



OFFICIAL ELECTRONIC PACKET

**CITY OF STARKVILLE, MISSISSIPPI
December 20, 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

Technology Director
Joel Clements, Jr.



Police Chief
R. Frank Nichols

Fire Chief
Charles Yarbrough

**Human Resources
Director**
Navarrete Ashford

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

City Engineer
Edward Kemp

Utilities General Manager
Terry Kemp

Court Administrator
Tony Rook

**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, DECEMBER 20, 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 NOVEMBER 15, 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. MS. CLARA WARE/ JAYLAN LAMAR WARE-ALL AMERICAN FOOTBALL GAMES

B. MS. DOROTHY ISAAC-COMMUNITY MATTERS

C. VOLUNTEER STARKVILLE-FY 2016

VIII. PUBLIC HEARING

IX. MAYOR'S BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

X. BOARD BUSINESS

A. CONSIDERATION AND APPROVAL OF AN ADDITIONAL APPROPRIATION FOR STREET OVERLAY AND/OR INFRASTRUCTURE IMPROVEMENTS FOR EACH WARD FOR THE CURRENT FISCAL YEAR IN THE AMOUNT OF \$35,000.

B. DISCUSSION AND CONSIDERATION OF GIVING STAFF DIRECTIVE TO ADVERTISE FOR A PUBLIC HEARING TO CONSIDER A MORATORIUM ON CONSTRUCTION OR CHANGES TO ANY NEW OR EXISTING BILLBOARD.

C. DISCUSSION AND CONSIDERATION OF APPROVAL OF TRAVEL FOR THE CITY ENGINEER EDWARD KEMP AND COMMUNITY DEVELOPMENT DIRECTOR BUDDY SANDERS TO ATTEND THE MISSISSIPPI MUNICIPAL

LEAGUE'S 2017 MID-WINTER LEGISLATIVE CONFERENCE IN JACKSON, MS FROM JANUARY 10TH TO 12TH.

XI. DEPARTMENT BUSINESS

A. AIRPORT

1. REQUEST APPROVAL OF THE SUPPLEMENTAL AGREEMENT #3 OF THE FAA AIP GRANT 3-28-0068-019-2014 IN THE AMOUNT OF \$30,257.50.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

2. PLANNING

- a. PRESENTATION OF THE FINAL DRAFT OF THE 2016 STARKVILLE COMPREHENSIVE PLAN BY THE WALKER COLLABORATIVE FOR CONSIDERATION OF ADOPTION BY THE BOARD OF ALDERMEN.
- b. DISCUSSION AND CONSIDERATION OF THE REAPPOINTMENT OF JASON BARRETT TO THE STARKVILLE HISTORIC PRESERVATION COMMISSION WITH A TERM SET TO EXPIRE ON DECEMBER 20, 2019.
- c. DISCUSSION AND CONSIDERATION OF PP 16-20 THE REQUEST FOR RENEWAL OF PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING ONE LOT INTO TWO LOTS LOCATED +/-0.27 MILES SOUTH OF THE GARRARD ROAD AND HWY 12 EAST INTERSECTION ON THE EAST SIDE OF HWY 12 EAST WITH THE PARENT PARCEL NUMBER 117F-00-008.00.
- d. DISCUSSION AND CONSIDERATION OF PP 16-19 THE FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION OF A +/-7.73-ACRE PARCEL ON THE EAST SIDE OF NORTH MONTGOMERY AND THE SOUTH SIDE OF PRESLEY DRIVE IN AN C-1, R-5 AND RE ZONE WITH THE PARENT PARCEL NUMBER 0117E-00-018.00.
- e. DISCUSSION AND CONSIDERATION OF RENAMING COTTAGE LANE TO COTTAGE CREEK LANE AND BENT BROOK RIDGE LANE TO BENT BROOK RIDGE STREET.

- f. DISCUSSION AND CONSIDERATION OF THE PURCHASE OF FOUR BURIAL PLOTS FROM MIKE AND BRENDA BELL LOCATED IN THE EAST HALF OF LOT NUMBER 53, BLOCK C IN ODDFELLOWS UNIVERSITY CEMETERY IN THE AMOUNT OF \$7,200.

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 DECEMBER 14, 2016 FOR FISCAL YEAR ENDING 9/30/17.
2. REQUEST APPROVAL OF NOVEMBER 2016 FINANCIAL STATEMENT.

F. FIRE DEPARTMENT

1. REQUEST PERMISSION FOR CHIEF CHARLES YARBROUGH AND TRAINING OFFICER TONY CLAYBORN TO ATTEND THE MID-WINTER FIRE CHIEF'S CONFERENCE ON JANUARY 11-13, 2017 IN RIDGELAND, MS, FOR AN APPROXIMATE COST OF \$770.00 (HOTEL, REGISTRATION) WITH ADVANCED TRAVEL.
2. REQUEST PERMISSION TO ALLOW PSFC, INC (POLICE, SHERIFF AND FIREFIGHTER, INC.) TO CONDUCT A FUNDRAISER FOR THE SFD AND THE MONEY RAISED WILL BE USED TO PURCHASE SMOKE DETECTORS AND OTHER FIRE AND LIFE SAFETY EQUIPMENT.
3. REQUEST PERMISSION TO ISSUE A COMMERCIAL BURN PERMIT TO RAMSEY PARTNERS TO BURN CLEARED DEBRIS ASSOCIATED WITH A CONSTRUCTION PROJECT, THIS BURN TO OCCUR ON THE PROPERTY, LOCATED AT THE ADELAIDE 1980 SOUTH MONTGOMERY.

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 ADVERTISE TO FILL THE UPCOMING VACANT POSITION OF A SYSTEMS ENGINEER, IN THE STARKVILLE UTILITIES DEPARTMENT.

J. POLICE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION FOR STARKVILLE UTILITIES TO PURCHASE UNDER STATE CONTRACT PRICE OR BETTER A NEW FORD F-150 XL AND A NEW F-250 XL FOR THE ELECTRIC DIVISION.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

A. PROPERTY ACQUISITION AND/OR SALE OR LEASE

B. PERSONNEL

XV. OPEN SESSION

XVI. ADJOURN UNTIL JANUARY 3, 2017 @ 5:30 IN THE COURT ROOM AT 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.



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

**AGENDA ITEM: MINUTES
AGENDA DATE: 12-20-16
PAGE: 1 of 19**

SUBJECT: Request approval of the minutes of the November 15, 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 / CFO

SUGGESTED MOTION: Approval of the minutes of the November 15, 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 REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
November 15, 2016**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on November 15, 2016 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS. Present were Mayor Pro Tempore Roy A.' Perkins, Aldermen Ben Carver, Lisa Wynn, David Little, Jason Walker, Scott Maynard and Henry Vaughn, Sr. Attending the Board were City Clerk Lesa Hardin and Attorney Chris Latimer. Mayor Parker Wiseman was at the National League of City Conference.

Mayor Pro Tempore Roy A.' Perkins opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Mayor Pro Tempore Roy A.' Perkins asked for any revisions to the Official Agenda.

REQUESTED REVISIONS TO THE OFFICIAL AGENDA:

Alderman Jason Walker requested the following changes to the published November 15, 2016 Official Agenda:

Add to Agenda the following Item IX. H. Consideration of a lease agreement between the City of Starkville and Dan Camp Family Real Estate Company to be used as an office for members of the Starkville Police Department for a space located at 621-A University Drive, Starkville, Mississippi and authorize the Vice-Mayor to execute the document.

Alderman Scott Maynard requested the following changes to the published November 15, 2016 Official Agenda:

Add a Consent Agenda with the following Items: IV (Minutes); IX. C, D, E, G and H; X.B.2.d; X.E.1; X.I.1 and 2; and X.J.1,2,3 and 4.

1. A MOTION TO APPROVE THE CONSENT AGENDA.

Alderman Little offered a motion, duly seconded by Alderman Wynn, to approve the November 15, 2016 Consent Agenda of the Mayor and Board of Aldermen. 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 Henry Vaughn, Sr.	Voted: Yea

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

2. A MOTION TO REMOVE ITEM IX. A.

Alderman Little offered a motion to remove Item IX. A.: Discussion and consideration of approval of 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, Starkville neighborhood market project, City of Starkville, Mississippi, September 2016 and authorizing the issuance of tax increment financing revenue bonds in an amount not to exceed one million three hundred fifty thousand dollars (\$1,350,000); and for related purposes.

Alderman Walker seconded the motion and the Board voted as follows:

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

Having received a tie vote, the Mayor Pro Tempore vote Yea and declared the motion carried and the item removed from the agenda.

3. A MOTION TO REMOVE ITEM IX. B.

Alderman Little offered a motion to remove Item IX. B.: Consideration of a Resolution of the Mayor and Board of Aldermen of the City of Starkville, Mississippi, adopting, approving and authorizing the execution of the development and reimbursement agreement in connection with the Starkville neighborhood market project. Alderman Walker seconded the motion and the Board voted as follows:

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

Having received a tie vote, the Mayor Pro Tempore vote Yea and declared the motion carried and the item removed from the agenda.

Mayor Pro Tempore Roy A.' Perkins asked for further revisions to the published November 15, 2016 Official Agenda. No further revisions were requested.

4. A MOTION TO APPROVE THE OFFICIAL AGENDA.

Alderman Little offered a motion, duly seconded by Alderman Vaughn, to approve the November 15, 2016 Official Agenda of the Mayor and Board of Aldermen, as revised with items listed as consent. 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 Henry Vaughn, Sr.	Voted: Yea

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

**OFFICIAL AGENDA OF
THE MAYOR AND BOARD OF ALDERMEN
OF THE
CITY OF STARKVILLE, MISSISSIPPI
RECESSED MEETING OF TUESDAY, NOVEMBER 15, 2016
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN STREET**

PROPOSED CONSENT AGENDA ITEMS ARE HIGHLIGHTED AND PROVIDED AS APPENDIX A ATTACHED

I. CALL THE MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

III. APPROVAL OF THE OFFICIAL AGENDA

A. APPROVAL OF THE CONSENT AGENDA.

IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE OCTOBER 18, 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. VICE MAYOR'S COMMENTS:

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC HEARING

A. PUBLIC HEARING ON VA 16-08 519 UNIVERSITY DRIVE.

VIII. MAYOR'S BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

IX. BOARD BUSINESS

A. CONSIDERATION OF TREES TO BE PURCHASED AND PLANTED ALONG LYNN LANE BIKE PATH AND PARKING LOT BEHIND STARKVILLE CAFÉ WITH FUNDS TO BE PAID FROM WARD 4 DISCRETIONARY FUNDS.

B. CONSIDERATION OF ADDING A PORTION OF WEST MAIN STREET TO THE 2016 STREET IMPROVEMENT LIST WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 7 DISCRETIONARY FUNDS.

C. CONSIDERATION OF REQUEST APPROVAL TO ADD BANYAN ROAD TO THE 2016 STREET IMPROVEMENT LIST TO PROVIDE BASE REPAIRS AND LEVELING AT A COST NOT TO EXCEED \$40,000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 3 DISCRETIONARY FUNDS.

D. REPORT FROM COMMUNITY DEVELOPMENT DIRECTOR BUDDY SANDERS ON CONSTRUCTION WORK AT SONIC LOCATED AT 711 VINE ST / 302 HWY 12.

E. DISCUSSION AND CONSIDERATION OF PROMOTING CALVIN WARE TO AN EXEMPT EMPLOYEE STATUS SUPERINTENDENT IN THE SANITATION DEPARTMENT AND ADOPT THE JOB DESCRIPTION AS PRESENTED IN PACKET

AT THE SALARY SET IN THE PAY PROGRESSION PLAN AT GRADE 15
EFFECTIVE JANUARY 1, 2017.

- F. CONSIDERATION OF A LEASE AGREEMENT BETWEEN THE CITY OF STARKVILLE AND DAN CAMP FAMILY REAL ESTATE COMPANY TO BE USED AS AN OFFICE FOR MEMBERS OF THE STARKVILLE POLICE DEPARTMENT FOR A SPACE LOCATED AT 621-A UNIVERSITY DRIVE, STARKVILLE, MISSISSIPPI AND AUTHORIZE THE VICE-MAYOR TO EXECUTE THE DOCUMENT.

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 VA 16-08 519 UNIVERSITY DRIVE.
- b. DISCUSSION AND CONSIDERATION OF LW 16-04 SPARROW PROPERTIES.
- c. DISCUSSION AND CONSIDERATION OF LW 16-05 STARKVILLE VILLAGE CROSSING.
- d. DISCUSSION AND CONSIDERATION OF TRAVEL AND TRAINING FOR MIKE ST. LOUIS TO ATTEND THE BUILDING OFFICIALS ASSOCIATION OF MISSISSIPPI WINTER TRAINING EVENT WITH COSTS NOT TO EXCEED \$400.00.

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 NOVEMBER 8, 2016 FOR FISCAL YEAR ENDING 9/30/17.

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 THOMAS WARE AS A WASTEWATER OPERATOR LEVEL IV IN THE STARKVILLE UTILITIES DEPARTMENT, SUBJECT TO SIX (6) MONTH PROBATIONARY PERIOD.
2. REQUEST AUTHORIZATION TO ADVERTISE TO FILL THE VACANT POSITION OF OPERATOR 1 IN THE DRINKING WATER DIVISION.

J. POLICE DEPARTMENT

1. REQUEST AUTHORIZATION TO APPLY FOR 100% REIMBURSABLE GRANT FUNDING FROM THE OFFICE OF HIGHWAY SAFETY IN THE AREA OF DUI ENFORCEMENT AND LEL (LAW ENFORCEMENT LIAISON DUTIES) IN THE AREA OF SALARIES, OVERTIME, LEL MEETINGS, AND TRAVEL IN THE AMOUNT OF \$91,588.34.
2. REQUEST AUTHORIZATION TO APPLY FOR FUNDING WITH THE OFFICE OF HIGHWAY SAFETY IN THE AREA OF POLICE TRAFFIC SAFETY GRANTS 100% REIMBURSABLE GRANT FUNDING IN THE AREA OF OVERTIME AND LEL DUTIES IN THE AMOUNT OF \$17,800.00.
3. REQUEST AUTHORIZATION TO APPLY FOR FUNDING WITH THE JUSTICE ASSISTANCE GRANT IN THE AREA OF HOT SPOT POLICING FOR 100% REIMBURSABLE GRANT FUNDING IN THE AREA OF OVERTIME AND EQUIPMENT IN THE AMOUNT OF \$37,596.00.
4. REQUEST APPROVAL TO PURCHASE 10 NEW POLICE VEHICLES AT A \$267,338 FROM STATE CONTRACT AND TO AUTHORIZE THE CITY CLERK / CFO TO OBTAIN LEASING QUOTES.

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

A. PENDING LITIGATION

B. PERSONNEL

C. POTENTIAL LITIGATION

XV. OPEN SESSION

XVI. ADJOURN UNTIL DECEMBER 6, 2016 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN STREET.

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**APPENDIX A
CONSENT AGENDA**

I. CALL THE MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

III. APPROVAL OF THE OFFICIAL AGENDA

A. APPROVAL OF THE CONSENT AGENDA.

IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES

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V. ANNOUNCEMENTS AND COMMENTS

B. VICE MAYOR'S COMMENTS:

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC HEARING

A. PUBLIC HEARING ON VA 16-08 519 UNIVERSITY DRIVE.

VIII. MAYOR'S BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

IX. BOARD BUSINESS

A. CONSIDERATION OF TREES TO BE PURCHASED AND PLANTED ALONG LYNN LANE BIKE PATH AND PARKING LOT BEHIND STARKVILLE CAFÉ WITH FUNDS TO BE PAID FROM WARD 4 DISCRETIONARY FUNDS.

B. CONSIDERATION OF ADDING A PORTION OF WEST MAIN STREET TO THE 2016 STREET IMPROVEMENT LIST WITH THE FUNDING FOR THIS PROJECT TO COME

FROM WARD 7 DISCRETIONARY FUNDS.

- C. **CONSIDERATION OF REQUEST APPROVAL TO ADD BANYAN ROAD TO THE 2016 STREET IMPROVEMENT LIST TO PROVIDE BASE REPAIRS AND LEVELING AT A COST NOT TO EXCEED \$40,000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 3 DISCRETIONARY FUNDS.**
- D. REPORT FROM COMMUNITY DEVELOPMENT DIRECTOR BUDDY SANDERS ON CONSTRUCTION WORK AT SONIC LOCATED AT 711 VINE ST / 302 HWY 12.
- E. **DISCUSSION AND CONSIDERATION OF PROMOTING CALVIN WARE TO AN EXEMPT EMPLOYEE STATUS SUPERINTENDENT IN THE SANITATION DEPARTMENT AND ADOPT THE JOB DESCRIPTION AS PRESENTED IN PACKET AT THE SALARY SET IN THE PAY PROGRESSION PLAN AT GRADE 15 EFFECTIVE JANUARY 1, 2017.**
- F. **CONSIDERATION OF A LEASE AGREEMENT BETWEEN THE CITY OF STARKVILLE AND DAN CAMP FAMILY REAL ESTATE COMPANY TO BE USED AS AN OFFICE FOR MEMBERS OF THE STARKVILLE POLICE DEPARTMENT FOR A SPACE LOCATED AT 621-A UNIVERSITY DRIVE, STARKVILLE, MISSISSIPPI AND AUTHORIZE THE VICE-MAYOR TO EXECUTE THE DOCUMENT.**

X. DEPARTMENT BUSINESS

B. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT DEPARTMENT

3. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

4. PLANNING

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- b. DISCUSSION AND CONSIDERATION OF LW 16-04 SPARROW PROPERTIES.
- c. DISCUSSION AND CONSIDERATION OF LW 16-05 STARKVILLE VILLAGE CROSSING.
- d. **DISCUSSION AND CONSIDERATION OF TRAVEL AND TRAINING FOR MIKE ST. LOUIS TO ATTEND THE BUILDING OFFICIALS ASSOCIATION OF MISSISSIPPI WINTER TRAINING EVENT WITH COSTS NOT TO EXCEED \$400.00.**

K. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

L. ENGINEERING

THERE ARE NO ITEMS FOR THIS AGENDA

M. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF NOVEMBER 8, 2016 FOR FISCAL YEAR ENDING 9/30/17.

N. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

O. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

P. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

Q. PERSONNEL

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R. POLICE DEPARTMENT

1. REQUEST AUTHORIZATION TO APPLY FOR 100% REIMBURSABLE GRANT FUNDING FROM THE OFFICE OF HIGHWAY SAFETY IN THE AREA OF DUI ENFORCEMENT AND LEL (LAW ENFORCEMENT LIAISON DUTIES) IN THE AREA OF SALARIES, OVERTIME, LEL MEETINGS, AND TRAVEL IN THE AMOUNT OF \$91,588.34.
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3. REQUEST AUTHORIZATION TO APPLY FOR FUNDING WITH THE JUSTICE ASSISTANCE GRANT IN THE AREA OF HOT SPOT POLICING FOR 100% REIMBURSABLE GRANT FUNDING IN THE AREA OF OVERTIME AND EQUIPMENT IN THE AMOUNT OF \$37,596.00.
4. REQUEST APPROVAL TO PURCHASE 10 NEW POLICE VEHICLES AT A \$267,338 FROM STATE CONTRACT AND TO AUTHORIZE THE CITY CLERK / CFO TO OBTAIN LEASING QUOTES.

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

A. PENDING LITIGATION

B. PERSONNEL

C. POTENTIAL LITIGATION

XV. OPEN SESSION

XVI. ADJOURN UNTIL DECEMBER 6, 2016 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN STREET.

CONSENT ITEMS 5 – 18:

5. CONSIDERATION OF THE MINUTES OF THE OCTOBER 18, 2016 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MS INCORPORATING ANY AND ALL CHANGES RECOMMENDED BY THE CITY ATTORNEY.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval of the minutes of the October 18, 2016 recess meeting of the Mayor and Board of Aldermen of the City of Starkville, MS incorporating any and all changes recommended by the city attorney” is enumerated, this consent item is thereby approved.

6. CONSIDERATION OF TREES TO BE PURCHASED AND PLANTED ALONG LYNN LANE BIKE PATH AND PARKING LOT BEHIND STARKVILLE CAFÉ WITH FUNDS TO BE PAID FROM WARD 4 DISCRETIONARY FUNDS.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval of trees to be purchased and planted along Lynn Lane bike path and parking lot behind Starkville Café with funds to be paid from Ward 4 discretionary funds” is enumerated, this consent item is thereby approved.

7. CONSIDERATION OF ADDING A PORTION OF WEST MAIN STREET TO THE 2016 STREET IMPROVEMENT LIST WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 7 DISCRETIONARY FUNDS.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval to add a portion of West Main Street to the 2016 Street Improvement list with the funding for this project to come from Ward 7 discretionary funds” is enumerated, this consent item is thereby approved.



CITY OF STARKVILLE- 2016 STREET IMPROVEMENT PROGRAM

Additional Ward 7 Street Improvement Projects and Estimated Costs
9/19/2016

ROADWAY MAINTENANCE PROJECTS

Street Project	Project Limits		Length	Width	Work Type	Est. Base/ Leveling (tons)	Estimated Surface (tons)	Est. Base/ Leveling Cost	Est. Surface Cost	Estimated Milling Cost	Project Estimated Cost
	(from)	(to)									
ROADWAY MAINTENANCE PROJECTS- WARD 6											
West Main	Long Street	Raymond	701	28	Milling, Patching, Overlay	18	180	\$2,602	\$26,320	\$4,985	\$33,907
		Total	0.13	miles						Total	\$33,907

8. CONSIDERATION OF APPROVAL TO ADD BANYAN ROAD TO THE 2016 STREET IMPROVEMENT LIST TO PROVIDE BASE REPAIRS AND LEVELING AT A COST NOT TO EXCEED \$40,000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 3 DISCRETIONARY FUNDS.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval to add Banyan Road to the 2016 Street Improvement list to provide base repairs and leveling at a cost not to exceed \$40,000 with the funding for this project to come from Ward 3 discretionary funds” is enumerated, this consent item is thereby approved.

9. DISCUSSION AND CONSIDERATION OF PROMOTING CALVIN WARE TO AN EXEMPT EMPLOYEE STATUS SUPERINTENDENT IN THE SANITATION DEPARTMENT AND ADOPT THE JOB DESCRIPTION AS PRESENTED IN PACKET AT THE SALARY SET IN THE PAY PROGRESSION PLAN AT GRADE 15 EFFECTIVE JANUARY 1, 2017.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval to promote Calvin Ware to an exempt employee status superintendent in the Sanitation department and adopt the job description as presented in Board packets at the salary set in the pay progression plan at grade 15 effective January 1, 2017” is enumerated, this consent item is thereby approved.

10. CONSIDERATION OF A LEASE AGREEMENT BETWEEN THE CITY OF STARKVILLE AND DAN CAMP FAMILY REAL ESTATE COMPANY TO BE USED AS AN OFFICE FOR MEMBERS OF THE STARKVILLE POLICE DEPARTMENT FOR A SPACE LOCATED AT 621-A UNIVERSITY DRIVE, STARKVILLE, MISSISSIPPI.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval of a lease agreement between the City of Starkville and Dan Camp Family Real Estate Company to be used as an office for members of the Starkville Police Department for a space located at 621-A University Drive, Starkville, Mississippi” is enumerated, this consent item is thereby approved.

621-A University Drive
LEASE AGREEMENT

THIS AGREEMENT ("the Lease") is entered into on this the 16th day of November, 2016, between DAN CAMP FAMILY REAL ESTATE COMPANY, hereinafter referred to as "LANDLORD" and the City of Starkville, Mississippi, on behalf of its Police Department, hereinafter referred to as "TENANT." For and in consideration of the mutual covenants herein contained, and other good and valuable consideration, the parties hereto agree as follow:

1. PREMISES – LANDLORD leases to TENANT to be used as an office for members of the Starkville Police Department the following described space: 621-A University Drive, Starkville, MS 39759. This space is located at 621-A University Drive, Starkville, Mississippi, and is part of Lot 27 of Block 28 of the City of Starkville, Mississippi, as shown on the A. L. Goodman Official Map of Starkville, of record and on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.
2. TERM - The Lease commences on December 1, 2016. The Lease term ends on November 30, 2017. The parties shall have the right to renew the lease upon mutually agreeable terms by separate written agreement. Either party may cancel this lease upon three months written notice to the other party.
3. RENT – Rental payments shall not be required during the term of TENANT's occupancy under the Lease. LANDLORD is receiving and benefitting from a law enforcement and security presence on the property based merely on TENANT'S occupancy.
4. SECURITY – LANDLORD waives any security deposit.
5. IMPROVEMENTS – The TENANT may make structural changes to the interior of the rented space, only after securing the written approval of the LANDLORD, which will not be unreasonably withheld. The structural changes proposed must be submitted in writing outlining the details of the changes to be made. TENANT acknowledges that the LANDLORD may require the TENANT to restore the space to its original condition at the time the TENANT leaves the premises.
6. COMMON AREA - The parking that is provided by the LANDLORD for the TENANT is for the use of the TENANT in its role in protecting and serving the citizens of Starkville, Mississippi. Such parking area is considered a common area.
7. REPAIRS – The LANDLORD shall be responsible for major repairs to the leased structure. The TENANT shall be responsible for all regular maintenance and repairs, including the replacement of the air conditioning filters, wall switches, the repair of blocked or stopped up plumbing, and repairs of light fixtures. The LANDLORD shall replace defective and worn motors, compressors and other major components of the air conditioning system. The TENANT shall pay for all normal maintenance and servicing of the air conditioning and heating systems for the leased space. Such regular maintenance shall be done so as not to compromise the functioning of the system and damage the unit(s).
8. SUBLET – During the term of this lease, the TENANT shall not sublease or assign the space to another party.
9. PARTIES – The parties to this agreement are solely in a contractual relationship and this agreement no way constitutes or creates a partnership, limited liability company or joint venture.

10. INSURANCE – The LANDLORD will, during the lease term, keep the leased premises insured under an extended coverage for property damage, liability and fire.
11. CONDITION – The TENANT agrees to keep the leased premises in good condition.
12. RE-ENTRY – If the TENANT abandons the leased space, or if the TENANT fails to abide by any provision in this lease agreement, then the LANDLORD may forthwith cancel this lease and re-enter the leased premises.
13. NUISANCE – It is expressly agreed and understood that the TENANT will at all times conduct its business in a manner consistent with good law enforcement practice and by so doing shall not unreasonably create a nuisance to the other tenants in the building and parking area of the leased premises designated as 621-A University Drive, Starkville, Mississippi.
14. COMPETITION – LANDLORD covenants that at no time during the period of this Lease, will any space in University Drive Apartments be rented that would impede, deter, or otherwise negatively affect the TENANT's law enforcement activities without TENANT'S written agreement and consent.
15. UTILITIES – LANDLORD agrees to pay all utilities for this property.

IN WITNESS WHEREOF the parties have executed this agreement on the 16th day of November, 2016.



Attest:


Lesa Hardin, Starkville City Clerk


~~Roy H. Perkins~~, Starkville Mayor, Tenant
Roy H. Perkins, Vice Mayor, Tenant


DAN CAMP/OWNER/MANAGER
DAN CAMP FAMILY REAL ESTATE
COMPANY, Landlord

11. DISCUSSION AND CONSIDERATION OF TRAVEL AND TRAINING FOR MIKE ST. LOUIS TO ATTEND THE BUILDING OFFICIALS ASSOCIATION OF MISSISSIPPI WINTER TRAINING EVENT WITH COSTS NOT TO EXCEED \$400.00.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval of travel and training for Mike St. Louis to attend the Building Officials Association of Mississippi Winter Training Event with costs not to exceed \$400.00” is enumerated, this consent item is thereby approved.

12. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS AS OF AUGUST 31, 2016 FOR FISCAL YEAR ENDING 9/30/16.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval of the City of Starkville Claims Docket for all departments as of August 31, 2016 for fiscal year ending 9/30/16” is enumerated, this consent item is thereby approved.

General Fund	001	\$ 701,334.66
Restricted Police Fund	002	552.50
Restricted Fire Fund	003	99,428.18
Restricted Airport	016	
Airport Fund	015	20,419.69
Sanitation	022	90,903.32
Landfill	023	23,451.61
Computer Assessments	107	1,799.30
Police Building Renovation Bonds	135	103,156.43
City Bond & Interest	202	2,150.00
Park and Rec Tourism	375	6,653.92
Sub Total Before Stk Utilities	Sub	\$ 440,990.56
Utilities Dept.	SED	1,257,210.59
Total Claims	Total	\$ 1,698,201.15

13. REQUEST APPROVAL TO HIRE THOMAS WARE AS A WASTEWATER OPERATOR LEVEL IV IN THE STARKVILLE UTILITIES DEPARTMENT, SUBJECT TO SIX (6) MONTH PROBATIONARY PERIOD.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval to hire Thomas Ware, as a Wastewater Operator Level IV, in the Starkville Utilities Department, subject to six (6) month probationary period” is enumerated, this consent item is thereby approved.

14. REQUEST AUTHORIZATION TO ADVERTISE TO FILL THE VACANT POSITION OF OPERATOR 1 IN THE DRINKING WATER DIVISION

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval

to advertise to fill the vacant position of Operator 1, in the Drinking Water Division” is enumerated, this consent item is thereby approved.

15. REQUEST AUTHORIZATION TO APPLY FOR 100% REIMBURSABLE GRANT FUNDING FROM THE OFFICE OF HIGHWAY SAFETY IN THE AREA OF DUI ENFORCEMENT AND LEL (LAW ENFORCEMENT LIAISON DUTIES) IN THE AREA OF SALARIES, OVERTIME, LEL MEETINGS, AND TRAVEL IN THE AMOUNT OF \$91,588.34.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval for authorization to allow the Starkville Police Department to apply for funding with the Office of Highway Safety in the area of DUI Enforcement and LEL (Law Enforcement Liaison Duties) This request is for \$91,588.34 in 100% reimbursable funds in the area of Salary for two DUI Officers, Overtime for DUI Enforcement, LEL Meetings, and Travel for DUI related training” is enumerated, this consent item is thereby approved.

16. REQUEST AUTHORIZATION TO APPLY FOR FUNDING WITH THE OFFICE OF HIGHWAY SAFETY IN THE AREA OF POLICE TRAFFIC SAFETY GRANTS 100% REIMBURSABLE GRANT FUNDING IN THE AREA OF OVERTIME AND LEL DUTIES IN THE AMOUNT OF \$17,800.00.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval for the Starkville Police Department to apply for 100% reimbursable grant funding in the area of Overtime and LEL Duties in the amount of \$17,800.00” is enumerated, this consent item is thereby approved.

17. REQUEST AUTHORIZATION TO APPLY FOR FUNDING WITH THE JUSTICE ASSISTANCE GRANT IN THE AREA OF HOT SPOT POLICING FOR 100% REIMBURSABLE GRANT FUNDING IN THE AREA OF OVERTIME AND EQUIPMENT IN THE AMOUNT OF \$37,596.00.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval for the Starkville Police Department to apply for 100% reimbursable grant funding in the area of Overtime and Equipment in the amount of \$37,596.00” is enumerated, this consent item is thereby approved.

18. REQUEST APPROVAL TO PURCHASE 10 NEW POLICE VEHICLES AT A \$267,338 FROM STATE CONTRACT AND TO AUTHORIZE THE CITY CLERK / CFO TO OBTAIN LEASING QUOTES.

Upon the motion of Alderman Henry Vaughn, Sr., duly seconded by Alderman Lisa Wynn, and adopted by the Board to approve the November 15, 2016 Official Agenda, and to accept items for Consent, whereby the “Approval to purchase 10 new police vehicles at a \$267,338 from state contract and to authorize the City Clerk / CFO to obtain leasing quotes” is enumerated, this consent item is thereby approved.

END OF CONSENT AGENDA ITEMS

ANNOUNCEMENTS AND COMMENTS:

VICE-MAYOR’S COMMENTS: Mayor Pro-Tempore Perkins had no comments at this time.

BOARD OF ALDERMEN COMMENTS:

Alderman Wynn expressed her disappointment in the removal of the Wal-Mart TIF items. She listed reasons she felt the project would benefit the area and welcomed citizens to stay and comment.

Alderman Walker spoke of the recent tragedy in the Cotton District. The City, Starkville Police Department and citizens will take all steps possible to make the community safe.

CITIZEN COMMENTS:

Alvin Turner, Ward 7, noted the upcoming holidays and time change. He hopes everyone stays safe.

Lashonda Bush, 713 Vine Street, questioned the zoning of Sonic near her home. She asked that the conditions be enforced in that large trucks continue to exit on Vine Street.

Dewitt Hicks, legal counsel for Sonic, asked if forgiveness in any of the conditions have not been met. Representatives are prepared to work with the City to correct anything necessary.

Patricia Ward Johnson, 306 Apple St., expressed disappointment in the City not supporting Walmart on the North side of town. She stated she felt Walmart Market would inspire additional growth in that area.

Hamp Beatty, 112 St. Charles St., read a statement against granting Walmart a TIF. He stated taxes should be used to support public services, not private business.

Dorothy Issac, welcomed a new Walmart in that area of the City but felt they should pay their own way. She stated sidewalks were more needed with the money.

June Carpenter, asked for a better speaker system in the City court room in that many cannot hear. She recognized Alderman Perkins for his consistency in being against TIFs. She asked that the Northeast side of town be recognized and growth promoted.

Johnny Moore, noted there are only seven (7) neighborhood markets in Mississippi. There are many Dollar Generals, but they seem to be allowed to decline quickly. The Retail Strategy group hired by the City recommends retail growth in this area of the City and feels it is a good return on investment.

Mike McGill, co-owner of new dealership in the area, thanked the City for their support of the TIF which made his dealership possible. He stated more businesses in that area would only help the other nearby businesses.

Eileen Carr-Tabb, 1831 Oktoc Road, stated she understood Walmart had funds, but focus should be on offering services to all areas of the City.

Dr. Walter Conley, expressed concern with how and why TIFs are granted and asked that a clearer policy be followed in the future.

Alderman Carver responded that TIFs have become sporadic over the years and does agree that the City needs to develop better guidelines for the future. He felt the City had granted all the TIFs they should for a while.

Chistiana Sugg, Gouras and Associates, counsel for Walmart Market, thanked the Board for their time and opportunity. She listed reasons for consideration of what development will bring to that area of the City.

Alderman Walker addressed the inconsistencies in the granting of TIFs. He explained that he felt the land near the proposed Walmart is landlocked and it will be difficult for future development. The car dealership connected Highway 389 to Old West Point Road. Academy Sports connected Hollywood Blvd to Hwy 12. He encouraged Walmart to build without the TIF.

PUBLIC HEARING

PUBLIC HEARING ON VA 16-08 519 UNIVERSITY DRIVE.

Mayor Pro Tempore Perkins opened the Public Hearing with Community Development Director Buddy Sanders presented a history of the Variance request. Alderman Maynard inquired as to the original conditions to which Mr. Sanders stated the sidewalks would be built by the applicant.

Mayor Pro Tempore Perkins called for Public Comments. There being none, he closed the Public Hearing.

18. REPORT FROM COMMUNITY DEVELOPMENT DIRECTOR BUDDY SANDERS AND ENGINEER EDWARD KEMP ON CONSTRUCTION WORK AT SONIC LOCATED AT 711 VINE ST / 302 HWY 12.

Community Development Director Buddy Sanders and City Engineer Edward Kemp offered a history of the Sonic construction and the current issues. The eight conditions imposed in September 2010 were read. A stop work order was issued for work being done North of the Sonic (West of the Sprint Mart). Discussion followed as to the construction of the curb and how the one recently constructed will be corrected. Mr. Kemp noted the original entrance / exit was constructed for commercial traffic, but is being used for non-commercial traffic.

Alderman Vaughn offered a motion that the recently constructed concrete pad, dumpster pad and bollards, and any and all other materials associated with such construction at the Sonic restaurant located at the intersection of Highway 12 and Vine Street be approved and accepted by the City of Starkville, contingent upon the following: that Sonic, at its sole cost and expense, shall construct a triangular or other sized curb cut of sufficient height, width and depth that will, in the opinion of the City Engineer, physically and completely prohibit traffic from turning left from the newly constructed area onto Vice Street in a southbound direction; that the design of the curb cut shall be presented to, and approved by, the Starkville Board of Aldermen prior to construction; and that the curb cut shall be constructed within 15 (fifteen) days of the Board's approval of the design. Should Sonic fail to adhere to this Order, the City shall pursue any and all available legal remedies including, but not limited to, proceeding under the City's Code Enforcement process and / or seeking injunctive relief in a court of competent jurisdiction. Alderman Walker seconded the motion and 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 Henry Vaughn, Sr.	Voted: Yea

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

19. DISCUSSION AND CONSIDERATION OF VA 16-08 519 UNIVERSITY DRIVE.

Buddy Sanders presented the history of the request. Alderman Walker offered a motion to approve the VA 16-08 a Variance request from the maximum lot width requirements for a proposed lot aggregation of three lots located at 519 University Drive with three recommended conditions:

1. Building 1 and 5 of the proposed site plan (attachment 3) shall have the front door of both units face University Drive with a walkway going straight to University Drive.
2. Building 1 and 5 shall be both built as part of Phase I of the development.
3. No ADA Ramps shall be constructed along any façade along University Drive.

Alderman Vaughn seconded the motion and the Board voted as follows:

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

Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea
Alderman Scott Maynard	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

20. DISCUSSION AND CONSIDERATION OF LW 16-04 SPARROW PROPERTIES.

Upon the motion of Alderman Walker, duly seconded by Alderman Little, to approve LW 16-04 a Request for a Landscape Waiver with one recommended condition that the total plant unit count not to be less than 50% of the required count without approval of the City Planner, 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 Henry Vaughn, Sr.	Voted: Yea

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

21. DISCUSSION AND CONSIDERATION OF LW 16-05 STARKVILLE VILLAGE CROSSING.

Alderman Walker offered a motion, duly seconded by Alderman Little, to approve LW 16-05 a Request for a Landscape Waiver for the property located at 400 Highway 12 with one recommended condition, that a maximum of 25% reduction in the amount of Canopy Trees shown on Approved Site Plan dated August 16, 2016. Alderman Walker complimented the developer on the progress of the area and noted the success of the Landscape Ordinance. 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 Henry Vaughn, Sr.	Voted: Yea

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

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 Vaughan to enter into a Closed Session to determine if there is proper cause for Executive Session, the Board voted as follows:

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

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

The Board entered closed session.

23. A MOTION TO ENTER EXECUTIVE SESSION FOR THE PURPOSE OF PENDING LITIGATION RELATED TO THE STARKVILLE AIRPORT BOARD AND A GRIEVANCE OF AN EMPLOYEE OF THE SANITATION AND ENVIRONMENTAL DEPARTMENT.

Alderman Vaughn offered a motion to enter Executive Session for the purpose of pending litigation related to the Starkville Airport Board and a grievance of an employee of the Sanitation and Environmental Department on a finding that the proposed topics qualified for Executive Session. Following a second by Alderman Maynard, the Board voted as follows to enter Executive Session:

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

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

The Mayor Pro Tempore 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 pending litigation related to the Starkville Airport Board and a grievance of an employee of the Sanitation and Environmental Department 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 Maynard, duly seconded by Alderman Vaughn, to return to Open Session, the Board voted as follows:

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

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

The Mayor invited the public back in and then announced that the Board had taken action in Executive Session.

25. A MOTION TO RECLASSIFY A SANITATION AND ENVIRONMENTAL SERVICES EMPLOYEE.

Upon the motion of Alderman Maynard, duly seconded by Alderman Wynn, to grant in part, the grievance of Cap Riley dated October 13, 2016, by reclassifying him to Equipment Operator 1 in the Sanitation and Environmental Services Department with his current salary, the Board voted as follows:

Alderman Ben Carver	Voted: Absent
Alderman Lisa Wynn	Voted: Yea
Alderman David Little	Voted: Yea
Alderman Jason Walker	Voted: Yea

Alderman Scott Maynard Voted: Yea
Alderman Henry Vaughn, Sr. Voted: Yea

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

26. A MOTION TO RECESS UNTIL DECEMBER 6, 2016 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Wynn, for the Board of Aldermen to recess the meeting until December 6, 2016 @ 5:30 at 110 West Main Street in the Court Room of City Hall, the Board voted as follows:

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

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

SIGNED AND SEALED THIS THE _____ DAY OF _____ 2016.

Attest:

ROY A'. PERKINS, MAYOR PRO-TEMPORE

LESA HARDIN, CITY CLERK

(SEAL)

JAYLAN L. WARE

1767 Longview Rd. Starkville, MS 39759
claragware@gmail.com 662-769-8461

October 21, 2016



Jaylan Ware, 50 making the tackle.

My name is Jaylan Lamar Ware. I am 14 years old. My parents are Lawanda Clay and Willie Ware, III. My grandparents are Willie E. & Clara G. Ware. I play for the Starkville High School Yellow Jackets, Jr. Varsity Football Team. I was selected to play in the **Diamond All American Football Games (Games) in Myrtle Beach, South Carolina, December 27-31, 2016.** I would really love to attend these games and know that this is a great opportunity for me. If I am able to attend, this will allow me to meet others players from around the United States. I will be able to network with coaches and players and possibly connect with people who can help further my future football career.

Although I am working on weekends and saving my money for the trip, I know I am going to need assistance if I am going to attend the games. The entire trip will cost my family over \$2,500. I am writing to ask for support from you and/or your business.

If you need to contact someone concerning your donation, you may call my grandmother at 662-769-8461. I thank you in advance for what your can do to support me.

Sincerely,

Jaylan L. Ware



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

AGENDA ITEM DEPT.: Board of Aldermen
AGENDA DATE: 12-20-2016
PAGE: 1

SUBJECT:

Consideration and approval of an additional appropriation for street overlay and/or infrastructure improvements for each Ward for the current fiscal year in the amount of \$35,000.

Line Item 001-800-820-885 was budgeted as "Other TIF Holdings" in the amount of \$150,000, however it appears that it will not be passed this year.

Line Item 001-800-890-840 was budgeted for the Industrial Park Bond Payment in the amount of \$125,000, however the first payment according to the Bond Counsels estimate is not due until February 2018.

These two items re-budgeted will allocate a net balance of \$275,000 to Ward Improvements.

AUTHORIZATION HISTORY:

REQUESTING

DEPARTMENT: Board of Aldermen

DIRECTOR'S

AUTHORIZATION: Vice Mayor Roy A'. Perkins

FOR MORE INFORMATION CONTACT:

SUGGESTED MOTION: Approval of an additional appropriation for street overlay and/or infrastructure improvements for each Ward for the current fiscal year in the amount of \$35,000.



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

AGENDA ITEM DEPT.: Board Business
AGENDA DATE: December 20, 2016
PAGE: Page 1

SUBJECT:

Discussion and consideration of giving staff directive to advertise for a public hearing to consider a moratorium on construction or changes to any new or existing billboard.

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

N/A

REQUESTING

DEPARTMENT: Aldermen David Little

DIRECTOR'S

AUTHORIZATION: Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119

SUGGESTED MOTION:

Move approval to advertise for a public hearing to consider a moratorium on construction or changes to any new or existing billboard.



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

AGENDA ITEM DEPT.: Board Business

AGENDA DATE: December 20, 2016

PAGE: Page 1

SUBJECT:

Discussion and consideration of approval of travel for the City Engineer Edward Kemp and Community Development Director Buddy Sanders to attend The Mississippi Municipal League's 2017 Mid-Winter Legislative Conference in Jackson, MS from January 10th to 12th.

AMOUNT & SOURCE OF FUNDING

Total costs not to exceed \$1,200.

Engineering Travel: 001-197-610-350

Community Development Travel: 001-190-610-350

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

N/A

REQUESTING

DEPARTMENT: Alderwoman Lisa Wynn

DIRECTOR'S

AUTHORIZATION: Mayor Parker Wiseman

FOR MORE INFORMATION CONTACT:

Mayor Parker Wiseman @ 662-323-2525

SUGGESTED MOTION:

Move approval of travel for Edward Kemp and Buddy Sanders to attend the Mississippi Municipal League's 2017 Mid-Winter Legislative Conference with costs not to exceed \$1,200.



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

**AGENDA ITEM DEPT.: AIRPORT
AGENDA DATE: DEC 20, 2016
PAGE: 1**

SUBJECT: REQUEST APPROVAL OF THE SUPPLEMENTAL AGREEMENT #3 OF THE FAA AIP GRANT 3-28-0068-019-2014 IN THE AMOUNT OF \$30,257.50

AMOUNT & SOURCE OF FUNDING \$27,231.75 from the FAA AIP Grant 3-28-0068-019-2014, \$1,512.87 from MDOT Grant 3-28-0068-019-2014 and \$1,512.88 from 015-505-720-801 Capital Outlay Improvements

FISCAL NOTE: APPROVED BY THE AIRPORT BOARD ON NOVEMBER 28, 2016

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT: AIRPORT DEPARTMENT**

**DIRECTOR'S
AUTHORIZATION: RODNEY LINCOLN**

FOR MORE INFORMATION CONTACT: RODNEY LINCOLN 418-5900

SUGGESTED MOTION: MOVE TO APPROVE THE SUPPLEMENTAL AGREEMENT #3 OF THE FAA AIP GRANT 3-28-0068-019-2014 IN THE AMOUNT OF \$30,257.50

SUPPLEMENTAL AGREEMENT

To: Simmons Erosion Control, Inc.
6690 Lake-Norris Road
Lake, Mississippi 39092

Date: **December 14, 2106**
AIP# 3-28-0068-019-2014

CONTRACT MODIFICATION NUMBER: 3

Location: George M. Bryan Field
STARKVILLE, MISSISSIPPI

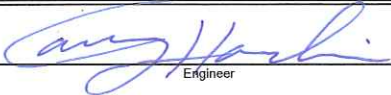
Your are hereby requested to comply with the following changes to the contract plans and specifications:

ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY			UNIT PRICE			CHANGE IN CONTRACT PRICE
			WAS	IS NOW	CHANGE	WAS	IS NOW	CHANGE	
1	330 LF Reinforced Conc. Pipe, 12" Dia. Class III; 2 EA 2' Area Drains; 1 EA Junction Box with 18" Reinforced Conc. Pipe Stubout; and Connection to Existing Drain	LS	0	1	1	\$0.00	\$30,257.50	\$30,257.50	\$30,257.50
NET CHANGE IN CONTRACT PRICE:									\$30,257.50

The current contract price of is hereby increased by **\$30,257.50**.

The time provided for completing all work under the contract is hereby changed by **0** calendar days.

Recommended by:


Engineer

12-12-2016
Date

Accepted by:

Contractor

Date

Accepted by:

Owner

Date

Accepted by:

Owner

Date



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

AGENDA ITEM DEPT.: Community Dev.
AGENDA DATE: December 20, 2016
PAGE: Page

SUBJECT:

Presentation of the Final Draft of the 2016 Starkville Comprehensive Plan by the Walker Collaborative for consideration of adoption by the Board of Aldermen.

HISTORY:

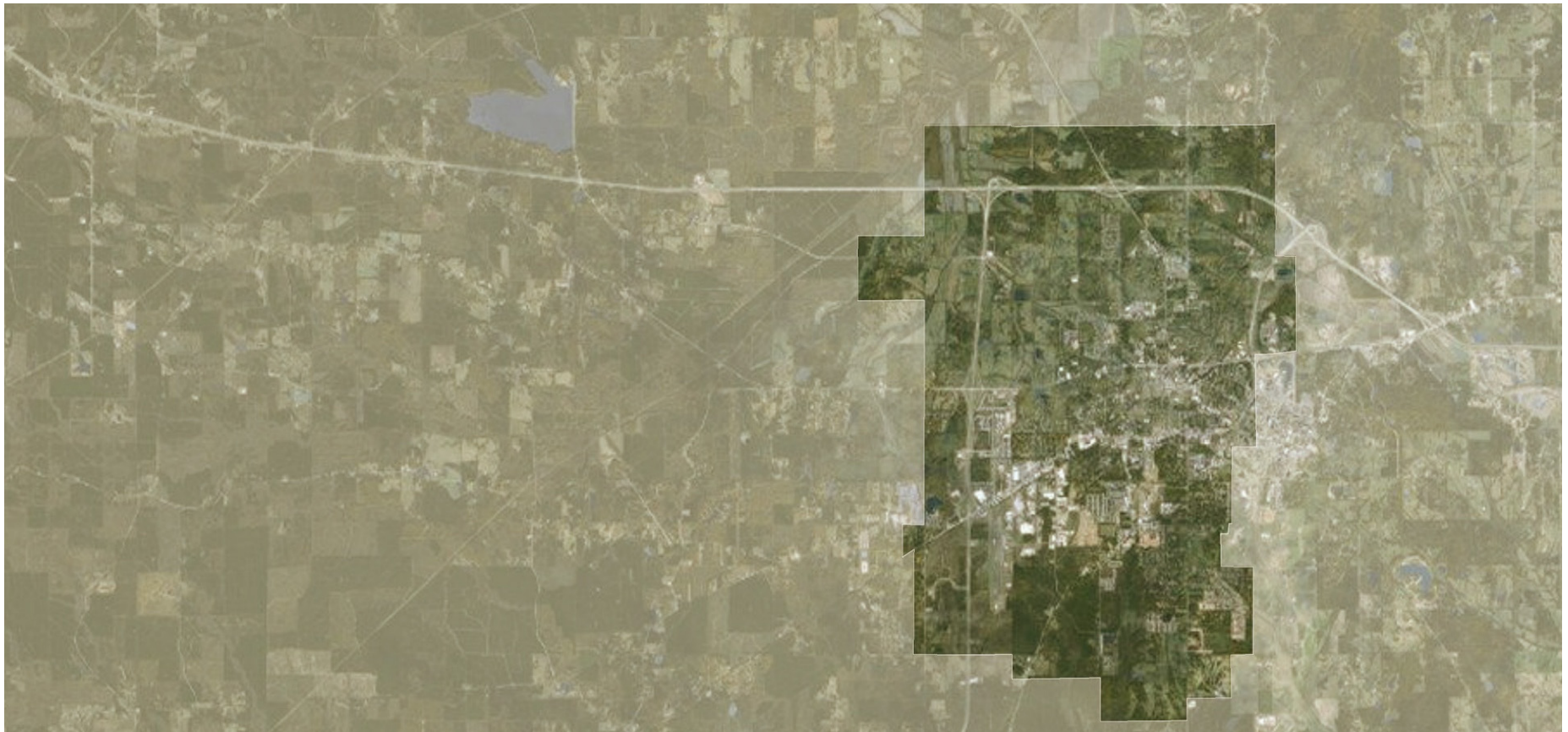
July 21, 2015:	Public kick-off Meeting
August 11-12, 2015:	Community leaders interviews & focus group meetings
September 2015:	Build-out scenarios
October 2015:	Planning Principles
October 19-22, 2015:	Charrette
February 22, 2016:	Public input session
March 30, 2016:	Public input session
May 26, 2016:	Public input session
September 28, 2016:	Public input session

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119

SUGGESTED MOTION:

“Move approval of the adoption of the 2016 Starkville Comprehensive Plan.”



COMPREHENSIVE PLAN 2016

HISTORIC
STARKVILLE

MISSISSIPPI'S COLLEGE TOWN



ACKNOWLEDGEMENTS

CITY OF STARKVILLE

City of Starkville

Parker Wiseman - Mayor
Ben Carver - Alderman Ward 1
Lisa Wynn - Alderman Ward 2
David Little - Alderman Ward 3
Jason Walker - Alderman Ward 4
Scott Maynard - Alderman Ward 5
Roy A. Perkins - Vice Mayor- Alderman Ward 6
Henry N. Vaughn, Sr. - Alderman Ward 7

Planning and Zoning Commission

Jason Camp - Ward 1
Jim McReynolds - Ward 2
Tom Walker - Ward 3
Michael Brooks - Chairmen Ward 4
Patrick Miller - Ward 5
Ira Loveless - Ward 6
John Moore - Ward 7

Board of Adjustment and Appeals

Bobby Grimes - Ward 3
Bonn Camp - Ward 4
Marco Nicovich - Ward 5
Bill Webb - Chairmen - Ward 6
Zack Harrington - Ward 7

Historic Preservation Commission

Dr. Michael Fazio
Ryan Ashford
Hamp Beatty
Cyndi Sullivan
Jason Barrett
Tom Walker

City Staff

Buddy Sanders - Director of Community Development
Daniel Havelin, RLA - City Planner
Emily Corban - Assistant City Planner

Comprehensive Plan Advisory Panel

Michelle Amos - Realtor/SRE Realtors - Chamber/LNIC
Dr. Michel Fazio - Retired Professor - Historic Preservation
Michael Brooks - W.M. Brooks & Associates - Planning and Zoning
Aldermen Jeremiah Dumas - Mississippi State University - Transportation
Mayor Jeff Rupp - Mississippi State University - Outreach
Chris Taylor - Retired Army - NAACP
Hal Parker - Developer
Mark Castleberry - Developer
Torino Holloway - Starkville Oktibbeha Unified School District
Vice-Mayor Roy Perkins - Aldermen Ward 6
Alderman Jason Walker - Ward 4
Alderwoman Lisa Wynn - Ward 2
Mayor Parker Wiseman
Taylor Adams - City of Starkville
Buddy Sanders - City of Starkville - Community Development
Terry Kemp - City of Starkville - Starkville Utilities
Edward Kemp - City of Starkville - City Engineer
Daniel Havelin - City of Starkville - City Planner

CONSULTANT TEAM

The Walker Collaborative - Nashville, TN
Philip L. Walker, AICP - Project Manager

Orion Planning & Design - Hernando, MS
Bob Barber, FAICP

Third Coast Design Studio - Nashville, TN
Keith Covington, AIA
Lee Jones, RLA

Alta Planning & Design - Davidson, NC
Wade Walker, PE

Volkert, Inc. - Jackson, MS
Darrell Broome, PE, PS
Jonathan Henry, PE

Randall Gross / Development Economics - Washington, DC / Nashville, TN
Randall Gross

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INTRODUCTION



INTRODUCTION

PROJECT INTENT

While perhaps overused, the adage “To fail to plan is to plan to fail” comes with a great deal of truth. For local governments to operate effectively and efficiently, they must periodically go through a planning phase. The resulting plan should be comprehensive in nature by addressing a broad range of issues, including land uses, development form and character, mobility, housing, economic development, natural and cultural resource preservation, infrastructure, parks and recreation, and similar important issues. Starkville’s last comprehensive plan was prepared in 2005. Considering that

“The intent of this project is to provide comprehensive research to form policy to increase the quality of life of the City of Starkville, its economic development prospects, balanced mobility, recreational opportunity, design quality, and environmental integrity.”

