID WEST
RIGHT A DISTANCE OF 138.18 FEET TO A SET 1/4 BEAR AND THE POINT OF
NORTH 90 DEGREES 00 MINUTE 00 SECOND WEST A DISTANCE OF 520.00 FEET
MINUTE 00 SECOND EAST A DISTANCE OF 60.00 FEET TO A SET 1/4 BEAR, THE
DISTANCE OF 550.00 FEET TO A SET 1/4 BEAR ON THE WEST RIGHT OF WAY
BEING 60.00 FEET TO A SET 1/4 BEAR, THENCE CONTINUE ALONG SAID WEST
RIGHT A DISTANCE OF 27.26 ACRES (13150.95) MORE OR LESS, AND LING IN THE SOUTH
RANGE 14 EAST, OREBONA COUNTY, NEVADA.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANS.

LEMMINGWAY AT THE AREA AROUND AT THE INTERSECTION OF SOUTH-NORTH
SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 18 EAST
1/4 SECTION 18, TOWNSHIP 36 NORTH, RANGE 18 EAST, NEAR THE
MONTICARY STREET, THENCE NORTH 30 DEGREES 30 MINUTES 00 SECONDS
THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS EAST DISTANCE 60.00 FEET
NORTH 45 DEGREES 15 MINUTES 00 SECONDS EAST DISTANCE 140.00 FEET TO A 7" X 12" IRON
NAIL A DISTANCE OF 140.00 FEET TO A 7" X 12" IRON NAIL BEARING 45
225.35 FEET TO A 7" X 12" IRON NAIL POINT BEING THE POINT OF BEGINNING
THENCE 18 DEGREES 15 MINUTES 00 SECONDS EAST DISTANCE 130.50 FEET TO A 5
X 6 INCH 80 75 FEET, CORD LENGTH OF 6.12 FEET, CORD-BEARING OF 90
LENGTH OF 6.12 FEET TO A 5 X 6 INCH 80 75 FEET, CORD-BEARING OF 90
TO A 1/2" X 1/2" IRON NAIL THENCE SOUTH 80 DEGREES 50 MINUTES 50 SECONDS
THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS EAST DISTANCE 0.00
METERS 10 SECONDS 00 SECONDS 00 SECONDS 00 SECONDS 00 SECONDS 00 SECONDS
DISTANCE OF 120.00 FEET TO A 7" X 12" IRON NAIL BEARING 45
NORTHWEST CORNER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 18 EAST

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLAIN COORDINATE, USING SCALE FACTOR OF 0.99995005 AND A CONVENTION ANGLE OF

COMMENCING AT THE END SITUATED AT THE INTERSECTION OF SOUTH MONROE
NORTHEAST CORNER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 14
EAST, 6TH E. OF KRAMOIE, IN SECTION WEST FOR A DISTANCE OF 1320 FEET TO
MONTAGNAIR STREET AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED
SECOND AND A DISTANCE OF 48.18 FEET TO A SET 1/2 REBAR, THENCE NORTH
1/4 (40 FEET TO A 1/2) REBAR, THENCE NORTH 90 DEGREES OR 90 DEGREES OR 90
ON THE WEST HING OF WAY OF SOUTH MONTAGNAIR STREET, THENCE SOUTH
WEST 89° OR VARY A DISTANCE OF 48.18 FEET TO A 40' 1/2 REBAR, THENCE
90 DEGREE OR 90 DEGREES OR 90 DEGREES A DISTANCE OF 48.18 FEET TO A
1/2 INCH OR 1/2 INCH, AND LYING IN THE NORTHEAST QUARTER OF SECTION 22,
COUNTY, MASSACHUSETTS.

*THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLATE OF
FEET, USING SCALE FACTOR OF 0.99999905 AND A CONVERGENCE ANGLE OF

COMMENCING AT THE IRON FOUND AT THE INTERSECTION OF SOUTH MONROE STREET AND SECTION 36, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE 10TH MERIDIAN, BEING SECTIONS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845,

BLANKS (SECTION ARE GRID BLANKS)
DETERMINED BY GAS CONCENTRATIONS
CONVERGENCY ANGLE = 4070/63.54"

STACIO FOR 44 & CONVEY CLASSIFICATION		STACIO'S WORK	
FROM STACIO	4 FT	ARE GRID VALUES IN SURVEY TEST	
IDE STACIO	5 FT	MS STATE PLANE COORDINATES (MS ME	
WAS STACIO	7 FT	EAST ZONE, NAD 83 DATUM	

SCALE: 1"=8'

SCALE FACTOR: 0.00000000

REFERENCE MATERIALS

10-2008 PG 5/167

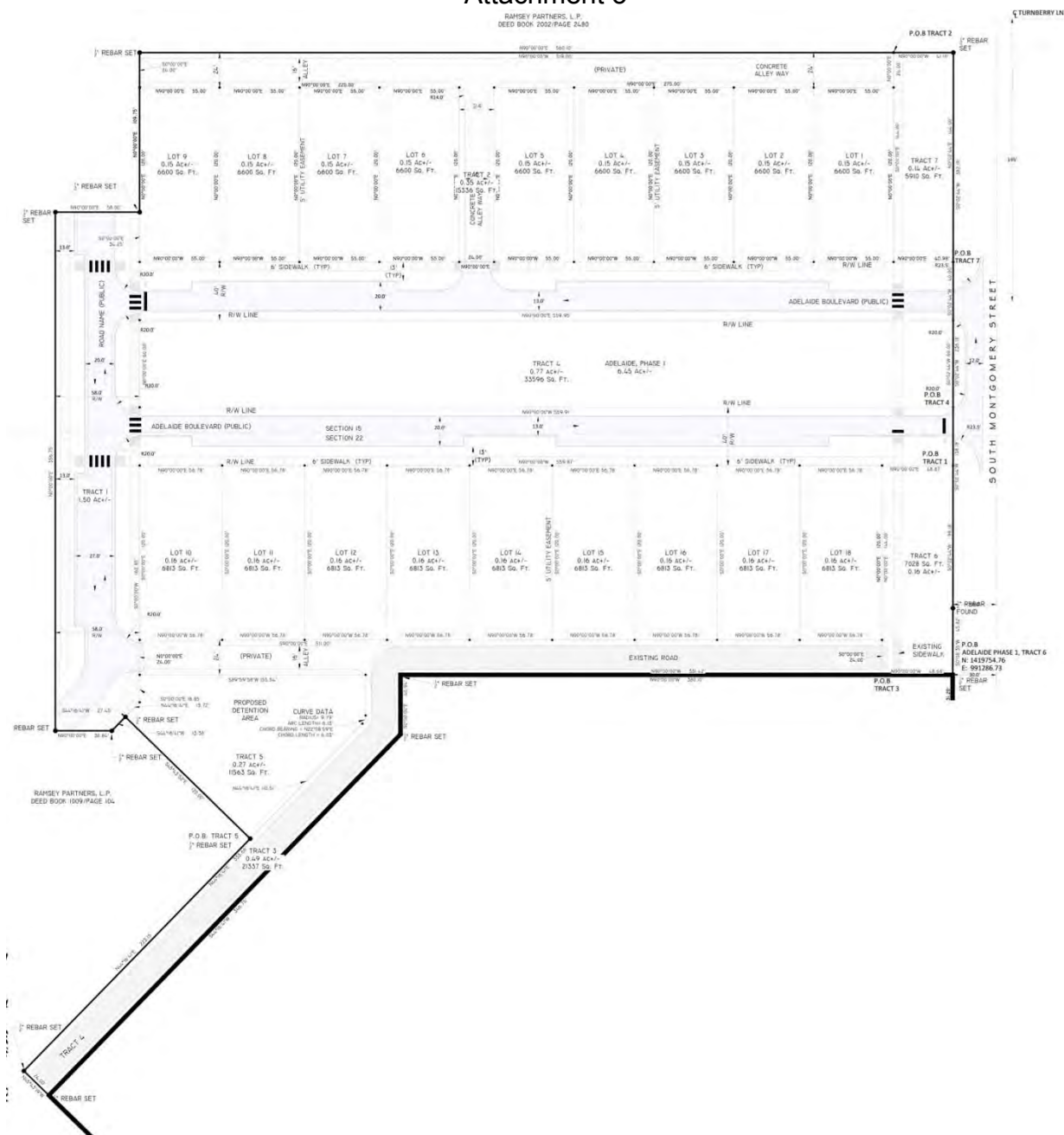
000-000-000-0000

06-2012-PG 2899
06-2012-PG 2490
06-2012-PG 2762
06-2009-PG 1154
06-1964-PG 757
06-678-PG 677

DOI: 10.1002/for

NEEL-SCHAFFER
Solutions you can build upon

RAMSEY PARTNERS, L.P.
DEED BOOK 2002/PAGE 2490





View of subject area looking west from South Montgomery



Adjacent property to the east of Subject Area



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 8

SUBJECT:

Discussion and Consideration of the request for PP 16-03 and FP 16-02 for Preliminary Plat and Final Plat approval for an 11 lot subdivision named East Creek located at the northwest corner of the intersection of Garrard Road and Old West Point Road in a B-1 Zone with the parent parcel number 117C-00-036.01

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicant, Michael Kraker, is requesting Preliminary Plat and Final Plat approval for the East Creek Subdivision. This subdivision consist of 11 lots on +/- 2.1 acres with a zoning classification of B-1. The B-1 zoning was finalized after 2.1 acre parcel was subdivided from the parent parcel December 1, 2015. The Preliminary Plat and Final Plat was reviewed by the Development Review Committee on January 28, 2016. Planning and Zoning Commission made a recommendation of approval, 6-0 in favor for both Preliminary and Final Plat, on February 9, 2016.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTIONS:

1. Move approval of PP 16-03 for Preliminary Plat request by Michael Kraker for the East Creek Subdivision with the parent parcel number 117C-00-036.01.
2. Move approval of FP 16-02 for Final Plat request by Michael Kraker for the East Creek Subdivision with the parent parcel number 117C-00-036.01.

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
CC: Owner: Michael Kraker
SUBJECT: PP 16-03 and FP 16-02 Request for Preliminary and Final Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01
DATE: February 9, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Michael Kraker for Preliminary and Final Plat approval for East Creek Subdivision. East Creek consist of 11 lots on +/- 2.1 acres in a B-1 zone. Please see attachments 1-5.

Below is information pertaining to B-1 Buffer District

Sec. J. - B-1 buffer district regulations.

These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met. [The following regulations apply to B-1 districts:]

1. *See chart for uses permitted.*
2. *See chart for uses that may be permitted as an exception.*
3. *Minimum lot size: Residence uses shall meet the minimum standards that are least restrictive for the type residential use proposed in the residential districts listing. There is no minimum lot size for commercial uses except that other yard and parking requirements of the ordinance be met.*
4. *Required lot area and width, yards, building areas and heights for buffer districts:*
 - a) *Minimum depth of front yard: 25 feet.*
 - b) *Minimum width of side yard: Five feet.*
 - c) *Minimum depth of rear yard: 20 feet.*
 - d) *Maximum height of structure: 45 feet.*

5. *Off-street parking requirements: Off-street parking is as required in article VIII of this ordinance.*
6. *All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
 - a) *The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
 - b) *The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
 - c) *The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
7. *All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period of no longer than 12 months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

(Ord. No. 2014-2, 9-16-14)

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-2.1 acres with a total of 11 lots. The density of the subdivision is 5.23 units per acre.

Easements and Dedications

Utility easements are shown on the plat. Private Drive (Boyd Drive) will not be a public street and will not be maintained by the City of Starkville.

Findings and Comments

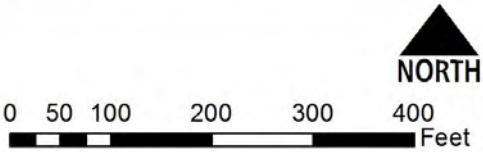
All utility connections are currently available.

Attachment 1
PP 16-03 FP 16-02 Aerial

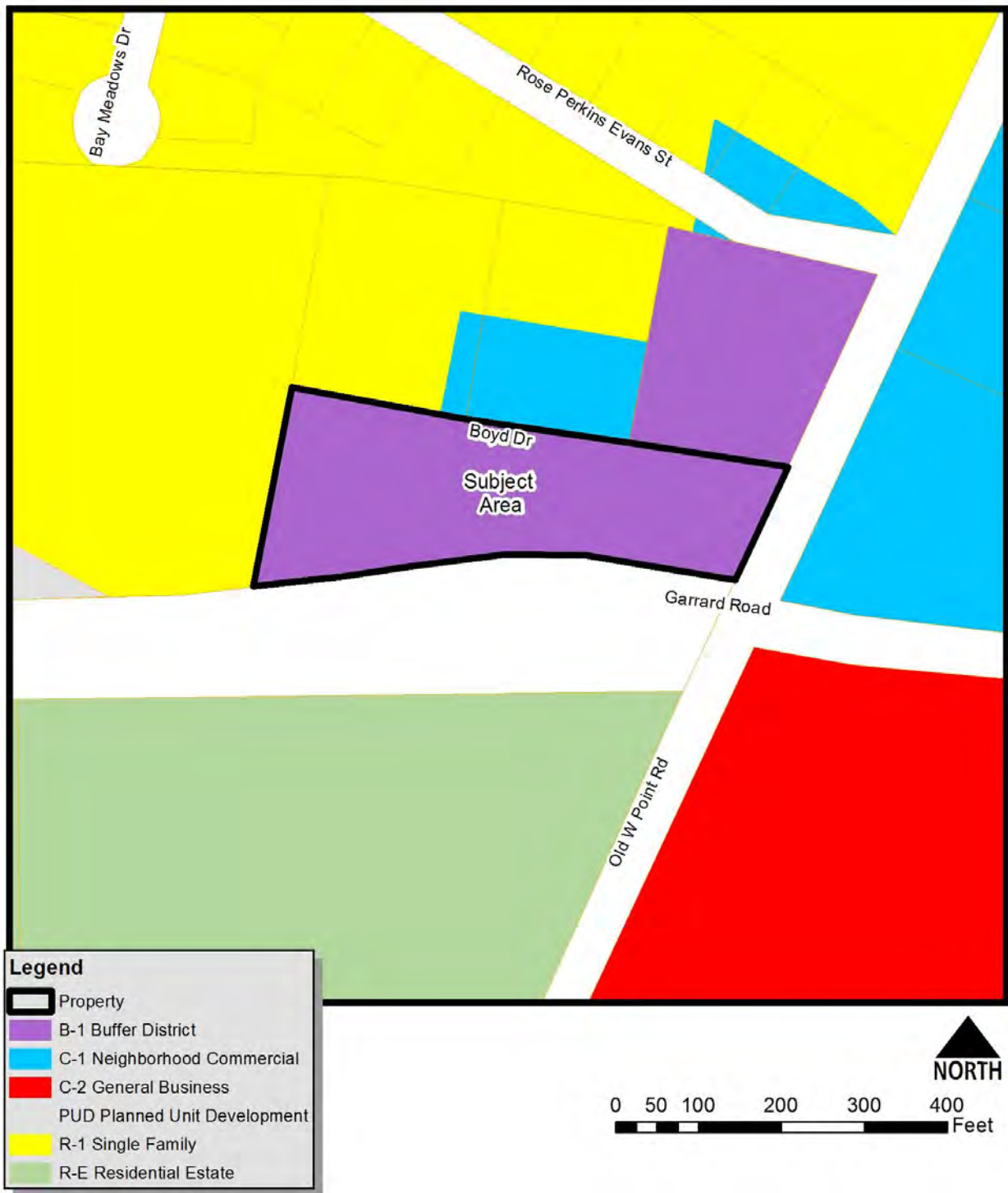


Legend

 Property



Attachment 2
PP 16-03 FP 16-02 Zoning



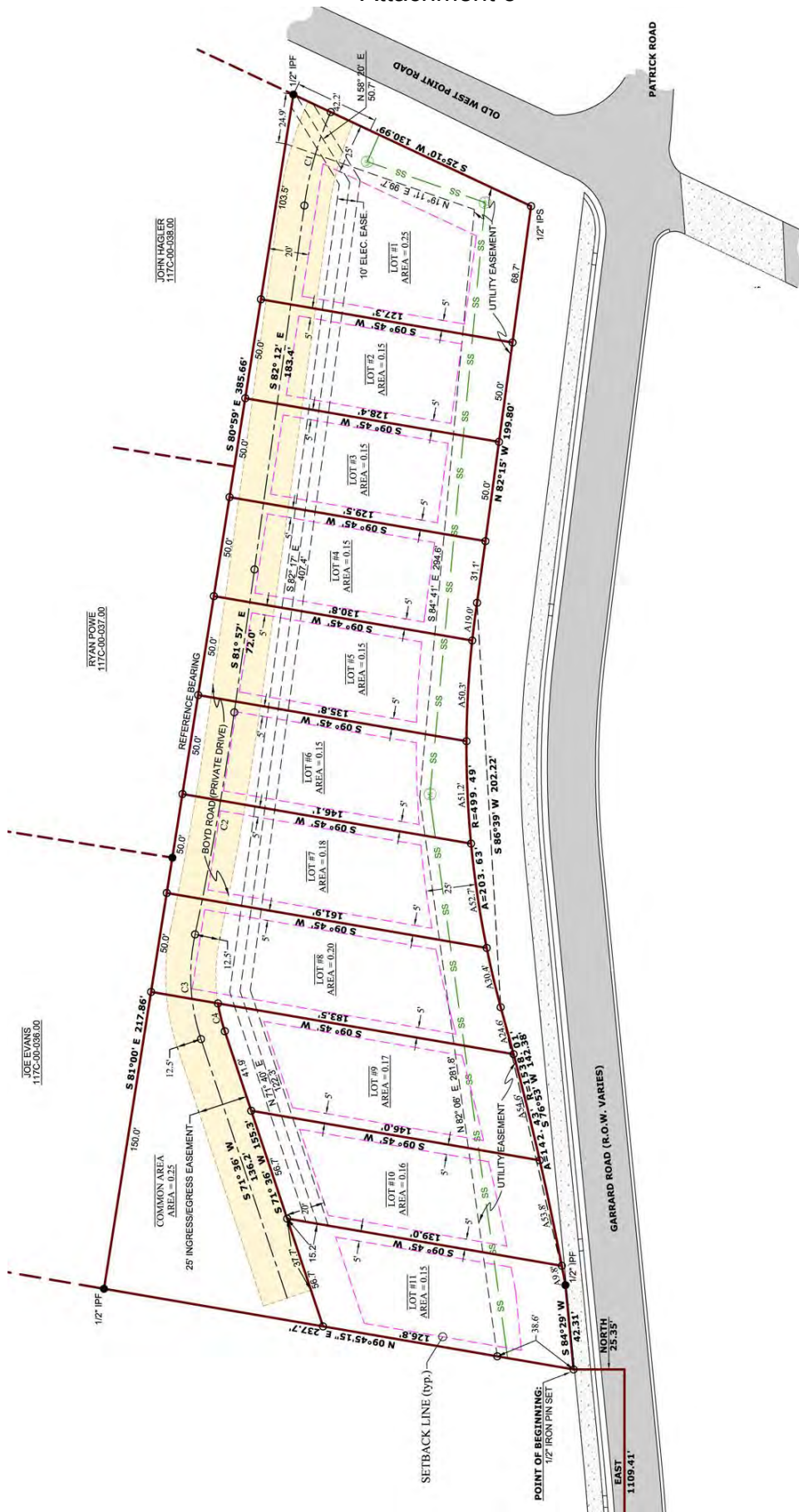
Attachment 3
PP 16-03 FP 16-02 Plat Overlay



0 50 100 200 300 400
Feet

Legend

Attachment 5





**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 16, 2016
PAGE: Page 1 of 10

SUBJECT:

Discussion and Consideration of the request for PP 16-04 and FP 16-03 for Preliminary Plat and Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

The applicant, Johnny Moore, is requesting Preliminary Plat and Final Plat approval for a 4 lot subdivision on Bluefield Road. This subdivision consist of 4 lots on +/- 4.7 acres with a zoning classification of R-1. The Preliminary Plat and Final Plat was reviewed by the Development Review Committee on February 4, 2016. Planning and Zoning Commission made a recommendation of approval, 6-0 in favor for both Preliminary and Final Plat, on February 9, 2016.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Daniel Havelin @ 662-232-2525 ext 3136

SUGGESTED MOTIONS:

1. Move approval of PP 16-04 for Preliminary Plat approval for a 4 lot subdivision on Bluefield Road with the parent parcel numbers 104-18-001.00 and 104-18-001.03.
2. Move approval of FP 16-03 for Final Plat approval for a 4 lot subdivision on Bluefield Road with the parent parcel numbers 104-18-001.00 and 104-18-001.03.

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
CC: Owner: Johnny Moore
SUBJECT: PP 16-04 and FP 16-03 Request for Preliminary Plat and Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03
DATE: February 9, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Johnny Moore for Preliminary and Final Plat approval for 4 lot subdivision on Bluefield Road. The Subdivision consist of 4 lots on +/- 4.7 acres in a R-1 zone. Please see attachments 1-8.

Below is information pertaining to R-1 Single Family District

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*
 - (b) *Minimum lot width at the building line: 75 feet.*
 - (c) *Minimum depth of front yard: 30 feet.*
 - (d) *Minimum depth of rear yard: 35 feet.*
 - (e) *Minimum width of each side yard: Ten feet.*
 - (f) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-4.7 acres with a total of 4 lots. The density of the subdivision is 1.17 units per acre.

Easements and Dedications

No easements or dedications required.

Findings and Comments

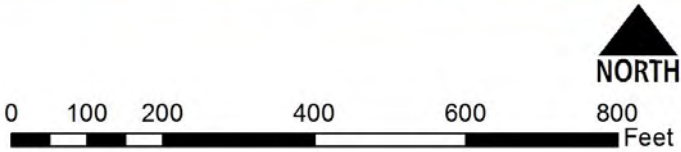
All utility connections are currently available.

Attachment 1
PP 16-04 FP 16-03 Aerial

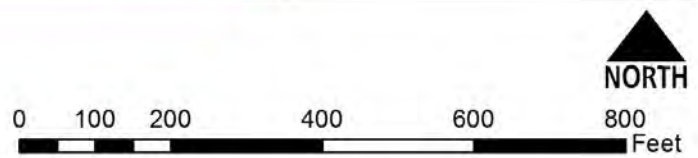


Legend

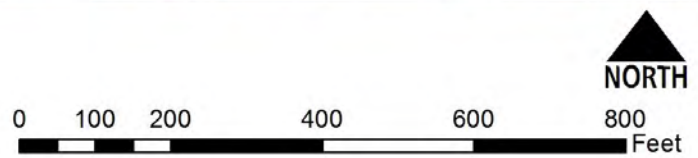
 Property



Attachment 2
PP 16-04 FP 16-03 Zoning



Attachment 3
PP 16-04 FP 16-03 Plat Overlay



Legend

[illegible]

[illegible]

Attachment 6



View of the adjacent property to the south of subject property

Attachment 7



View of subject property

Attachment 8



View of the adjacent property to the north of subject property



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dvlp.
AGENDA DATE: 02/16/2016
Page: 1 of 1

SUBJECT: Discussion and Consideration of approval to advertise the Board approved, Assistant City Planner Position on the American Planning Association and Mississippi Chapter of the American Planning Association websites.

AMOUNT & SOURCE OF FUNDING: Salary Grade 13, \$41,747.69 (\$20.07 per hour) to \$55,560.69 (\$26.71 per hour)

FISCAL NOTE:

AUTHORIZATION HISTORY: This position was approved at the January 19, 2016 meeting.

REQUESTING DEPARTMENT: Community Development Department

DIRECTOR'S AUTHORIZATION: Buddy Sanders, Community Development Department

FOR MORE INFORMATION CONTACT: Buddy Sanders, Community Development Department

SUGGESTED MOTION

Move approval to advertise the Assistant City Planner Position on the American Planning Association and Mississippi Chapter of the American Planning Association websites.



CITY OF STARKVILLE JOB DESCRIPTION

Title: Assistant Planner

Department: Community Development

Reports to: City Planner

Classification: Salary Grade 13

Approved by Board: _____

Under the direction of the Community Development Director, with the supervision of the City Planner, processes and reviews applications, site plans, and other required documents to ensure developments comply with City Code. Participates in the performance of a full range of complex, responsible, and varied professional, programmatic, administrative, and technical work in support of various City current and/or long range and comprehensive planning programs and capital improvement projects and in the implementation of the City's general strategic and comprehensive plans as well as related policies and regulations;

Under general direction of the City Planner, implements Comprehensive Plan strategies for mixed use and higher density development, including preparation of design standards for specific areas, neighborhood revitalization plans, and technical assistance on infill and redevelopment projects. Participates in the performance of a full range of complex, responsible, and varied professional, programmatic, administrative, and technical work in support of various City current and/or long range and comprehensive planning programs and capital improvement projects and in the implementation of the City's general strategic and comprehensive plans as well as related policies and regulations;

ESSENTIAL JOB FUNCTIONS:

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the class.

1. Assists with research, drafting, and adoption of development codes and design standards to manage growth according to principles of adopted Comprehensive Plan; this will include Form-based and smart codes.
2. Works with city staff and design industry professionals to raise the level of design quality in construction, development and project planning.
3. Develop proposals for regulations to improve identified problems, improve City appearance and curb appeal, improve existing ordinances, ensure appropriate zoning, and to ensure environmentally friendly and sustainable development.
4. Coordinating revitalization in older neighborhoods in support of the City's Historic Preservation initiative.
5. Assists city staff with implementation of comprehensive plan strategies regarding green-space development, future land use mapping, overlay districts, and improvements to transportation infrastructure including the proper balance between auto, pedestrian, biking, and mass transportation modes.
6. Assists City Planner in city wide rezoning, redistricting, annexation studies, code text amendment review, comprehensive plan review, and other long-range planning tasks.
7. Performs other duties as assigned and performs a wide range of duties in support of the Planning & Zoning Commission, Board of Adjustments & Appeals, Historic Preservation Commission, as well as the Board of Aldermen and other appointed boards, commissions and citizen committees; organizes meetings and work sessions; prepares public hearing notices ensuring timely notification of appropriate parties; prepares and presents staff reports to commissions, boards, and community groups, attendance of meetings as may be directed by the City Planner.
8. Assists and participates in planning, coordinating, directing, and preparing complex projects and research studies including phases of the Comprehensive Plan, Strategic Plan, Capital Improvement Plans, Zoning Ordinances, and special studies; preparation of reports and analysis regarding long-range and comprehensive planning, land use, zoning, urban design, historic preservation, population trends and forecasting, transportation issues, community needs, and industrial needs.
9. Serves as the liaison for assigned functions and projects of the Planning Division with other divisions, departments, particularly with the City's GIS coordinator, as well as with outside agencies as assigned by the City Planner.



10. Personally manages complex, highly visible, sensitive and/or controversial projects; administers various capital improvement plan projects; long-range and comprehensive plans, analyzes planning and both existing and future land uses.
11. Interprets provisions of the City's municipal code and associated state and federal regulations for staff, City boards, and the public; researches and responds to officials' requests for information.

OTHER FUNCTIONS:

1. Perform other duties as assigned or directed.
2. Attend meetings, training, and workshops as may be required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge, Skills, and Abilities:

1. Operations, services, and activities of a community planning and development program in a local government organization. Knowledge of federal, state and local laws, codes and regulations as they relate to comprehensive strategic and long-range plans, capital improvement plans and projects, zoning, subdivision of land and environmental issues.
2. Techniques for effectively representing the City in presentations and negotiations with governmental agencies, community groups, business, professional and regulatory bodies and the general public.
3. Prepare and present technical data in verbal, written, graphic, and map form to City management staff and variety of boards and commissions; specialized computer applications, such as MS Office, GIS and AutoCAD.
4. Work under steady pressure with frequent interruptions and a high degree of public contact by phone and/or in person.
5. Communicating effectively with officials, co-workers, subordinates, the general public, representatives of organizations and others sufficient to exchange or convey information and receive work direction.

Mandatory Requirements:

High school diploma or equivalent; Graduation from an accredited four-year college or university with a degree in land-use planning, urban planning, public administration, architecture, landscape architecture, or a closely related field, and one year of experience in municipal planning with demonstrated knowledge of long-range and economic development planning; or any equivalent combination of education and experience. A Master's degree is desirable and may substitute for one year of experience. Certification from the American Institute of Certified Planners is desired.

License or Certificate:

At the option of the appointing authority or the City, persons hired into this class may be required either to possess at entry or obtain within specified time limits designated licenses, professional registration, certification or specialized education and training related to the area of assignment. Must possess and maintain a valid driver's license and a satisfactory driving record.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

Environment:

Work is performed primarily in a standard office environment with some travel to different sites; occasionally works in outside weather conditions; incumbents may be required to work extended hours including evenings and weekends and may be required to travel outside City boundaries to attend meetings.

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands:

While performing the duties of this job, the employee is regularly required to sit and stand; talk and hear, both in person and by telephone; use hands to finger, handle, feel or operate standard office equipment; reach with hands and arms. The employee may occasionally lift or move objects up to 25 pounds. Specific vision abilities required by this job include close vision, depth perception, and the ability to adjust focus. Hear in the normal audio range with or without correction.

Mental Demands:

While performing the duties of this class, the incumbent is regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve complex problems; use math and mathematical reasoning; perform highly detailed work under changing, intensive deadlines, on multiple concurrent tasks; work with constant interruptions; and interact with officials and the public.

TOOLS AND EQUIPMENT USED:



Computer, including word processing, data base, Internet, spreadsheet programs, ArcGIS, AutoCAD and MS Office; calculator, telephone, copy machine, fax machine and postage machine. This position requires use of City vehicles.

The duties listed above are intended as illustrations of the types of work that may be performed. The omission of specific job duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment contract and is subject to change as the needs of the City and requirements of the job change.

Regular and consistent attendance is a condition of continuing employment.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Comm. Dvlp
AGENDA DATE: 02/02/2016
PAGE: 1

SUBJECT: Discussion and Consideration of the approval of the third annual special event, sponsored by Volunteer Starkville, Touch-A-Truck. This event will be April 23, 2016 from 10:00 AM until 2:00 PM.

AMOUNT & SOURCE OF FUNDING The estimated cost of the event will be \$3,100.00 in in-kind services.

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: \$3,100.00 in in-kind services:

Street Department	\$ 500.00
Sanitation	\$ 400.00
Public Services	\$ 400.00
Police Department	\$ 600.00
SED	\$ 900.00
Fire	<u>\$ 300.00</u>
	\$3,100.00

REQUESTING
DEPARTMENT: Community Development

DIRECTOR'S
AUTHORIZATION: Buddy Sanders
(662) 323-2525, Ext.131

FOR MORE INFORMATION CONTACT:

SUGGESTED MOTION:

Move approval of the annual special event, Touch-A-Truck sponsored by Volunteer Starkville. This event will be April 23, 2016 from 10:00 AM until 2:00 PM, with a cost to the City of \$3,100.00 in in-kind services.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Finance
AGENDA DATE: 2 – 16- 2016
PAGE: 1 of several

SUBJECT: Claims Docket through February 10, 2016

AMOUNT & SOURCE OF FUNDING: FY 2015 – 2016 Budget

FISCAL NOTE: Total Claims for the Claims Docket Ending February 10, 2016 is \$2,055,263.22
Of which the claims amount for Starkville Utilities is \$1,406,226.14

**REQUESTING
DEPARTMENT:** Finance and Administration

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin

SUGGESTED MOTION: Approval of Claims Docket #02-16-16 for claims from all departments through February 10, 2016 as listed.