- City’s Request for Proposals Document



A key foundation for this plan is an extensive public input process that insures that the final plan document reflects the community’s vision for the future of Starkville.

Relationship Between Plan & Codes

Title 17, Chapter 1 - Zoning, Planning and Subdivision Regulation of the 2010 Mississippi Code explains the relationship between plans and zoning for municipalities within the state. See Appendix D of this plan for the most relevant excerpted language. Most specifically, 17-1-9 – Purposes in view – states “*Zoning regulations shall be made in accordance with a comprehensive plan...*” Consequently, the City of Starkville will be consistent with this state law by adjusting its existing zoning and development regulations to reflect the substance of this plan once adopted by the City. However, as is typically done nationwide, the “grandfathered” status of all properties will continue. Thus, unless a property owner seeks to change or physically expand their current use, an owner can continue to use their property as was legally permitted prior to any planning and zoning changes.

INTRODUCTION

states that mandate comprehensive plans typically require a new plan every five years, in addition to the considerable growth that has occurred in Starkville over the past decade, it is clearly time for a new plan. Any effective comprehensive plan will answer the following questions:

- What are the community's current conditions?
- In what direction is the community trending?
- What is the community's vision for the future?
- What is the blueprint for achieving the community's vision?

Once the comprehensive plan is completed and adopted by the City, it can be implemented through a number of different means. One tool for shaping future land uses, densities, development forms and character will be zoning and development standards. City, state, and federal investments in infrastructure will be another means. Economic-based strategies might be implemented by the com-

munity's economic development entities, while much of the implementation will occur through the private sector, such as real estate development and business start-ups.

"This new plan needs to have clarity, it needs a consistent vision and theme, and it needs to be inspiring."

- Mayor Parker Wiseman



The past few decades have brought a great deal of change to Starkville, such as the incremental development of the Cotton District located between Downtown and the MSU campus.

INTRODUCTION

PROJECT APPROACH

The following five-step approach was used by a consultant team overseen by a City-appointed Advisory Panel:

Task 1.0: Project Kick-Off & Research

- Review of Background Information
- Steering Committee Kick-Off Meeting & Study Area Tour
- Physical Analysis
- Utilities & Storm Water Infrastructure Analysis
- Economic & Market Assessment
- Public “Kick-Off” Meeting

Task 2.0: Community Visioning

- Key Person Interviews
- Stakeholder Focus Group Meetings
- Build-Out Scenario
- Planning Principles

Task 3.0: Charrette & Concept Plan

- Studio Set-Up & Follow-Up Field Work
- Public Workshop
- Concept Plan Development

- Concept Plan Presentation

Task 4.0: Draft Plan Preparation

BACKGROUND SECTION

- Existing Conditions Analysis
- Public Input & Planning Principles
- Concept Plan

PLAN ELEMENTS SECTION

- Natural & Cultural Resources Conservation

- Land Uses, Densities/Intensities, Form and Character
- Transportation & Mobility
- Public Space & Recreation
- Housing
- Economics
- Plan Implementation
- Utilities & Storm Water Infrastructure

Task 5.0: Plan Presentations & Revisions



The first trip of the consultant team to Starkville included a “windshield survey” of the community led by key City officials. A bus was used to traverse all ends of the City and beyond to study a broad range of planning and development issues. See pages 37-40 for information on the results of the public charrette workshop.



BACKGROUND



BACKGROUND: EXISTING CONDITIONS

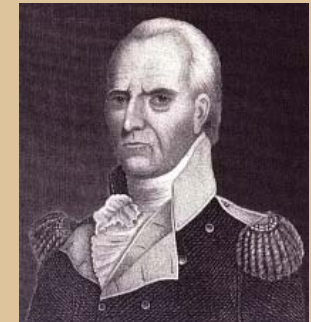
BRIEF HISTORY OF STARKVILLE

The Starkville area has been inhabited for over 2100 years by Native Americans, as evidenced by clay pot fragments and artwork found east of Starkville at the Herman Mound and Village site, a National Register site accessible from the Indian Mound Campground. By the time of early European settlement of what is now the United States, the area was inhabited by the Choccoma (or Chakchiuma) tribe. However, they were wiped out shortly before the Revolutionary War by a rare alliance between the Choctaws and Chickasaws.

In 1817, the Mississippi Choctaw Nation requested Christian missionaries be sent to teach their children “the better way of life which was found in ‘The White Man’s Book.’” As a result, the first whites to settle permanently in Oktibbeha County were Presbyterian missionaries led by Cyrus Kingsbury. They developed a vocational school at Mayhew Mission (located between present day Starkville and Colum-

Origins of Starkville’s Name: General John Stark

When the town was established in 1834, it was named Boardtown because of a mill southwest of town that manufactured clapboards. However, when the town was incorporated in 1837, it received the name that it still has today in memory of General John Stark, the Revolutionary War “Hero of the Battle of Bennington.” That battle was part of the Saratoga Campaign in 1777.



bus) in 1820. Three years later, Calvin Cushman established a branch of the Mayhew Mission at Hebron, about three miles northwest of present day Starkville. The mission prospered and grew over the next decade, but ended in 1834 when the Choctaws moved out because of the Treaty of Dancing Rabbit. Oktibbeha County was established in 1833 as one of the several counties created from the Choctaw Territory ceded by the treaty. The present site of Starkville was selected in 1835 for the county seat, in part because of the existence of two large springs. The land was surveyed and planned the same year, and the sale of lots soon began. The town was

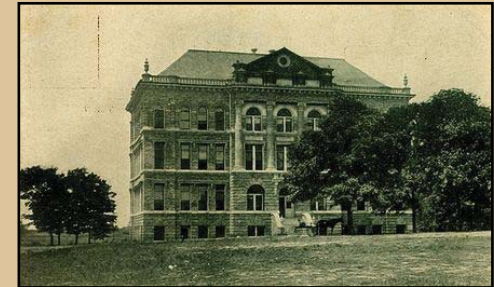
incorporated in 1837 by the Mississippi Legislature and quickly settled. Starkville grew rapidly in the 1870s. Much of the growth is attributed to the acquisition of rail service in Starkville with the completion of the Mobile and Ohio branch line connecting the town to the main line at Artesia. Soon afterward, telegraph service was established. In April of 1875, a fire swept through Downtown Starkville, destroying numerous stores and offices. At that time, the street was so narrow the fire spread from one side of the street to the other. After that major crisis, city leaders decided to widen the street before rebuilding began to avoid a similar fate in the

BACKGROUND: EXISTING CONDITIONS

future. The Canton, Aberdeen, and Nashville Railroad (later part of the Illinois Central system) reached Starkville in the 1880s.

The most important factor in shaping the future growth of Starkville was the establishment of the Mississippi Agricultural and Mechanical College (now Mississippi State University) in 1878. Between the

railroads and the college, Starkville began to emerge as a business and educational center. The presence of the university and a Borden condensary provided economic stability for the area through the 1930s. After World War II Starkville continued to grow as the enrollment increased at MSU and additional businesses and industries located in Starkville and Oktibbeha County.



Montgomery Hall was built in 1902 in what is now the central part of campus.



Downtown Starkville, seen here in the late-1920s, has always been the community's cultural center. The Chester House Hotel, built in 1925, can be seen in the background.

Even with the growth of new businesses along highways leading to Downtown Starkville, the historic commercial core of has remained relatively strong and vibrant. During the early-1990s, the area now known as the Cotton District, between Downtown and MSU, began to revitalize as a New Urbanist neighborhood with mixed uses along University. While this area is popular with college students, student driven growth occurs throughout the community, including the southern and western edges of town.

This history is based, in large part, upon the City's 2011 historic resources survey.

BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: NATURAL RESOURCES

WATERSHEDS

Watersheds are geographic areas in which the topography results in water flowing to particular streams. Based upon data provided by the US Geological Survey (USGS), Starkville has three distinct watersheds (see map at right):

Trim Cane Creek Watershed

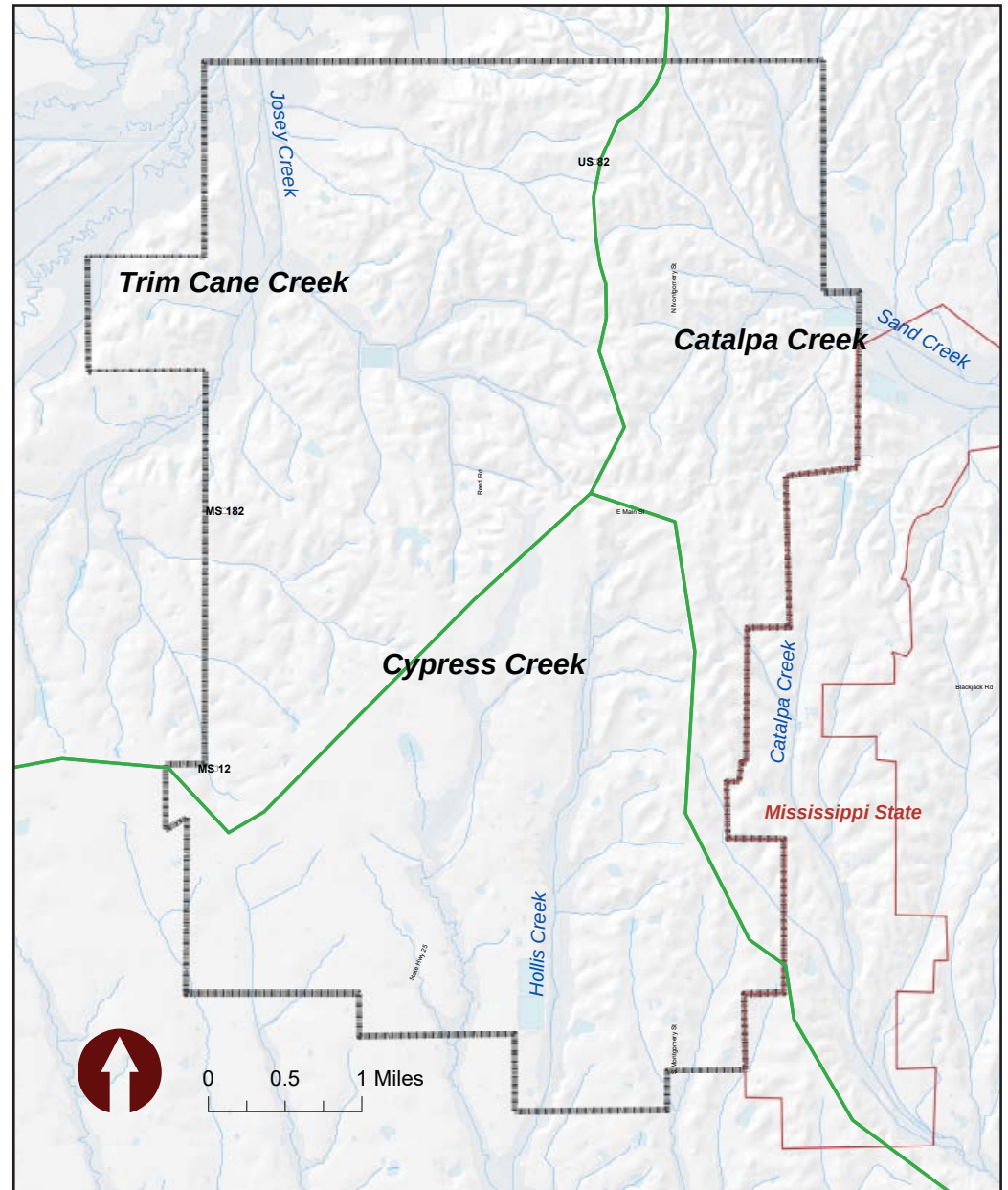
This watershed encompasses nearly half of the city and occupies the northwest part of town.

Catalpa Creek - Tibbee Creek Watershed

This watershed accounts for slightly less than a quarter of the city's land area and occupies the northeast quadrant.

Cypress Creek Watershed

This watershed encompasses over one third of the city and occupies the south central and southwest portion of Starkville.



Source: United States Geological Survey (USGS)

BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: NATURAL RESOURCES

CREEKS

As the map at right reflects with blue lines, Starkville has an extensive system of creeks. The four key creeks are listed below:

Hollis

This creek is located in the southeast portion of Starkville and generally has a north-south axis.

Josey

This creek extends from the very northwest corner of the community with numerous branches that extend to the south and east.

Sand

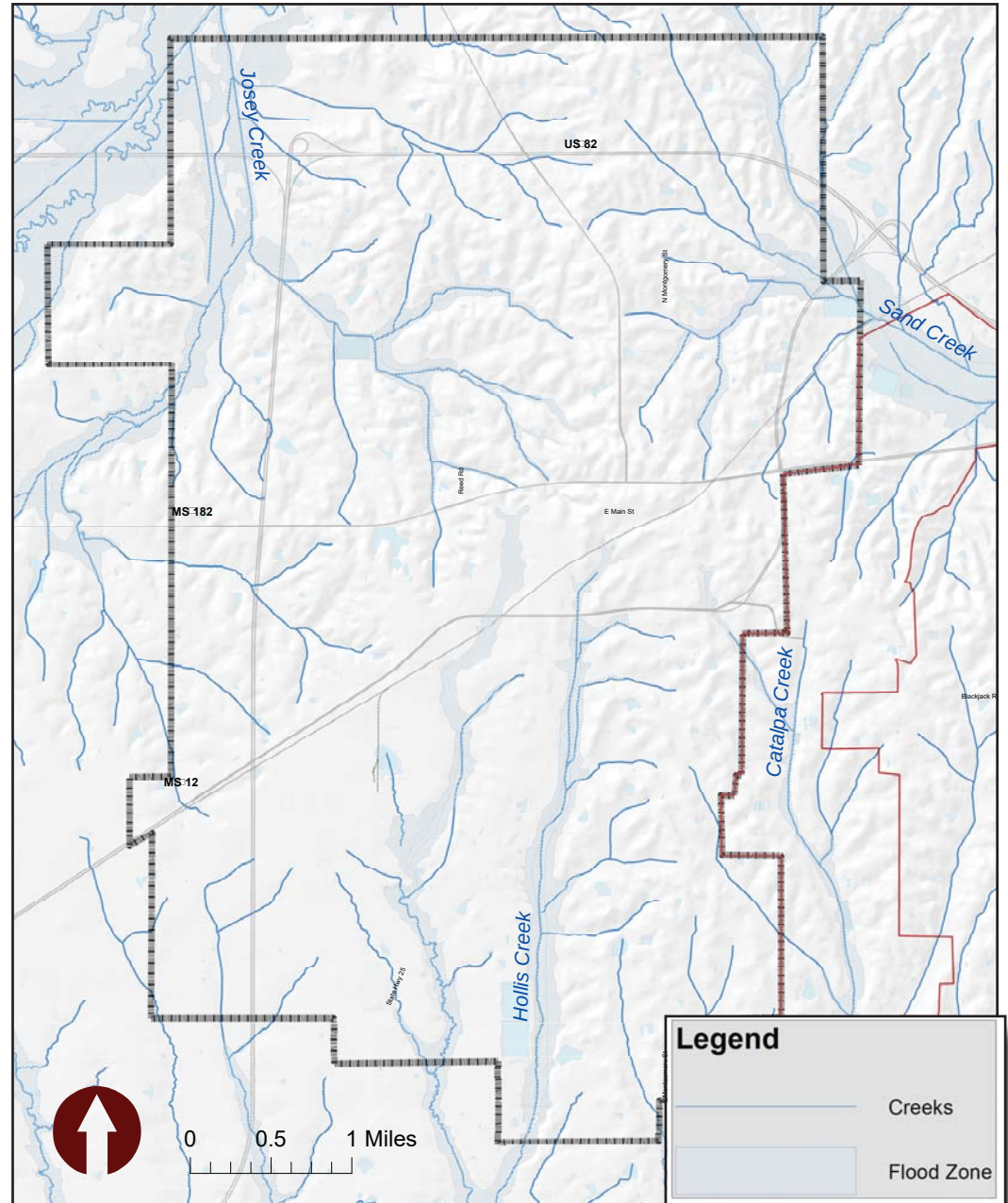
This creek is located in the northeast part of town and has branches extending north, west and south toward MSU's campus.

Catalpa

This creek is to the immediate east of Hollis and also has a north-south alignment.

FLOODPLAINS

Floodplains are associated with these creeks. They are depicted in blue shading on the map at right.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: NATURAL RESOURCES

FLOODPLAINS (continued)

Although it is physically possible to develop within floodplains by using fill material to elevate a site, as is frequently done, it is more environmentally sustainable to avoid development within floodplains.

WETLANDS

A review of United States Geological Survey (USGS) maps for Starkville revealed that few wetlands exist in the community.

SOILS

The map at right illustrates the three soil types that exist in Starkville, as summarized below per the 1973 USDA Soil Conservation Service survey:

Leeper-Catalpa-Marietta

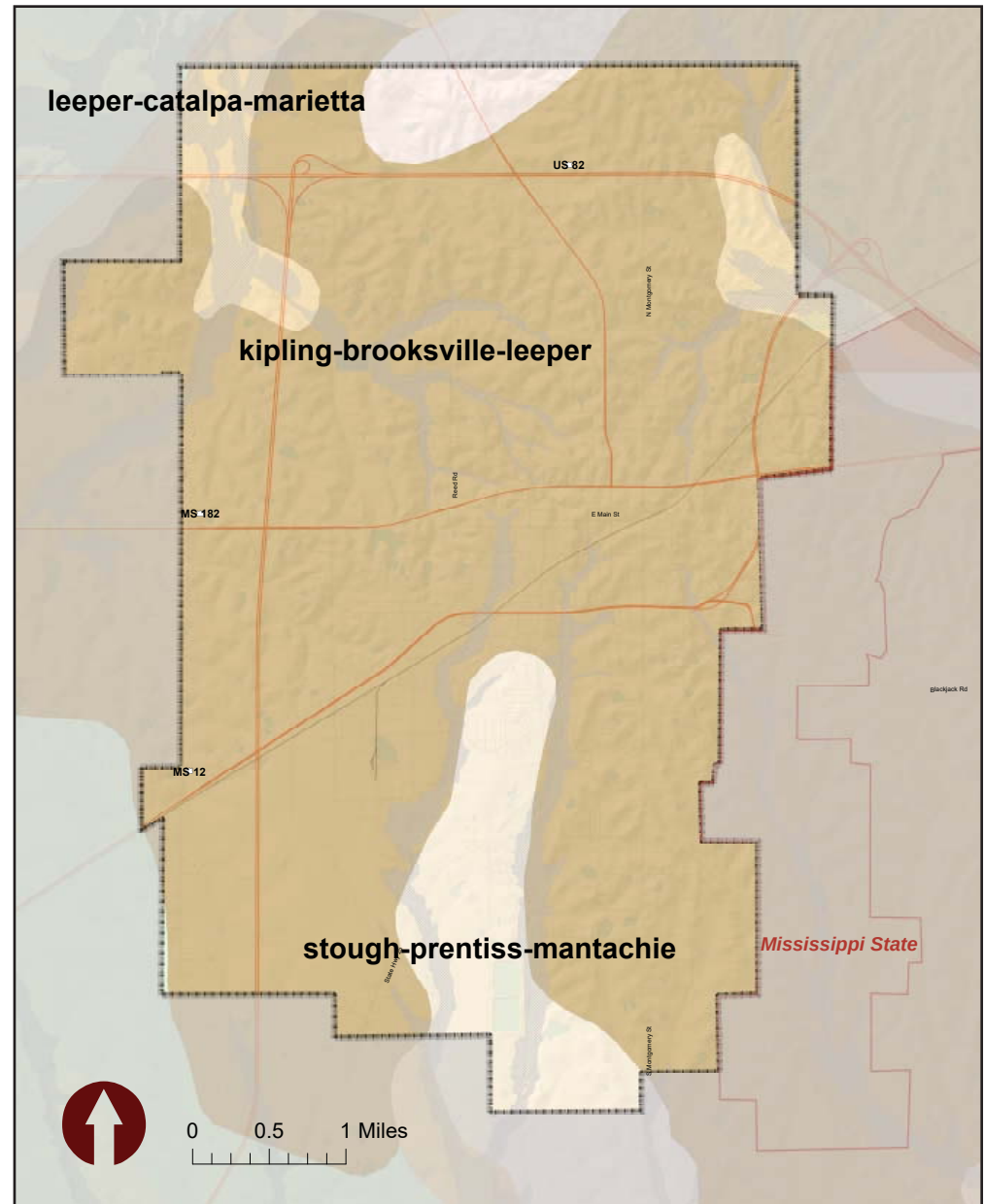
This soil drains poorly, it shrinks and cracks when dry, and it ponds in some areas.

Kipling-Brooksville-Leeper

Associated with 0-2% slopes, this soil has the same characteristics as the leeper-catalpa-marietta.

Stough-Prentiss-Mantachie

This soil drains slightly better than the two above.



BACKGROUND: EXISTING CONDITIONS

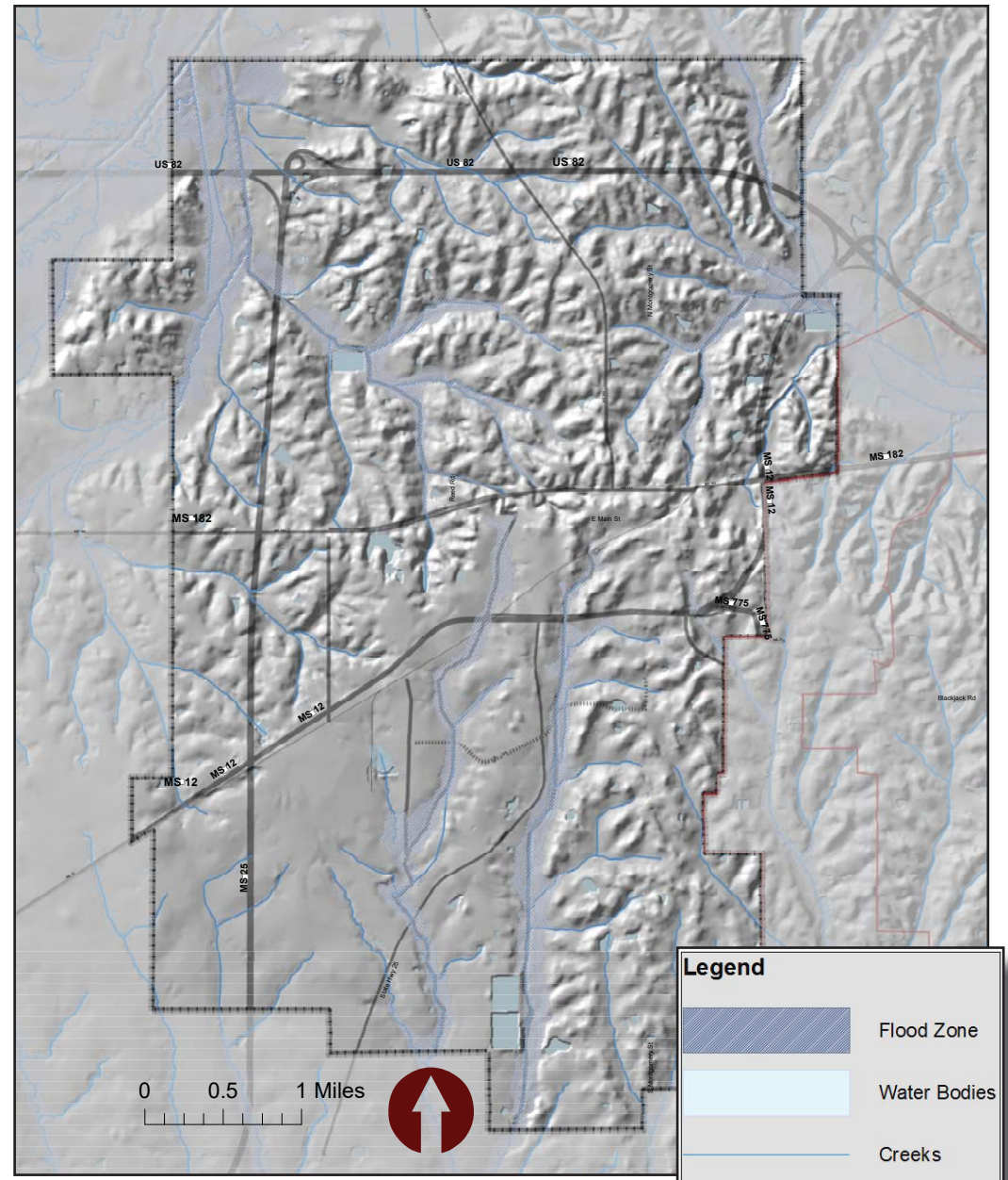
PHYSICAL CONDITIONS: NATURAL RESOURCES

TOPOGRAPHY

Consistent with the USDA soil surveys data summarized on the previous page, Starkville's overall topography is relatively gentle. The map at right features "hill shade" to allow the topography to be understood. As the map illustrates, the northern portion of the community has the greatest extent of steep slopes. This is also an area in the City that is least developed, particularly north of US Hwy. 82.



Starkville's relatively flat terrain allows developers to avoid expensive site grading.



BACKGROUND: EXISTING CONDITIONS

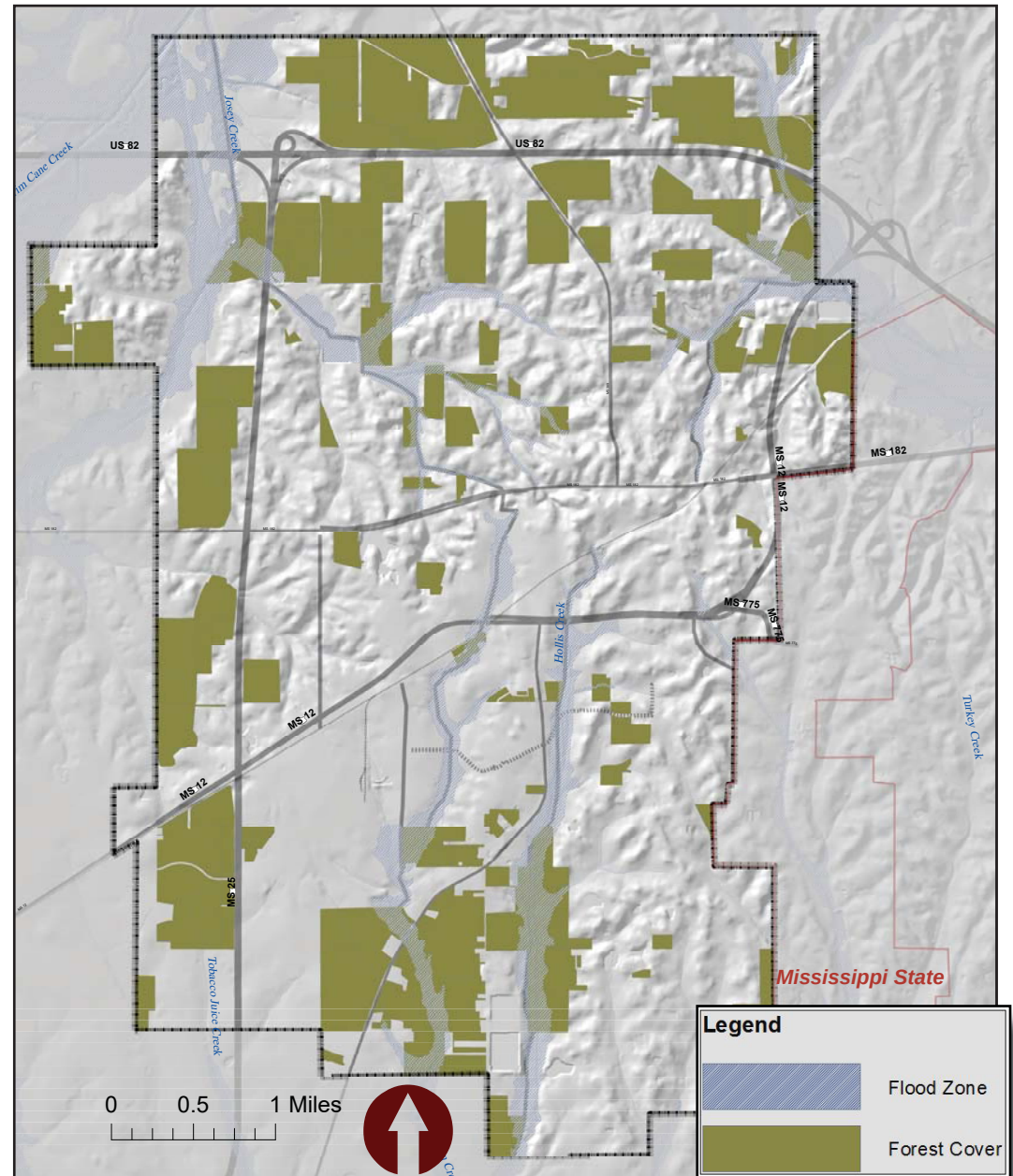
PHYSICAL CONDITIONS: NATURAL RESOURCES

TREE COVER

Lands having a dense tree cover provide habitat to a rich variety of plants and animals. Within Starkville, much of the heavy tree cover is associated with streams, floodplains, and slopes - all lands less suited for development. Tree cover occurs in small to large patches. However, these patches are fragmented. As the map at right also reveals, much of it located on the community's periphery.



This winter aerial photograph of the northeast corner of Starkville distinguishes between the leafless deciduous trees and the evergreen trees.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: HISTORIC RESOURCES

Although a community such as Starkville has numerous historic resources, including buildings, cemeteries, bridges, and other objects, only those areas having a high percentage of such resources are designated as historic districts. Historic districts have a cohesiveness giving them a strong sense of character. Two different types of historic districts exist in Starkville:

NATIONAL REGISTER HISTORIC DISTRICTS

National Register (NR) districts acknowledge an area's significance and can provide financial incentives, including federal and state tax credits for eligible rehabilitation projects. However, no protection is provided to such places unless federal funding or licensing might impact the district, and even those actions come with very limited protections.

LOCAL HISTORIC DISTRICTS

Local historic districts do offer protections to historic resources via the design review controls of the City. Not only are existing historic buildings typically preserved and alterations made appropriate, but also new infill development must be compatible.



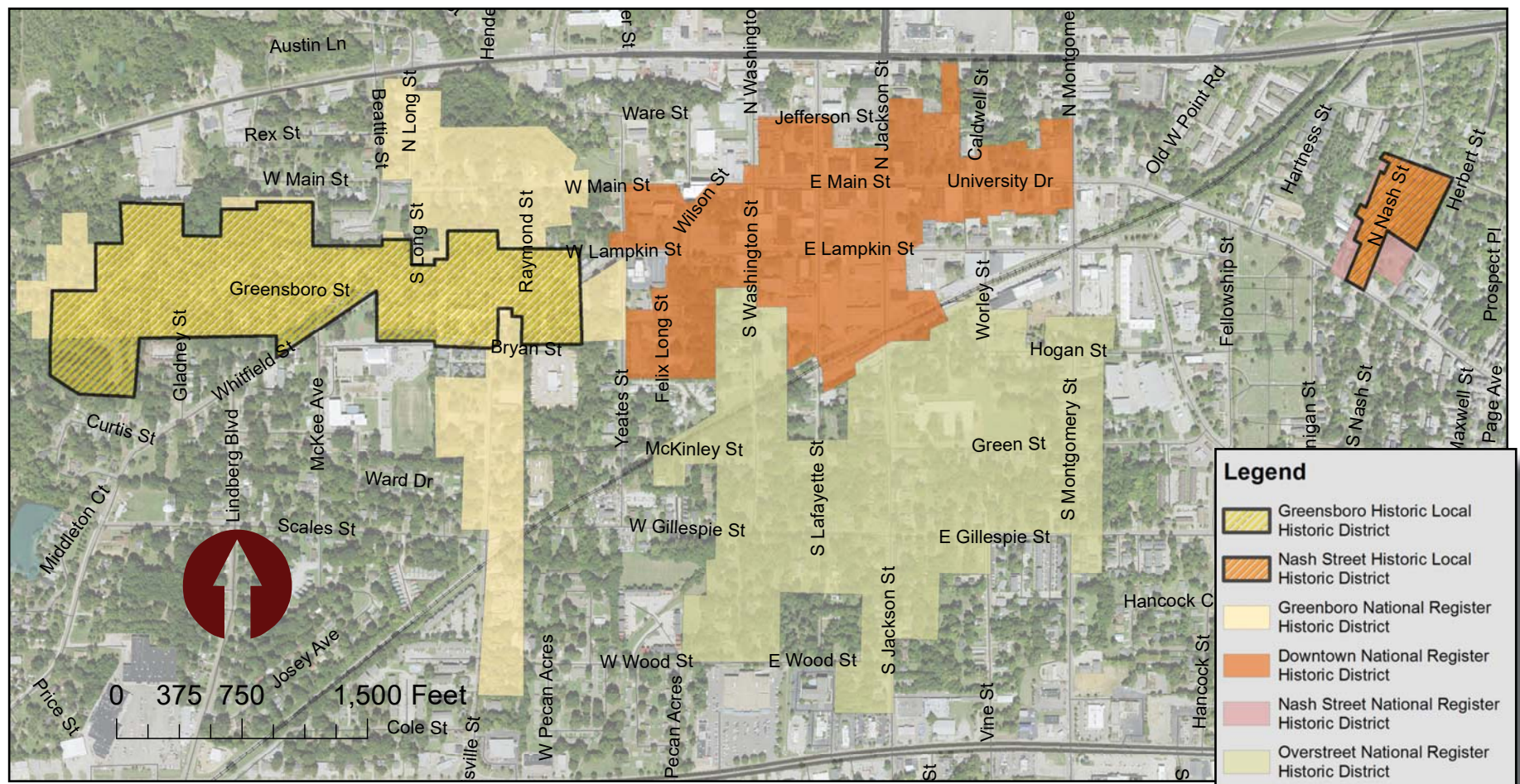
The majority of Starkville's historic resources are in the form of buildings, which include residential, commercial, and institutional structures. Many of these, however, are threatened by demolition because they lack regulatory protections, including all of Downtown Starkville.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: HISTORIC RESOURCES (continued)

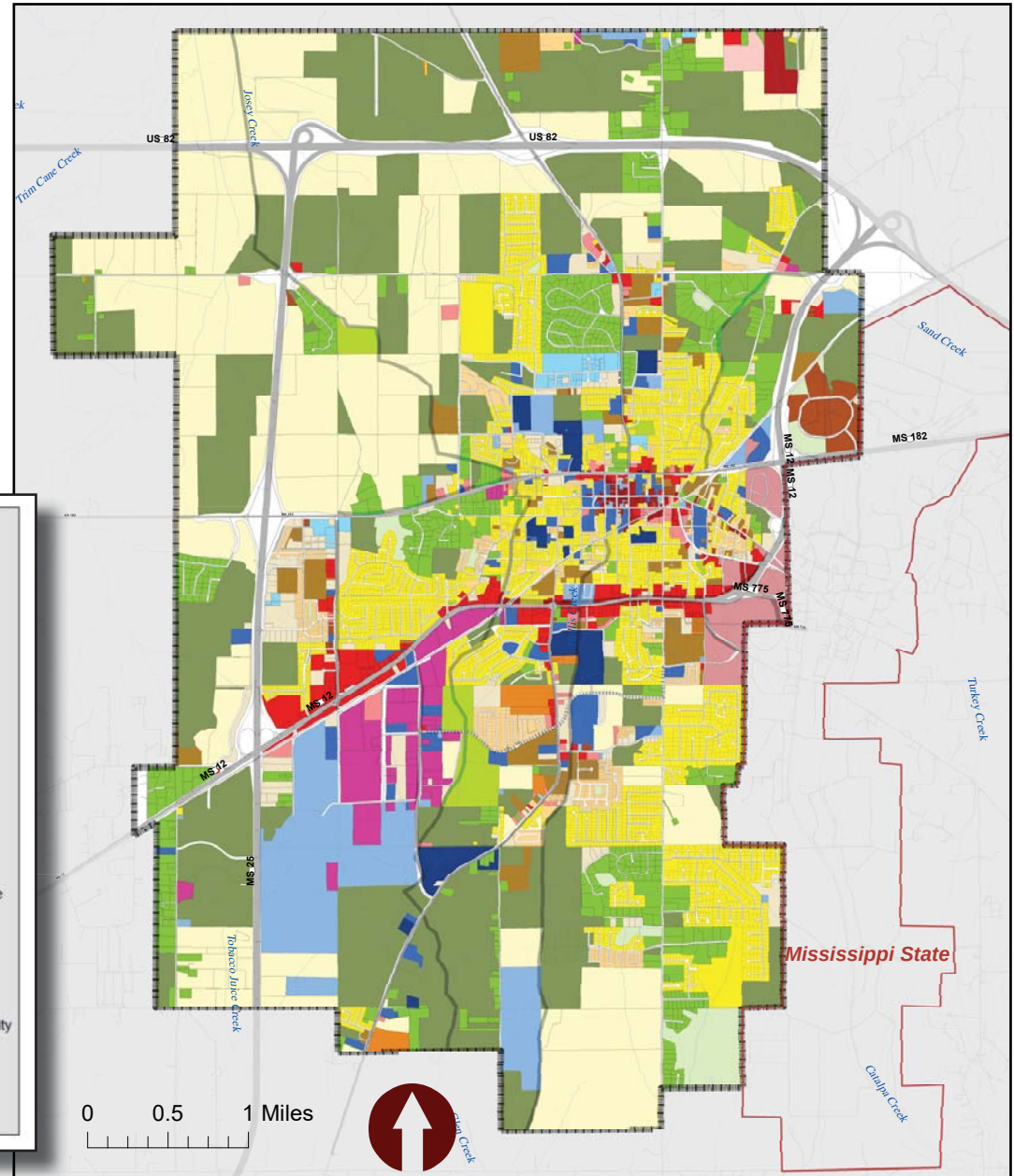
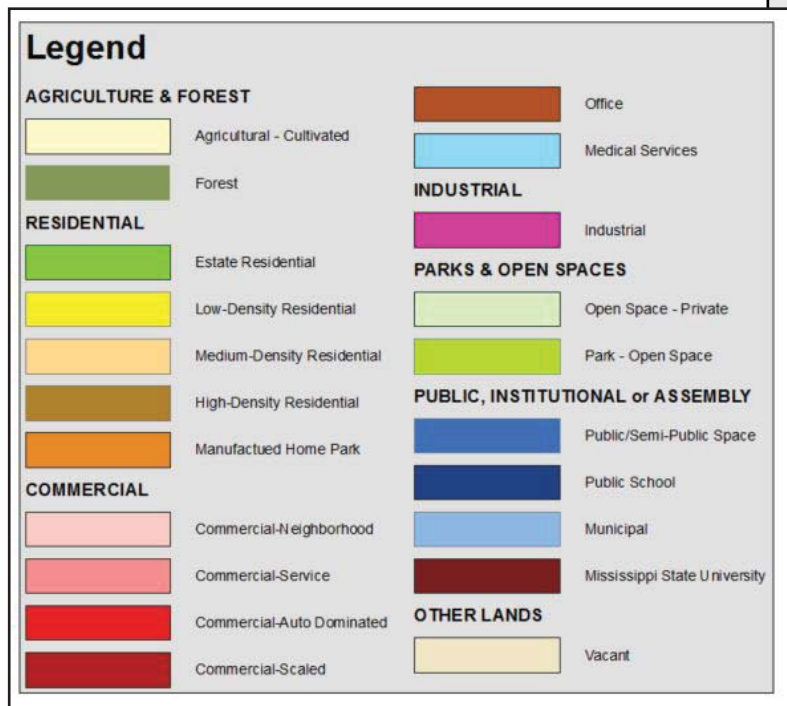
Starkville has four National Register (NR) districts, as illustrated on the map below. Of the four NR districts, currently only two are also locally designated districts - a portion of the Greensboro Historic District and the Nash Street Historic District. For more detail on historic zoning, see pages 31-32.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: EXISTING LAND USES

Starkville, like most communities, has a broad range of existing land uses. The map at right is color-coded by land use to correspond to the map legend below. Specific uses are grouped under the following broad categories: agriculture and forest; residential; commercial; industrial; parks and open spaces; public, institutional or assembly; and other.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: EXISTING DEVELOPMENT

As with the wide range of land uses, Starkville also has a diversity of development forms and characteristics. In fact, the forms and characters can be split into six general “place type” categories:

- **Natural** - Undeveloped land consisting of fields, forests, streams, and other natural conditions.
- **Rural** - While some areas may be natural, most include cultivated fields, grazing meadows, farmsteads, and sporadic housing and commercial development along key roads.
- **Suburban** - Expansive areas of single-family detached housing and segregated strip commercial corridors designed primarily for automobiles.
- **Urban** - Walkable neighborhoods with mixed housing types and centers/corridors with mixed use development.
- **Downtown** - Downtown Starkville.
- **Special Districts** - MSU, hospital, etc.

See the following page for a related chart used for this project’s Public Workshop during the charrette.



Suburban

Large lot, single-family detached with front-loaded garage



Urban

Small lots, mixed housing types, with rear alley-accessed parking

RESIDENTIAL DEVELOPMENT IN STARKVILLE



Suburban

Large parcel, large front parking lot, single use (commercial)



Urban

Small parcels, on-street and rear parking, mixed uses

COMMERCIAL DEVELOPMENT IN STARKVILLE

BACKGROUND: EXISTING CONDITIONS

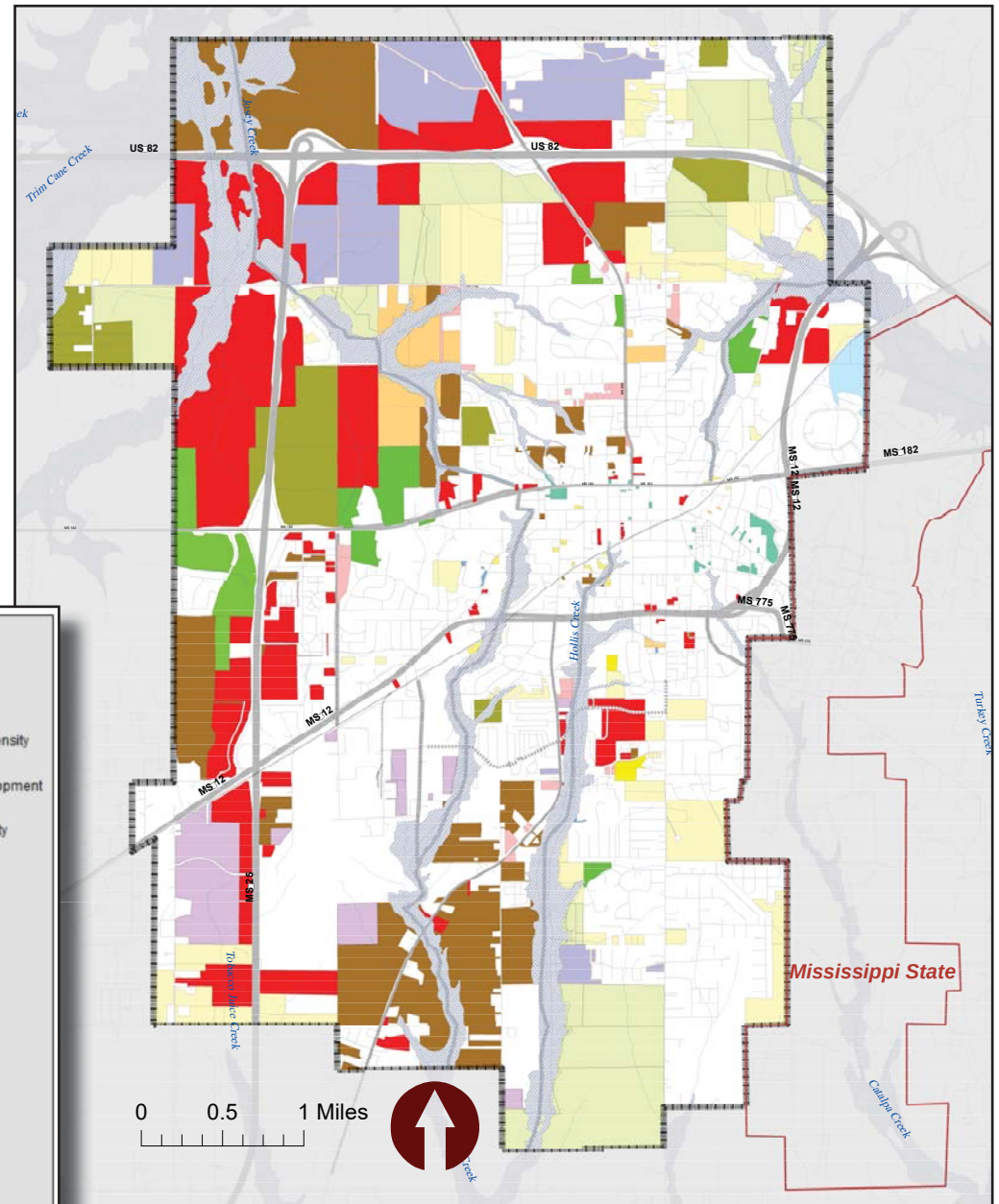
STARKVILLE PLACE TYPES

Natural	Rural	Suburban	Urban	Downtown	Special Districts
					
Dominant Land Uses: Plant and animal habitat, passive recreation	Dominant Land Uses: Agriculture, unused open space	Dominant Land Uses: Residential, commercial, institutional	Dominant Land Uses: Residential, commercial, institutional	Dominant Land Uses: Commercial, institutional, residential	Dominant Land Uses: Based on nature of the district (institutional, industrial, etc.)
Land Use Patterns: Not applicable	Land Use Patterns: Cultivated fields, forests, occasional houses and outbuildings	Land Use Patterns: Generally segregated land uses with commercial concentrated along key corridors	Land Use Patterns: Mixed use and commercial nodes near residential	Land Use Patterns: Mixed use – uses integrated both horizontally and vertically	Land Use Patterns: Often insular and campus-like
Physical Character: Natural landscapes – fields, forests, wetlands, streams	Physical Character: Fields (cultivated and uncultivated), grazing meadows, woods	Physical Character: Low to moderate densities, single-family houses, strip commercial corridors	Physical Character: Moderate to high density, walkable	Physical Character: High density, historic, walkable	Physical Character: Based on nature of the district (institutional, industrial, etc.)
Building, Street & Parking Relationship: Generally not applicable	Building, Street & Parking Relationship: Buildings typically set back far from roads, unpaved front parking	Building, Street & Parking Relationship: Buildings separated from their streets with front parking lots	Building, Street & Parking Relationship: Buildings front onto streets; parking to side, rear & on-street	Building, Street & Parking Relationship: Buildings front onto streets; parking to rear & on-street	Building, Street & Parking Relationship: Based on nature of the district (institutional, industrial, etc.)
Local Examples: Hollis Creek and associated wetlands (southwest part of town)	Local Examples: Much of northwest part of town with fields and forests	Local Examples: Much of the southeast part of town accessed by South Montgomery	Local Examples: Cotton District, Nash Street District, Greensboro Street District	Local Examples: Downtown Starkville	Local Examples: Mississippi State University

BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: VACANT LAND

The map at right illustrates vacant land in Starkville by its zoning classification. There is currently a total of more than 8,000 acres of vacant land, which is nearly one half of the city. If developed per the current zoning (assuming sufficient market demand existed), this vacant land would yield 18.5 million square feet of non-residential space and over 40,000 housing units. The following page features a chart with a breakout of existing vacant land by zoning.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: VACANT LAND (continued)

At right is a chart that quantifies the zoning classification, the middle column indicates the number of acres, and the right column is the percentage of the total vacant land. Below is a summary of the available vacant land for development (over 8,000 acres) by current zoning classification per the percentage of total vacant land:

- Agricultural & Residential Estate – 17%
- Single Family – 20%
- Multi Family – 17%
- Manuf. Home / Mobile Home - 6%
- Commercial – 20%
- Form Based (downtown & University Dr. corridor) - < 1%
- Manufacturing - 3%
- Flood Zone – 13%
- Other - 3%



Vacant Land As Zoned - Starkville - Preliminary		
A-1 Agricultural	1206.37	14.9%
RE Residential Estate	147.6	1.8%
R-1 Single Family	902.9	11.1%
R-2 Single Family Duplex	9.4	0.1%
R-3A Multiple Family	17.0	0.2%
R-3 Multiple Family	172.7	2.1%
R-4 Zero Lot Line Cluster	704.6	8.7%
R-4A Single Family, High Density	0.0	0.0%
R-5 Multiple Family	1219.5	15.0%
R-6 Manufactured Home	115.8	1.4%
R-M Mobile Home	354.0	4.4%
C-1 Neighborhood Commercial	70.0	0.9%
C-2 General Business	1604.9	19.8%
C-3 General Business	0.0	0.0%
CD Form Based Code	1.9	0.0%
T-4 Form Based Code	14.1	0.2%
T-5 Form Based Code	10.6	0.1%
T-6 Form Based Code	2.5	0.0%
Buffer	174.7	2.2%
M-1 Manufacturing	273.4	3.4%
P-O Planned Office	48.0	0.6%
Planned Unit Development	2.5	0.0%
SU Special Use District	0.0	0.0%
Floodplain	1053.7	13.0%
	8106.0	100.0%

BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: PUBLIC LANDS

The map at right highlights land in Starkville owned by public entities. Below is a summary of lands deemed public, institutional and for assembly, as well as parks and open space:

Public, Institutional or Assembly

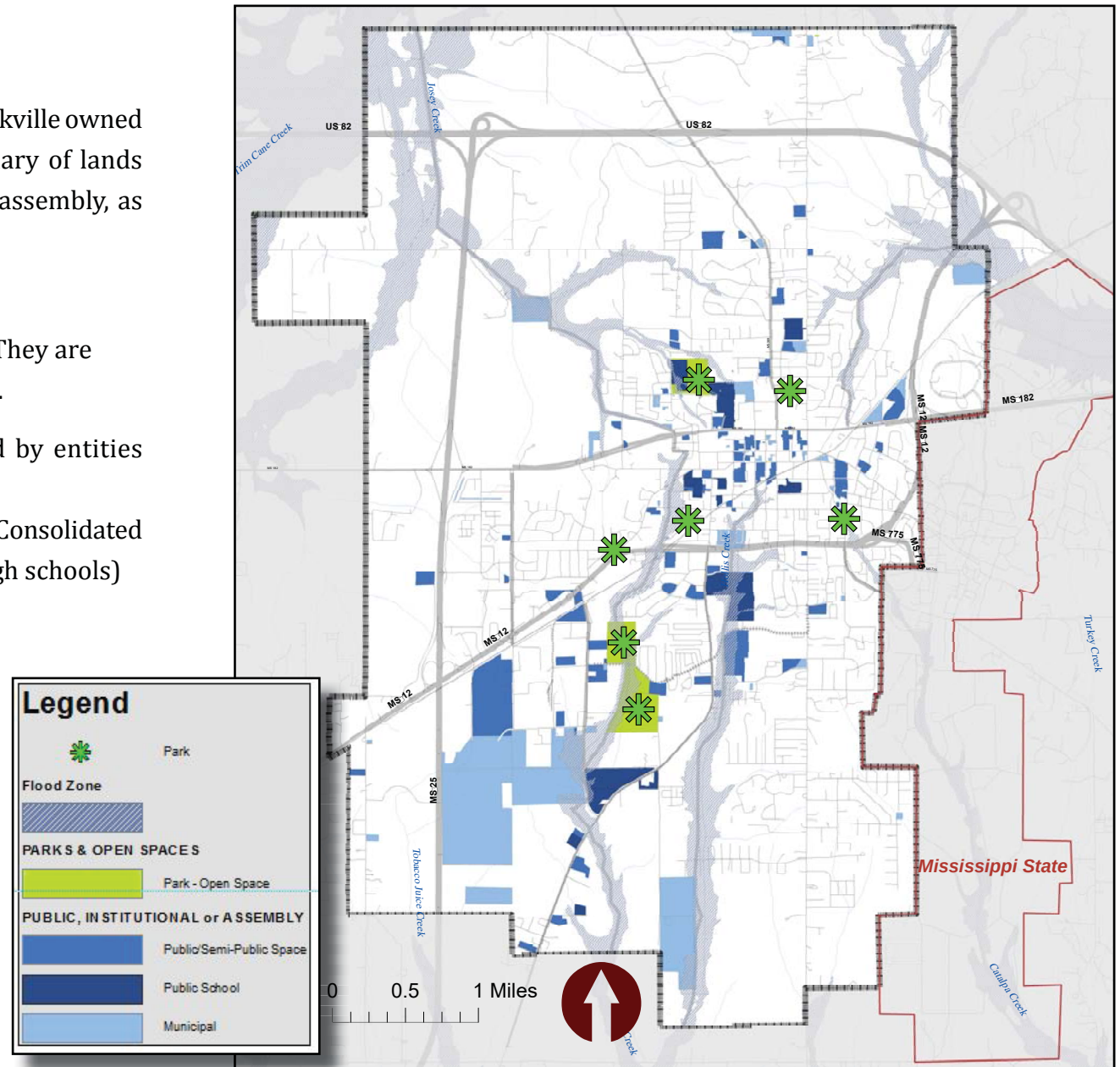
Below is a brief description of each. They are all various shades of blue except MSU.

- *Public/Semi-Public Space* - owned by entities other than below
- *Public School* - Starkville Oktibbeha Consolidated School District (elem., middle & high schools)
- *Municipal* - City and County
- *Mississippi State University* - west part of campus in the City.

Parks & Open Space

These areas are highlighted in green and a symbol denotes parks (see page 91 for park information).

Because the City is currently preparing a separate parks and recreation plan, this topic is being covered in much greater detail there.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: MOBILITY

STREET NETWORK BY LANES & ADTs

Starkville's five street types are listed below and average daily trips (ADTs) are mapped at right.

5-Lane Undivided MDOT

This street type is limited to the segment of MS Hwy. 12 from MS Hwy. 25 to Blackjack Road.

4-Lane Divided MDOT

This type applies to the balance of MS Hwy. 12, all of MS Hwy. 25, most of US Hwy. 82, and MS Hwy. 182/MLK from just west of Hwy. 12 to the east.

3-Lane MDOT

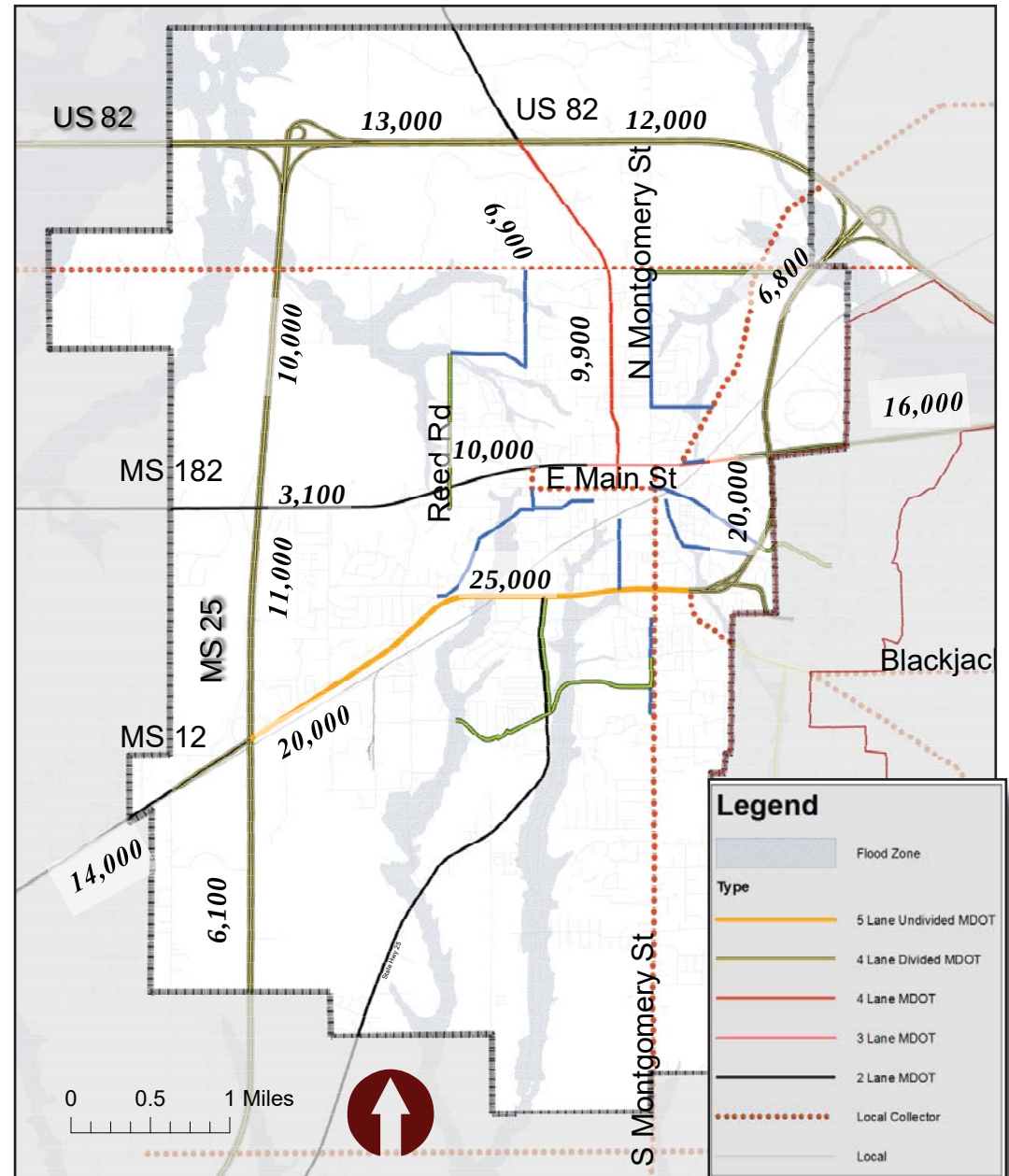
This street type is limited to a segment of MS. Hwy. 182/MLK from Dr. Douglas Conner Dr. to Old West Point Rd.

2-Lane MDOT

This street type is applied to MS Hwy. 182/MLK from Dr. Douglas Conner Dr. to the west, the segment of MS Hwy. 389/N. Jackson north of US Hwy. 82, and all of Old Hwy. 25/Louisville St.

Local

This street type applies to all other 2-lane streets lacking State designation (most of city's streets).



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: MOBILITY

MULTI-USE PATHS & BIKE LANES

At present, Starkville has a very limited system of paths and bike lanes. Illustrated on the map at right, both are described below:

Multi-Use Paths

Existing Paths

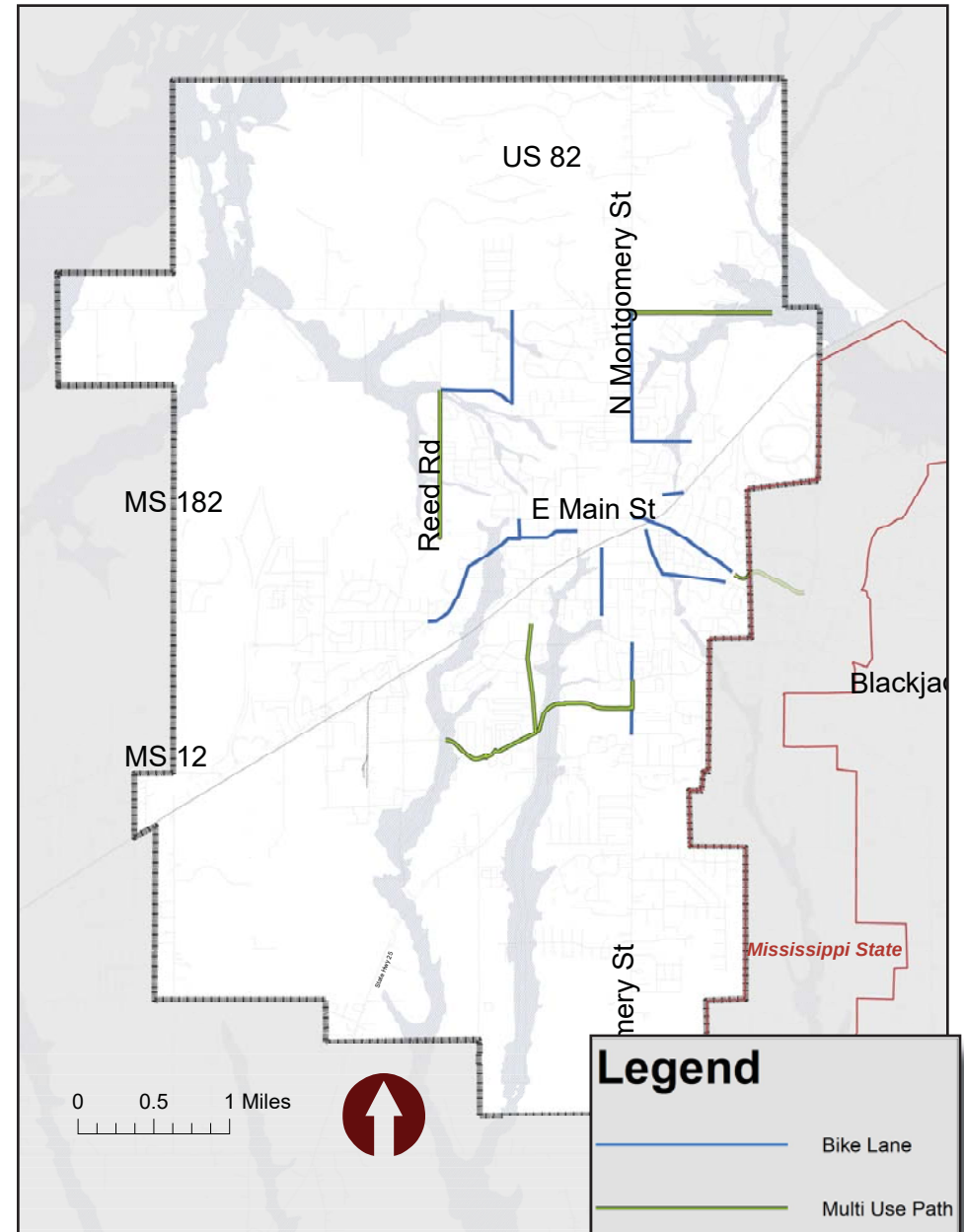
The community's only existing multi-use path is located primarily on the MSU campus. It extends from just east of the football stadium along Barr Avenue and ends on University Drive just east of where it begins on the west side of Hwy. 12.

New Path

Since the initiation of this planning process, the City recently completed a new path on Lynn Lane extending both east and west of Old Hwy. 25/Louisville Street (see green dashed line).

Bike Lanes

The only identified existing bike lanes are along University Drive from Hwy. 12 (connecting to the multi-use path on Barr Ave.) extending west to S. Montgomery, and the recently-constructed bike lanes on Louisville St. (south of Hwy. 12) and on Lampkin St. Downtown. The City has committed to additional bike facilities, both on-road and off-road systems, as opportunities allow.



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: MOBILITY

SIDEWALKS & CROSSWALKS

As the map at right suggests, the majority of sidewalks and crosswalks in Starkville are located within the downtown and surrounding urban neighborhoods. Below is a description of each:

Sidewalks

Existing Complete Sidewalks

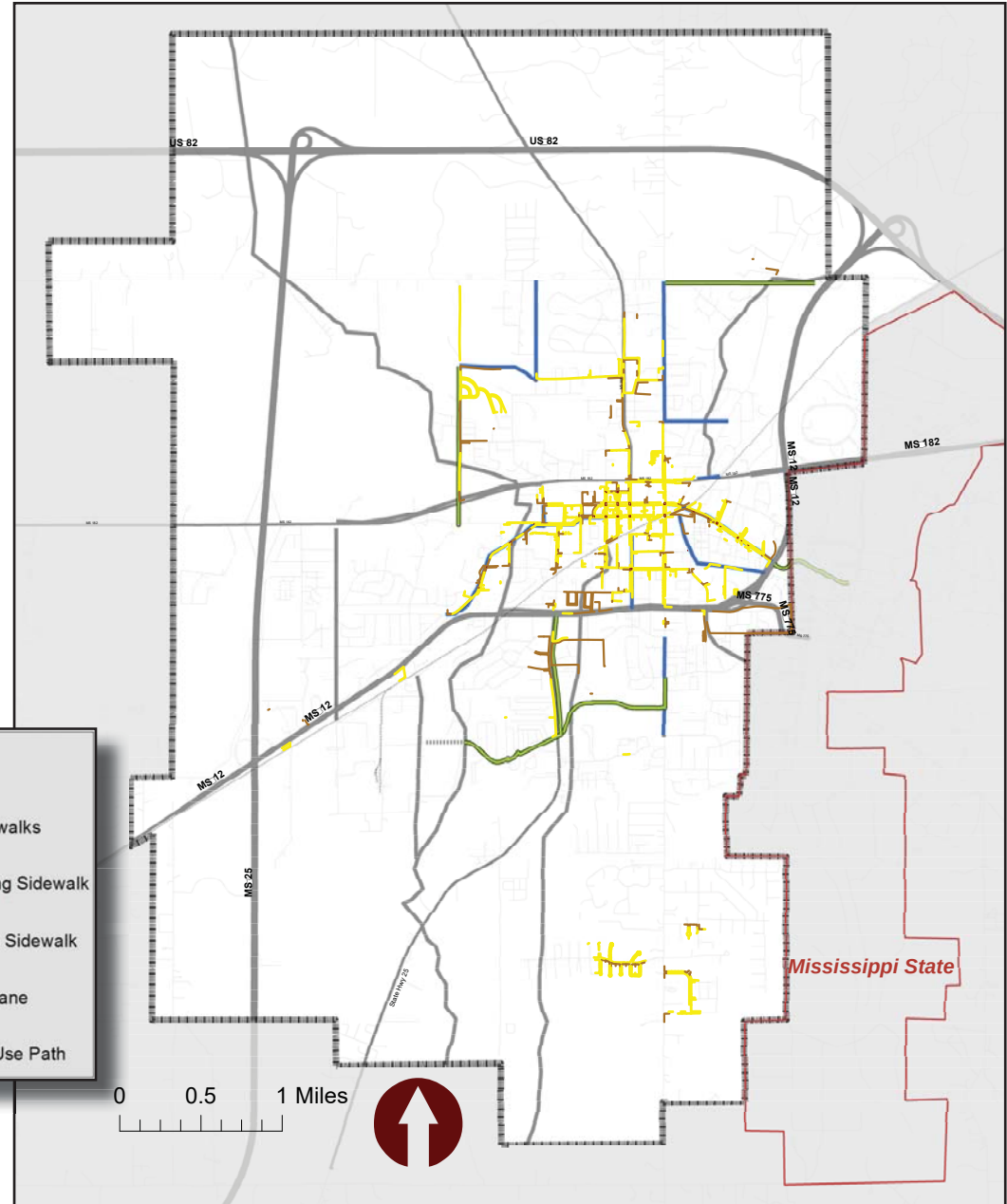
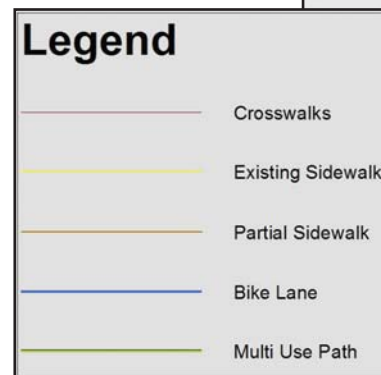
This category of sidewalk consists of those that are provided on both sides of the street. They are concentrated in the Downtown, along University Drive toward MSU, and in the neighborhoods south of Downtown.

Partial Sidewalks

This category of sidewalk is primarily located on the periphery of the more intact “complete” sidewalk networks.

Crosswalks

Intersection crosswalks, shown on the map as maroon squares, are limited primarily to the Downtown.



BACKGROUND: EXISTING CONDITIONS

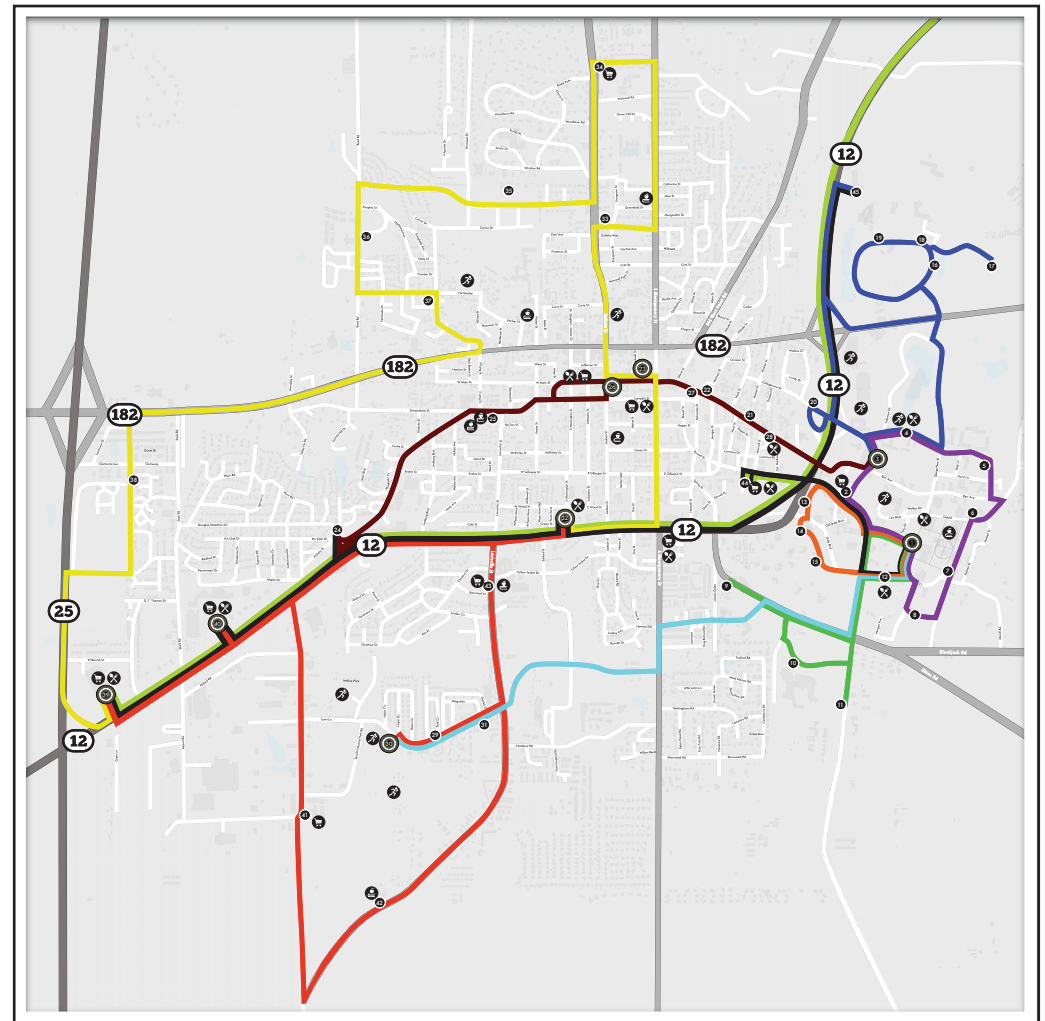
PHYSICAL CONDITIONS: MOBILITY

TRANSIT NETWORK

The citizens of Starkville benefit tremendously from the SMART transit system run by MSU. SMART (Starkville - MSU Area Rapid Transit). SMART has nine different routes that traverse both the MSU campus and the broader community. The system is available to everyone at no cost to riders. The “headways” (amount of waiting time for riders) range between ten and thirty minutes. Below is a list of the routes, which are color-coded to the map at right.

SMART ROUTES

Central Loops
South Loops
Greek Loops
Research Loops
Old Main Express
Sportsplex
Boardtown North
Boardtown South
Hwy. 12



BACKGROUND: EXISTING CONDITIONS

PHYSICAL CONDITIONS: UTILITIES

Starkville Utilities is a public utility incorporated in 1939 and it operates as a self-sustaining arm of the city government. All assets and operations are paid through its utility rates. The utilities department provides water, sewer, and electric utilities.

WATER

Public water in Starkville is provided by the Starkville Water / Sewer Department. The map at right illustrates water lines in blue. As can be seen, water lines currently extend throughout the city boundaries and even beyond into the county.

SEWER

The map at right illustrates sewer lines in yellow. As with the water lines, they also extend beyond the city.

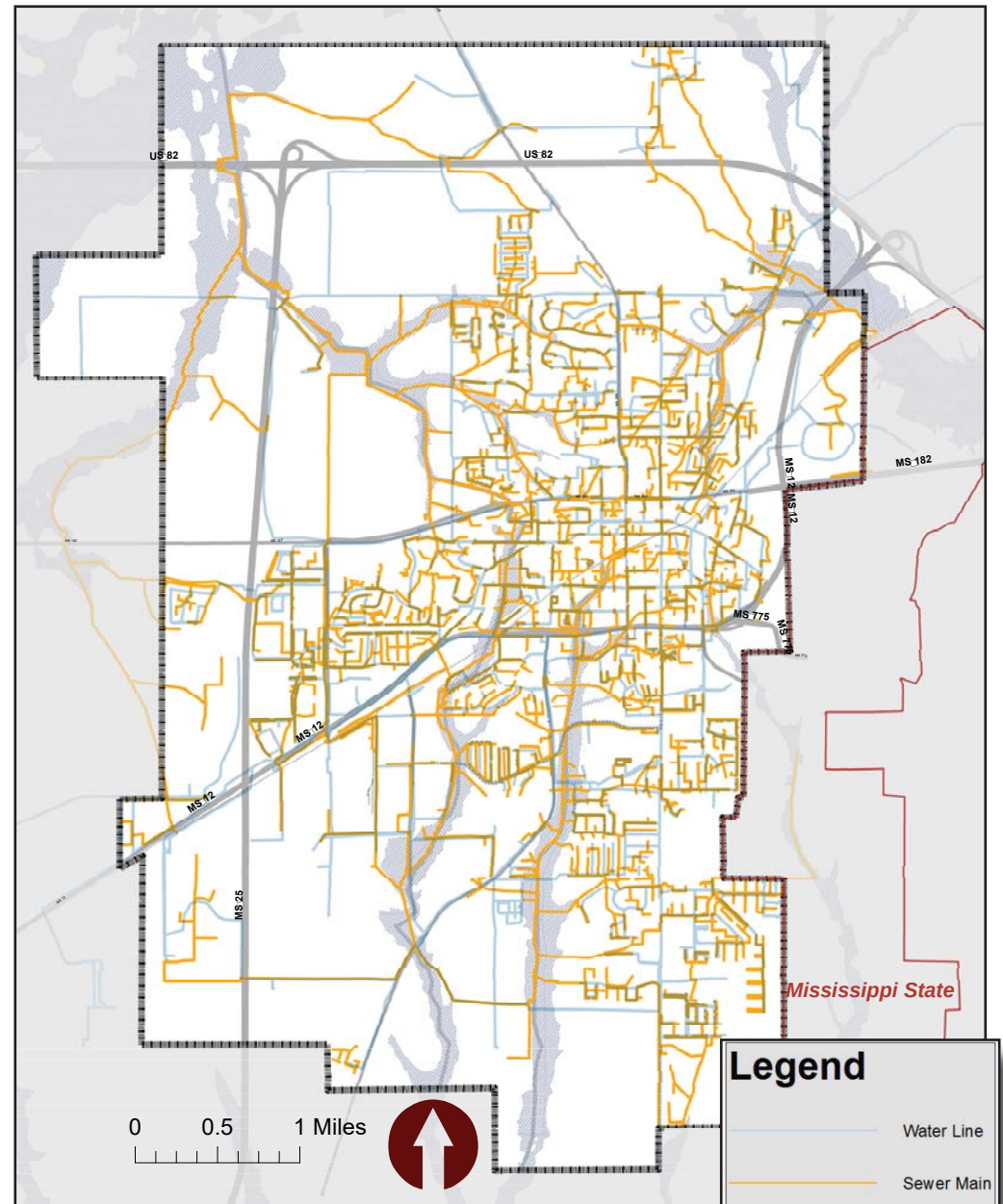
ELECTRICITY

Electricity is provided by the Starkville Electric Department and 4 County Electric. There are no significant geographic limitations.

OTHER UTILITIES

Gas is provided by Atmos Energy, and telecommunications are provided by MaxxSouth, AT&T and Cspire/Telepak.

See *Appendix A: Utilities Existing Conditions* for details.



BACKGROUND: EXISTING CONDITIONS

ECONOMIC CONDITIONS

STARKVILLE'S ECONOMIC CONTEXT

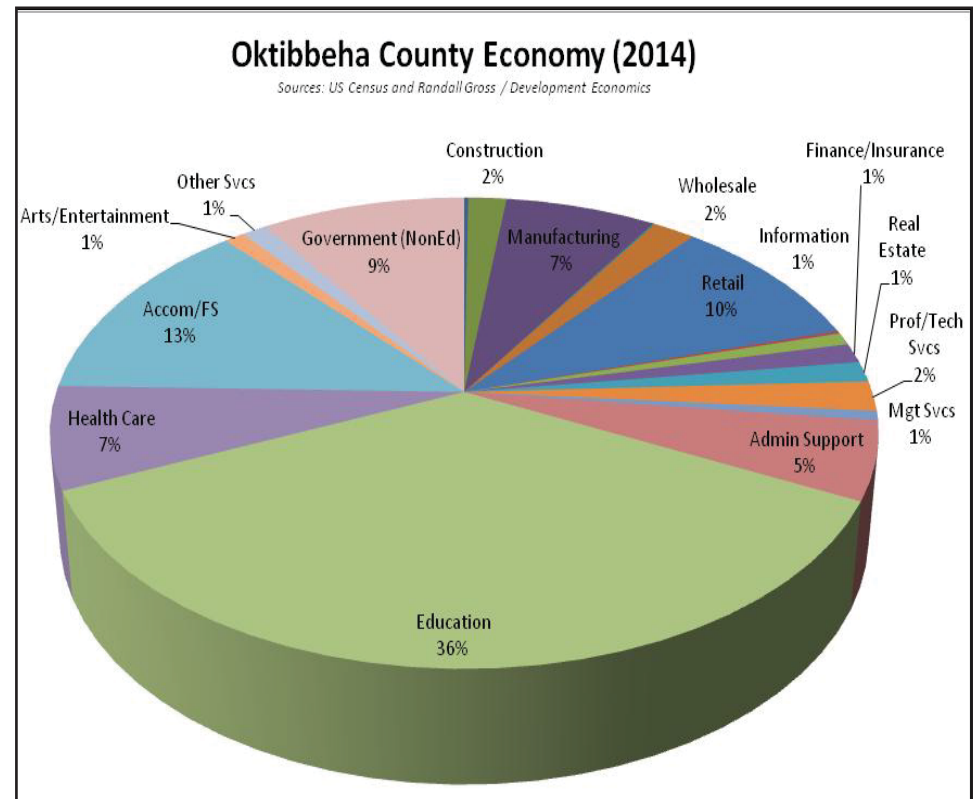
Mississippi State University (MSU) is the largest state-wide university system in Mississippi and it is the largest single employer in Starkville. Starkville is also part of the Golden Triangle, an organized economic development region comprised of Starkville, Columbus and West Point. Of the three, Columbus has the strongest city-level economy and West Point has enjoyed recent success in securing major industries with strong employment growth.

RECENT ECONOMIC GROWTH

Between 2004 and 2014, Starkville experienced economic growth at a rate of approximately 1% annually. Below is a summary of key job sectors that are at the high and low ends of the spectrum between 2004 and 2014. The chart at right provides greater detail.

High Growth Sectors: real estate, health, accommodation / food service, arts, wholesale trade (640 jobs have been added in accommodation / food service).

Low Growth Sectors: manufacturing, construction, transportation, management, education (340 less jobs in education).



COMMERCIAL MARKET

Most of Starkville's commercial development is concentrated along the Hwy. 12 corridor. Starkville has experienced recent challenges in recruiting desired retail because the community's demographics are not strong enough. The downtown commercial market has been strong in recent years and has nearly 100% occupancy of building space, which limits future retail growth there. The Cotton District includes a relatively small amount of commercial uses, but they experience high demand.

BACKGROUND: EXISTING CONDITIONS

ECONOMIC CONDITIONS

RETAIL SECTOR

Retail is often attracted to Columbus over Starkville and Oktibbeha County because Lowndes County has 35% more total personal income (TPI) and perhaps 40% more retail sales capacity. While Starkville has a large number of MSU students, the community has more limited incomes. There is a need for higher-quality retail space than exists in the Hwy. 12 corridor, and space is very limited in the Downtown. Below is a comparison of these two retail areas:

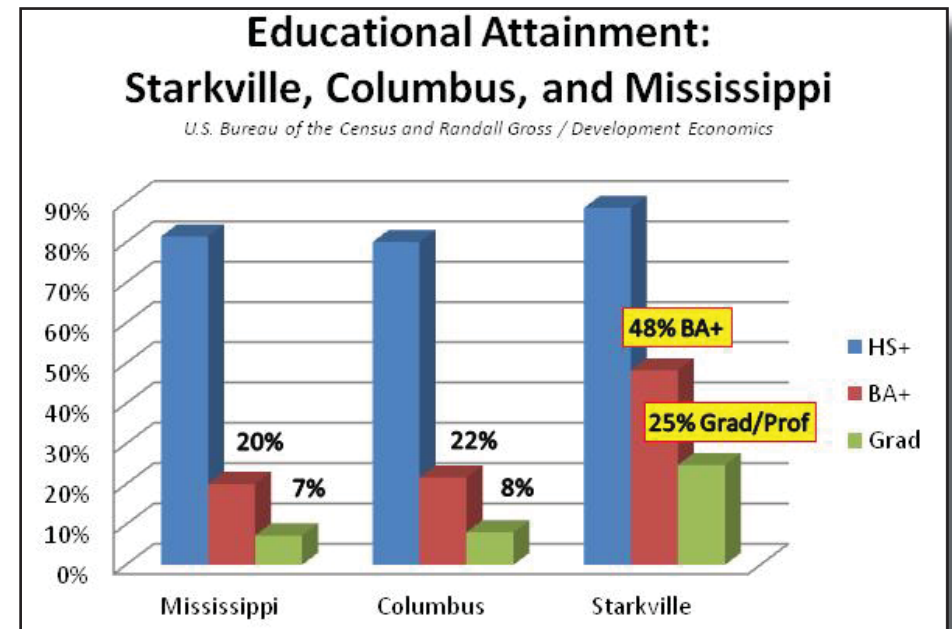
Downtown

Older buildings
\$8-13/SFG (sq. ft. gross)
Perceived parking challenges

Hwy. 12 Corridor

High visibility (Hwy. 12/Hwy. 82)
\$19-23/SFN (sq. ft. net)
Plenty of parking

Starkville has a smaller household income base than Columbus, but it has faster demographic growth. As the graph at right demonstrates, Starkville also has higher education levels. As a result, there is demand for niche retail, including organic foods, coffee, restaurants, and premium products. Such businesses are less likely to locate in “big boxes” or strip centers, providing Downtown with growth and expansion opportunities. Downtown has a strong identity (brand), but much of it is only a single story and there are very few vacancies. Regardless, there are niche retail and mixed-use opportunities,



especially on downtown’s north side along Hwy. 182/MLK. The potential is strong for local entrepreneurs with a unique brand.

There is a need for higher-quality retail space than exists in the Hwy. 12 corridor, and space is very limited in the Downtown.

BACKGROUND: EXISTING CONDITIONS

ECONOMIC CONDITIONS

HOUSING SECTOR

Starkville's rental housing market is driven by off-campus student housing. Student housing is particularly heavy in the multi-family segment, but it impacts single-family housing as well. The for-sale housing market currently has a limited inventory of mid-range housing costs between \$100,000 and \$300,000. Home sales figures have been stable, with an average of 300-400 annual sales from 2010 to 2014. Sales prices have been up 28.5% since 2010.

Housing Development Trends: 1996-2014

Between 1996 and 2004, an average of 286 housing units were constructed annually. Between 2005 and 2014, an average of only 206 units were built annually. Below is a summary by housing type:

Single-Family

- 1996-2004: 95 average units per year
- 2005-2014: 67 average units per year

Duplex / Triplex

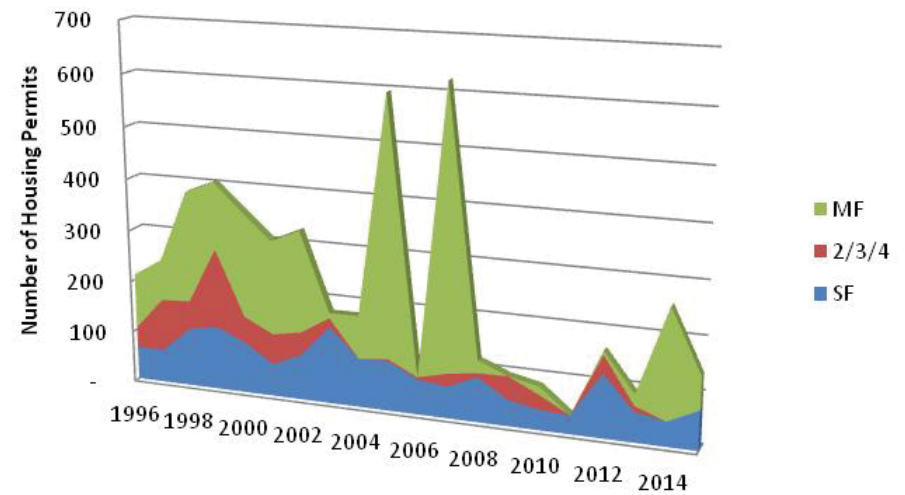
- 1996-2004: 58 average units per year
- 2005-2014: 15 average units per year

Multi-Family

Multi-family development has been erratic: 10-15% vacancy

Starkville Housing Construction Trends, 1996-2014

Sources: U.S. Bureau of the Census and Randall Gross / Development Economics



DEMOGRAPHIC CHANGES IMPACTING HOUSING

Oktibbeha County is adding over 320 people and 220 households per year. The number of young adults is decreasing, while “millennial” and “empty nester” growth will drive housing demand through 2020:

- Age 35-44: +56% (80-130 families per year)
- Age 65-74: +28%

These age groups prefer walkable neighborhoods. Affordable high-density single-family cottages in developments such as Park Town and Garden Lane are popular. See the next page for related data.

BACKGROUND: EXISTING CONDITIONS

ECONOMIC CONDITIONS

DEMOGRAPHIC CHANGES IMPACTING HOUSING (continued)

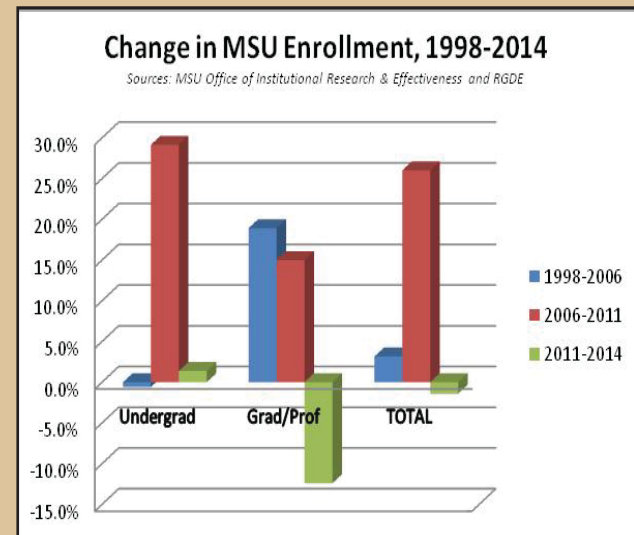
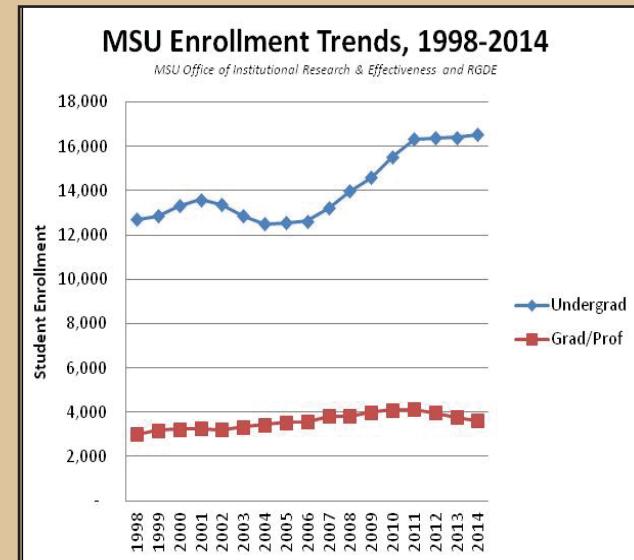
The graph below supplements the overview of demographic changes addressed on the previous page.

Impacts of MSU Enrollment on Housing

Following a period of rapid enrollment growth at MSU, a plateau indicates slowing demand for student housing in Starkville (see top graph at right). An estimated 70% of rental tenants in Starkville are students.

Table. AGE DEMOGRAPHICS, STARKVILLE AREA, 2015-2020				
Age Cohort	2015	2020	2015-2020 Change	
			Number	Percent
15-24	2,758	1,913	(845)	-30.6%
25-34	2,307	2,659	352	15.3%
35-44	1,282	1,997	715	55.8%
45-54	1,231	1,374	143	11.6%
55-64	1,243	1,275	32	2.6%
65-74	788	1,006	218	27.7%
75-84	562	590	28	5.0%
85+	225	238	13	5.8%
TOTAL	10,396	11,052	656	6.3%
Sources:	Nielsen and Randall Gross / Development Economics.			

An estimated 70% of rental tenants in Starkville are students and many prefer new housing product.



BACKGROUND: EXISTING CONDITIONS

ECONOMIC CONDITIONS

OFFICE & INDUSTRIAL MARKETS

While the retail and housing markets are substantially impacted by MSU, the university's influence on the office and industrial sectors is more subtle. Below is an overview of each.

Office Sector

Employment growth is occurring in Starkville's professional and technical services, finance, and administrative services. Such uses are most likely to locate in the downtown, the Mill District and other mixed-use locations. For such areas to succeed in attracting this employment growth, perceptions related to parking issues must be addressed and new building space will be required, particularly Class A space. The Thad Cochran Research, Technology and Economic Development Park is currently dominated by uses tied directly to MSU, but it needs to attract more commercialization.



Industrial Sector

Past regional industrial marketing for the Golden Triangle has focused on Lowndes County and manufacturing, including the aerospace and automotive industries. Oktibbeha County's only existing industrial park is the Cornerstone Industrial Park, but it lacks the electrical capacity to support heavy manufacturing. The Innovation District was the LINK's recent effort to create a new advanced industrial park in Starkville, but the targeted site had environmental issues and archeological resources that derailed the project. The research park at MSU should seek opportunities to leverage commercialization into manufacturing, but land availability might be a challenge for that effort.

For much more detailed information on Starkville's economic and market conditions, please see this plan's *Appendix B: Economic & Market Assessment*.

BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

DECISION MAKING BODIES & PLANS

Two key components for future growth in Starkville are the various decision making bodies of the City and the plans that guide them. Both are described below:

Decision Making Bodies

The City's key decision making bodies relevant to this comprehensive plan include:

- Mayor and Board of Aldermen
- Planning and Zoning Commission
- Board of Adjustment and Appeals
- Historic Preservation Commission
- Tree Advisory Board
- Stormwater Board



Plans

Various plans have been prepared in recent years for specific areas and issues, but the most relevant to this plan is the City's 2005 Comprehensive Plan. That plan ended a relatively dormant period for planning in Starkville and introduced the following important concepts:

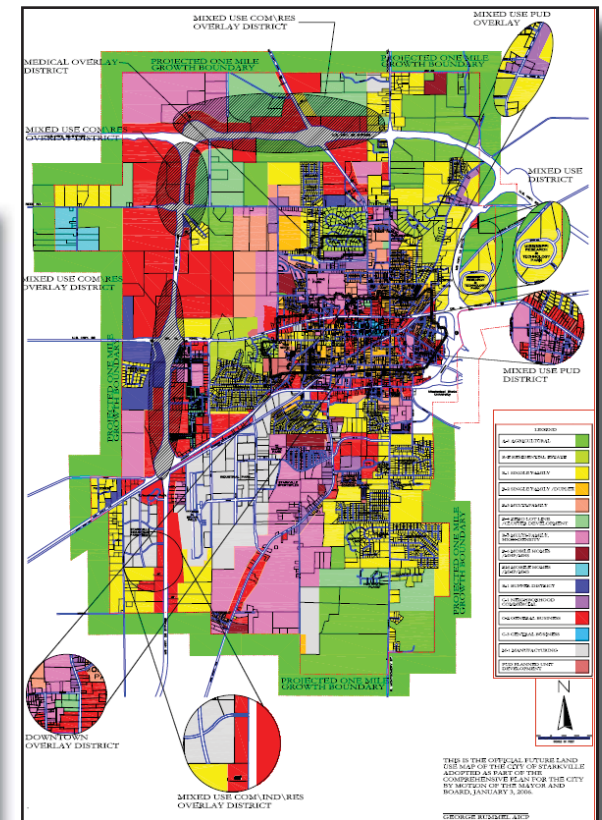
- Historic Preservation
- Downtown Revitalization
- Transect Planning
- Form-Based Coding

The 2005 comprehensive plan ended a relatively dormant period for planning in Starkville.



The Greensboro Historic District is just one outcome of the 2005 comprehensive plan.

LEGEND	
A-1 AGRICULTURAL	
R-E RESIDENTIAL ESTATE	
R-1 SINGLE FAMILY	
R-2 SINGLE FAMILY /DUPLEX	
R-3 MULTI-FAMILY	
R-4 ZERO LOT LINE /CLUSTER DEVELOPMENT	
R-5 MULTI-FAMILY, HIGH-DENSITY	
R-6 MOBILE HOMES /MHP/MHS	
RM MOBILE HOMES /MHP/MHS	
B-1 BUFFER DISTRICT	
C-1 NEIGHBORHOOD COMMERCIAL	
C-2 GENERAL BUSINESS	
C-3 CENTRAL BUSINESS	
M-1 MANUFACTURING	
PUD PLANNED UNIT DEVELOPMENT	

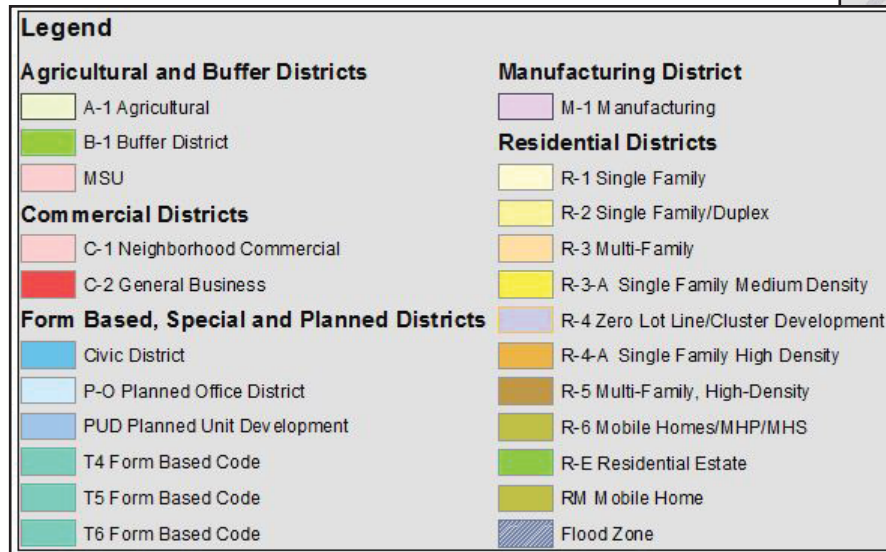


BACKGROUND: EXISTING CONDITIONS

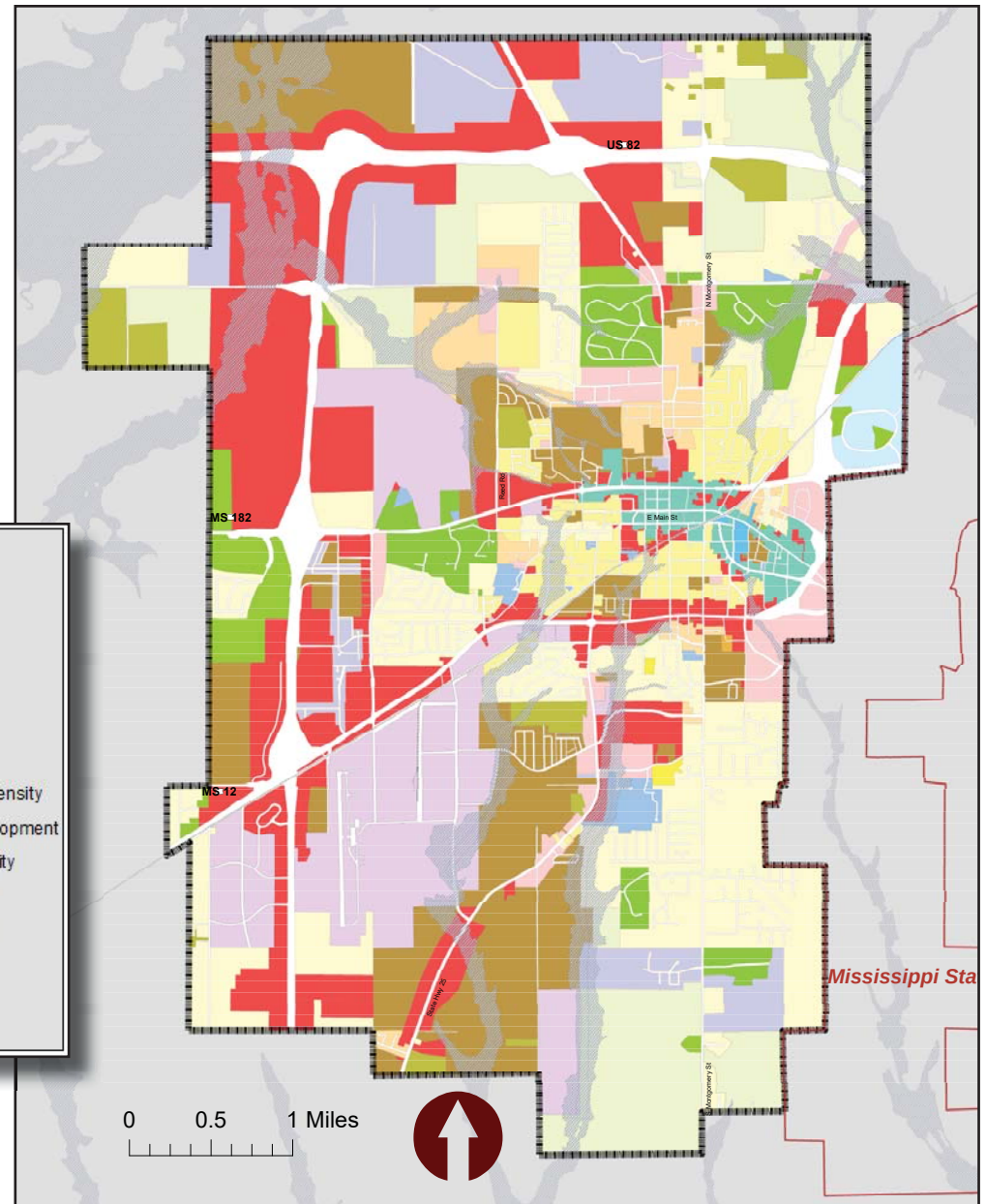
PUBLIC POLICIES

EXISTING ZONING

Starkville's existing zoning is relatively consistent with communities of a similar size in the region. The zoning map at right, as might be expected, mirrors the 2005 comprehensive plan's land use plan relatively consistently. There are, however, examples of "spot zoning" in which some zoning (most typically commercial) seems to be randomly applied to a particular area without any clear planning rationale.



One unusually progressive aspect of the existing code is the application of form-based coding for the city's urban core area.



BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

HISTORIC DISTRICTS

Starkville has a variety of historic resources, as described previously on pages 11-12. As with most communities, the majority of those are in the form of historic buildings. Considering that federal historic preservation standards consider any building over fifty years old and still retaining its architectural integrity to be “historic,” there are multiple areas of town that have the potential to be historic districts. Historic districts exist at two distinct levels: National Register Historic Districts and local districts. Each category is described below with respect to how they relate to Starkville’s existing conditions.

National Register Historic Districts

National Register (NR) designation offers very little protection for historic resources, as it is limited to resources potentially negatively impacted by federally funded or licensed actions. However, there are potential financial benefits, including federal and state investment tax credits for

credits for qualified building rehabilitation projects. In addition to various individually designated properties, there are currently four NR districts in Starkville. They were illustrated previously in the map on page 12 and are described below:

Nash Street NR Historic District

The Nash Street Historic District is the earliest and most intact of Starkville’s twentieth-century subdivisions. It is the first of 61 subdivisions registered at the Courthouse from 1934 to 1974, representing the transformation of Starkville from a small agricultural center to a college town. The district is also significant as one of the most intact concentrations of 1930s residential architecture in the county. Its period of significance extends from 1932 (the year the first new house was built) until 1940 (the year the last pre-war house was erected). Architectural styles include Tudor Revival, Colonial Revival, and Craftsman. In addition to being an NR district, it is also a locally-designated historic district.

Overstreet School NR Historic District

The Overstreet School Historic District is significant to Starkville because it is an important physical expression of the growth and development of the community from 1870 to 1940. Additionally, the district is locally significant for its architecture, which represents the business and professional class that created the modern town following the Civil War. It has the largest concentration of late-nineteenth and early-twentieth century residential architecture in the county and includes examples of Colonial Revival, Queen Anne, Victorian Vernacular, and Craftsman styles.



This district is named after the school built in 1897 and adapted and expanded in 1949.

BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

HISTORIC DISTRICTS (continued)

Greensboro Street NR Historic District

This district derives its name from the road once leading west to the town of Greensboro, which was the county seat of Choctaw County until 1871. Even after the demise of Greensboro, the road continued to be known by that name until most of it was incorporated into U.S. Highway 82. The Greensboro Street Historic District is a highly cohesive and architecturally/historically significant collection of primarily residential structures. The district contains perhaps the highest concentration of residences built by the economic and civic leaders of Starkville from the mid-nineteenth through the early-twentieth century. The original district included 55 contributing buildings with a period of significance from 1860 to 1920. Because of the broad timeframe that the district represents, architectural styles include Greek Revival, Queen Anne, Four Square, Colonial Revival and Bungalows.

Downtown Starkville NR

Historic District

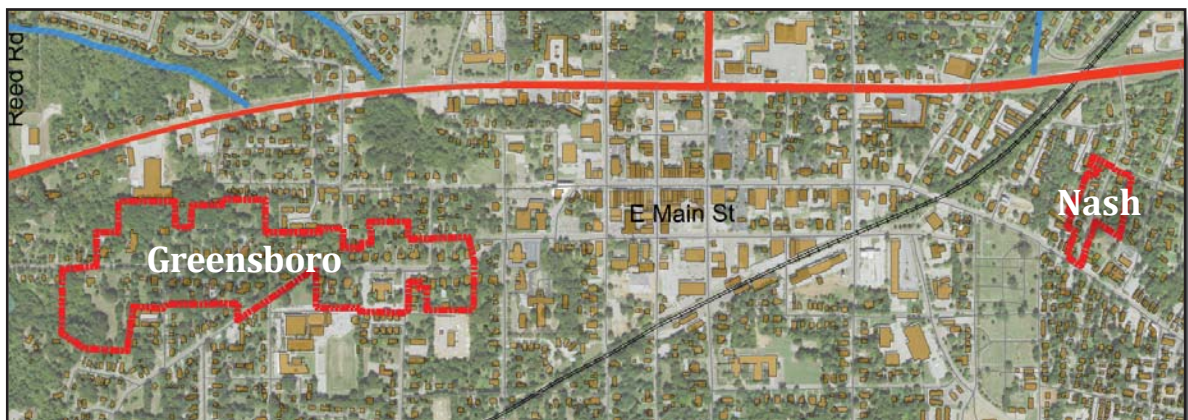
This district was designated only a few years ago and it encompasses the historic downtown core of Starkville. Most of the buildings are commercial and include 101 contributing buildings and 35 non-contributing buildings. Most of the buildings are one to two stories in height, clad with brick, and date from the late-nineteenth to early-twentieth century. Only a few surviving buildings date from before 1885 based upon Sanborn insurance map information. As with most downtowns, there are several institutional buildings in the district.



The downtown district is a mixed use area.

Local Historic Districts

Of the four NR districts, only two are also locally designated - the original portion of the Greensboro Street district and all of the Nash Street district (see map below). Local designation brings a level of protection via design review through the City's Historic Preservation Commission.



Local Historic Districts - only two of Starkville's four NR districts include local designation.

BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

BUILD-OUT PER CURRENT POLICIES

The map at right highlights Starkville's undeveloped land with color-coding tied to the existing zoning. Assuming that sufficient market demand existed (and it does not), a complete build-out of the 8,000+ vacant acres would yield the following:

- 18.5 million sq. ft. of non-residential space
- 40,000+ housing units



BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

BUILD-OUT PER CURRENT POLICIES

The chart at right provides a detailed breakout of the statistics used to calculate the future build out potential for Starkville per the current zoning.

Table 1 - Maximum Unit Densities by Zoning District - Starkville								
Zoning District		Lot Size (sf) by Unit Type				Calculated or Estimated Maximum Density	Vacant and Developable Acres	Buildout Capacity
		SFD	2 FD	3 FD	4 FD			
A-1	Agricultural District	43,560	-	-	-	1.0	1206.4	1206.4
R-E	Residential Estate District	17,500	-	-	-	2.5	147.6	367.4
R-1	Residential District	10,000	-	-	-	4.4	902.9	3933.0
R-2	Residential District	7,500	-	-	-	5.8	9.4	54.5
R-3	Residential District	5,000	7,000	9,000	11,000	8.7	17.0	148.1
R-3A	Single-family, medium density	5,000	-	-	-	8.7	172.7	1504.6
R-4	Residential District	3,200	-	-	-	13.6	704.6	9591.5
R-4A	Single-family, High density	3,200	-	-	-	13.6	0.0	0.0
R-5	Residential District				1,800	24.2	1219.5	29510.7
R-6	Residential District (mobile homes)	5,000	-	-	-		115.8	0.0
R-M	Residential District	10,000					354.0	0.0
B-1	Buffer District	?					174.7	0.0
C-1	Business District (local shopping)*		n/a			0.25	70.0	762,300
C-2	Business District (general)*		n/a			0.25	1604.9	17,477,361
C-3	Central Business District*		n/a			1.00	0.0	-
M-1	Industrial District (light)		n/a			n/a	273.4	-
PO	Planned Office		n/a			0.25	48.0	522,720
PUD	Planned Use District		Varies			6	2.5	
SU	Special Use District		n/a			n/a	0	
CD	CD Form Based					2	1.9	3.6
T-4	Transect 4		n/a			8	14.1	112.8
T-5	Transect 5		n/a			20	10.6	212.0
T-6	Transect 6		n/a			25	2.5	62.5

* Expressed as Floor Area Ratio

Source: Interpretation of City of Starkville Zoning Ordinance

BACKGROUND: EXISTING CONDITIONS

PUBLIC POLICIES

BUILD-OUT POTENTIAL VERSUS FUTURE GROWTH

The previous two pages indicate that a complete build-out of Starkville's 8,000+ vacant acres per the current zoning would yield 18.5 million square feet of non-residential building space and over 40,000 housing units. *So how does that extent of development compare to projected future population growth and the corresponding potential demand for new development?*

Housing Growth

Based upon data reflected in the chart at right, Starkville will experience a population growth over the next five years averaging 177 new residents annually. Combined with the anticipated growth of MSU, that trend will translate into an annual demand for approximately 200 housing units per year. Among the types of housing needed will be that for retirees. Thus, the existing zoned potential for 40,000 units would result in enough residential land to supply housing for the next 200 years.

Retail Growth

Similarly, the 18.5 million square feet of non-residential space that could result from the current zoning, based on future population growth projections, would provide enough retail space to supply Starkville for the next 375 years.

Table 1. DEMOGRAPHIC FORECASTS, STARKVILLE AREA, 2015-2020					
Factor/Area	2015	2020	2015-2020 Change		
			Number	Percent	Per Year
<u>Population</u>					
Starkville	24,323	25,207	884	3.6%	177
Other County	25,241	25,957	716	2.8%	143
<u>Households</u>					
Starkville	10,619	11,052	433	4.1%	87
Other County	19,765	20,439	674	3.4%	135
Sources:	Nielsen and Randall Gross / Development Economics.				