Expense Approval Report

By Fund

Post Dates 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND					
Department: 000 - UNDESIGNATED					
Outstanding					
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-000-054-205	22.36
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-000-054-208	10.32
MITCHELL, MCNUTT, & SAM, P.A.	310293.	02/10/2016	STARKVILLE ELECTRIC DEPT	001-000-054-205	200.00
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-000-054-205	336.63
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-000-054-205	112.32
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-000-054-205	183.20
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-000-054-208	30.48
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-000-054-208	104.88
Outstanding Total:					1,000.19
Paid					
GARRY PRIEST	INV0016733	02/05/2016	#1320771 OVERPAID - FINE REDUCED PER CIRCUIT COUR	001-000-149-691	300.00
Paid Total:					300.00
Department 000 - UNDESIGNATED Total:					1,300.19
Department: 100 - BOARD OF ALDERMEN					
Outstanding					
SULLIVAN'S OFFICE SUPPLY, INC.	05161	02/10/2016	Q1331 OFFICE SUPPLIES	001-100-680-311	85.74
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-100-604-330	62.75
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-100-604-330	114.74
Outstanding Total:					263.23
Department 100 - BOARD OF ALDERMEN Total:					263.23
Department: 110 - MUNICIPAL COURT					
Outstanding					
PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-110-604-330	9.09
UNISTAR-SPARCO COMPUTERS, INC	1230915	02/09/2016	K1400 WEBCAM	001-110-501-200	75.74
STRICKLAND COMPANIES	395201-0	02/08/2016	K1404 POCKET FILE FOLDERS	001-110-501-200	186.40
LEXISNEXIS	3090434153	02/09/2016	JAN	001-110-600-300	321.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-110-620-370	6.02
CANON SOLUTIONS AMERICA -BURLINGTON	4018236162	02/10/2016	HTT26292 / UCORU	001-110-604-330	14.08
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-110-604-330	62.75
SOUTHERN TELECOMMUNICATIONS	CM0000360	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-110-604-330	-43.14
MSCAA - MS COURT ADMIN ASSOC	INV0016797	02/09/2016	TONY ROOK DUES	001-110-690-553	25.00
Outstanding Total:					656.94
Department 110 - MUNICIPAL COURT Total:					656.94

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Department: 111 - YOUTH COURT					
Outstanding					
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-111-604-330	90.66
Outstanding Total:					90.66
Department 111 - YOUTH COURT Total:					90.66
Department: 120 - MAYORS OFFICE					
Outstanding					
PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-120-604-330	9.09
BANKFIRST-VISA PAYMENT	INV0016855	02/10/2016	WAL-MART.COM	001-120-501-200	82.91
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-120-691-550	2.58
CANON SOLUTIONS AMERICA -BURLINGTON	4018244080	02/10/2016	JME15733 / UC1CM	001-120-604-330	20.15
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-120-604-330	62.75
WAL MART-GENERAL CITY	09339	02/10/2016	I4459 REFRIGERATOR -- REFUND TAXES	001-120-501-200	-5.42
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-120-604-330	50.00
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-120-604-330	144.76
CANON SOLUTIONS AMERICA -BURLINGTON	4018219735	02/10/2016	NZG06107	001-120-604-330	9.45
WAL MART-GENERAL CITY	09340	02/10/2016	I4459 REFRIGERATOR	001-120-501-200	82.91
WAL MART-GENERAL CITY	09341	02/10/2016	I4460 SUPPLIES	001-120-501-200	6.48
SULLIVAN'S OFFICE SUPPLY, INC.	05739	02/10/2016	Q1335 ALDERMAN SUPPORT	001-120-503-202	264.03
STEGALL NOTARY SERVICE	INV0016793	02/08/2016	V HAMPTON - COMPLETE NOTARY KIT	001-120-690-555	143.00
Outstanding Total:					872.69
Department 120 - MAYORS OFFICE Total:					872.69
Department: 123 - IT					
Outstanding					
NORTHEAST EXTERMINATING	281952	02/09/2016	113274 CITY HALL	001-123-630-400	45.00
WAUKAWAY DISTRIBUTORS, INC	22941	02/08/2016	COOLER	001-123-691-550	7.75
WAUKAWAY DISTRIBUTORS, INC	23569	02/08/2016	COOLER	001-123-691-550	15.50
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-123-620-370	1.72
CANON SOLUTIONS AMERICA -BURLINGTON	4018225389	02/10/2016	JWH03501 / UC0YO	001-123-604-330	68.36
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-123-604-330	62.75
WAUKAWAY DISTRIBUTORS, INC	CLR0216-51	02/08/2016	RENT	001-123-691-550	10.00
SOUTHERN TELECOMMUNICATIONS	CM0000360	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-123-604-330	-4.07
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-123-604-330	93.77
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-123-604-330	61.18
Outstanding Total:					361.96
Department 123 - IT Total:					361.96
Department: 145 - OTHER ADMINISTRATIVE					
Outstanding					
PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-145-604-330	9.09
DELTACOM	110417950121160	02/08/2016	ACCT#11041795	001-145-630-400	27.10
FEDEX	5-300-61221	02/08/2016	ACCT#1513-2518-1	001-145-691-550	47.14
THE COMMERCIAL DISPATCH	INV0016796	02/09/2016	ADVERTISING	001-145-501-200	408.70
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-376	100.50

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-377	2,329.00
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-378	924.50
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-382	12,162.25
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-384	6,615.50
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-387	5,090.50
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-391	601.00
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-393	341.50
STATE TREASURER	INV0016803	02/10/2016	JANUARY 2016	001-145-670-395	100.00
MS DEPT OF PUBLIC SAFETY	INV0016804	02/10/2016	JAN2016 WIRELESS COMM FE	001-145-670-386	2,377.25
STARKVILLE DAILY NEWS	INV0016850	02/10/2016	ADVERTISING	001-145-501-200	493.76
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-145-691-550	5.16
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-145-691-550	6.02
CANON SOLUTIONS AMERICA -BURLINGTON	4018229633	02/10/2016	JME09414 / UC15W	001-145-604-330	110.15
CANON SOLUTIONS AMERICA -BURLINGTON	4018236162	02/10/2016	HTT26292 / UCORU	001-145-604-330	14.08
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-145-604-330	62.75
SOUTHERN TELECOMMUNICATIONS	CM0000360	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-145-604-330	-27.05
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-145-604-330	72.78
PETTY CASH VOUCHERS	INV0016792	02/08/2016	WALL ART CCO	001-145-501-200	37.48
Outstanding Total:					31,909.16

Paid

STATE TREASURER	CM0000358	02/05/2016	SEPTEMBER 2015	001-145-670-388	-100.00
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-376	133.00
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-377	2,400.25
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-378	1,185.75
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-382	16,985.12
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-385	7,580.75
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-387	6,535.25
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-389	50.00
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-391	677.50
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-393	493.25
STATE TREASURER	INV0016748	02/05/2016	SEPTEMBER 2015	001-145-670-395	93.50
MS DEPT OF PUBLIC SAFETY	INV0016749	02/05/2016	SEPT2015 WIRELESS FEE	001-145-670-386	3,123.00
Paid Total:					39,157.37

Department 145 - OTHER ADMINISTRATIVE Total: 71,066.53

Department: 169 - LEGAL

Outstanding

MITCHELL, MCNUTT, & SAM, P.A.	310293	02/10/2016	GENERAL MATTERS	001-169-600-302	6,265.63
MITCHELL, MCNUTT, & SAM, P.A.	310294	02/10/2016	LITIGATED MATTERS	001-169-600-312	526.61

Outstanding Total: 6,792.24

Department 169 - LEGAL Total: 6,792.24

Department: 180 - PERSONNEL ADMINISTRATION

Outstanding

PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-180-604-330	9.08
SKILLPATH SEMINARS	11081724	02/10/2016	S.HALBERT HR LAW 2016 REGISTRATION	001-180-610-350	179.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-180-691-550	1.72
STEPHANIE HALBERT	INV0016805	02/10/2016	HUMAN RES LAW 2016 PER DIEM	001-180-610-350	17.00
STEPHANIE HALBERT	INV0016805	02/10/2016	HUMAN RES LAW 2016 PER DIEM	001-180-610-350	138.24
STEPHANIE HALBERT	INV0016806	02/10/2016	MS HUMAN RES CONF & EXPO 2016 PER DIEM	001-180-610-350	282.96

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STEPHANIE HALBERT	INV0016806	02/10/2016	MS HUMAN RES CONF & EXPO 2016 PER DIEM	001-180-610-350	62.00
BEAU RIVAGE	INV0016807	02/10/2016	S.HALBERT MS HUMAN RESOURCE CONF & EXPO 201	001-180-610-350	279.40
MS HUMAN RESOURCE CONF & EXPO	INV0016808	02/10/2016	REGISTRATION 2016	001-180-610-350	275.00
SOCIETY FOR HUMAN RESOURCE MGMT	9006569898	02/09/2016	S.HALBERT 01725942-0 STEPANIE HALBERT DUES	001-180-690-555	175.00

Outstanding Total: 1,419.40

Department 180 - PERSONNEL ADMINISTRATION Total: 1,419.40

Department: 190 - CITY PLANNER

Outstanding

PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-190-604-330	9.08
SULLIVAN'S OFFICE SUPPLY, INC.	05162	02/10/2016	Q1332 FLASH DRIVE	001-190-501-200	33.99
THE COMMERCIAL DISPATCH	INV0016796	02/09/2016	ADVERTISING	001-190-604-330	943.20
STARKVILLE DAILY NEWS	INV0016850	02/10/2016	ADVERTISING	001-190-604-330	385.80
CANON SOLUTIONS AMERICA -BURLINGTON	4018225389	02/10/2016	JWH03501 / UC0YO	001-190-604-330	68.36
CANON SOLUTIONS AMERICA -BURLINGTON	4018244080	02/10/2016	JME15733 / UC1CM	001-190-630-401	20.16
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-190-604-330	62.75
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-190-604-330	303.98
CANON SOLUTIONS AMERICA -BURLINGTON	4018219735	02/10/2016	NZG06107	001-190-630-401	9.44

Outstanding Total: 1,836.76

Department 190 - CITY PLANNER Total: 1,836.76

Department: 192 - GENERAL GOVERN BLDG & PLANT

Outstanding

TCC FACILITES MANAGEMENT, INC	1601.	02/08/2016	JAN2016	001-192-600-338	1,100.00
DILL'S PLUMBING	1243	02/09/2016	CHECKED FOR GAS LEAK AT POLICE DEPT	001-192-630-403	75.00
TCC FACILITES MANAGEMENT, INC	1642	02/08/2016	JAN2016 POLICE	001-192-600-338	75.00
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-192-625-380	3,539.97
CINTAS	215119935	02/08/2016	CITY HALL	001-192-535-233	38.35
BANKFIRST-VISA PAYMENT	INV0016852	02/10/2016	OFFICE DEPOT / 4CS COPY PAPER	001-192-510-220	79.96
CINTAS	215121636	02/10/2016	CITY HALL	001-192-535-233	38.35

Outstanding Total: 4,946.63

Department 192 - GENERAL GOVERN BLDG & PLANT Total: 4,946.63

Department: 197 - ENGINEERING

Outstanding

PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-197-604-330	9.08
RACKLEY OIL INC.	000424857	02/08/2016	I4456 GAS	001-197-525-231	28.74
CANON SOLUTIONS AMERICA -BURLINGTON	4018244080	02/10/2016	JME15733 / UC1CM	001-197-604-330	20.15
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-197-604-330	62.75
CANON SOLUTIONS AMERICA -BURLINGTON	4018219735	02/10/2016	NZG06107	001-197-604-330	9.45
BELL BUILDING SUPPLY, INC.	143971	02/09/2016	I4457 ORNG & WHT PAINT	001-197-501-200	16.07
BELL BUILDING SUPPLY, INC.	144048	02/09/2016	I4458 BLACK PAINT	001-197-501-200	12.38
PETTY CASH VOUCHERS	INV0016785	02/08/2016	ENG DEPT SUPPLIES	001-197-501-200	3.31

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AFMM (ASSOC. OF FLOODPLAN MANAGERS OF	INV0016789	02/08/2016	E KEMP	001-197-690-555	75.00
Outstanding Total:					236.93
Department 197 - ENGINEERING Total:					236.93
Department: 201 - POLICE DEPARTMENT					
Outstanding					
MED-TECH RESOURCE INC.	54698	02/10/2016	M11213 EVIDENCE TOOLS	001-201-556-251	237.93
PITNEY BOWES INC- PURCHASE POWER	INV0016841	02/10/2016	8000-9000-1141-9748 SUPPLIES	001-201-604-330	9.09
MID-SOUTH UNIFORM & SUPPLY	541493	02/10/2016	M11214 UNIFORMS	001-201-535-233	80.58
RACKLEY OIL INC.	000424195	02/10/2016	M11230 GAS	001-201-525-231	1,308.41
TRI-STARR MUFFLER & BRAKE	609224	02/10/2016	M11215 #8 EXPLORER BATTERY	001-201-630-360	166.41
WRIGHT EXPRESS FSC	43786999	02/10/2016	GAS	001-201-525-231	88.01
UNISTAR-SPARCO COMPUTERS, INC	1230956	02/10/2016	TONER	001-201-556-251	576.00
MID-SOUTH UNIFORM & SUPPLY	541623	02/10/2016	M11200 UNIFORMS	001-201-556-251	1,370.30
SECURITY SOLUTIONS	82391	02/10/2016	SERVICE CALL POLICE	001-201-600-300	80.00
CSPIRE WIRELESS	2011469062	02/10/2016	ACCT#0030343986 OTTER BO	001-201-556-251	49.99
TRI-STARR MUFFLER & BRAKE	323238	02/10/2016	M11220 OIL CHANGE	001-201-630-360	38.95
SULLIVAN'S OFFICE SUPPLY, INC.	05142	02/10/2016	M11208 STORAGE BOXES /HANGING FILE FOLDERS	001-201-556-251	126.95
SCRIVENER & SON PHOTO	INV0016781	02/08/2016	STARKVILLE MS POLICE DEPT PHOTO	001-201-600-300	600.00
SIRCHIE FINGER PRINT LABORATORIES I	0239503-IN	02/10/2016	PORCELON INK ROLLER W/HOUS	001-201-556-251	145.66
GOLDEN TRIANGLE PROPANE, LLC	5645	02/10/2016	M11210 25GALLONS	001-201-525-231	70.00
RACKLEY OIL INC.	000424580	02/10/2016	M11228 GAS	001-201-525-231	1,503.87
INTERNATIONAL ASSOC. OF CHIEFS OF P	1001191561	02/10/2016	1873245 CHIEF FRANK NICHOLS	001-201-690-555	150.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-201-620-370	55.06
CANON SOLUTIONS AMERICA -BURLINGTON	4018232374	02/10/2016	JMQ18878 / UC1BF	001-201-635-369	137.38
IVY AUTO PARTS, LLC.	520320	02/10/2016	M11227 POWER SUPPLY	001-201-556-251	89.00
MID-SOUTH UNIFORM & SUPPLY	541994	02/10/2016	M11218 UNIFORMS	001-201-535-233	292.65
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-201-604-330	62.75
4-COUNTY ELECTRIC POWER ASSOCIATION	35422	02/10/2016	ELECTRIC BILLS BY DEPT ACCT#212849	001-201-625-380	92.00
CSPIRE WIRELESS	CM0000359	02/10/2016	ACCT#0030343986	001-201-604-330	-269.92
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-201-604-330	2,078.41
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-201-604-330	697.85
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-201-625-380	1,586.48
R&M TIRES	1106439	02/10/2016	REPAIR FLAT	001-201-630-360	15.00
CANON SOLUTIONS AMERICA -BURLINGTON	4018218431	02/10/2016	JMQ18879 / UC1BG	001-201-635-369	40.98
CANON SOLUTIONS AMERICA -BURLINGTON	4018269641	02/10/2016	NZG07932	001-201-635-369	36.89
CHALET	226016	02/10/2016	M11219	001-201-600-300	262.01
STATE TAX COMMISSION	INV0016787	02/08/2016	TAG #7720 POLICE	001-201-691-550	12.00
STATE TAX COMMISSION	INV0016788	02/08/2016	TAG #6637 POLICE	001-201-691-550	16.00
PETTY CASH VOUCHERS	INV0016790	02/08/2016	SEIZED VEHICLE TITLE	001-201-691-550	40.00
Outstanding Total:					11,846.69

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Paid					
FASTENAL COMPANY	MSSTA61429	02/05/2016	STAINLESS STEEL HEX NUTS, WASHERS, BOLTS	001-201-730-543	233.37
Paid Total:					233.37
Department 201 - POLICE DEPARTMENT Total:					12,080.06
Department: 215 - CUSTODY OF PRISONERS					
Outstanding					
OKTIBBEHA COUNTY SHERIFF'S OFFICE	INV0016843	02/10/2016	FEEDING INMATES JAN2016	001-215-541-237	11,790.00
Outstanding Total:					11,790.00
Department 215 - CUSTODY OF PRISONERS Total:					11,790.00
Department: 230 - POLICE TRAINING					
Outstanding					
SOUTHERN REGIONAL PUBLIC SAFETY INS	656	02/08/2016	BASIC CLASS 2016-01 POLICE	001-230-690-552	14,400.00
Outstanding Total:					14,400.00
Department 230 - POLICE TRAINING Total:					14,400.00
Department: 250 - NARCOTICS BUREAU					
Outstanding					
MAXXSOUTH BROADBAND	INV0016845	02/10/2016	8282 41 101 0404037 NARCOTICS	001-250-600-300	113.63
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUI#11011265	001-250-604-330	62.75
SYNERGETICS DIVERSIFIED COMP,INC	INV0002232.	02/10/2016	FEB2016 RENT	001-250-635-368	550.00
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-250-604-330	138.52
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-250-604-330	60.96
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-250-604-330	30.48
Outstanding Total:					956.34
Department 250 - NARCOTICS BUREAU Total:					956.34
Department: 254 - DUI GRANT					
Paid					
LIFESAVERS CONFERENCE, IN	75751	02/05/2016	2016 REGISTRATION SHAWN WORD	001-254-610-350	350.00
THE WESTIN LONG BEACH HOTEL	INV0016744	02/05/2016	SHAWN WORD CONF#141651057 2016 LIFESAVERS	001-254-610-350	687.72
SHAWN WORD	INV0016745	02/05/2016	2016 LIFESAVERS PER DIEM MEALS /TAXI	001-254-610-350	159.25
SHAWN WORD	INV0016746	02/05/2016	2016 LIFESAVERS TAXI FARE	001-254-610-350	60.00
Paid Total:					1,256.97
Department 254 - DUI GRANT Total:					1,256.97
Department: 261 - FIRE DEPARTMENT					
Outstanding					
IVY AUTO PARTS, LLC.	519487	02/09/2016	H15219 OIL	001-261-630-360	47.88
RACKLEY OIL INC.	000424193	02/09/2016	H15244 FUEL FOR FF TRKS	001-261-525-231	131.42
SUNBELT FIRE APPARATUS	94516	02/09/2016	H15177 UNIFORMS	001-261-535-233	123.00
SHEPS CLEANERS	67615	02/09/2016	UNIFORM CLEANING H15249	001-261-600-430	17.50
SHEPS CLEANERS	67673	02/09/2016	UNIFORM CLEANING H15249	001-261-600-430	36.00
STARKVILLE AUTO PARTS	5151-88009	02/09/2016	H15233 AUTO TOOLS	001-261-630-360	46.75
RACKLEY OIL INC.	000424578	02/09/2016	H15244 FUEL FOR FF TRKS	001-261-525-231	199.45
WAL MART-GENERAL CITY	00813	02/09/2016	H15246 TOOLS	001-261-555-250	33.81
NEWELL PAPER COMPANY	768621	02/09/2016	H15220 JANITORIAL ITEMS	001-261-510-220	725.25
NEWELL PAPER COMPANY	768748	02/09/2016	H15221 SOAP & LYSOL	001-261-510-220	132.78
SUNBELT FIRE APPARATUS	94339	02/09/2016	H15158 UNIFORMS	001-261-630-360	296.78
RACKLEY OIL INC.	000424863	02/09/2016	H15244 FUEL FOR FF TRKS	001-261-525-231	3.74

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STARKVILLE CLEANERS	328...	02/09/2016	ALTERATIONS	001-261-600-430	15.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-261-620-370	47.30
NAFECO	811000	02/09/2016	H15208 UNIFORMS	001-261-535-233	67.90
LOWE'S	09769	02/09/2016	h15235 tools	001-261-555-250	63.51
CLARKE POWER SERVICES, IN	S108012425	02/09/2016	H15234 E-3 TRANSMISSION REPAIR	001-261-630-360	728.33
WAL MART-GENERAL CITY	02317	02/09/2016	H15246 TARP /CORD WRAP	001-261-555-250	6.92
ESAP -EMERGENCY SERVICE	INV0016799	02/09/2016	LASHONDA MALONE DUES	001-261-690-555	25.00
ADMIN PROFESSIONALS					

Outstanding Total: 2,748.32

Department 261 - FIRE DEPARTMENT Total: 2,748.32

Department: 262 - FIRE PREVENTION

Outstanding

RDJ SPECIALTIES, INC	091296	02/09/2016	H15241 RULERS	001-262-555-250	684.04
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Outstanding Total: 684.04

Department 262 - FIRE PREVENTION Total: 684.04

Department: 263 - FIRE TRAINING

Outstanding

FIRE & POLICE SELECTION, IN	17130	02/09/2016	FIRE FIGHTER TESTING	001-263-600-390	1,006.65
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Outstanding Total: 1,006.65

Paid

CHRISTOPHER KEYS	INV0016673	02/03/2016	TRAINING	001-263-600-390	70.00
EDWIN SUGGS	INV0016674	02/03/2016	TRAINING	001-263-600-390	70.00
STEIN MCMULLEN	INV0016734	02/05/2016	2016 SPRING MFIA SEMINAR TUNICA, MS PER DIEM	001-263-600-390	229.50
TONY CLAYBORN	INV0016735	02/05/2016	2016 SPRING MFIA SEMINAR TUNICA, MS PER DIEM	001-263-600-390	229.50
MARK MCCURDY	INV0016736	02/05/2016	2016 SPRING MFIA SEMINAR TUNICA, MS PER DIEM	001-263-600-390	229.50
JONATHAN WADE	INV0016737	02/05/2016	2016 SPRING MFIA SEMINAR TUNICA, MS PER DIEM	001-263-600-390	229.50
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016738	02/05/2016	MEMBERSHIP DUES - TONY CLAYBORN	001-263-600-390	35.00
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016739	02/05/2016	MEMBERSHIP DUES - JONATHAN WADE	001-263-600-390	35.00
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016740	02/05/2016	MFIA MEMBER - JONATHAN WADE	001-263-600-390	150.00
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016741	02/05/2016	MFIA MEMBER - STEIN MCMULLEN	001-263-600-390	150.00
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016742	02/05/2016	MFIA MEMBER - MARK MCCURDY	001-263-600-390	150.00
MFIA -MS FIRE INVESTIGATORS ASSOC	INV0016743	02/05/2016	MFIA MEMBER - TONY CLAYBORN	001-263-600-390	150.00

Paid Total: 1,728.00

Department 263 - FIRE TRAINING Total: 2,734.65

Department: 264 - FIRE COMMUNICATIONS

Outstanding

MAXXSOUTH BROADBAND	INV0016800	02/09/2016	ACCT#8282 41 101 0005495 FIREST#2	001-264-604-330	64.56
MSU FACILITIES MANAGEMENT	INV0016783	02/08/2016	909263211 TRAFFIC SIGNAL	001-264-630-404	30.73
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	001-264-604-330	62.75
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-264-604-330	187.87
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-264-604-330	2,583.40

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-264-604-330	523.46
Outstanding Total:					3,452.77
Department 264 - FIRE COMMUNICATIONS Total:					3,452.77

Department: 267 - FIRE STATIONS AND BUILDINGS**Outstanding**

LOWE'S	07285	02/09/2016	H15228 SUPPLIES FOR FF STATIONS	001-267-558-269	146.51
ATMOS ENERGY	INV0016795	02/08/2016	3018177204 FIREST#4	001-267-625-380	687.59
NORTHEAST EXTERMINATING	282435	02/09/2016	741 FIREST#1	001-267-558-269	22.00
NORTHEAST EXTERMINATING	282478	02/09/2016	960 FIREST#2	001-267-558-269	22.00
NORTHEAST EXTERMINATING	282479	02/09/2016	961 FIREST#3	001-267-558-269	22.00
NORTHEAST EXTERMINATING	282491	02/09/2016	100186 FIREST#4	001-267-558-269	22.00
NORTHEAST EXTERMINATING	282951	02/09/2016	109734	001-267-558-269	22.00
4-COUNTY ELECTRIC POWER ASSOCIATION	35422	02/10/2016	ELECTRIC BILLS BY DEPT ACCT#212849	001-267-625-380	773.00
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-267-625-380	513.61
Outstanding Total:					2,230.71
Department 267 - FIRE STATIONS AND BUILDINGS Total:					2,230.71

Department: 281 - BUILDING/CODES OFFICE**Outstanding**

INTERNATIONAL CODE COUNCIL	3075692.	02/09/2016	5133437 STARKVILLE MS	001-281-690-555	230.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-281-620-370	6.02
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUI#11011265	001-281-604-330	62.75
SOUTHERN TELECOMMUNICATIONS	CM0000360	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-281-604-330	-43.14
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-281-604-330	123.98
RACKLEY OIL INC.	000424914	02/10/2016	Q1334 GAS	001-281-525-231	27.96
BUILDING OFFICIALS ASSOC. OF MS	Q1336	02/10/2016	MIKE ST. LOUIS BUILDING INSPECTOR DUES	001-281-690-555	200.00
Outstanding Total:					607.57
Department 281 - BUILDING/CODES OFFICE Total:					607.57

Department: 290 - CIVIL DEFENSE/WARNING SYSTEM**Outstanding**

4-COUNTY ELECTRIC POWER ASSOCIATION	35422	02/10/2016	ELECTRIC BILLS BY DEPT ACCT#212849	001-290-625-380	282.00
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-290-625-380	47.06
Outstanding Total:					329.06
Department 290 - CIVIL DEFENSE/WARNING SYSTEM Total:					329.06

Department: 301 - STREET DEPARTMENT**Outstanding**

HILL MANUFACTURING COMPANY, INC.	879763-78	02/08/2016	A1083 CHEMICALS	001-301-630-360	253.02
NUNLEY TRUCKING CO., INC.	21847	02/08/2016	A1156 LOADS OF CR & 89	001-301-560-270	2,716.98
BELL BUILDING SUPPLY, INC.	143041	02/09/2016	A1170 BOLT LOCK	001-301-630-360	56.08
BELL BUILDING SUPPLY, INC.	143049	02/09/2016	A1170 KEY	001-301-630-360	11.70
BELL BUILDING SUPPLY, INC.	143050	02/09/2016	A1170 RAKE TOOLS	001-301-630-360	58.68
SULLIVAN'S OFFICE SUPPLY, INC.	05213	02/09/2016	A1174 INK	001-301-501-200	22.21
BASICS, INC. A Trade America Company	20453	02/09/2016	A1168 JANITORIAL ITEMS	001-301-625-380	303.14
SHERWIN WILLIAMS CO.	2376-6	02/08/2016	A1178 HWY WHITE SPRAY PAINT	001-301-565-272	106.90
FASTENAL COMPANY	MSSTA62206	02/09/2016	A1176 TOOLS	001-301-565-272	38.29
SULLIVAN'S OFFICE SUPPLY, INC.	05281	02/09/2016	A1180 INK	001-301-501-200	52.37
BELL BUILDING SUPPLY, INC.	143475	02/09/2016	A1175 TOOLS	001-301-630-360	39.98

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
APAC-MISSISSIPPI, INC	4000059948	02/09/2016	A1166 SC-1 RECY	001-301-560-270	297.68
APAC-MISSISSIPPI, INC	4000059994	02/09/2016	A1173 SC_1 RECY	001-301-560-270	291.06
APAC-MISSISSIPPI, INC	4000060010	02/09/2016	A1179 SC-1 RECY	001-301-560-270	225.65
APAC-MISSISSIPPI, INC	4000058293	02/09/2016	A0992 MT 12.5	001-301-560-270	158.76
APAC-MISSISSIPPI, INC	4000058372	02/09/2016	A1001 MT 12.5	001-301-560-270	428.51
APAC-MISSISSIPPI, INC	4000058402	02/09/2016	A1004 MT 12.5	001-301-560-270	454.23
APAC-MISSISSIPPI, INC	4000058423	02/09/2016	A1008 MT 9.5MM	001-301-560-270	302.09
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-301-620-370	11.18
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956	001-301-604-330	62.75
			CIRCUIT#11011265		
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-301-604-330	51.48
SOUTHERN	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-301-604-330	30.48
TELECOMMUNICATIONS					
SOUTHERN	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	001-301-604-330	154.88
TELECOMMUNICATIONS					
SULLIVAN'S OFFICE SUPPLY, INC.	05449	02/09/2016	A1185 HANGING & REG FILE FOLDERS	001-301-501-200	15.98
CINTAS	215119937	02/08/2016	STREET DEPT	001-301-535-233	107.36
BANKFIRST-VISA PAYMENT	INV0016853	02/10/2016	UNIFORM - AMAZON.COM	001-301-555-250	117.08
BANKFIRST-VISA PAYMENT	INV0016854	02/10/2016	DULUTH TRADING POST - UNIFORMS	001-301-535-233	277.49
CINTAS	215121638	02/10/2016	STREET DEPT	001-301-535-233	107.36
EDWARD KEMP	INV0016798	02/09/2016	REIMBURSE AMAZON CREDIT	001-301-535-233	41.91

Outstanding Total: 6,795.28

Department 301 - STREET DEPARTMENT Total: 6,795.28

Department: 302 - STREET LIGHTING

Outstanding

4-COUNTY ELECTRIC POWER ASSOCIATION	35422	02/10/2016	ELECTRIC BILLS BY DEPT ACCT#212849	001-302-625-380	23,744.02
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-302-625-380	39.26
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	001-302-625-380	28,551.69

Outstanding Total: 52,334.97

Department 302 - STREET LIGHTING Total: 52,334.97

Department: 360 - ANIMAL CONTROL

Outstanding

RACKLEY OIL INC.	000424195	02/10/2016	M11230 GAS	001-360-525-231	30.91
RACKLEY OIL INC.	000424580	02/10/2016	M11228 GAS	001-360-525-231	37.11
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	001-360-620-370	1.72
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956	001-360-604-330	62.75
			CIRCUIT#11011265		
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	001-360-604-330	37.90

Outstanding Total: 170.39

Department 360 - ANIMAL CONTROL Total: 170.39

Department: 550 - PARKS AND REC DEPARTMENT

Outstanding

VERIZON WIRELESS	9759039613	02/09/2016	ACCT#442043716-00001 PARKS /REC	001-550-600-300	386.02
RACKLEY OIL INC.	000113519	02/09/2016	N12501 GAS	001-550-501-204	97.11
NEWELL PAPER COMPANY	767797	02/09/2016	N12492 JANITORIAL ITEMS	001-550-501-208	514.39
GATEWAY TIRE & SERVICE CENTER	1103049597	02/09/2016	N12477 REPAIR FLAT #110	001-550-600-300	15.00
GUARDIAN LOCK AND KEY	3467	02/09/2016	N12509 SERVICE CALL	001-550-600-300	203.13
LOWE'S	09482	02/09/2016	ACCT#9900.7173273 SUPPLIE	001-550-501-200	68.44
NEWELL PAPER COMPANY	768550	02/09/2016	N12492 JANITORIAL ITEMS	001-550-501-208	112.10
NEWELL PAPER COMPANY	768586	02/09/2016	N12492 JANITORIAL ITEMS	001-550-501-208	52.00
MAR-LYN CERAMIC SUPPLY, INC.	INV0016802	02/09/2016	N12451 PROGRAM SUPPLIES	001-550-600-300	183.25
SPORTS SPECIALTY	00035816	02/09/2016	N12492 UNIFORMS	001-550-600-300	154.00
TERRY SVC., INC	45678	02/09/2016	REPAIRED CHILLER AT SPORTSPLEX	001-550-600-300	1,574.00

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BLICK ART MATERIALS	5589248	02/10/2016	PROGRAM SUPPLIES N12496	001-550-501-220	413.08
CHARLES ROSE	INV0016801	02/09/2016	2006 FORD EXPLORER AUTO REPAIRS	001-550-600-370	728.42
JOHN McMURRAY, CPA, PLLC	15,794	02/09/2016	CLERICAL SERVICE FOR W2/1099	001-550-600-300	1,409.24
STARKVILLE DAILY NEWS	300120929	02/09/2016	JAN 2016	001-550-600-300	79.00
RACKLEY OIL INC.	000113095	02/09/2016	N12501 GAS	001-550-501-204	153.96
STARKVILLE DAILY NEWS	300118692	02/09/2016	DEC2015	001-550-600-300	79.00
OREILLY AUTO PARTS	0997-279572	02/09/2016	N12497 BATTERY	001-550-600-370	147.81
OREILLY AUTO PARTS	0997-279584	02/09/2016	N12497 ALTERNATOR	001-550-600-370	154.99
COLE'S AUTO REPAIR	16660	02/09/2016	N12498 REPLACE ALTERNATO	001-550-600-370	50.00
WAUKAWAY DISTRIBUTORS, INC	24651	02/09/2016	COOLER	001-550-501-200	31.00
THYSSENKRUPP ELEVATOR CORP	3002352482	02/09/2016	SERVICE CALL - ELEVATOR REPAIR N12512	001-550-600-300	698.15
WAUKAWAY DISTRIBUTORS, INC	CLR0216-263	02/09/2016	RENT	001-550-501-200	20.00
STARKVILLE ELECTRIC	1234686	02/10/2016	SED BILLS - PARKS /REC DEPT ACCT#3251	001-550-600-340	10,000.00
KAREN TATE	INV0016810	02/10/2016	REFUND	001-550-600-320	300.00
BARBARA PATRICK	INV0016811	02/10/2016	REFUND	001-550-600-320	150.00
ANTHONY STEVENSON	INV0016812	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	500.00
SCHRONDA FAYE EDDINS	INV0016813	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	500.00
VERLEAN AKINS	INV0016814	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	192.00
KENNEDI AKINS	INV0016815	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	96.00
KELLI JOY BRADFORD	INV0016816	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	90.00
HOLDEN RAY BLAKE	INV0016817	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	500.00
RICHARD HILL	INV0016818	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	300.00
ANDREW MOCK	INV0016819	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	255.00
NICK JONES	INV0016820	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	195.00
KENOSHA ANTINETTE SHEILD	INV0016821	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	160.00
ROB FORBUS	INV0016822	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	140.00
ANTONIO ANDREW	INV0016823	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	135.00
LYNN LEONARD	INV0016824	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	135.00
ZEBEDEE RICE	INV0016825	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	135.00
JACQUELINE BLAKE	INV0016826	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	130.00
KEENA MATTHEWS	INV0016827	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	130.00
CODY ROMAN	INV0016828	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	130.00
NATHAN BOWMAN	INV0016829	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	120.00
CHARLES YARBROUGH	INV0016830	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	120.00
COURTNEY CANNON	INV0016831	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	80.00
RICHARD HILL JR	INV0016832	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	80.00

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WILLIAM POCHOP	INV0016833	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	75.00
JAKE MEALER	INV0016834	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	60.00
MIKE PHILLIPS	INV0016835	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	60.00
CALVIN.WARE	INV0016836	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	60.00
TRACIE FOX	INV0016837	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	40.00
BRUCE HARRIS	INV0016838	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	40.00
ALAKEN McNEER	INV0016839	02/10/2016	UMPIRES & REFEREES 2/10/2016	001-550-600-320	40.00
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	3,001.43
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	1,080.63
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	32,081.31
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	10.37
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	37.56
STARKVILLE ELECTRIC	INV0016848	02/10/2016	SED BILLS - PARKS /REC DEPT	001-550-600-340	475.03
SULLIVAN'S OFFICE SUPPLY, INC.	05406	02/09/2016	N12499 LABELS /PENCIL SHARPENER	001-550-501-200	65.61
SPORTS ILLUSTRATED PLAY /SPORTSIGNUP	212768	02/09/2016	CUSTOMER #39759001 JAN2016 SERVICE	001-550-600-300	48.00
NATIONAL ENTERTAINMENT TECHNOLOGIES, INC.	160203032	02/09/2016	N12494 SUPPLIES	001-550-600-300	600.00
NEWELL PAPER COMPANY	769173	02/09/2016	N12492 JANITORIAL ITEMS	001-550-501-208	518.21
NEWELL PAPER COMPANY	769222	02/09/2016	N12492 JANITORIAL ITEMS	001-550-501-208	39.43
LOWE'S	10673	02/09/2016	ACCT#9900.7173273 SUPPLIES N12503	001-550-501-200	10.91
GATEWAY TIRE & SERVICE CENTER	I103068597	02/09/2016	N12504 REPAIR FLAT #110	001-550-600-300	15.00
OREILLY AUTO PARTS	0997-279597	02/09/2016	N12497 RETURN INVOICE #0997-279584	001-550-600-370	-40.00
Outstanding Total:					60,215.58

Paid

PATRICK ALLEN	INV0016750	02/05/2016	REFUND	001-550-600-320	300.00
TERESA RILEY	INV0016751	02/05/2016	REFUND	001-550-600-320	300.00
SHONDA DOUGLAS	INV0016752	02/05/2016	REFUND	001-550-600-320	300.00
TERESA BELL	INV0016753	02/05/2016	REFUND	001-550-600-320	300.00
ANTHONY STEVENSON	INV0016754	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	500.00
SCHRONDA FAYE EDDINS	INV0016755	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	500.00
HOLDEN RAY BLAKE	INV0016756	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	500.00
NICK JONES	INV0016757	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	105.00
TRACIE FOX	INV0016758	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	80.00
NATHAN BOWMAN	INV0016759	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	70.00
COURTNEY CANNON	INV0016760	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	70.00
CODY ROMAN	INV0016761	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	70.00
ANTONIO ANDREW	INV0016762	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
KYMESHA ANDREW	INV0016763	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
RICHARD HILL	INV0016764	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
LYNN LEONARD	INV0016765	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
ANDREW MOCK	INV0016766	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
MIKE PHILLIPS	INV0016767	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
CALVIN.WARE	INV0016768	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	60.00
ANITA JOHNSON	INV0016769	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	45.00
GWENDOLYN JOHNSON	INV0016770	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	45.00
ZEBEDEE RICE	INV0016771	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	45.00
JACQUELINE BLAKE	INV0016772	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	40.00
ALAKEN McNEER	INV0016773	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	40.00
JOSEPH.WILLIAMS	INV0016774	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	40.00
ROB FORBUS	INV0016775	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	30.00

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VERLEAN AKINS	INV0016776	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	192.00
KENNEDI AKINS	INV0016777	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	96.00
KELLI JOY BRADFORD	INV0016778	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	50.00
DIANE CLARK	INV0016779	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	75.00
ROBERT E. BAIRD	INV0016780	02/05/2016	UMPIRES & REFEREES 2/4/16	001-550-600-320	510.00
Paid Total:					4,723.00
Department 550 - PARKS AND REC DEPARTMENT Total:					64,938.58

Department: 600 - CAPITAL PROJECTS

Outstanding

SPRINGER ENGINEERING, INC.	12631	02/08/2016	SPORTSPLEX PAVING - PARKS/REC DEPT	001-600-912-815	1,720.00
SULLIVAN'S OFFICE SUPPLY, INC.	04886	02/08/2016	2 POWER STATIONS FOR MUN.COURT RM TABLES	001-600-901-812	445.50
MSU PLANNING, DESIGN & CONSTRUCTION	1948PDCARS03	02/08/2016	RUSSELL STREET	001-600-912-856	29,222.02
DIXIE DECORATIONS, INC.	21570	02/08/2016	OUTDOOR WREATH 16" BOW	001-600-901-812	32.00
VOLKERT, INC.	00112014	02/08/2016	LOUISVILLE ST PEDESTRIAN IMPROVEMENTS	001-600-912-906	287.16
NEEL-SCHAFER	1034235	02/08/2016	2010 LYNN LANE BIKE/PED PATH	001-600-902-940	383.59
NEEL-SCHAFER	1034246-D	02/08/2016	BLACKJACK & LINCOLN GREE	001-600-912-912	1,220.62
MPIC - MS PRISON INDUSTRIES CORP.	561774	02/09/2016	2 CITY HALL OUTDOOR TRASH CONTAINERS	001-600-901-812	1,006.00
Outstanding Total:					34,316.89
Department 600 - CAPITAL PROJECTS Total:					34,316.89
Fund 001 - GENERAL FUND Total:					301,670.76

Fund: 002 - RESTRICTED POLICE FUND

Department: 251 - DRUG EDUCATION FUND

Outstanding

MAXXSOUTH BROADBAND	INV0016842	02/10/2016	8282 41 101 0403856 POLICE	002-251-600-300	145.08
Outstanding Total:					145.08
Department 251 - DRUG EDUCATION FUND Total:					145.08
Fund 002 - RESTRICTED POLICE FUND Total:					145.08