FUTURE GROWTH ASSUMPTIONS

Per data from Nielsen, Starkville has a population of 24,300, accounting for roughly half of Oktibbeha County's population. Starkville is expected to grow by about 890 people (180 per year) or 0.7% per year, slightly faster than the county as a whole. Starkville's household base is expected to increase by 0.8% or about 90 households per year.

Age Cohorts

During the next five years, there may be rapid growth in the number of households headed by millennial generation adults, as well as empty nesters. The number of householders aged 35 to 44 will increase by 56%, and those aged 65 to 74 will increase by 28%.

Caveats

These growth projections were generated by Nielsen based on Census estimates, recent trends, and regional secondary source models. As such, they were not produced specifically for this plan using detailed market-based or actual development inputs. A more thorough, detailed and localized analysis using market-based inputs specific to this planning effort could produce different results.

BACKGROUND: PUBLIC INPUT & PLANNING PRINCIPLES

PUBLIC INPUT

One of the most critical aspects of any public planning process is transparency. Not only is it important that the public know that the process is done under the watch of all stakeholders - including average citizens, but it is also vital that the public's perspective, values, preferences and ideas be integrated into the plan.

PUBLIC INPUT PROCESS

The most effective way to obtain meaningful public input is to provide a variety of means for gathering that input. Consequently, the following opportunities occurred for public input:

Task 1.5: Public Kick-Off Meeting (July 21, 2015)

Task 2.1: Key Person Interviews (Aug. 11-12, 2015)

Task 2.2: Stakeholder Focus Group Mtgs. (Aug. 11-12, 2015)

- Residents
- Property owners, developers, and real estate professionals
- Business owners/operators and economic development reps
- MSU representatives - students, faculty, administration
- Public officials – elected/appointed, City staff, etc.

Task 2.3: Build-Out Scenario (Sept., 2015)

Task 2.4: Planning Principles (Oct., 2015)

Task 3.0: Charrette & Concept Plan (Oct. 19-22, 2015)

Supplemental Public Input Sessions (March 30th, May 26th, September 28th - 2016)

There were also several interviews and visioning sessions conducted as part of the economic development inputs. See more regarding the Planning Principles and the Charrette and Concept Plan on the following pages. Not only was the public able to provide input on the Concept Plan when it was presented on October 22nd, but another round of input will occur with the Draft Comprehensive Plan presentation.

See *Appendix C. Stakeholder Meeting Questions & Answers* for more detail on the results of these meetings.



BACKGROUND: PUBLIC INPUT & PLANNING PRINCIPLES

PUBLIC INPUT

PUBLIC CHARRETTE

A charrette is, in short, an intensive multi-day brainstorming session to generate key ideas for a plan in a manner that engages stakeholders in a hands-on manner. The charrette used to create the Concept Plan for this comprehensive plan occurred between October 19-22, 2015. A key event was the October 19th Public Workshop.

Public Workshop

Following a presentation on the key findings of this project's background research, as well as an orientation for workshop instructions, the following steps occurred:

- 1) Participants were split up into multiple teams of 8-10 people (9 teams/tables)
- 2) Each team had a base map of the city, supporting info. and colored markers
- 3) Each team developed a plan reflecting their vision for Starkville
- 4) Participants reconvened as one group and each team presented their plan

STARKVILLE PLACE TYPES					
Natural	Rural	Suburban	Urban	Downtown	Special Districts
					
Dominant Land Uses: Plant and animal habitat, passive recreation	Dominant Land Uses: Agriculture, unused open space	Dominant Land Uses: Residential, commercial, institutional	Dominant Land Uses: Residential, commercial, institutional	Dominant Land Uses: Commercial, institutional, residential	Dominant Land Uses: Based on nature of the district (institutional, industrial, etc.)
Land Use Patterns: Not applicable	Land Use Patterns: Cultivated fields, forests, occasional houses and outbuildings	Land Use Patterns: Generally segregated land uses with commercial concentrated along key corridors	Land Use Patterns: Mixed use and commercial nodes near residential	Land Use Patterns: Mixed use – uses integrated both horizontally and vertically	Land Use Patterns: Often insular and campus-like
Physical Character: Natural landscapes – fields, forests, wetlands, streams	Physical Character: Fields (cultivated and uncultivated), grazing meadows, woods	Physical Character: Low to moderate densities, single-family houses, strip commercial corridors	Physical Character: Moderate to high density, walkable	Physical Character: High density, historic, walkable	Physical Character: Based on nature of the district (institutional, industrial, etc.)
Building, Street & Parking Relationship: Generally not applicable	Building, Street & Parking Relationship: Buildings typically set back far from roads, unpaved front parking	Building, Street & Parking Relationship: Buildings separated from their streets with front parking lots	Building, Street & Parking Relationship: Buildings front onto streets; parking to side, rear & on-street	Building, Street & Parking Relationship: Buildings front onto streets; parking to rear & on-street	Building, Street & Parking Relationship: Based on nature of the district (institutional, industrial, etc.)
Local Examples: Hollis Creek and associated wetlands (southwest part of town)	Local Examples: Much of northwest part of town with fields and forests	Local Examples: Much of the southeast part of town accessed by South Montgomery	Local Examples: Cotton District, Nash Street District, Greensboro Street District	Local Examples: Downtown Starkville	Local Examples: Mississippi State University

This chart was provided to workshop participants to coordinate with their colored markers.



The public workshop was conducted in the main meeting space of the Starkville Sportsplex.

BACKGROUND: PUBLIC INPUT & PLANNING PRINCIPLES

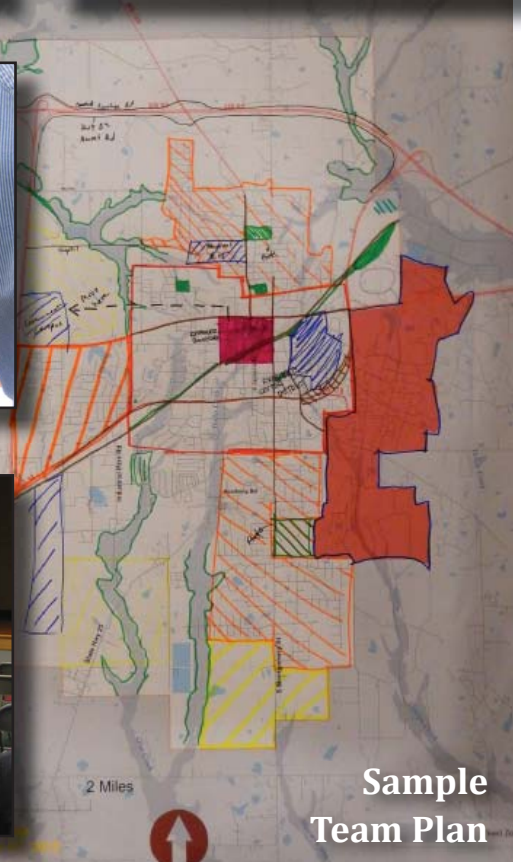
PUBLIC INPUT

PUBLIC CHARRETTE (continued)

Public Workshop Results

Because so many different ideas were generated by the diverse citizen participants, it would be impossible to list them all. However, some of the key ideas that were repeated and/or particularly viable are as follows:

- *Downtown* - needs to grow geographically for more commercial space and businesses.
- *182/MLK Corridor* - needs to redevelop in a more urban form with mixed use development.
- *East Side of Campus* - the town needs to grow in this direction, especially with housing convenient to MSU.
- *Greenways & Trails* - more connectivity is needed between key parts of town (especially MSU), including a trail along the railroad line.
- *Preservation of Natural Features* - including protecting floodplains for open space and trails, but may be developed once floodplain management requirements are met.
- *High-Tech & "Creative Culture" Jobs* - need more of these jobs by leveraging the MSU "brain trust."



BACKGROUND: PUBLIC INPUT & PLANNING PRINCIPLES

PLANNING PRINCIPLES

To conduct a valid and logical planning process, it is important to bridge the research and public input phase with the plan development phase through the creation of a set of planning principles. The principles should be broad objectives that a strong

consensus can be generated behind to help guide the planning process. When complex issues need to be resolved, it is helpful to step back and revisit the planning principles. Below are the principles for this plan. They were created prior to the charrette and used by the workshop participants in crafting their team plans addressed on the previous page.

1. Preserve Open Space and Environmentally Sensitive Areas.

Discourage development within environmentally sensitive areas such as floodplains, wetlands, steep slopes and important plant and animal habitats. Preserve tree cover where possible, as well as open space connected to a broader open space network.

2. Take Advantage of Existing Community Assets.

Examples of assets to leverage include the historic downtown, older buildings citywide, open spaces, streams and other natural resources. Steer future development toward existing developed areas with existing infrastructure. Another key asset for Starkville to leverage is Mississippi State University and the MSU community.

3. Foster Walkable Neighborhoods Offering a High Quality of Life.

Neighborhoods should feature a variety of housing types where appropriate, parks and recreation, strong pedestrian and biking accessibility, and small commercial nodes where appropriate. The character of existing historic neighborhoods should be protected through the preservation of buildings and compatible infill development, and automobiles should not dominate neighborhood design.

4. Create a Range of Housing Opportunities and Affordable Choices.

While single-family detached houses will continue to dominate the community, a variety of housing types and sizes should be available, including accessory units, attached housing, and multi-family housing. Higher density housing should be located where infrastructure can support it and where other land uses can provide needed amenities, including shopping, dining and recreation.

5. Mix Land Uses for Pedestrian-Friendly Places.

Provide specific locations where a mixture of land uses, including commercial, office, housing and civic uses, can be physically integrated. Such integration should be both horizontal and vertical (mixed use bldgs.) and result in pedestrian-friendly places.

BACKGROUND: PUBLIC INPUT & PLANNING PRINCIPLES

PLANNING PRINCIPLES (continued)

6. Promote Attractive Development with a Strong Sense of Place.

Attractive development includes high-quality architecture and building materials, generous landscaping, and minimal visual impact of vehicle circulation and parking areas. Buildings should also have a strong physical relationship with their associated street, and development should reflect Starkville's historic development patterns and character.

7. Provide Recreational and Cultural Amenities.

With strong recreational and cultural facilities, including museums, performing arts, and visual arts, and plenty of active and passive recreational opportunities, Starkville can offer a high quality of life. Such amenities will benefit citizens directly, and also help with attracting new job-creating businesses.

8. Provide a Variety of Transportation Choices and High-Quality Transportation Corridors.

Starkville should be easy and convenient to navigate. Traffic congestion should be minimized, and motorized traffic should be "calmed" to avoid negative impacts. "Complete streets" should be context sensitive and accommodate a range of transportation modes, including motorized vehicles, bikes and pedestrians. An extensive greenway system should be provided. Strip commercial corridors should be avoided and instead feature highly-functional and attractive corridors in which commercial development is concentrated into mixed use centers at key street intersections.

9. Expand Economic Development Opportunities.

Starkville should offer a business-friendly climate that welcomes new businesses that provide jobs and add to the tax base of the city. A variety of business types should be pursued for a diversified economy, including those featuring high technology and manufacturing jobs. MSU's research and development park should continue to be leveraged.

10. Insure Policies and Processes that are Equitable to both Citizens and Developers.

Encourage meaningful citizen participation in Starkville's growth and development decisions, while making development decisions predictable, fair, and cost-effective within a framework of policies that reflect the City's adopted citywide comprehensive plan.



THE PLAN



THE PLAN

CONCEPT PLAN

The Concept Plan was created during the four-day charrette described previously and it consists of the key ideas to serve as the basis of the Comprehensive Plan. However, before the Concept Plan can be described, a clear understanding of “place types” must first be established.

PLACE TYPES

In previous decades, the primary component of a comprehensive plan was the land use plan. However, such an approach failed to consider important issues that go beyond the two-dimensional topic of land use. Consequently, current planning practice takes a more holistic approach and considers the following issues:

- Land use
- Spatial patterns
- Intensity/density
- Scale
- Form
- Character

The combination of these factors adds up to “places.” This approach differs dramatically from conventional land use planning and zoning as practiced by earlier generations, but it results in a much higher quality of life.

SUBURBAN FORM

Segregated Single Uses

Retail, office, and/or residential are in separate buildings and developments.

Automobile Oriented

- Buildings set back away from street
- Parking in front of buildings
- Windows and doors oriented to parking lots

Disconnected

- Private driveways
- Disconnected parking lots
- Limited or no sidewalks

URBAN FORM

Mixture of Uses

Retail, office, and/or residential are in the same buildings and developments.

Pedestrian Oriented

- Buildings close to the street
- Parking behind (or beside) buildings
- Windows and doors on the street

Connected Network

- Multi-modal
- Streets, blocks, and service lanes
- Sidewalks

Current planning practice takes a holistic approach and considers a variety of issues, including spatial patterns, scale, form and character. The combination of these factors adds up to “places.”

THE PLAN

STARKVILLE PLACE TYPES



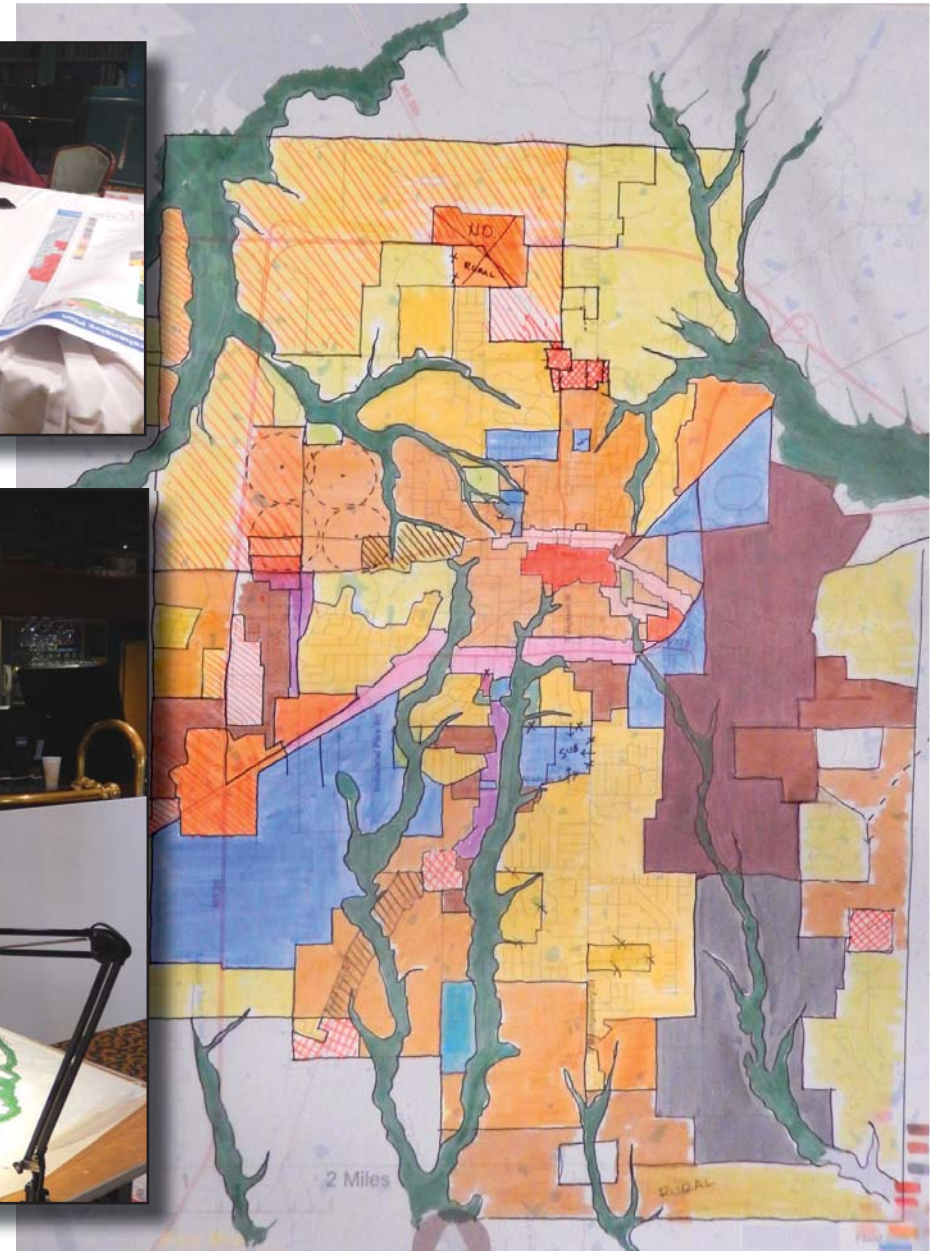
NATURAL	RURAL	SUBURBAN	URBAN	SPECIAL DISTRICT	OPTIONAL DISTRICT
Land Uses: Plant and animal habitat, passive recreation Land Use Patterns: Not applicable Physical Character: Natural landscapes – fields, forests, wetlands, streams Building, Street & Parking Relationship: Generally not applicable Local Examples: Hollis Creek and associated wetlands (southwest part of town)	Land Uses: Agriculture, unused open space Land Use Patterns: Cultivated fields, forests, occasional houses and outbuildings Physical Character: Fields (cultivated and uncultivated), grazing meadows, woods Building, Street & Parking Relationship: Buildings typically set back far from roads, unpaved front parking Local Examples: Northwest part of town with fields and forests	Land Uses: Residential, commercial, institutional Land Use Patterns: Generally segregated land uses with commercial concentrated along key corridors Physical Character: Low to mod. densities, single-family houses, strip com. corridors Building, Street & Parking Relationship: Buildings separated from their streets with front parking lots Local Examples: Southeast part of town	Land Uses: Residential, commercial, institutional Land Use Patterns: Mixed use and commercial nodes near residential Physical Character: Moderate to high density, walkable Building, Street & Parking Relationship: Buildings front onto streets; parking to side, rear and on-street Local Examples: Cotton District, Greensboro Street District, Downtown Starkville	Land Uses: Based on nature of the district (institutional, industrial, etc.) Land Use Patterns: Often insular and campus-like Physical Character: Based on nature of the district (institutional, industrial, etc.) Building, Street & Parking Relationship: Based on nature of the district (institutional, industrial, etc.) Local Examples: Mississippi State University	This district offers four distinct options: Commercial Option: This option is a Suburban Center, preferably as a lifestyle center. Industrial Option: This option is for campus-like complexes. TND Option: Traditional Neighborhood Developments allow a mix of uses in an urban form. CSD Option: The Conservation Subdivision Development entails clustered housing and open space.

THE PLAN

CONCEPT PLAN

The Concept Plan represents the culmination of a great deal of research, public input, and analysis. Although months of work served as the foundation for the Concept Plan, it was created during the four-day charrette conducted in October of 2015 and described on the previous pages. In particular, the public workshop conducted on the first evening of the charrette generated numerous ideas, many of which made their way into the Concept Plan. The Concept Plan was then presented to the public on the final evening of the charrette to solicit public input.

These photos illustrate the consultant team creating the Concept Plan in their studio space. At far right is the rough “place types” map serving as a composite of the plans created by the workshop participants.



THE PLAN

CONCEPT PLAN

TRANSLATING THE CONCEPT PLAN INTO THE PLACE TYPES MAP

The process for translating the Concept Plan into the ultimate Place Types Map took several months to occur and involved the detailed input of numerous stakeholders. There are a number of factors that played into this process and they are summarized at right.



The creation of the Concept Plan was the first step leading to the Place Types Map.

FACTORS CONSIDERED FOR THE PLACE TYPES MAP

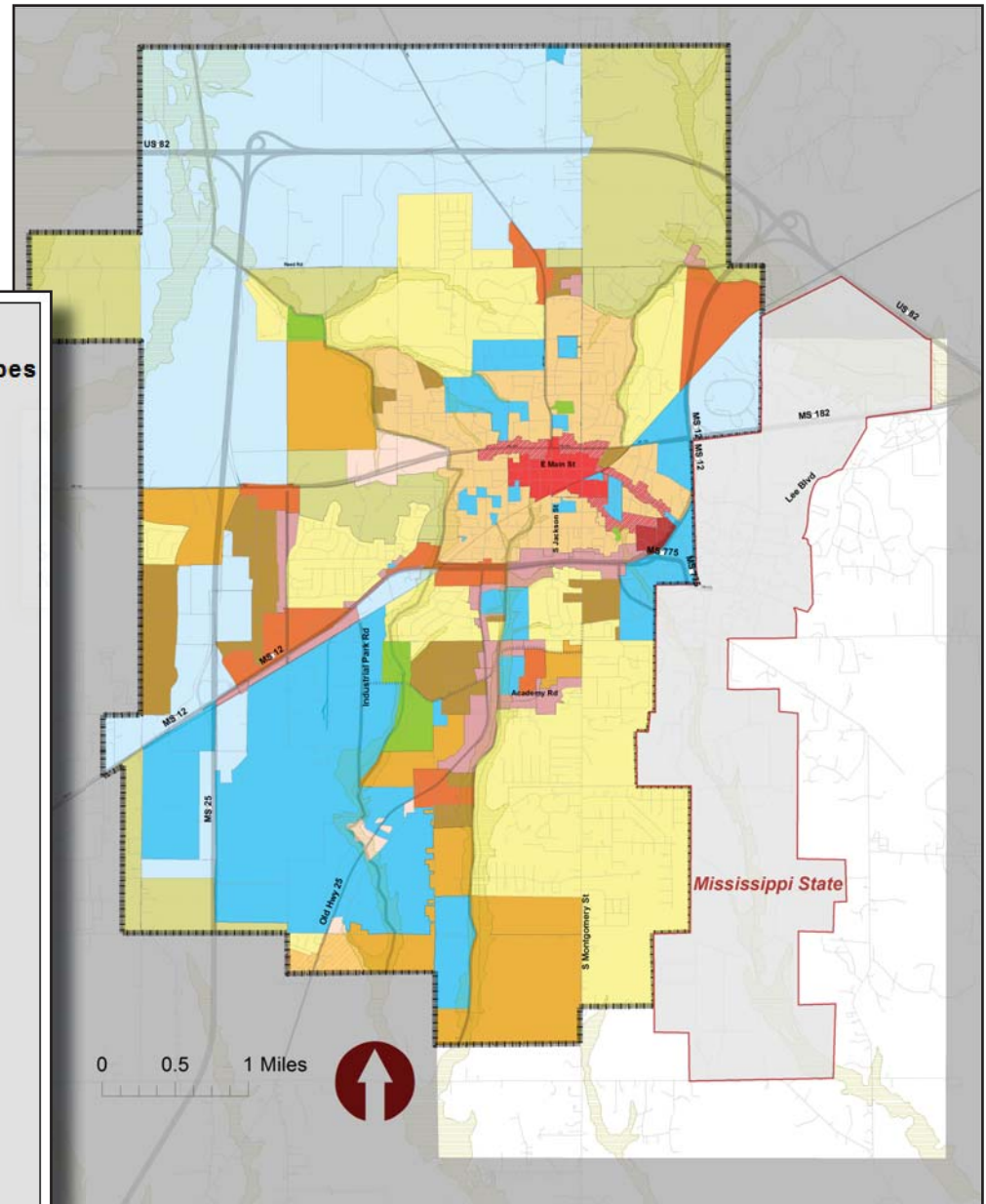
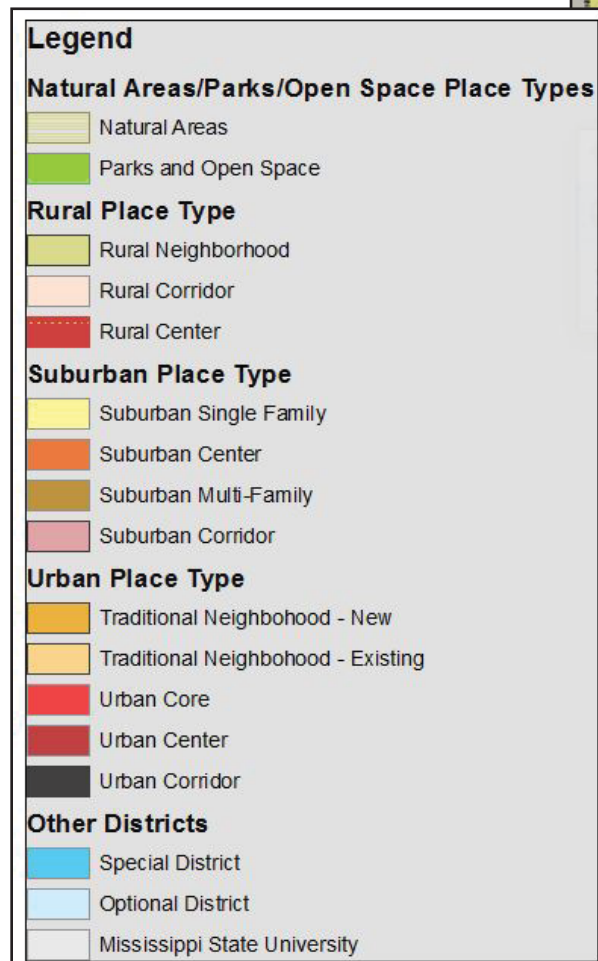
1. *Inherent land features*, including the presence or lack of environment constraints.
2. *Current land uses*, including the property's surrounding context.
3. *Current density/intensity, form and character of development*, including the property's surrounding context.
4. *Existing and potential infrastructure*, including roads, sewer, water, and power.
5. *Real estate market dynamics* based upon this plan's market assessment.
6. *Public and stakeholder preferences* based upon the project's public engagement process.
7. *Current public policies*, including zoning and development policies presently applied to the property and its context.
8. *Planning "best practices,"* including Smart Growth approaches in pursuit of a high quality of life for citizens.

THE PLAN

PLACE TYPES: MAP

At right is a map illustrating the proposed “place types.” Similar to a land use plan, as typically created in years past, it also considers the density/intensity, form and character of development. The legend below explains the map.

The five broad place type categories include Natural Areas/Parks, Rural, Suburban, Urban and Other Districts. Within each of those categories are sub-classifications described on the following pages. See page 62 regarding how the Urban Corridor designation will need adjusting for the 182/MLK area.



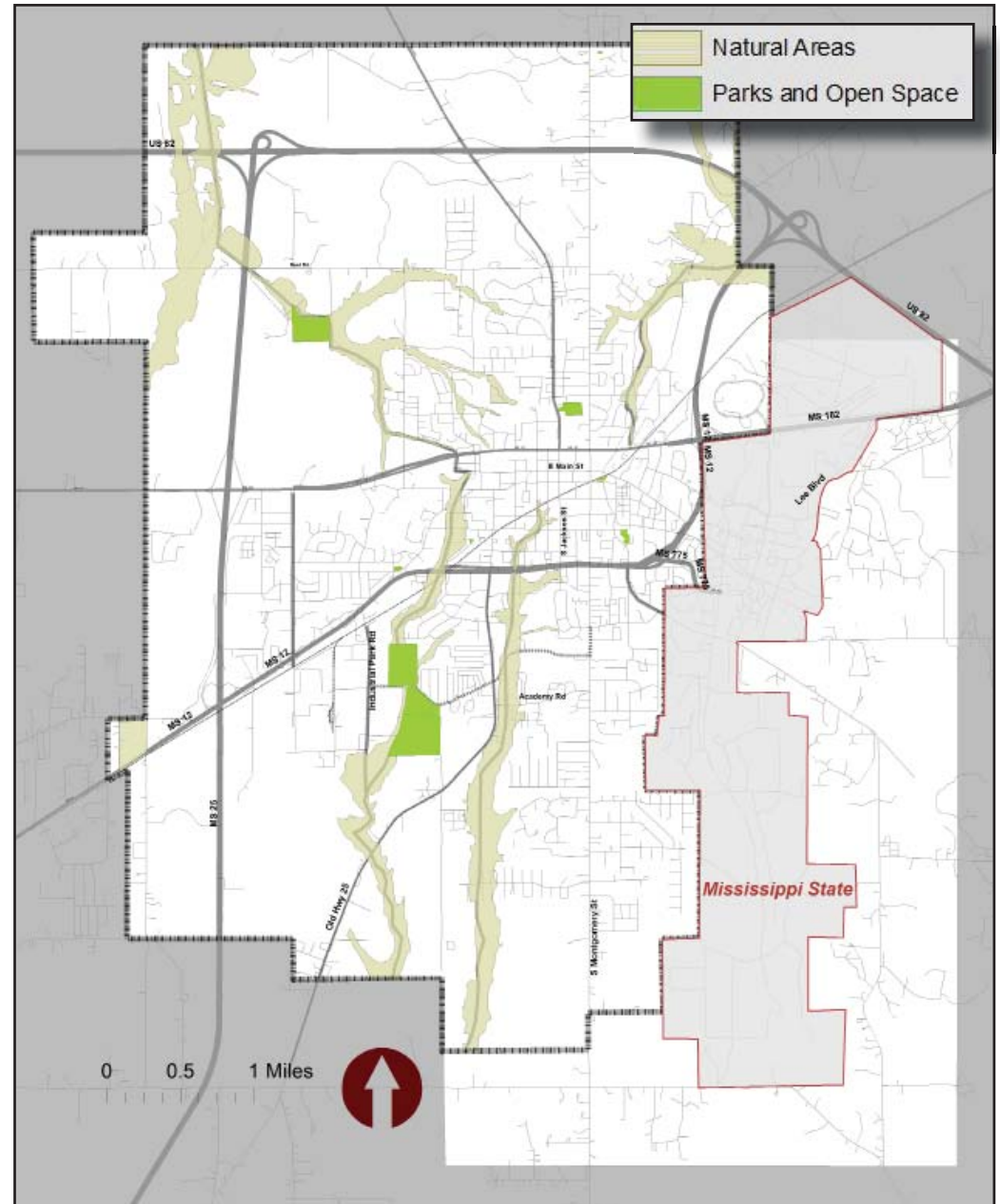
THE PLAN

PLACE TYPES: NATURAL AREAS

Natural areas present unique challenges for development due to steep slopes, hydrology, or other environmental constraints. Floodplains associated with streams are among this category of lands. Such areas fall under existing local, state, and federal regulations and provide opportunities for open space, passive parks, and trails. The map at right illustrates in green natural areas. Most are associated with the following four streams (see page 7 for information on creeks):

- Hollis Creek
- Josey Creek
- Sand Creek
- Catalpa Creek

Visit www.fema.gov/change-flood-zone-designation-online-letter-map-change to modify FEMA flood zones.



THE PLAN

PLACE TYPES: NATURAL AREAS (continued)

MAKING NATURAL AREAS BETTER

Provide Regulatory Protections

Manage the environmental impact of the development of state and federally protected wetlands and floodplains, closely regulate grading, and adopt tree protection/replanting provisions. The City's current codes already require a 100 ft. buffer for floodplains associated with blue-line streams. Steep slopes are essentially a non-issue in Starkville.

Provide Incentives for Natural Resource Protection

Offer incentives such as permitting higher density development in some areas of a site to offset negotiated preservation of environmentally valuable areas.

Acquire and Protect the Most Important Lands

The City should acquire from willing owners key properties offering a high level of environmental and outdoor recreational value, as well as connectivity to other resources and greenway networks.

Work with Land Trusts to Conserve Lands

The City should form a strong partnership with organizations such as the Mississippi Land Trust to encourage owners of important natural resource lands to enter conservation easement agreements. Such tools can provide tax incentives to land owners.

This place type is different from all of the other place types because it is an overlay. The underlying place types will dictate general land use and development issues, while this place type delineates floodplains to emphasize that all existing local, state and federal regulations related to floodplains will apply.

The City currently has a floodplain ordinance that allows development in the floodplain, but not in the floodway. If a property is greater than five acres, a large construction general permit is required by the Mississippi Department of Environmental Quality (MDEQ). This permit generally, but not always, generates a review of all wetland areas and blue line streams located on the subject property. The mitigation requirements, if any, are dictated by the Army Corps of Engineers (ACOE) and MDEQ. The City currently has no stream protection requirement unless associated with a floodway. Where restrictions on development occur, the City will work with land owners to identify opportunities to shift development and/or development densities to lands not environmentally constrained.



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL AREA PLACE SUB-TYPES

Three categories of rural area sub-types exist in Starkville as follows:

Rural Neighborhoods

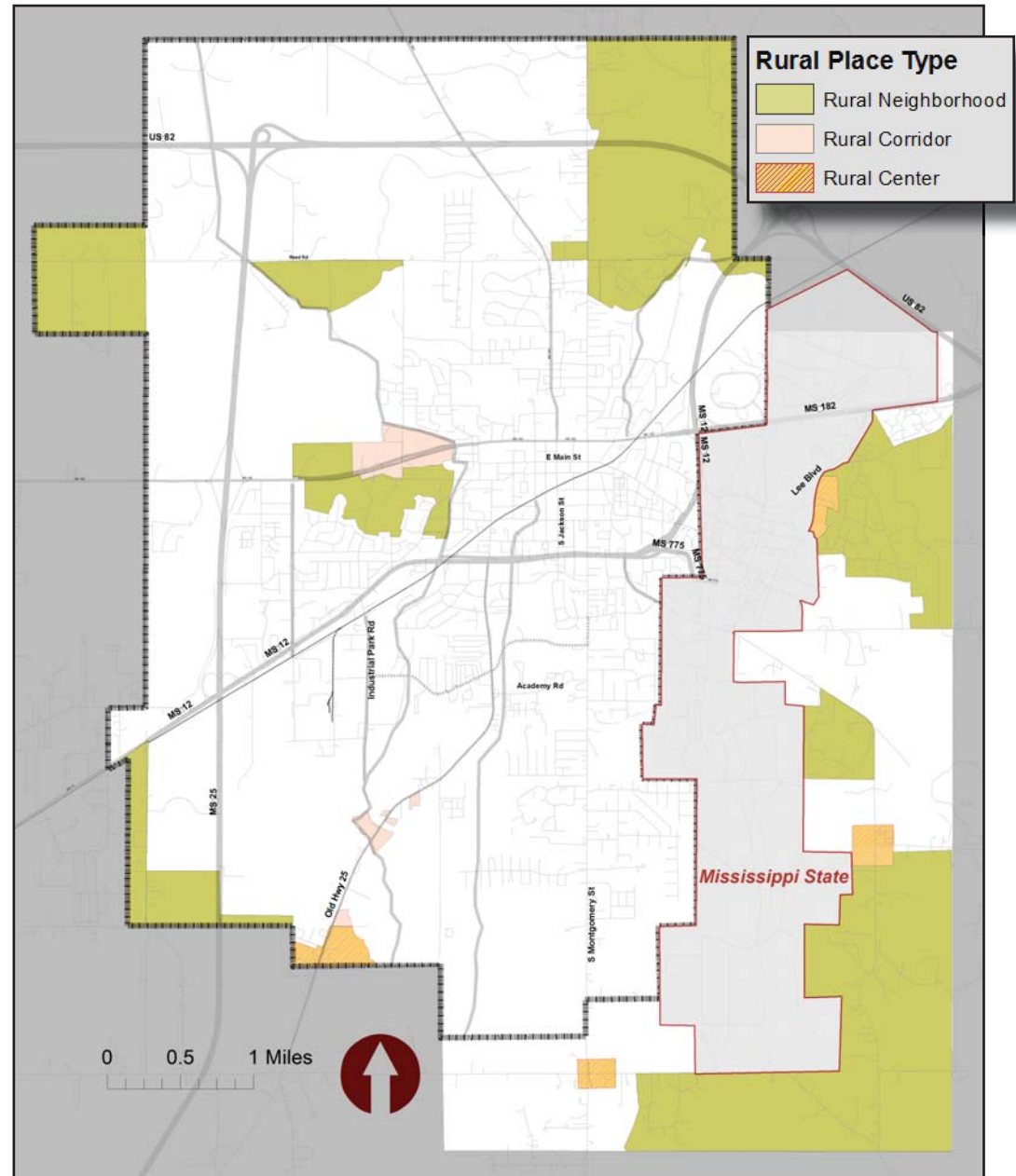
These areas could also be considered as “general rural,” as it applies to all rural areas that are not rural corridors or centers.

Rural Corridors

Corridors include key rural roads and their adjacent lands. They can be flanked by housing and other uses.

Rural Centers

Centers are typically in the form of “country cross-roads” and feature small scale mixed uses.



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL NEIGHBORHOODS

Rural Neighborhoods

Locations

Primarily peripheral, as well as west of Downtown

Spatial Form

Expansive random forms

Land Uses

Agricultural, very low density residential, very limited commercial and light industrial, unused fields and forests

Density / Intensity

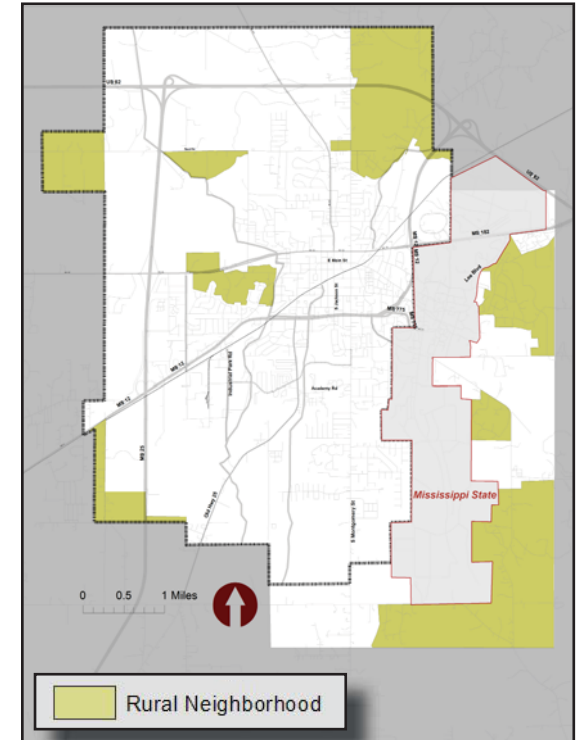
Very low density / intensity

Development Form

Homes, outbuildings, rural-oriented commercial (very limited) and agricultural structures in informal patterns

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL CORRIDORS

Rural Corridors

Locations

South segment of Louisville St., and
Hwy. 182 east of Hwy. 25.

Spatial Form

Generally linear along the axis of
associated road

Land Uses

Agricultural, residential,
commercial, small-scale light
industrial

Density / Intensity

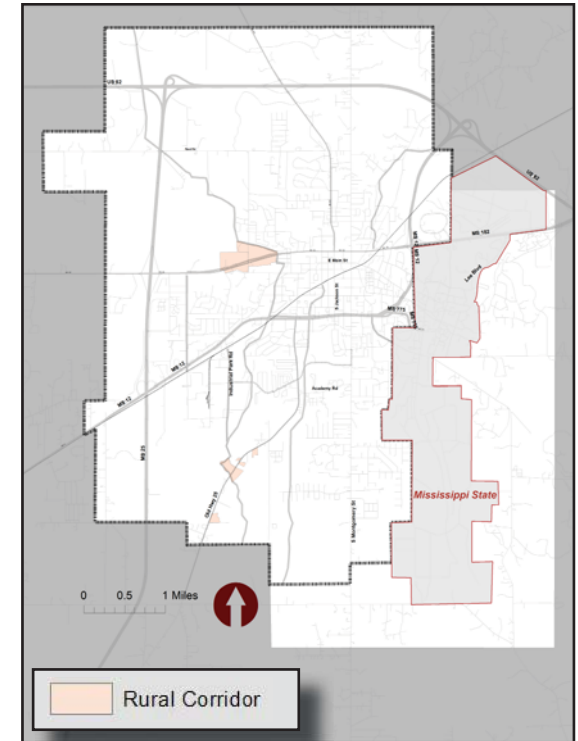
Low density / intensity

Development Form

Irregular lot sizes and front set-
backs, low-rise buildings

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

RURAL CENTERS

Rural Centers

Locations

South end of Louisville St., intersections of S. Montgomery Rd. & Poor House Rd. and Oktoc Rd. & Artesia Rd.

Spatial Form

Relatively small and nodal

Land Uses

Mixed use, but primarily commercial; can include agricultural and institutional uses (churches, etc.)

Density / Intensity

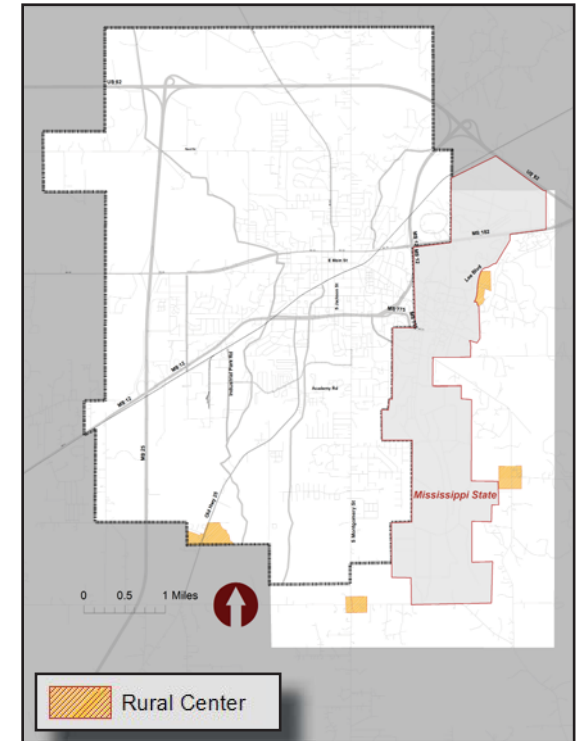
Moderate to high density / intensity just within the center area

Development Form

Irregular lot sizes and front setbacks, low-rise buildings

Street Types

Parkways, Avenues and Local



THE PLAN

PLACE TYPES: RURAL AREAS

MAKING RURAL AREAS BETTER

The following recommendations are provided for Starksville's rural areas:

Keep Rural Areas Rural

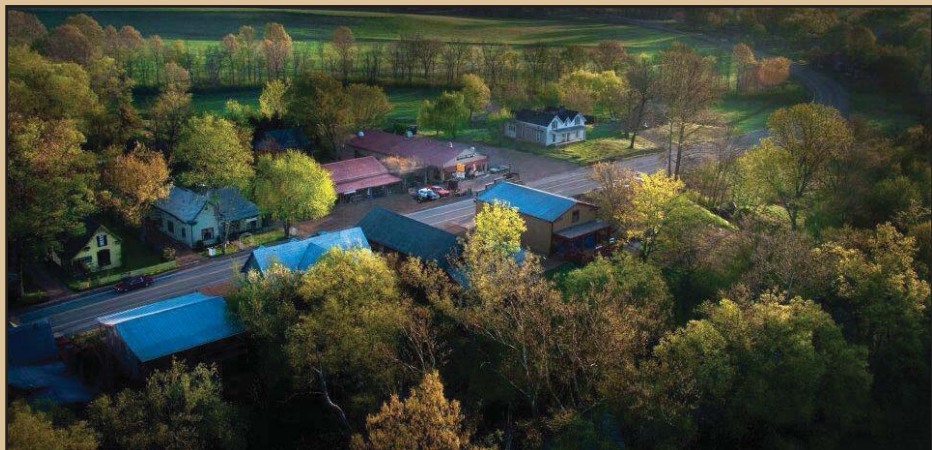
Until this comprehensive plan and resulting zoning is amended at some point in the future, areas designated in the place types map as being rural should maintain rural uses and a rural character. The subsequent recommendations echo this principle.

Avoid "Strip Commercial" on Rural Corridors

While it is natural for some rural roads to attract development, it should remain relatively random and incohesive. It should also avoid taking on the character of suburban corridors with generic franchise architecture fronting large parking lots.

Rural Centers Should be "County Crossroads"

As with rural corridors, rural centers should not become suburban in character, as described above. Instead, buildings should be small-scaled and traditional, and parking should not be in the form of large parking lots in front of buildings. Front parking should not exceed a single parking bay, with the balance (if needed) occurring to the side or rear.



THE PLAN

PLACE TYPES: SUBURBAN AREAS

SUBURBAN AREA PLACE SUB-TYPES

Four categories of suburban area sub-types exist:

Single-Family Areas

Such areas are the most expansive category of developed lands and feature post-1950 neighborhoods.

Multi-Family Areas

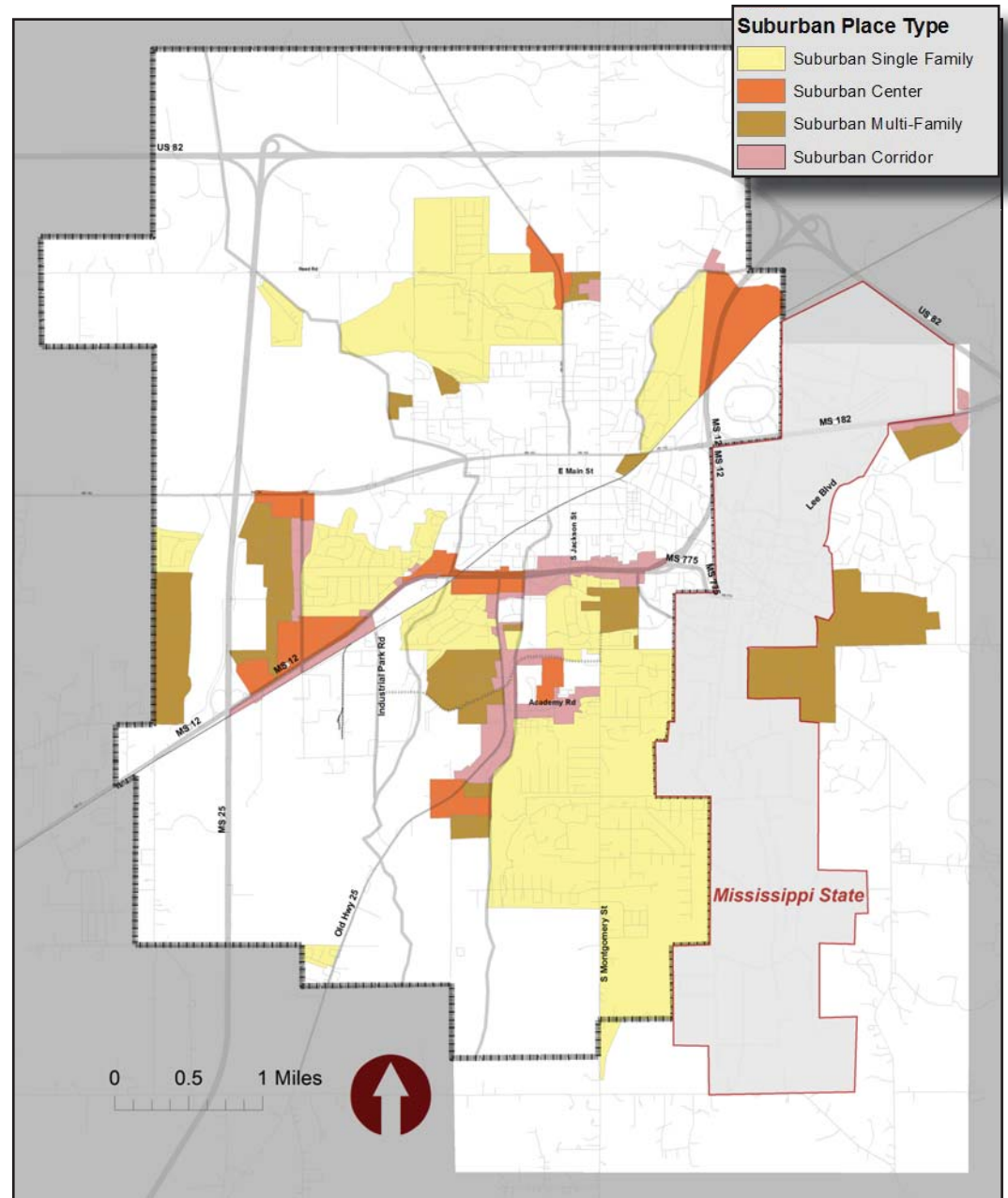
Located throughout town, this category is larger than in many cities because of MSU and student demand.

Corridors

These key roads are often a “strip commercial” form.

Centers

These areas are on key roads, but not a linear form.



THE PLAN

PLACE TYPES: SUBURBAN AREAS

SINGLE-FAMILY AREAS

Suburban Single-Family Areas

Locations

Throughout the community, particularly along S. Montgomery

Spatial Form

Primarily expansive random forms

Land Uses

Single-family residential and supporting amenities (parks, etc.)

Density / Intensity

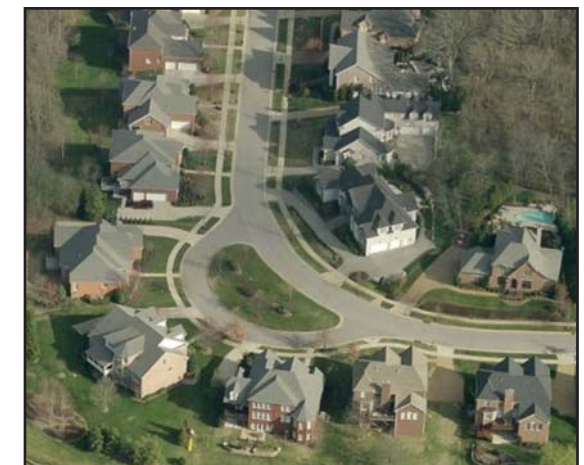
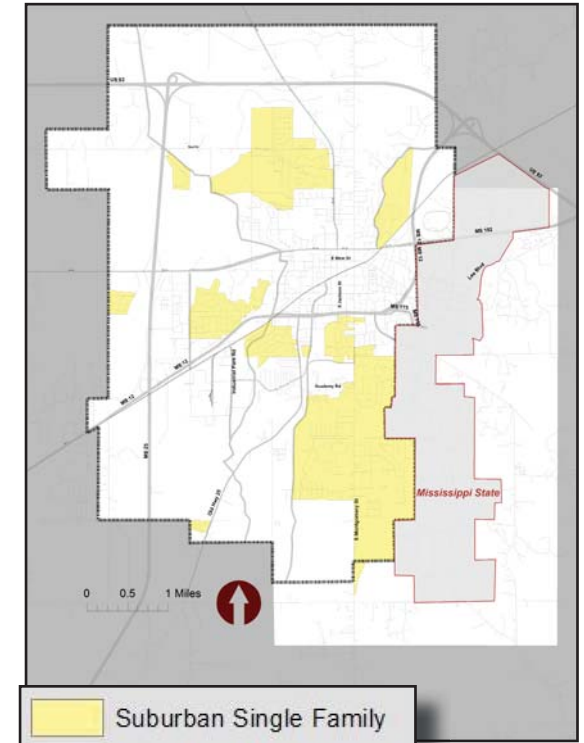
Low to moderate density

Development Form

Single-family detached homes with driveways and front-loaded garages, auto-oriented overall development patterns, including some cul de sacs

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

MULTI-FAMILY AREAS

Suburban Multi-Family Areas

Locations

Throughout the community

Spatial Form

Small to moderate random forms

Land Uses

Multi-family residential and supporting amenities (club houses, pools, etc.)

Density / Intensity

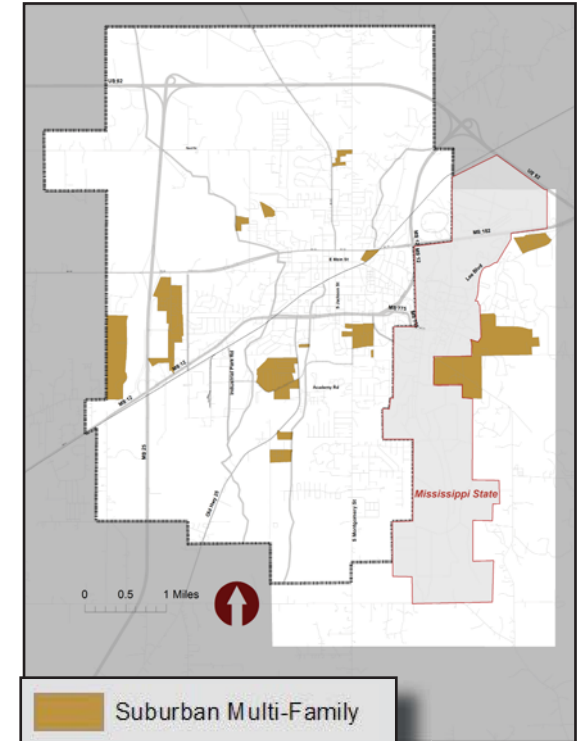
Moderate to high density

Development Form

Primarily two or three-story buildings fronting parking lots, typically repetitive building designs, often generous landscaping

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CORRIDORS

Suburban Corridors

Locations

Segments of Hwy. 12, Old Hwy. 25, Hwy. 182, and Stark Rd.

Spatial Form

Linear along primary roads

Land Uses

Primarily commercial, particularly retail and dining with drive-thru windows, as well as office and multi-family housing

Density / Intensity

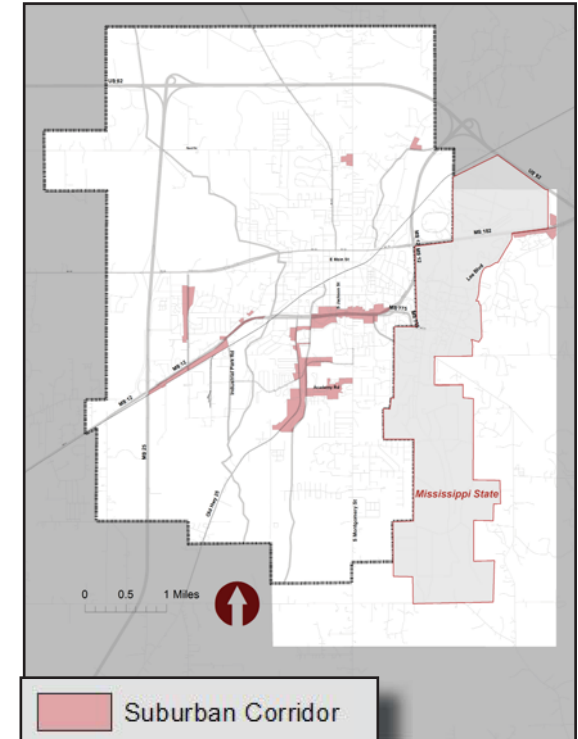
Moderate density / intensity

Development Form

Auto-oriented form with low-rise buildings fronting parking lots, but softened with generous landscaping

Street Types

Boulevards and Avenues



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CENTERS

Suburban Centers

Locations

Key points along suburban corridors, as well as on Hwy. 12 in the NE corner of town and at the intersection of N. Jackson and Garrard

Spatial Form

Various scales and somewhat nodal

Land Uses

Primarily commercial, but also offices and multi-family residential

Density / Intensity

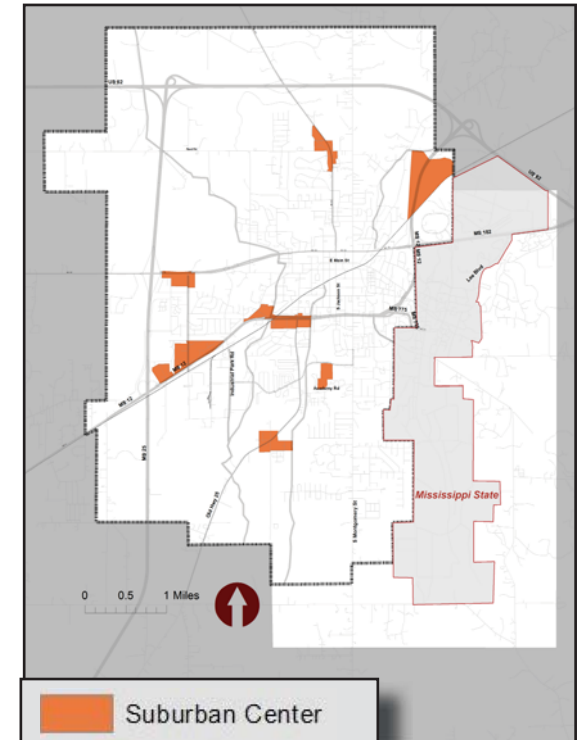
Moderate to high density

Development Form

Range from “big box” retail to smaller buildings, auto and pedestrian friendly, generous landscaping

Street Types

Boulevards, Avenues and Local



THE PLAN

PLACE TYPES: SUBURBAN AREAS

MAKING SUBURBAN AREAS BETTER

Because of their dependence on automobiles and inefficient use of land and infrastructure, many aspects of suburban development are counter to sustainable planning. However, because of market demand for such areas, this plan's objective is to make existing and future suburban places better, as follows:

Provide a Variety of Housing Types

While the majority of housing in suburban areas will be single-family detached, a range of housing types and affordability should be provided.

Increase Connectivity and Varied Modes of Travel

Street systems should be interconnected and avoid cul de sacs, and designed to accommodate pedestrians and cyclists. Streets should not be too wide to discourage speeding, minimize runoff and save costs.

Make the Suburbs Greener

Preserve mature vegetation, liberally provide street trees, and heavily landscape parking lots.

Make Corridors Walkable and Attractive

Design sites to be pedestrian-friendly, provide extensive landscaping, and minimize driveways and signs.



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN AREA PLACE SUB-TYPES

Traditional Neighborhoods

These areas include both existing neighborhoods, such as those surrounding the Downtown, and newly proposed Traditional Neighborhoods.

Corridors

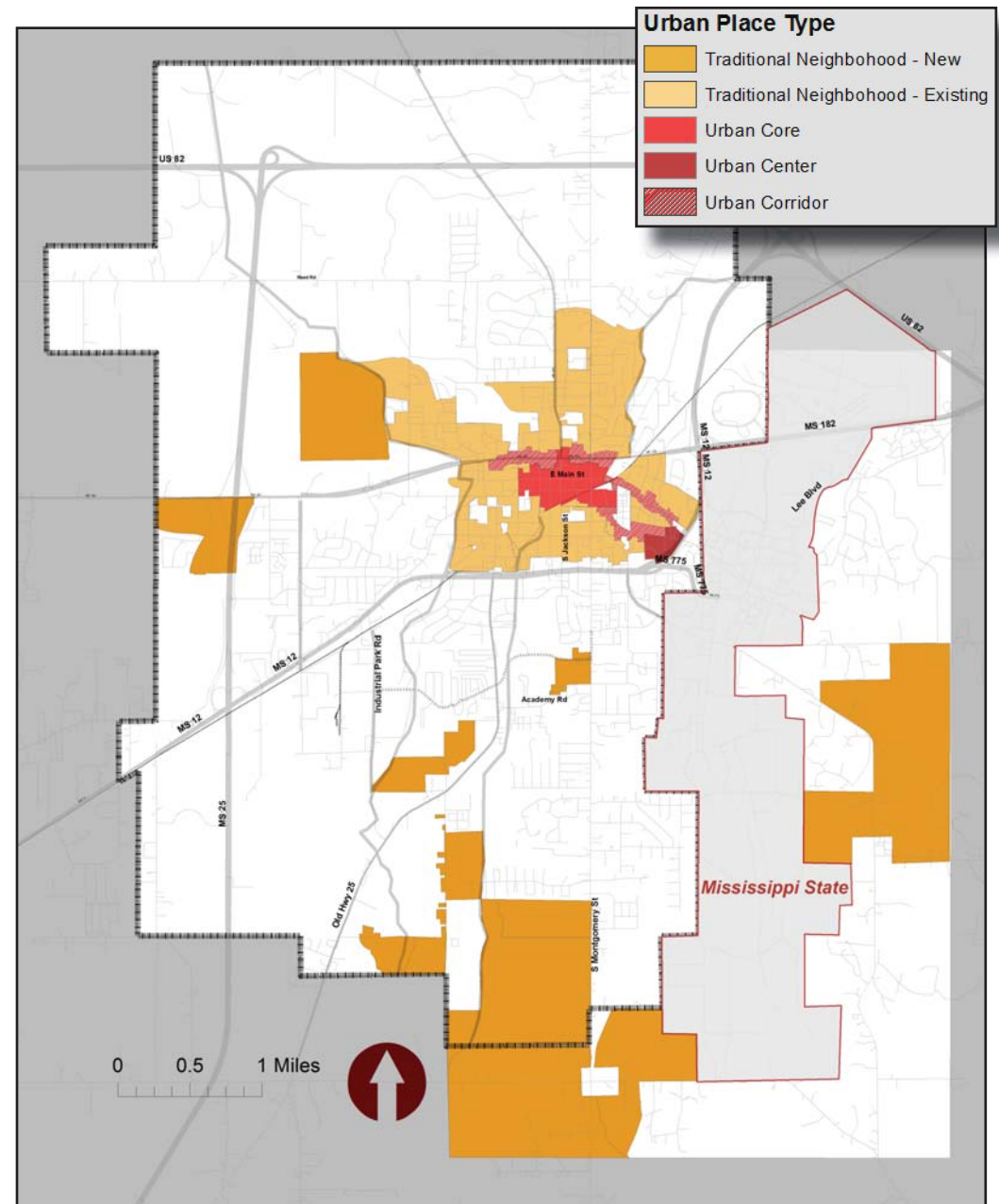
The few Corridors extend from Downtown.

Centers

The sole proposed Urban Center is at the Mill.

Core

The sole Urban Core is Downtown Starkville.



THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: EXISTING

Traditional Neighborhoods: Existing

Locations

Surrounding the Downtown

Spatial Form

Relatively expansive random forms

Land Uses

Primarily single-family detached houses, but also attached houses, multi-family and small-scale commercial

Density / Intensity

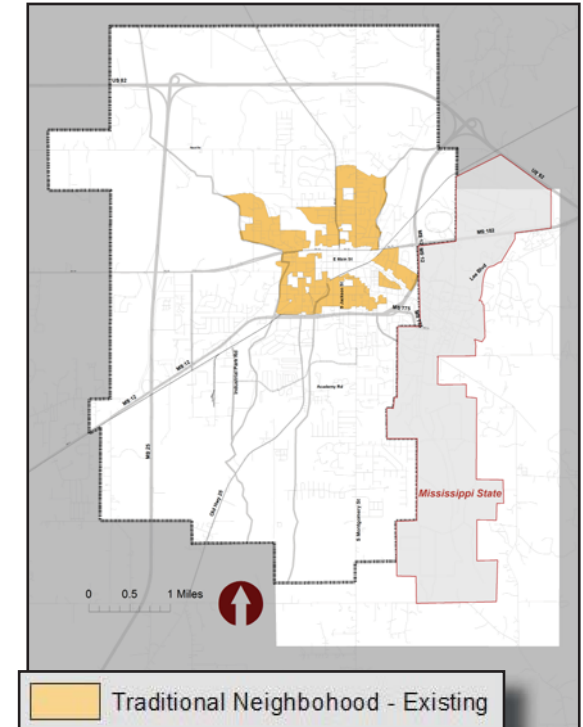
Moderate to high density, but with some larger lots

Development Form

Buildings close to the street, parking to the side or rear, and a connected street network with on-street parking and well-designed streetscapes

Street Types

Avenues and Local



THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: NEW

Traditional Neighborhoods: New

Locations

Peripheral locations

Spatial Form

Large, medium and relatively small random forms

Land Uses

A wide range of housing types and small-scale commercial uses

Density / Intensity

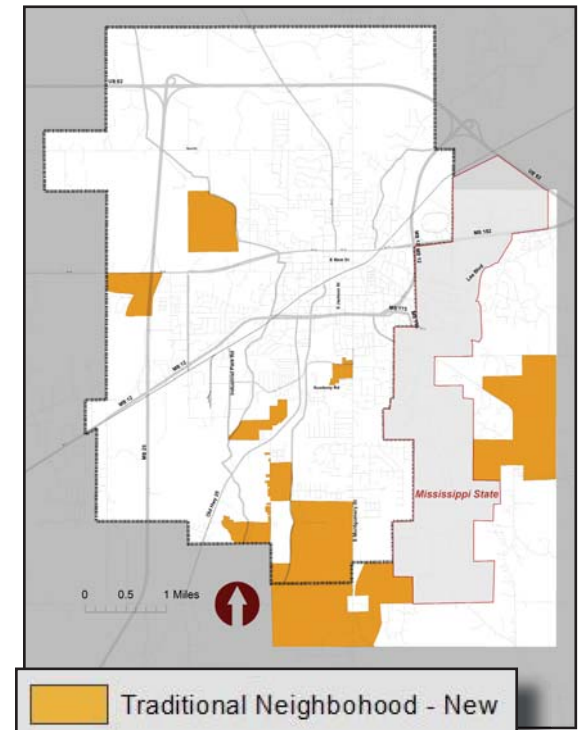
Moderate to high density, but with some larger lots

Development Form

Buildings close to the street, parking to the side or rear, a connected street network with on-street parking and well-designed streetscapes

Street Types

Avenues and Local



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CORRIDORS

Urban Corridors

Locations

Hwy. 182 adjacent to Downtown, University Dr., and Russell St.

Spatial Form

Linear following associated streets

Land Uses

Mixed use, including high-density residential

Density / Intensity

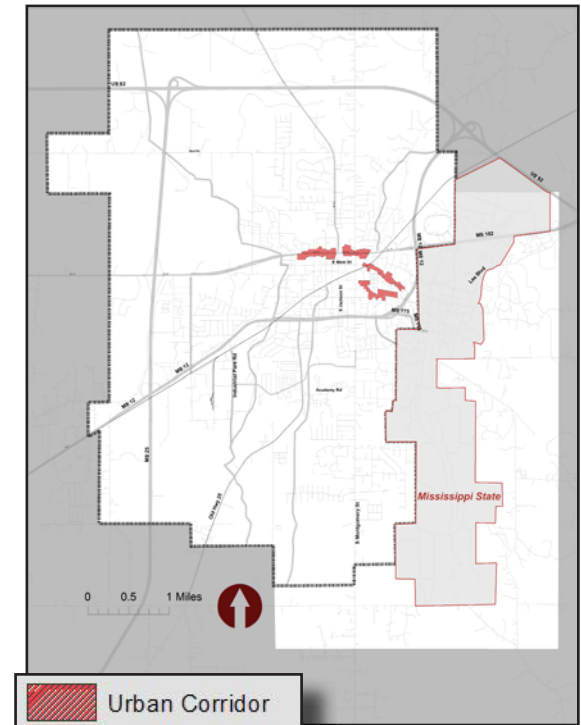
High density / intensity

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, public spaces of various types (as applied to 182/MLK, it should be less urban due to the existing patterns)

Street Types

Avenues



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CENTERS

Urban Centers

Locations

The sole location is at the restored historic Mill

Spatial Form

Small and nodal

Land Uses

Mixed use

Density / Intensity

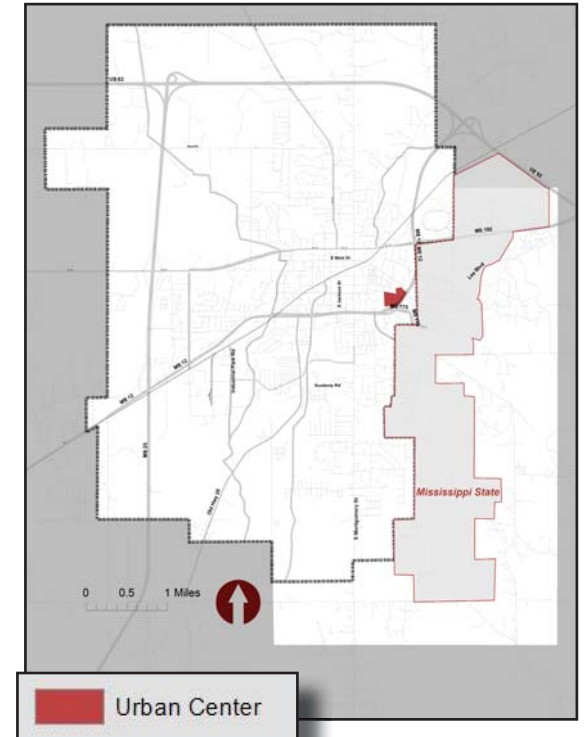
High density / intensity

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, well-designed streetscapes, and public spaces of various types

Street Types

Avenues



THE PLAN

PLACE TYPES: URBAN AREAS

URBAN CORE

Urban Core

Locations

Downtown Starkville

Spatial Form

Nodal with an east-west axis oriented to Main St.

Land Uses

Mixed use - commercial, residential, institutional

Density / Intensity

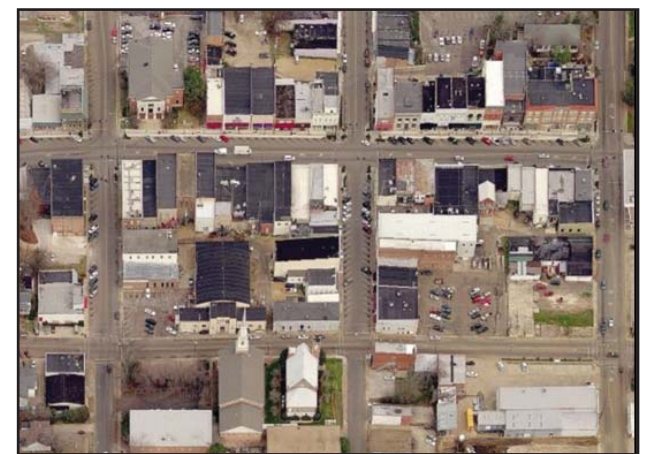
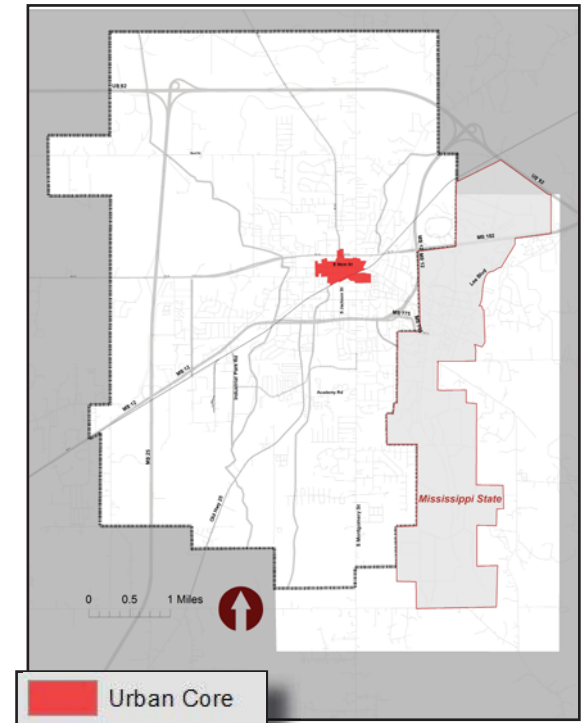
Highest density / intensity in Starkville

Development Form

Buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, well-designed streetscapes, and public spaces of various types

Street Types

Main Street



THE PLAN

PLACE TYPES: URBAN AREAS

MAKING URBAN AREAS BETTER

Unlike Suburban areas that bring many inherent challenges to sustainable growth, Urban areas are intrinsically sustainable, so much of “getting it right” is focused more on the details and aesthetics. This plan’s objective is to make existing and future urban places better, as follows:

Mix Uses Horizontally and Vertically

Not only should there be a rich mixture of uses within a given area, but some buildings should have different uses on different floors.

Achieve Compatibility with Design and Scale

Differing adjacent uses are incompatible if not compatible in scale and well designed. Good design and appropriate scaling makes mixed uses work.

Design Streets and Streetscape for Diverse Users

“Complete streets” accommodate drivers, pedestrians, cyclists, and other modes of mobility.

Save and Utilize Older Buildings Where Viable

Existing older buildings that can be saved and used should be, as they are economically valuable assets and reinforce the special character of urban areas.



THE PLAN

PLACE TYPES: OTHER DISTRICTS

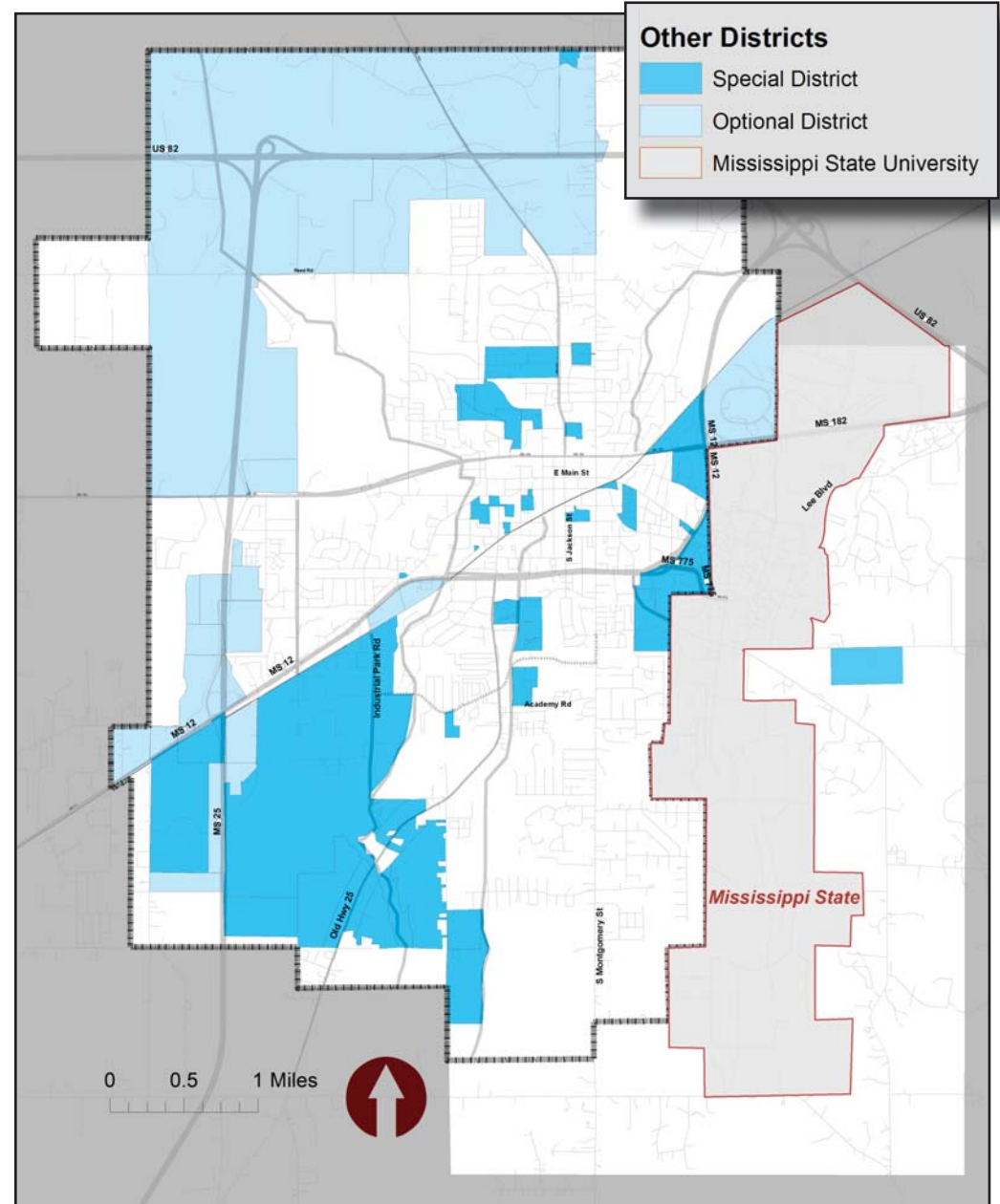
SPECIAL DISTRICTS

Special Districts are indeed “special” and do not fit into the basic categories of residential, commercial and similar places. They are often geographically isolated from other uses and sometimes feature an insular “campus” form. Below are examples:

- Airport
- Industrial & research areas/parks
- Schools
- Hospital

OPTIONAL & MSU

Four options are explained on pages 69-73. Mississippi State University could be categorized under “schools,” but because of its scale and magnitude, it is singled out here as a distinct place type.



THE PLAN

PLACE TYPES: SPECIAL DISTRICTS

SPECIAL DISTRICTS

Special Districts

Locations

Throughout the community

Spatial Form

Range between small and large

Land Uses

Institutional, utilitarian, industrial

Density / Intensity

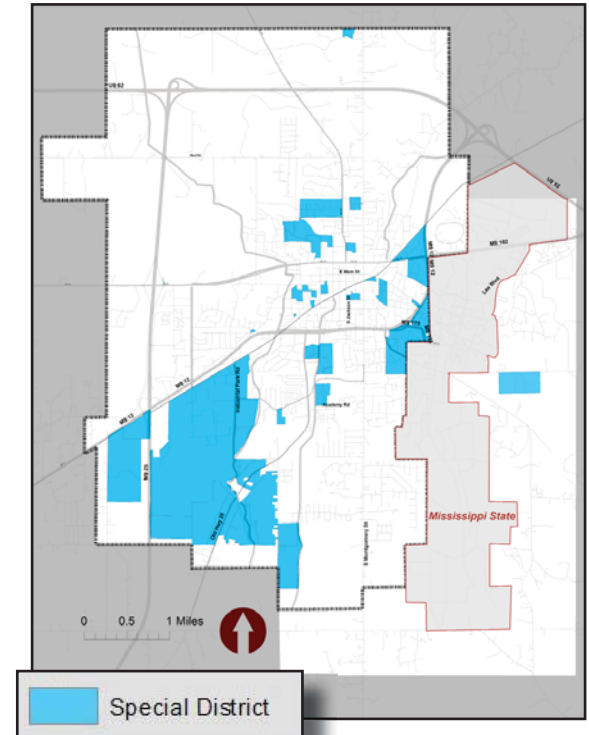
Dependent upon the use/purpose

Development Form

Dependent upon the use/purpose, but often internally-focused and campus-like; buildings are often clustered and repetitive in use and/or design; considerable buffering (space and/or landscaping) is often needed at the perimeter

Street Types

Parkways, Avenues, Local



THE PLAN

PLACE TYPES: SPECIAL DISTRICTS

MAKING SPECIAL DISTRICTS BETTER

Despite the broad diversity of potential uses and development types, the following are suggestions that apply to many uses within this place type category:

Provide Good Access

Most uses for this place type require excellent access, including for truck traffic. That means roads with ample widths and durability, as well as avoiding traffic through residential and pedestrian-oriented areas. Some industrial uses also require rail access.

Buffer Sites from Adjacent Areas

Many uses within this category need buffering from nearby areas, although it is less critical for some smaller scale uses, such as schools. The best forms of buffering include space (generous building setbacks) and dense landscaping with plant species that will provide a year-round buffer.

Provide Generous Landscaping

In addition to peripheral landscaping for buffering, internal landscaping can greatly enhance properties.

Strategically Locate High-Quality Architecture

Locate well-designed buildings at high-visibility places to help screen lower-quality buildings.



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

OPTIONAL DISTRICT CHOICES

There are four optional uses for this place type:

Commercial Option

This option allows a range of commercial uses, including retail, dining, personal and professional services, offices and other related uses. It can be either a conventional suburban development or a more urban “lifestyle center.”

Industrial Option

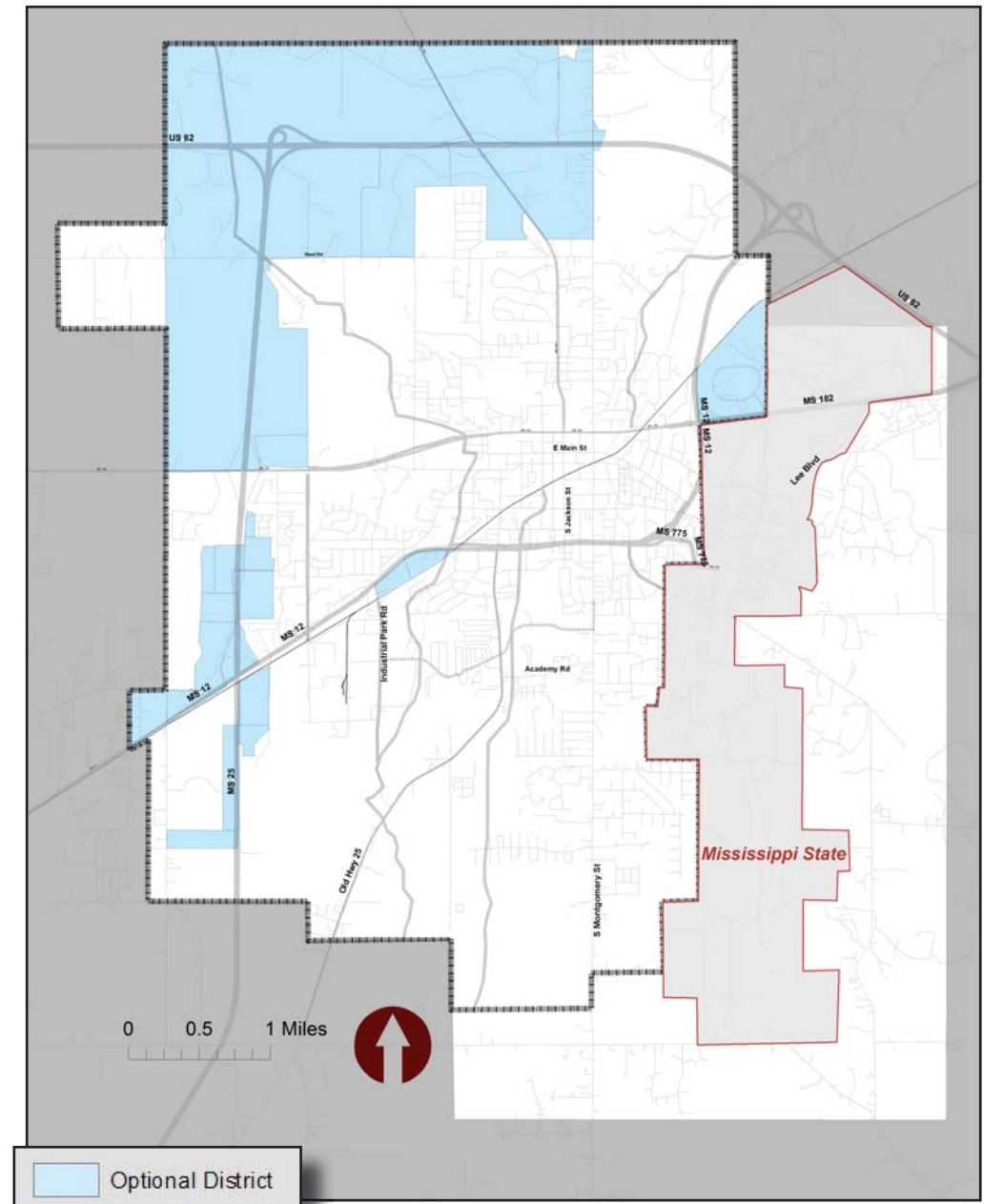
This option allows manufacturing, warehousing and similar industrial uses. It offers the ability to design sites in a campus style and to utilize generous landscaping.

TND Option

Traditional Neighborhood Development features a mixture of uses in an urban form. Housing can occur in a variety of types and densities, and the overall design should result in a pedestrian-friendly place.

CSD Option

Conservation Subdivision Development allows clustered housing to result in preserved open space.



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

COMMERCIAL OPTION

Commercial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Retail, dining, service, office, etc.

Density / Intensity

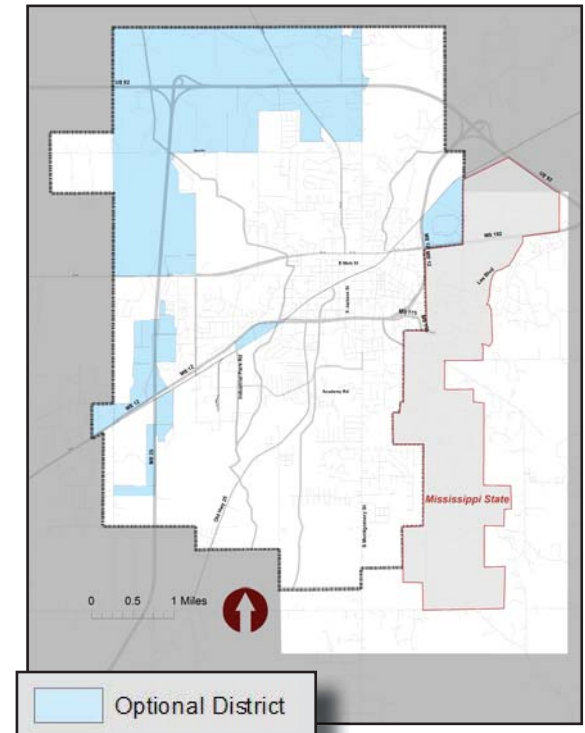
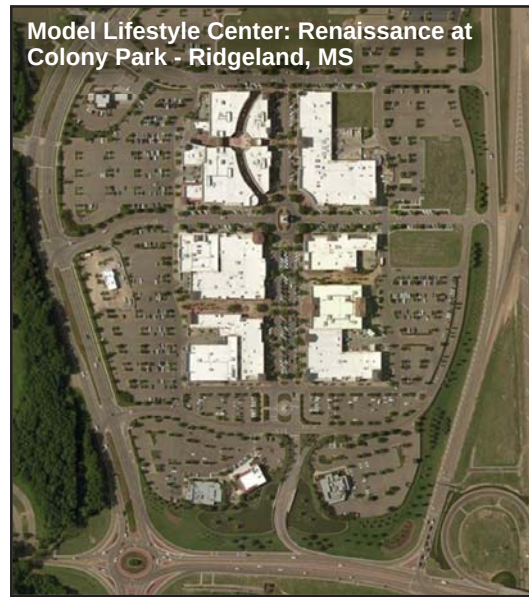
Low to moderate overall “gross” site density/ intensity, but can be high where buildings are located

Development Form

Can range from conventional suburban forms with an auto orientation to more urban “lifestyle” centers with mixed uses and a walkable environment and peripheral parking lots

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

INDUSTRIAL OPTION

Industrial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Manufacturing, assemblage, processing, warehousing, and other industrial uses

Density / Intensity

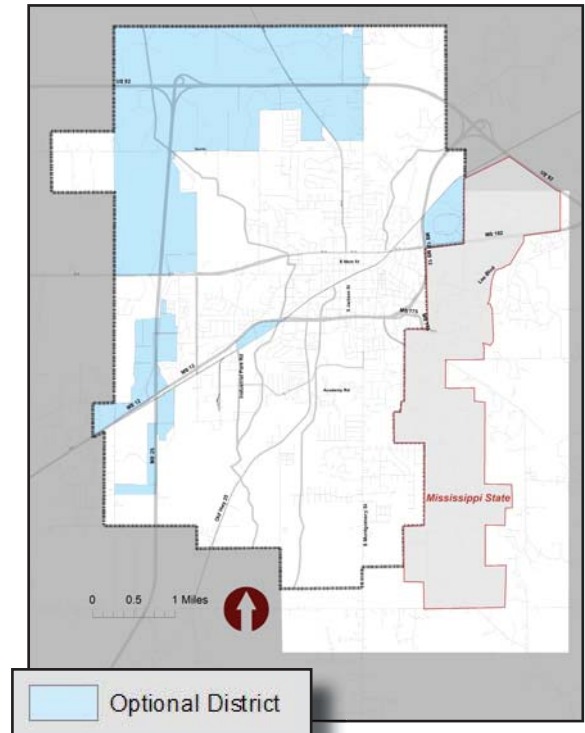
Low to moderate

Development Form

This option should be designed as “campuses” with unifying elements for streets, landscaping, signage, and architecture; and buildings are often large, utilitarian and clustered

Street Types

Parkways, Avenues, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

TND OPTION

Traditional Neighborhood Develop.

Locations

Northwest parts of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Primarily residential with varied housing types, as well as small-scale commercial and institutional uses

Density / Intensity

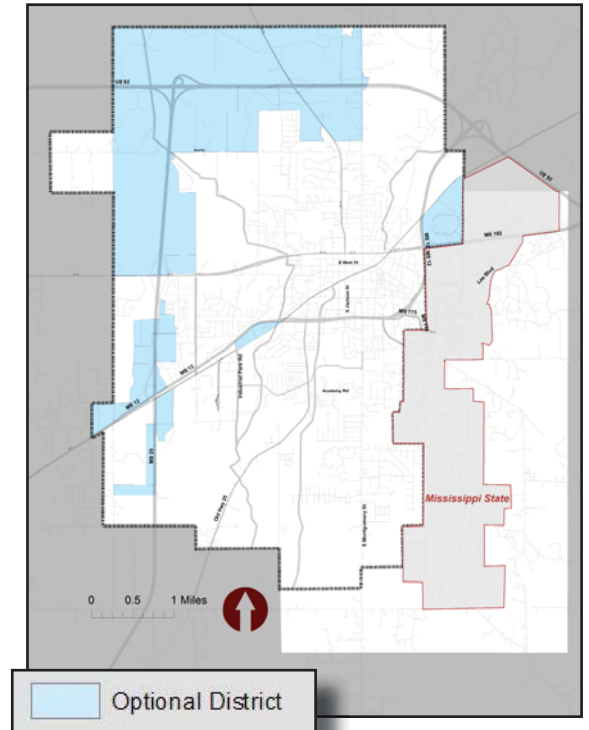
Moderate to high density/intensity

Development Form

Urban and compact form with emphasis on public and pedestrian realms; buildings close to streets, with parking on-street and behind/below buildings

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

CSD OPTION

Conservation Subdivision Develop.

Locations

Northwest part of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Residential and open space

Density / Intensity

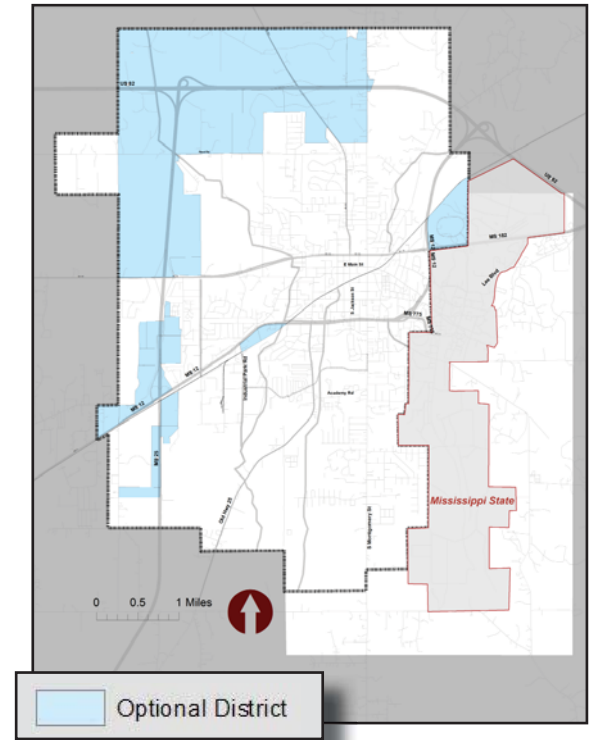
Low gross density for the site, but high density in developed portions with clustered housing

Development Form

Primarily single-family detached houses on clustered small to medium sized lots with 50-75% preserved open space; rural character

Street Types

Parkways, Local



TRANSPORTATION & MOBILITY

Starkville's street network is comprised of larger, higher-speed facilities under the jurisdiction of MDOT supplemented by local streets and University streets. The MDOT facilities range from limited access freeways such as US 82 Bypass, MS 25, and MS 12 (from US 82 to MLK), and also multi-lane surface arterials such as MS 12 and MS 82/MLK. Local streets form the majority of the lane miles, and most local streets are two lanes, with regular intersections and driveways, as well as some special-purpose streets such as Main Street in Downtown (wide sidewalks, on-street parking, and a higher level of streetscape).

Many streets in Starkville serve car movement extremely well, but are seen as barriers to pedestrian and bicycle movement. In most instances in Starkville, streets are geared almost entirely toward moving personal motor vehicles and trucks, resulting in facilities that move traffic well, but at the expense of other modes of travel. In addition, these streets by their very nature have created a pattern of

development as the City grew that is auto-oriented, where people lack viable choices for movement other than motor vehicles. The very fact that the roadway bordering the Mississippi State campus is known as "Highway 12" emphasizes this auto-dominated pattern. It is noteworthy that the City ordered in late-2014 that a traffic study be conducted for the Greensboro Historic District and adjoining streets.

As part of this comprehensive planning effort, the community made it known that they want streets that offer choices about how residents and visitors can move around the community. There is an opportunity to rebalance the streets to move people better, and not just cars. By adhering to the principles of complete streets, in which streets are designed to afford people choices in how they move about, many Starkville streets can be rebalanced, and new streets can be constructed with other modes of travel in mind. During and after the charrette, a palette of street types and cross sections was developed to allow Starkville to realize the desired vision for their transportation system. Guiding

principles used to develop the street types included in this Comprehensive Plan are as follows:

Principles for Street Types

- Streets will respect the built and natural contexts through which they pass;
- Streets will support all modes of travel, where contextually appropriate, to foster the ability for people to choose how they move about Starkville;
- Streets will strike a balance between appropriate vehicular operational efficiency and safety for all users, regardless of their choice of travel mode;
- The City will work with MDOT on facilities under MDOT jurisdiction to achieve streets as complete as they can be within the state system; and
- Street design will support the types of development and redevelopment appropriate for the character area in which they occur.

THE PLAN

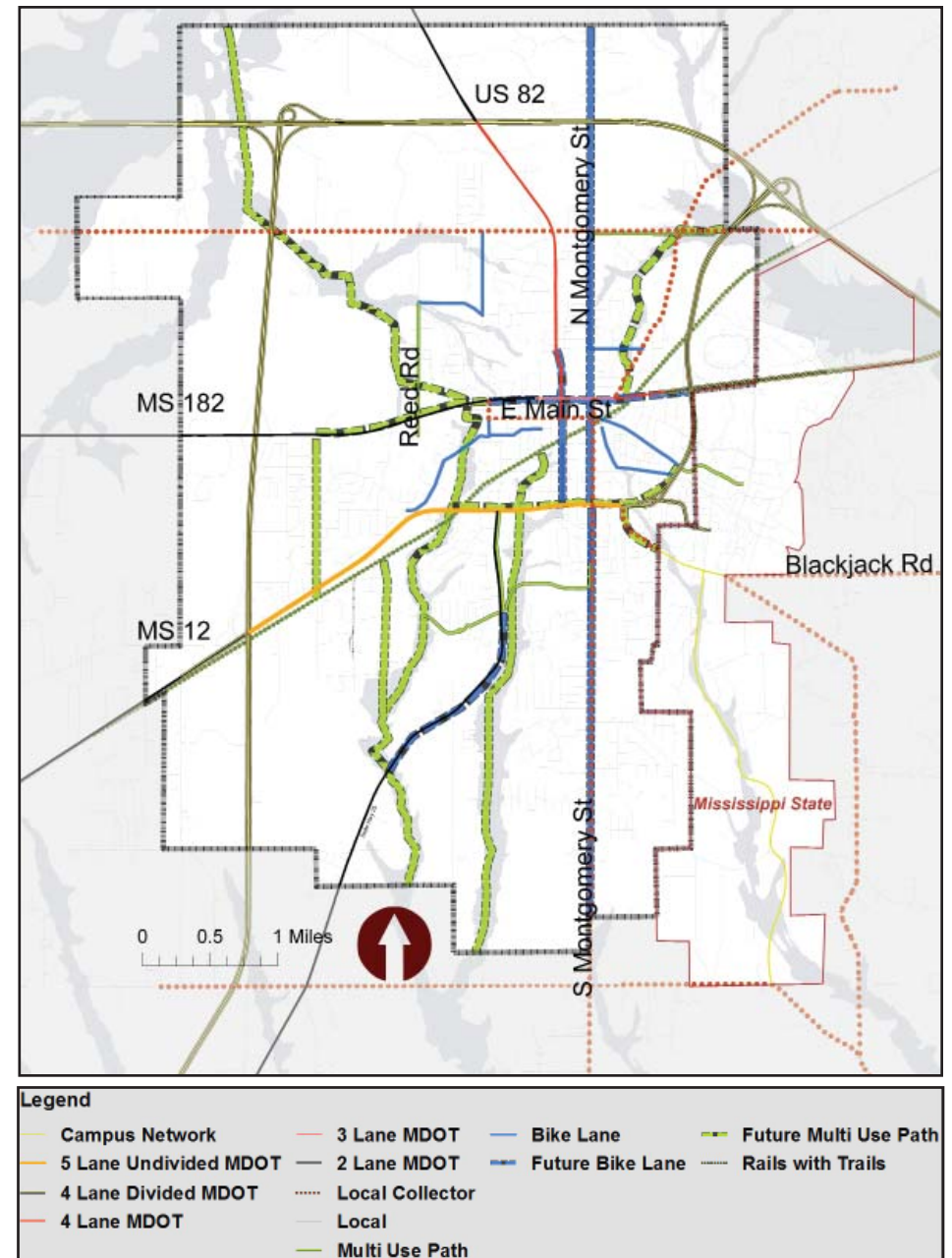
TRANSPORTATION & MOBILITY

RECOMMENDED ENHANCEMENTS

The map at right shows the mobility enhancements recommended as part of this plan from a project level. The enhancements shown are new roadway and greenway connections as depicted. Recommendations for mobility enhancements fall into two categories: projects and policies. The recommendations are described in the following sections by category: streets, active transportation and transit.

Streets

Street projects consist mostly of applying complete streets design elements to the existing street network when projects such as resurfacing or a development results in the construction of new streets. For instance, if a capital project such as resurfacing or reconstruction were considered for South Montgomery, it would be appropriate at that time to consider the inclusion of spot medians/streetscape (such as on Louisville Street), bicycle facilities such as bike lanes or separated lanes, and sidewalk and crosswalk enhancements. Also, the City should consider three-laning this road from Academy to Poor House so long as spot medians are utilized. The exceptions are as shown on the map, such as the planned Southern Entrance road into the University. In addition, Starkville is already retrofitting streets to incorporate complete streets elements. The construction of the shared use path along



THE PLAN

TRANSPORTATION & MOBILITY

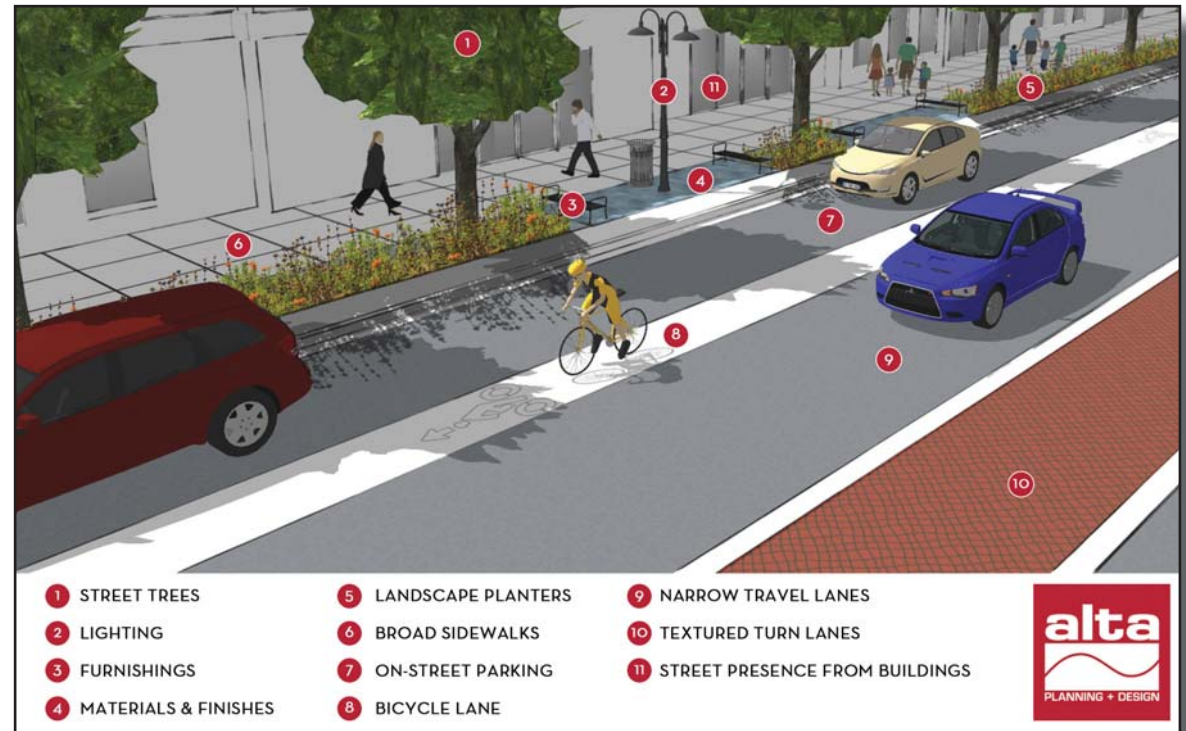
RECOMMENDED ENHANCEMENTS (continued)

Lynn Lane and the retrofit of Nash Street are good recent examples.

From a policy standpoint, the first recommendation is that Starkville integrate complete streets into the planning and development process for new streets and existing street retrofits. To do that will require:

- Develop and adopt a Complete Streets Policy
- Recognize street typologies of this Plan
- Develop street design guidelines that reflect the new street typologies
- Work with MDOT to make their enhancements and roads “as complete as they can be”
- Adopt access management guidelines, including driveway and intersection spacing criteria, as part of the upcoming code effort

Many examples exist of Complete Streets policies that Starkville could use as a template for development and adoption. However, without developing a new set of street designs that include complete streets ele-



ments, the policy is nothing more than a good intention. For that reason, a set of proposed street sections were developed and included as part of this plan.

By adhering to Complete Streets principles, a palette of recommended street types for each context area was developed. Sufficient design flexibility is built into the design elements and dimensional specifications for each street type to respond to

contextual variations and to be able to create a street that is holistically consistent with each of the “place types” envisioned for Starkville. These street types adhere to best practices for Complete Streets that afford safe and efficient movement for people, and not just cars. *See pages 114-116 for recommendations to transform the Hwy. 182/MLK and Hwy. 12 corridors.*

THE PLAN

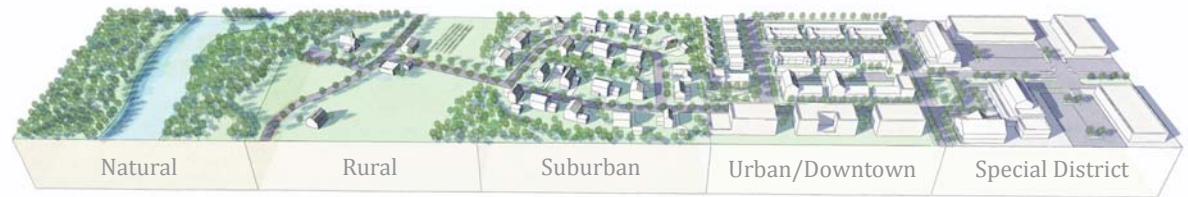
TRANSPORTATION & MOBILITY

RECOMMENDED ENHANCEMENTS (continued)

Applicability Matrix

At top right is a copy of the “place types” spectrum introduced earlier in this plan, and it relates to the matrix located below it and addressed on the following pages. The matrix indicates the proposed street types relative to the place types where they should occur. In addition, the table at bottom right relates the new street types to the conventional functional classification system used by MDOT. The street types, as proposed, are described in detail in the following pages.

NOTE: The street type and specific design parameters, such as number of lanes required for a particular condition, should be determined based on the intended land use context and development intensity. A traffic study should be required to inform the process of determining lane count and street type by quantifying vehicular operations on the corridor. The level of traffic impact analysis required will be based on the development type and intensity proposed, and will be determined at the discretion of the City Engineer.



STREET APPLICABILITY MATRIX

Place Type	Parkway	Boulevard	Avenue	Main Street	Local	Sensitive
Natural						●
Rural	●		●		●	●
Suburban	●	●	●		●	
Urban		●	●	●	●	
Downtown			●	●	●	
Special Districts	●	●	●	●	●	●



Complete streets accommodate a range of users - drivers, parkers, cyclists, and pedestrians. They feature designated lanes/paths for each user type.

TYPOLOGY RELATED TO FUNCTIONAL CLASSIFICATION						
	Parkway	Boulevard	Avenue	Main Street	Local	Sensitive
ARTERIAL	●	●	●	●		
COLLECTOR			●	●	●	●
LOCAL					●	●

THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Sensitive (Natural Environments)

In rural and transitional areas of Starkville where stormwater and wastewater do not feed into sewers, other forms of drainage must be provided. Along encompassed streets, open channel drainage ditches are typical and must be accommodated within special cross-sections. These sections could accommodate rain gardens or biofiltration as well. In many areas where environmental concerns such as floodplains occur, sensitive streets can offer the lightest imprint on the natural landscape, while providing the much-needed connectivity for all modes of travel.

Overview of Street Design Parameters

The ranges of values in the following tables are intended to provide flexibility to the application on a wide variety of corridors in the City. The ranges allow for varying traffic conditions and physical constraints, as well as differing land use contexts. The determination of specific values for a specific corridor will be based on further studies done at the time that concept planning is initiated. These studies will likely include traffic impact analyses, physical surveys, and identification of impacts associated with the proposed street modifications.



STREET DESIGN PARAMETERS

Sensitive	
Design Elements	Description
Number of Lanes	2 (max.)
Parking	No
Sidewalks	No - shared use path
Bicycle Facilities	Shared use path
Drainage	Open swale; rain gardens; bioswales
Median	No
Streetscape	Natural; informal
Shoulders	Reinforced turf
Lighting	Optional

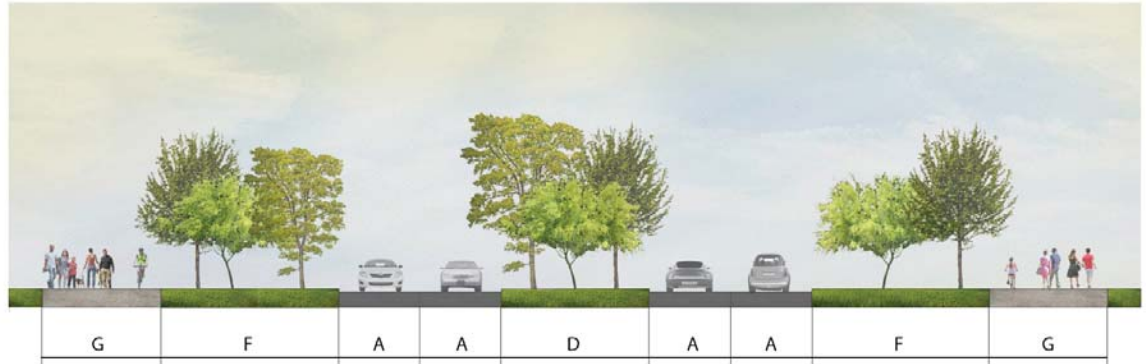
THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Parkway

Parkways apply to thoroughfare and arterial streets that require two or four lanes to accommodate traffic demand. Parkways with four lanes always feature medians; the medians can be broken to provide a left turn bay. Signalized intersections are spaced further apart on parkways to better facilitate vehicular mobility. Mid-block pedestrian crossings can be installed on long (>600') blocks to maintain walkability in areas where pedestrian usage could be heavy. Major transit routes are often found on these corridors. Streetscape elements such as street trees and lighting, as well as furnishings, are consistent with the place type in which the parkway occurs. Active transportation modes on parkways are supported by shared-use paths or dedicated on-street bike corridors, such as bike lanes integrated into the street or separated cycle tracks.



STREET DESIGN PARAMETERS

Parkway	
Design Elements	Description
Number of Lanes	2-4
Parking	Off-Street
Sidewalks	No
Bicycle Facilities	Shared Use Path (preferred) one or both sides
Drainage	Open (swale) or closed (curb + gutter); context dependent
Median	Yes, with left turn bays
Streetscape	Appropriate street trees in median and tree lawn / verge
Furnishings	Yes, benches and shelters related to transit service
Lighting	Yes in urban contexts; optional in rural

Parkway Design Specifications

Component	Description	Dimensions
A	Travel lane	11'-12'
D	Median	12'-16'
F	Verge	10'-30'
G	Shared Use Path	10' min. - 12' preferred
	Target speed	45 MPH (rural); 35 MPH (urban)

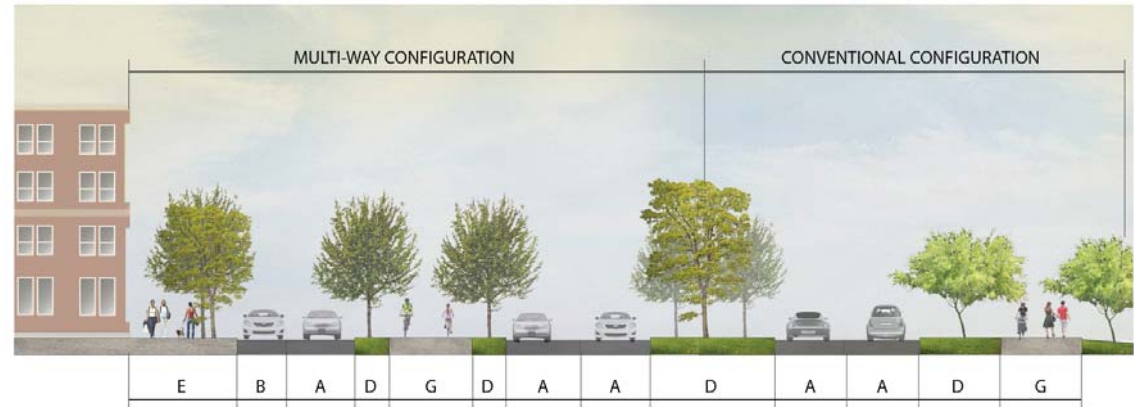
THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Boulevard

Boulevards are designed to support multiple travel modes, including automobiles, freight movers, transit vehicles, pedestrians and bicyclists. Boulevards typically carry in excess of 25,000 vehicles per day. Boulevards balance high vehicular capacity with high pedestrian and vehicular accessibility to adjoining urban land uses. Boulevards include a center median or left turn lane, 4 through travel lanes, sidewalks and/or a shared use path on one or both sides. In an urban multi-way configuration, landscaped-medians separate and buffer through traffic from a local access lane that accommodates parking, low-speed vehicular traffic, bicyclists, and pedestrians in a street frontage condition. In this configuration, the access lanes are low-speed and are designated as shared use. Streetscapes for boulevards are typically formal in nature, with regularly spaced tree plantings, spot or full medians, lighting, and benches and shelters for transit users.