Fund: 015 - AIRPORT FUND

Department: 505 - AIRPORT

Outstanding

COLUMBUS FENCE COMPANY	19481	02/09/2016	J1549 HYD GATE CLOSER	015-505-630-400	350.00
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956	015-505-604-330	62.75
			CIRCUIT#11011265		
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	015-505-604-330	61.99
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	015-505-604-330	140.94
STARKVILLE ELECTRIC	INV0016847	02/10/2016	SED BILLS BY DEPT	015-505-625-380	59.44
RSINET	2827	02/09/2016	J1567 DATA SERVICE OCT-DEC2015	015-505-600-338	180.00
OKTIBBEHA COUNTY COOPERATIVE	8819	02/09/2016	J1566 TOOLS	015-505-691-550	20.78
OKTIBBEHA COUNTY COOPERATIVE	9618	02/09/2016	J1566 TOOLS	015-505-691-550	2.00
LOWE'S	10941	02/09/2016	J1568 TOOLS	015-505-691-550	29.59
MS AIRPORTS ASSOCIATION	INV0016791	02/08/2016	R LINCOLN - MAA AIRPORT DUES	015-505-691-550	200.00
Outstanding Total:					1,107.49
Department 505 - AIRPORT Total:					1,107.49
Fund 015 - AIRPORT FUND Total:					1,107.49

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 022 - SANITATION					
Department: 322 - SANITATION DEPARTMENT					
Outstanding					
WASTE MANAGEMENT	0644679-2132-2	02/08/2016	DEC2015	022-322-600-431	5,945.70
WasteZero, INC.	23955	02/09/2016	B4398 BLACK GARBAGE BAGS	022-322-551-239	5,131.72
GATEWAY TIRE & SERVICE CENTER	I103040552	02/09/2016	B4452 REPAIR FLAT #91	022-322-630-360	26.50
GATEWAY TIRE & SERVICE CENTER	I103049938	02/09/2016	B4453 TIRES #91	022-322-630-360	302.29
GOLDEN TRIANGLE WASTE SVCS.	20195	02/08/2016	RUBY TUESDAY	022-322-600-431	330.00
GOLDEN TRIANGLE WASTE SVCS.	20199	02/08/2016	McDONALDS	022-322-600-431	1,115.00
THE COMMERCIAL DISPATCH	INV0016796	02/09/2016	ADVERTISING	022-322-604-330	639.30
STARKVILLE DAILY NEWS	INV0016850	02/10/2016	ADVERTISING	022-322-604-330	318.38
RACKLEY OIL INC.	000423279	02/08/2016	B4439 HYD OIL	022-322-555-250	230.70
PAUL'S WELDING	5675	02/08/2016	B4442 REPLACE STEPS GARBAGE TRK	022-322-630-360	150.00
RACKLEY OIL INC.	000423315	02/08/2016	B4439 HYD OIL	022-322-555-250	384.50
RACKLEY OIL INC.	000423372	02/08/2016	B4439 DIESEL	022-322-555-250	519.41
GATEWAY TIRE & SERVICE CENTER	I103032663	02/08/2016	B4441 TIRES GAR TRK	022-322-630-360	275.79
GATEWAY TIRE & SERVICE CENTER	I103032664	02/08/2016	B4441 TIRES #42	022-322-630-360	551.58
RACKLEY OIL INC.	000423430	02/08/2016	B4443 HYD FLUID	022-322-555-250	152.80
GATEWAY TIRE & SERVICE CENTER	I103035057	02/08/2016	B4444 TIRES #91	022-322-630-360	551.58
QUILL CORPORATION	9979848	02/09/2016	B4384 CARDER CHAIR	022-322-501-200	156.46
UNITED RENTALS (NORTH AMERICA), INC.	133628225-001	02/08/2016	B4424 FORKLIFT	022-322-551-239	1,336.94
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	022-322-620-370	18.06
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUI#11011265	022-322-604-330	62.75
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	022-322-604-330	160.88
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	022-322-604-330	30.48
CINTAS	215119941	02/08/2016	SANITATION / LANDSCAPE	022-322-535-233	140.06
CINTAS	215121642	02/10/2016	SANITATION / LANDSCAPE	022-322-535-233	170.26
Outstanding Total:					18,701.14
Department 322 - SANITATION DEPARTMENT Total:					18,701.14
Department: 325 - RUBBISH					
Outstanding					
GATEWAY TIRE & SERVICE CENTER	I103042307	02/09/2016	R239 TIRES #43	022-325-630-360	640.18
TERRY'S GARAGE, INC	38360	02/09/2016	R240 AUTO MAINT	022-325-630-360	1,453.00
TERRY'S GARAGE, INC	38361	02/09/2016	R240 TRK#42 MAINT	022-325-630-360	488.75
GATEWAY TIRE & SERVICE CENTER	I103047862	02/09/2016	R241 REPAIR FLAT #21-A	022-325-630-360	36.45
TERRY'S GARAGE, INC	38371	02/09/2016	R240 TRK#43 MAINT	022-325-630-360	62.68
GATEWAY TIRE & SERVICE CENTER	I103048351	02/09/2016	R241 TIRES #91	022-325-630-360	367.34
Outstanding Total:					3,048.40
Department 325 - RUBBISH Total:					3,048.40
Department: 341 - LANDSCAPING					
Outstanding					
CITY ALIGNMENT SERVICE	60464	02/08/2016	L1203 REPAIRS #125 BATTERY / ALTERNATOR	022-341-630-360	598.14
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	022-341-620-370	5.16
CINTAS	215119941	02/08/2016	SANITATION / LANDSCAPE	022-341-535-233	53.66
TRUSTMARK NATIONAL BANK	3...	02/08/2016	LOAN#90089 STREET SWEEPER 2/18/16 PAYMENT	022-341-820-874	3,228.11

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
TRUSTMARK NATIONAL BANK	3...	02/08/2016	LOAN#90089 STREET SWEEPER 2/18/16 PAYMENT	022-341-830-873	515.48
CINTAS	215121642	02/10/2016	SANITATION / LANDSCAPE	022-341-535-233	53.66
Outstanding Total:					4,454.21
Department 341 - LANDSCAPING Total:					4,454.21
Fund 022 - SANITATION Total:					26,203.75

Fund: 023 - LANDFILL ACCOUNT

Department: 323 - SANITARY LANDFILL

Outstanding

RACKLEY OIL INC.	000423225	02/08/2016	P388 HYD FLUID	023-323-555-250	686.25
ROCK HILL WATER ASSOCIATION	INV0016784	02/08/2016	JAN2015	023-323-625-380	57.00
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	023-323-620-370	0.86
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	023-323-604-330	30.48
CINTAS	215119940	02/08/2016	LANDFILL	023-323-535-233	35.00
CINTAS	215121641	02/10/2016	LANDFILL	023-323-535-233	35.00
Outstanding Total:					844.59
Department 323 - SANITARY LANDFILL Total:					844.59
Fund 023 - LANDFILL ACCOUNT Total:					844.59

Fund: 107 - COMPUTER ASSESSMENTS

Department: 112 - COMPUTER ASSESSMENTS

Outstanding

TYLER TECHNOLOGIES	025-145855	02/09/2016	COURT MAINT FEB2016	107-112-600-303	175.00
Outstanding Total:					175.00
Department 112 - COMPUTER ASSESSMENTS Total:					175.00
Fund 107 - COMPUTER ASSESSMENTS Total:					175.00

Fund: 118 - HOME PROGRAM GRANT

Department: 404 - HOME PROGRAM GRANT

Outstanding

GOLDEN TRIANGLE PLANNING & DEVELOPM	3706	02/09/2016	HOME PROGRAM	118-404-949-978	1,600.00
Outstanding Total:					1,600.00
Department 404 - HOME PROGRAM GRANT Total:					1,600.00
Fund 118 - HOME PROGRAM GRANT Total:					1,600.00

Fund: 375 - PARK AND REC TOURISM

Department: 551 - PARK & REC TOURISM

Outstanding

FIRST NATIONAL BANK OF CLARKSDALE	INV0016794	02/08/2016	GO PARKS & REC BOND	375-551-800-870	240,000.00
FIRST NATIONAL BANK OF CLARKSDALE	INV0016794	02/08/2016	GO PARKS & REC BOND	375-551-830-826	72,421.25
REFRIGERATION SUPPLY CO.	324954	02/09/2016	N12491 AIR FILTER	375-551-907-942	484.78
DALHOFF THOMAS DESIGN STUDIO	0008000	02/10/2016	55.0 PARK & REC STUDY JAN2016	375-551-907-942	1,965.00
H & R AGRI-POWER	CN15971	02/10/2016	N12156 AUTO PARTS	375-551-907-942	49.41
CHOPS SATELLITE	INV0016846	02/10/2016	N12500 TRAILER	375-551-907-942	1,570.00
Outstanding Total:					316,490.44
Department 551 - PARK & REC TOURISM Total:					316,490.44
Fund 375 - PARK AND REC TOURISM Total:					316,490.44

Fund: 400 - WATER & SEWER DEPARTMENTS

Department: 721 - NEW CONSTRUCTION REHAB

Outstanding

CERIDIAN BENEFIT SERVICES	332967756	02/08/2016	INSURANCE	400-721-620-370	1.72
CSPIRE WIRELESS	892457	02/10/2016	acc#CSBS-643956 CIRCUIT#11011265	400-721-604-330	62.75

Expense Approval Report

Post Dates: 2/3/2016 - 2/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CSPIRE WIRELESS	INV0016809	02/10/2016	ACCT#0030343986	400-721-604-330	374.49
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016	ACCT# 2490 PHONE SYSTEM	400-721-604-330	60.96
Outstanding Total:					499.92
Department 721 - NEW CONSTRUCTION REHAB Total:					499.92

Department: 723 - WATER DEPARTMENT

Outstanding

BANKFIRST-VISA PAYMENT	INV0016851	02/10/2016
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016
CERIDIAN BENEFIT SERVICES	332967756	02/08/2016
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016

BOINGO WIRELESS	400-723-604-330	9.95
INSURANCE	400-723-620-370	1.72
INSURANCE	400-723-620-370	16.34
ACCT# 2490 PHONE SYSTEM	400-723-604-330	172.84

Outstanding Total: 200.85

Department 723 - WATER DEPARTMENT Total: 200.85

Department: 726 - WASTEWATER TREATMENT PLANT

Outstanding

CERIDIAN BENEFIT SERVICES	332967756	02/08/2016
SOUTHERN TELECOMMUNICATIONS	INV0016840	02/10/2016

INSURANCE	400-726-620-370	4.30
ACCT# 2490 PHONE SYSTEM	400-726-604-330	92.32

Outstanding Total: 96.62

Department 726 - WASTEWATER TREATMENT PLANT Total: 96.62

Department: 740 - DRINKING WATER TREATMENT

Outstanding

CERIDIAN BENEFIT SERVICES	332967756	02/08/2016
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INSURANCE	400-740-620-370	2.58
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Outstanding Total: 2.58

Department 740 - DRINKING WATER TREATMENT Total: 2.58

Fund 400 - WATER & SEWER DEPARTMENTS Total: 799.97

Grand Total: 649,037.08

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	301,670.76	47,398.71
002 - RESTRICTED POLICE FUND	145.08	0.00
015 - AIRPORT FUND	1,107.49	0.00
022 - SANITATION	26,203.75	0.00
023 - LANDFILL ACCOUNT	844.59	0.00
107 - COMPUTER ASSESSMENTS	175.00	0.00
118 - HOME PROGRAM GRANT	1,600.00	0.00
375 - PARK AND REC TOURISM	316,490.44	0.00
400 - WATER & SEWER DEPARTMENTS	799.97	0.00
Grand Total:	649,037.08	47,398.71

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-054-205	DUE FROM STARKVILLE	854.51	0.00
001-000-054-208	DUE FROM PARKS & REC	145.68	0.00
001-000-149-691	MUNICIPAL COURT BON	300.00	300.00
001-100-604-330	COMMUNICATIONS	177.49	0.00
001-100-680-311	PROFESSIONAL SUPPLIE	85.74	0.00
001-110-501-200	SUPPLIES	262.14	0.00
001-110-600-300	PROFESSIONAL SERVICE	321.00	0.00
001-110-604-330	COMMUNICATIONS	42.78	0.00
001-110-620-370	INSURANCE	6.02	0.00
001-110-690-553	TRAINING & EDUCATION	25.00	0.00
001-111-604-330	COMMUNICATIONS	90.66	0.00
001-120-501-200	SUPPLIES	166.88	0.00
001-120-503-202	COMMITTEE SUPPORT	264.03	0.00
001-120-604-330	COMMUNICATIONS	296.20	0.00
001-120-690-555	DUES	143.00	0.00
001-120-691-550	MISCELLANEOUS	2.58	0.00
001-123-604-330	COMMUNICATIONS	281.99	0.00
001-123-620-370	INSURANCE	1.72	0.00
001-123-630-400	EQUIPMENT REPAIR &	45.00	0.00
001-123-691-550	MISCELLANEOUS	33.25	0.00
001-145-501-200	SUPPLIES	939.94	0.00
001-145-604-330	COMMUNICATIONS	241.80	0.00
001-145-630-400	EQUIPMENT REPAIR &	27.10	0.00
001-145-670-376	COURT CONSTITUENTS F	233.50	133.00
001-145-670-377	MOTOR VEHICLE LIABILI	4,729.25	2,400.25
001-145-670-378	APPEARANCE BOND FEE	2,110.25	1,185.75
001-145-670-382	TRAFFIC VIOLATIONS (T	29,147.37	16,985.12
001-145-670-384	LITTER LAW VIOLATIONS	6,615.50	0.00
001-145-670-385	IMPLIED CONSENT (TRU	7,580.75	7,580.75
001-145-670-386	WIRELESS COMM/DPS (	5,500.25	3,123.00
001-145-670-387	OTHER MISDEMEANORS	11,625.75	6,535.25
001-145-670-388	EXPUNGE ASSESSMENT	-100.00	-100.00
001-145-670-389	ADULT DRIVERS TRAININ	50.00	50.00
001-145-670-391	TRAUMA TRAFFIC(TRUS	1,278.50	677.50
001-145-670-393	VICTIMS BOND FEE (TRU	834.75	493.25
001-145-670-395	DRUG VIOLATION/TRUS	193.50	93.50
001-145-691-550	MISCELLANEOUS	58.32	0.00
001-169-600-302	CITY ATTORNEY GENERA	6,265.63	0.00
001-169-600-312	CITY ATTORNEY LITIGATI	526.61	0.00
001-180-604-330	COMMUNICATIONS	9.08	0.00
001-180-610-350	TRAVEL	1,233.60	0.00
001-180-690-555	DUES	175.00	0.00
001-180-691-550	MISCELLANEOUS	1.72	0.00
001-190-501-200	SUPPLIES	33.99	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-190-604-330	COMMUNICATIONS	1,773.17	0.00
001-190-630-401	OFFICE EQUIP MAINT	29.60	0.00
001-192-510-220	SUPPLIES - TOOLS	79.96	0.00
001-192-535-233	UNIFORMS	76.70	0.00
001-192-600-338	CONTRACT SERVICES	1,175.00	0.00
001-192-625-380	UTILITIES	3,539.97	0.00
001-192-630-403	REPAIRS TO BUILDING	75.00	0.00
001-197-501-200	SUPPLIES	31.76	0.00
001-197-525-231	GAS & OIL	28.74	0.00
001-197-604-330	COMMUNICATIONS	101.43	0.00
001-197-690-555	DUES	75.00	0.00
001-201-525-231	GAS & OIL	2,970.29	0.00
001-201-535-233	UNIFORMS	373.23	0.00
001-201-556-251	POLICE SUPPLIES	2,595.83	0.00
001-201-600-300	PROFESSIONAL SERVICE	942.01	0.00
001-201-604-330	COMMUNICATIONS	2,578.18	0.00
001-201-620-370	INSURANCE	55.06	0.00
001-201-625-380	UTILITIES	1,678.48	0.00
001-201-630-360	SHOP REPAIRS & MAINT	220.36	0.00
001-201-635-369	COPIER RENTAL	215.25	0.00
001-201-690-555	DUES	150.00	0.00
001-201-691-550	MISCELLANEOUS	68.00	0.00
001-201-730-543	JAG Equipment Purchas	233.37	233.37
001-215-541-237	OPERATING SUPPLIES	11,790.00	0.00
001-230-690-552	POLICE TRAINING & EDU	14,400.00	0.00
001-250-600-300	PROFESSIONAL SERVICE	113.63	0.00
001-250-604-330	COMMUNICATIONS	292.71	0.00
001-250-635-368	RENT	550.00	0.00
001-254-610-350	TRAVEL	1,256.97	1,256.97
001-261-510-220	SUPPLIES - TOOLS	858.03	0.00
001-261-525-231	GAS & OIL	334.61	0.00
001-261-535-233	UNIFORMS	190.90	0.00
001-261-555-250	SUPPLIES & SMALL TOO	104.24	0.00
001-261-600-430	UNIFORM CLEANING	68.50	0.00
001-261-620-370	INSURANCE	47.30	0.00
001-261-630-360	SHOP REPAIRS & MAINT	1,119.74	0.00
001-261-690-555	DUES	25.00	0.00
001-262-555-250	SUPPLIES & SMALL TOO	684.04	0.00
001-263-600-390	FIRE TRAINING	2,734.65	1,728.00
001-264-604-330	COMMUNICATIONS	3,422.04	0.00
001-264-630-404	RADIO MAINTENANCE /	30.73	0.00
001-267-558-269	BUILDING MAINTENANC	256.51	0.00
001-267-625-380	UTILITIES	1,974.20	0.00
001-281-525-231	GAS & OIL	27.96	0.00
001-281-604-330	COMMUNICATIONS	143.59	0.00
001-281-620-370	INSURANCE	6.02	0.00
001-281-690-555	DUES	430.00	0.00
001-290-625-380	UTILITIES	329.06	0.00
001-301-501-200	SUPPLIES	90.56	0.00
001-301-535-233	UNIFORMS	534.12	0.00
001-301-555-250	SUPPLIES & SMALL TOO	117.08	0.00
001-301-560-270	CONSTRUCTION MATERI	4,874.96	0.00
001-301-565-272	STREETS SIGNS & PAINT	145.19	0.00
001-301-604-330	COMMUNICATIONS	299.59	0.00
001-301-620-370	INSURANCE	11.18	0.00
001-301-625-380	UTILITIES	303.14	0.00
001-301-630-360	SHOP REPAIRS & MAINT	419.46	0.00
001-302-625-380	UTILITIES	52,334.97	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-360-525-231	GAS & OIL	68.02	0.00
001-360-604-330	COMMUNICATIONS	100.65	0.00
001-360-620-370	INSURANCE	1.72	0.00
001-550-501-200	OFFICE SUPPLIES	195.96	0.00
001-550-501-204	GAS & OIL	251.07	0.00
001-550-501-208	JANITORIAL SUPPLIES	1,236.13	0.00
001-550-501-220	MISC SUPPLIES	413.08	0.00
001-550-600-300	PROFESSIONAL SERVICE	5,443.79	0.00
001-550-600-320	UMPIRES & REFEREES	9,671.00	4,723.00
001-550-600-340	UTILITIES	46,686.33	0.00
001-550-600-370	EQUIP. REPAIR/MAINT	1,041.22	0.00
001-600-901-812	MUNICIPAL BUILDING F	1,483.50	0.00
001-600-902-940	LYNN LANE IMPROVEME	383.59	0.00
001-600-912-815	SPORTSPLEX PAVING RE	1,720.00	0.00
001-600-912-856	RUSSELL STREET PROJEC	29,222.02	0.00
001-600-912-906	LOUISVILLE ST TAP PROJ	287.16	0.00
001-600-912-912	LINCOLN GREEN ROAD	1,220.62	0.00
002-251-600-300	PROFESSIONAL SERVICE	145.08	0.00
015-505-600-338	CONTRACT SERVICES	180.00	0.00
015-505-604-330	COMMUNICATIONS	265.68	0.00
015-505-625-380	UTILITIES	59.44	0.00
015-505-630-400	EQUIPMENT REPAIR &	350.00	0.00
015-505-691-550	MISCELLANEOUS	252.37	0.00
022-322-501-200	SUPPLIES	156.46	0.00
022-322-535-233	UNIFORMS	310.32	0.00
022-322-551-239	GARBAGE BAGS	6,468.66	0.00
022-322-555-250	SUPPLIES & SMALL TOO	1,287.41	0.00
022-322-600-431	CONTRACT RECYCLING	7,390.70	0.00
022-322-604-330	COMMUNICATIONS	1,211.79	0.00
022-322-620-370	INSURANCE	18.06	0.00
022-322-630-360	SHOP REPAIRS & MAINT	1,857.74	0.00
022-325-630-360	SHOP REPAIRS & MAINT	3,048.40	0.00
022-341-535-233	UNIFORMS	107.32	0.00
022-341-620-370	INSURANCE	5.16	0.00
022-341-630-360	SHOP REPAIRS & MAINT	598.14	0.00
022-341-820-874	PRINCIPAL	3,228.11	0.00
022-341-830-873	INTEREST	515.48	0.00
023-323-535-233	UNIFORMS	70.00	0.00
023-323-555-250	SUPPLIES & SMALL TOO	686.25	0.00
023-323-604-330	COMMUNICATIONS	30.48	0.00
023-323-620-370	INSURANCE	0.86	0.00
023-323-625-380	UTILITIES	57.00	0.00
107-112-600-303	DATA PROCESSING	175.00	0.00
118-404-949-978	HOME GRANT EXPENSES	1,600.00	0.00
375-551-800-870	PRINCIPAL ON BONDS	240,000.00	0.00
375-551-830-826	INTEREST	72,421.25	0.00
375-551-907-942	PARK IMP/CAPITAL PROJ	4,069.19	0.00
400-721-604-330	COMMUNICATIONS	498.20	0.00
400-721-620-370	INSURANCE	1.72	0.00
400-723-604-330	COMMUNICATIONS	182.79	0.00
400-723-620-370	INSURANCE	18.06	0.00
400-726-604-330	COMMUNICATIONS	92.32	0.00
400-726-620-370	INSURANCE	4.30	0.00
400-740-620-370	INSURANCE	2.58	0.00
Grand Total:		649,037.08	47,398.71

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	649,037.08	47,398.71
Grand Total:	<u>649,037.08</u>	<u>47,398.71</u>

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23110

UNPAID INVOICES

PAGE 1
RUN DATE 02/10/16 03:27 PM

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ
VENDOR: 57 ALLIED UNIVERSAL CORPORATION												
I1301250	02/10/16		0 Chemicals		02/17/16	1269.00	.00	CHK				
VENDOR TOTAL:						1269.00						
VENDOR: 152 BUGS-B-GONE												
246891, 246811	02/10/16		0 PEST CONTROL		02/17/16	135.00	.00	CHK				
VENDOR TOTAL:						135.00						
VENDOR: 186 BRENNTAG MID-SOUTH												
BMS248809,248811	02/10/16		0 CHEMICALS		02/17/16	1503.00	.00	CHK				
VENDOR TOTAL:						1503.00						
VENDOR: 189 BANCORP SOUTH												
03/01/2016	02/10/16		0 2.6M GO Bond Payment		02/17/16	16904.52	.00	CHK				
VENDOR TOTAL:						16904.52						
VENDOR: 202 BELL BUILDING SUPPLY												
143639	02/10/16		0 SMALL TOOLS & SUPPLIES		02/17/16	60.71	.00	CHK				
144070	02/10/16		0 SMALL TOOLS & SUPPLIES		02/17/16	141.55	.00	CHK				
VENDOR TOTAL:						202.26						
VENDOR: 215 CINTAS												
215104707	02/10/16		0 BROWN MATS		02/17/16	35.00	.00	CHK				
215106410	02/10/16		0 BROWN MATS		02/17/16	35.00	.00	CHK				
215106411	02/10/16		0 UNIFORMS		02/17/16	118.70	.00	CHK				
215108110	02/10/16		0 BROWN MATS		02/17/16	35.00	.00	CHK				
215109786	02/10/16		0 BROWN MATS		02/17/16	35.00	.00	CHK				
215111551	02/10/16		0 BROWN MATS		02/17/16	35.00	.00	CHK				
215111552	02/10/16		0 UNIFORMS		02/17/16	118.70	.00	CHK				
215118260	02/10/16		0 BROWN MATS		02/17/16	23.23	.00	CHK				
215118262	02/10/16		0 BROWN MATS		02/17/16	6.64	.00	CHK				
215118264	02/10/16		0 UNIFORMS		02/17/16	35.00	.00	CHK				
215118265	02/10/16		0 UNIFORMS		02/17/16	118.70	.00	CHK				
215119934	02/10/16		0 BROWN MATS		02/17/16	23.23	.00	CHK				
215119936	02/10/16		0 BROWN MATS		02/17/16	6.64	.00	CHK				
215119938	02/10/16		0 UNIFORMS		02/17/16	35.00	.00	CHK				
VENDOR TOTAL:						660.84						

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23110

UNPAID INVOICES

PAGE 2
RUN DATE 02/10/16 03:27 PM

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR: 220 CENTRAL PIPE SUPPLY										
S100036088.001	02/10/16	9 AMI METER ENCODERS-APPROVED		02/17/16	12960.00	.00	CHK			
S100036088.003	02/10/16	7 AMI METERS-APPROVED 08/19/14		02/17/16	13138.40	.00	CHK			
S100036088.005	02/10/16	8 AMI METERS-APPROVED 08/19/14		02/17/16	8920.50	.00	CHK			
S100045971.001	02/10/16	0 1/2" BRASS NIPPLES		02/17/16	12.25	.00	CHK			
VENDOR TOTAL:					35031.15					
VENDOR: 251 COBURN SUPPLY COMPANY, INC.										
648460281	02/10/16	0 STOCK MATERIAL		02/17/16	997.60	.00	CHK			
VENDOR TOTAL:					997.60					
VENDOR: 305 DIXIE WHOLESALE WATERWORKS										
457355	02/10/16	0 STOCK MATERIAL		02/17/16	3161.75	.00	CHK			
VENDOR TOTAL:					3161.75					
VENDOR: 315 CLEARWATER CONSULTANTS, INC.										
1051601	02/10/16	0 Banyan Road Engineering		02/17/16	42480.00	.00	CHK			
VENDOR TOTAL:					42480.00					
VENDOR: 362 CONSOLIDATED PIPE & SUPPLY										
0460210-000-000	02/10/16	0 PVC SADDLES		02/17/16	345.20	.00	CHK			
0460394-000-000	02/10/16	0 18" PVC SEWER PIPE		02/17/16	4040.40	.00	CHK			
0460428-000-000	02/10/16	0 HYDRAULIC CEMENT		02/17/16	1188.00	.00	CHK			
VENDOR TOTAL:					5573.60					
VENDOR: 368 CONTROL SYSTEMS, INC										
51736	02/10/16	0 TANK REPAIR		02/17/16	2796.40	.00	CHK			
51875	02/10/16	0 MPCT12 REPAIR CHARGE		02/17/16	236.87	.00	CHK			
VENDOR TOTAL:					3033.27					
VENDOR: 372 COVINGTON SALES & SERVICE										
8384;8385	02/10/16	0 Jet Truck Repair		02/17/16	2320.59	.00	CHK			
VENDOR TOTAL:					2320.59					

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ
VENDOR:	496	EAST MISS LUMBER									
B3009	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	91.92	.00	CHK				
		VENDOR TOTAL:			91.92						
VENDOR:	604	FASTENAL									
MSSTA62147	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	784.66	.00	CHK				
		VENDOR TOTAL:			784.66						
VENDOR:	620	G & C SUPPLY CO., INC.									
6605188	02/10/16	0 MUNICIPEX PIPE		02/17/16	1824.00	.00	CHK				
		VENDOR TOTAL:			1824.00						
VENDOR:	641	FLUID PROCESS & PUMPS, LLC									
0012540	02/10/16	0 4" GASKET-DIAPHRAGMS		02/17/16	714.10	.00	CHK				
		VENDOR TOTAL:			714.10						
VENDOR:	691	GATEWAY TIRE&SERVICE CENTER									
I103056987	02/10/16	0 OIL CHANGE		02/17/16	46.85	.00	CHK				
I1030614014	02/10/16	0 OIL CHANGE		02/17/16	41.90	.00	CHK				
		VENDOR TOTAL:			88.75						
VENDOR:	1305	NEXAIR									
03973274	02/10/16	0 GAS CYLINDER RENTALS		02/17/16	128.98	.00	CHK				
		VENDOR TOTAL:			128.98						
VENDOR:	1341	MS DEVELOPMENT AUTHORITY									
MARCH 2016	02/10/16	0 GMS #539 & #556		02/17/16	7345.21	.00	CHK				
		VENDOR TOTAL:			7345.21						
VENDOR:	1366	MS CROSS CONNECTION, LLC									
28801	02/10/16	0 BACKFLOW DEVICE TESTS		02/17/16	340.00	.00	CHK				
28810	02/10/16	0 CCC PROGRAM MANAGEMENT		02/17/16	280.00	.00	CHK				
		VENDOR TOTAL:			620.00						

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23110

UNPAID INVOICES

PAGE 4
RUN DATE 02/10/16 03:27 PM

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR: 1525 OKTIBBEHA COUNTY COOP										
4586	02/10/16	0 UNIFORMS		02/17/16	71.50	.00	CHK			
6381	02/10/16	0 BULK TOP SOIL		02/17/16	36.00	.00	CHK			
6580	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	66.71	.00	CHK			
7876	02/10/16	0 UNIFORMS		02/17/16	184.62	.00	CHK			
9433	02/10/16	11 UNIFORM PANTS & MICE POISON		02/17/16	600.22	.00	CHK			
VENDOR TOTAL:					959.05					
VENDOR: 1905 STARKVILLE AUTO PARTS										
132691, 132695	02/10/16	0 MOTOR OIL		02/17/16	197.70	.00	CHK			
132753	02/10/16	0 AUTO REPAIR SUPPLIES		02/17/16	139.56	.00	CHK			
132846	02/10/16	0 BRAKE FLUID		02/17/16	6.69	.00	CHK			
5151-88025	02/10/16	0 ENGINE OIL		02/17/16	39.98	.00	CHK			
VENDOR TOTAL:					383.93					
VENDOR: 1910 STARKVILLE UTILITIES										
2/2/16-2/5/16	02/10/16	0 UTILITY BILL		02/17/16	1367.19	.00	CHK			
VENDOR TOTAL:					1367.19					
VENDOR: 1937 SOUTHERN PIPE & SUPPLY										
1811985	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	144.96	.00	CHK			
9354228-00	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	100.10	.00	CHK			
9363006-00	02/10/16	0 SMALL TOOLS & SUPPLIES		02/17/16	95.88	.00	CHK			
9406813-00	02/10/16	0 1 1/2" PVC PIPE		02/17/16	21.20	.00	CHK			
VENDOR TOTAL:					362.14					
VENDOR: 2018 TRADE AMERICA										
20452, 20455	02/10/16	0 JANITORIAL SUPPLIES		02/17/16	276.10	.00	CHK			
20454	02/10/16	0 DEODORANT CONCENTRATE		02/17/16	845.00	.00	CHK			
20457	02/10/16	0 JANITORIAL SUPPLIES		02/17/16	82.75	.00	CHK			
20480, 20477	02/10/16	0 RAIN SUITS & CONTACT CEMENT		02/17/16	1220.90	.00	CHK			
VENDOR TOTAL:					2424.75					
VENDOR: 2107 UNIVERSITY SCREENPRINT										
19804	02/10/16	21 WATER DEPT UNIFORMS		02/17/16	4930.03	.00	CHK			
19805	02/10/16	20 WATER DEPT UNIFORMS		02/17/16	1264.01	.00	CHK			
VENDOR TOTAL:					6194.04					

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23110

UNPAID INVOICES

PAGE 5
RUN DATE 02/10/16 03:27 PM

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ	
VENDOR: 2202 WAYPOINT ANALYTICAL												
1026199	02/10/16	0 WEEKLY ANALYSIS		02/17/16	936.00	.00	CHK					
VENDOR TOTAL:					936.00							
VENDOR: 2203 VACUUM TRUCK SALES & SERVICE												
LA7201;LA7213	02/10/16	0 Jet Truck Repair		02/17/16	1275.75	.00	CHK					
VENDOR TOTAL:					1275.75							
VENDOR: 9909901 WILLIAM TEETER												
021016	02/10/16	0 Sewer Line Repair		02/17/16	290.29	.00	CHK					
VENDOR TOTAL:					290.29							
VENDOR: 99009783 TERRY STIDHAM CONSTRUCTION												
02/10/16	02/10/16	0 Water & Sewer Line Work		02/17/16	8607.50	.00	CHK					
VENDOR TOTAL:					8607.50							
GRAND TOTAL:					147670.84							

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ
VENDOR:	124	ATMOS ENERGY									
02/06/16	02/10/16	0 Utility Bill		02/17/16	1384.96	.00	ACH				
		VENDOR TOTAL:			1384.96						
VENDOR:	125	AT & T									
01/22/16	02/10/16	0 Phone Bill		02/17/16	760.57	.00	CHK				
		VENDOR TOTAL:			760.57						
VENDOR:	232	BRADLEY BAGWELL									
JAN 2016	02/10/16	0 METER READING		02/17/16	5180.99	.00	ACH				
		VENDOR TOTAL:			5180.99						
VENDOR:	303	C SPIRE WIRELESS									
01/31/16	02/10/16	0 Phone Bill		02/17/16	690.84	.00	CHK				
		VENDOR TOTAL:			690.84						
VENDOR:	306	CITY OF STARKVILLE									
FEB	02/10/16	0 TAX & ADMIN		02/17/16	112916.67	.00	CHK				
		VENDOR TOTAL:			112916.67						
VENDOR:	307	CITY OF STARKVILLE									
5523	02/10/16	0 2013 BOND PAYMENT		02/17/16	399350.00	.00	CHK				
		VENDOR TOTAL:			399350.00						
VENDOR:	318	CLAYTON VILLAGE MINI STG									
01/28/2016	02/10/16	0 STORAGE UNIT RENTAL		02/17/16	190.00	.00	ACH				
		VENDOR TOTAL:			190.00						
VENDOR:	341	CDW GOVERNMENT, INC									
BWV8723	02/10/16	6345 Office Phones & Toner		02/17/16	1159.06	.00	ACH				
		VENDOR TOTAL:			1159.06						

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR:	348	DELL MARKETING L.P.								
XJWCD9743	02/10/16	0 Office 365 Subscription		02/17/16	21.00	.00	CHK			
				VENDOR TOTAL:	21.00					
VENDOR:	485	DIXIE WHOLESALE WATERWORKS,								
457252	02/04/16	6341 Meter Sight Glasses		02/17/16	393.75	.00	CHK			
				VENDOR TOTAL:	393.75					
VENDOR:	607	4-WAY ELECTRIC, INC.								
47396	02/04/16	6349 Transformer Repair		02/17/16	343.30	.00	ACH			
				VENDOR TOTAL:	343.30					
VENDOR:	696	GARNER LUMLEY ELECTRIC								
520412	02/04/16	6299 Material Order		02/17/16	1082.00	.00	ACH			
520941	02/04/16	6317 Meter Keys		02/17/16	343.00	.00	ACH			
521054	02/10/16	6336 STOCK MATERIAL		02/17/16	2923.20	.00	ACH			
				VENDOR TOTAL:	4348.20					
VENDOR:	721	GOLDEN TRIANGLE								
190371;190735	02/04/16	6348 Commercial Waste Disposal		02/17/16	105.57	.00	CHK			
				VENDOR TOTAL:	105.57					
VENDOR:	730	GRESKO UTILITY SUPPLY, INC.								
50008965-01	02/04/16	6286 Stock Material		02/17/16	1156.80	.00	ACH			
				VENDOR TOTAL:	1156.80					
VENDOR:	809	HOWARD INDUSTRIES, INC.								
248386-541802	02/10/16	6326 LED LUMINARIES		02/17/16	4184.25	.00	ACH			
				VENDOR TOTAL:	4184.25					
VENDOR:	818	HANCOCK EQUIP. & OIL CO.								
1087230	02/04/16	6258 Pressure Washer Repair		02/17/16	895.85	.00	CHK			
				VENDOR TOTAL:	895.85					

STARKVILLE ELECTRIC DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23200

UNPAID INVOICES

PAGE 3
RUN DATE 02/10/16 03:26 PM

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR:	906	INDUSTRIAL NETWORKING								
INV-1528164	02/10/16	6311 CradlePoint Cellular Router		02/17/16	741.94	.00	CHK			
		VENDOR TOTAL:			741.94					
VENDOR:	1205	LOWE'S								
02/04/16	02/04/16	6352 Small Tools & Supplies		02/17/16	240.97	.00	CHK			
		VENDOR TOTAL:			240.97					
VENDOR:	1313	METRIX SOLUTIONS								
SA00000000004166	02/10/16	6346 Antivirus Protection		02/17/16	938.63	.00	CHK			
		VENDOR TOTAL:			938.63					
VENDOR:	1319	MONT'S PAPER & PACKAGING								
280177	02/04/16	6340 Payment Booklets		02/17/16	423.92	.00	CHK			
		VENDOR TOTAL:			423.92					
VENDOR:	1361	M & M PROSAFETY SUPPLY								
01444	02/10/16	6323 WARNING SIGNS, MARKING FLAGS		02/17/16	880.78	.00	ACH			
		VENDOR TOTAL:			880.78					
VENDOR:	1406	NORTHEAST EXTERMINATING								
02/02/16	02/10/16	6356 MONTHLY PEST CONTROL		02/17/16	105.00	.00	ACH			
		VENDOR TOTAL:			105.00					
VENDOR:	1408	NETWORK BILLING SYSTEMS, LLC								
160315479	02/10/16	0 PHONE BILL		02/17/16	192.07	.00	ACH			
		VENDOR TOTAL:			192.07					
VENDOR:	1420	NORTH MISSISSIPPI								
JAN 2016	02/10/16	0 METER READING		02/17/16	13420.33	.00	ACH			
		VENDOR TOTAL:			13420.33					

STARKVILLE ELECTRIC DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23200

UNPAID INVOICES

PAGE 4
RUN DATE 02/10/16 03:26 PM

INVOICE	DATE	PO NBR DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH SEQ
VENDOR: 1525 OKTIBBEHA CO. CO-OP										
6427	02/10/16	6315 UNIFORM PANTS		02/17/16	76.10	.00	ACH			
VENDOR TOTAL:					76.10					
VENDOR: 1680 PURCHASE POWER										
FEB 1 2016	02/10/16	0 POSTAGE		02/17/16	520.99	.00	CHK			
VENDOR TOTAL:					520.99					
VENDOR: 1800 RACKLEY OIL, INC.										
424524	02/04/16	6344 Antifreeze		02/17/16	95.60	.00	ACH			
VENDOR TOTAL:					95.60					
VENDOR: 1805 RADIO SHACK										
21688	02/04/16	6296 Batteries		02/17/16	17.99	.00	CHK			
VENDOR TOTAL:					17.99					
VENDOR: 1810 REGIONS COMMERCIAL BANKCARD										
02/10/16	02/10/16	0 Internet Domain		02/17/16	73.95	.00	CHK			
VENDOR TOTAL:					73.95					
VENDOR: 1823 RENESANT INSURANCE, INC.										
700305	02/10/16	0 EMPLOYEE BOND		02/17/16	175.00	.00	CHK			
VENDOR TOTAL:					175.00					
VENDOR: 1887 S & S LINE SERVICE										
1684-1687	02/10/16	0 RIGHT OF WAY CLEARING		02/17/16	10269.76	.00	ACH			
VENDOR TOTAL:					10269.76					
VENDOR: 1893 SCHWEITZER ENGINEERING LAB										
1210-17408	02/04/16	6314 SEL Fault Indicators		02/17/16	3816.00	.00	ACH			
VENDOR TOTAL:					3816.00					

STARKVILLE ELECTRIC DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23200

UNPAID INVOICES

PAGE 5
RUN DATE 02/10/16 03:26 PM

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ	
VENDOR: 1910 STARKVILLE ELECTRIC													
01/23/16	02/10/16		0 UTILITY BILL		02/17/16	10.66	.00	CHK					
VENDOR TOTAL:						10.66							
VENDOR: 1925 SCOTT PETROLEUM CORP.													
1095672	02/04/16		6339 Forklift Fuel Tank Refills		02/17/16	42.00	.00	CHK					
VENDOR TOTAL:						42.00							
VENDOR: 1931 STARKVILLE SANITATION DEPT													
02/10/16	02/10/16		0 January Collections		02/17/16	233014.56	.00	CHK					
VENDOR TOTAL:						233014.56							
VENDOR: 1933 STARKVILLE WATER DEPT													
02/10/16	02/10/16		0 January Collections		02/17/16	424282.85	.00	CHK					
VENDOR TOTAL:						424282.85							
VENDOR: 1940 STUART C. IRBY													
S009370084.002	02/10/16		6302 Climbing Gear-New Employees		02/17/16	2833.92	.00	ACH					
VENDOR TOTAL:						2833.92							
VENDOR: 1945 SULLIVAN'S													
5019	02/10/16		6355 Office Supplies		02/17/16	267.04	.00	ACH					
VENDOR TOTAL:						267.04							
VENDOR: 2004 TJ CHEMICALS & SUPPLIES LLC													
1349	02/10/16		6343 Windshield Ice Remover-Wrk T		02/17/16	433.00	.00	CHK					
VENDOR TOTAL:						433.00							
VENDOR: 2015 TEMPLE & SON CO., INC													
INV0148795	02/10/16		6353 Traffic Light Controller Rep		02/17/16	650.00	.00	ACH					
VENDOR TOTAL:						650.00							

STARKVILLE ELECTRIC DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23200

UNPAID INVOICES

PAGE 6
RUN DATE 02/10/16 03:26 PM

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ	
VENDOR: 2018 TRADE AMERICA													
20434;20458	02/04/16	6332	Office Supplies		02/17/16	350.29	.00	ACH					
VENDOR TOTAL:						350.29							
VENDOR: 2021 TCC FACILITIES MANAGEMENT													
1620	02/10/16	0	JANITORIAL SERVICES		02/17/16	450.00	.00	ACH					
VENDOR TOTAL:						450.00							
VENDOR: 2040 TVPPA EDUCATION & TRAIN.													
25187	02/10/16	0	Education & Training		02/17/16	1033.16	.00	CHK					
VENDOR TOTAL:						1033.16							
VENDOR: 2107 UNIVERSITY SCREENPRINT													
19806	02/10/16	6370	Winter Gear for Crew		02/17/16	3425.77	.00	CHK					
19807	02/10/16	6369	Winter Gear for Crew		02/17/16	2147.91	.00	CHK					
VENDOR TOTAL:						5573.68							
VENDOR: 2210 VERIZON WIRELESS													
9759671940	02/10/16	0	AMI M2M DATA USAGE		02/17/16	487.20	.00	CHK					
9759706314	02/10/16	0	PHONE BILL		02/17/16	1520.10	.00	CHK					
9759706315	02/10/16	0	MOBILE WORKFORCE		02/17/16	176.37	.00	CHK					
VENDOR TOTAL:						2183.67							
VENDOR: 2219 V&S SCHULER ENGINEERING, INC													
021565	02/10/16	6066	Replacement Relay Panels		02/17/16	21950.00	.00	CHK					
VENDOR TOTAL:						21950.00							
VENDOR: 2300 WALMART COMMUNITY BRC													
02/04/16	02/04/16	6351	Office Supplies		02/17/16	190.63	.00	CHK					
VENDOR TOTAL:						190.63							
VENDOR: 2303 WATERMARK PRINTERS													
9519	02/04/16	6322	Office Supplies		02/17/16	118.00	.00	ACH					
VENDOR TOTAL:						118.00							

STARKVILLE ELECTRIC DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 02/17/16 ACCOUNT 23200

UNPAID INVOICES

PAGE 7
RUN DATE 02/10/16 03:26 PM

INVOICE	DATE	PO NBR	DESCRIPTION	TEMPL INV	AP DATE	INVOICE AMOUNT	TAX AMOUNT	PMT TYP	PAID AMOUNT	PAID/VOID DATE	CHECK/ ACH	SEQ	
VENDOR: 2305 WASTE PRO													
104503	02/10/16	6358	Montly Usage Fee-January 201		02/17/16	50.00	.00	CHK					
VENDOR TOTAL:						50.00							
VENDOR: 2327 WAUKAWAY DISTRIBUTORS, INC.													
24640/CLR0216261	02/10/16	0	WATER		02/17/16	51.00	.00	ACH					
VENDOR TOTAL:						51.00							
GRAND TOTAL:						1258555.30							



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Finance & Admin
AGENDA DATE: 2-16-2016
PAGE: 1

SUBJECT: Request approval of the January 2016 financial statements of the City of Starkville, MS

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: N/A

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

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin, City Clerk/CFO
or Jameika Smith, Deputy Clerk - Accounting Assistant

SUGGESTED MOTION:

Approval of the January 2016 financial statements of the City of Starkville, MS.



City of Starkville, MS

Budget Report

Account Summary

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND							
Revenue							
001-000-200-001	AD VALOREM TAX	4,400,000.00	4,400,000.00	310,209.49	388,592.53	-4,011,407.47	91.17 %
001-000-201-002	AUTO TAX AD VALOREM	440,000.00	440,000.00	27,444.20	127,000.64	-312,999.36	71.14 %
001-000-202-084	AIRPLANE REVENUE STATE	7,500.00	7,500.00	0.00	0.00	-7,500.00	100.00 %
001-000-203-005	PRIOR TAX	85,000.00	85,000.00	2,725.23	2,725.23	-82,274.77	96.79 %
001-000-204-023	PRIOR AUTO TAX	25,000.00	25,000.00	2,769.60	43,683.38	18,683.38	174.73 %
001-000-206-049	TVA TAX EQUIVALENT	350,000.00	350,000.00	0.00	203,616.97	-146,383.03	41.82 %
001-000-206-050	HOUSING PROJECT TAX	40,000.00	40,000.00	38,846.94	77,101.98	37,101.98	192.75 %
001-000-206-093	TELEPHONE UTILITY TAX	45,000.00	45,000.00	3,555.84	16,577.30	-28,422.70	63.16 %
001-000-206-107	MISS VALLEY GAS REVENUE	80,000.00	80,000.00	0.00	10,289.76	-69,710.24	87.14 %
001-000-206-113	TV CABLE FRANCHISE	215,000.00	215,000.00	0.00	0.00	-215,000.00	100.00 %
001-000-206-116	OKT CO RR-LIEU OF TAX	22,500.00	22,500.00	0.00	0.00	-22,500.00	100.00 %
001-000-206-666	TELEPAK NETWORKS FRANCHISE TAX	0.00	0.00	5,039.42	8,225.67	8,225.67	0.00 %
001-000-206-667	KDL WINDSTREAM FRANCHISE FEE	20,000.00	20,000.00	5,000.00	10,000.00	-10,000.00	50.00 %
001-000-206-668	FOUR COUNT FRANCHISE FEE	15,000.00	15,000.00	2,959.42	7,215.43	-7,784.57	51.90 %
001-000-210-008	INTEREST & PENALTY	30,000.00	30,000.00	458.54	4,636.63	-25,363.37	84.54 %
001-000-220-018	PRIVILEGE LICENSE	35,000.00	35,000.00	1,542.50	8,484.50	-26,515.50	75.76 %
001-000-222-016	PLUMBING INSPECTIONS	2,000.00	2,000.00	0.00	3,958.00	1,958.00	197.90 %
001-000-222-020	BUILDING PERMITS	175,000.00	175,000.00	5,221.00	49,349.50	-125,650.50	71.80 %
001-000-223-017	REINSPECTION FOR BLDG	200.00	200.00	0.00	210.00	10.00	105.00 %
001-000-223-019	EXCEPTIONS & REZONING	4,000.00	4,000.00	560.00	1,320.00	-2,680.00	67.00 %
001-000-223-021	GAS INSPECTIONS	1,000.00	1,000.00	159.00	884.00	-116.00	11.60 %
001-000-223-022	ELECTRIC INSPECTIONS	8,000.00	8,000.00	149.00	2,980.00	-5,020.00	62.75 %
001-000-223-024	SIGN PERMITS	5,000.00	5,000.00	46.00	1,776.00	-3,224.00	64.48 %
001-000-223-025	EROSION CONTROL & CLEARING	6,000.00	6,000.00	524.00	1,913.00	-4,087.00	68.12 %
001-000-223-026	DEMOLITION & HOUSE MOVING	500.00	500.00	0.00	68.00	-432.00	86.40 %
001-000-230-028	FEDERAL GRANT/LAW ENFORCEMENT..	4,000.00	4,000.00	0.00	0.00	-4,000.00	100.00 %
001-000-230-048	HOMELAND SECURITY GRANT	0.00	0.00	0.00	15,000.00	15,000.00	0.00 %
001-000-242-028	BROWNFIELD GRANT	215,000.00	215,000.00	1,800.00	1,800.00	-213,200.00	99.16 %
001-000-246-067	FOY Grant/MDA/Private	0.00	0.00	0.00	151,866.65	151,866.65	0.00 %
001-000-250-669	MDOT GRANT	0.00	0.00	45,320.73	396,773.33	396,773.33	0.00 %
001-000-251-027	STATE HOMESTEAD REIMBURSEMENT	175,000.00	175,000.00	0.00	0.00	-175,000.00	100.00 %
001-000-252-066	MUNICIPAL AID (EMS)	14,194.00	14,194.00	0.00	0.00	-14,194.00	100.00 %
001-000-253-060	MUNICIPAL AID (GAS)	18,000.00	18,000.00	14,103.02	14,103.02	-3,896.98	21.65 %
001-000-253-064	MUNICIPAL AID (SURPLUS)	11,900.00	11,900.00	0.00	11,912.50	12.50	100.11 %
001-000-253-067	HWY SAFETY GRANT	22,600.00	22,600.00	2,324.17	31,405.43	8,805.43	138.96 %
001-000-254-069	POLICE SCHOOL REIMBURSEMENT	15,000.00	127,435.00	0.00	7,200.00	-120,235.00	94.35 %
001-000-254-090	ALCHOHOL REVENUE	55,000.00	55,000.00	3,150.00	18,225.00	-36,775.00	66.86 %
001-000-254-092	URBAN YOUTH CORPS GRANT	36,000.00	36,000.00	0.00	0.00	-36,000.00	100.00 %
001-000-254-100	SMALL COMM/WIRELESS COMM GR...	44,000.00	44,000.00	0.00	0.00	-44,000.00	100.00 %
001-000-254-101	DUI GRANT	120,000.00	120,000.00	0.00	35,705.15	-84,294.85	70.25 %
001-000-260-080	SALES TAX-2% RESTAURANT	175,000.00	175,000.00	15,550.63	65,450.07	-109,549.93	62.60 %
001-000-260-082	SALES TAX (18.5% OF 7%)	6,400,000.00	6,400,000.00	551,465.70	2,272,307.25	-4,127,692.75	64.50 %
001-000-262-103	OKTIBBEHA CO ROAD TAX	575,000.00	575,000.00	41,789.22	87,715.31	-487,284.69	84.75 %
001-000-273-108	ADMINISTRATIVE ELECTIC DEPT.	75,000.00	75,000.00	6,250.00	18,750.00	-56,250.00	75.00 %
001-000-273-117	ADMINISTRATION/WATER	185,000.00	185,000.00	0.00	0.00	-185,000.00	100.00 %
001-000-273-118	ADMIN/SANITATION	150,000.00	150,000.00	0.00	0.00	-150,000.00	100.00 %
001-000-276-123	MSU FIRE CONTROL	240,000.00	240,000.00	63,169.75	63,169.75	-176,830.25	73.68 %
001-000-305-142	CODE ENFORCEMENT FINES	250.00	250.00	0.00	0.00	-250.00	100.00 %
001-000-330-135	COURT CLERK SETTLEMENT	0.00	0.00	-20,388.20	-50,674.60	-50,674.60	0.00 %
001-000-330-151	DRUG VIOLATION/TRUST	2,000.00	2,000.00	93.50	493.50	-1,506.50	75.33 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-000-330-155	VICTIMS BOND FEE	5,500.00	5,500.00	493.25	1,901.50	-3,598.50	65.43 %
001-000-330-166	TRAUMA TRAFFIC(TRUST)	10,000.00	10,000.00	677.50	2,561.50	-7,438.50	74.39 %
001-000-330-168	CITY'S 25% MVL	50,000.00	50,000.00	3,015.00	13,000.50	-36,999.50	74.00 %
001-000-330-172	ADULT DRIVER'S TRAINING (TRUS)	500.00	500.00	50.00	120.00	-380.00	76.00 %
001-000-330-174	WIRELESS COMM/DPS (TRUST)	45,000.00	45,000.00	3,123.00	11,101.75	-33,898.25	75.33 %
001-000-330-176	MOTOR VEHICLE LIABILITY(TRUST)	62,500.00	62,500.00	2,400.25	12,949.75	-49,550.25	79.28 %
001-000-330-182	TRAFFIC COURT & FINES	750,000.00	750,000.00	52,919.75	199,582.66	-550,417.34	73.39 %
001-000-330-185	APPEARANCE BOND FEES (TRUST)	15,000.00	15,000.00	1,185.75	4,486.75	-10,513.25	70.09 %
001-000-330-187	TRAFFIC VIOLATION (TRUST)	245,000.00	245,000.00	16,985.12	57,658.84	-187,341.16	76.47 %
001-000-330-188	COURT CLERK FINES	20,000.00	20,000.00	1,468.00	5,196.75	-14,803.25	74.02 %
001-000-330-189	OTHER MISDEMEANORS (TRUST)	95,000.00	95,000.00	11,025.25	40,255.50	-54,744.50	57.63 %
001-000-330-190	COURT CONSTITUENTS (TRUST)	2,000.00	2,000.00	133.00	477.00	-1,523.00	76.15 %
001-000-330-192	IMPLIED CONSENT (TRUST)	75,000.00	75,000.00	7,580.75	28,347.75	-46,652.25	62.20 %
001-000-334-126	POLICE FORFEITED FUNDS- STATE	0.00	0.00	0.00	1,518.40	1,518.40	0.00 %
001-000-340-600	INTEREST	20,000.00	20,000.00	137.37	714.74	-19,285.26	96.43 %
001-000-341-602	RENTS	2,680.00	2,680.00	0.00	2,000.00	-680.00	25.37 %
001-000-354-612	MISCELLANEOUS REVENUE	85,000.00	85,000.00	21,257.67	44,137.08	-40,862.92	48.07 %
001-000-358-622	FINGER PRINT FEES/ ACCIDENT RPTS	7,500.00	7,500.00	0.00	6,920.00	-580.00	7.73 %
001-000-358-700	PARK- RENT REVENUE	51,350.00	51,350.00	1,278.00	16,152.78	-35,197.22	68.54 %
001-000-358-705	PARK- SPORTS FEE	5,000.00	5,000.00	3,337.50	22,397.15	17,397.15	447.94 %
001-000-358-710	PARK- MISC REVENUE	4,150.00	4,150.00	1,100.13	2,941.29	-1,208.71	29.13 %
001-000-361-630	FIRE DEPT MISCELLANEOUS FEES	1,500.00	1,500.00	18.00	2,362.00	862.00	157.47 %
001-000-363-634	POLICE DEPT MISCELLANEOUS REV	27,000.00	27,000.00	0.00	16,794.73	-10,205.27	37.80 %
001-000-378-654	MAPS & CODE BOOKS	100.00	100.00	0.00	20.00	-80.00	80.00 %
001-000-395-160	FUEL COST SHARE	200.00	200.00	0.00	27.84	-172.16	86.08 %
001-000-395-164	CREDIT CARD COURT REVENUE	2,500.00	2,500.00	249.02	893.55	-1,606.45	64.26 %
001-000-395-680	CEMETERY MAINT/REIMBURSEMENT	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
001-000-396-990	BEGINNING FUND BALANCE	1,400,000.00	1,400,000.00	0.00	0.00	-1,400,000.00	100.00 %
001-000-396-991	2015 GO BOND PROCEEDS FORWARD	1,455,000.00	1,455,000.00	0.00	0.00	-1,455,000.00	100.00 %
001-000-398-996	21-27-27	1,365,000.00	1,365,000.00	106,666.67	432,916.68	-932,083.32	68.28 %
Revenue Total:		20,352,124.00	20,464,559.00	1,366,939.68	5,039,247.37	-15,425,311.63	75.38 %
Expense							
001-100-400-100	SALARY-ALDERMEN	105,300.00	105,300.00	8,400.86	33,283.76	72,016.24	68.39 %
001-100-460-130	RETIREMENT CONTRIBUTIONS	16,585.00	16,585.00	1,563.33	6,202.98	10,382.02	62.60 %
001-100-470-107	HOURLY-CLERICAL	0.00	0.00	1,524.80	6,099.20	-6,099.20	0.00 %
001-100-470-131	SOCIAL SECURITY CONTRIBUTIONS	8,055.00	8,055.00	686.63	2,743.78	5,311.22	65.94 %
001-100-480-133	HOSPITAL INSURANCE	34,795.00	34,200.00	3,073.77	11,112.86	23,087.14	67.51 %
001-100-604-330	COMMUNICATIONS	7,700.00	7,700.00	394.71	2,521.63	5,178.37	67.25 %
001-100-610-350	TRAVEL	20,000.00	20,000.00	0.00	2,459.88	17,540.12	87.70 %
001-100-680-311	PROFESSIONAL SUPPLIES	900.00	900.00	0.00	151.48	748.52	83.17 %
001-110-410-120	SALARY-MUNICIPAL JUDGE	87,389.00	87,389.00	6,923.82	27,695.28	59,693.72	68.31 %
001-110-420-105	SALARY-MANAGEMENT	100,750.00	100,750.00	7,570.75	30,282.98	70,467.02	69.94 %
001-110-430-107	HOURLY	97,250.00	97,250.00	7,543.28	29,965.50	67,284.50	69.19 %
001-110-450-125	OVERTIME	5,000.00	5,000.00	265.74	1,437.10	3,562.90	71.26 %
001-110-460-130	RETIREMENT CONTRIBUTIONS	45,460.00	45,460.00	3,511.81	14,076.44	31,383.56	69.04 %
001-110-470-131	SOCIAL SECURITY CONTRIBUTIONS	22,213.00	22,213.00	1,599.33	6,579.29	15,633.71	70.38 %
001-110-480-133	HOSPITAL INSURANCE	32,000.00	31,400.00	2,849.30	9,972.50	21,427.50	68.24 %
001-110-491-135	WORKER'S COMPENSATION	1,400.00	1,400.00	0.00	394.45	1,005.55	71.83 %
001-110-501-200	SUPPLIES	12,164.00	12,164.00	639.97	4,415.97	7,748.03	63.70 %
001-110-600-300	PROFESSIONAL SERVICES	5,000.00	5,000.00	80.00	752.00	4,248.00	84.96 %
001-110-604-330	COMMUNICATIONS	7,000.00	7,000.00	740.36	2,336.03	4,663.97	66.63 %
001-110-610-350	TRAVEL	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
001-110-620-370	INSURANCE	6,500.00	6,500.00	6.02	6,475.09	24.91	0.38 %
001-110-630-400	EQUIPMENT REPAIR & MAINTENANCE	500.00	500.00	0.00	0.00	500.00	100.00 %
001-110-690-553	TRAINING & EDUCATION	2,500.00	2,500.00	0.00	90.00	2,410.00	96.40 %
001-110-918-805	MACHINERY AND EQUIPMENT	5,300.00	5,300.00	0.00	1,811.28	3,488.72	65.82 %
001-111-604-330	COMMUNICATIONS	800.00	800.00	80.85	302.55	497.45	62.18 %
001-120-400-101	SALARY-MAYOR	71,500.00	71,500.00	5,500.00	22,000.00	49,500.00	69.23 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-120-400-106	SALARY-CAO	85,774.00	44,567.00	0.00	0.00	44,567.00	100.00 %
001-120-410-104	SALARY-DEPARTMENT HEAD	0.00	0.00	5,362.08	16,086.24	-16,086.24	0.00 %
001-120-430-107	HOURLY - CLERICAL	28,000.00	28,000.00	2,770.00	12,934.00	15,066.00	53.81 %
001-120-460-130	RETIREMENT CONTRIBUTIONS	29,250.00	27,000.00	2,057.28	7,935.85	19,064.15	70.61 %
001-120-470-131	SOCIAL SECURITY CONTRIBUTIONS	14,200.00	13,110.00	984.04	3,653.17	9,456.83	72.13 %
001-120-480-133	HOSPITAL INSURANCE	15,000.00	13,500.00	1,221.12	4,884.48	8,615.52	63.82 %
001-120-501-200	SUPPLIES	4,000.00	4,000.00	74.90	1,412.99	2,587.01	64.68 %
001-120-503-202	COMMITTEE SUPPORT	2,000.00	2,000.00	115.15	891.30	1,108.70	55.44 %
001-120-525-231	GAS & OIL	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-120-600-300	PROFESSIONAL SERVICES	21,000.00	21,000.00	0.00	3,230.00	17,770.00	84.62 %
001-120-604-330	COMMUNICATIONS	7,500.00	7,500.00	812.78	2,686.68	4,813.32	64.18 %
001-120-610-350	TRAVEL	10,000.00	10,000.00	840.00	4,255.15	5,744.85	57.45 %
001-120-610-351	ADMIN. ASST. TRAVEL	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-120-610-352	CAO TRAVEL	11,000.00	0.00	0.00	0.00	0.00	0.00 %
001-120-630-360	SHOP REPAIRS & MAINTENANCE	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-120-690-553	TRAINING	300.00	300.00	0.00	0.00	300.00	100.00 %
001-120-690-555	DUES	3,000.00	3,000.00	0.00	350.00	2,650.00	88.33 %
001-120-691-550	MISCELLANEOUS	20,000.00	20,000.00	2.58	2,604.87	17,395.13	86.98 %
001-120-918-807	OFFICE EQUIPMENT	500.00	500.00	0.00	0.00	500.00	100.00 %
001-123-410-104	SALARY-DEPARTMENT HEAD	64,426.00	64,426.00	4,955.84	19,823.36	44,602.64	69.23 %
001-123-430-107	HOURLY	85,000.00	85,000.00	3,912.00	15,648.00	69,352.00	81.59 %
001-123-460-130	RETIREMENT CONTRIBUTIONS	21,432.00	21,432.00	1,396.68	5,586.72	15,845.28	73.93 %
001-123-470-131	SOCIAL SECURITY CONTRIBUTIONS	12,200.00	12,200.00	677.76	2,711.35	9,488.65	77.78 %
001-123-480-133	HOSPITAL INSURANCE	14,000.00	13,775.00	814.08	2,849.28	10,925.72	79.32 %
001-123-491-135	WORKER'S COMPENSATION	1,817.00	1,817.00	0.00	454.18	1,362.82	75.00 %
001-123-501-200	SUPPLIES	3,000.00	3,000.00	123.60	855.61	2,144.39	71.48 %
001-123-600-300	PROFESSIONAL SERVICES	21,000.00	21,000.00	533.00	1,159.73	19,840.27	94.48 %
001-123-604-330	COMMUNICATIONS	10,000.00	10,000.00	757.85	4,016.44	5,983.56	59.84 %
001-123-620-370	INSURANCE	14,000.00	14,000.00	1.72	13,703.54	296.46	2.12 %
001-123-630-400	EQUIPMENT REPAIR & MAINTENANCE	5,000.00	5,000.00	0.00	125.00	4,875.00	97.50 %
001-123-690-555	DUES/SOFTWARE LICENSING	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
001-123-691-550	MISCELLANEOUS	750.00	750.00	10.00	582.66	167.34	22.31 %
001-123-918-805	MACHINERY AND EQUIPMENT	65,000.00	65,000.00	0.00	0.00	65,000.00	100.00 %
001-130-501-200	SUPPLIES	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
001-130-602-301	ELECTION FEES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-142-410-104	SALARY-DEPARTMENT HEAD	61,250.00	72,216.00	5,823.46	22,181.96	50,034.04	69.28 %
001-142-420-105	SALARY-MANAGEMENT	35,020.00	35,020.00	0.00	5,308.80	29,711.20	84.84 %
001-142-430-107	HOURLY - CLERICAL	120,000.00	120,000.00	9,127.26	35,931.41	84,068.59	70.06 %
001-142-430-108	PART TIME/INTERN	16,000.00	16,000.00	1,246.30	4,022.15	11,977.85	74.86 %
001-142-460-130	RETIREMENT CONTRIBUTIONS	36,650.00	38,150.00	2,437.55	10,099.64	28,050.36	73.53 %
001-142-470-131	SOCIAL SECURITY CONTRIBUTIONS	17,768.00	18,568.25	1,233.76	5,140.93	13,427.32	72.31 %
001-142-480-133	HOSPITAL INSURANCE	26,500.00	25,500.00	1,842.98	6,959.21	18,540.79	72.71 %
001-142-491-135	WORKER'S COMPENSATION	1,000.00	1,000.00	0.00	278.73	721.27	72.13 %
001-142-600-301	AUDITING	33,000.00	33,000.00	0.00	0.00	33,000.00	100.00 %
001-142-600-338	CONTRACT SERVICES	70,000.00	70,000.00	0.00	50,000.00	20,000.00	28.57 %
001-142-600-339	URBAN YOUTH CORPS GRANT	40,000.00	40,000.00	0.00	38,907.05	1,092.95	2.73 %
001-142-600-340	MAYOR YOUTH COUNCIL	6,100.00	6,100.00	0.00	0.00	6,100.00	100.00 %
001-145-481-140	EMPLOYEE EDUCATION EXPENSE	6,523.00	6,523.00	0.00	-342.50	6,865.50	105.25 %
001-145-501-200	SUPPLIES	12,000.00	12,000.00	904.95	6,933.84	5,066.16	42.22 %
001-145-502-201	REFERENCE PUBLICATIONS	600.00	600.00	0.00	0.00	600.00	100.00 %
001-145-600-303	DATA PROCESSING	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-145-604-330	COMMUNICATIONS	5,000.00	5,000.00	418.34	1,483.32	3,516.68	70.33 %
001-145-610-350	TRAVEL	6,000.00	6,000.00	3,528.00	6,495.84	-495.84	-8.26 %
001-145-630-400	EQUIPMENT REPAIR & MAINTENANCE	9,000.00	9,000.00	485.00	2,206.00	6,794.00	75.49 %
001-145-670-376	COURT CONSTITUENTS FND (TRUST)	2,500.00	2,500.00	108.00	321.50	2,178.50	87.14 %
001-145-670-377	MOTOR VEHICLE LIABILITY(TRUST)	60,000.00	60,000.00	3,150.00	8,460.25	51,539.75	85.90 %
001-145-670-378	APPEARANCE BOND FEE (TRUST)	12,500.00	12,500.00	1,164.75	2,958.75	9,541.25	76.33 %
001-145-670-382	TRAFFIC VIOLATIONS (TRUST)	241,000.00	241,000.00	12,627.00	38,533.65	202,466.35	84.01 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-145-670-385	IMPLIED CONSENT (TRUST)	80,000.00	80,000.00	8,225.00	20,884.75	59,115.25	73.89 %
001-145-670-386	WIRELESS COMM/DPS (TRUST)	50,000.00	50,000.00	5,576.75	10,593.75	39,406.25	78.81 %
001-145-670-387	OTHER MISDEMEANORS (TRUST)	90,000.00	90,000.00	4,962.75	14,611.25	75,388.75	83.77 %
001-145-670-388	EXPUNGE ASSESSMENT	250.00	250.00	100.00	100.00	150.00	60.00 %
001-145-670-389	ADULT DRIVERS TRAINING (TRUST)	2,000.00	2,000.00	30.00	80.00	1,920.00	96.00 %
001-145-670-391	TRAUMA TRAFFIC(TRUST)	10,500.00	10,500.00	630.00	1,857.00	8,643.00	82.31 %
001-145-670-393	VICTIMS BOND FEE (TRUST)	5,500.00	5,500.00	512.50	1,284.00	4,216.00	76.65 %
001-145-670-395	DRUG VIOLATION/TRUST	2,000.00	2,000.00	122.25	415.75	1,584.25	79.21 %
001-145-690-556	OTHER DUES	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
001-145-691-550	MISCELLANEOUS	8,750.00	8,750.00	558.49	3,474.98	5,275.02	60.29 %
001-145-918-805	MACHINERY AND EQUIPMENT	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
001-159-620-371	BONDING-CITY EMPLOYEES	5,000.00	5,000.00	700.00	1,400.00	3,600.00	72.00 %
001-160-420-118	SALARY - PROSECUTING ATTORNEY	53,200.00	53,200.00	3,942.30	15,769.20	37,430.80	70.36 %
001-160-460-130	RETIREMENT CONTRIBUTIONS	8,379.00	8,379.00	620.92	2,483.68	5,895.32	70.36 %
001-160-470-131	SOCIAL SECURITY CONTRIBUTIONS	4,071.00	4,071.00	301.58	1,206.32	2,864.68	70.37 %
001-169-600-302	CITY ATTORNEY GENERAL	100,000.00	100,000.00	7,066.23	36,825.83	63,174.17	63.17 %
001-169-600-309	LEGAL EXPENSES	50,000.00	50,000.00	600.00	3,669.00	46,331.00	92.66 %
001-169-600-312	CITY ATTORNEY LITIGATION	32,000.00	32,000.00	1,175.00	3,042.69	28,957.31	90.49 %
001-169-600-327	CITY ATTORNEY BOND	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
001-169-615-342	LEGAL ADVERTISING & NOTICES	3,000.00	3,000.00	0.00	36.68	2,963.32	98.78 %
001-180-410-104	SALARY DEPT HEAD	69,700.00	69,700.00	0.00	5,362.08	64,337.92	92.31 %
001-180-430-105	SALARY- ASST PERSONNEL OFFICER	50,150.00	59,010.15	4,615.38	17,933.82	41,076.33	69.61 %
001-180-430-107	HOURLY CLERICAL	13,800.00	13,800.00	1,149.44	4,597.76	9,202.24	66.68 %
001-180-460-130	RETIREMENT	21,050.00	22,405.60	907.96	4,393.25	18,012.35	80.39 %
001-180-470-131	SOCIAL SECURITY	10,225.00	10,875.00	418.50	2,057.79	8,817.21	81.08 %
001-180-480-133	HOSPITAL INSURANCE	12,060.00	11,310.00	590.21	2,360.84	8,949.16	79.13 %
001-180-501-200	SUPPLIES	3,000.00	3,000.00	407.72	1,561.67	1,438.33	47.94 %
001-180-604-330	COMMUNICATIONS	3,000.00	3,000.00	31.63	455.82	2,544.18	84.81 %
001-180-610-350	TRAVEL	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
001-180-690-553	TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-180-690-555	DUES	750.00	750.00	0.00	0.00	750.00	100.00 %
001-180-691-550	MISCELLANEOUS	500.00	500.00	1.72	412.64	87.36	17.47 %
001-190-410-104	SALARY-DEPARTMENT HEAD	70,500.00	70,500.00	5,387.70	21,550.80	48,949.20	69.43 %
001-190-420-105	SALARY-MANAGEMENT	98,500.00	88,500.00	4,357.70	17,430.80	71,069.20	80.30 %
001-190-420-107	HOURLY- CLERICAL	0.00	0.00	1,524.80	6,099.20	-6,099.20	0.00 %
001-190-460-130	RETIREMENT CONTRIBUTIONS	26,600.00	25,950.00	1,775.06	7,100.24	18,849.76	72.64 %
001-190-470-131	SOCIAL SECURITY CONTRIBUTIONS	12,925.00	12,925.00	842.82	3,380.95	9,544.05	73.84 %
001-190-480-133	HOSPITAL INSURANCE	15,000.00	14,000.00	1,017.58	3,561.53	10,438.47	74.56 %
001-190-491-135	WORKER'S COMPENSATION	475.00	475.00	0.00	134.39	340.61	71.71 %
001-190-501-200	SUPPLIES	3,500.00	3,500.00	20,881.70	21,617.07	-18,117.07	-517.63 %
001-190-525-231	GAS & OIL	1,250.00	1,250.00	14.92	70.02	1,179.98	94.40 %
001-190-535-233	UNIFORMS	250.00	250.00	0.00	0.00	250.00	100.00 %
001-190-600-300	PROF. SVCS/ COMP PLAN	150,000.00	150,000.00	0.00	58,634.60	91,365.40	60.91 %
001-190-600-310	PLANNING COMMISSION	1,000.00	1,000.00	0.00	150.00	850.00	85.00 %
001-190-600-323	DEBRIS REMOVAL/DEMOLITION	7,000.00	7,000.00	0.00	1,000.00	6,000.00	85.71 %
001-190-600-326	BOARD OF ADJUSTMENTS	500.00	500.00	0.00	0.00	500.00	100.00 %
001-190-600-329	ADMINISTRATIVE HEARING	250.00	250.00	0.00	0.00	250.00	100.00 %
001-190-604-330	COMMUNICATIONS	14,000.00	14,000.00	732.22	3,088.90	10,911.10	77.94 %
001-190-607-607	HISTORIC PRES COMMISSION	500.00	500.00	0.00	17.12	482.88	96.58 %
001-190-610-350	TRAVEL	6,000.00	6,000.00	1,176.00	1,760.00	4,240.00	70.67 %
001-190-620-370	INSURANCE	3,000.00	3,000.00	1,049.14	3,281.36	-281.36	-9.38 %
001-190-630-360	SHOP REPAIRS & MAINTENANCE	1,000.00	1,000.00	150.00	150.00	850.00	85.00 %
001-190-630-401	OFFICE EQUIP MAINT	4,000.00	4,000.00	120.02	1,023.14	2,976.86	74.42 %
001-190-690-553	TRAINING	2,000.00	2,000.00	0.00	75.00	1,925.00	96.25 %
001-190-690-557	PROFESSIONAL MEMBERSHIPS	2,000.00	2,000.00	0.00	200.00	1,800.00	90.00 %
001-190-691-550	MISCELLANEOUS	250.00	250.00	0.00	0.00	250.00	100.00 %
001-192-491-135	WORKER'S COMPENSATION	0.00	0.00	0.00	287.44	-287.44	0.00 %
001-192-510-220	SUPPLIES - TOOLS	7,500.00	7,500.00	95.60	311.99	7,188.01	95.84 %