STREET DESIGN PARAMETERS

Boulevard	
Design Elements	Description
Number of Lanes	4 Through; +2 on access lanes
Parking	Only on access lanes in multi-way configuration
Sidewalks	Yes
Bicycle Facilities	Shared Use Path; sharrows in access lane/ multi-way configuration
Drainage	Closed (curb + gutter)
Median	Yes, with left turn bays
Streetscape	Formal; street trees in median and tree lawn / verge; Tree wells in walkway in multi-way configuration
Furnishings	Benches, trash receptacles, bike racks on access lanes in multi-way configuration
Lighting	Yes; vehicle scale on main lane; pedestrian scale on access lanes

Boulevard Design Specifications		
Component	Description	Dimensions
A	Travel lane	11'-12' (main lane); 10'-11' access lane
B	Parking (access lane)	7-8'
D	Median / Verge	16'-22' (center); 18'-22' (side, in multi-way)
E	Sidewalk	6'-10' (main lane); 16'-20' with tree wells (with building, frontage, multi-way)
G	Shared used path	10' (min.) - 12' (preferred)
	Target speed	35 MPH (main lane); 15 MPH (access lane)

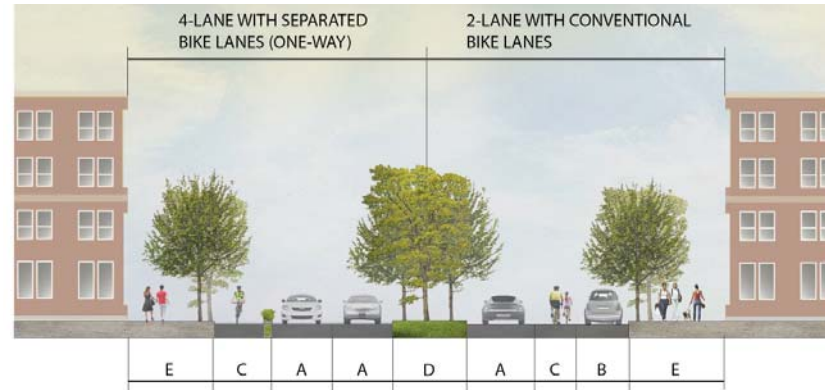
THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Avenue

Avenues are walkable, lower speed streets that are generally shorter in length than boulevards. They provide access to abutting commercial and mixed-use land uses, as well as multi-family development. Avenues are predominately only two lanes, but can be four lane if traffic volumes warrant. Depending on the context, avenues can accommodate on-street parking. They serve as primary bicycle and pedestrian routes, and may accommodate local transit vehicles. Avenues may feature a median and on-street parking in urban contexts, or can feature swale drainage in more rural or transitioning contexts. Depending on the context, avenues can have sidewalks on one or both sides, and will accommodate bicycle traffic through shared lanes, bike lanes, or protected bike lanes.



STREET DESIGN PARAMETERS

Avenue	
Design Elements	Description
Number of Lanes	2-4
Parking	Optional: parallel
Sidewalks	Yes
Bicycle Facilities	Bike lane or Separated lane
Drainage	Closed (curb + gutter)
Median	Optional in 2 lane; required in 4 lane; accommodate left turn bays or flush median for left turns
Streetscape	Formal; street trees in median and tree lawn / verge; Tree wells in hardscape walkway
Furnishings	Bike racks / street furniture; public art
Lighting	Yes; vehicle scale on 4 lane; pedestrian scale on 2 lane

Avenue Design Specifications		
Component	Description	Dimensions
A	Travel lane	10'-11'
B	Parking (access lane)	8'
D	Median / flush median	10'-11' (spot and flush)
E	Sidewalk	6' (min.) 8' (preferred); 16'-20' with tree wells (neighborhood commercial)
C	Bike lane	6' (min.)
C	Protected bike lane	One-way: 7' + 3' separator (preferred) 6'+2' separator (constrained segment); Two-way: 12' + 4' separator (preferred) 10'+2' separator (constrained segment)
	Target speed	35 MPH (4 lane); 25 MPH (2 lane)

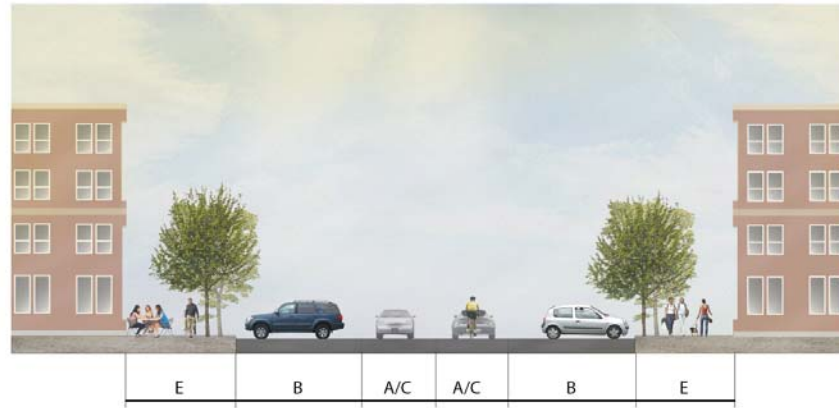
THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Main Street

Main Streets are designed to provide connections between neighborhoods and districts, as well as providing access to avenues and boulevards from local streets. Main Streets are highly walkable and may serve as the primary street for commercial or mixed-use centers. On-street parking is typically provided in either a parallel or angled configuration (including back-in angled parking). Pedestrians are accommodated with wide sidewalks and bicycles are accommodated in a shared lane due to the low speed nature of the street type. Main Streets feature closed drainage systems and a high degree of streetscape, with formal pedestrian-scale lighting, trees in tree wells with grates to create an expanded walking promenade, and furnishings such as benches, trash receptacles, and bike racks. Sidewalks are wide enough to allow for outdoor cafes, including the tree well width.



STREET DESIGN PARAMETERS

Main Street	
Design Elements	Description
Number of Lanes	2
Parking	Yes; Parallel or angled (back-in angled preferred)
Sidewalks	Yes,
Bicycle Facilities	Sharrows; Shared Lane
Drainage	Closed (curb + gutter); Permeable parking (optional)
Median	No
Streetscape	Formal; Tree wells in hardscape walkway
Furnishings	Bike racks / street furniture; public art
Lighting	Pedestrian scale

Main Street Design Specifications		
Component	Description	Dimensions
A	Travel lane	10' (parallel parking); 13' (angled parking)
B	Parking	8' (parallel); 20' (angled)
E	Sidewalk	16' (min.); 20' (preferred); 4' (min.) tree wells
C	Bicycle facilities	Sharrows in travel lane
	Target speed	20 MPH

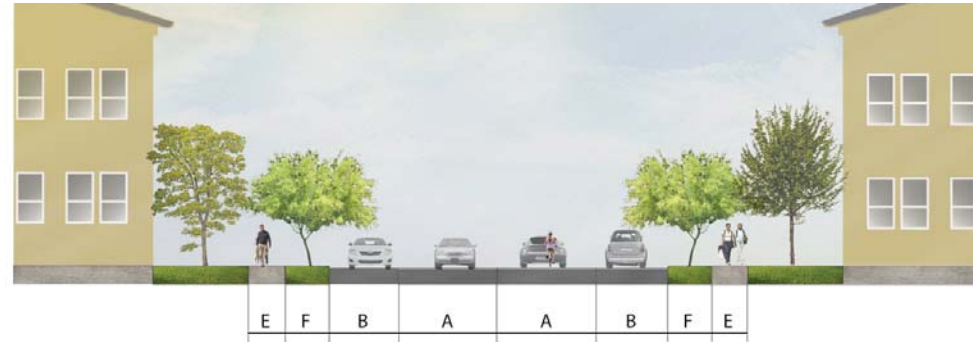
THE PLAN

TRANSPORTATION & MOBILITY

STREET TYPES

Local

Local Streets provide access to individual lots, accommodate pedestrians and serve as low-speed bicycle and vehicle routes. Local streets should be relatively short in total distance, but interconnected to form a street grid and multiple routing and access points for the neighborhoods they serve. The low-speed nature and low anticipated traffic volumes of local streets allow for bicycles to share the street with motor vehicles. As a result, local streets can form some of the best bicycle routes to offer alternatives to less experienced or confident cyclists when well-connected. Local streets can feature open or closed drainage, depending on the context, and should have sidewalks when serving residential uses. Parking on-street is accommodated either in parallel parking bays in a multi-family frontage condition, or informally accommodated in a “yield” street condition for single-family frontages.



STREET DESIGN PARAMETERS

Local Street	
Design Elements	Description
Number of Lanes	2 (max.)
Parking	Yes; Parallel or yield (informal)
Sidewalks	Yes
Bicycle Facilities	Routes / shared
Drainage	Closed (curb + gutter); rain gardens / bioswales (optional)
Median	No
Streetscape	Configuration dependent on context
Lighting	Pedestrian scale

Local Street Design Specifications		
Component	Description	Dimensions
A	Travel lane	10' dedicated lanes (max. for typical multi-family frontage condition); 24'-27' two-way yield (for typical single-family frontage condition)
B	Parking	7' parallel in bays (for typical multi-family frontage condition); informal curbside in yield condition (24'-27' street width for typical single-family frontage condition)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)

THE PLAN

TRANSPORTATION & MOBILITY

ACTIVE TRANSPORTATION

Bike Lanes

Starkville has already begun incorporating bicycle and walking facilities into new streets and adapting existing streets. Through these recommendations, and simply by implementing the street typologies in this plan, Starkville can greatly increase its network of pedestrian and bicycle facilities. As routine maintenance such as re-surfacing is accomplished, streets should be evaluated to determine the ability to incorporate elements such as bike lanes or even protected bike lanes. Similarly, new or reconstructed streets will facilitate the incorporation of elements such as bicycle facilities (on and off-road), as well as sidewalks. The map below illustrates existing bike lanes and mixed use paths, while the following page shows proposed facilities.



Cycle track and street interface



Shared Lanes: Most appropriate for streets ≤ 25 mph. Typically installed in the middle of the street.



Bike Lanes: 5-6' wide. Located between driving and parking lanes. Best for streets 25-35 mph.



Cycle Track: Buffered, 6-11' wide.

THE PLAN

TRANSPORTATION & MOBILITY

ACTIVE TRANSPORTATION (continued)

Greenways

Stream Corridors

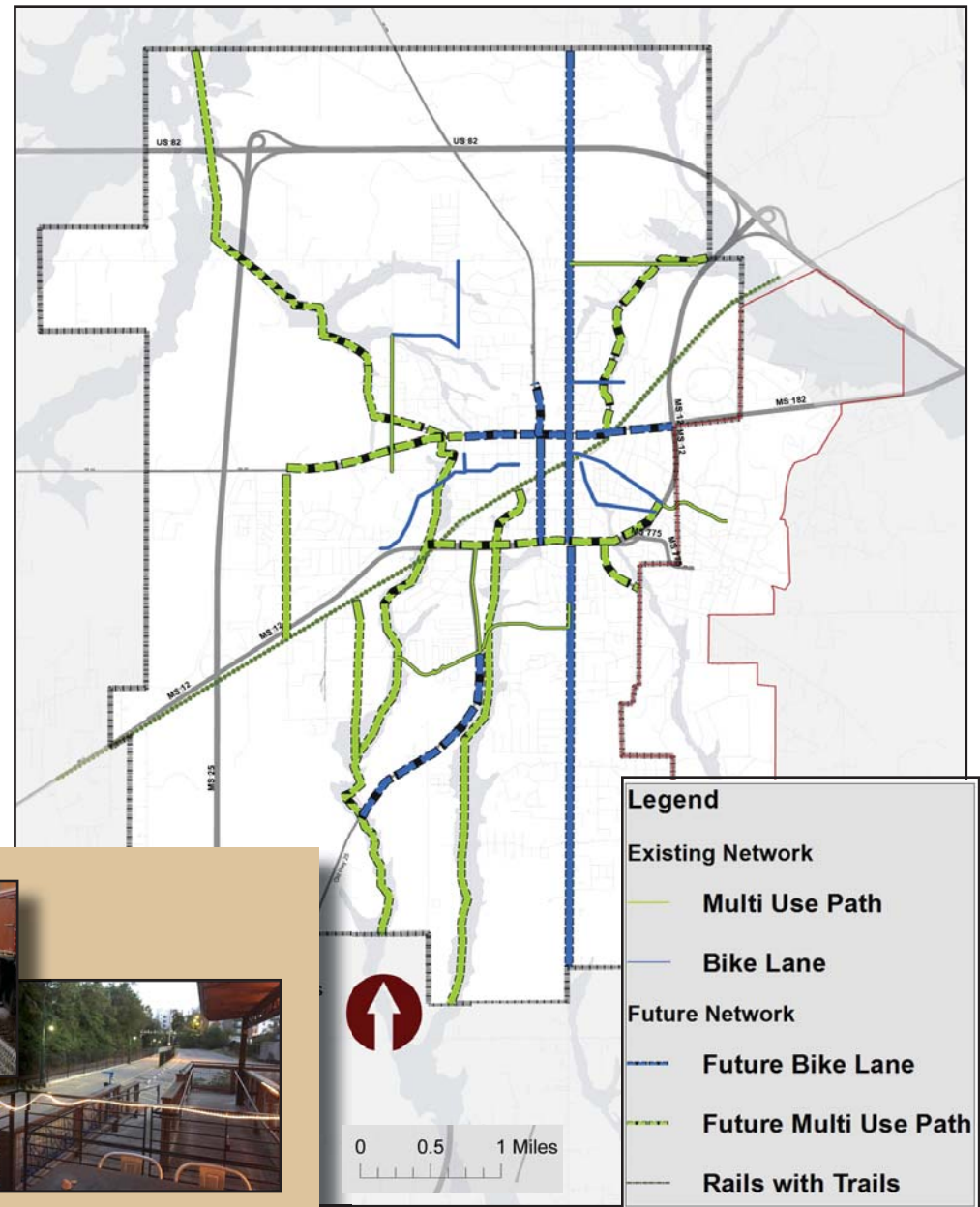
One of Starkville's greatest opportunities to expand its existing greenway system is to utilize stream corridors. Not only are they linear and oriented to connect peripheral parts of town with the core, but the associated floodplains are relatively inexpensive for ROW acquisition given their general lack of development value.

Rail with Trail

One major opportunity to create a new connected active transportation facility lies within the current Kansas City Southern rail right-of-way that bisects the City. Challenges with railroad coordination are certainly difficult to overcome, but the City should make it a priority to acquire use of (or actual ownership of) the corridor ROW to create a "rail with trail." Peer communities that have implemented rails with trails that Starkville could look to include Fayetteville (AR), Peoria (IL) and Portland (OR).



Fayetteville's rails with trails facility.



THE PLAN

TRANSPORTATION & MOBILITY

ACTIVE TRANSPORTATION (continued)

Sidewalks

Page 21 of the Background section already provides an overview of existing sidewalks. Below are recommendations for expanding the system, including a map at right:

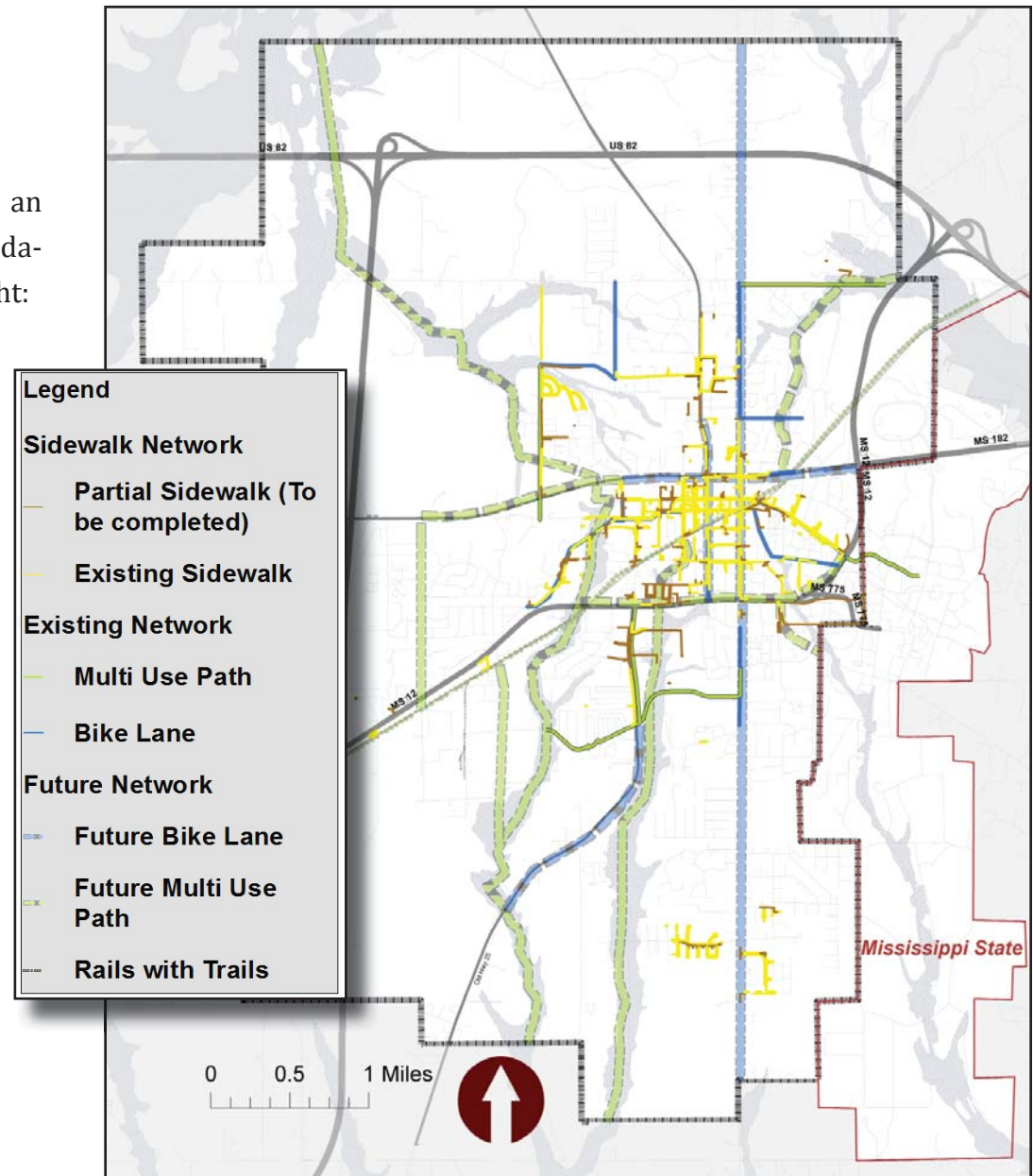
Code Requirements

The City already requires sidewalks for new development with only two exceptions: 1) the property is outside of the “sidewalk district,” and 2) the costs of the sidewalk would exceed 10% of the total project construction cost. One option for the City to consider is to eliminate the sidewalk district and require sidewalks everywhere except for the lowest density development (ave. of .5 units/acre or less).

City Initiatives

While mandating sidewalks is a solution for new development, it does not help existing developed areas. It is recommended that the City construct sidewalks based on the following priorities:

- Filling gaps in existing systems
- Linking schools, parks and other community facilities with one another
- Providing on the other side of high-traffic streets where they are only on one side.



THE PLAN

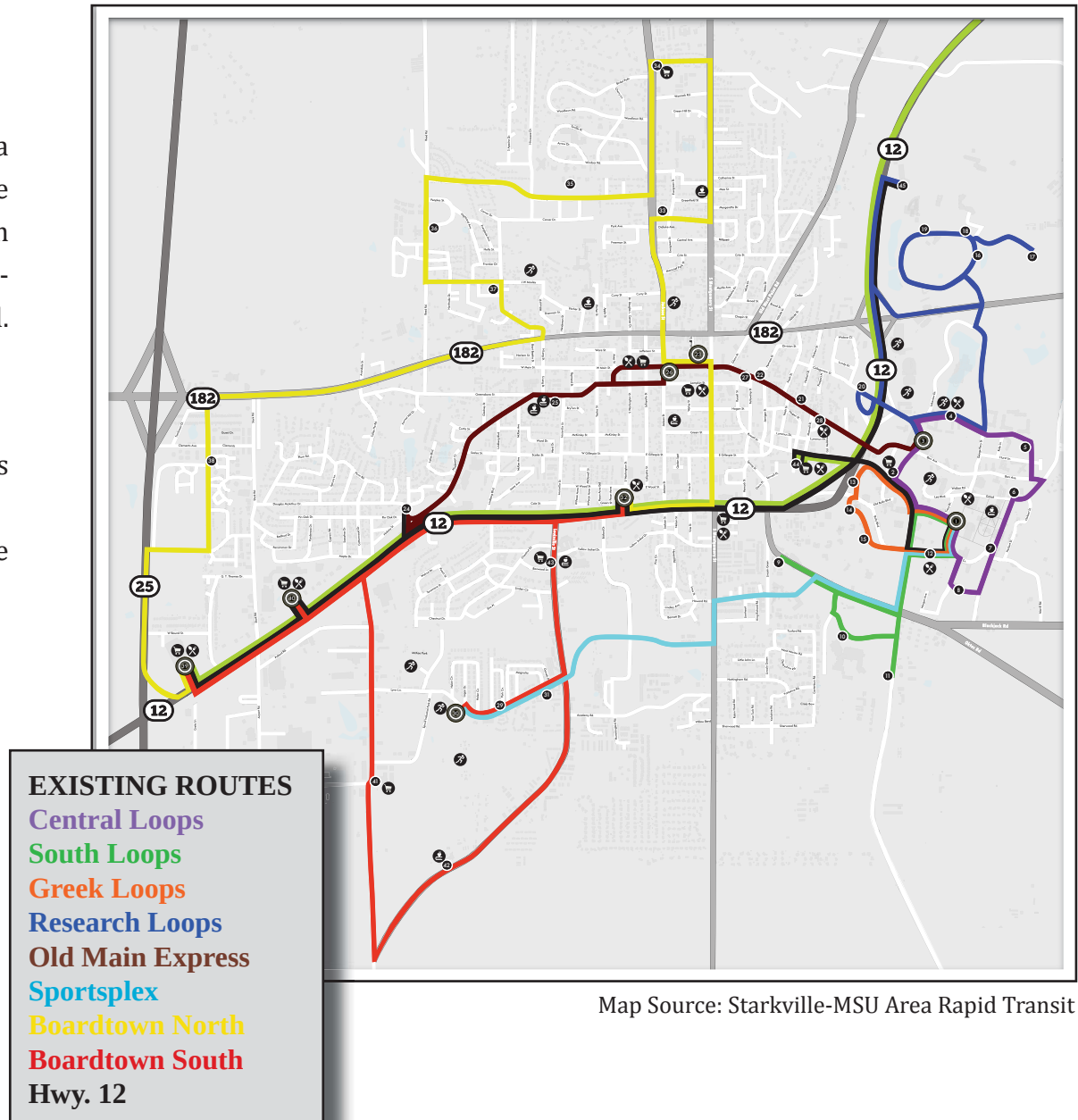
TRANSPORTATION & MOBILITY

TRANSIT

Since Starkville already has implemented a first rate transit system in conjunction with the University, the City does not need to start from ground zero on the transit system. Rather, simple tweaks to the system are recommended. Specific recommendations are as follows:

- Explore additional funding opportunities
- Increase/modify routes and service as needed
- Target flexible headways with 10-15 minute intervals in peak use times

Initiatives such as establishing “nested” routes in the highest demand locations can reduce headways in peak times by overlapping service on existing routes. One such instance would be the route that connects Downtown with the MSU campus, especially during peak class times. In this manner, Starkville can “grow” into more frequent service without major capital investments in equipment until they are needed.



Map Source: Starkville-MSU Area Rapid Transit

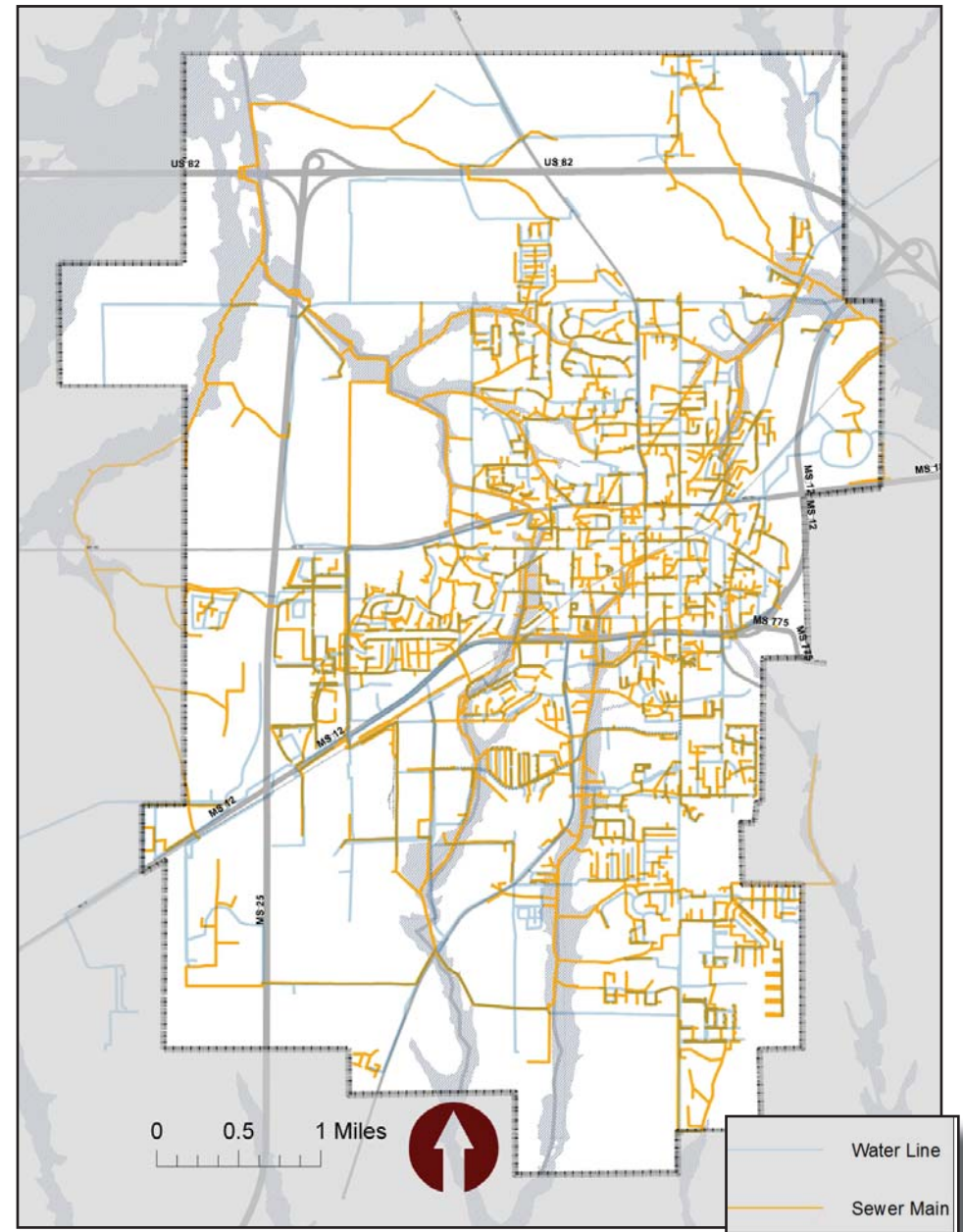
THE PLAN

UTILITIES & STORM WATER INFRASTRUCTURE

As stated in the existing conditions utility report, the average age of the City's water distribution system and sewage collection system are 50 years and 40 years, respectively. In addition to the aging water and sewer infrastructure, many of the existing drainage facilities within the City of Starkville were either poorly designed or improperly constructed, resulting in deficient drainage throughout many areas of the City. As such, the most pressing and critical need the City faces at this time is the repair and rehabilitation of these existing utility systems, not only to properly support current usage, but also to handle future demand from increased development.

SANITARY SEWER

The City has already identified the most critical areas within the existing sewage collection system and is currently in the process of repairing/replacing these sections of pipe. These repairs will greatly decrease the amount of storm water infiltration into the sewage collection system, resulting in decreased demand on existing treatment facilities. In addition, these repairs will address the most problematic pipe blockages resulting in fewer sewer backups and manhole overruns. These repairs will provide much needed relief to the existing sewage collection and treatment system. However, the City will need to implement a comprehensive rehabilitation program to address additional deficiencies that exist throughout the system. Where pipe size and capacity



THE PLAN

UTILITIES & STORM WATER INFRA-STRUCTURE

SANITARY SEWER (continued)

allows, much of this work could reasonably be accomplished through the use of non-invasive pipe-lining and pipe-bursting technologies. Where these techniques are not feasible, replacement and upgrades to existing collection mains should be considered.

The current sewage collection network is reasonably comprehensive throughout the existing City Limits of Starkville, becoming less dense north, northwest, and southwest of town. Increased development in these areas will require construction of additional collection mains and the installation of additional sewage pump stations to convey the increased flow to the City's treatment facility. Additional improvements might include construction of a new trunk line or interceptor along the west side and south sides of town to convey flow the treatment facility. In anticipation of development in these areas, the City should also begin procurement of utility easements along

proposed utility routes to accommodate installation of new sewer infrastructure. Based on predicted population growth and EPA water usage estimates, it is anticipated that the City will experience a 0.5 MGD increase in demand for sewer treatment over the next five years. This increase in demand should not require any capacity upgrades to the City's sewage treatment facility.

WATER DISTRIBUTION

While repairs to existing water mains remain a priority for the City, the City should develop a comprehensive rehabilitation program to address additional deficiencies and problem-areas that exist throughout the system. While non-invasive and trenchless technologies can be employed to repair/rehabilitate portions of the water distribution network, other sections will need be evaluated for removal and replacement as funding allows. Repairs and upgrades of this nature will not only decrease demand on the City's water treatment facilities, but will also greatly decrease demand on City work forces by decreasing the total num-

ber of water main repairs. Improvements to the existing water distribution network will also save the City money in terms of roadway maintenance and repair, by reducing roadway excavations and patching associated with these repairs.

Similar to the sewage collection system, the water distribution network within the exiting City Limits of Starkville is reasonably comprehensive, again, becoming less dense north, northwest, and southwest of town. While the internal distribution network does not currently exist within these areas, there are distribution mains in these areas that should be able to provide the needed flow. As development increases east of town and the University, new water distribution infrastructure will need to be installed to provide the needed service. Based on predicted population growth and EPA water usage estimates, it is anticipated that the City will experience a 0.5 MGD increase in demand for potable water over the next five years. This increase in demand should not require any capacity upgrades to the City's water treatment facilities.

THE PLAN

UTILITIES & STORM WATER INFRASTRUCTURE

POWER

Based on predicted population growth, it is anticipated that the City will experience an increase in power demand of approximately 15,000 kW during peak hours. While additional distribution lines will need to be installed to accommodate future growth, there are no issues regarding additional capacity to service new residents and developments.

DRAINAGE

The City is currently in the process of addressing localized flooding and erosion issues. Projects have already been prioritized by the City and are implemented incrementally on an annual basis. In addition, review of drainage facility design and construction are now a priority for City forces, resulting in a significant increase in the overall quality of storm water drainage systems. The City should continue with their current program of drainage rehabilitation and closely monitor storm water detention requirements to prevent increased

demand on existing drainage facilities due to future development. The City should also look holistically at drainage in proposed-development areas to formulate a comprehensive drainage improvement plan that will serve both residents and the City long term. A potential approach to this type of analysis might include performing a master drainage study to model the existing drainage infrastructure network and identify problem areas within the system based on both current and future demand.

In addition to the items outlined above, the City should review and revise its current Stormwater/Drainage Ordinance to better address impacts from future developments. Special attention should be given to exemptions granted to small developments (less than one acre) regarding detention requirements, as cumulatively these development can create large amounts of increased runoff and cause problems for downstream residents and facilities. The City should

review stormwater/drainage ordinances of similar regional municipalities, as well as the City of Gulfport's stormwater/drainage ordinance, for guidance.

ADDITIONAL UTILITIES & COMMENTS

Additional utilities (cable television, internet, phone, gas, etc.) required by new residents and development will be provided by their respective provider as growth occurs. Installation of these utilities along City rights-of-way should be closely monitored to ensure proper placement to avoid conflicts with utilities and planned future improvements.

Whenever feasible, power and cable lines servicing areas of new development should be run underground to prevent overhead congestion and reduce future maintenance. Long term, the City should develop a plan to relocate existing overhead utilities underground, again, to prevent overhead congestion. *See Appendix A for more detail on existing utilities conditions.*

THE PLAN

PUBLIC SPACE & RECREATION

At the time of this plan's preparation, the City was also preparing a detailed parks and recreation master plan separate from this citywide comprehensive planning project. Because that plan goes into much greater detail than this plan can provide, this section of the comprehensive plan is intentionally general. It is consistent with the City's separate plan on this topic, but readers interested in this topic should review that plan - entitled "The City of Starkville Comprehensive Parks & Recreation Master Plan," which can be obtained from the City of Starkville.

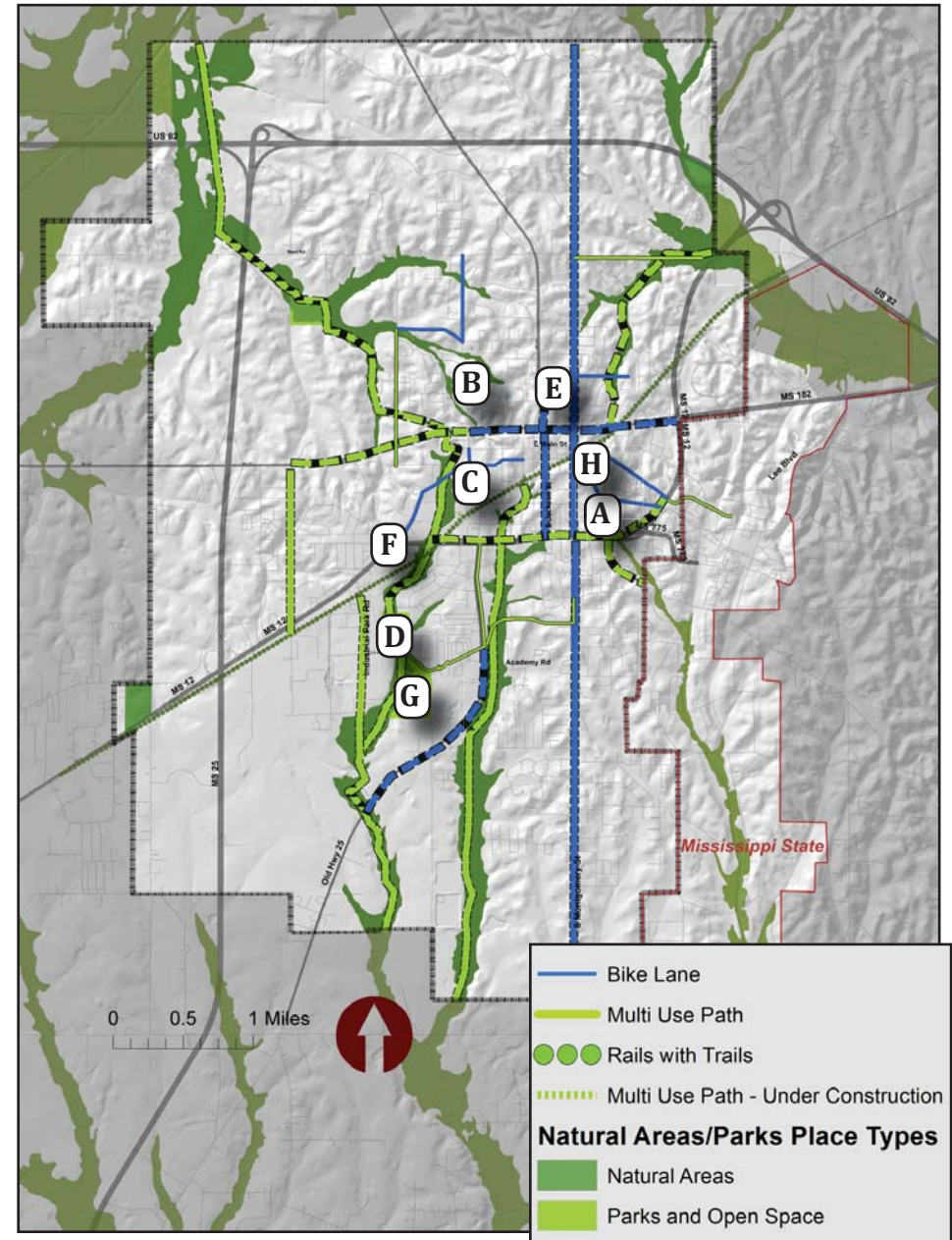
EXISTING FACILITIES

Below is a summary of the City's existing key facilities:

A) George Evans Park is located at 610 East Gillespie Street. It includes basketball courts and playground equipment, and is home to the Gillespie Street Center.

B) J.L. King Senior Memorial Park is located at 400 North Long Street. It includes two large multi-purpose fields, two basketball courts, two tennis courts, and a public splash-pad. The J. L. King Center, pavilion, and playground are also located here.

C) Josey Park is located on Josey Avenue. This small park includes playground equipment and a concrete court, as well as Starkville's Community Garden.



THE PLAN

PUBLIC SPACE & RECREATION

EXISTING FACILITIES (continued)

D) McKee Park is located on Lynn Lane. This park houses 6 youth baseball fields, 4 tennis courts, a playground, a musical trail, and 1 basketball court. Its buildings include a centralized concession stand, 2 pavilions, and a restroom facility.

E) Moncrief Park is located at 310 North Jackson Street. It includes playground equipment, an inline hockey court, a pavilion, a public swimming pool, and Starkville's only Dog Park.

F) Patriots Park is located at the corner of Whitfield Street and Avenue of Patriots. This community park has a pavilion and playground equipment.

G) Starkville Sportsplex is located at 405 Lynn Lane. It is a multi-purpose facility that includes 4 lighted youth softball fields, 4 lighted adult softball fields, 7 lighted soccer fields, and 3 concessions. It also houses two indoor basketball courts, two racquetball courts, a three-lane walking track, two meeting rooms, an aerobics room, a conference room, an activities room, and a banquet room.

H) Fire Station Park is the terminus of Russell Street between Lampkin and the unused Kansas City Southern Railway tracks. It is the location of the community market.



Starkville's Sportsplex is a state-of-the-art facility with a wide range of recreational opportunities and programs.



THE PLAN

PUBLIC SPACE & RECREATION

DRAFT MASTER PLAN

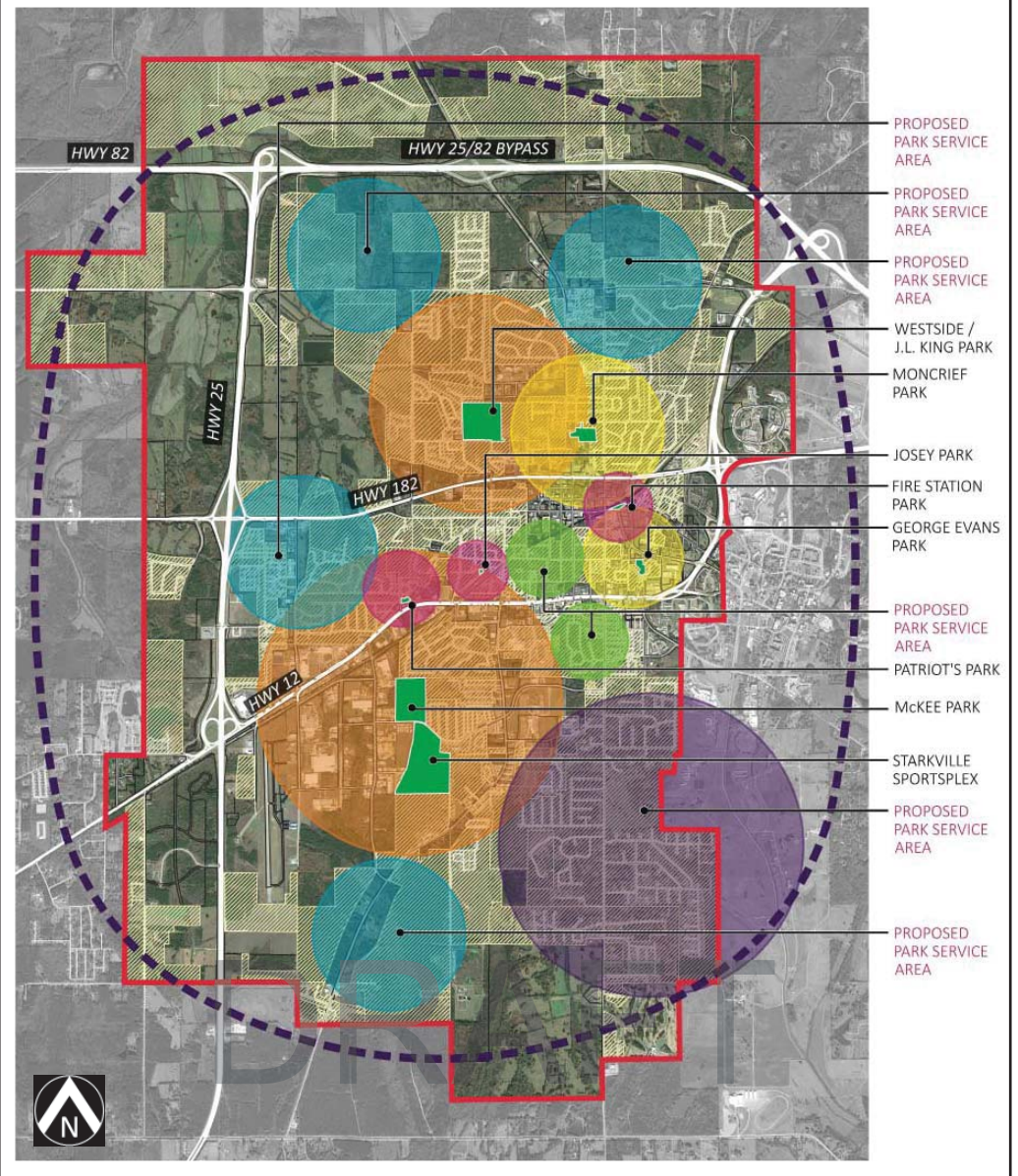
This page and the following page reflect some of the key ideas from the May 2016 draft of the parks and recreation master plan. It must be emphasized that this plan is built upon a robust public input process, but the document will continue to evolve before it is finalized in the coming months.

Overall Strategy

While anyone with a serious interest in parks and recreation in Starkville should review the draft master plan, the map at right and legend below provide a very broad snapshot of the plan's intent. In general, the key concepts are to physically and programmatically enhance Starkville's existing parks, and to fill in the gaps in service areas with new parks. The plan also focuses on providing a range of park types and a variety of recreational opportunities based upon specific demands by region.



EXHIBIT E: EXISTING & PROPOSED PARKS & SERVICE AREAS



Source: DALHOFF THOMAS design studio

THE PLAN

PUBLIC SPACE & RECREATION

DRAFT MASTER PLAN

In addition to provide an overarching strategy for parks and recreation in Starkville, the draft plan also proposes substantial improvements to existing parks.

Existing Park Improvement Plans

Building upon the plan's detailed documentation and analysis of each existing park, it also offer master plans for each existing park (see example at right). In some cases, multiple optional plans are provided, as in the case of the Starkville Sportsplex and McKee Park. Individual plans are provided for the following parks:

- Starkville SportsPlex
- McKee Park
- Westside/J.L. King Park
- Moncrief Park
- George Evans Park
- Patriot's Park
- Josey Park
- Fire Station Park

Master Plan Implementation Steps

The final three sections of the parks and recreation master plan include the following: Park Operations Recommendations & Implementation; Tournament Level Sports Complex (including economic impacts); and Funding Sources. These plan sections offer detailed steps for achieving plan implementation.

EXHIBIT J: MCKEE PARK CONCEPT OPTION 1



Source: DALHOFF THOMAS design studio

THE PLAN

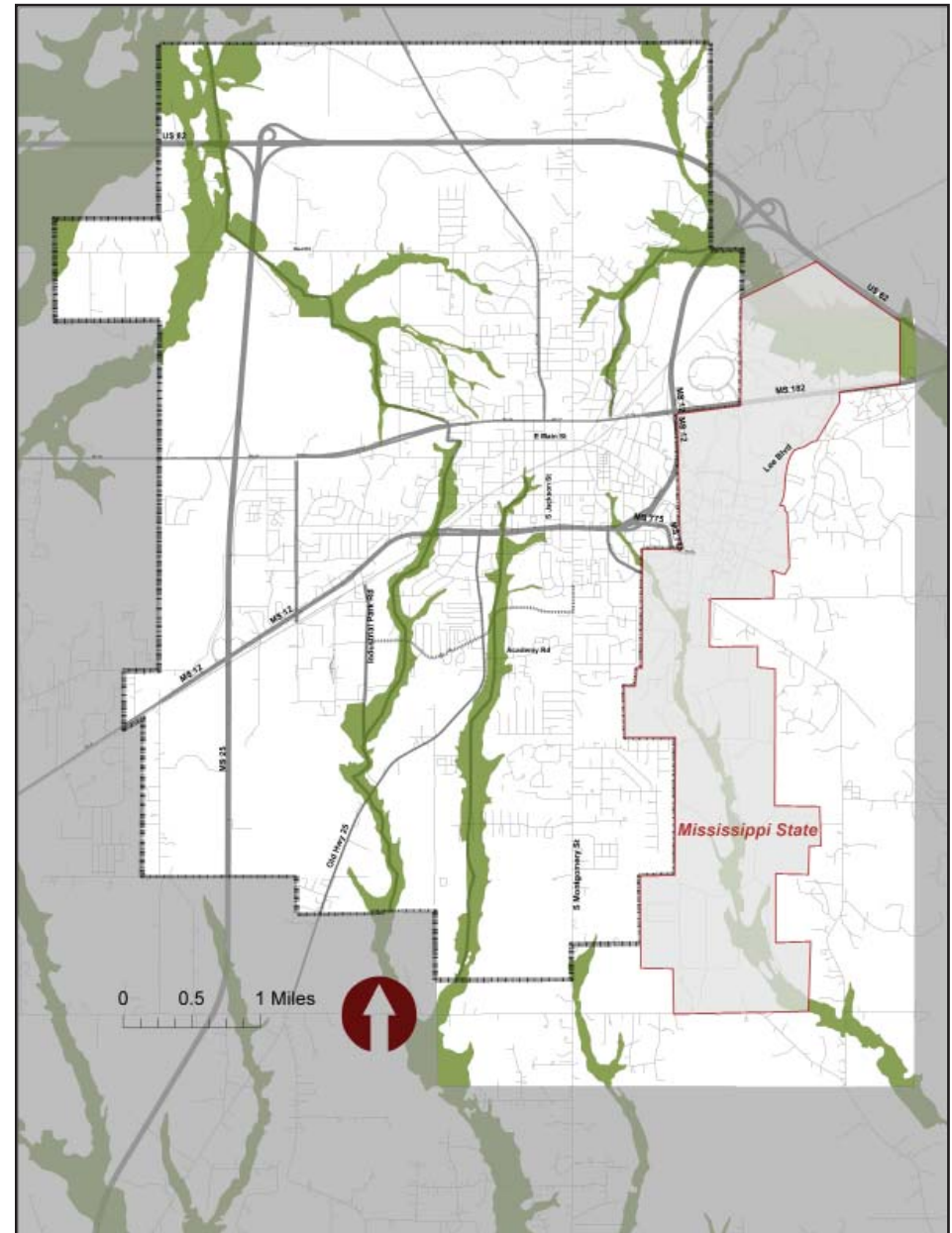
NATURAL & CULTURAL RESOURCES CONSERVATION

NATURAL RESOURCES CONSERVATION

The “Existing Conditions” section of this plan’s *Background* portion addresses the following topics on pages 6-10: watersheds, creeks, floodplains, wetlands, soils, topography, and tree cover. Furthermore, the “Place Types” section of this plan provides specific recommendation for natural resources on pages 46-47, and it explains that *this particular place type will function as an overlay district*. Rather than repeating those recommendations here in detail, below is a summary of those recommendations:

- Provide Regulatory Protections
- Provide Incentives for Natural Resource Protection
- Acquire and Protect the Most Important Lands
- Work with Land Trusts to Conserve Lands

The map at right illustrates in green the most significant environmentally-valuable natural areas, most of which follow the community’s key streams. Consequently, they are generally linear in form and include each stream’s associated floodplains. These areas serve as habitat for many important plant and animal species. A greenways master plan could be a vehicle for regulatory protections, incentives, land acquisitions, and conservation easements.



THE PLAN

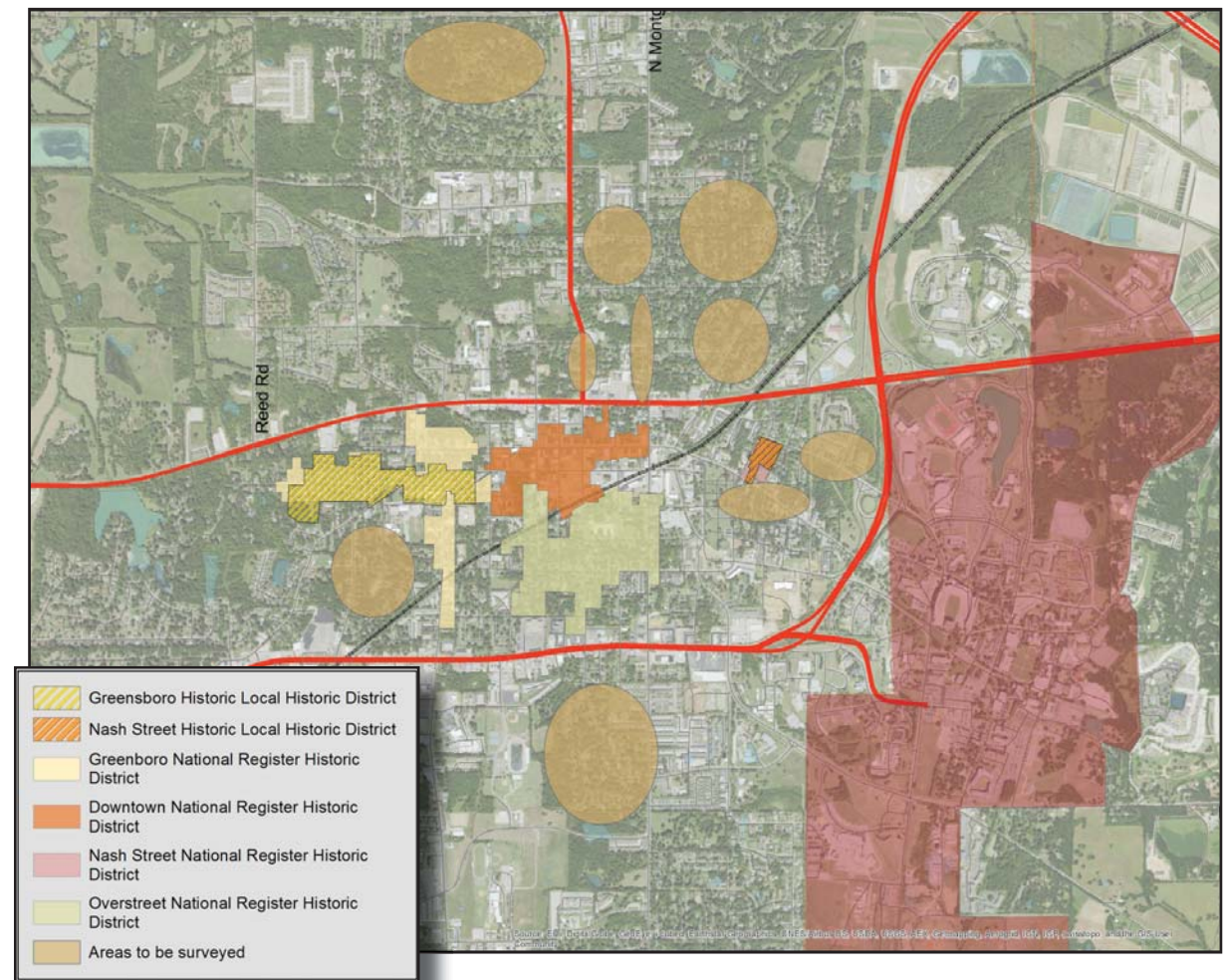
NATURAL & CULTURAL RESOURCES CONSERVATION

CULTURAL RESOURCES CONSERVATION

The “Existing Conditions” section of this plan’s *Background* portion addresses Starkville’s history on pages 4-5, with an emphasis on the community’s physical development over time. That plan section also addresses existing historic resources on pages 11-12, and it describes the city’s existing designated historic districts (both local and National Register) on pages 31-32. One particularly valuable resource regarding Starkville’s historic properties is the *Historic Resource Survey Report* prepared specifically for Downtown Starkville by the Mississippi Heritage Trust in 2011. In addition to inventorying historic structures within the downtown, it provides a variety of recommendations for future preservation efforts in the community, many of which are still valid and incorporated here. Recommendations for future preservation initiatives in Starkville include the following:

Continue with further historic resources surveys. The 2011 historic resources inventory for downtown identified ten areas that have not yet

been surveyed, but that are worthy of consideration for future surveys. Those areas are illustrated on the map below.