Budget Report
For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-192-535-233	UNIFORMS	0.00	0.00	425.40	1,766.18	-1,766.18	0.00 %
001-192-600-338	CONTRACT SERVICES	26,500.00	26,500.00	1,100.00	2,074.94	24,425.06	92.17 %
001-192-620-370	INSURANCE	2,000.00	2,000.00	-66.76	889.42	1,110.58	55.53 %
001-192-625-380	UTILITIES	32,000.00	32,000.00	3,770.77	12,622.88	19,377.12	60.55 %
001-192-630-403	REPAIRS TO BUILDING	10,000.00	10,000.00	1,475.00	2,125.00	7,875.00	78.75 %
001-194-690-454	ORD 91-1 CONTRIBUTIONS	50,823.00	50,823.00	0.00	17,698.00	33,125.00	65.18 %
001-194-702-455	MS CODE ANNOTATED 17-3-1	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
001-195-690-554	ORDINANCE CODIFICAION UPDATE	4,000.00	4,000.00	0.00	650.00	3,350.00	83.75 %
001-195-951-952	TRANSFER TO STARKVILLE MAIN STRE...	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
001-195-951-953	TRANSFER AIRPORT COST SHARE	31,928.00	31,928.00	7,982.00	15,964.00	15,964.00	50.00 %
001-195-951-965	TRANSFER TO DAY CARE	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
001-195-951-966	TRANSFER TO CHAMBER OF COMME...	20,000.00	20,000.00	0.00	10,000.00	10,000.00	50.00 %
001-195-951-967	GREATER PARTNERSHIP/LINK	50,000.00	50,000.00	0.00	25,000.00	25,000.00	50.00 %
001-195-951-969	TRANSFER TO HERITAGE MUSEUM	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
001-196-630-402	REPAIRS & MAINTENANCE	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
001-196-630-425	REPAIRS MAINT/MLK/182	15,000.00	15,000.00	0.00	1,650.00	13,350.00	89.00 %
001-196-637-637	BRUSH ARBOR	8,000.00	8,000.00	0.00	400.00	7,600.00	95.00 %
001-196-691-550	MISCELLANEOUS	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-197-410-104	SALARY-DEPARTMENT HEAD	82,452.00	82,452.00	6,341.00	25,364.00	57,088.00	69.24 %
001-197-430-107	HOURLY - CLERICAL	51,687.00	51,687.00	3,976.00	15,904.00	35,783.00	69.23 %
001-197-460-130	RETIREMENT CONTRIBUTIONS	21,127.00	21,127.00	1,624.92	6,499.68	14,627.32	69.24 %
001-197-470-131	SOCIAL SECURITY CONTRIBUTIONS	10,262.00	10,262.00	768.32	3,083.75	7,178.25	69.95 %
001-197-480-133	HOSPITAL INSURANCE	10,020.00	9,520.00	794.75	2,781.63	6,738.37	70.78 %
001-197-491-135	WORKER'S COMPENSATION	1,702.00	1,702.00	0.00	538.79	1,163.21	68.34 %
001-197-501-200	SUPPLIES	750.00	750.00	130.03	820.13	-70.13	-9.35 %
001-197-502-201	REFERENCE PUBLICATIONS	150.00	150.00	0.00	0.00	150.00	100.00 %
001-197-525-231	GAS & OIL	750.00	750.00	13.78	85.75	664.25	88.57 %
001-197-535-233	UNIFORMS	150.00	150.00	0.00	0.00	150.00	100.00 %
001-197-600-308	ENGINEERING SERVICES	9,000.00	9,000.00	0.00	2,000.00	7,000.00	77.78 %
001-197-604-330	COMMUNICATIONS	3,500.00	3,500.00	366.71	1,124.07	2,375.93	67.88 %
001-197-610-350	TRAVEL	2,000.00	2,000.00	0.00	386.04	1,613.96	80.70 %
001-197-620-370	INSURANCE	2,000.00	2,000.00	0.00	1,422.88	577.12	28.86 %
001-197-630-400	EQUIPMENT REPAIR & MAINTENANCE	1,500.00	1,500.00	0.00	39.99	1,460.01	97.33 %
001-197-690-553	TRAINING	2,500.00	2,500.00	2,125.25	2,125.25	374.75	14.99 %
001-197-690-555	DUES	500.00	500.00	0.00	346.00	154.00	30.80 %
001-197-820-874	PRINCIPEL	4,375.00	4,375.00	369.32	1,838.66	2,536.34	57.97 %
001-197-830-873	INTEREST	875.00	875.00	67.64	346.13	528.87	60.44 %
001-200-410-104	SALARY-DEPARTMENT HEAD	75,705.00	75,705.00	5,823.46	23,293.84	52,411.16	69.23 %
001-200-460-130	RETIREMENT CONTRIBUTIONS	11,925.00	11,925.00	917.20	3,668.80	8,256.20	69.23 %
001-200-470-131	SOCIAL SECURITY CONTRIBUTIONS	5,792.00	5,792.00	419.51	1,691.04	4,100.96	70.80 %
001-200-480-133	HOSPITAL INSURANCE	5,003.00	4,903.00	407.04	1,424.64	3,478.36	70.94 %
001-201-420-103	STAFF SALARIES	1,911,660.00	1,911,660.00	138,106.40	530,637.61	1,381,022.39	72.24 %
001-201-420-105	POLICE MANAGEMENT	375,000.00	375,000.00	34,059.21	138,661.63	236,338.37	63.02 %
001-201-430-107	HOURLY-CLERICAL- SST's	72,715.00	72,715.00	7,785.07	30,703.66	42,011.34	57.78 %
001-201-450-125	OVERTIME	185,175.00	185,175.00	7,435.51	47,838.41	137,336.59	74.17 %
001-201-460-130	RETIREMENT CONTRIBUTIONS	400,750.00	400,750.00	29,040.54	115,765.71	284,984.29	71.11 %
001-201-470-131	SOCIAL SECURITY CONTRIBUTIONS	194,750.00	194,750.00	14,142.26	56,528.84	138,221.16	70.97 %
001-201-480-133	HOSPITAL INSURANCE	274,000.00	269,000.00	22,943.27	77,755.09	191,244.91	71.09 %
001-201-491-135	WORKER'S COMPENSATION	75,200.00	75,200.00	0.00	21,908.74	53,291.26	70.87 %
001-201-501-200	SUPPLIES	30,000.00	30,000.00	0.00	302.17	29,697.83	98.99 %
001-201-525-231	GAS & OIL	140,000.00	130,000.00	5,604.43	26,730.25	103,269.75	79.44 %
001-201-535-233	UNIFORMS	42,000.00	42,000.00	3,440.58	21,158.14	20,841.86	49.62 %
001-201-556-251	POLICE SUPPLIES	52,500.00	52,500.00	7,226.01	26,590.23	25,909.77	49.35 %
001-201-600-300	PROFESSIONAL SERVICES	60,000.00	60,000.00	10,239.19	21,673.98	38,326.02	63.88 %
001-201-600-319	PHYSICAL EXAMINATIONS	14,000.00	14,000.00	0.00	238.00	13,762.00	98.30 %
001-201-604-330	COMMUNICATIONS	30,000.00	30,000.00	2,993.87	12,276.81	17,723.19	59.08 %
001-201-615-343	PRINTING & BINDING	3,000.00	3,000.00	0.00	426.00	2,574.00	85.80 %
001-201-620-370	INSURANCE	55,000.00	55,000.00	403.80	50,639.19	4,360.81	7.93 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-201-625-380	UTILITIES	30,000.00	30,000.00	1,848.98	6,675.99	23,324.01	77.75 %
001-201-630-360	SHOP REPAIRS & MAINTENANCE	89,000.00	89,000.00	5,455.23	32,937.56	56,062.44	62.99 %
001-201-630-400	EQUIPMENT REPAIR & MAINTENANCE	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-201-630-404	RADIO MAINTENANCE / EXPENSE	6,500.00	6,500.00	975.00	975.00	5,525.00	85.00 %
001-201-630-426	BUILDING MAINTENANCE	1,500.00	1,500.00	4.58	4.58	1,495.42	99.69 %
001-201-635-367	MOTORCYCLE RENTAL	7,200.00	7,200.00	1,800.00	3,600.00	3,600.00	50.00 %
001-201-635-369	COPIER RENTAL	5,000.00	5,000.00	1,106.93	2,705.09	2,294.91	45.90 %
001-201-690-555	DUES	1,500.00	1,500.00	690.00	900.00	600.00	40.00 %
001-201-691-550	MISCELLANEOUS	0.00	0.00	0.00	32.00	-32.00	0.00 %
001-201-730-543	JAG Equipment Purchases	0.00	0.00	6,934.90	25,094.90	-25,094.90	0.00 %
001-201-820-874	PRINCIPAL	91,440.00	91,440.00	0.00	0.00	91,440.00	100.00 %
001-201-830-873	INTEREST	1,455.00	1,455.00	0.00	0.00	1,455.00	100.00 %
001-201-915-809	NEW VEHICLES	0.00	0.00	0.00	52,938.00	-52,938.00	0.00 %
001-201-918-805	MACHINERY AND EQUIPMENT	10,000.00	10,000.00	0.00	1,550.33	8,449.67	84.50 %
001-204-540-235	COMMODITIES	750.00	750.00	0.00	0.00	750.00	100.00 %
001-215-541-237	OPERATING SUPPLIES	170,000.00	165,750.00	12,985.00	50,905.30	114,844.70	69.29 %
001-230-690-552	POLICE TRAINING & EDUCATION & T...	35,000.00	35,000.00	646.52	7,957.90	27,042.10	77.26 %
001-237-545-238	FIRING RANGE SUPPLIES	8,000.00	8,000.00	0.00	3,469.00	4,531.00	56.64 %
001-240-630-404	RADIO MAINTENANCE / EXPENSE	8,500.00	8,500.00	5,831.00	7,455.00	1,045.00	12.29 %
001-245-440-103	STAFF SALARIES	185,000.00	185,000.00	10,635.44	43,150.39	141,849.61	76.68 %
001-245-450-125	OVERTIME	10,000.00	10,000.00	1,878.94	9,326.30	673.70	6.74 %
001-245-460-130	RETIREMENT CONTRIBUTIONS	30,750.00	30,750.00	1,971.02	8,265.08	22,484.92	73.12 %
001-245-470-131	SOCIAL SECURITY CONTRIBUTIONS	15,000.00	15,000.00	897.94	3,806.55	11,193.45	74.62 %
001-245-480-133	HOSPITAL INSURANCE	35,000.00	34,240.00	2,035.20	7,123.20	27,116.80	79.20 %
001-245-600-383	AMBULANCE	15,000.00	15,000.00	0.00	7,500.00	7,500.00	50.00 %
001-250-420-103	STAFF SALARIES	0.00	90,000.00	0.00	0.00	90,000.00	100.00 %
001-250-460-130	RETIREMENT CONTRIBUTIONS	0.00	14,175.00	0.00	0.00	14,175.00	100.00 %
001-250-470-131	SOCIAL SECURITY CONTRIBUTIONS	0.00	6,875.00	0.00	0.00	6,875.00	100.00 %
001-250-480-133	HOSPITAL INSURANCE	0.00	12,600.00	0.00	0.00	12,600.00	100.00 %
001-250-491-135	Worker's Comp - COPS Grant	0.00	2,485.00	0.00	0.00	2,485.00	100.00 %
001-250-600-300	PROFESSIONAL SERVICES	1,000.00	1,000.00	113.63	352.38	647.62	64.76 %
001-250-600-304	INFORMANT FEES	14,700.00	14,700.00	0.00	1,908.82	12,791.18	87.01 %
001-250-604-330	COMMUNICATIONS	4,200.00	4,200.00	287.79	995.48	3,204.52	76.30 %
001-250-635-368	RENT	6,600.00	6,600.00	550.00	2,200.00	4,400.00	66.67 %
001-250-691-550	MISCELLANEOUS	0.00	550.00	0.00	0.00	550.00	100.00 %
001-254-420-103	STAFF SALARIES	77,000.00	77,000.00	8,602.85	34,277.64	42,722.36	55.48 %
001-254-450-125	OVERTIME	0.00	0.00	93.96	2,114.13	-2,114.13	0.00 %
001-254-460-130	RETIREMENT CONTRIBUTIONS	12,200.00	12,200.00	1,369.75	5,731.72	6,468.28	53.02 %
001-254-470-131	SOCIAL SECURITY CONTRIBUTIONS	6,000.00	6,000.00	663.44	2,777.45	3,222.55	53.71 %
001-254-480-133	HOSPITAL INSURANCE	5,000.00	5,000.00	1,221.12	4,273.92	726.08	14.52 %
001-254-610-350	TRAVEL	4,000.00	4,000.00	1,568.60	6,294.87	-2,294.87	-57.37 %
001-254-691-550	MISCELLANEOUS	10,300.00	10,300.00	0.00	0.00	10,300.00	100.00 %
001-254-918-804	EQUIPMENT	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
001-260-410-104	SALARY-DEPARTMENT HEAD	67,250.00	67,250.00	5,171.94	20,687.76	46,562.24	69.24 %
001-260-460-130	RETIREMENT CONTRIBUTIONS	10,591.00	10,591.00	814.58	3,258.32	7,332.68	69.24 %
001-260-470-131	SOCIAL SECURITY CONTRIBUTIONS	5,144.00	5,144.00	387.86	1,555.34	3,588.66	69.76 %
001-260-480-133	HOSPITAL INSURANCE	5,000.00	4,750.00	407.04	1,424.64	3,325.36	70.01 %
001-261-420-103	STAFF SALARIES	1,385,250.00	1,385,250.00	93,953.41	381,601.89	1,003,648.11	72.45 %
001-261-420-105	SALARY-MANAGEMENT	894,750.00	894,750.00	56,277.36	224,921.88	669,828.12	74.86 %
001-261-430-107	HOURLY - CLERICAL	34,500.00	34,500.00	2,661.72	10,452.13	24,047.87	69.70 %
001-261-450-125	OVERTIME	150,000.00	150,000.00	14,923.20	62,250.48	87,749.52	58.50 %
001-261-460-130	RETIREMENT CONTRIBUTIONS	385,000.00	385,000.00	26,430.94	106,978.14	278,021.86	72.21 %
001-261-470-131	SOCIAL SECURITY CONTRIBUTIONS	188,250.00	188,250.00	12,215.39	49,803.49	138,446.51	73.54 %
001-261-480-133	HOSPITAL INSURANCE	299,000.00	294,000.00	24,403.07	84,793.48	209,206.52	71.16 %
001-261-491-135	WORKER'S COMPENSATION	110,000.00	110,000.00	0.00	34,084.41	75,915.59	69.01 %
001-261-501-200	SUPPLIES	4,000.00	4,000.00	643.17	1,046.41	2,953.59	73.84 %
001-261-502-201	REFERENCE PUBLICATIONS	300.00	300.00	0.00	0.00	300.00	100.00 %
001-261-510-220	SUPPLIES - TOOLS	6,200.00	6,200.00	266.18	2,243.10	3,956.90	63.82 %

Budget Report
For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-261-525-231	GAS & OIL	24,000.00	24,000.00	1,397.55	6,251.29	17,748.71	73.95 %
001-261-535-233	UNIFORMS	24,000.00	24,000.00	3,975.17	6,347.46	17,652.54	73.55 %
001-261-554-240	FIRE INVESTIGATION	750.00	750.00	0.00	520.00	230.00	30.67 %
001-261-555-250	SUPPLIES & SMALL TOOLS	6,200.00	6,200.00	534.98	2,541.01	3,658.99	59.02 %
001-261-600-319	PHYSICAL EXAMINATIONS	16,000.00	16,000.00	200.00	773.00	15,227.00	95.17 %
001-261-600-331	MULTI-JURISDICTIONAL HAZ-MAT	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
001-261-600-430	UNIFORM CLEANING	2,500.00	2,500.00	123.00	377.00	2,123.00	84.92 %
001-261-610-350	TRAVEL	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
001-261-620-370	INSURANCE	51,500.00	51,500.00	373.66	50,019.91	1,480.09	2.87 %
001-261-630-360	SHOP REPAIRS & MAINTENANCE	50,000.00	50,000.00	5,102.30	36,712.90	13,287.10	26.57 %
001-261-690-555	DUES	8,500.00	8,500.00	0.00	85.00	8,415.00	99.00 %
001-261-691-550	MISCELLANEOUS	9,500.00	9,500.00	717.08	2,136.44	7,363.56	77.51 %
001-261-918-805	MACHINERY AND EQUIPMENT	70,000.00	70,000.00	345.21	2,626.63	67,373.37	96.25 %
001-262-555-250	SUPPLIES & SMALL TOOLS	6,000.00	6,000.00	1,176.40	3,506.90	2,493.10	41.55 %
001-263-600-390	FIRE TRAINING	47,500.00	47,500.00	1,247.10	24,320.47	23,179.53	48.80 %
001-264-604-330	COMMUNICATIONS	40,000.00	40,000.00	3,640.08	14,327.16	25,672.84	64.18 %
001-264-630-404	RADIO MAINTENANCE / EXPENSE	25,000.00	25,000.00	5,735.00	7,062.69	17,937.31	71.75 %
001-264-690-550	MISCELLANEOUS	5,000.00	5,000.00	330.49	1,630.98	3,369.02	67.38 %
001-267-558-269	BUILDING MAINTENANCE	25,000.00	25,000.00	910.00	3,227.76	21,772.24	87.09 %
001-267-625-380	UTILITIES	50,000.00	50,000.00	6,063.31	16,825.41	33,174.59	66.35 %
001-281-420-105	SALARY-MANAGEMENT	90,352.00	90,352.00	7,051.12	27,902.32	62,449.68	69.12 %
001-281-430-107	HOURLY - CLERICAL	90,075.00	90,075.00	6,931.20	28,516.70	61,558.30	68.34 %
001-281-460-130	RETIREMENT CONTRIBUTIONS	28,418.00	28,418.00	2,202.24	8,741.70	19,676.30	69.24 %
001-281-470-131	SOCIAL SECURITY CONTRIBUTIONS	13,805.00	13,805.00	1,063.05	4,292.97	9,512.03	68.90 %
001-281-480-133	HOSPITAL INSURANCE	25,025.00	24,525.00	2,035.20	7,123.20	17,401.80	70.96 %
001-281-491-135	WORKER'S COMPENSATION	300.00	300.00	0.00	84.61	215.39	71.80 %
001-281-501-200	SUPPLIES	2,000.00	2,000.00	667.40	1,383.32	616.68	30.83 %
001-281-502-201	REFERENCE PUBLICATIONS	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
001-281-525-231	GAS & OIL	2,500.00	2,500.00	0.00	180.83	2,319.17	92.77 %
001-281-535-233	UNIFORMS	500.00	500.00	0.00	0.00	500.00	100.00 %
001-281-555-250	SUPPLIES & SMALL TOOLS	250.00	250.00	481.89	505.89	-255.89	-102.36 %
001-281-600-300	PROFESSIONAL SERVICES	1,050.00	1,050.00	900.00	900.00	150.00	14.29 %
001-281-604-330	COMMUNICATIONS	5,000.00	5,000.00	273.27	1,257.50	3,742.50	74.85 %
001-281-610-350	TRAVEL	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
001-281-620-370	INSURANCE	2,550.00	2,550.00	6.02	2,740.73	-190.73	-7.48 %
001-281-630-360	SHOP REPAIRS & MAINTENANCE	3,000.00	3,000.00	671.80	2,361.75	638.25	21.28 %
001-281-630-400	EQUIPMENT REPAIR & MAINTENANCE	300.00	300.00	0.00	0.00	300.00	100.00 %
001-281-690-553	TRAINING	4,500.00	4,500.00	566.00	1,262.00	3,238.00	71.96 %
001-281-690-555	DUES	750.00	750.00	0.00	0.00	750.00	100.00 %
001-281-691-550	MISCELLANEOUS	250.00	250.00	0.00	0.00	250.00	100.00 %
001-281-820-874	PRINCIPAL	4,375.00	4,375.00	749.17	3,427.94	947.06	21.65 %
001-281-830-873	INTEREST	875.00	875.00	139.14	711.79	163.21	18.65 %
001-290-625-380	UTILITIES	5,000.00	5,000.00	411.70	1,524.19	3,475.81	69.52 %
001-290-630-400	EQUIPMENT REPAIR & MAINTENANCE	5,000.00	5,000.00	0.00	3,855.00	1,145.00	22.90 %
001-290-918-805	MACHINERY AND EQUIPMENT	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-301-420-105	SALARY-MANAGEMENT	47,625.00	47,625.00	3,662.32	14,649.28	32,975.72	69.24 %
001-301-430-107	HOURLY - CLERICAL	10,750.00	10,750.00	2,661.76	6,056.67	4,693.33	43.66 %
001-301-440-114	SALARY - LABOR	339,000.00	339,000.00	21,108.80	84,180.81	254,819.19	75.17 %
001-301-450-125	OVERTIME	10,000.00	10,000.00	178.62	1,077.16	8,922.84	89.23 %
001-301-460-130	RETIREMENT CONTRIBUTIONS	64,160.00	64,160.00	4,348.80	16,679.00	47,481.00	74.00 %
001-301-470-131	SOCIAL SECURITY CONTRIBUTIONS	31,165.00	31,165.00	2,069.03	8,000.62	23,164.38	74.33 %
001-301-480-133	HOSPITAL INSURANCE	69,000.00	68,500.00	5,861.37	19,497.19	49,002.81	71.54 %
001-301-491-135	WORKER'S COMPENSATION	24,050.00	24,050.00	0.00	7,589.11	16,460.89	68.44 %
001-301-501-200	SUPPLIES	500.00	500.00	123.26	123.26	376.74	75.35 %
001-301-515-221	ENVIRONMENTAL CONTROL SUPPLIES	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
001-301-525-231	GAS & OIL	32,500.00	32,500.00	0.00	3,173.16	29,326.84	90.24 %
001-301-535-233	UNIFORMS	7,500.00	7,500.00	458.50	2,017.10	5,482.90	73.11 %
001-301-555-250	SUPPLIES & SMALL TOOLS	38,000.00	38,000.00	1,060.87	35,051.68	2,948.32	7.76 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-301-560-270	CONSTRUCTION MATERIALS	50,000.00	50,000.00	5,793.05	28,261.91	21,738.09	43.48 %
001-301-561-271	SPRAYING- DRAINAGE MAINTENANCE	12,500.00	12,500.00	40.00	40.00	12,460.00	99.68 %
001-301-565-272	STREETS SIGNS & PAINT	9,000.00	9,000.00	68.66	5,746.65	3,253.35	36.15 %
001-301-600-630	CONTRACT GRADING/STREET	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
001-301-604-330	COMMUNICATIONS	5,000.00	5,000.00	434.37	2,059.56	2,940.44	58.81 %
001-301-620-370	INSURANCE	20,000.00	20,000.00	147.60	14,946.97	5,053.03	25.27 %
001-301-625-380	UTILITIES	6,000.00	6,000.00	708.31	1,279.26	4,720.74	78.68 %
001-301-630-360	SHOP REPAIRS & MAINTENANCE	5,000.00	5,000.00	890.21	1,791.01	3,208.99	64.18 %
001-301-630-400	EQUIPMENT REPAIR & MAINTENANCE	31,188.00	31,188.00	1,675.24	3,341.74	27,846.26	89.29 %
001-301-691-550	MISCELLANEOUS	500.00	500.00	0.00	30.00	470.00	94.00 %
001-301-740-570	NEW VEHICLES	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
001-301-820-874	PRINCIPAL	20,369.00	20,369.00	2,942.36	22,248.44	-1,879.44	-9.23 %
001-301-830-873	INTEREST	1,193.00	1,193.00	91.25	1,871.77	-678.77	-56.90 %
001-301-918-805	MACHINERY AND EQUIPMENT	29,500.00	29,500.00	0.00	0.00	29,500.00	100.00 %
001-302-625-380	UTILITIES	475,000.00	475,000.00	54,012.79	188,043.47	286,956.53	60.41 %
001-360-440-114	SALARY - LABOR	57,500.00	57,500.00	4,288.00	17,245.59	40,254.41	70.01 %
001-360-450-125	OVERTIME	750.00	750.00	0.00	0.00	750.00	100.00 %
001-360-460-130	RETIREMENT CONTRIBUTIONS	9,200.00	9,200.00	675.36	2,716.18	6,483.82	70.48 %
001-360-470-131	SOCIAL SECURITY CONTRIBUTIONS	4,500.00	4,500.00	327.42	1,317.15	3,182.85	70.73 %
001-360-480-133	HOSPITAL INSURANCE	10,025.00	9,820.00	814.08	2,849.28	6,970.72	70.98 %
001-360-491-135	WORKER'S COMPENSATION	975.00	975.00	0.00	250.11	724.89	74.35 %
001-360-525-231	GAS & OIL	3,000.00	3,000.00	137.75	585.78	2,414.22	80.47 %
001-360-535-233	UNIFORMS	550.00	550.00	0.00	0.00	550.00	100.00 %
001-360-555-250	SUPPLIES & SMALL TOOLS	850.00	850.00	0.00	0.00	850.00	100.00 %
001-360-604-330	COMMUNICATIONS	1,000.00	1,000.00	100.61	364.33	635.67	63.57 %
001-360-620-370	INSURANCE	2,400.00	2,400.00	42.24	2,446.00	-46.00	-1.92 %
001-360-625-380	UTILITIES	11,000.00	11,000.00	228.40	5,545.35	5,454.65	49.59 %
001-360-630-400	REPAIR & MAINTENANCE	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
001-360-630-404	RADIO MAINTENANCE / EXPENSE	0.00	0.00	9.00	45.00	-45.00	0.00 %
001-360-951-955	TRANSFER TO HUMANE SOCIETY	106,000.00	106,000.00	0.00	53,000.00	53,000.00	50.00 %
001-500-900-802	LIBRARY	175,400.00	175,400.00	0.00	87,700.00	87,700.00	50.00 %
001-541-625-380	UTILITIES	20,000.00	20,000.00	0.00	10,000.00	10,000.00	50.00 %
001-550-420-103	SALARY- DIRECTOR	57,500.00	57,500.00	4,411.70	4,411.70	53,088.30	92.33 %
001-550-420-105	SALARY- MANAGEMENT	69,500.00	69,500.00	8,402.02	88,402.02	-18,902.02	-27.20 %
001-550-430-107	SALARY- MAINTENANCE	112,000.00	112,000.00	8,745.36	8,745.36	103,254.64	92.19 %
001-550-430-110	SALARY- CLERICAL	76,900.00	76,900.00	2,857.64	2,857.64	74,042.36	96.28 %
001-550-430-115	SALARY- PART TIME	60,000.00	60,000.00	3,066.00	3,066.00	56,934.00	94.89 %
001-550-460-130	RETIREMENT CONTRIBUTIONS	48,500.00	48,500.00	3,739.99	3,739.99	44,760.01	92.29 %
001-550-460-132	SOCIAL SECURITY CONTRIBUTIONS	29,000.00	29,000.00	0.00	0.00	29,000.00	100.00 %
001-550-470-131	Social Security Contributions	0.00	-500.00	2,056.07	2,056.07	-2,556.07	511.21 %
001-550-480-133	HEALTH INSURANCE	38,500.00	38,500.00	4,240.86	4,240.86	34,259.14	88.98 %
001-550-480-139	WORKERS COMPENSATION	5,000.00	5,000.00	0.00	5,823.42	-823.42	-16.47 %
001-550-501-200	OFFICE SUPPLIES	1,000.00	1,000.00	910.67	3,329.91	-2,329.91	-232.99 %
001-550-501-204	GAS & OIL	12,000.00	12,000.00	5,068.00	5,645.99	6,354.01	52.95 %
001-550-501-208	JANITORIAL SUPPLIES	5,000.00	5,000.00	3,407.60	6,665.57	-1,665.57	-33.31 %
001-550-501-220	MISC SUPPLIES	10,000.00	10,000.00	5,230.61	8,207.31	1,792.69	17.93 %
001-550-600-300	PROFESSIONAL SERVICES	5,000.00	5,000.00	12,577.01	38,193.92	-33,193.92	-663.88 %
001-550-600-320	UMPIRES & REFEREES	0.00	0.00	9,006.00	9,006.00	-9,006.00	0.00 %
001-550-600-330	COMMUNICATIONS	10,000.00	10,000.00	0.00	100.00	9,900.00	99.00 %
001-550-600-340	UTILITIES	450,000.00	450,000.00	21,601.87	63,434.27	386,565.73	85.90 %
001-550-600-350	ADVERTISING	1,000.00	1,000.00	336.00	336.00	664.00	66.40 %
001-550-600-360	INSURANCE	5,000.00	5,000.00	2,412.68	2,412.68	2,587.32	51.75 %
001-550-600-370	EQUIP. REPAIR/MAINT	5,000.00	5,000.00	1,823.48	4,781.68	218.32	4.37 %
001-600-721-813	TRAFFIC LIGHT MAINTENANCE	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
001-600-901-812	MUNICIPAL BUILDING FUND	100,000.00	100,000.00	6,421.21	79,547.59	20,452.41	20.45 %
001-600-901-850	INNOVATION DISTRICT	0.00	0.00	0.00	7,202.47	-7,202.47	0.00 %
001-600-902-940	LYNN LANE IMPROVEMENTS/MDOT	120,000.00	120,000.00	99,134.81	489,284.03	-369,284.03	-307.74 %
001-600-903-516	ADA SIDEWALKS	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001-600-903-518	BUS PADS	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-600-912-808	STREET IMPROVEMENTS	50,000.00	50,000.00	0.00	25,675.91	24,324.09	48.65 %
001-600-912-809	2015/2016 STREET IMP LIST	250,000.00	250,000.00	39,757.37	39,757.37	210,242.63	84.10 %
001-600-912-810	YELLOWJACKET DR BRIDGE	0.00	81,050.00	0.00	0.00	81,050.00	100.00 %
001-600-912-811	PROJECT FOY-CLAIBORNE ADELAIDE	0.00	0.00	0.00	214,613.78	-214,613.78	0.00 %
001-600-912-850	STIP 30% MATCH	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
001-600-912-856	RUSSELL STREET PROJECT	250,000.00	250,000.00	0.00	51,211.46	198,788.54	79.52 %
001-600-912-900	HUNTINGTON PARK DRAINAGE	0.00	0.00	0.00	47,962.95	-47,962.95	0.00 %
001-600-912-902	NORTHSIDE DRIVE DRAINAGE	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
001-600-912-904	LAFAYETTE ST/ADA	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00 %
001-600-912-906	LOUISVILLE ST TAP PROJECT	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
001-600-912-910	MONTG/LOUISVILLE SIGNAL ETC	185,000.00	185,000.00	750.00	750.00	184,250.00	99.59 %
001-600-912-912	LINCOLN GREEN ROADWAY	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00 %
001-600-912-915	STARKVILLE CAFE PARKING LOT	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00 %
001-600-948-871	WARD 1 IMPROVEMENTS- 2015 BOND	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
001-600-948-872	WARD 2 IMPROVEMENTS- 2015 BOND	10,000.00	10,000.00	24,453.00	68,670.18	-58,670.18	-586.70 %
001-600-948-873	WARD 3 IMPROVEMENTS - 2015 BO...	80,000.00	80,000.00	0.00	2,815.00	77,185.00	96.48 %
001-600-948-874	WARD 4 IMPROVEMENTS - 2015 BO...	20,000.00	20,000.00	713.10	17,236.21	2,763.79	13.82 %
001-600-948-875	WARD 5 IMPROVEMENTS - 2015 BO...	90,000.00	90,000.00	713.10	713.10	89,286.90	99.21 %
001-600-948-876	WARD 6 IMPROVEMENTS - 2015 BO...	0.00	0.00	0.00	24,879.90	-24,879.90	0.00 %
001-600-948-877	WARD 7 IMPROVEMENTS - 2015 BO...	80,000.00	80,000.00	4,212.05	13,535.05	66,464.95	83.08 %
001-605-600-300	PROFESSIONAL SERVICES	210,000.00	210,000.00	0.00	1,800.00	208,200.00	99.14 %
001-605-610-350	TRAVEL	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
001-653-702-506	STK AREA ARTS COUNCIL	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00 %
001-653-702-507	STK COMMUNITY THEATER	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00 %
001-653-702-508	STK-MSU SYMPHONY	3,500.00	3,500.00	0.00	3,500.00	0.00	0.00 %
001-653-702-708	MSU SHUTTLE	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00 %
001-800-820-829	SERVICE ZONE PRINCIPAL	64,497.00	64,497.00	16,202.57	48,158.34	16,338.66	25.33 %
001-800-820-830	CITY HALL PRINCIPAL DUE	310,000.00	310,000.00	0.00	0.00	310,000.00	100.00 %
001-800-820-874	MIDDLETON PRINCIPAL	32,000.00	32,000.00	0.00	0.00	32,000.00	100.00 %
001-800-820-881	STREET LOAN PRINCIPAL	620,000.00	620,000.00	0.00	305,000.00	315,000.00	50.81 %
001-800-830-826	MIDDLETON INTEREST	18,778.00	18,778.00	0.00	9,388.75	9,389.25	50.00 %
001-800-830-827	SERVICE ZONE INTEREST	1,548.00	1,548.00	306.64	1,373.83	174.17	11.25 %
001-800-830-840	CITY HALL PROJECT INTEREST	232,525.00	232,525.00	0.00	116,262.50	116,262.50	50.00 %
001-800-830-884	STREET LOAN INTEREST	84,363.00	84,363.00	0.00	26,443.75	57,919.25	68.65 %
001-800-840-876	BOND FEE	4,000.00	4,000.00	1,940.00	1,940.00	2,060.00	51.50 %
001-800-850-829	2.7 GO BOND PRINCIPAL	95,000.00	95,000.00	0.00	0.00	95,000.00	100.00 %
001-800-850-830	2.7 GO BOND INTEREST	78,538.00	78,538.00	0.00	0.00	78,538.00	100.00 %
001-800-890-880	EURO COPTER PROJECT	10,938.00	10,938.00	0.00	0.00	10,938.00	100.00 %
001-900-990-979	UNRESTRICTED ENDING FUND BAL	895,000.00	895,000.00	0.00	0.00	895,000.00	100.00 %
001-900-990-998	CONTINGENCY FUND	50,000.00	30,000.00	0.00	2,898.91	27,101.09	90.34 %
Expense Total:		20,352,124.00	20,464,559.00	1,303,299.86	6,399,600.77	14,064,958.23	68.73 %
Fund: 001 - GENERAL FUND Surplus (Deficit):		0.00	0.00	63,639.82	-1,360,353.40	-1,360,353.40	0.00 %
Fund: 002 - RESTRICTED POLICE FUND							
Revenue							
002-000-330-179	DRUG EDUCATION FUND	15,000.00	15,000.00	1,048.25	3,837.00	-11,163.00	74.42 %
002-000-396-990	BEGINNING FUND BALANCE	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
Revenue Total:		75,000.00	75,000.00	1,048.25	3,837.00	-71,163.00	94.88 %
Expense							
002-251-501-200	SUPPLIES	21,000.00	21,000.00	184.78	584.78	20,415.22	97.22 %
002-251-600-300	PROFESSIONAL SERVICES	2,000.00	2,000.00	148.08	444.24	1,555.76	77.79 %
002-251-610-350	TRAVEL	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
002-251-918-805	MACHINERY AND EQUIPMENT	49,000.00	49,000.00	6,188.96	6,188.96	42,811.04	87.37 %
Expense Total:		75,000.00	75,000.00	6,521.82	7,217.98	67,782.02	90.38 %
Fund: 002 - RESTRICTED POLICE FUND Surplus (Deficit):		0.00	0.00	-5,473.57	-3,380.98	-3,380.98	0.00 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 003 - RESTRICTED FIRE FUND							
Revenue							
003-000-254-091	MS FIRE FUND	125,000.00	125,000.00	0.00	-7,639.80	-132,639.80	106.11 %
003-000-254-342	MS CODE REBATE FUND	4,000.00	4,000.00	0.00	0.00	-4,000.00	100.00 %
003-000-397-976	FIRE FUND ESCROW	69,280.00	69,280.00	0.00	0.00	-69,280.00	100.00 %
003-000-397-977	FIRE CODE ESCROW	22,000.00	22,000.00	0.00	0.00	-22,000.00	100.00 %
Revenue Total:		220,280.00	220,280.00	0.00	-7,639.80	-227,919.80	103.47 %
Expense							
003-560-501-200	CODE REBATE SUPPLIES	25,500.00	25,500.00	0.00	1,470.00	24,030.00	94.24 %
003-560-820-874	PRINCIPAL	99,765.00	99,765.00	0.00	99,764.66	0.34	0.00 %
003-560-830-873	INTEREST	4,550.00	4,550.00	0.00	4,549.26	0.74	0.02 %
003-560-990-990	ENDING CASH	90,465.00	90,465.00	0.00	0.00	90,465.00	100.00 %
Expense Total:		220,280.00	220,280.00	0.00	105,783.92	114,496.08	51.98 %
Fund: 003 - RESTRICTED FIRE FUND Surplus (Deficit):		0.00	0.00	0.00	-113,423.72	-113,423.72	0.00 %
Fund: 010 - MULTI-UNIT DRUG TASK FORCE							
Revenue							
010-000-396-990	BEGINNING FUND BALANCE	25,937.00	25,937.00	0.00	0.00	-25,937.00	100.00 %
Revenue Total:		25,937.00	25,937.00	0.00	0.00	-25,937.00	100.00 %
Expense							
010-252-990-991	ENDING FUND BALANCE	25,937.00	25,937.00	0.00	0.00	25,937.00	100.00 %
Expense Total:		25,937.00	25,937.00	0.00	0.00	25,937.00	100.00 %
Fund: 010 - MULTI-UNIT DRUG TASK FORCE Surplus (Deficit):		0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 015 - AIRPORT FUND							
Revenue							
015-000-240-665	GRANT	651,842.00	0.00	0.00	0.00	0.00	0.00 %
015-000-250-669	MDOT GRANT	0.00	0.00	0.00	293,282.27	293,282.27	0.00 %
015-000-276-105	MSU AIRPORT GRANT	10,000.00	10,000.00	0.00	7,095.00	-2,905.00	29.05 %
015-000-276-111	CITY AIRPORT GRANT	31,928.00	31,928.00	7,982.00	15,964.00	-15,964.00	50.00 %
015-000-276-115	OKT CO AIRPORT GRANT	32,000.00	32,000.00	0.00	7,982.00	-24,018.00	75.06 %
015-000-341-648	AIRPORT LEASE	40,000.00	40,000.00	300.00	900.00	-39,100.00	97.75 %
015-000-341-657	RENTAL CAR OFFICE RENT	5,000.00	5,000.00	500.00	2,000.00	-3,000.00	60.00 %
015-000-354-612	MISCELLANEOUS REVENUE	2,000.00	2,000.00	462.50	503.62	-1,496.38	74.82 %
015-000-371-640	AIRPORT HANGAR RENT	47,500.00	47,500.00	8,725.00	18,435.00	-29,065.00	61.19 %
015-000-371-650	AIRPORT TIE DOWN FEES	500.00	500.00	155.00	460.00	-40.00	8.00 %
015-000-372-641	AIRPORT FBO RENT	4,800.00	4,800.00	400.00	1,600.00	-3,200.00	66.67 %
015-000-373-644	AIRPORT FUEL FLOW FEES	12,500.00	12,500.00	732.76	5,921.09	-6,578.91	52.63 %
015-000-378-655	LAND USE FEES	1,608.00	1,608.00	0.00	0.00	-1,608.00	100.00 %
015-000-396-990	BEGINNING FUND BALANCE	127,000.00	127,000.00	0.00	0.00	-127,000.00	100.00 %
Revenue Total:		966,678.00	314,836.00	19,257.26	354,142.98	39,306.98	12.48 %
Expense							
015-505-420-105	SALARY-MANAGEMENT	18,300.00	18,300.00	1,374.30	5,477.19	12,822.81	70.07 %
015-505-430-109	PART TIME	12,600.00	12,600.00	974.32	3,897.28	8,702.72	69.07 %
015-505-460-130	RETIREMENT CONTRIBUTIONS	4,850.00	4,850.00	369.92	1,476.49	3,373.51	69.56 %
015-505-470-131	SOCIAL SECURITY CONTRIBUTIONS	2,375.00	2,375.00	179.64	717.04	1,657.96	69.81 %
015-505-491-135	WORKER'S COMPENSATION	1,000.00	1,000.00	0.00	282.46	717.54	71.75 %
015-505-501-200	SUPPLIES	350.00	350.00	15.50	64.50	285.50	81.57 %
015-505-525-231	GAS & OIL	2,000.00	2,000.00	0.00	513.51	1,486.49	74.32 %
015-505-541-237	OPERATING SUPPLIES	500.00	500.00	208.67	450.56	49.44	9.89 %
015-505-555-250	SUPPLIES & SMALL TOOLS	500.00	500.00	0.00	0.00	500.00	100.00 %
015-505-570-273	VEHICLE REPAIR PARTS & SUPPLS	5,500.00	5,500.00	0.00	73.34	5,426.66	98.67 %
015-505-600-300	PROFESSIONAL SERVICES/DIP GRANT	16,000.00	0.00	0.00	0.00	0.00	0.00 %
015-505-600-338	CONTRACT SERVICES	25,000.00	15,000.00	500.77	2,392.60	12,607.40	84.05 %
015-505-604-330	COMMUNICATIONS	3,500.00	3,500.00	262.43	1,294.74	2,205.26	63.01 %
015-505-610-340	ADVERTISING	500.00	500.00	0.00	378.00	122.00	24.40 %
015-505-610-350	TRAVEL	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
015-505-620-370	INSURANCE	8,000.00	8,000.00	27.16	3,874.60	4,125.40	51.57 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
015-505-625-380	UTILITIES	11,100.00	11,100.00	835.17	4,747.68	6,352.32	57.23 %
015-505-630-400	EQUIPMENT REPAIR & MAINTENANCE	8,000.00	8,000.00	0.00	541.76	7,458.24	93.23 %
015-505-691-550	MISCELLANEOUS	5,000.00	5,000.00	148.33	937.05	4,062.95	81.26 %
015-505-720-801	CAPITAL OUTLAY, IMPROVEMENTS	704,495.00	1,259,847.00	0.00	68.40	1,259,778.60	99.99 %
015-505-820-874	PRINCIPAL	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00 %
015-505-830-873	INTEREST	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
015-505-918-805	MACHINERY AND EQUIPMENT	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
015-505-990-990	ENDING FUND BALANCE	90,108.00	90,108.00	0.00	0.00	90,108.00	100.00 %
Expense Total:		966,678.00	1,496,030.00	4,896.21	27,187.20	1,468,842.80	98.18 %
Fund: 015 - AIRPORT FUND Surplus (Deficit):		0.00	-1,181,194.00	14,361.05	326,955.78	1,508,149.78	127.68 %

Fund: 016 - RESTRICTED AIRPORT

Revenue							
016-000-240-663	2014 AIP GRANT	0.00	491,857.00	0.00	0.00	-491,857.00	100.00 %
016-000-240-665	2015 AIP GRANT	0.00	830,974.00	0.00	0.00	-830,974.00	100.00 %
016-000-250-669	MDOT: 2014 AIP GRANT MATCH	0.00	27,325.00	0.00	0.00	-27,325.00	100.00 %
016-000-250-671	MDOT: 2015 AIP GRANT MATCH	0.00	46,165.00	0.00	0.00	-46,165.00	100.00 %
016-000-260-677	MDOT: 2015 MULTI-MODAL GRANT	0.00	360,991.00	0.00	0.00	-360,991.00	100.00 %
016-000-260-679	MDOT: 2016 MULTI-MODAL GRANT	0.00	45,485.00	0.00	0.00	-45,485.00	100.00 %
016-000-396-990	BEGINNING FUND BALANCE	300,000.00	300,000.00	0.00	0.00	-300,000.00	100.00 %
Revenue Total:		300,000.00	2,102,797.00	0.00	0.00	-2,102,797.00	100.00 %
Expense							
016-515-600-300	PROF. SVCS-2014 AIP	40,000.00	65,300.00	0.00	0.00	65,300.00	100.00 %
016-515-600-310	PROF. SVCS-2015 AIP	0.00	298,594.00	0.00	0.00	298,594.00	100.00 %
016-515-600-320	PROF. SVCS-2015 MULTI-MODAL	0.00	34,991.00	0.00	0.00	34,991.00	100.00 %
016-515-600-330	PROF. SVCS-2016 MULTI-MODAL	0.00	1,400.00	0.00	0.00	1,400.00	100.00 %
016-515-720-801	CAPITAL IMPROV.-2014 AIP	260,000.00	725,557.00	0.00	314,715.60	410,841.40	56.62 %
016-515-720-805	CAPITAL IMPROV.-2015 AIP	0.00	531,380.00	0.00	0.00	531,380.00	100.00 %
016-515-720-810	CAPITAL IMPROV.-2015 MULTI-MOD...	0.00	325,000.00	0.00	0.00	325,000.00	100.00 %
016-515-720-815	CAPITAL IMPROV.-2016 MULTI-MOD...	0.00	43,085.00	0.00	0.00	43,085.00	100.00 %
016-515-730-612	MISC-2014 AIP	0.00	1,000.00	0.00	0.00	1,000.00	100.00 %
016-515-730-615	MISC-2015 AIP	0.00	1,000.00	0.00	0.00	1,000.00	100.00 %
016-515-730-618	MISC-2015 MULTI-MODAL	0.00	1,000.00	0.00	0.00	1,000.00	100.00 %
016-515-730-623	MISC-2016 MULTI-MODAL	0.00	1,000.00	0.00	0.00	1,000.00	100.00 %
Expense Total:		300,000.00	2,029,307.00	0.00	314,715.60	1,714,591.40	84.49 %
Fund: 016 - RESTRICTED AIRPORT Surplus (Deficit):		0.00	73,490.00	0.00	-314,715.60	-388,205.60	528.24 %

Fund: 022 - SANITATION

Revenue							
022-000-250-061	MDEQ GRANT	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
022-000-354-612	MISCELLANEOUS REVENUE	7,500.00	7,500.00	22.50	22.50	-7,477.50	99.70 %
022-000-359-627	SANITATION FEES	2,700,000.00	2,700,000.00	265,861.18	941,835.78	-1,758,164.22	65.12 %
022-000-396-990	BEGINNING FUND BALANCE	300,000.00	300,000.00	0.00	0.00	-300,000.00	100.00 %
Revenue Total:		3,012,500.00	3,012,500.00	265,883.68	941,858.28	-2,070,641.72	68.73 %
Expense							
022-322-410-104	SALARY-DEPARTMENT HEAD	56,675.00	56,675.00	4,359.58	17,438.32	39,236.68	69.23 %
022-322-430-107	HOURLY - CLERICAL	25,580.00	25,580.00	2,040.54	7,926.01	17,653.99	69.01 %
022-322-440-114	SALARY - LABOR	410,000.00	410,000.00	32,296.95	130,113.51	279,886.49	68.26 %
022-322-450-125	OVERTIME	52,500.00	52,500.00	4,814.33	24,560.58	27,939.42	53.22 %
022-322-460-130	RETIREMENT CONTRIBUTIONS	83,500.00	83,500.00	5,691.12	24,898.25	58,601.75	70.18 %
022-322-470-131	SOCIAL SECURITY CONTRIBUTIONS	41,675.00	41,675.00	3,269.68	13,555.01	28,119.99	67.47 %
022-322-480-133	HOSPITAL INSURANCE	100,000.00	100,000.00	6,918.07	25,028.94	74,971.06	74.97 %
022-322-491-135	WORKER'S COMPENSATION	52,500.00	52,500.00	0.00	15,189.41	37,310.59	71.07 %
022-322-501-200	SUPPLIES	4,000.00	4,000.00	0.00	2,144.78	1,855.22	46.38 %
022-322-525-231	GAS & OIL	100,000.00	100,000.00	2,580.03	14,037.69	85,962.31	85.96 %
022-322-535-233	UNIFORMS	15,000.00	15,000.00	1,699.00	3,969.50	11,030.50	73.54 %
022-322-551-239	GARBAGE BAGS	150,000.00	150,000.00	155,534.28	156,340.21	-6,340.21	-4.23 %
022-322-555-250	SUPPLIES & SMALL TOOLS	15,000.00	15,000.00	0.00	11,053.66	3,946.34	26.31 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
022-322-600-300	PROFESSIONAL SERVICES	1,000.00	1,000.00	0.00	90.00	910.00	91.00 %
022-322-600-333	ADMINISTRATIVE SERVICES	105,000.00	105,000.00	10,718.67	16,255.63	88,744.37	84.52 %
022-322-600-364	BILLING SERVICES	40,000.00	40,000.00	0.00	332.50	39,667.50	99.17 %
022-322-600-379	LANDFILL FEES	360,000.00	360,000.00	37,920.03	152,543.78	207,456.22	57.63 %
022-322-600-431	CONTRACT RECYCLING COLLECTION	72,000.00	72,000.00	0.00	6,342.08	65,657.92	91.19 %
022-322-604-330	COMMUNICATIONS	10,000.00	10,000.00	7,310.57	11,653.52	-1,653.52	-16.54 %
022-322-610-350	TRAVEL	2,000.00	2,000.00	0.00	1,191.56	808.44	40.42 %
022-322-610-374	RECYCLE/EDUC & PUBLICITY	3,000.00	3,000.00	0.00	7,574.64	-4,574.64	-152.49 %
022-322-620-370	INSURANCE	30,000.00	30,000.00	620.68	23,904.57	6,095.43	20.32 %
022-322-625-380	UTILITIES	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
022-322-630-360	SHOP REPAIRS & MAINTENANCE	85,000.00	85,000.00	5,452.01	30,760.92	54,239.08	63.81 %
022-322-630-400	EQUIPMENT REPAIR & MAINTENANCE	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00 %
022-322-691-550	MISCELLANEOUS	20,000.00	20,000.00	0.00	159.92	19,840.08	99.20 %
022-322-820-874	PRINCIPAL	0.00	62,285.81	6,200.43	18,567.73	43,718.08	70.19 %
022-322-830-873	INTEREST	0.00	9,619.69	990.12	3,003.92	6,615.77	68.77 %
022-322-900-799	LANDFILL SHARE - CITY'S SHARE	106,000.00	-3,341.40	0.00	15,200.87	-18,542.27	554.93 %
022-322-918-805	MACHINERY AND EQUIPMENT	74,438.00	74,438.00	0.00	0.00	74,438.00	100.00 %
022-322-990-990	ENDING CASH	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
022-324-551-239	GARBAGE BAGS	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
022-325-440-114	LABOR	96,000.00	96,000.00	5,410.42	21,820.24	74,179.76	77.27 %
022-325-450-125	OVERTIME	5,000.00	5,000.00	0.00	413.46	4,586.54	91.73 %
022-325-460-130	RETIREMENT CONTRIBUTIONS	15,450.00	15,450.00	852.14	3,501.80	11,948.20	77.33 %
022-325-470-131	SOCIAL SECURITY CONTRIBUTIONS	7,750.00	7,750.00	409.36	1,685.01	6,064.99	78.26 %
022-325-480-133	HOSPITAL INSURANCE	20,000.00	20,000.00	1,221.12	4,273.92	15,726.08	78.63 %
022-325-491-135	WORKER'S COMPENSATION	500.00	500.00	0.00	0.00	500.00	100.00 %
022-325-501-203	OFFICE SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
022-325-525-231	GAS & OIL	40,000.00	40,000.00	0.00	3,670.19	36,329.81	90.82 %
022-325-535-233	UNIFORMS	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
022-325-555-250	SUPPLIES & SMALL TOOLS	2,500.00	2,500.00	0.00	35.14	2,464.86	98.59 %
022-325-630-360	SHOP REPAIRS & MAINTENANCE	25,000.00	25,000.00	0.00	4,557.95	20,442.05	81.77 %
022-325-630-404	RADIO MAINTENANCE / EXPENSE	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
022-325-691-550	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	100.00 %
022-325-820-874	PRINCIPAL	167,074.00	167,074.00	8,826.41	30,521.99	136,552.01	81.73 %
022-325-830-873	INTEREST	17,908.00	17,908.00	83.03	343.57	17,564.43	98.08 %
022-341-440-114	SALARY - LABOR	147,500.00	147,500.00	10,960.02	44,161.63	103,338.37	70.06 %
022-341-450-125	OVERTIME	5,000.00	5,000.00	0.00	1,960.08	3,039.92	60.80 %
022-341-460-130	RETIREMENT CONTRIBUTIONS	23,300.00	23,300.00	1,726.22	7,264.22	16,035.78	68.82 %
022-341-470-131	SOCIAL SECURITY CONTRIBUTIONS	11,650.00	11,650.00	831.08	3,502.54	8,147.46	69.94 %
022-341-480-133	HOSPITAL INSURANCE	30,000.00	30,000.00	2,442.24	8,547.84	21,452.16	71.51 %
022-341-491-135	WORKER'S COMPENSATION	11,000.00	11,000.00	0.00	3,207.86	7,792.14	70.84 %
022-341-501-200	SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
022-341-525-231	GAS & OIL	24,000.00	24,000.00	0.00	2,260.85	21,739.15	90.58 %
022-341-535-233	UNIFORMS	4,000.00	4,000.00	214.64	858.56	3,141.44	78.54 %
022-341-555-250	SUPPLIES & SMALL TOOLS	5,000.00	5,000.00	48.75	253.66	4,746.34	94.93 %
022-341-575-274	CHEMICALS	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
022-341-588-280	PLANT MATERIAL	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
022-341-600-338	CONTRACT SERVICES	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
022-341-604-330	COMMUNICATIONS	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
022-341-620-370	INSURANCE	6,500.00	6,500.00	138.14	6,075.51	424.49	6.53 %
022-341-630-360	SHOP REPAIRS & MAINTENANCE	26,000.00	26,000.00	134.50	3,376.58	22,623.42	87.01 %
022-341-691-550	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	100.00 %
022-341-820-874	PRINCIPAL	0.00	32,427.63	6,438.74	6,438.74	25,988.89	80.14 %
022-341-830-873	INTEREST	0.00	5,008.27	1,048.44	1,048.44	3,959.83	79.07 %
Expense Total:		3,012,500.00	3,012,500.00	329,201.34	893,617.29	2,118,882.71	70.34 %
Fund: 022 - SANITATION Surplus (Deficit):		0.00	0.00	-63,317.66	48,240.99	48,240.99	0.00 %
Fund: 023 - LANDFILL ACCOUNT							
Revenue							
023-000-263-132	REVENUE FROM THE CITY	125,000.00	125,000.00	0.00	15,200.87	-109,799.13	87.84 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
023-000-263-133	OKTIBBEHA COUNTY	72,000.00	72,000.00	0.00	9,146.84	-62,853.16	87.30 %
023-000-354-612	MISCELLANEOUS REVENUE	100.00	100.00	0.00	0.00	-100.00	100.00 %
023-000-372-134	GATE COLLECTIONS	40,000.00	40,000.00	0.00	4,546.79	-35,453.21	88.63 %
023-000-372-642	STATE ASSESSMENT-HAULING	5,000.00	5,000.00	0.00	125.92	-4,874.08	97.48 %
023-000-395-130	MISCELLANEOUS REVENUE	514.00	514.00	0.00	0.00	-514.00	100.00 %
Revenue Total:		242,614.00	242,614.00	0.00	29,020.42	-213,593.58	88.04 %
Expense							
023-323-440-108	PART TIME / TEMPORARY	9,750.00	9,750.00	747.84	2,991.36	6,758.64	69.32 %
023-323-440-114	SALARY - LABOR	72,000.00	72,000.00	4,021.08	15,836.08	56,163.92	78.01 %
023-323-450-125	OVERTIME	5,000.00	5,000.00	84.14	1,076.60	3,923.40	78.47 %
023-323-460-130	RETIREMENT CONTRIBUTIONS	13,275.00	13,275.00	764.35	3,134.85	10,140.15	76.39 %
023-323-470-131	SOCIAL SECURITY CONTRIBUTIONS	6,625.00	6,625.00	370.64	1,520.49	5,104.51	77.05 %
023-323-480-133	HOSPITAL INSURANCE	15,025.00	15,025.00	814.08	2,849.28	12,175.72	81.04 %
023-323-491-135	WORKER'S COMPENSATION	4,475.00	4,475.00	0.00	1,240.59	3,234.41	72.28 %
023-323-501-200	SUPPLIES	0.00	0.00	0.00	240.74	-240.74	0.00 %
023-323-525-231	GAS & OIL	13,000.00	13,000.00	1,791.00	3,550.88	9,449.12	72.69 %
023-323-535-233	UNIFORMS	2,500.00	2,500.00	154.04	610.20	1,889.80	75.59 %
023-323-555-250	SUPPLIES & SMALL TOOLS	2,250.00	2,250.00	0.00	1,790.11	459.89	20.44 %
023-323-560-270	CONSTRUCTION MATERIALS	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
023-323-600-338	CONTRACT SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
023-323-604-330	COMMUNICATIONS	1,000.00	1,000.00	108.90	431.66	568.34	56.83 %
023-323-610-350	TRAVEL	500.00	500.00	0.00	263.00	237.00	47.40 %
023-323-620-370	INSURANCE	9,000.00	9,000.00	73.00	4,812.09	4,187.91	46.53 %
023-323-625-380	UTILITIES	2,500.00	2,500.00	52.85	288.85	2,211.15	88.45 %
023-323-630-360	SHOP REPAIRS & MAINTENANCE	10,000.00	10,000.00	0.00	4,628.94	5,371.06	53.71 %
023-323-630-400	EQUIPMENT REPAIR & MAINTENANCE	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
023-323-635-372	EQUIPMENT RENTAL	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
023-323-691-550	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	100.00 %
023-323-820-874	PRINCIPAL	41,514.00	41,514.00	0.00	4,150.64	37,363.36	90.00 %
023-323-830-873	INTEREST	1,700.00	1,700.00	0.00	16.96	1,683.04	99.00 %
023-323-950-821	STATE FEES	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00 %
Expense Total:		242,614.00	242,614.00	8,981.92	49,433.32	193,180.68	79.62 %
Fund: 023 - LANDFILL ACCOUNT Surplus (Deficit):		0.00	0.00	-8,981.92	-20,412.90	-20,412.90	0.00 %
Fund: 105 - 1994 2% RESTAURANT TAX							
Revenue							
105-000-396-990	BEGINNING FUND BALANCE	3,527.00	3,527.00	0.00	0.00	-3,527.00	100.00 %
Revenue Total:		3,527.00	3,527.00	0.00	0.00	-3,527.00	100.00 %
Expense							
105-650-720-801	CAPITAL OUTLAY, IMPROVEMENTS	3,527.00	3,527.00	0.00	0.00	3,527.00	100.00 %
Expense Total:		3,527.00	3,527.00	0.00	0.00	3,527.00	100.00 %
Fund: 105 - 1994 2% RESTAURANT TAX Surplus (Deficit):		0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 106 - LAW ENFORCEMENT GRANTS							
Revenue							
106-000-396-990	BEGINNING FUND BALANCE	3,264.00	3,264.00	0.00	0.00	-3,264.00	100.00 %
Revenue Total:		3,264.00	3,264.00	0.00	0.00	-3,264.00	100.00 %
Expense							
106-253-990-991	ENDING FUND BALANCE	3,264.00	3,264.00	0.00	0.00	3,264.00	100.00 %
Expense Total:		3,264.00	3,264.00	0.00	0.00	3,264.00	100.00 %
Fund: 106 - LAW ENFORCEMENT GRANTS Surplus (Deficit):		0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 107 - COMPUTER ASSESSMENTS							
Revenue							
107-000-330-159	CITY'S COMPUTER ASSESSMENTS	50,000.00	50,000.00	3,579.75	12,717.50	-37,282.50	74.57 %
Revenue Total:		50,000.00	50,000.00	3,579.75	12,717.50	-37,282.50	74.57 %
Expense							
107-112-600-303	DATA PROCESSING	45,000.00	45,000.00	175.00	13,808.17	31,191.83	69.32 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
107-112-691-550	MISCELLANEOUS	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
	Expense Total:	50,000.00	50,000.00	175.00	13,808.17	36,191.83	72.38 %
	Fund: 107 - COMPUTER ASSESSMENTS Surplus (Deficit):	0.00	0.00	3,404.75	-1,090.67	-1,090.67	0.00 %
Fund: 118 - HOME PROGRAM GRANT							
Revenue							
118-000-231-028	HOME PROGRAM GRANT	0.00	0.00	0.00	1,600.00	1,600.00	0.00 %
	Revenue Total:	0.00	0.00	0.00	1,600.00	1,600.00	0.00 %
Expense							
118-404-949-978	HOME GRANT EXPENSES	0.00	0.00	0.00	49,875.15	-49,875.15	0.00 %
	Expense Total:	0.00	0.00	0.00	49,875.15	-49,875.15	0.00 %
	Fund: 118 - HOME PROGRAM GRANT Surplus (Deficit):	0.00	0.00	0.00	-48,275.15	-48,275.15	0.00 %
Fund: 125 - MIDDLETON MARKETPLACE TIF BOND							
Revenue							
125-000-340-600	INTEREST	10.00	10.00	0.38	1.50	-8.50	85.00 %
125-000-396-990	BEGINNING FUND BALANCE	2,215.00	2,215.00	0.00	0.00	-2,215.00	100.00 %
	Revenue Total:	2,225.00	2,225.00	0.38	1.50	-2,223.50	99.93 %
Expense							
125-655-990-990	ENDING FUND	2,225.00	2,225.00	0.00	0.00	2,225.00	100.00 %
	Expense Total:	2,225.00	2,225.00	0.00	0.00	2,225.00	100.00 %
	Fund: 125 - MIDDLETON MARKETPLACE TIF BOND Surplus (Deficit):	0.00	0.00	0.38	1.50	1.50	0.00 %
Fund: 150 - FEDERAL FORFEITED FUNDS							
Revenue							
150-000-334-126	FEDERAL FORFEITED FUNDS	0.00	0.00	0.00	-4,170.03	-4,170.03	0.00 %
150-000-340-600	INTEREST	20.00	20.00	-7.07	20.00	0.00	0.00 %
150-000-396-990	BEGINNING FUND	230.00	230.00	0.00	0.00	-230.00	100.00 %
	Revenue Total:	250.00	250.00	-7.07	-4,150.03	-4,400.03	1,760.01 %
Expense							
150-217-990-979	ENDING FUND	250.00	250.00	0.00	0.00	250.00	100.00 %
	Expense Total:	250.00	250.00	0.00	0.00	250.00	100.00 %
	Fund: 150 - FEDERAL FORFEITED FUNDS Surplus (Deficit):	0.00	0.00	-7.07	-4,150.03	-4,150.03	0.00 %
Fund: 202 - CITY BOND & INTEREST							
Revenue							
202-000-351-673	PAYMENT/STK ELECTRIC	950,125.00	950,125.00	0.00	0.00	-950,125.00	100.00 %
	Revenue Total:	950,125.00	950,125.00	0.00	0.00	-950,125.00	100.00 %
Expense							
202-850-800-870	PRINCIPAL ON BONDS	816,500.00	816,500.00	0.00	380,000.00	436,500.00	53.46 %
202-850-830-872	INTEREST ON BONDS	125,625.00	125,625.00	0.00	19,350.00	106,275.00	84.60 %
202-850-840-877	PAYING AGENT FEES	8,000.00	8,000.00	0.00	4,300.00	3,700.00	46.25 %
	Expense Total:	950,125.00	950,125.00	0.00	403,650.00	546,475.00	57.52 %
	Fund: 202 - CITY BOND & INTEREST Surplus (Deficit):	0.00	0.00	0.00	-403,650.00	-403,650.00	0.00 %
Fund: 311 - PARKING MILL PROJECT							
Revenue							
311-000-230-030	PARKING MILL PROJECT	0.00	0.00	207,759.45	529,674.37	529,674.37	0.00 %
	Revenue Total:	0.00	0.00	207,759.45	529,674.37	529,674.37	0.00 %
Expense							
311-656-600-333	ADMINISTRIVE SERVICES	0.00	0.00	5,000.00	5,000.00	-5,000.00	0.00 %
311-656-912-850	CONSTRUCTION	0.00	0.00	0.00	415,605.97	-415,605.97	0.00 %
311-656-922-975	CONTINGENCIES	0.00	0.00	0.00	79,482.00	-79,482.00	0.00 %
	Expense Total:	0.00	0.00	5,000.00	500,087.97	-500,087.97	0.00 %
	Fund: 311 - PARKING MILL PROJECT Surplus (Deficit):	0.00	0.00	202,759.45	29,586.40	29,586.40	0.00 %
Fund: 375 - PARK AND REC TOURISM							
Revenue							
375-000-260-081	TOURISM TAX	700,000.00	700,000.00	62,164.54	261,762.27	-438,237.73	62.61 %

Budget Report

For Fiscal: 2015-2016 Period Ending: 01/31/2016

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
375-000-396-990	BEGINNING FUND BALANCE	496,000.00	496,000.00	0.00	0.00	-496,000.00	100.00 %
	Revenue Total:	1,196,000.00	1,196,000.00	62,164.54	261,762.27	-934,237.73	78.11 %
Expense							
375-551-800-870	PRINCIPAL ON BONDS	240,000.00	240,000.00	0.00	0.00	240,000.00	100.00 %
375-551-830-826	INTEREST	139,750.00	139,750.00	0.00	0.00	139,750.00	100.00 %
375-551-840-877	PAYING AGENT FEES	1,940.00	1,940.00	1,940.00	1,940.00	0.00	0.00 %
375-551-907-942	PARK IMP/CAPITAL PROJ	250,000.00	250,000.00	20,154.02	60,318.36	189,681.64	75.87 %
375-551-990-990	ENDING CASH	564,310.00	564,310.00	0.00	0.00	564,310.00	100.00 %
	Expense Total:	1,196,000.00	1,196,000.00	22,094.02	62,258.36	1,133,741.64	94.79 %
Fund: 375 - PARK AND REC TOURISM	Surplus (Deficit):	0.00	0.00	40,070.52	199,503.91	199,503.91	0.00 %
	Report Surplus (Deficit):	0.00	-1,107,704.00	246,455.75	-1,665,163.87	-557,459.87	-50.33 %

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
Revenue	20,352,124.00	20,464,559.00	1,366,939.68	5,039,247.37	-15,425,311.63	75.38 %
Expense	20,352,124.00	20,464,559.00	1,303,299.86	6,399,600.77	14,064,958.23	68.73 %
Fund: 001 - GENERAL FUND Surplus (Deficit):	0.00	0.00	63,639.82	-1,360,353.40	-1,360,353.40	0.00 %
Fund: 002 - RESTRICTED POLICE FUND						
Revenue	75,000.00	75,000.00	1,048.25	3,837.00	-71,163.00	94.88 %
Expense	75,000.00	75,000.00	6,521.82	7,217.98	67,782.02	90.38 %
Fund: 002 - RESTRICTED POLICE FUND Surplus (Deficit):	0.00	0.00	-5,473.57	-3,380.98	-3,380.98	0.00 %
Fund: 003 - RESTRICTED FIRE FUND						
Revenue	220,280.00	220,280.00	0.00	-7,639.80	-227,919.80	103.47 %
Expense	220,280.00	220,280.00	0.00	105,783.92	114,496.08	51.98 %
Fund: 003 - RESTRICTED FIRE FUND Surplus (Deficit):	0.00	0.00	0.00	-113,423.72	-113,423.72	0.00 %
Fund: 010 - MULTI-UNIT DRUG TASK FORCE						
Revenue	25,937.00	25,937.00	0.00	0.00	-25,937.00	100.00 %
Expense	25,937.00	25,937.00	0.00	0.00	25,937.00	100.00 %
Fund: 010 - MULTI-UNIT DRUG TASK FORCE Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 015 - AIRPORT FUND						
Revenue	966,678.00	314,836.00	19,257.26	354,142.98	39,306.98	12.48 %
Expense	966,678.00	1,496,030.00	4,896.21	27,187.20	1,468,842.80	98.18 %
Fund: 015 - AIRPORT FUND Surplus (Deficit):	0.00	-1,181,194.00	14,361.05	326,955.78	1,508,149.78	127.68 %
Fund: 016 - RESTRICTED AIRPORT						
Revenue	300,000.00	2,102,797.00	0.00	0.00	-2,102,797.00	100.00 %
Expense	300,000.00	2,029,307.00	0.00	314,715.60	1,714,591.40	84.49 %
Fund: 016 - RESTRICTED AIRPORT Surplus (Deficit):	0.00	73,490.00	0.00	-314,715.60	-388,205.60	528.24 %
Fund: 022 - SANITATION						
Revenue	3,012,500.00	3,012,500.00	265,883.68	941,858.28	-2,070,641.72	68.73 %
Expense	3,012,500.00	3,012,500.00	329,201.34	893,617.29	2,118,882.71	70.34 %
Fund: 022 - SANITATION Surplus (Deficit):	0.00	0.00	-63,317.66	48,240.99	48,240.99	0.00 %
Fund: 023 - LANDFILL ACCOUNT						
Revenue	242,614.00	242,614.00	0.00	29,020.42	-213,593.58	88.04 %
Expense	242,614.00	242,614.00	8,981.92	49,433.32	193,180.68	79.62 %
Fund: 023 - LANDFILL ACCOUNT Surplus (Deficit):	0.00	0.00	-8,981.92	-20,412.90	-20,412.90	0.00 %
Fund: 105 - 1994 2% RESTAURANT TAX						
Revenue	3,527.00	3,527.00	0.00	0.00	-3,527.00	100.00 %
Expense	3,527.00	3,527.00	0.00	0.00	3,527.00	100.00 %
Fund: 105 - 1994 2% RESTAURANT TAX Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 106 - LAW ENFORCEMENT GRANTS						
Revenue	3,264.00	3,264.00	0.00	0.00	-3,264.00	100.00 %
Expense	3,264.00	3,264.00	0.00	0.00	3,264.00	100.00 %
Fund: 106 - LAW ENFORCEMENT GRANTS Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 107 - COMPUTER ASSESSMENTS						
Revenue	50,000.00	50,000.00	3,579.75	12,717.50	-37,282.50	74.57 %
Expense	50,000.00	50,000.00	175.00	13,808.17	36,191.83	72.38 %
Fund: 107 - COMPUTER ASSESSMENTS Surplus (Deficit):	0.00	0.00	3,404.75	-1,090.67	-1,090.67	0.00 %
Fund: 118 - HOME PROGRAM GRANT						
Revenue	0.00	0.00	0.00	1,600.00	1,600.00	0.00 %
Expense	0.00	0.00	0.00	49,875.15	-49,875.15	0.00 %
Fund: 118 - HOME PROGRAM GRANT Surplus (Deficit):	0.00	0.00	0.00	-48,275.15	-48,275.15	0.00 %
Fund: 125 - MIDDLETON MARKETPLACE TIF BOND						
Revenue	2,225.00	2,225.00	0.38	1.50	-2,223.50	99.93 %
Expense	2,225.00	2,225.00	0.00	0.00	2,225.00	100.00 %
Fund: 125 - MIDDLETON MARKETPLACE TIF BOND Surplus (Deficit):	0.00	0.00	0.38	1.50	1.50	0.00 %

Budget Report
For Fiscal: 2015-2016 Period Ending: 01/31/2016

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 150 - FEDERAL FORFEITED FUNDS						
Revenue	250.00	250.00	-7.07	-4,150.03	-4,400.03	1,760.01 %
Expense	250.00	250.00	0.00	0.00	250.00	100.00 %
Fund: 150 - FEDERAL FORFEITED FUNDS Surplus (Deficit):	0.00	0.00	-7.07	-4,150.03	-4,150.03	0.00 %
Fund: 202 - CITY BOND & INTEREST						
Revenue	950,125.00	950,125.00	0.00	0.00	-950,125.00	100.00 %
Expense	950,125.00	950,125.00	0.00	403,650.00	546,475.00	57.52 %
Fund: 202 - CITY BOND & INTEREST Surplus (Deficit):	0.00	0.00	0.00	-403,650.00	-403,650.00	0.00 %
Fund: 311 - PARKING MILL PROJECT						
Revenue	0.00	0.00	207,759.45	529,674.37	529,674.37	0.00 %
Expense	0.00	0.00	5,000.00	500,087.97	-500,087.97	0.00 %
Fund: 311 - PARKING MILL PROJECT Surplus (Deficit):	0.00	0.00	202,759.45	29,586.40	29,586.40	0.00 %
Fund: 375 - PARK AND REC TOURISM						
Revenue	1,196,000.00	1,196,000.00	62,164.54	261,762.27	-934,237.73	78.11 %
Expense	1,196,000.00	1,196,000.00	22,094.02	62,258.36	1,133,741.64	94.79 %
Fund: 375 - PARK AND REC TOURISM Surplus (Deficit):	0.00	0.00	40,070.52	199,503.91	199,503.91	0.00 %
Report Surplus (Deficit):	0.00	-1,107,704.00	246,455.75	-1,665,163.87	-557,459.87	-50.33 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL FUND	0.00	0.00	63,639.82	-1,360,353.40	-1,360,353.40
002 - RESTRICTED POLICE FUND	0.00	0.00	-5,473.57	-3,380.98	-3,380.98
003 - RESTRICTED FIRE FUND	0.00	0.00	0.00	-113,423.72	-113,423.72
010 - MULTI-UNIT DRUG TASK FORC	0.00	0.00	0.00	0.00	0.00
015 - AIRPORT FUND	0.00	-1,181,194.00	14,361.05	326,955.78	1,508,149.78
016 - RESTRICTED AIRPORT	0.00	73,490.00	0.00	-314,715.60	-388,205.60
022 - SANITATION	0.00	0.00	-63,317.66	48,240.99	48,240.99
023 - LANDFILL ACCOUNT	0.00	0.00	-8,981.92	-20,412.90	-20,412.90
105 - 1994 2% RESTAURANT TAX	0.00	0.00	0.00	0.00	0.00
106 - LAW ENFORCEMENT GRANTS	0.00	0.00	0.00	0.00	0.00
107 - COMPUTER ASSESSMENTS	0.00	0.00	3,404.75	-1,090.67	-1,090.67
118 - HOME PROGRAM GRANT	0.00	0.00	0.00	-48,275.15	-48,275.15
125 - MIDDLETON MARKETPLACE TI	0.00	0.00	0.38	1.50	1.50
150 - FEDERAL FORFEITED FUNDS	0.00	0.00	-7.07	-4,150.03	-4,150.03
202 - CITY BOND & INTEREST	0.00	0.00	0.00	-403,650.00	-403,650.00
311 - PARKING MILL PROJECT	0.00	0.00	202,759.45	29,586.40	29,586.40
375 - PARK AND REC TOURISM	0.00	0.00	40,070.52	199,503.91	199,503.91
Report Surplus (Deficit):	0.00	-1,107,704.00	246,455.75	-1,665,163.87	-557,459.87



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Finance/Admin
AGENDA DATE: February 16, 2016
Page: 1-3

SUBJECT: Request authorization to re-advertise to fill a vacant position of Deputy Clerk - Payroll in the Finance and Administration Department

AMOUNT & SOURCE OF FUNDING: Line Item Number: 001-142-430-107

FISCAL NOTE: Budgeted Position

AUTHORIZATION HISTORY: This position will replace Martesa Bishop who resigned. The position has been advertised and a recommendation has not been determined. The job description is attached.