THE PLAN

NATURAL & CULTURAL RESOURCES CONSERVATION

CULTURAL RESOURCES CONSERVATION (continued)

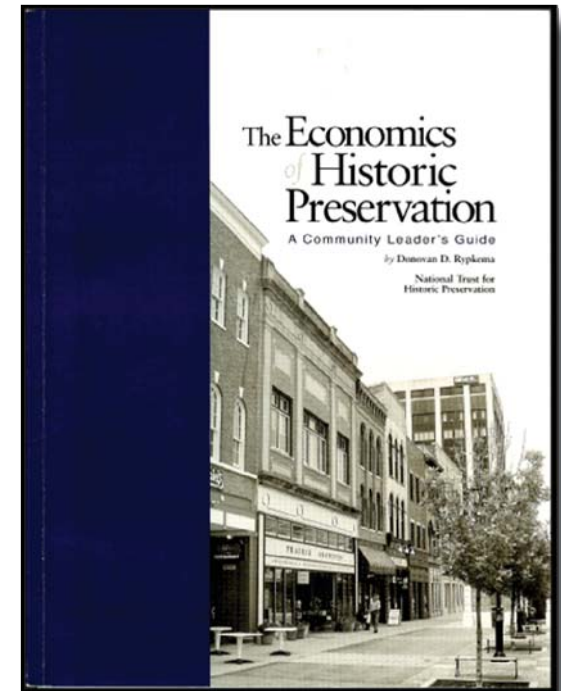
Maintain and support the City's CLG status and the Main Street program.

The State's Certified Local Governments (CLG) program is part of a national program designed to recognize and support communities with formal preservation programs, including a historic resources survey, a preservation ordinance, local historic districts, a preservation commission, and design guidelines used as part of a historic district design review process. It is critical that the City maintain that status for many reasons, including the fact that it makes the City eligible for State preservation grants. Similarly, the City's Main Street program for downtown revitalization is operated by the Greater Starkville Development Partnership. This organization has been successful in completely transforming the historic downtown

into a vibrant mixed-use district that currently has nearly 100% occupancy of all building space. As with the CLG program, the Main Street program - which has historic preservation as its primary foundation - deserves continued financial support from the City.

Educate the community on the benefits of preservation. There are countless merits to historic preservation, including many financial and economic benefits. Examples include the federal 20% investment tax credit for the qualified rehabilitation of income-producing historic buildings. Also beneficial is the state's 25% investment tax credit for the qualified rehabilitation of both commercial and residential historic buildings. These and many more benefits of preservation warrant strong publicity.

Pursue local designation for existing National Register districts not already locally designated if owners support the idea. As explained in great detail earlier in this plan,



There are countless excellent resources available through groups such as the National Trust for Historic Preservation to help educate people on the value of preservation. One such resource is "The Economics of Historic Preservation."

there are currently four National Register historic districts in Starkville, yet only one and a portion of another are locally designated. National Register designation brings very little protection

THE PLAN

NATURAL & CULTURAL RESOURCES CONSERVATION

CULTURAL RESOURCES CONSERVATION (continued)

to such districts, while locally-designated districts bring substantial protections. Thus, it is recommended that the City pursue local designation for the Downtown National Register District and the Overstreet National Register District, as well as expanding local designation for the portion of the Greensboro National Register district not currently part of the local district. However, *a critical caveat to pursuing local district designation is that a significant majority of property owners within any proposed district be supportive of designation.* As just one example, past efforts to adopt local designation of the Overstreet district met sufficient resistance to preclude designation.

Expand the City's existing design guidelines if any non-residential

areas are designated in the future. The City's existing design standards were prepared in 2012 by the Mississippi Heritage Trust and work very well for residential districts. However, they do not address commercial buildings sufficiently, particularly the appropriate design of storefronts. If the historic downtown or some other older commercial areas are to be locally designated, a new section on commercial architecture should be added to the existing standards.

Adopt local incentives for preservation in the form of property tax abatements. Section 27-31-31 of the State Code allows Mississippi communities to adopt tax abatement programs for their central business districts. This option allows assessed property values to be frozen for up to seven years following the rehabilitation of a historic structure. This incentive avoids penalizing a property owner for enhancing their property. If adopted, a require-

ment for property owners to benefit from the incentive should be compliance with the City's preservation design standards. This incentive would also be a good "carrot" to counter-balance the "stick" of local historic designation if applied to Downtown.



The City's existing historic district guidelines are excellent for addressing residential buildings, but would need to be expanded to sufficiently address commercial buildings if commercial areas were designated as local districts.

THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

This section provides recommendations for housing and commercial development based on the findings of the market conditions assessment summarized earlier in this plan. Input from stakeholder focus groups was also considered. Current housing needs are identified, along with existing retail opportunities, and recommendations are provided for housing and commercial development.

HOUSING

Current Housing Needs

An assessment of existing housing market conditions was completed as an input to this plan. Key findings from that assessment are provided in this section on housing and are used as the basis for strategic recommendations relating to housing.

MSU Student Housing

MSU enrollment increased dramatically (26%) between 2006 and 2011, but

then stabilized until 2015, when the university experienced another large increase in enrollment with the addition of more than 700 freshmen. Private developers of purpose-built student housing complexes have stepped in to provide housing to the growing number of MSU students. Some of this housing is being built east of campus, outside of the City limits. For now, it appears that the student housing need is being met. However, since the State does not cap enrollment at its universities, it is difficult to predict future enrollment patterns and student housing needs at MSU. The number of multi-family permits issued by the City has slowed to an average of less than 200 per year since 2008, suggesting that an increasing share of rental housing supply is being provided outside of the City limits.

It is recommended that the City maintain a close relationship with the university's institutional research and housing departments to ensure that the City is informed of any dramatic shifts in university

growth and enrollment patterns. Starkville can also work with the County to avoid issues seen in other communities where massive student housing projects are built in areas where they conflict with residential neighborhood qualities and add to traffic volumes.

Housing Affordability

As noted in this plan's housing assessment, there is a relative balance in supply and demand for housing in Starkville in terms of the overall numbers of units. However, new for-sale housing construction is skewed towards a higher-end, more expensive product. There is housing inventory available in the \$250,000+ range, but little in the \$100,000 to \$250,000 range. With a preponderance of working households having incomes of less than \$30,000 per year, the "median" household can only afford housing in the \$100,000 to \$120,000 range, translating into payments of less than \$830 per month. Thus, households in the middle of the market in Starkville will have challenges finding housing that they can

THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

HOUSING (continued)

afford to purchase. More of those households will, by necessity, form part of the rental market.

There is an opportunity for building housing targeted to the middle market, but such opportunities will be forced to areas with more affordable land and construction costs in the absence of public interventions. The north and west sides of Starkville, and areas east of the university, may be more appropriate for workforce housing.

Housing Development Strategies

There are opportunities for more mixed-use and infill residential projects near downtown that appeal to the growing numbers of empty nesters, retirees, young professionals and Millennials. Encouraging infill and densification between downtown and the Cotton District will help to build the market for both

places and establish a walkable corridor connecting the two. Smaller houses (zero lot line), patio homes, townhouses and condominium flats in mixed-use buildings could help bring more affordable for-sale housing on the market to appeal to households seeking housing for less than \$250,000. The difficulty would be in identifying and assembling parcels where affordable housing can be developed.

Direct City Initiatives

Direct housing strategies that the City can pursue include the following:

- The City should work closely with local developers and property owners to help facilitate the assembly and write-down of land costs.
- The City should construct public parking facilities and other public amenities needed to market affordable housing developments.
- Overlay districts and other regulatory approaches defined elsewhere in this plan can help reduce regulatory burdens for projects that meet certain

standards of affordability or that meet other community objectives.

South Montgomery Street

There are other housing-related issues that need to be addressed. One issue relates to the continued residential development sprawl along South Montgomery Street. Developing low-density residential uses along this corridor will only add to traffic congestion over time. The planned east-west connector will help, but there is still a need to establish nodes and grids with more parallel routes to distribute traffic and to congregate housing and mixed-uses at those nodes. Some of the issues with sprawl on South Montgomery Street relate to the perceived quality of former County versus City elementary schools. Regardless of consolidation, zoning is still in place for elementary schools, which results in pressures for family housing development within the former City school boundary, extending primarily south from downtown. Working out these school issues will be helpful.

THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

HOUSING (continued)

Summary of Housing Development Strategies

For more housing to occur Downtown and in other mixed-use urban areas, the City should:

- Help assemble and write-down land costs for developers.
- Provide parking and other amenities supporting housing.
- Adopt overlay districts and other regulatory tools to reduce the cost of housing.

City-wide strategies include:

- Create more mixed-use and higher density nodes at locations such as South Montgomery and Poor House Road.
- Require applications for owners renting properties to reduce impacts of students via regulations.

College Student Impacts

Issues such as over-parking and noise associated with college students occupying single-family homes can be addressed by requiring homeowners to file renter applications. Code inspections

and enforcement could be triggered by an application or the renewal of a license. Payments made as part of the application process could possibly be used to fund the inspections.



Starkville has some excellent residential neighborhoods, but the City will need to utilize regulatory tools in some locations to avoid the negative impacts of overcrowding by college students.

THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT

Existing Retail Opportunities

This plan's market assessment notes that what Starkville lacks in household numbers, it more than compensates in education levels. Starkville's residents have very high levels of educational achievement. As a result, the city's residents generate demand for specialty goods and services that appeal to more sophisticated tastes. Specifically, better-educated residents tend to shop for healthy food, specialty goods, and higher-value products. Such buyers may also look to purchase goods from locally-based retailers over chain stores. They tend to comparison shop in more stores rather than relying on one-stop "big box" shopping. On the other hand, they are more likely to purchase goods over the Internet rather than visiting a brick-and-mortar shop for certain essential items.

Local & Specialty Retail

Starkville is more likely to attract specialty niche retail uses than would Columbus or other neighboring communities. Uses such as locally-owned and branded coffee shops, bakeries, full-service restaurants, fashion boutiques, sporting goods stores, bicycle shops, antique and home furnishings stores, and other specialty stores are most likely to locate Downtown, in the Cotton District and similar walkable neighborhoods than along highway strip corridors such as Hwy. 12.

There is also the opportunity to attract more tourism to Downtown Starkville if there were additional anchor attractions and lodging choices. Given that Downtown retail occupancy is close to 100%, there is a need for the development of more high-quality Downtown commercial space, particularly within the several blocks surrounding Main Street. Mixed-use development that includes both commercial and residential uses should also be encouraged, because

there are currently few opportunities for traditional "upper floor" residential living in Downtown Starkville.

Big Box Stores

Throughout the planning process, there has been some preference expressed by the community for selected big box stores (e.g., Target) to locate in Starkville. Some basic research has identified both opportunities for, and constraints to, such development. In general, Target tends to locate in metro areas with at least a 100,000 population or with intervening factors that increase spending patterns for a smaller population, such as resort communities that attract affluent seasonal customers.

While it is part of the Golden Triangle region with 130,000 people, the Census Bureau considers Starkville part of a "micropolitan" area (Oktibbeha County) with a population of about 50,000. Micropolitan areas feature a city with 10,000 to 50,000 residents and its surrounding communities. The

THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT (continued)

Census definition takes into consideration commuting patterns and other factors that are important to retailers. Of course, this population does not account for all MSU students. But even if Starkville's entire MSU enrollment is included in its population, the micropolitan area still falls 30% short of the 100,000 benchmark for Target. But Target does not consider population alone in its site location decisions. Other factors include the Target customer profile. Below is a chart comparing the Starkville Micropoli-

tan Area to Target Store's customer profile requirements on several key factors. Based on several factors, it becomes clear that Starkville does not meet some of the basic market characteristics sought by Target Stores in their location profile. Starkville has a much younger population base and median income, and far fewer households with children than the average Target serves. Most surprising is that, *even with Starkville's relatively high education levels, it still falls short of Target's market threshold.* If some of the MSU students are excluded from these numbers, then Starkville may come closer to meeting Target's customer profile, but it still falls far short on population base. Ulti-

mately, Starkville will remain at a competitive disadvantage for some of these larger national chains until the Golden Triangle is considered a metropolitan area and Starkville offers good sites accessible to commuters from throughout the region.

Commercial Development Strategies

Mixed-Use Nodal Development

As noted previously, walkable mixed-use projects that integrate housing and commercial uses in key nodes can help mitigate some long-term traffic issues and create much-needed urban commercial space. Ultimately, Downtown is a very successful node that would benefit from physical expansion to include more commercial space and mixed-use buildings.

New commercial space in the Downtown area should be intended to attract destination anchors, as well as specialty stores, restaurants and services. Main Street and the Greater Starkville Development Partnership should target appropriate sites for redevelopment, recruiting develop-

Starkville's Relation to Target Store Profiles

<u>Market Factor</u>	<u>Target</u>	<u>Starkville</u>
Median Age	40	25.4
Median Household Income	\$64,000	\$31,000
Households with Children	43%	23.5%
Completed College	57%	43%



THE PLAN

HOUSING & COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT (continued)

ers, and working with the City on parking management. There is also an opportunity for the identification and recruitment of entrepreneurs to open local businesses catering to Downtown's mix of tourists, students, and destination shoppers. Commercial and mixed-use projects located between Downtown and the Cotton District could help link the two areas and establish a more walkable environment for students, residents and visitors.

There are also opportunities for development of more "local-serving" commercial and mixed-use nodes to serve surrounding neighborhoods, such as at South Montgomery and Poor House Road. However, it must also be recognized that retail development on major suburban thoroughfares will generate significantly more traffic, which is already an issue for residents.

Big Box Commercial

"Big Box" development will be attracted to locations that maximize highway exposure and land area, such as at Hwy. 12 and the Hwy. 82. As the east side of Starkville (currently in the county) develops further, there is likely to be more interest in big box development near the Hwy. 82 and Hwy. 182/MLK. As noted earlier, some national chains have population and customer profile thresholds that Starkville does not yet meet. However, as population, incomes, and education levels continue to rise, Starkville will become more attractive for all types of retailers.



As the east side of Starkville continues to grow, areas such as Hwy. 82 and Hwy. 12, as well as Hwy. 82 and Hwy. 182/MLK, may attract "big box" commercial development.

As population, incomes, and education levels continue to rise, Starkville will become more attractive for all types of retailers.

Summary of Commercial Development Strategies

- Efforts should continue to attract anchor uses, specialty retail, restaurants and services to the Downtown.
- Recruit entrepreneurs to open local businesses.
- Target the area between Downtown and the Cotton District for infill commercial development.
- Pursue commercial development nodes on S. Montgomery.
- Big box retail opportunities exist along Hwy. 82.

THE PLAN

ECONOMIC DEVELOPMENT & DIVERSIFICATION

This plan section provides a summary of recommendations for Starkville's economic development and diversification based on input generated through the planning process. Some of these recommendations impact on the physical development of the city, regulatory approaches, key infrastructure investments, and other aspects of planning. Other recommendations relate more to economic development structures and marketing. Much of the input provided here was generated through a series of economic development focus groups and a visioning session held as part of the overall planning charrette process. The focus groups and visioning session were attended by nearly 30 representatives from various institutions and economic sectors, including MSU, real estate, finance, insurance, professional services, non-profits, restaurants, retail, tourism, health care, information technology and others. Individual interviews were also

Key Objectives

Objectives generated by focus groups, interviews and a visioning session include:

- 1) *Focus on quality of life.* It was recommended that there be a focus on QoL elements as a critical objective for Starkville and any future economic development strategic planning. It was determined that a high quality of life is one of Starkville's competitive advantages for economic development. Consequently, the community should consider ways to add amenity value and improve the overall quality of life for residents.
- 2) *Energize residents, business people, faculty and other stakeholders.* To progress with the Starkville's economic development, it is imperative that the City gain buy-in and community-wide support for this comprehensive plan and associated economic development strategies. Engaging with the university and its students is an important element of any effort to "energize" the community, along with building leadership for the future.
- 3) *Use targeted incentives to leverage Starkville's strengths.* Private businesses and institutions support the use of incentives to leverage the city's competitive strengths, such as its quality of life.
- 4) *Pursue "implementable" and targeted strategies for economic development.* Specific strategies for implementation are preferred by stakeholders over broad-brush approaches. Such an objective requires a more detailed and structured economic development strategy than what can be provided within the context of this comprehensive plan.
- 5) *Address policies that hinder economic development.* Such policies are discussed elsewhere in this plan section.
- 6) *Address issues with poverty and under-development.* The scope and scale of what can be accomplished as part of this comprehensive planning process is limited, but ultimately, economic development strategic planning must address these issues.

ECONOMIC DEVELOPMENT & DIVERSIFICATION

conducted with economic development agencies and representatives of business and industry, education and real estate.

Economic Development Vision

An economic development vision statement was generated from these same sources using an amalgam of the key concepts, as follows:

Having an economic development structure and policies that are focused on small business, entrepreneurship, and technology development; and on enhancing our local strengths, culture and quality of life.

This mission statement establishes the structure and policies that exist for economic development need to be refined to market the city's competitive strengths and its viable opportunities. The strengths of local culture and quality of life are themes that emerged consistently throughout

this planning process. Meeting participants shared their view that the city's key opportunities lie in small business and entrepreneurial development, and in strengthening the city's MSU-driven technology sector. Ultimately, stakeholders desire local policies, incentives, structures and approaches to support these elements of the city's competitive strengths and economic development opportunities.

ECONOMIC DEVELOPMENT OPPORTUNITIES

Several opportunities for economic development have been identified to help guide future business recruitment efforts, marketing, and infrastructure investment. Since these concepts were not generated from a full-scale target industry assessment, it is only a "snapshot" or conceptual perspective on the city's economic development opportunities based upon input from economic leaders. Much more detailed analysis would be required to recommend specific industries and opportunities for business development.

Strengths and Challenges

Strengths and challenges were recognized as a precursor to the identification of opportunities for economic development in Starkville. Understanding the city's apparent competitive advantages, as well as its disadvantages, is helpful to identifying prospective opportunities in lieu of a full-scale target industry assessment that is beyond the scope of this plan.

Competitive Strengths

Starkville is a college town with a highly-educated demographic. Many see this characteristic as being of paramount importance to marketing Starkville. College towns have relatively stable economies and attract growing numbers of retirees and entrepreneurs who want to return to a small town way of life. Colleges create amenity value that is critical in supporting the community's long-term sustainability. Furthermore, the City and MSU are collaborating on an increasing array of projects (events, Mill conference center, Russell Street, etc.), helping to break down barriers between the university

THE PLAN

ECONOMIC DEVELOPMENT & DIVERSIFICATION

ECONOMIC DEVELOPMENT OPPORTUNITIES (continued)

and the broader community.

Starkville has a strong sense of place. There are local businesses and entrepreneurs who operate popular establishments (City Bagel, Sherman, Little Dooley, etc.) that help to make Starkville unique and a “place to be.” Downtown is highly successful attracting various events and offering a family-friendly atmosphere while also catering to college students and football weekend crowds.

The city offers a nice country club and historic neighborhoods that are appealing to various demographics. There are also “emerging” historic neighborhoods offering houses that were rented for many years, but are now being returned to homeownership. Attractive housing and neighborhoods help Starkville sell itself to prospective entrepreneurs or businesses relocating here. While a small

Role of Starkville in the Regional Economy

A major thrust of the focus group discussions was on defining the role of Starkville in the regional “Golden Triangle” economy. Differentiating Starkville and its economic development objectives is important because of the way that economic development marketing is currently structured. Regional efforts are currently focused primarily on the development of large-scale manufacturing and other industrial uses for which Starkville is less competitive. While Starkville residents still benefit from these regional efforts in terms of job and income base, the community needs to find its own niches and define strategies that are more attuned to Starkville’s unique competitive advantages, as follows:

1) High quality of life. Starkville has a higher quality of life than surrounding communities, and this factor should be considered one of its competitive advantages for attracting and growing certain types of businesses. Starkville should be considered the “Pace Car” for the region, taking the lead on strengthening and enhancing all aspects of quality of life: culture, restaurants, recreation, and education. Starkville should aim to be recognized for being the best at all of these factors. As a critical component of recruitment efforts, the City and County should invest more in its amenities, educational resources, and other quality of life drivers.

2) High-quality technology and infrastructure. There is a desire to see economic development for Starkville focused on setting high standards for design (architecture / form-based codes), and on integrating the most advanced technologies into the city’s infrastructure systems (e.g., Internet speed). There is a consensus that the city’s leadership should “accept who we are” with a focus on strengths in research and academics, engineering, technology, and design, rather than the bulk-scale industry that drives development for Lowndes and Clay counties.

3) Retirement and alumni. Attracting alumni back to live in Starkville should be an important aspect of Starkville’s economic development strategy since these people bring experience, resources and entrepreneurship that is otherwise lost after graduation. Quality of life is again paramount in attracting retirees who are looking for walkability and a strong sense of community.

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ECONOMIC DEVELOPMENT & DIVERSIFICATION

ECONOMIC DEVELOPMENT OPPORTUNITIES (continued)

city, Starkville and MSU offer a great public transportation system in SMART. The city is comparatively progressive having passed a smoking ban, bringing fiber to the home, having a tolerance for diversity and an international presence, and supporting new technologies. Those traits appeal to Millennials and entrepreneurs looking at small cities to relocate.

Compared to places in the north and west, Starkville offers relatively low wages and cost of living. There is also opportunity for expansion of the city's medical/office node and other sites for development. Overall, residents and business people agree that Starkville offers a relatively high quality of life, but enhancing this characteristic is key to its future economic development.

Challenges to Economic Development

While all agreed that the city has many

strengths, there was also an understanding that the city needs to overcome key challenges to pursue its economic development.

Infrastructure Deficiencies

Among the most important challenges are the city's deficiencies in the provision of certain infrastructure, such as power capacity, bandwidth, and water/sewer coverage, to meet the needs of future growth and economic development.

Lack of Direction

Another deficiency has been the lack of direction or a definition of the role and identify of Starkville in the regional economy. Regional economic development efforts have subsumed some of Starkville's unique characteristics in favor of a more broad-brush approach to attracting large-scale industrial development. Much of this development has been driven to Lowndes County, which offers the sites and infrastructure to support it. Part of the issue relates back to the funding structure for economic development,

with a question of "who is really focused on economic development specifically for Starkville?" Within the state's economic development community and among funding sources, Starkville lacks visibility. According to some stakeholders, the city has a reputation with the State government for having a lack of direction, when it comes to economic development.

Low Household Incomes

Despite the presence of a major university, there are still high poverty levels in Starkville and an income "barbell" (as described by the Mayor) with relatively few middle-income family households.



The Cotton District is indicative of what a unique place Starkville is and why it has economic opportunities that are equally unique.

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ECONOMIC DEVELOPMENT & DIVERSIFICATION

ECONOMIC DEVELOPMENT OPPORTUNITIES (continued)

Public Schools

There continues to be a perceived or real discrepancy in the local education system, despite the consolidation of City and County systems.

Deficient Community Amenities

A challenge to executive and faculty recruitment remains the lack of “things to do” - parks, recreation facilities, and other amenities that could enhance the city’s quality of life and make Starkville a highly attractive place for business.

Lack of Community Engagement

There is also a perceived lack of community engagement, whether due to apathy or because people are too busy, although substantial crowds did participate in this comprehensive planning process.

Perceived Lack of “Business Friendliness”

Perhaps most important to business

people as a challenge has been the lack of assistance for businesses as they try to navigate through the City’s development approval process or gain support for business development. Business people identified general “inconsistencies” in the development approvals process based on their own individual experiences. While they appreciate that the City needs to set higher standards if it is to maintain a higher quality of development, they believe that there is a need for better communication and shepherding through the process. In fact, some indicate that there are sporadic approval decisions left to individuals without providing written direction or advance specifications for plans or procedures, although that perspective would appear to be generally inconsistent with the realities given that the City has a formal review and approval process. With respect to business assistance, technology companies in particular could benefit from more sources of venture capital and other financing, recruitment of employees, and other business assistance.

Opportunities for Diversification and Balance

Stakeholders, along with nominal economic assessment, helped identify several areas where the city has competitive advantages and opportunities to attract business and investment. While many of these opportunities build on MSU and the university’s research base as an asset, there is also an attempt to diversify the local economy and create more balance. Several opportunities for economic development and diversification are identified below:

Business Process Outsourcing (BPO)

Starkville has some of the key qualities that are attractive to BPO companies, including a large college student population, a focus on technology (especially on high-speed computing), a high quality of life, university amenities, and relatively affordable housing. Part of what Starkville lacks at present is space to accommodate such companies, which need large blocks of open plan space, whether in new or historic buildings, preferably Downtown

THE PLAN

ECONOMIC DEVELOPMENT & DIVERSIFICATION

OPPORTUNITIES FOR DIVERSIFICATION AND BALANCE (continued)

or near the university. Creating a mini-tech campus between Downtown and the Cotton District, or nearby, would provide an ideal location for this type of company. Having very high-speed internet access would also help attract such businesses.

Information Technology

MSU has spun off several successful IT firms and there are opportunities for more of these companies to locate in Starkville, especially among alumni. However, the city's shortcomings include the lack of entertainment and recreation amenities to help these businesses recruit young employees who would otherwise prefer to locate in a larger city. The city would also benefit from having very high-speed internet access in support of such business operations.

Professional Engineering Services

MSU is a hub for engineering research and computing activity that could gener-

ate more opportunities for federal contractors and others working on projects throughout the region.

Agro-Sciences

Starkville has strong prospects for product development and testing related to Agro-Sciences. MSU generates the fifth largest expenditures in the nation on agricultural sciences research. The university is no doubt working with large agriculture and chemical companies, as well as entrepreneurs and MSU spin-off companies, to commercialize some of this research. The City should be working with MSU on opportunities to establish a supportive environment for recruiting and retaining the offices of some of these companies in Starkville.

Specialty Retail, Restaurants &

Entertainment Not only is there a need for more amenities in Starkville to help attract business, but there may also be a prospective market to support certain retail and entertainment uses. The current constraint is in the amount of available space in Downtown or the Cotton District

to house such uses.

Retirement & Medical Services

Starkville has many of the qualities necessary for attracting retirees, especially MSU alumni. There may be a need for real estate, professional services, medical, education, cultural, and entertainment services geared to this growing niche market. There is likely to be growing demand for medical services in Starkville, especially as the population ages and more retirement-age people relocate to the area.

Light "Clean" Industry

Starkville has the opportunity to attract some light industrial uses, such as product assembly (i.e., supplying the automotive, aerospace, or other regional industries), testing and engineering services, agro/environmental services, and similar industries. The economic potential for these and other industries to locate in Starkville has not been tested, but the city offers certain characteristics that support the future development of these industries.

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ECONOMIC DEVELOPMENT & DIVERSIFICATION

OPPORTUNITIES FOR DIVERSIFICATION AND BALANCE (continued)

Key Strategies

As noted earlier, this comprehensive plan provides guidance and input on the city's economic development, but further analysis would be required to identify the city's best targets and how to achieve them. Overall, however, several key recommendations are made for enhancing and strengthening Starkville's economic and business development based, in part, on the input from stakeholders and basic economic research described previously.

1. Strengthen the Local Economic Development Marketing Structure.

Most business and institutional stakeholders agree that the regional economic development marketing entity (Golden Triangle Development LINK) does a fine job of marketing the three-county region for large-scale industrial development projects and is successful in attracting large employers to the region. However, there is also agreement that the LINK cannot focus on the opportunities specific to Starkville, which are somewhat unique in this region. Rather than create yet another development entity, it is recommended that consideration be given to funding at least one dedicated staff person at the Greater Starkville Development Partnership (GSDP) to focus solely on the city's economic development marketing and business recruitment. Among the tasks they would undertake would be assisting and representing businesses as a liaison to local government for development approvals, permitting, and other areas where businesses need assistance.

2. Create an Economic Development Strategic Plan.

While there are regional target industry strategies and local efforts aimed at Main Street and tourism, there is a need to assess the city's opportunities for business development, identify key targets, and develop an implementation plan for local economic development.

3. Package Programs and Incentives to Promote and Recruit Tech Business.

Technology businesses are likely to be a prime target for Starkville's economic development, but the city has several deficiencies to overcome. High-speed internet service is a priority for attracting such businesses. Assistance in employee recruitment and retention is also important, with a particular focus on strengthening the city's amenity value. Where the City could play a substantive role is in developing stronger recreational and cultural amenities, and working with developers to create space for more Downtown entertainment, retail and restaurant activity. The City and GSDP could work closely with the university to develop joint programming that assists in moving tech companies into Downtown space as they grow or expand, and in recruiting alumni-run and other tech businesses to the city.

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ECONOMIC DEVELOPMENT & DIVERSIFICATION

OPPORTUNITIES FOR DIVERSIFICATION AND BALANCE (continued)

Key Strategies (continued)



Although Downtown Starkville is very successful and lacks any significant vacant space, it needs to physically expand for the community to realize its full economic potential.

4. Facilitate Downtown Development & Business Recruitment.

As an outgrowth of (or in conjunction with) a Downtown Master Planning process, the City should work with Downtown area property owners and developers to assemble property and leverage development of commercial and mixed-use space for additional retail, office, restaurant, housing, cultural, entertainment and tourism uses. Just because Downtown space is fully occupied does not mean that the market is satisfied. Starkville's potential lies, in part, on building on its competitive strengths relating to its sense of place and amenity value. Growing Downtown is necessary to help increase the amenity mix, partly as a device for recruiting businesses, but also for enhancing residents' quality of life.

5. Create an Entrepreneurial Development & Small Business Support Program. GSDP should work on packaging assistance, services, and incentives to assist local entrepreneurs and small businesses. It has become clear from discussions with stakeholders that one of Starkville's competitive strengths is its unique local businesses and opportunities to grow its entrepreneurial culture. The small businesses are ones that create a sense of place and serve as an amenity for helping to attract larger employers. LINK does not focus on small business development and the university is focused on its own spin-off businesses, so there is a need to leverage growth and support for the other entrepreneurs and small businesses.

6. Diversify the Mix of Business Environments.

While Starkville is not likely to compete for the large "drop-in" mega projects, there are opportunities to create mixed-use and business park locations that are appealing to a broadening mix of light industry, technology, service, and research companies more prone to locate in the city. Ensuring that Starkville has a business park or mixed-use environment that provides differentiated services and appeal from the large industrial parks in the region will be important. Such business park or mixed-use environments would not be meant to compete with the MSU research park, but rather, support and collaborate with it in terms of the mix of businesses that could be attracted.

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ECONOMIC DEVELOPMENT & DIVERSIFICATION

OPPORTUNITIES FOR DIVERSIFICATION AND BALANCE (continued)

Key Strategies (continued)



East Mississippi Community College plays an important role in workforce training, but a broader collaboration with other entities, such as MSU and the local school system, could leverage even greater benefits.

7. Increase the Focus on Technology Workforce Development.

While East Mississippi Community College (EMCC) provides a much-needed service for the region in terms of workforce development, there is a need to strengthen collaborations that focus on programs to assist Starkville's business needs while engaging more Starkville residents in the workforce. Providing collaborations that bring more Starkville residents into the technology workforce could help reduce the city's poverty levels. Programs that focus on computer programming and related skills for young students in local schools, for example, could engage EMCC, MSU and the City/County schools in an effective collaboration that might also enhance school performance.

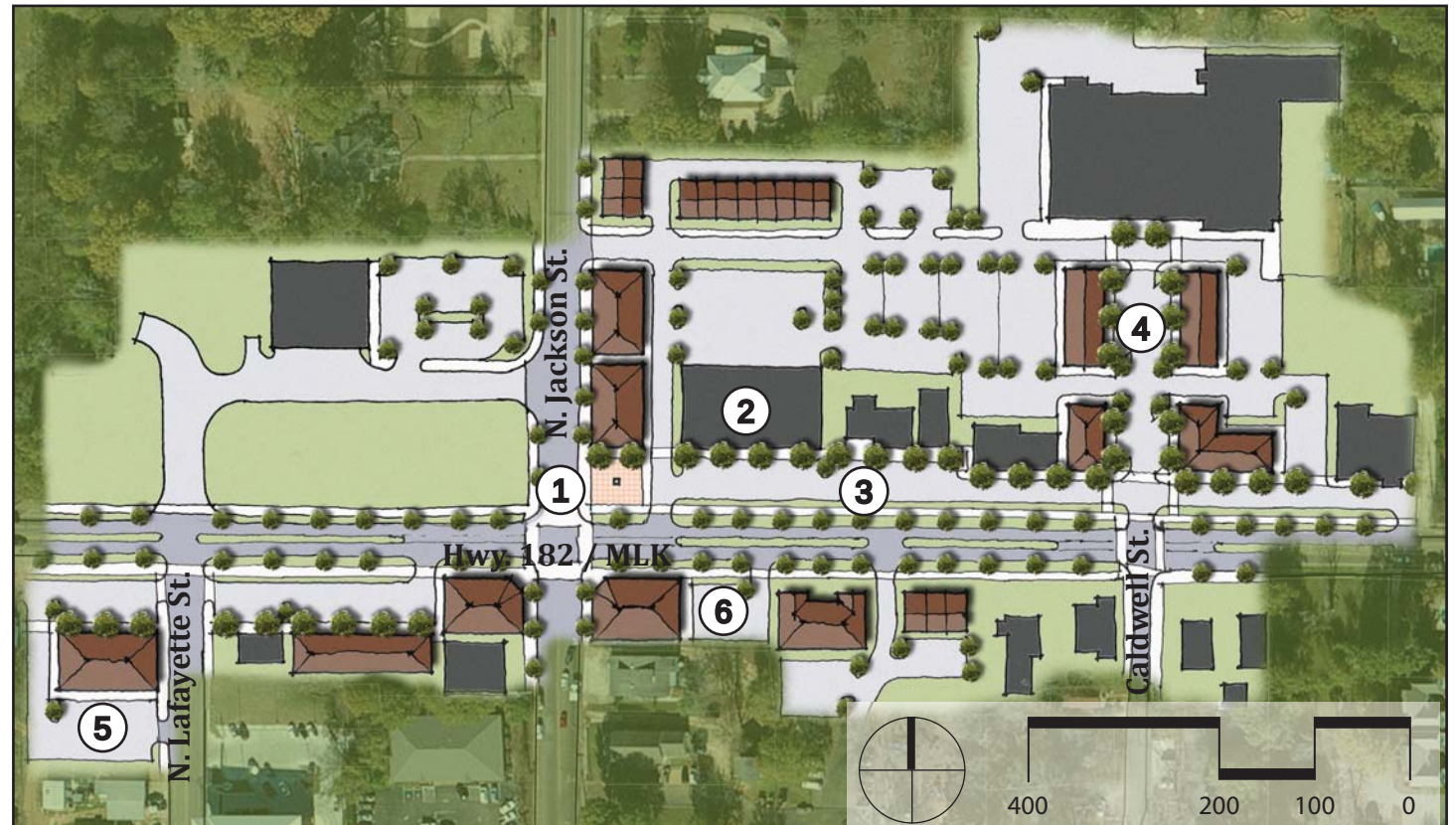
THE PLAN

KEY REDEVELOPMENT OPPORTUNITIES

This plan has identified multiple areas in Starkville targeted for redevelopment, such as the Hwy. 12 corridor and the periphery of Downtown. Another key opportunity is the Hwy. 182 / MLK corridor. Not only is it an important gateway for the east side of town, but its redevelopment could effectively extend the north side of Downtown. The photo at right illustrates recent conditions, while below is a concept plan. The site on the northwest corner of N. Jackson and MLK has since been developed inconsistently to this plan's principles, as reflected in the concept plan.



- ① Infill development near important intersections such as N. Jackson should be placed close to the street, with the exception of opportunities to create public civic space.
- ② The frontage of buildings likely to remain should be connected with other development along the corridor with sidewalks.
- ③ Existing parking in front of buildings should be formalized and curb cuts should be minimized.
- ④ Redevelopment on larger parcels should include an internal street network where possible.
- ⑤ The majority of parking for new development should be placed behind buildings.
- ⑥ Any parking lots along MLK screened from the street.



THE PLAN

KEY REDEVELOPMENT OPPORTUNITIES

HWY. 182 / MLK REDESIGN (continued)

The “Existing” and “Proposed” graphics at right illustrate the potential transformation that could occur at 182/MLK immediately north of Downtown. Some of the key changes include the following:

- Convert it from an entirely paved street to one driving lane in each direction and a landscaped median with breaks at intersections.
- Create wider and higher quality sidewalks.
- Redevelop existing suburban-type development into more urban development in which the buildings are closer to the street.

It is noteworthy that burying overhead utilities was considered for these graphics, but the cost may ultimately be prohibitive.

Following the preparation of the initial drafts of this plan, a charrette was carried out by another planning team for this corridor, resulting in much more detailed planning recommendations. That plan was coordinated with and built upon this plan, so it should be consulted for more detailed policies for this corridor.



THE PLAN

KEY REDEVELOPMENT OPPORTUNITIES

OTHER CORRIDOR REDESIGNS

The Greater Starkville Development Partnership (GSDP) established a Highway 12 Task Force to explore creating a Business Improvement District (BID) to transform that strip commercial corridor into a more functional and attractive place. A BID is a special taxing district in which property owners tax themselves and manage the funds for improvements to that area. Funds are managed by a district management group via a non-profit corporation, which could potentially be the GSDP. State statutes allow BIDs, but only one city in the state (Jackson) has employed this tool. Downtown Starkville has a special taxing district, though not formally a BID, that generates money for landscaping maintenance, Christmas decorations, and similar activities. A recent meeting of property owners and other stakeholders on this concept resulted in a lack of sufficient support by those attending, but it is recommended that the GSDP continue to work with land owners to build sufficient support for this project. Another important corridor to consider for a similar approach is Louisville Street.

GSDP Visual Simulations for Hwy. 12 Redevelopment



These simulations created for the GSDP by the Mississippi Main Street Association illustrate potential improvements that could be funded by a BID, including landscaping, sidewalks, lighting, maintenance, public art, and road improvements.



Mississippi Code Title 21 – Chapter 43 – Business Improvement Districts

Key provisions of this code, adopted by the State in 2012, include:

- A petition must be signed by 20% of area property owners to start the process.
- A district plan must be prepared for the upcoming 10 year period.
- The district plan must be agreed upon by the majority of the property owners.
- Public hearings and a referendum of affected property owners is required.
- At least 60% of voting property owners must approve the BID's creation.
- The City must approve an ordinance following the affirmative vote of owners.

THE PLAN

PLAN IMPLEMENTATION

OVERVIEW

A good plan implementation strategy helps the community move from vision to reality. The intent of this plan section is to be implemented through the actions of the City, including elected and appointed bodies (boards and commissions) and staff. These actions may include ordinance amendments, budget approvals, capital improvements programs, and similar activities and products. Capital projects should be included in the City's capital improvements program and budgeted accordingly. As the chart at right illustrates, the three key categories of implementation actions include policies, projects and administration. Examples of each category are also included. Regardless of the specific responsibilities of the City government, it will take the entire Starkville community - public sector, private sector and non-profits - working together to achieve the full vision expressed in this plan.

Implementation Matrix

The Implementation Matrix on the following pages lists specific actions, strategies and concepts expressed throughout the plan. It provides a summary of the concepts, indicates who will be responsible, and when they should be completed.

Time-Frames

When considering the time-frame, it is important to understand that some actions build on others and cannot occur simultaneously if they are to be effective. Therefore, actions listed as "mid-term" are not necessarily less important, but they often just require other actions to occur first to be effective.

Responsible Party

The "responsible party" column in the matrix identifies individuals, groups, or organizations that should implement the

Policies	Projects	Administration
Development Policy • Zoning • Preservation • Environmental • Work Force Housing • Design Character Annexation Policy (East)	Mobility • Southern Connector • Greenways • Bike/Ped Expansion Capital Projects • Park acquisition/expansion • Public Safety Facilities • Maintenance of existing infrastructure	Collaboration • University Collaboration • County Collaboration Other • Development Quality Assurance • Implementation Monitoring • Predictable development process

subject action. It should not be viewed as exclusive or comprehensive in that others who have not been listed may have an interest, skill, or responsibility for assisting with the action. It should also not be interpreted to be mandatory. This part of the plan must remain very fluid to be as responsive and nimble as needed to take advantage of opportunities and partnerships as they present themselves over the coming years.

THE PLAN

PLAN IMPLEMENTATION

IMPLEMENTATION MATRIX

The matrix below, and continued on the following two pages, summarizes this plan's key recommendations. It also provides a page reference for more detail on each listed recommendation, responsible parties, and a suggested time frame. The alphanumeric designation of each recommendation does not reflect a sequencing of priorities.

No.	Recommendation	Pg. #	Responsible Party	Time-Frame
A	General Growth & Development Policies			
A-1	Expand the city boundaries east of MSU's campus without annexing MSU.	44	City	Near Term (Yrs. 1-3)
A-2	Adopt a new land policy based upon "place types" that will be translated into the City's Codes.	45-73	City	Near Term (Yrs. 1-3)
B	Natural & Cultural Resources			
B-1	Provide regulatory protections to preserve wetlands, floodplains, trees and other resources.	46-47, 95	City	Near Term (Yrs. 1-3)
B-2	Provide incentives for natural resource protection, such as shifting densities away from resources.	46-47, 95	City	Near Term (Yrs. 1-3)
B-3	Acquire and protect the most important lands from willing sellers.	46-47, 95	City and willing sellers	Mid Term (Yrs. 4-6)
B-4	Work with land trusts to preserve land, such as the Mississippi Land Trust.	46-47, 95	City, land trusts, willing owners	On-Going
B-5	Continue with further historic resources surveys so additional historic districts might be considered.	11-12, 96	City, MS Dept. of Archives & History	Near Term (Yrs. 1-3)
B-6	Maintain and support the City's Certified Local Government (CLG) status and Main Street program.	97	City, GSDP, MS Dept. of Ach. & Hist.	On-Going
B-7	Educate the public on the many benefits of historic preservation, including economic merits.	97	City, GSDP, MS Herit. Trust, MDAH	On-Going
B-8	Pursue local designation of existing National Register Historic Districts where sufficient support exists.	97-98	City, MS Dept. of Arch. & Hist.	Near Term (Yrs. 1-3)
B-9	Expand the City's existing design guidelines if any non-residential areas are designated as local districts.	98	City	As Needed
B-10	Adopt local incentives for preservation in the form of property tax abatements.	98	City, GSDP	Near Term (Yrs. 1-3)
C	Transportation & Mobility			
C-1	Adopt this plan's street typologies so that existing and future streets are context sensitive.	76-83	City	Near Term (Yrs. 1-3)
C-2	Adopt a "complete streets" policy and design standards to transform streets being repaved, built, etc.	75-76	City & MDOT	Near Term (Yrs. 1-3)
C-3	As part of the complete streets policy, look for opportunities to integrate bike lanes to expand the system.	84	City & MDOT	On-Going

THE PLAN

PLAN IMPLEMENTATION

IMPLEMENTATION MATRIX (continued)

No.	Recommendation	Pg. #	Responsible Party	Time-Frame
C	Transportation & Mobility (continued)			
C-4	Expand Starkville's greenway system via stream corridors and a "rails with trails" project.	85	City & Kansas City Southern RR	Mid Term (Yrs. 4-6)
C-5	Expand Starkville's sidewalk system as part of street improvements and targeted projects to fill gaps.	86	City	On-Going
C-6	Seek additional funding and adjust current routes to maximize the effectiveness of SMART (transit)	87	Starkville-MSU Area Rapid Transit	Near Term (Yrs. 1-3)
C-7	Follow through with the planned South Connector Road to provide better E-W connectivity in the south.	75	MSU	Near Term (Yrs. 1-3)
D	Utilities & Storm Water Infrastructure			
D-1	Continue improvements to the sanitary sewer system and adopt a comprehensive rehabilitation program.	88-89	City	On-Going
D-2	Continue improvements to the public water system and adopt a comprehensive rehabilitation program.	89	City	On-Going
D-3	Continue drainage system improvements and prepare a comprehensive drainage improvement plan.	90	City	On-Going
D-4	Prepare and follow a strategy to gradually bury overhead utilities as opportunities occur.	90	City & Utility Providers	On-Going
E	Public Space & Recreation			
E-1	Enhance all existing parks in Starkville	91-94	City	Near Term (Yrs. 1-3)
E-2	Create new parks to fill in the geographic gaps, as well as a tournament level sports complex	93-94	City	Mid Term (Yrs. 4-6)
E-3	Implement the plan's operational recommendations	94	City	Near Term (Yrs. 1-3)
F	Housing & Commercial Development			
F-1	Develop new housing Downtown and in other urban areas via incentives (land assembly, parking, etc.).	99-100	City, GSDP and developers	Near Term (Yrs. 1-3)
F-2	Create mixed-use nodes along S. Montgomery St. for higher density and affordable housing.	100	City and developers	Mid Term (Yrs. 4-6)
F-3	Establish a regulatory system for rental housing to minimize impacts of off-campus student housing.	101	City	Near Term (Yrs. 1-3)
F-4	Continue efforts to attract anchor uses, specialty retail, restaurants and services to the Downtown.	102	GSDP / Main Street program	On-Going
F-5	Physically expand the Downtown for more uses and target the University Dr. corridor for infill buildings.	102-104	City & GSDP / Main Street program	Near Term (Yrs. 1-3)
F-6	Target lands near the intersection of Hwy. 182/MLK-Hwy. 82 and Hwy. 12 - Hwy. 82 for big box retail.	102-104	City & GSDP	Near Term (Yrs. 1-3)

THE PLAN

PLAN IMPLEMENTATION

IMPLEMENTATION MATRIX (continued)

No.	Recommendation	Pg. #	Responsible Party	Time-Frame
G	Economic Development & Diversification			
G-1	Pursue an economic development strategy distinct from the region to leverage the city's unique assets.	105-110	City, GSDP, MSU & LINK	Near Term (Yrs. 1-3)
G-2	Strengthen the local economic development marketing structure via the GSDP (to address G-1 above).	111	GSDP	Near Term (Yrs. 1-3)
G-3	Create an economic development strategic plan to identify business development opportunities.	111	City & GSDP	Near Term (Yrs. 1-3)
G-4	Package programs and incentives to promote and recruit technological businesses.	111	City, GSDP & MSU	Near Term (Yrs. 1-3)
G-5	Facilitate Downtown development and business recruitment to help grow the Downtown as an amenity.	112	City & GSDP/Main Street program	On-Going
G-6	Create an entrepreneurial development and small business support program.	112	GSDP	Near Term (Yrs. 1-3)
G-7	Diversify the mix of business environments to include business parks and mixed use areas.	112	GSDP & City	Mid Term (Yrs. 4-6)
G-8	Increase the focus on technology workforce development to expand the efforts East Miss. Com. College	113	EMCC, MSU & local school district	Near Term (Yrs. 1-3)
H	Key Redevelopment Opportunities			
H-1	Redevelop the Hwy. 182/MLK corridor both as a complete street and for adjacent private development	114-115	City & property owners	Near Term (Yrs. 1-3)
H-2	Redevelop the Hwy. 12 corridor both as a complete street and for adjacent private development	116	City & property owners	Mid Term (Yrs. 4-6)

An aerial photograph of a rural landscape, likely in a agricultural region. The terrain is a patchwork of green and brown fields, with some areas of bare earth. A network of thin, light-colored lines, possibly roads or irrigation canals, crisscrosses the landscape. In the upper left, there is a small, irregularly shaped body of water. A large, irregularly shaped area in the center-right of the image is highlighted with a dark, semi-transparent overlay, suggesting a specific region of interest or a study area. The overall tone of the image is muted, with a mix of greens, browns, and grays.

APPENDICES

APPENDICES SECTIONS

- A. Utilities Existing Conditions**
- B. Economic & Market Assessment**
- C. Stakeholder Meeting Questions & Answers**
- D. 2010 Mississippi Code Excerpts**

APPENDIX A: UTILITIES EXISTING CONDITIONS

The City of Starkville, covering an area of approximately 26 square miles, is located in Oktibbeha County, MS, and is home to around 24,500 residents. City residents are supplied water, sanitary sewer, and power by Starkville Utilities Department and 4-County Electric. Additional utilities, such as cable, internet, and natural gas, are supplied by such companies as MaxxSouth (cable, internet), Cspire (cable, telephone and internet), AT&T (telephone and internet), and Atmos Energy (natural gas).

Water

The City's primary water treatment facility is located at 402 D.L. Conner Drive in Starkville. The City also operates two additional treatment facilities. One is located at the intersection of Montgomery Street and Academy Road, and the other is located on Bluefield Road. This combined system, which is currently operating at approximately 65% capacity, is capable of producing 7,600 GPM (2.736 MGD) of potable water, which is distributed to City residents through a network of subsurface distribution mains and services. The City currently maintains approximately 240 miles of water distribution mains, which are comprised of roughly 60% ductile iron pipe and 40% PVC Pipe. The City also operates seven (7) wells and two (2) booster stations. The average age of the existing system is around 50 years. In addition, the City recently purchased the Bluefield Water Association and is now operating and maintaining their distribution network. The most prevalent issue with the existing water distribution system, according to the City, is the excessive number of water main leaks and associated repairs.

Sewer

The City's sewage treatment facility is located at 306 Sand Road in Starkville. This system, which is currently operating at approximately 60% capacity, is capable of treating 10 MGD of raw sewage. Sanitary sewer from local residences and businesses is collected via gravity collection mains and transmitted to the City's sewage treatment facility. The City currently maintains approximately 175 miles of collection mains, which are comprised of roughly 40% Reinforced Concrete Cylinder Pipe (RCCP), 40% PVC Pipe, and 20% Vitrified Clay (VC) Pipe. The City also operates eighteen (18) sewage pump stations. The average age of the collection system is around 40 years. The most prevalent issue with the existing sewage collection system, according to the City, is numerous pipe segments with one or more PACP Grade 5 defects - meaning the pipe segment has failed or will likely fail within the next five (5) years. The City is currently in the process of correcting these deficiencies.

Electricity

Electricity distributed by Starkville Utility Department and 4-County Electric is provided by the Tennessee Valley Authority Bulk Power Supply. Peak demand for the City is approximately 100 MW of power. TVA's transmission lines, which supply power to the City, run in a NE-SW line just west of the City Limits. The Starkville Utility Department currently maintains approximately 132 miles of 13 kV overhead distribution lines, 46 miles of underground 13 kV distribution lines, and 10 miles of 69 kV overhead transmission lines. The average age of the distribution system is around 20 years. There are no issues regarding additional power capacity from TVA.

Drainage

Regarding drainage, the City can be divided into three (3) separate drainage basins. These basins are as follows: Catalpa Creek Drainage Basin, Cypress Creek Drainage Basin, and Trim Cane Creek Drainage Basin. Runoff within each basin is collected via surface and subsurface drainage facilities and is transmitted to its respective discharge stream.

The City is plagued by inadequate or poorly designed storm water collection and conveyance systems in residential neighborhoods that were built in the past. These storm water issues existed when the City accepted/annexed the neighborhoods or resulted from poor or very little oversight by the City during design and construction processes to ensure that the facilities could properly convey design flows. Additionally, storm water collection systems in older parts of town, particularly downtown, are deteriorating and need to be addressed with rehabilitation projects. In response, the City has had to utilize Capital Improvement funds to improve, replace, or repair substandard/deteriorated facilities in many of these areas, some of which are less than 20 years old.

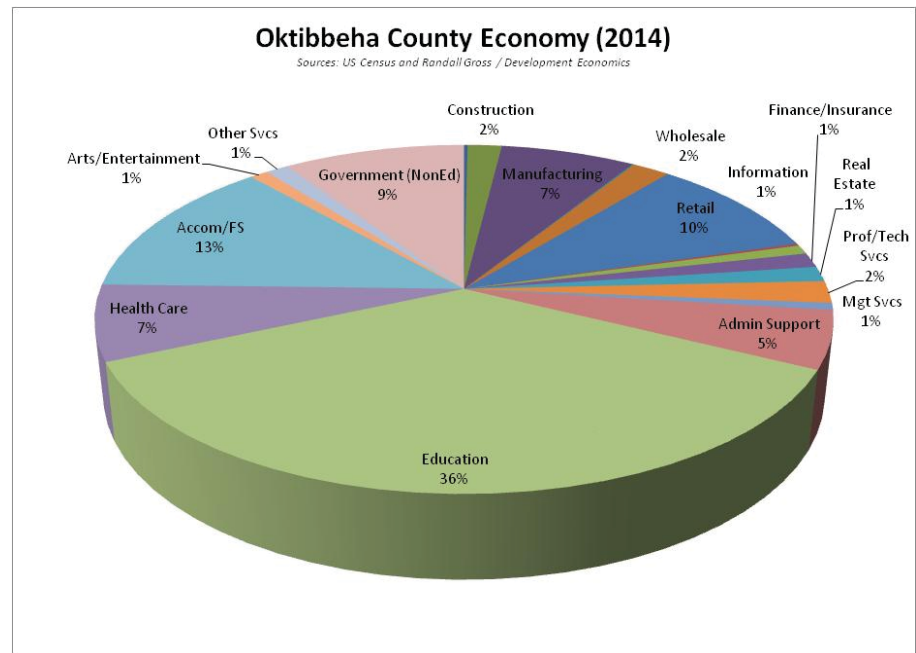
Another common drainage-related issue is erosion of drainage conveyance channels in and around the City of Starkville. This issue is due primarily to the erosive nature of native soils in the area. The City annually implements one or two erosion control/stabilization projects along existing drainage conveyance channels to repair damage caused by erosion and to mitigate future erosive effects.

APPENDIX B: SOCIO-ECONOMIC AND MARKET CONDITIONS

This section describes the general socio-economic and real estate market conditions in Starkville. Economic trends impacting on the community are summarized and existing conditions in the housing, retail/commercial, office and industrial markets are described. Input is also provided on key opportunities for development within the existing market context. Finally, several assumptions relating to the future growth of Starkville are provided as context for planning purposes.