REQUESTING DEPARTMENT: Finance/Admin

DIRECTOR'S AUTHORIZATION: Lesa Hardin, City Clerk / CFO

FOR MORE INFORMATION CONTACT: Lesa Hardin, City Clerk/CFO or
Stephanie Halbert, Interim Human Resource Management

SUGGESTED MOTION:

Move approval to re-advertise to fill a vacant position of Deputy Payroll Clerk in the Department of Finance and Administration.



CITY OF STARKVILLE JOB DESCRIPTION

Title: Deputy Clerk- Payroll
Reports to: City Clerk
Approved by Board:

Department: City Clerk Office
Classification: NON-EXEMPT, Grade 11

GENERAL POSITION SUMMARY:

Under the general supervision of the City Clerk, this position performs a variety of responsible and complex technical and administrative duties relating to Payroll and Benefits functions. The Deputy Clerk-Payroll is responsible for payroll and benefits related activities. The Deputy Clerk-Payroll will uphold the strictest confidentiality regarding all payroll, benefits, and personnel matters. The Deputy Clerk-Payroll will perform related duties as assigned and possess the ability to perform the essential functions of the job.

ESSENTIAL JOB FUNCTIONS:

1. Compute wages, issue payrolls, keep financial records, submit all payroll related reports and other activities as may be required to process, issue, and administer payroll related activities.
2. Conducts audits of payroll/benefit records and enrollments and reconcile any discrepancies.
3. Deals with all departments on payroll and timekeeping matters.
4. Maintains payroll, benefit, and personnel records, including applicable software
5. Input personnel changes into payroll system as documented on approved Payroll Change Notices.
6. Completes required reports for payroll, benefit, and personnel related activities.
7. Will assist the Human Resource Officer in matters related to investigation and reporting of personnel, payroll, and benefits issues.
8. Perform customer service functions related to payroll, benefits, and personnel activities.
9. Compile, organize and may present data for special projects; collect and assemble data and background materials for a variety of reports; maintain and collect confidential material and records including but not limited to employee disciplinary records.
10. Verify and review materials for completeness and conformance with established regulations and procedures.
11. Organize and maintain filing systems; maintain records related to a specific area of assignment.
12. Operate a variety of office equipment including a computer; input and retrieve data and text; organize and maintain disc storage and filing.
13. The Deputy Clerk Payroll must have knowledge of policies and procedures concerning accounts receivable, accounts payable and payroll, as well as proper methods for handling cash.
14. Must meet specified or required deadlines, communicate effectively with residents, elected officials, other City employees, both orally and written.
15. Maintain confidentiality, deal with others in a professional manner, and maintain professional composure at all times.

**OTHER FUNCTIONS:**

1. Assist with preparation of documents as may be necessary.
2. Perform other duties as assigned or directed.
3. Attend meetings, training, and workshops as may be required.

SUPERVISORY RESPONSIBILITY:

None

INTERPERSONAL CONTACTS:

Has regular contact with internal and external sources, including employees, Department Heads, outside agencies, the media, and other governmental agencies.

PHYSICAL, MENTAL, and OTHER CAPABILITIES

Requires the ability to sit, stand, walk, see, and effectively communicate with others for extended periods of time. May be required to lift objects weighing up to 25 pounds without assistance. Must be able to handle multiple tasks or projects simultaneously, work with numerous interruptions, and adjust to changing priorities. Must demonstrate good use of judgment and demonstrate the ability to properly deal with confidential matters. Must use good interpersonal skills.

JOB CONDITIONS:

The job is performed primarily indoors in an office setting.

EDUCATION AND/OR EXPERIENCE REQUIRED:

Bachelor's Degree or equivalent in related field, three years of related experience, excellent written and verbal communications skills, working knowledge of word processing, spreadsheets and database software packages; or any equivalent combination of related experience and/or education as determined by the City Clerk and Human Resource Management Director and approved by the Mayor and Board of Aldermen. Must have valid MS Driver's License and be able to meet requirements for coverage under City's automobile insurance policies.

The duties listed above are intended as illustrations of the types of work that may be performed. The omission of specific job duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The job description does not constitute an employment contract and is subject to change as the needs of the City and requirements of the job change.

Regular and consistent attendance is a condition of continuing employment.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Fire Department
AGENDA DATE: 02-16-16
PAGE: 1

SUBJECT: Presentation to the Mayor, Vice-Mayor and Board on safety equipment needed for the SFD. Request permission to purchase fire service commercial washer and dryer for cleaning and maintenance of firefighter turn-out gear at an approximate cost of \$12,002.00.

AMOUNT & SOURCE OF FUNDING: \$12,002-----line item# 003-000-254-091

FISCAL NOTE: N/A

AUTHORIZATION HISTORY: This is a safety item needed for the Starkville Fire Department.

**REQUESTING
DEPARTMENT:** Fire Department

**DIRECTOR'S
AUTHORIZATION:** Fire Chief Yarbrough

FOR MORE INFORMATION CONTACT: Chief Yarbrough @ 662-769-3048

SUGGESTED MOTION: Move approval to allow SFD to purchase fire service commercial washer and dryer for cleaning and maintenance of firefighter turn-out gear at an approximate cost of \$12,002.00.

STARKVILLE FIRE DEPARTMENT

FIREFIGHTER SAFETY EQUIPMENT



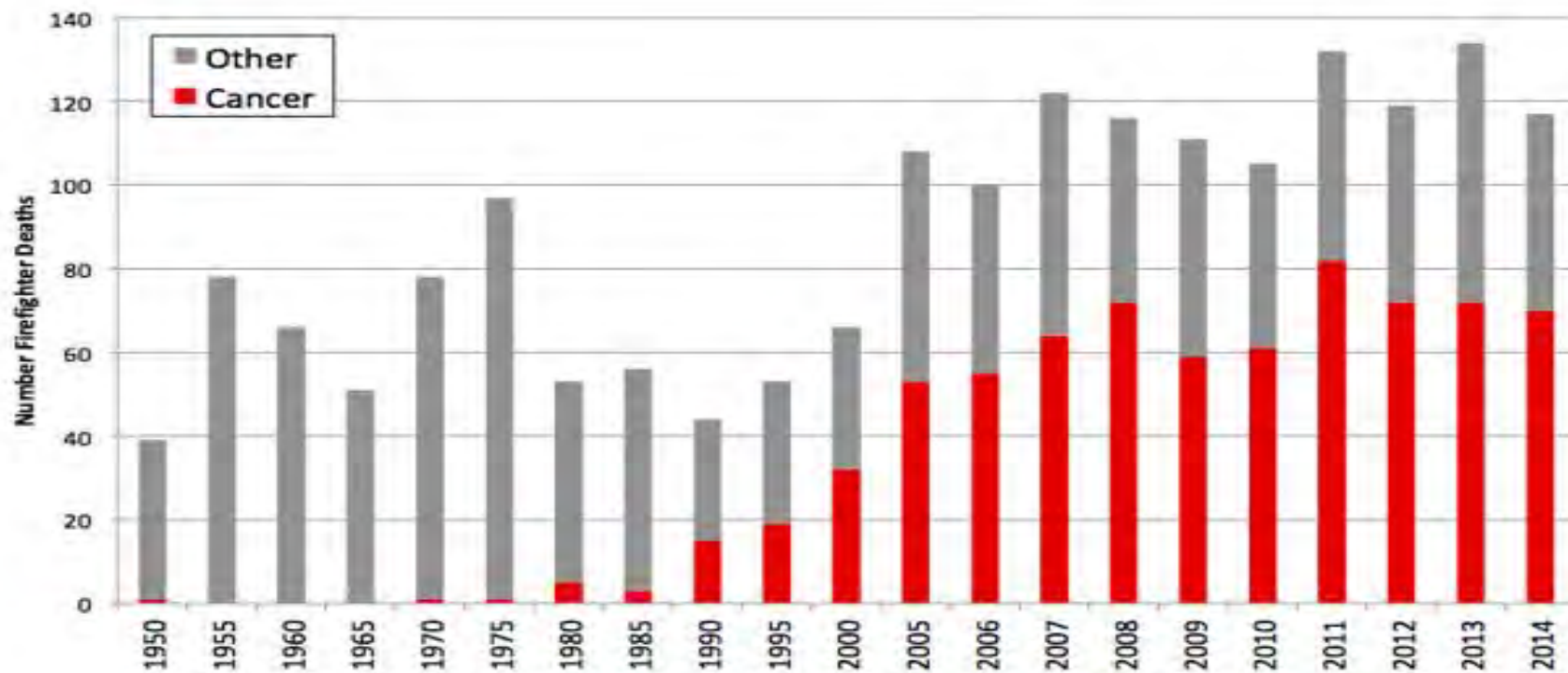
INTRODUCTION

- Research has revealed to the fire service that dirty gear is dangerous. As more and more particles and chemicals attach to protective gear, it gradually loses its effectiveness—putting firefighters and those they come in contact with at risk. The apparel that's designed to protect, may become hazardous when dirty because it reflects less radiant heat, becomes flammable and can even conduct electricity.
- For years the fire service was under the impression that dirty gear was a badge of courage, but now we understand it to be an severe health risk.

CASE STUDY

- A comprehensive study by the University of Cincinnati determined that firefighters are twice as likely to develop testicular cancer and have significantly higher rates of non-Hodgkin's lymphoma and prostate cancer than non-firefighters.
- “The carbons and chemicals that impregnate gear during a fire can be inhaled or absorbed through the skin,” maintains Floyd. Dirty gear, he warns, must be promptly and properly cleaned to ensure firefighter health and safety.
- “Firefighters didn't know they were bringing hazardous chemicals and soot back on their gear and contaminating the fire station, themselves and others.”

CANCER AMONG FIREFIGHTERS



NFPA 1851: STANDARD ON CARE AND MAINTENANCE OF FIREFIGHTING EQUIPMENT

- The National Fire Protection Association (NFPA) recommends properly washing gear according to an established set of guidelines.
- (NFPA) recommends that gear be cleaned after every working structure fire and at least every six months.
- Clean gear not only protects firefighters and emergency responders, it also lasts longer. This is very important, considering that one set of turn-out gear costs around \$2,000 to \$2,500.
- There are two options which we have explored.

OPTION 1: SUBCONTRACTING CLEANING

- We could send our gear to the manufacture and have it cleaned after every fire and at least every six months at an approximate cost of \$125.00 per set of gear.
- Example: At the 505 Louisville Street fire, 12 firefighters were involved in interior fire attack.
- 12 sets of gear * \$125.00 = \$1,500.00
- Six month cleaning 65 sets of gear * \$125.00 = \$8,190.00

OPTION 2: WASHER EXTRACTOR AND EXPRESS DRY GEAR DRYER

\$3,073.35



\$6,752.00



OPTION 2: WASHER EXTRACTOR AND EXPRESS DRY GEAR DRYER

■ CONTINENTAL E SERIES 20LB CAPACITY Washer	\$3,073.35
■ EXPRESS DRY GEAR DRYER	\$6,752.00
■ 2 STATION CHEMICAL PUMP	\$835.00
■ INSTALLATION & TRAINING	\$740.00
■ TOTAL	\$12,002



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resource
AGENDA DATE: February 16, 2016
Page: 1

SUBJECT: Request authorization to hire a two temporary full-time Driver in the Sanitation/Environmental Services Department.

AMOUNT & SOURCE OF FUNDING \$10.71 per hour worked. Pay only for hours worked. Not eligible for benefits.

Line Item Number: 022-322-440-114

FISCAL NOTE:

AUTHORIZATION HISTORY: Due to the workload and the current drivers, Michael Gibson and Alvin Silvers are out on medical leave, asking for a temporary full time drivers in the Sanitation /Environmental Services Department.

REQUESTING DEPARTMENT: Sanitation /Environmental Services Department

DIRECTOR'S AUTHORIZATION: Emma Gandy, Department Head

FOR MORE INFORMATION CONTACT: Stephanie Halbert, Interim Human Resource Management Director

SUGGESTED MOTION: Move approval to hire a two temporary full-time Drivers in the Sanitation/Environmental Services Department.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resource
AGENDA DATE: February 16, 2016
Page: 1-9

SUBJECT: Request permission to allow Stephanie Halbert to attend the 21st Annual Mississippi Human Resource Conference & Expo, May 16-18, 2016 in Biloxi, MS, with advance travel not to exceed \$900.00.

AMOUNT & SOURCE OF FUNDING 001-180-610-350

FISCAL NOTE:

AUTHORIZATION HISTORY:

REQUESTING DEPARTMENT: Human Resource Management Department

DIRECTOR'S AUTHORIZATION: Stephanie Halbert, Interim Human Resource Management Director

FOR MORE INFORMATION CONTACT: Stephanie Halbert, Interim Human Resource Management Director

SUGGESTED MOTION: Move approval to allow Stephanie Halbert to attend the 21st Annual Mississippi Human Resource Conference & Expo, May 16-18, 2016 in Biloxi, MS, with advance travel not to exceed \$900.00.

TRAVEL EXPENSE VOUCHER/REIMBURSEMENT

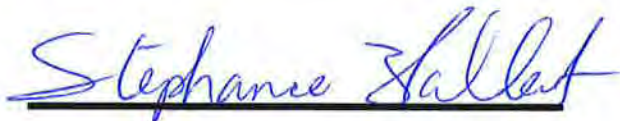
CITY OF STARKVILLE

CITY HALL

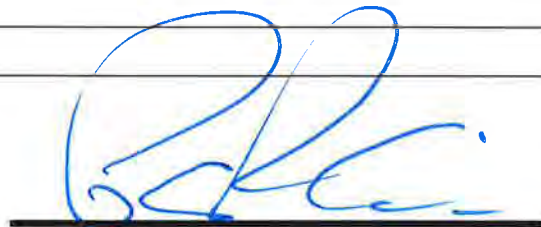
NAME: Stephanie Halbert
DATE: February 9, 2016
DEPARTMENT: Human Resource Management
FUND:
PURPOSE OF TRIP: Mississippi Human Resource Conference & Expo

TOTAL OF TRAVEL BREAKDOWN

MEALS: \$62.00 (Stephanie Halbert)
TRAVEL (POV): \$282.96 (Stephanie Halbert)
TRAVEL (COV): \$
HOTEL: \$279.40 (Beau Rivage) 129.00 *2 Hotel Fee plus 10.70 *2 Resort Fee Please Mail Check To: P.O.Box 7347 D-Lberville, MS 39540
REGISTRATION FEE: \$275.00 (MS Human Resource Conference & Expo) (PLEASE MAIL CHECK TO): Attn: Shonda Kines P.O. Box 2793 Madison, MS 39130-2793
TOTAL: \$899.36



EMPLOYEE SIGNATURE



DEPARTMENT HEAD

MEAL BREAKDOWN

DATE	BREAKFAST	LUNCH	DINNER	INCIDENTALS	TOTAL
5/16/2016	XXXXXXXX	XXXXXXXX	\$26.00	\$5.00	\$31.00
5/17/2016	XXXXXXXX	XXXXXXXX	\$26.00	\$5.00	\$31.00
					\$
					\$
TOTAL:	XXXXXXXX	XXXXXXXX	\$52.00	\$10.00	\$62.00

MILEAGE TRAVELED

DATE	STARTING POINT	ENDING POINT	MILES TRAVELED	RATE PER MILE	AMOUNT TOTAL
5/16/2016	Starkville, Ms	Biloxi , MS	262 miles	.54	\$141.48
5/18/2016	Biloxi, MS	Starkville, MS	262	.54	\$141.48
TOTAL:					\$282.96



MSSHIRM
2016
May 16 - 18
2016

21st Annual Mississippi Human Resource
Conference & Expo

Beau Rivage

RESORT & CASINO • BILOXI



AFFILIATE OF



SOCIETY FOR HUMAN
RESOURCE MANAGEMENT



On behalf of the Mississippi State Council of SHRM, we welcome you to the 21st Annual Mississippi Human Resource Conference & Expo.

We will continue to post the most updated information regarding our Conference and Expo here, so be sure to check back often!



msshrm.org

Summary

The Mississippi State Council of SHRM invites you to attend the **21st Annual Mississippi Human Resource Conference and Expo**. Our conference is committed to offering continued professional education, training and development for the HR professional.

Be prepared to gain motivation, inspiration and knowledge from our great speakers! For a full conference overview, visit the AGENDA page on the website!

The conference begins Monday with the **Coaching for Leaders: The Secret to Motivating Others to do What They Are Supposed To Do** pre-conference workshop. Tuesday morning we kick off with an opening General Session and Keynote address by Greg Gilbert at 8:00 a.m. Our lunch Keynote will be given by Kathryn Davanzo, and to close our conference on Wednesday, we have Andy Masters during our lunch session. Both days are packed with information-filled breakout sessions, networking opportunities, and quality time spent with exhibitors. Wednesday the conference closes at 1pm.



This program has been submitted for General re-certification credit hours toward PHR, SPHR, and GPHR re-certification through the HR Certification Institute. For more information about certification or re-certification, please visit HR Certification Institute. SHRM Certification credentials will also be awarded.

Past conferences have been approved for up to 6.0 hours of General re-certification.

Mail payments to:

MS HR Conference & Expo
Attn. Shonda Kines
P O Box 2793
Madison, MS 39130



Pre-Conference Workshop and Keynote Speakers

Pre-Conference Workshop - May 16 1:00 - 5:00 p.m.

Coaching for Leaders: *The Secret to Motivating Others to do What They Are Supposed To Do.*

Lead by: Wanda Freeland - SHRM-SCP and HRCI-SPHR Certified



Learn How to:

- Maximize team members' performance by utilizing a research-based coaching tool
 - Motivate team members to make the changes needed to improve performance, focus on job priorities, and actively seek out new opportunities for contribution
 - Build a positive and supportive working relationship with team members, and much more!
- Be a part of the same program presented to: American Express, AT&T, Boeing, Bureau of Alcohol, Tobacco & Firearms, CVS, Hancock Bank, Lockheed Martin, and many more!

Opening Keynote Session - May 17 8:00 - 9:30 a.m.

"Lessons in Leadership, Life and Laughter"
Presented by: Greg Gilbert, Leadership Coach - Author - Speaker



Lunch Keynote Session - May 17 11:30 a.m. - 1:00 p.m.

"Six Steps For Influence and Impact! - Developing Your Own Leader Self-Identity"
Presented by: Kathryn Davanzo, M. Ed. - Principal Partner, CODA Partners

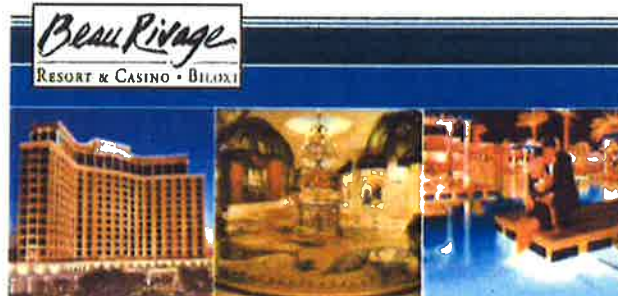


Closing Lunch Keynote Session - May 18 11:30 a.m. - 1:00 p.m.

"Leadership Lessons From Hollywood"
Presented by: Andy Masters, Award Winning Author and International Speaker



Hotel Reservations



Make your hotel reservation by **April 22nd**
Room rates are \$129 per night at the beautiful Beau Rivage.

[Click here to make a reservation!](#)

General Options

Tax ID number is 20-4807829

If paying by check, make Checks Payable to:
MS Human Resource Conference & Expo

Please mail your check to:
ATTN: Shonda Kines
P. O. Box 2793
Madison, MS 39130-2793

Name:
Stephanie Halbert

Address:
110 West Main Street

Starkville, Mississippi 39759

Number of People Registered:
1

Confirmation Number:
ZMNNLZHD9Y2 (needed to modify your registration)

Event Title:
21st Annual Mississippi Human Resource Conference and Expo

Location:
Beau Rivage

875 Beach Boulevard

Biloxi, Mississippi 39530

USA

Phone:
(888)567-6667

Current Registration Details

Stephanie Halbert

Agenda Items

Registration Item	Cost
Full Registration - HR Conference & Expo - May 17 & 18	\$275.00

Sessions

Date and Time	Session	Cost
05/16/2016 3:00 PM	Attendee Pre-Registration	
05/16/2016 5:30 PM	Pre-Conference Reception at MGM Park	
05/17/2016 10:30 AM	People Reading Made Easy	
05/17/2016 1:15 PM	The Recruiting Revolution: Interrupting Business as Usual to Hire the Best Talent	
05/17/2016 3:00 PM	Using Your Leadership to Increase Influence and Impact on Organization Wide Vision and Strategy	
05/18/2016 8:30 AM	Tentative - Employment Law	
05/18/2016 10:30 AM	Wage & Hour in 2016 and Forward: Are You Ready?	

Order Summaries

Order

Date	Type	Amt Ordered	Amt Paid	Amt Due
Total:		\$275.00	\$0.00	\$275.00



110 W Main St, Starkville, MS 39759, USA

262 mi - about 3 hours 55 mins

1. Head east on W Main St toward S Washington St 10 ft
2. Turn left at the 1st cross street onto Dr Douglas L. Conner Dr 0.1 mi
3. Turn right onto MS-182 E/Dr Martin Luther King Jr Dr E 3.1 mi
Continue to follow MS-182 E
4. Take the US 82 E/Mississippi 12 E/Mississippi 25 N ramp to Columbus/West Point 0.3 mi
5. Merge onto US-82 E 6.0 mi
6. Take the US-45 Alt exit toward MS-25 N/Tupelo/Meridian 0.3 mi
7. Turn right onto US-45 ALT S 18.4 mi
8. Merge onto US-45 60.9 mi
9. Take the US-45 S ramp to Meridian 0.8 mi
10. Continue onto US-45 3.1 mi
11. Take the exit onto I-20 W/I-59 S toward Meridian 8.6 mi
12. Keep left at the fork to continue on I-59 S, follow signs for Laurel/New Orleans 88.9 mi
13. Take exit 59 for US-98 E toward Lucedale/Mobile 1.1 mi
14. Continue onto US-98 E/US-98 BYP E 2.0 mi
15. Take the ramp to Gulfport 0.6 mi
16. Merge onto US 49 S 41.8 mi
17. Take the MS-67 S ramp to Biloxi 0.7 mi
18. Continue onto MS-67 S 20.2 mi
19. Continue onto MS-15 S 476 ft
20. Continue onto I-110/MS-15 S 3.9 mi
21. Take exit 1A to merge onto US-90 E/Beach Blvd toward Ocean Springs 0.8 mi
Destination will be on the right



875 Beach Blvd, Biloxi, MS 39530, USA

Map data ©2016 Google, INEGI

TRAVEL EXPENSE VOUCHER/REIMBURSEMENT

CITY OF STARKVILLE

CITY HALL

NAME: Stephanie Halbert
DATE: February 9, 2016
DEPARTMENT: Human Resource Management
FUND:
PURPOSE OF TRIP: Human Resource Law 2016

TOTAL OF TRAVEL BREAKDOWN

MEALS: \$17.00 (Stephanie Halbert)
TRAVEL (POV): \$138.24 (Stephanie Halbert)
TRAVEL (COV): \$
REGISTRATION FEE: \$179.00 (SkillPath/NT Seminars)
TOTAL: \$ <u>334.24</u>



EMPLOYEE SIGNATURE



DEPARTMENT HEAD

MEAL BREAKDOWN

DATE	BREAKFAST	LUNCH	DINNER	INCIDENTALS	TOTAL
04/08/2016	XXXXXXXX	\$12.00	XXXXXXXX	\$5.00	\$17.00
					\$
					\$
TOTAL:	XXXXXXXX	\$12.00	XXXXXXXX	\$5.00	\$17.00

MILEAGE TRAVELED

DATE	STARTING POINT	ENDING POINT	MILES TRAVELED	RATE PER MILE	AMOUNT TOTAL
04/8/2016	Starkville, Ms	Jackson, MS	128 miles	.54	\$69.12
04/08/2016	Jackson, MS	Starkville, MS	128 miles	.54	\$69.12
TOTAL:					\$138.24



6900 Scribb Road • P.O. Box 2768 • Mazon, KS 66201-2768
Division: Office Group and Call Center; Professional
Development and Training; Longevity, Inc.

January 22, 2016

Dear Stephanie,

Thank you for enrolling in The HR Law Seminar. You have our firm promise to make it the most enlightening, positive and rewarding program you ever attended.

Here are your Express Admission Ticket and invoice.

If you want to attend the program with a friend or associate, there is still time. Call toll-free 1-800-258-7246 to enroll them now.

Sincerely, Jack Cave
President, CEO

**Your
Express Admission Ticket**

Check-in time: 8:15AM- 8:50AM
Program Hours: 9:00AM- 4:30PM

Program: The HR Law Seminar
Invoice: 11081724 Date: 4/8/16 City: Jackson
Hotel: Jackson Marriott
200 E. Amite Street
Jackson MS 39201 Phone: (601) 969-5100



Ms Stephanie Halbert
Human Resource
City of Starkville
101 Lampkin Street
Starkville MS 39759

Please sign and
turn in at seminar.

Signature

*IF A SUBSTITUTE, please fill in below

If name or address is incorrect, make corrections above

First name

Last name

ORIGINAL INVOICE

Federal I.D. # 43-1685651

Invoice Number: 11081724 Invoice Date: 01/22/16

PROGRAM INFORMATION:

Participant: Ms Stephanie Halbert
Date: 4/8/16 City: Jackson
Title: The HR Law Seminar

Please forward this invoice and the remittance stub
to your accounts payable department. Thank you.

Program Price: \$179.00
Balance Due: \$179.00

Thank You!



1-800-873-7545

REMITTANCE STUB

Ms Stephanie Halbert

You must make payment before
the seminar in order to attend

Balance Due: \$179.00

PAYMENT METHOD

Invoice Number: 11081724

☐ Check #:

(Make Payable to SkillPath/NST Seminars)

☐ MasterCard
(16 digits)

☐ Visa
(13-16 digits)

☐ AMEX
(15 digits)

Card Number

Expiration Date

Card Holder's Signature 4/8/16 Jackson MS PBE

Please Mail Payment to:

SkillPath/NST Seminars
P.O. Box 804441
Kansas City, MO 64180-4441

Sexual Harassment

- Three definitions of sexual harassment
- Standard of liability
- Two elements of affirmative defense
- Anti-harassment policy and complaint procedure
- Measures to stop harassment

Family and Medical Leave Act (FMLA)

- Eligibility requirements for benefits
- Reasons eligible employees can take leave
- FMLA 12-month options
- Intermittent FMLA leave

Consolidated Omnibus Budget Reconciliation Act (COBRA)

- Eligibility
- Mini-COBRA law

Health Insurance Portability and Accountability Act (HIPAA)

- Eligibility
- The privacy rule
- Coverage

Occupational Safety and Health Act (OSH Act)

- The General Duty Clause: Employer
- The General Duty Clause: Employee
- The standards
- Hazard assessment
- Written programs
- Training

The NST Way— 30 Years of HR Training and Development

When results matter, you want a training partner that you can rely on. For three decades, NST has provided new ideas ... answers to tough challenges ... and legal updates to HR professionals across the United States. A recognized leader in HR training and development, NST has been chosen by over 300,000 HR professionals in the past 15 years.

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Major Equal Employment Laws

- Key federal equal employment laws
 - Title VII of the Civil Rights Act of 1964
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 - Lilly Ledbetter Fair Pay Restoration Act of 2009
 - Age Discrimination in Employment Act of 1967
 - Americans with Disabilities Act (ADA) of 1992
 - ADA Amendments Act of 2008
 - Genetic Information Nondiscrimination Act (GINA) of 2008
- State Fair Employment Practice Acts (FEPAs)
- Uniformed Services Employment and Reemployment Rights Act (USERRA)

Understanding the Laws Related to Protected Classes

- Federal
 - Race and color
 - Form EEO-1
 - Age
 - Releases
 - National origin
 - Form I-9 (Immigration Reform and Control Act of 1986)
 - Gender
 - Gender discrimination
 - Pregnancy
 - Sexual harassment
 - Religion and religious practices
 - Disability
 - Definitions under the ADA Amendments Act
 - Pre-employment inquiries
 - Post-offer inquiries
 - The EEOC interactive process

- State
 - Sexual orientation
 - Gender identity
 - Marital status
 - Lifestyle laws

Handling Discrimination Claims

- Discrimination
 - Impermissible actions, including retaliation
 - Disparate treatment
 - Burden of proof
 - Disparate impact
 - Burden of proof
 - Bona Fide Occupational Qualification (BFOQ)
 - The EEOC complaint handling process

Privacy in the Workplace

- Telephone monitoring
- Computer monitoring, including social media
- Electronic mail and voice mail
- Video monitoring

Pay Practices

- Fair Labor Standards Act (FLSA)
 - Minimum wage
 - Overtime
 - Compensable hours (what constitutes)
 - Off-the-clock work
 - Exemptions from overtime
- Garnishment
 - Federal
 - State

 110 W Main St, Starkville, MS 39759, USA

128 mi - about 2 hours 7 mins

1. Head east on W Main St toward S Washington St 10 ft
2. Turn left at the 1st cross street onto Dr Douglas L. Conner Dr 0.1 mi
3. Turn left onto MS-182 W/Dr Martin Luther King Jr Dr W 2.2 mi
Continue to follow MS-182 W
4. Turn left to merge onto MS-25 S 29.0 mi
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Continue to follow Fairgrounds St
10. Continue onto E Pearl St 0.2 mi
11. Turn right onto S State St 0.2 mi
12. Turn left onto E Amite St 0.3 mi
Destination will be on the right

 200 E Amite St, Jackson, MS 39201, USA

Map data ©2016 Google



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resource
AGENDA DATE: February 16, 2016
Page: 1-7

SUBJECT: Request permission to allow Stephanie Halbert to attend the Human Resource Law Seminar, April 8, 2016 in Jackson, MS, with advance travel not to exceed \$335.00.

AMOUNT & SOURCE OF FUNDING 001-180-610-350

FISCAL NOTE:

AUTHORIZATION HISTORY:

REQUESTING DEPARTMENT: Human Resource Management Department

DIRECTOR'S AUTHORIZATION: Stephanie Halbert, Interim Human Resource Management Director

FOR MORE INFORMATION CONTACT: Stephanie Halbert, Interim Human Resource Management Director

SUGGESTED MOTION: Move approval to allow Stephanie Halbert to attend the Human Resource Law Seminar, April 8, 2016 in Jackson, MS, with advance travel not to exceed \$335.00

TRAVEL EXPENSE VOUCHER/REIMBURSEMENT

CITY OF STARKVILLE

CITY HALL

NAME: Stephanie Halbert
DATE: February 9, 2016
DEPARTMENT: Human Resource Management
FUND:
PURPOSE OF TRIP: Human Resource Law 2016

TOTAL OF TRAVEL BREAKDOWN

MEALS: \$17.00 (Stephanie Halbert)
TRAVEL (POV): \$138.24 (Stephanie Halbert)
TRAVEL (COV): \$
REGISTRATION FEE: \$179.00 (SkillPath/NT Seminars)
TOTAL: \$ 334.24



EMPLOYEE SIGNATURE



DEPARTMENT HEAD

MEAL BREAKDOWN

DATE	BREAKFAST	LUNCH	DINNER	INCIDENTALS	TOTAL
04/08/2016	XXXXXXXX	\$12.00	XXXXXXXX	\$5.00	\$17.00
					\$
					\$
TOTAL:	XXXXXXXX	\$12.00	XXXXXXXX	\$5.00	\$17.00

MILEAGE TRAVELED

DATE	STARTING POINT	ENDING POINT	MILES TRAVELED	RATE PER MILE	AMOUNT TOTAL
04/8/2016	Starkville, Ms	Jackson, MS	128 miles	.54	\$69.12
04/08/2016	Jackson, MS	Starkville, MS	128 miles	.54	\$69.12
TOTAL:					\$138.24



6900 Scribb Road • P.O. Box 2768 • Mazon, KS 66201-2768
Division: Office Group and Call Center; Professional
Development and Training; Longevity, Inc.

January 22, 2016

Dear Stephanie,

Thank you for enrolling in The HR Law Seminar. You have our firm promise to make it the most enlightening, positive and rewarding program you ever attended.

Here are your Express Admission Ticket and invoice.

If you want to attend the program with a friend or associate, there is still time. Call toll-free 1-800-258-7246 to enroll them now.

Sincerely, Jack Cave
President, CEO

**Your
Express Admission Ticket**

Check-in time: 8:15AM- 8:50AM
Program Hours: 9:00AM- 4:30PM

Program: The HR Law Seminar
Invoice: 11081724 Date: 4/8/16 City: Jackson
Hotel: Jackson Marriott
200 E. Amite Street
Jackson MS 39201 Phone: (601) 969-5100



Ms Stephanie Halbert
Human Resource
City of Starkville
101 Lampkin Street
Starkville MS 39759

Please sign and
turn in at seminar.

Signature

*IF A SUBSTITUTE, please fill in below

If name or address is incorrect, make corrections above

First name

Last name

ORIGINAL INVOICE

Federal I.D. # 43-1685651

Invoice Number: 11081724 Invoice Date: 01/22/16

PROGRAM INFORMATION:

Participant: Ms Stephanie Halbert
Date: 4/8/16 City: Jackson
Title: The HR Law Seminar

Please forward this invoice and the remittance stub
to your accounts payable department. Thank you.

Program Price: \$179.00
Balance Due: \$179.00

Thank You!



1-800-873-7545

REMITTANCE STUB

Ms Stephanie Halbert

You must make payment before
the seminar in order to attend

Balance Due: \$179.00

PAYMENT METHOD

Invoice Number: 11081724

☐ Check #:

(Make Payable to SkillPath/NST Seminars)

☐ MasterCard
(16 digits)

☐ Visa
(13-16 digits)

☐ AMEX
(15 digits)

Card Number

Expiration Date

Card Holder's Signature 4/8/16 Jackson MS PBE

Please Mail Payment to:

SkillPath/NST Seminars
P.O. Box 804441
Kansas City, MO 64180-4441

Sexual Harassment

- Three definitions of sexual harassment
- Standard of liability
- Two elements of affirmative defense
- Anti-harassment policy and complaint procedure
- Measures to stop harassment

Family and Medical Leave Act (FMLA)

- Eligibility requirements for benefits
- Reasons eligible employees can take leave
- FMLA 12-month options
- Intermittent FMLA leave

Consolidated Omnibus Budget Reconciliation Act (COBRA)

- Eligibility
- Mini-COBRA law

Health Insurance Portability and Accountability Act (HIPAA)

- Eligibility
- The privacy rule
- Coverage

Occupational Safety and Health Act (OSH Act)

- The General Duty Clause: Employer
- The General Duty Clause: Employee
- The standards
- Hazard assessment
- Written programs
- Training

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Map data ©2016 Google



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resource
AGENDA DATE: February 16, 2016
Page: 1

SUBJECT: Request permission to allow Johanna Beeland to complete an internship with the City of Starkville.

AMOUNT & SOURCE OF FUNDING N/A

FISCAL NOTE:

AUTHORIZATION HISTORY: Johanna Beeland is a student at Mississippi State University. She's seeking a Master of Public Policy and Administration. She will be working with the Human Resource Management Department and the City Clerk Office for the duration of her internship with no cost to The City of Starkville.

REQUESTING DEPARTMENT: Human Resource Management Department

DIRECTOR'S AUTHORIZATION: Stephanie Halbert, Interim Human Resource Management Director

FOR MORE INFORMATION CONTACT: Stephanie Halbert, Interim Human Resource Management Director

SUGGESTED MOTION: Move approval to allow Johanna Beeland to complete an internship with the City of Starkville.

Johanna Beeland

202 Maxwell Street Starkville, MS 39759

601-259-9125

rjb4380@gmail.com

EDUCATION

Mississippi State University, Starkville, MS

May 2017

Master of Public Policy and Administration

DEGREES

Bachelor of Arts in Communication with a Concentration in Public Relations

May 2015

Bachelor of Arts in Political Science

GPA: 3.4/4.0

EXPERIENCE

Housing Facilities and Residence Life, Receptionist, Starkville, MS

August 2014- Present

- Manage and train new student employees
- File monthly and annual reports of maintenance
- Document maintenance tickets for all departments on campus
- Take inventory and enter budgeting data
- Supervise team of undergraduate student workers by handling schedules and work assignments

The Registrar's Office, Receptionist, Starkville, MS

Summer 2013-August 2014

- Managed desk and office activities
- Processed degrees for all undergraduate majors at MSU
- Performed filing management and took inventory
- Documented degree activity by entering and updating student information

The Scott County Times, Intern, Forest, MS

Summer 2012

- Constructed the Scott County Phonebook and input county data
- Sold advertisements
- Constructed the layout for advertisements and editorials

The Rankin Record, Intern, Flowood, MS

Summer 2011

- Managed incoming and outgoing calls
- Managed and updated company website
- Sold advertisements
- Constructed the layout for advertisements and website
- Imported and exported all photographs being used

HONORS and ACTIVITIES

MSU College Republicans

Public Relations Student Society of America

Phi Mu Fraternity, 2011-Present

Student Association, 2011-Present

Election Committee

Mississippi Press Association Scholar, 2011-2012

Dean's List, Spring 2013, Fall 2014

Lambda Pi Eta, 2013-2014

President's List, Spring 2014

Pi Sigma Alpha, Spring 2015

VOLUNTEER EXPERIENCE

Fundraiser, Children's Miracle Network (2011-14)

Afterschool Volunteer, Big Brother Big Sister (2014)

Volunteer, Starkville High Track Meet (2014)

Phi Mu BBQ & Blues to raise money for Le Bonheur Children's Hospital, annual event, (2011-14)

Palmer Home Thrift Store, (2011-14)

Big Event, To Clean Up Starkville, MS, (2014)

COMPUTER SKILLS

Proficient in: Microsoft Office (Word, PowerPoint, and Excel)



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Police
AGENDA DATE: 2/16/16
PAGE: 1 of 4

SUBJECT: Discussion and consideration of allowing Corporal Charlie Jones and Officer Andrew Jenkins, to attend a 4 day Less Lethal Instructor Course, which will be held at Oxford Police Department, from June 20 through June 23, at a cost of \$895.00 per officer.

AMOUNT & SOURCE OF FUNDING
Training 001-230-690-552

FISCAL NOTE:

Attendance: Corporal Jones	\$895.00
Officer Jenkins	\$895.00
Hotel: Marriott Towner Place Suites (4 Nights)	\$420.00
Per Diem: Corporal Jones	\$244.00
Officer Jenkins	\$244.00
Total cost	\$2698.00

AUTHORIZATION HISTORY:
N/A

REQUESTING
DEPARTMENT: Starkville Police Department

DIRECTOR'S
AUTHORIZATION: Chief R. Frank Nichols

FOR MORE INFORMATION CONTACT: Starkville Police Department 662-323-4131

SUGGESTED MOTION:

Move approval to allow Corporal Jones and Officer Jenkins, to attend the Less Lethal Instructor Course, which will be held at Oxford Police Department, from June 20 – June 23, at a total cost of \$2698.00

THE SAFARILAND GROUP

LESS LETHAL INSTRUCTOR COURSE

 DEFENSE TECHNOLOGY	Location:	Oxford, MS
	Date:	June 20-23, 2016
	Host Agency:	Oxford Police Department
	Class Info POC:	Yvette @ 800-347-1200 or Yvette.cox@safariland.com
	Closest Airport:	Memphis International Airport

All Courses Provide Instructor Development For In-Service Training, Including Reviews Of Policy Development And Civil/Criminal Liabilities. Safariland Training Group Supplies All Munitions For Live-Fire Exercises.

OC Aerosol Projectors ICP 8 hrs – 1st Day Tuition: \$ 100.00 ◆ Oleoresin Capsicum Formulations / Carriers ◆ Projectors / Propellants / Delivery Systems ◆ Effectiveness / Safety / Liability Factors ◆ Criteria for Selection ◆ Operational Guidelines / Practical Exercises ◆ Decontamination / First Aid ◆ Officer Survival Techniques ◆ Integrated Use of Force Options ◆ Deployment Methods ◆ Tactics for Surviving an OC Attack ◆ Contamination Exercises	Less Lethal Impact Munitions ICP 8 hrs – 2nd Day Tuition: \$ 275.00 ◆ Introduction to Specialty Impact Munitions ◆ Weapons and Munitions: 12ga. / 37mm / 40mm ◆ Single Projectiles / Multiple Projectiles ◆ Operational Considerations - Skip Fire / Direct Fire ◆ Crowd Control Considerations (open and contained) ◆ Single Target Acquisition / Dynamic Entry Support ◆ Physiological / Psychological Effects ◆ Incident Case Studies / Liability Consideration ◆ Test Data: Blunt Trauma / Ballistics and Energy ◆ Development of Policy and Procedures ◆ Live Firing Exercises / Operational Scenarios
Chemical Munitions ICP 8 hrs – 3rd Day Tuition: \$ 350.00 ◆ Types and Forms of Chemical Agents (CN/CS/OC) ◆ Technological advancements in Pyrotechnics, Blast, and Aerosol Munitions ◆ Escalation of Chemical Deployment ◆ Crowd Control Principles / Outdoor Considerations ◆ Barricade Subject / Space Denial ◆ Powder OC / CN / CS ◆ Contamination Exercises ◆ Tactical Deployment of Hand Held Grenades, and 37 mm/40mm Launchers ◆ Techniques and Tactical Considerations ◆ Decontamination / First Aid / Protective Masks	Distraction Devices ICP 8 hrs – 4th Day Tuition: \$ 350.00 ◆ Introduction to Explosives ◆ Distraction Devices: Types and Nomenclature ◆ Reloadable and Non-Reloadable Devices ◆ Decibels / Candela / P S I ◆ Overpressure: Cause and Effect / Anderson Blasgage ◆ Handling / Storage / Rendering Safe ◆ Tactical Deployment / Safety Considerations ◆ Incident Case Studies ◆ Gripping, Handling and Deployment Drills ◆ Live Firing Exercises / Operational Scenarios

****ATTEND ALL 4 DAYS AND RECEIVE DISCOUNTED TUITION OF \$895.00****

ONLINE REGISTRATION REQUIRED VISIT OUR WEBSITE AND GET REGISTERED TODAY

<http://www.safariland.com/Training>

Classroom Location Address:

**Oxford Police Department
715 Molly Barr Road
Oxford, MS 38655**

Confirmation / Equipment Checklists Are Faxed to Registered Students Two Weeks Prior to Course

Suggested Hotels	Phone	Dist. / Range	Fitness Rm.	Breakfast
Hampton Inn Conf Center	662-234-5565	5 Miles	N/A	N/A

CANCELLATION OF REGISTRATION MUST BE SUBMITTED 10 DAYS PRIOR TO CLASS

REMIT PAYMENTS TO:
ATTN: Yvette Cox
Yvette.cox@safariland.com
Federal Tax ID: 592044869

The Safariland Group
13386 International Parkway
Jacksonville, FL 32218

Phone: 1-800-347-1200 option Training
Fax: 904-741-9993
Email: products.Training@safariland.com

Y 2016 Per Diem Rates for Oxford Mississippi

(October 2015 - September 2016)

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the [National Association of Counties \(NACO\) website \(a non-federal website\)](#).

The following rates apply for **Oxford Mississippi**

Primary Destinat ion (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&I E (5)
		2015						2016						
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Oxford	Lafayette	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$64
	e	5	5	5	5	5	5	5	5	5	5	5	5	

Footnotes

1. Traveler reimbursement is based on the location of the work activities and not the accommodations, unless lodging is not available at the work activity, then the agency may authorize the rate where lodging is obtained.
2. Unless otherwise specified, the per diem locality is defined as "all locations within, or entirely surrounded by, the corporate limits of the key city, including independent entities located within those boundaries."
3. Per diem localities with county definitions shall include "all locations within, or entirely surrounded by, the corporate limits of the key city as well as the boundaries of the listed counties, including independent entities located within the boundaries of the key city and the listed counties (unless otherwise listed separately)."
4. When a military installation or Government-related facility (whether or not specifically named) is located partially within more than one city or county boundary, the applicable per diem rate for the entire installation or facility is the higher of the rates which apply to the cities and/or counties, even though part(s) of such activities may be located outside the defined per diem locality.
5. *Meals and Incidental Expenses*, see [Breakdown of M&IE Expenses](#) for important information on first and last days of travel.

FY 2016 Meals and Incidental Expenses (M&IE) Breakdown

The separate amounts for breakfast, lunch and dinner listed in the chart are provided should you need to deduct any of those meals from your trip voucher. For example, if your trip includes meals that are already paid for by the government (such as through a registration fee for a conference), you will need to deduct those meals from your voucher. Refer to Section 301-11.18 of the Federal Travel Regulation for specific guidance on deducting these amounts from your per diem reimbursement claims for meals furnished to you by the government. Other organizations may have different rules that apply for their employees; please check with your organization for more assistance.

The table lists the six M&IE tiers in the lower 48 continental United States (currently ranging from \$51 to \$74). If you need to deduct a meal amount, first determine the location where you will be working while on official travel. You can look up the location-specific information at www.gsa.gov/perdiem.

The M&IE rate for your location will be one of the six tiers listed on this table. Find the corresponding amount on the first line of the table (M&IE Total) and then look below for each specific meal deduction amount.

The table also lists the portion of the M&IE rate that is provided for incidental expenses (currently \$5 for all tiers).

Total	Continental Breakfast/ Breakfast	Lunch	Dinner	IE
\$51	\$11	\$12	\$23	\$5
\$54	\$12	\$13	\$24	\$5
\$59	\$13	\$15	\$26	\$5
\$64	\$15	\$16	\$28	\$5
\$69	\$16	\$17	\$31	\$5
\$74	\$17	\$18	\$34	\$5

This table lists the amount federal employees receive for the first and last calendar day of travel. The first and last calendar day of travel is calculated at 75 percent.

Total	First & Last Day of Travel
\$51	\$38.25
\$54	\$40.50
\$59	\$44.25
\$64	\$48.00
\$69	\$51.75
\$74	\$55.50



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.:
AGENDA DATE: 2-16-2016
PAGE: 1 of 2

SUBJECT: Discussion and consideration for Assistant Chief John C. Thomas to attend the FBI National Academy Associates Mississippi Chapter Spring Conference March 10-11, 2016, in Pearl, MS.

AMOUNT & SOURCE OF FUNDING Police Training 001-230-690-552

FISCAL NOTE: \$273.00

Per Diem	\$34.00
Conference fee	\$150.00
Hotel	\$89.00
Total	\$273.00

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** STARKVILLE POLICE DEPT

**DIRECTOR'S
AUTHORIZATION:** R. FRANK NICHOLS
CHIEF OF POLICE
662-323-2700

FOR MORE INFORMATION CONTACT:

SUGGESTED MOTION:

Move approval for Assistant Chief John C. Thomas to attend the FBI National Academy Associates Mississippi Chapter Spring Conference March 10-11, 2016, in Pearl, MS.



FBI National Academy Associates

Mississippi Chapter

Spring Conference 2016

March 10-11 2016

HOTEL INFORMATION:

Room Rate \$89.00

Courtyard by Marriott

Conference Fee \$150.00

415 Riverwind Drive

Cookout Only \$25.00

Pearl, MS 39208

601-914-4888

Name:

A.C. John C. Thomas

Address:

101 Lampkin St.

City/State/Zip:

Starkville, Ms 39759

Telephone:

662-323-4135

Agency Name:

Starkville Police Dept.

Email Address:

JohnC.Thomas@cityofstarkville.org

MAIL TO: MSFBINAA – P O Box 503 – Long Beach, MS 39560

Attention: Linda Atterberry (228)209-0385

rlschauer@cableone.net



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Sanitation & Environmental
AGENDA DATE: February 16, 2016
PAGE: 1 of 2

SUBJECT: Request approval to repair the 2012 Mac Front Loader Garbage Truck

AMOUNT & SOURCE OF FUNDING: 2015/2016 Budget-Shop Repairs & Maintenance
022-322-630-360

FISCAL NOTE:

AUTHORIZATION HISTORY: Prior to the purchase of the two new front loaders, this 2012 Mac was the newest of the fleet. We have received one of the new trucks and awaiting delivery on the other.

**REQUESTING
DEPARTMENT:** SES
Gandy

**DIRECTOR'S
AUTHORIZATION:** Emma Gibson-

FOR MORE INFORMATION CONTACT: Emma Gibson-Gandy

SUGGESTED MOTION: Move approval of Tri State Truck Center, to repair the 2012 Mac Front Loader Garbage Truck in the amount of \$10,175.28.

Tri-State Truck Center - Mack (Tupelo MS)

3025 International Drive Exit Tupelo, Mississippi 38901

Phone: (800) 737-3795 - Fax: (662) 844-6093

Case Number: 6429580 - Repair Order Number: 78629 - Purchase Order Number: n/a
 Service Writer: Department--, --Tupelo Service - Case Date: 01/29/16 02:37 pm CST

City Of Starkville	Unit #:
Address: CITY HALL 101 LAMPKIN ST STARKVILLE MS Phone: 397-59 Fax: (662) 323-4813 Cust #: 18767	Asset: 2012 Mack V100 Serial #: CM009570 VIN: 1M2AV34C3G100970 Engine: MP7 Engine Hours: 6157 Miles: 76,784 Warranty Start: 6/30/2012 In Service: 3 Years 7 Months

IL	Description	Labor	Parts	Govt Charge	Total
1	REPLACE INJECTORS Parts: (1) SEALING RING, (2) SEALING RING, (3) INJECTOR, (3) INJECTOR CUP, (3) INJECTOR O-RING KIT, (6) HOLD DOWN BOLT, (6) WIRE TIE	\$834.40	\$1,973.09	\$0.00	\$2,807.49
2	ENGINE HARNESS FULL OF OIL Parts: (1) HARNESS, (1) PRESSURE SENSOR, (1) SEALING STRIP, (1) WICKING KIT, (100) WIRE TIE, (2) FITTING	\$1,192.00	\$1,109.90	\$0.00	\$2,301.90
3	DPF CLEANING Parts: (1) ADJUST	\$476.80	\$336.70	\$0.00	\$813.50
4	CAMERA NOT WORKING	\$238.40	\$0.00	\$0.00	\$238.40
5	DIAGNOSE ABS FAULTS	\$238.40	\$0.00	\$0.00	\$238.40
6	REPLACE DPF Parts: (1) ADJUST	\$0.00	\$2,800.00	\$0.00	\$2,800.00

Parts: \$6,219.69
Labor: \$2,980.00
Core: \$0.00
Haz. Waste: \$0.00
Shop: \$290.55
Freight: \$0.00
Tax: \$688.04
TOTAL: \$10,178.28

This estimate is subject to teardown and inspection and is valid for 30 days from date above. I, the undersigned, authorize you to perform the repairs and furnish the necessary materials. I understand any costs verbally quoted are an estimate only and not binding. Your employees may operate vehicle for inspecting, testing and delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. AUTHORIZED BY: _____ DATE: ____/____/____



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: February 16, 2016
PAGE: 1 of 13

SUBJECT: Request authorization for Starkville Utilities to accept the bid submitted by Altec (the sole bidder) and purchase, with trade in, a fifty-five feet material handling bucket truck with chassis.

Altec's bid is for a total bid price of \$187,879 which includes a \$5,500 trade allowance for service bucket truck #34. All bid specifications were met by Altec. The bid document is attached.

AMOUNT & SOURCE OF FUNDING: 2016 FY budget

FISCAL NOTE:

AUTHORIZATION HISTORY: Authorization to advertise for bids was approved by the Board of Aldermen at the January 5, 2016 meeting.

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
AUTHORIZATION:** Terry Kemp, General Manager

FOR MORE INFORMATION CONTACT: Terry Kemp 323-3133

SUGGESTED MOTION:

Move approval for Starkville Utilities to accept the sole bid and purchase a fifty-five feet material handling bucket truck with chassis from Altec with trade in.

ADVERTISEMENT FOR BIDS

THE CITY OF STARKVILLE

Notice is hereby given that the City of Starkville will receive sealed bids for NEW 55 FOOT MATERIAL HANDLING BUCKET TRUCK WITH CHASSIS.

Bids are due at the Office of the City Clerk, City Hall, 110 West Main Street, Starkville, Mississippi, 39759, by 3:00 P.M. local time on February 2, 2016, at which time they will be opened publicly, read aloud, and taken under advisement until the next meeting of the Mayor and Board of Aldermen.

Specifications and bidding documents may be obtained at the office of the City Clerk of the City of Starkville at the location stated above.

The CITY OF STARKVILLE reserves the right to reject any or all bids and to waive any informalities or technicalities therein.

No bidder may withdraw a bid for a period of sixty (60) days after the scheduled date and time of opening of bids. Bidders for this equipment must be (a) Manufacturer, (b) Manufacturer's Authorized Mississippi Manufacturer's Representative, or (c) Manufacturer's Authorized Mississippi Distributor.

CITY OF STARKVILLE, MISSISSIPPI

BY: _____

Lesa Hardin, City Clerk

PUBLISH:

January 14, 2015

January 21, 2015

Starkville Daily News

INSTRUCTIONS TO BIDDERS

Bids that are sent by mail shall be clearly marked "Bid Enclosed" or "Bid Envelope Enclosed" as appropriate. The sealed envelope containing the bid shall have the following information shown on the envelope:

BID ENCLOSED

ITEM: 55 FOOT MATERIAL HANDLING BUCKET TRUCK AND CHASSIS

OWNER: CITY OF STARKVILLE UTILITIES

STARKVILLE, MISSISSIPPI

BIDDER: Altec Industries Inc.

ADDRESS 1: 2106 South Riverside Road

ADDRESS 2: St. Joseph, MO 64507

BID DUE: 3 P.M. February 2, 2016

Bids that are sent by mail or by parcel delivery service should be addressed to:

Lesa Hardin, City Clerk
City of Starkville
City Hall, 110 West Main Street
Starkville, Mississippi 39759

Submit all questions about the specifications or trade –in(s) to:

Terry Kemp, General Manager
City of Starkville Utilities
P.O. Box 927
Starkville, Mississippi 39760
Telephone (662) 323-3133

EQUIPMENT SUPPLIER'S PROPOSAL

EQUIPMENT SUPPLIER'S PROPOSAL

55 FOOT MATERIAL HANDLING BUCKET TRUCK AND CHASSIS

CITY OF STARKVILLE UTILITIES

STARKVILLE, MISSISSIPPI

To: Lesa Hardin, City Clerk
 Office of the City Clerk, City Hall
 110 West Main Street
 Starkville, Mississippi 39759

The undersigned acknowledges by his signature that he has received and examined the "Specifications and Trade-In Information for 55 FOOT MATERIAL HANDLING BUCKET TRUCK AND CHASSIS" for the City of Starkville Electric Department for bid due FEBRUARY 2, 2016, and has included the provisions of the Specifications and Trade-In Information in his proposal.

The Equipment Supplier hereby proposes to sell and deliver to the City of Starkville Utilities, Starkville Mississippi, the equipment specified in the attached specification and the Equipment Supplier hereby proposes to take ownership and possession of the Trade-In Equipment, as specified in the Trade-In Information attachment and upon execution of required documents, at the City of Starkville Utilities Department Warehouse for the following sums:

<u>DESCRIPTION</u>	<u>PRICE</u>
55 FOOT MATERIAL HANDLING BUCKET TRUCK WITH CHASSIS	\$ <u>193,379.00</u>
LESS TRADE-IN BUCKET TRUCK WITH CHASSIS	\$ <u>5,500.00</u>
 TOTAL BID PRICE	 \$ <u>187,879.00</u>

EQUIPMENT SUPPLIER'S PROPOSAL PAGE 2

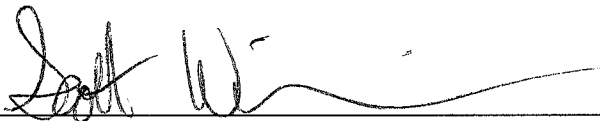
1. The prices set forth above for the 55 FOOT MATERIAL HANDLING BUCKET TRUCK WITH CHASSIS shall include delivery to the City of Starkville Utilities Warehouse at 605 Highway 182 East, Starkville, Mississippi and ready for the City of Starkville Utilities' use for the equipment's intended purpose.
2. The prices set forth above for the TRADE-IN BUCKET TRUCK shall include the Equipment Supplier removing these vehicles from the City of Starkville's property at the cost of the Equipment Supplier. The City of Starkville will not be responsible for any cost associated with the removal of this equipment.
3. The Equipment Supplier shall provide all Chassis Instruction Information from the Chassis Manufacturer to the City of Starkville.
4. The Equipment Supplier shall provide at minimum two (2) bound and printed copies and two (2) Adobe Portable Document (PDF) format electronic copies of all operations and maintenance instructions for the supplied 55 FOOT MATERIAL HANDLING BUCKET UNIT.
5. The prices set for the herein shall be firm if accepted by the City of Starkville within sixty (60) days. If complete bucket truck is not delivered by the time specified below, the vendor is responsible for providing to Starkville Utilities a loaner bucket truck of similar capabilities at no cost to Starkville Utilities until delivery of new unit.
6. The time of delivery of the 55 FOOT MATERIAL HANDLING BUCKET TRUCK WITH CHASSIS shall be:

DATE OF DELIVERY: 280-310 days after receipt of order
7. The Equipment Supplier shall include engineering data with his proposal as required to evaluate bid.
8. Exceptions: _____

9. It is understood by the undersigned that the City of Starkville retains the privilege of accepting or rejecting all or any part of this proposal and to waive any informalities or technicalities therein. Counter-proposals or qualified bids shall be subject to rejection at the discretion of the City of Starkville.
10. It is also understood by the undersigned that the City of Starkville reserves the right to conduct investigations to evaluate the proposals received and to award the bid for this equipment to the lowest Bidder, who in the City of Starkville's evaluation will provide the equipment which will be in the best interest of the owner.

EQUIPMENT SUPPLIER'S PROPOSAL PAGE 3

EQUIPMENT SUPPLIER: Altec Industries Inc.

BY: 

PRINTED NAME: Scott Wilkinson

TITLE: Technical Sales Support Representative

ADDRESS 1: 2106 South Riverside Road

ADDRESS 2: St. Joseph, MO 64507

TELEPHONE NUMBER: 816-236-1339

DATE SIGNED: 1/22/2016

AERIAL DEVICE

One new 55-foot telescopic articulating aerial with an insulating lower arm and insulating telescopic upper boom aerial device mounted on chassis in the rearward position in accordance with all applicable standards. The intent of the is vehicle is to perform energized work on 15 kV class distribution systems.

This aerial device shall be Altec Model TA55 or Terex Model TL55.

The delivered complete vehicle is to include all standard and optional features and equipment listed below.

❖ Design Criteria

- Design shall be in accordance with current industry and engineering standards applicable and accepted for structural and hydraulic design.
- ANSI Category C, 46 kV and below dielectric rating.
- Aerial device shall be dielectrically rated and tested for operation up to 46 kV working line voltage per ANSI/SIA latest standards.
- Ground to bottom of platform height of approximately 55 feet.
- Working height of approximately 60 feet.
- Maximum side reach of approximately 37 feet.
- Stowed travel height not to exceed 12 feet.
- Side by side boom configuration.
- Parallel boom stow.
- Insulating section in lower boom.
- Lower boom articulation 92.5 degrees minimum.
- Insulating upper boom telescopic section.
- Continuous rotation.
- Compensated hydraulic leveling system to maintain bucket level during operation.
- Full pressure open center hydraulic system.
- Lower boom lifting eye.
- Hydraulic tank mounted at the front of the body nearest cab.

❖ Platform

- Single two-man 24" x 48" platform with 180-degree rotation.
- Platform end mounted and hydraulically rotates around boom tip.
- Hydraulic platform tilt.
- Platform shall have a minimum capacity of 600 pounds.
- Steps provided on outside of platform.
- Platform cover 24" x 48" provided.
- Platform liner for two-man fiberglass platform, 24" x 48", 50 kV rating.
- Platform floor liner 24" x 48" provided.
- Hydraulic tool circuit at platform with quick disconnects.
- Engine start/stop located at platform.

❖ Jib

- Top mounted hydraulically articulating jib with winch.
- Altec “ARM” or equivalent rotating jib.
- Manually extendible jib.
- 600 lb. capacity jib.
- Jib incorporates a winch system with approximately 80 feet of double braid rope with a minimum breaking strength of 10,500 pounds.
- Appropriately rated swivel hook provided for winch line.
- 4-way roller head jib attachment for handling conductor.

❖ Outriggers

- 4-outriggers provided. Two A-frame primary and two auxiliaries.
- Outrigger controls mounted at rear of body. Mounting position to provide visibility of outriggers to operator.
- Outrigger motion alarm providing audible alarm when any of the outrigger controls are operated.
- Outrigger/boom interlock system preventing boom from being unstowed until outriggers are at least partially deployed.
- Outrigger/Unit selector control mounted near the outrigger controls.
- Throttle advance mounted near the outrigger controls.

❖ Upper Controls

- Altec “ISO-Grip” or equivalent control system with high resistance boom tip components.
- 4-function single handle upper control with an interlock trigger.

❖ Lower Controls

- Individual control levers provided and located in an accessible location.
- Lower controls are capable of fully overriding the platform controls.

❖ Miscellaneous

- Automatic boom latch.
- Boom overstay protection.
- Secondary boom stowage system allowing for temporary operation of the unit in a situation where the primary hydraulic source fails.
- A load chart on both sides of boom stating actual lifting capacity considering all final options, chassis, body, outriggers and other fixed equipment with final readings based on completed unit stability.
- A boom angle indicator and decal mounted on both sides of the boom in a clearly visible location to the operator.
- All metallic components of the complete aerial device painted with a rust inhibiting primer.

- Two complete sets of manuals providing operation and maintenance procedures and a replacement parts listing.
- One complete set of electronic manuals in pdf or format acceptable to Starkville Utilities.
- **Payment will not be made until all documentation is received.**
- Warning decals provided and installed.
- Fall protection system to include one DBI 1110892XP size XL full body harness, one DBI 1110891XP size LG and two 6 foot decelerating type lanyards.
- Installed Bashlin Industries Model 700FWI truck mounted rescue system.
- Pair of wheel chocks.
- Boom storage support installed.
- Cab controlled heavy duty SAE power take-off installed with indicator light in cab.

BODY AND CHASSIS ACCESSORIES

Aerial service line/step body suitable for installing on dual rear wheel chassis provided and of proper dimensions when used with the supplied aerial device. Specification assumes 120" CA dimension chassis.

❖ General

- Steel body.
- Body primed with a rust inhibiting primer.
- Final coat to be white.
- Underside of body to be painted black.
- Gripstrut on streetside compartment tops.
- Gripstrut on curbside compartment tops.
- 5.5" drop-in wood cargo retaining board at top of side access step.
- Zinc paddle latches.
- Rigid door holders on all vertical doors.
- Chains on all horizontal doors.
- Master body security locking system.
- One chock holder in fender panel on each side of body.
- Hydraulic tool circuit at rear of tailshelf with quick disconnects.
- Two recessed D rings in front of the unit pedestal in the bed of the body and two recessed D rings behind the unit pedestal in the bed of the body.

❖ Body dimensions (nominal dimensions, may vary slightly depending on vendor)

- 94" overall body width.
- 46" body compartment height.
- 18" body compartment depth.

- ❖ Hotstick shelf extending full length of body on streetside with side opening hinge door at rear compartment for access with hotstick brackets.
- ❖ Compartmentation – Streetside
 - First Vertical – Adjustable locking swivel hook rail with hooks. 2 on left wall, 3 on rear wall and 2 on right wall.
 - Second Vertical – Adjustable locking swivel hook rail with hooks. 2 on left wall, 3 on rear wall and 2 on right wall.
 - Third Vertical – Adjustable locking swivel hook rail with hooks. 2 on left wall, 3 on rear wall and 2 on right wall.
 - Horizontal – Fixed shelf no dividers. Top portion is hotstick tray. Second tray is rubber gut tray.
 - Rear Vertical – Top portion incorporated into horizontal compartment. The hotstick top tray and rubber gut lower tray in the horizontal compartment will extend into this compartment. Lower portion vacant.
- ❖ Compartmentation – Curbside
 - First Vertical – Three fixed shelves with removable dividers on 4 inch centers.
 - Second Vertical – Three fixed shelves with removable dividers on 4 inch centers.
 - Third Vertical – Gripstrut access steps with two sloped grab handles.
 - Horizontal – Two fixed shelves with removable dividers on 8 inch centers.
 - Rear Vertical – Adjustable locking swivel hook rail with hooks. 2 on left wall, 3 on rear wall and 2 on right wall.
- ❖ Tailshelf
 - Steel tailshelf construction.
 - Tailshelf drops down approximately 6 inches from main floor of truck bed.
 - 29" tailshelf with two grab handles, installed one each side at rear of tailshelf and 3" lip.
 - Approximately 94" wide tailshelf.
 - 5.5" drop-in wood cargo retaining board between drop tailshelf and main bed of truck.
 - Four recessed D rings in tailshelf.
- ❖ Pintle Hitch
 - Holland T-125 or equivalent pintle hook, heavy duty with frame reinforcement installed at 28" ± 1" from ground to centerline of throat.
- ❖ Two safety chain rings installed.
- ❖ Hydraulic hose suspended stirrup steps installed at streetside and curbside mounted as high as possible.
- ❖ Access step installed in cargo area for access to right side compartment top. This is for ease of access to platform.
- ❖ One set of splash aprons installed behind rear wheels.
- ❖ Flare and triangular reflector kit installed in cab behind seat on passenger's side.

- ❖ Ten-pound fire extinguisher with mounting bracket installed on front of body between cab and first streetside vertical compartment.
- ❖ Rubber dock bumpers installed on right and left side of frame at rear.
 - Extend chassis frame to rear to allow dock bumpers to protect pintle hook and glad hand connectors.
- ❖ Three-point grounding system tying unit, body and chassis to a common ground with copper “U” bolts installed at curbside front and curbside rear of vehicle.
- ❖ Automatic retracting grounding reel with 50 feet of 1/0 AWG high strand count copper grounding cable with t-handle grounding clamp installed.
- ❖ Install glad hand connectors at rear of vehicle. Tractor package to be supplied with chassis.
- ❖ Four aluminum outrigger pads 24” x 24” or larger.
- ❖ Outrigger pad holders to accommodate supplied outrigger pads.
 - Outrigger pad holders to have swinging pendulum steel retainers.
 - Outrigger pad holders to have divider if using the stackable set-up.
- ❖ Manual pouch installed in cab under driver’s seat.
- ❖ Cab protector.
- ❖ Truck level indicator.

ELECTRICAL ACCESSORIES

- ❖ Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED including LED reverse lights.
 - 4-corner strobe system with clear lens installed in the front grill of chassis and at rear skirting with other lighting (LED). Master switch and indicator installed in cab.
 - Post mounted spot lights. (LED) Master switch and control installed in cab.
 - Work lights mounted one each side of the cab protector facing cargo area. (LED) Master switch installed in cab.
- ❖ Standard amber strobe light with brush guard installed on cab protector. One each side. (LED)
- ❖ 6-way trailer receptacle (pin type) installed at rear.
- ❖ Electronic back-up alarm.
- ❖ Outrigger motion alarm providing audible alarm when any of the outrigger controls are operated.

FINISHING DETAILS

- ❖ Delivery of completed unit.
- ❖ Paint body and accessories one solid color white to match cab.
- ❖ Paint aerial device and accessories one solid color white to match cab.
- ❖ Underside of body to be painted black.
- ❖ Apply non-skid paint to all walking surfaces. Apply to top of tailshelf, cargo area floor, and open areas not covered by Gripstrut or other slip-resistant material.
- ❖ English safety and instructional decals.
- ❖ Vehicle height placard installed in cab.

Chassis

- ❖ 2016 International 4 x 2 cab and chassis.
- ❖ Winter white color.
- ❖ 120 CA
- ❖ 120,000 PSI frame rails.
- ❖ 110,000 PSI Inverted "L" reinforcement.
- ❖ Cummins ISB6.7-liter turbo diesel engine with 660 LB-FT Torque.
- ❖ Allison Rugged Duty Series RDS 3000 off-road automatic transmission.
- ❖ PTO provision on automatic transmission.
- ❖ 14000 lb. front axle with 14000 lb. suspension including shock absorbers.
- ❖ 23000 lb. rear axle with 23500 lb. suspension.
- ❖ Driver controlled locking rear differential on rear axle.
- ❖ 4.63 rear axle ratio.
- ❖ 4500 lb. auxiliary springs.
- ❖ Vertical exhaust.
- ❖ Dual battery, maintenance free, with 1100 CCA minimum.
- ❖ 50 gallon streetside step fuel tank.
- ❖ Flotation front tires.
- ❖ Steel disc front brakes to accommodate flotation tires.
- ❖ Steel bumper with two front mounted tow hooks.
- ❖ Air brake system.
- ❖ AM/FM stereo radio.
- ❖ Electronic cruise control.
- ❖ West coast mirrors.
- ❖ Heater, defroster and air conditioner.
- ❖ 60/40 bench seat.

Trade-In Information

Trade-In Bucket Truck with Chassis

2006 Hi-Ranger Model HR40 material handling aerial device serial number 2061032621 installed on a Ford F-550 2WD cab and chassis VIN 1FDAF56PX7EA14050.

NOTES

Freight on Board to Starkville Utilities Warehouse in Starkville Mississippi