Economic Overview

Starkville, the County Seat of Oktibbeha County, is a vibrant college town situated within the region's "Golden Triangle," comprised of Starkville, Columbus, and West Point. The city is home to Mississippi State University (MSU), which is the largest university in the state and Starkville's largest employer. With over one-third of Oktibbeha County's 21,500 jobs concentrated in the education sector, MSU and its 2,100 employees play an undeniably important role in driving the local economy. Many other sectors, such as accommodation and foodservice, benefit from university spin-off. At the same time, it could be said that Starkville and Oktibbeha County are somewhat dependent on MSU and there is a need for diversification to help shelter the community from dramatic shifts in university employment.



Aside from education, Starkville and Oktibbeha County's economic base includes employment mainly in accommodation and foodservice (13%), retail (10%), government (9%), manufacturing (7%), health care (7%), and administrative services (5%). The remaining 12 major economic sectors combined only account for about 13% of Oktibbeha County's employment base.

Employment Trends

As detailed below, Oktibbeha County has seen generally moderate economic growth, as measured by employment trends over a ten-year period. The county gained about 1,200 jobs between 2004 and 2014, yielding an annual growth rate of slightly less than 1.0%.

The fastest growth has been in real estate (43%), health care (39%), wholesale trade (36%), accommodation & foodservice (30%), and arts & entertainment (which experienced a 100% increase but started from a very small base). The largest number of jobs was added in accommodation and foodservice (640), followed by health care (420) and retail trade (250).

Table 1. AT-PLACE EMPLOYMENT TRENDS, OKTIBBEHA COUNTY, 2004-2014					
Industry	2004	2014	Number	2004-2014 Change Percent	Per Year
Agriculture	50	40	(10)	-20.0%	-2.9%
Mining	-	-	-	0.0%	0.0%
Construction	420	380	(40)	-9.5%	-1.4%
Manufacturing	1,600	1,500	(100)	-6.3%	-0.9%
Utilities 1/	20	20	-	0.0%	0.0%
Wholesale	310	420	110	35.5%	5.1%
Retail	1,800	2,050	250	13.9%	2.0%
Transport/Whse	70	40	(30)	-42.9%	-6.1%
Information	160	180	20	12.5%	1.8%
Finance/Insurance	230	290	60	26.1%	3.7%
Real Estate	210	300	90	42.9%	6.1%
Prof/Tech Services	370	440	70	18.9%	2.7%
Mgt Services	190	140	(50)	-26.3%	-3.8%
Admin Support	1,100	1,150	50	4.5%	0.6%
Education	8,060	7,770	(290)	-3.6%	-0.5%
Health Care	1,090	1,510	420	38.5%	5.5%
Accommodation/FS	2,170	2,810	640	29.5%	4.2%
Arts/Entertainment	100	200	100	100.0%	14.3%
Other Services	270	250	(20)	-7.4%	-1.1%
Government (NonEd)	2,080	2,030	(50)	-2.4%	-0.3%
TOTAL	20,300	21,520	1,220	6.0%	0.9%
Sources	Mississippi Department of Employment Security and Randall Gross / Development Economics.				

Manufacturing, construction, transportation, management, and education experienced slower growth and even some decrease in employment. The education sector had 340 less positions in 2014 than it did in 2004, according to the U.S. Bureau of the Census. Some of those losses may have resulted from cutbacks at local school systems.

City of Starkville.

Available employment data for the city of Starkville reflect a similarly moderate growth rate of 0.8% per year.

Census data does not exist for all industries consistently across the five-year intervals of the U.S. Economic Census (conducted in 2002, 2007 and 2012 most recently) for municipalities. Still, a clear picture emerges of growth in certain sectors,

Table 2. AT-PLACE EMPLOYMENT TRENDS, STARKVILLE, 2002-2012					
Industry	2002	2012	2002-2012 Change		
			Number	Percent	Per Year
Utilities	N/A	60	N/A	N/A	N/A
Manufacturing	1,742	1,200	(542)	-31.1%	-3.1%
Wholesale	125	431	307	246.2%	24.6%
Retail	1,846	1,711	(135)	-7.3%	-0.7%
Transport	N/A	60	N/A	N/A	N/A
Information	125	181	57	45.4%	4.5%
Finance	N/A	363	N/A	N/A	N/A
Real Estate	138	156	18	13.0%	1.3%
Prof/Technical	358	381	23	6.4%	0.6%
Management	N/A	N/A	N/A	N/A	N/A
Administration	846	819	(27)	-3.2%	-0.3%
Education (in city)	60	25	(35)	-58.0%	-5.8%
Health	1,293	1,656	363	28.1%	2.8%
Arts/Entertainment	175	60	(115)	-65.9%	-6.6%
Accommodation	1,753	2,283	530	30.2%	3.0%
Other Services	375	125	(250)	-66.8%	-6.7%
TOTAL (Selected)	8,834	9,509	675	7.6%	0.8%
Notes:	Employment for several industries estimated based on Census ranges. (Italicized) N/A means Not Applicable or Available. Total only includes industries for which there is data. Education is private education services within the city.				
Souces:	U.S. Bureau of the Census and Randall Gross / Development Economics.				

including accommodation & foodservice, health care, and wholesale trade. The city has seen declining employment in manufacturing, retail trade, arts/entertainment/recreation, and selected other services. Aside from arts & recreation employment, these trends fairly mirror those in the county as a whole.

The number of businesses in Starkville continues to expand, with an increase of about 55 (11%) since 2002 (based on information from those businesses that completed surveys conducted by the Census Bureau). Overall, growth in the number of businesses has exceeded the growth in employees, suggesting a trend towards smaller, more entrepreneurial businesses. The financial crisis of 2008 and recession of 2009-10 may have contributed to this trend.

Economic Development Marketing & Workforce Development

The Greater Starkville Development Partnership (GSDP) provides marketing services in support of the three organizations that comprise the partnership: Starkville Convention and Visitors Bureau & Main Street Association (focused on Downtown and tourism), Starkville Area Chamber of Commerce (focused on local business networking and promotion), and the Oktibbeha county Economic Development Authority (providing funding for infrastructure to leverage economic development in the county). MSU also conducts its own economic development efforts, focused primarily on generating commercialization from research and business spin-off to its Thad Cochran research park.

Table 3. BUSINESS ESTABLISHMENT TRENDS, STARKVILLE, 2002-2012					
Industry	2002	2012	2002-2012 Change Number	Percent	Per Year
Manufacturing	22	19	(3)	-13.6%	-1.4%
Wholesale	11	12	1	9.1%	0.9%
Retail	142	138	(4)	-2.8%	-0.3%
Information	14	17	3	21.4%	2.1%
Real Estate	43	51	8	18.6%	1.9%
Prof/Tech	54	62	8	14.8%	1.5%
Admin	21	26	5	23.8%	2.4%
Education	5	4	(1)	-20.0%	-2.0%
Health	55	81	26	47.3%	4.7%
Arts/Recreation	5	7	2	40.0%	4.0%
Accommodation	73	90	17	23.3%	2.3%
Other Services	56	49	(7)	-12.5%	-1.3%
TOTAL	501	556	55	11.0%	1.1%
Notes:	Establishments shown only for those industries with Consistent data. Education only includes private schools in Starkville.				
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.				

However, Starkville and Oktibbeha County also form part of a broader region known as the Golden Triangle for the purposes of economic development. That region also includes Lowndes County (Columbus) and Clay County (West Point). The task of marketing the area and recruiting business is largely the responsibility of the Golden Triangle Development LINK.

The LINK and its sister agencies have been successful in bringing large-scale manufacturing, including job-rich automotive and aerospace industries to the region. Among the top employers are Airbus Helicopters, Yokohama, Weyerhaeuser, Beyer Electric, and others. The LINK represents the region to State agencies for funding and to identify sites. Much of the large-scale industry has concentrated in Lowndes County, where infrastructure supports development. Even so, many of the workers originate in Starkville and Oktibbeha County. One aerospace company identifies about 25% of its workforce as originating in Oktibbeha County, with 28-30% from Lowndes, 17-18% from Clay, and the rest from surrounding counties in the region.

Attempts have been made to increase the supply of industrial sites in Oktibbeha County (see Industrial section), but to date these efforts have run up against various site development and infrastructure capacity constraints. Regardless, none of these agencies is tasked specifically with representing Starkville's assets for targeted businesses or small business development.

The East Mississippi Community College (EMCC) has also proven to be very successful in training a workforce to meet the needs of industry. In particular, the college has focused on retraining workers for new technologies to fill a skills gap in the region. Much of this "upgrading" of workforce skills has been pro-active, to anticipate the requirements of industry using new technologies. About 30 to 40% of EMCC funding is generated by private industry, indicative of the role of industry in defining the training program. The college's focus is on manufacturing skills but also health care, which is seen as a "high-value" target.

Demographics: Future Growth Assumptions

Oktibbeha County has a population of nearly 50,000. Based on data supplied by Nielsen, the county is expected to add about 1,600 (320 per year) to its resident population by 2020, yielding a growth rate of 0.6% per year. Meanwhile, the city of Starkville has a population of 24,300 and accounts for about one-half of the population of the county as a whole. Starkville is expected to grow by about 890 people

(180 per year), for a rate of 0.7% per year, slightly faster than the county as a whole.

The household base is also expected to increase over the next five years. The county, with a household base of about 30,300, is forecasted to add 1,100 households (220 households or 0.7% per year) by 2020. Starkville will add about 430 households or less than 100 households (0.8%) per year.

Age Cohorts. While there will be modest growth in population and households over the next five years, there will be a relatively dramatic shift in the age demographics of the community. There will be a decrease in the number of young adult householders (age 15 to 24). But during the same period, there will be rapid growth in the number of households headed by millennial generation adults as well as empty-nesters. The number of householders aged 35 to 44 will increase by 56% (up to 130 more households per year) and those aged 65 to 74 will increase by 28%. These two groups will drive demand for housing in Starkville in the next five to ten years.

Within both of these groups, there is a general preference for more “walk-able” neighborhoods. Millennial family households and empty nesters will share a preference for affordable, high-density single-family housing. Cottages like Park Town or Garden Lane have proven popular with these age cohorts.

This information suggests that the Millennial generation and Empty Nesters will drive much of the demand for housing over the next five or more years. These cohorts demonstrate a marked preference for more walk-able, single-family neighborhoods.

Table 4. DEMOGRAPHIC FORECASTS, STARKVILLE AREA, 2015-2020					
Factor/Area	2015	2020	2015-2020 Change		
			Number	Percent	Per Year
<u>Population</u>					
Starkville	24,323	25,207	884	3.6%	177
Other County	25,241	25,957	716	2.8%	143
<u>Households</u>					
Starkville	10,619	11,052	433	4.1%	87
Other County	19,765	20,439	674	3.4%	135
Sources:	Nielsen and Randall Gross / Development Economics.				

Income and Poverty. The median household income in Oktibbeha County is about \$31,000, according to 2009-13 data from the U.S. Bureau of the Census. Starkville's median household income is even lower, at \$29,100, but this may have included students. Nevertheless, this number compares with a statewide median income closer to \$40,000. More than one-third (33.7%) of Oktibbeha County residents live in poverty, based on statistics from the U.S. Bureau of the Census. As a result, the county has the 12th highest poverty rate in Mississippi, the state with the highest poverty rate in America. Starkville's poverty rate is only slightly lower, at 32.6%. The local poverty rate exceeds the state's average of 22.7% and the nation's poverty level of 15.4%.

Caveats. Demographic forecasts were generated by Nielsen based on U.S. Census estimates, regional models and trends. However, they were not produced to account for local Starkville market conditions and other inputs that would otherwise be considered in producing detailed demographic forecasts as input to development planning.

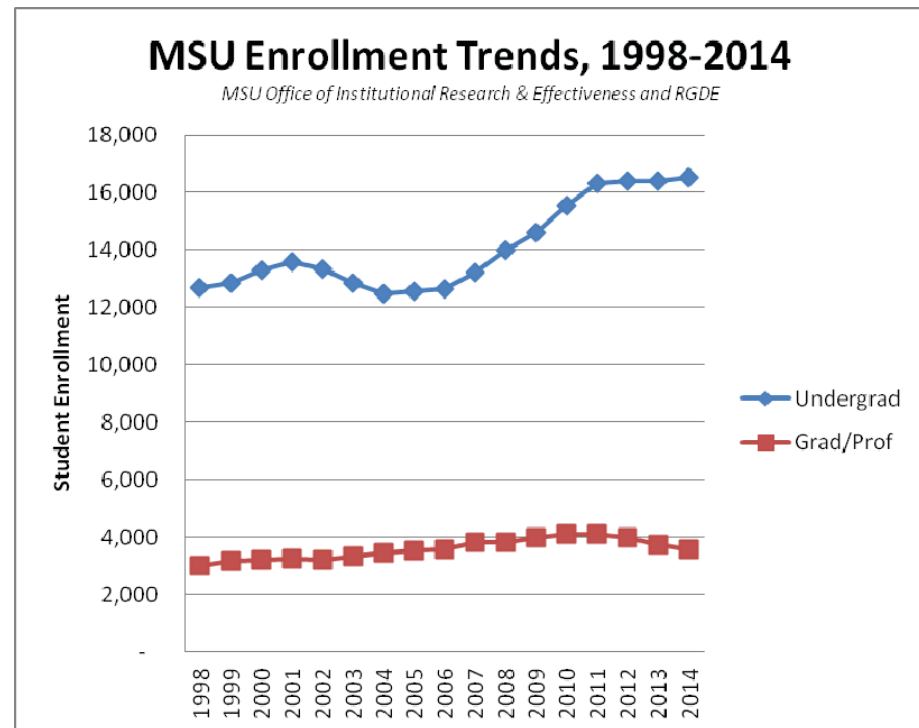
Table 5. AGE DEMOGRAPHICS, STARKVILLE AREA, 2015-2020				
Age Cohort	2015	2020	2015-2020 Change	
			Number	Percent
15-24	2,758	1,913	(845)	-30.6%
25-34	2,307	2,659	352	15.3%
35-44	1,282	1,997	715	55.8%
45-54	1,231	1,374	143	11.6%
55-64	1,243	1,275	32	2.6%
65-74	788	1,006	218	27.7%
75-84	562	590	28	5.0%
85+	225	238	13	5.8%
TOTAL	10,396	11,052	656	6.3%
Sources:	Nielsen and Randall Gross / Development Economics.			

MSU Enrollment Trends

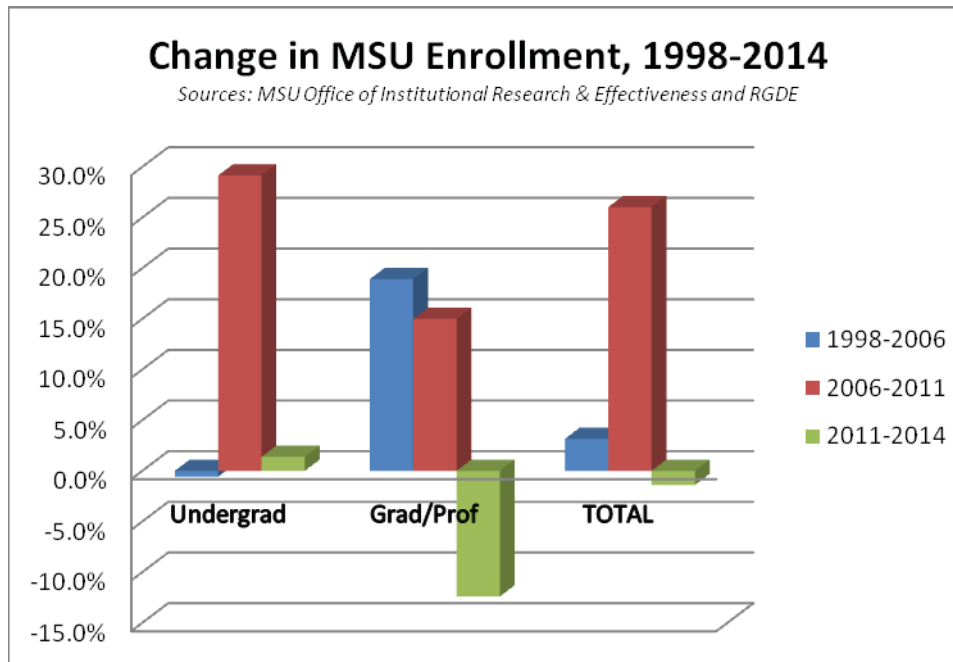
Mississippi State University (MSU) is a major economic driver for the city of Starkville and Oktibbeha County. MSU's enrollment increased from about 15,700 in 1998 to over 20,100 by 2014, an increase of about 28% over the 16-year period. Undergraduate enrollment increased by over 30% while graduate and professional school enrollment increased by less than 20%. Mississippi State, like other universities in the state, does not place a cap on enrollment. Thus, enrollment is a reflection of demographics and demand for education at the school. The following chart illustrates the long-term enrollment trend at the university for undergraduate as well as graduate students.

Enrollment increased modestly by 3.2% between 1998 and 2006, but increased dramatically (26.0%) between 2006 and 2011. Enrollment actually fell by 1.4% overall between 2011 and 2014, the decrease was in graduate enrollment with a continued (but much slower) increase in undergraduate enrollment. The change in MSU enrollment from 1998 through 2014 is summarized in the following table.

Table 6. CHANGE IN MSU ENROLLMENT 1998-2014			
Factor/Yr	Undergrad	Grad/Prof	TOTAL
Number	3,832	595	4,427
Percent	30.2%	19.8%	28.2%
1998-2006	-0.6%	18.9%	3.2%
2006-2011	29.2%	15.0%	26.0%
2011-2014	1.4%	-12.4%	-1.4%
Sources:	MSU Office of Institutional Research & Effectiveness, and RGDE		



The 2015 school year saw another dramatic increase, with the addition of about 740 students or 3.6%, for a record total enrollment of 20,873. The 2015 school year also saw a record 17% increase in the number of incoming first-time freshmen.



Real Estate Market Conditions Assessment

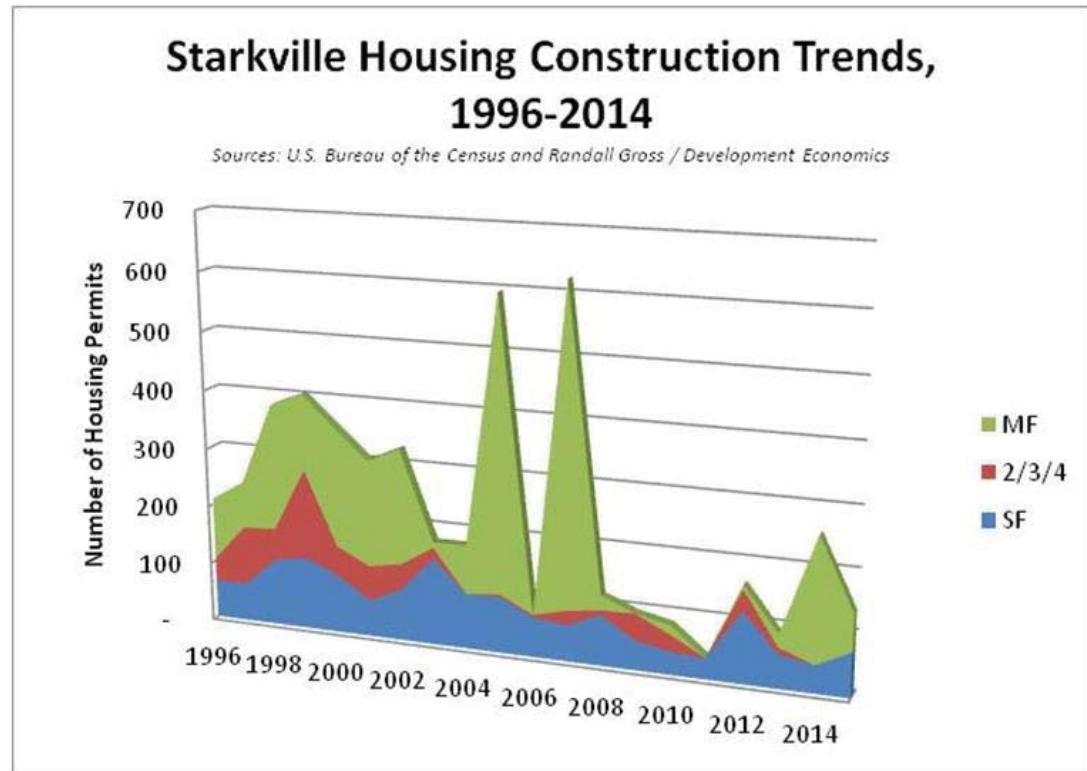
An assessment of existing real estate market conditions was completed based on field reconnaissance, input from area real estate professionals, and available market data. While this “assessment” did not entail forecasting the potential demand for real estate, it does provide context and input on existing market parameters. The assessment focused on market conditions for housing, retail/commercial, office and industrial land uses, as described below.

HOUSING

There have been about 4,800 housing units permitted for construction in Starkville since 1996, for an average of about 240 units per year. Of those, 130 per year were in multi-family, 80 per year in single-family homes, and 30 per year in

duplex/triplex/quads. Construction has peaked several times in the last 20 years (1998, 2004, 2006, and 2014), mainly due to permits for large student or other multi-family developments in those years. Appendix Table 1 provides a summary of housing permit trends since 1996.

Development trends have slowed somewhat in recent years as compared with previous periods. Between 1996 and 2004, Starkville permitted 286 housing units per year. But between 2005 and 2014, the City only permitted an average of 206 units per year. This decrease has been consistent across all types of housing. Single-family construction fell from 95 to 67 units per year, duplex/triplex construction fell from 58 to only 15 units per year, and multi-family permitting has been erratic but has also fallen over time. Certainly the financial crisis of 2008-9 and recession in 2010 may have resulted in slower growth. But even since 2012, the city has only averaged 162 housing permits per year. So development has not yet returned to the heady growth of the early 2000s.



Residential Neighborhoods and Development Trends. Starkville has a wide variety of old and new neighborhoods, including communities that are setting national standards for excellence.

Downtown / Cotton District. Starkville has several attractive older neighborhoods on the southern and northern fringes of downtown and in several other locations scattered around the city. One of the older neighborhoods, Oktibbeha Gardens (“OG”), has seen a resurgence of people moving in and restoring homes. According to brokers, young professionals, relocations, and move-ups are attracted to the “vintage” feel of the neighborhood’s houses.

Perhaps the neighborhood that has received the most attention in recent years has been the Cotton District, a successful example of the entrepreneurship (and architectural craftsmanship) of investors who have helped to transform this eastside community into a laboratory for new urbanism and mixed-use development. The neighborhood has attracted students and others to live, eat and shop. According to brokers, the Gin on Russell condominium project attracted at least 8 to 10 pre-sales out of the 60 entering the market. In some ways, the Cotton District may be a victim of its own success, with escalating values, high occupancy, and rising expectations attracting larger-scale out-of-town investment that threatens to overwhelm the intentions of the original Camp family investors to create a walk-able community characterized by a mix of smaller-scale uses.

Several small projects just east and south of downtown, such as on Garden Lane or at Park Towne Village offer a high-density, single-family detached cottages and other urban products that have become very popular among young professionals, move-downs, and 2nd-home buyers. Proximity to campus has certainly been a major draw for these walk-able city neighborhoods.

MSU / East. The MSU campus extends along the eastern edge of Starkville’s City Limit, preventing further development within the city to the east. However, student housing and high-end single-family development has taken place east of the university. Stable, university worker-related single-family neighborhoods have evolved in University Hills. Highland Plantation offers a high-amenity golf course. Ultimately, proximity to campus has driven housing development surrounding the university on all sides.

Northside. The city school district did not extend very far north, so only a handful of subdivisions were developed over time north of downtown, such as Rolling Hills, Woodland Heights, Presley Place (custom-built homes on 3-acre lots around lake), and Redbud Springs, a neighborhood of craftsman-style plantation homes surrounding Oktibbeha County Hospital. Redbud Springs’ homes, priced in the \$200,000 range, have sold well to young professionals, retirees and university workers. There are other housing developments in the area that offer subsidized housing. Haven 12 student housing has been developed north-east of town on Route 12, near the university’s research park and a LaQuinta Inn.

Condo units are also being developed near the university's research park. The 16 852 square-foot units are priced at \$169,900, while another 24 units will be priced at \$179,900.

West Starkville. There is a mix of relatively affordable neighborhoods west of downtown, such as Upper Crossing, Green Oaks, and others that are conveniently located between the Bypass and downtown. Some of these single-family houses are used as rentals. Longmeadow appeals to younger couples who want convenience and don't mind upgrading an older home. Southwest of downtown are Oakwood, Densbrook, Cross Creek, Crossgate, Heritage Colony and others, offering some available housing in the \$175,000 to \$250,000 range on larger lots. Browning Creek offers 0-lot line homes, appealing to empty nesters. There is a large concentration of rental apartments on the west side as well, located along Lynn Lane, with access to McKee Park and other amenities.

South / Montgomery Street Corridor. Much of the newer, mid- and upper-range single-family housing in Starkville is being built south of downtown in the Montgomery Street corridor. Much of this housing is priced from \$250,000 or \$300,000 and higher. This corridor is home to private schools and the Starkville Country Club, and is easily accessible to the MSU campus. Affiliation with the country club can be extremely important in a town of Starkville's size, where many social and networks and professional connections are formed and cemented at the club. Timber Cove, Pleasant Acres, Sherwood Forest, Greenbrier, and Huntington Park have been joined by Country Club Estates, Sunnyland Estates, and newer subdivisions.

According to brokers, Country Club Estates is a top-tier estate home development that has attracted professionals such as doctors who are willing to pay a premium for access to the club. The popular Greenbrier neighborhood has attracted university professors and young families with children who may not be in the market for housing at Country Club Estates. Academy Village offers condominiums and the planned Sundance development will offer 15 townhouse units. Several 0-lot line home projects have proven to be popular, including Delphine, Annabella, River Road and Belle Oaks. Pleasant Acres is very popular for "Bull Dog" homes selling to game-day visitors. Huntington Park offers estate homes and patio homes in the \$250,000 price range. This mix appeals to retirees and empty nesters or younger people who do not want the upkeep of a yard. Sherwood Commons has garden homes priced in the \$200,000 range, oriented to retirees.

More retirement and assisted living communities are also planned or under development in this area. The Adelaide, for example, serves the aging community. Ultimately, the continued extension of low-density development further south along

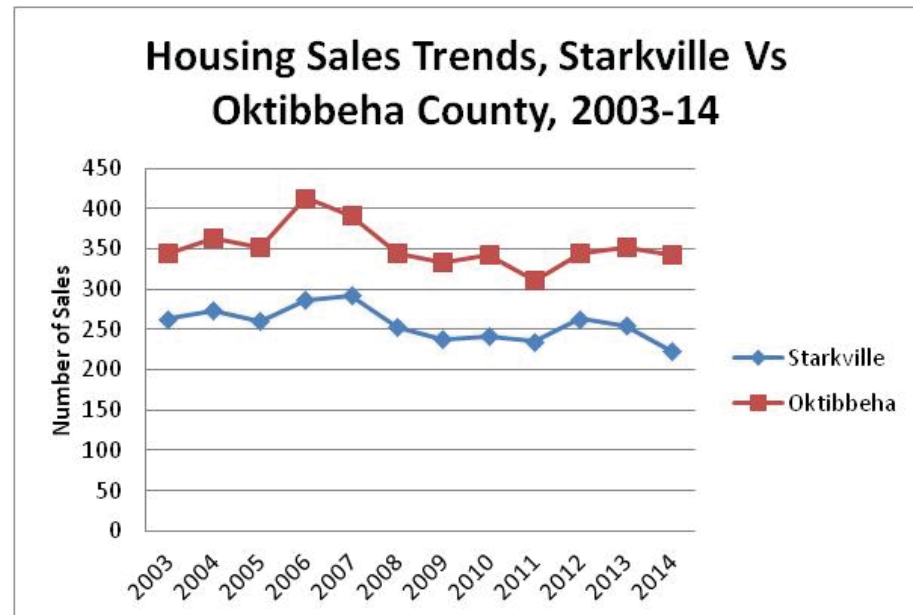
this corridor could increase north-south traffic congestion, resulting in reduced marketability for housing in this area over time.

Market Indicators. Housing market indicators were analyzed to provide context for housing development in Starkville and as input to the planning effort. Key indicators for the for-sale and rental housing markets are provided below.

For-Sale Market. Housing sales trends in Starkville generally mirror those in the county as a whole. The number of sales has remained relatively stable over time, at 300 to 400 per year between 2010 and 2014.

While the number of sales has remained relatively stable (aside from peaks in the early 2000s and valleys during the 2008-2010 economic downturn), prices have generally continued to rise. In fact, median for-sale housing prices are up by 28.5% since 2010. There is limited mid-range inventory, with most available housing listing for over \$300,000. Demand for housing has increased, while supply has not. As a result, the number of days that homes stay for sale on the market (DOM) has fallen dramatically since a peak in 2012.

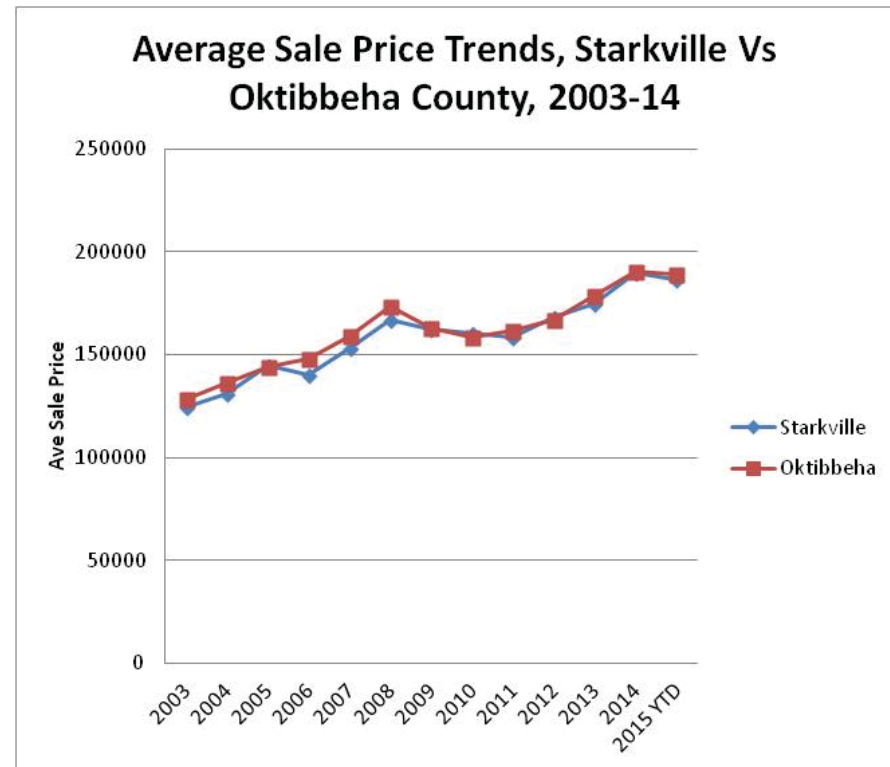
Average housing sale prices within Starkville and Oktibbeha County have increased over time, as illustrated here. The average price in Starkville was \$124,700 in 2003, but increased by 50% to \$189,000 by 2015. A recognized SEC college football program has also helped to attract game-day home purchases (houses purchased by out-of-towners for use during football game weekends), augmenting local demand. The 50% increase in prices has occurred at the same time that inflation increased by only 29%. Thus, the escalation in housing prices outstripped inflation by 20%.



Most of the for-sale housing in this market is in single family detached units. However, there are several existing and new condominium developments such as The Gin, located in the historic Cotton District. Two-bedroom units in this complex listed from \$274,500 to \$284,500, and three-bedroom units from \$365,000 to \$380,000. Thus, newer multi-family product in desirable locations is being marketed, like most available detached housing, to households with incomes exceeding the median.

Rental Market. Based on information collected through interviews, it is estimated that about 70% of the rental market is driven by MSU students, with the remainder being young professionals, families, retirees, or those just starting out. However, that mix varies by location and apartment complex. In the Cotton District, students may comprise as much as 85% of the occupancy, while in Lynn Lane, undergraduates only account for perhaps 40%. Overall, the rental housing occupancy is estimated at around 85%, although properties in certain parts of the city such as Lynn Lane or the Cotton District have close to 100% occupancy

A sample survey finds that rents are ranging from \$0.30 per square foot for a four-bedroom up to \$1.37 per foot for a studio or efficiency. Two bedrooms are averaging \$614 per month or about \$0.94 per square foot. This sample excludes purpose-built student apartments. There has been significant new construction of purpose-built housing for students, both in Starkville and east of the university. Some students prefer this newer product, in developments such as Haven 12 or



Aspen Heights. Another 800-bed student housing complex is currently under development on the east side. Overall, the city's rental vacancy rate is estimated at 10 to 15%. However, multi-family rental product has proven to be more competitive, with occupancies as high as 100% in areas like the Cotton District. These areas also yield a premium on rents. Occupancies appear to be declining in single-family and other older private housing as new purpose-built student housing is constructed in the city.

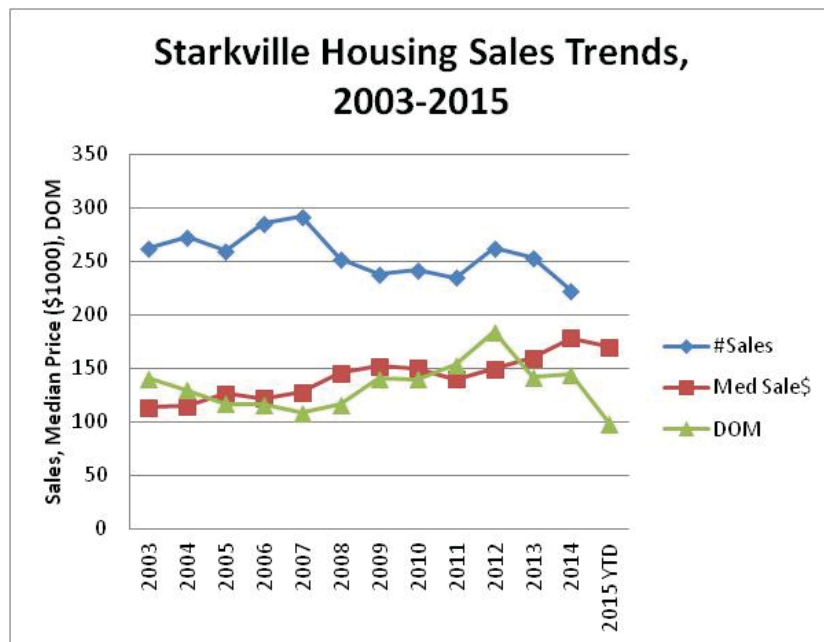


Table 7. SAMPLE RENTAL APARTMENT MARKET CONDITIONS, STARKVILLE, 2015					
Factor	Studio/Eff	1BR	2BR	3BR	4BR
Ave Rent	\$ 560	\$ 569	\$ 615	\$ 669	\$ 405
Ave Sq. Feet	500	624	958	1,191	1,348
Ave Rent/SF	\$ 1.12	\$ 0.91	\$ 0.64	\$ 0.56	\$ 0.30
Note:	4-bedroom units are typically priced for four sharing.				
Sources:	Various Apartment Managers and Randall Gross / Development Economics.				

Overall Housing Market Outlook. The Starkville housing market is relatively stable, although volatility can be caused by a sudden increase in MSU enrollment or national exposure gained through a winning football team (which yields interest in game-day housing). The market has seen an average of about 200 to 250 units permitted per year for the last 20+

years. Projected household growth, coupled with MSU enrollment patterns, suggests typical annual demand for about 200-250 housing units. So, there is a relative balance in supply and demand.

That being said, new construction in the for-sale market is tilting towards a higher-end, more expensive product. There is housing inventory available in the \$250,000 and up range, but little in the \$100,000 to \$250,000 range. With a preponderance of working households having incomes of less than \$30,000 per year, the “median” household can only afford housing in the \$100,000 to \$120,000 range or payments of about \$830 per month. Thus, households in the middle of the market in Starkville will have challenges finding housing that they can afford to purchase. More of those households will form part of the rental market.

Key Opportunities. There is an opportunity for building housing targeted to the middle market, but such opportunities will be forced to areas with more affordable land and construction costs in the absence of public interventions. The north and west sides of Starkville, and areas east of the university, may be more appropriate for workforce housing.

RETAIL/COMMERCIAL

Much of Starkville’s highway-oriented retail use is concentrated in the Route 12 Corridor. Large retail “boxes” like Wal-Mart and Lowe’s are located at Route 12 and the Bypass, where regional traffic exposure is maximized. Downtown has more specialized retailers and restaurant uses, with an estimated 76,700 gross square feet of retail space on Main Street (based on an analysis of Assessment records). This is a relatively small base of commercial space for a university town of Starkville’s size. Not surprisingly, downtown occupancy is very high, with limited commercial space available in the downtown area.

Downtown rents range from \$8 to \$13 per square foot gross, but most of this space is in older commercial buildings. Based on the analysis of assessment records, the average downtown retail space is 95 years old. Interestingly for an historic downtown, many of the commercial buildings offer only one story of space. The downtown rents compare with \$19 to \$23 per foot net for new space (or \$15 and higher for older space) located along the Highway 12 Corridor. Highway 12 space also benefits from visibility and exposure to the highway and the Bypass.

Just outside of downtown to the north is the Route 182 (MLK Drive) Corridor. This commercial area once flourished with tourism uses such as motels and filling stations. Today, the area north of downtown has a mix of commercial uses, but the

primary commercial activity remains gas stations (there are at least seven current and former gas stations within a few blocks) and other auto-oriented uses. Land has been cleared for development that did not take place, providing an opportunity site within a few blocks of downtown. Further east, Route 182 has larger-scale commercial use including the local Ford dealership.

Also not far from Downtown, the Cotton District offers some additional specialty retail and restaurant space, with several venues generating high demand from college students. The lack of available, high-grade commercial space in central Starkville is indicative of successful marketing and high demand within those well-contained nodes.

Competition. Despite Starkville's success, residents have identified a need for more competitive retail uses including national chains. City leaders are concerned about competition from Columbus for retail recruitment. There is the perception that retail is more attracted to Columbus over Starkville and Oktibbeha County. Columbus has Petsmart and a shopping mall anchored by Belk Department Store. In reality, Lowndes County and Columbus have 35% more total personal income (TPI) and 40% more retail sales capacity than Oktibbeha County, due to the larger household base. While it is true that Starkville has a large number of Mississippi State University students, many students are on meal plans for their first years and then have limited disposable incomes as upper classmen. Affluent parents do supply some students with access to credit, but the majority of students do not require expenditures beyond those for basic necessities.

Specialty & Local Niche Market Base. What Starkville lacks in household numbers, it more than compensates in education levels. Compared with Columbus and with other parts of Mississippi, Starkville's residents have very high levels of educational achievement. Almost 50% of Starkville's residents have at least a BA degree or higher, as compared with only 22% of Columbus residents and 20% statewide. Furthermore, 25% of Starkville residents have earned a masters or professional degree, versus only 8% of Columbus residents and 7% of residents statewide.

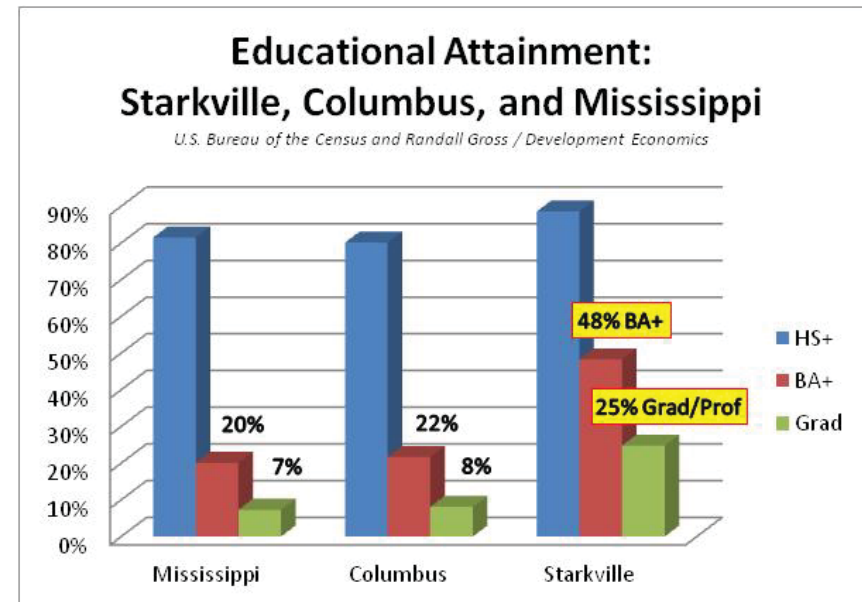
As a result, the city's residents generate demand for specialty goods and services that appeal to more sophisticated tastes. Specifically, better-educated residents tend to purchase healthy food, specialty goods, and higher-value products. Such buyers may also look to purchase goods from locally-based retailers over chain stores. They tend to comparison shop in more stores rather than relying on one-stop "big box" shopping. On the other hand, they are more likely to purchase goods over the Internet rather than visiting a brick-and-mortar shop for certain essential items (e.g., toilet paper, diapers, etc). The following chart illustrates the vast difference in educational achievement between residents of Starkville, Columbus, and the state of Mississippi as a whole.

Key Opportunities. Starkville is more likely to attract specialty niche retail uses than would Columbus or other neighboring communities. Such uses as locally-owned and branded coffee shops, bakeries, full-service restaurants, fashion boutiques, sporting goods stores, bicycle shops, antique and home furnishings stores, and other specialty stores are most likely to locate downtown or in the Cotton District and similar walk-able neighborhoods than along highway strip corridors.

There is also the opportunity to attract more tourism to downtown Starkville if there were additional anchor attractions and lodging choices. Given that downtown occupancy is close to 100%, there may be a need for development more high-quality downtown commercial space, particularly within the several blocks surrounding Main Street. Mixed-use development that includes both commercial and residential uses would also be encouraged, because there are few opportunities for traditional “upper floor” residential living in downtown Starkville.

OFFICE

Starkville has a relatively small office base, with few large office employers downtown or in office and business parks. Based on an analysis of Oktibbeha County’s employment base, it is estimated that the Starkville area should have a total inventory of 200,000 to 270,000 square feet of office space to house existing, private sector uses. Based on an analysis of assessment records, it is estimated that Starkville’s downtown area has a total of about 98,000 square feet of private office space, including two bank buildings totaling 64,400 square feet. Like retail space, much of downtown’s office is in older buildings or in those that are becoming functionally obsolete. The average age of downtown office buildings is



approximately 90 years. Office rents are generally consistent with those for retail in the downtown area. There is a large office/lab node at Thad Cochran Research, Technology, and Economic Development Park (see below), much of which is occupied by university-related and government uses. The historic 93,000 square-foot Cooley Building (originally built as the John M. Stone Cotton Mill) has been successfully rehabilitated as The Mill, with a conference center and office space, associated restaurants and retail space. MSU has leased about 30,000 square feet or one-third of the space, partly to house its nSPARC research company. The presence of garage parking has helped increase the competitiveness of the project in a market where there are few large blocks of office space having sufficient on-site parking. Otherwise, much of the area's office space is scattered in small buildings along commercial corridors or in small nodes such as Hospital Commercial Park, near OCH Regional Medical Center.

Mississippi State University operates Thad Cochran Research, Technology and Economic Development Park. The park's 272 acres house ten buildings with a total of 1,500 employees, adjacent to the MSU campus. A 45-acre expansion is underway. Demand at the park is driven in part by the university's High-Performance Computing Collaboratory, promoting collaborative research. Infrastructure has been developed at the park to support high speed computing. Among the park's non-Government tenants are Babel Street, Camgian Microsystems, Sitel (call center) and Profound Logic. While Camgian Microsystems is working on a federal defense project, there is a need to attract more commercialization of MSU basic research, which the University hopes to accomplish as part of the park's expansion.



Opportunities. The Starkville area has seen growth in office employment-generating uses, including professional and technical services, finance, and administrative services. These uses are among the most likely to locate in a downtown area, or in areas like the Mill District and other mixed-use locations. There is a need to address perceptions of parking issues downtown and in other areas, by examining parking demand and addressing management. There is also a need for new office/commercial space, given the dearth of new Class A office space for rent in Starkville. Certainly mixed-use development that addresses the need for new office and retail space in a mixed-use setting, is among the best opportunities.

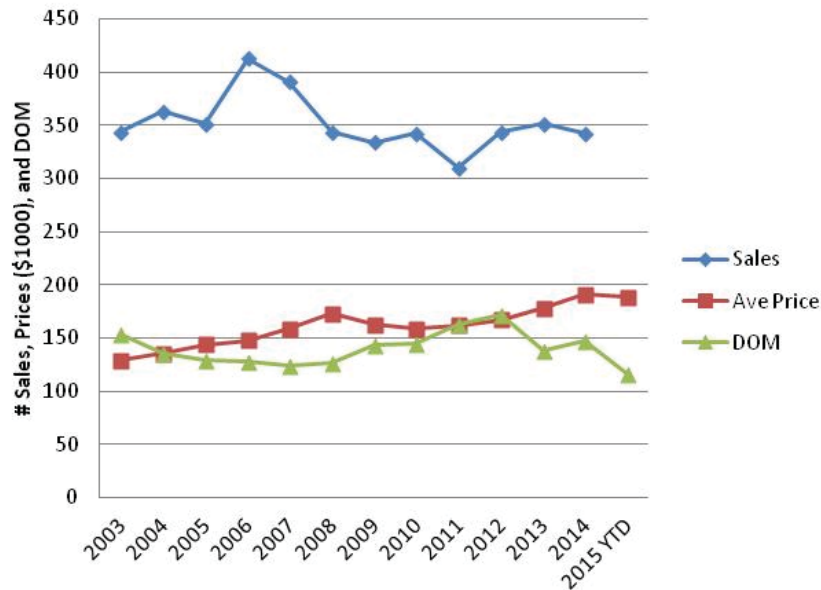
INDUSTRIAL

There is a regional industrial marketing effort through the LINK that focuses on attracting manufacturing uses to the three-county area, but focusing mainly on Lowndes County. The focus of target industrial marketing efforts is on aerospace and automotive industries. Development of Cornerstone Park was seen as an opportunity to attract industrial uses specifically to Oktibbeha County, but issues with lack of power capacity, highway frontage and land availability are preventing large-scale industrial development.

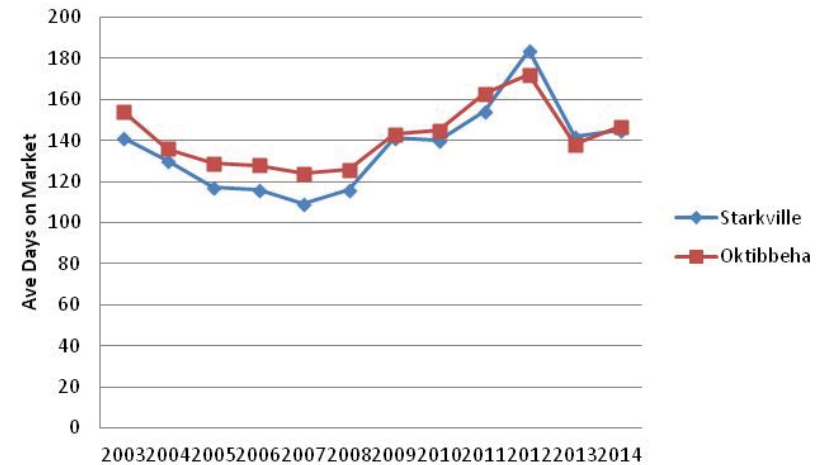
Another attempt at advanced manufacturing and industrial development focused on the proposed Innovation District. However, issues with environmental and archeological constraints prevent cost-sensitive development of a substantial portion of the site. Ultimately, the Thad Cochran Research, Technology, and Economic Development Park should spin-off commercialization of new products into light manufacturing processes, but there remains an issue with land availability in Oktibbeha County for this purpose. More detailed information and input on Starkville's industrial conditions and opportunities are provided in the Economic Development Section of this plan.

Table A-1. RESIDENTIAL CONSTRUCTION TRENDS, STARKVILLE AREA, 2000-2015				
Year	SF	2/3/4	MF	TOTAL
1996	64	40	106	210
1997	65	100	79	244
1998	114	54	214	382
1999	123	152	130	405
2000	99	51	203	353
2001	62	60	181	303
2002	88	44	196	328
2003	148	18	10	176
2004	94	-	83	177
2005	96	4	495	595
2006	68	4	-	72
2007	61	25	537	623
2008	86	8	24	118
2009	50	45	-	95
2010	39	28	16	83
2011	36	-	-	36
2012	121	35	8	164
2013	57	11	22	90
2014	47	-	210	257
2015 (annual)	75	-	63	138
TOTAL	1,593	679	2,577	4,849
Per Year	80	34	129	242
1996-2004	857	519	1,202	2,578
Per Year	95	58	134	286
Percent	33%	20%	47%	100%
2005-2015	736	160	1,375	2,271
Per Year	67	15	125	206
Percent	32%	7%	61%	100%
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.			

**Oktibbeha Housing Sales Trends,
2003-2015**



**Average DOM, Starkville Vs Oktibbeha
County, 2003-2014**



Summary of Findings:

**ECONOMIC DEVELOPMENT FOCUS GROUPS
& VISIONING SESSION**

27 attendees from MSU and real estate, finance, insurance, professional services, non-profit, retail, restaurants, tourism, health care, information technology sectors.

- **Starkville's Competitive Advantages**

- o College Town / MSU
- o Highly-educated demographic
- o City & MSU working together (Events, conf center, Russell)
- o Sense of Place (Local businesses (City Bagel, Sherman, etc)
- o Downtown (Events, family atmosphere)
- o Country club
- o Competitive ("low") wages
- o Historic "emerging" neighborhoods
 - "Non-rentable" properties back to homeownership
- o "Slightly (comparatively) progressive"
 - Smoking ban, fiber-to-home, high-tech, tolerance of diversity/intl
- o SMART bus transportation (great and could be expanded)
 - Hospital & medical land for expansion (Medical office/hub)

- **Challenges to Economic Development**

- o Infrastructure (e.g., power capacity, water/sewer, etc)
- o Lack of direction / role / identity for Starkville in regional economy
- o High poverty levels & income "Barbell"
- o Perceived discrepancy in local education system
- o Recruitment (lack of things to do, parks/rec, amenities)
- o ED funding structure (who is really doing ED for Starkville?)

- o S'ville's reputation in ED community/Jackson (lack of direction)
- o Development approval process-Inconsistency and lack of direction
- o Lack of community involvement (apathy/busy)
- o Technology: lack sources of capital/VC, employees, assistance
- **Defining Starkville's Role in Region**
 - o High Quality of Life that other communities do not have:
 - *Starkville should be the "Pace Car," take the lead for quality of life: culture, restaurants, recreation, education.*
 - *Contribute / invest in QOL as critical part of recruitment*
 - o High Quality / Smart / Technology and Infrastructure
 - *Design – Architecture, form-based codes*
 - *Broadband/gig*
 - *Research/academics ("accept who we are")*
 - *Engineering*
 - o Retirement & Alumni (Quality of Life)
 - *Walkability, small-town feel*

Economic Development Objectives

- Focus on quality-of-life elements as critical component of Comp Plan
- Energize electorate, faculty
 - o *Gain buy-in and community-wide support*
 - o *Engage the students/university*
 - o *Build leadership*
- Use targeted incentives to leverage our strengths
- Create "implementable" and targeted strategies
- Address policies that hinder economic development
- Address issues with poverty and under-development

Economic Development Vision (wordsmithed)

...Having an economic development structure and policies that are focused on small business, entrepreneurship, and technology development; and on enhancing our local strengths, culture and quality of life.

EMERGING CONCEPTS FOR STRATEGIC ECONOMIC DEVELOPMENT

- ED Structure and Marketing:
 - o LINK remains key agent for regional marketing
 - o GSDP remains umbrella for Main Street, Chamber, OCEDA, CVB:
 - Initiate fund (Foundation and Municipal support) for Small Business Support and Development
 - Work with banks and Foundations on low-interest revolving loan funds for Small Business and Technology Financing
 - Work with City of Starkville and State of Mississippi on capital improvement loan and grant programs
 - Refine QoL Marketing Initiative focused on Starkville and Oktibbeha County
 - Initiate
- Conceptual Economic Development Targets
 - o Information technology
 - o Engineering services
 - o Construction & skilled trades: plumbing, electrical, craftsmen, etc.
 - o Business process outsourcing (BPO) and information services
 - o Customer and technical support centers
 - o Entrepreneurial niche retail and locally-sourced product
 - o Administrative services
 - o Analytical and environmental testing services
- Focus on quality of life initiatives that increase competitiveness for target industries and employee recruitment
 - o Enhancing parks, trails and recreation amenities

- o Recruitment of niche retailers, restaurants and small entrepreneurs
 - o Focus on elementary schools and local education initiatives
 - o Integrating internet accessibility, increasing band width
 - o Increasing access to cultural amenities
 - o Conference center development
- Labor Force Skills Development Initiatives
 - o Work with East Mississippi Community College on “matchmaking”
 - o Develop local business-entrepreneurial partnerships
 - o Leverage university as asset for human capital development
- Real Estate Initiatives
 - o Advanced manufacturing location (site TBD) to capture spin-off
 - o Office/mixed use opportunities for tech, small business, entrepreneurial space
 - o Affordable housing program: incentives based on City-owned land, higher-density, small lots at lower-cost land sites.

ECONOMIC DEVELOPMENT FOCUS GROUP QUESTIONS

Retail

Perception that Starkville/Oktibbeha loses out to Columbus

What type of retail are we missing here?

--Boxes? --Niches?

Where should retail be developed?

In what ways should the plan address this topic?

What are the key issues facing retail businesses here?

Have sales been increasing?

What share of retail business is sourced from MSU/other students?

What share of retail business is sourced from outside of Starkville?

--Oktibbeha

--Columbus/Lowndes

--Clay

--Tourism

Is game day that important to retail sales?

Real Estate

I've heard: people want to be close to the university, more affluent going south, growing demand for higher-density single-family (and condos do fine). Comment

Rental market (outside of a few managers) probably at 85% occupancy. Volatile? Stabilizing/dropping with enrollment?

What role does game day play?

Affordable – what is the issue? How would you define affordable?

Market break – housing below \$100k and above \$300k, is there a gap? Why?

Out of town developers?

Where should zoning push housing? Market open to diverse types?
In what ways should the plan address this topic?

Innovation / Technology / Manufacturing

How has MSU and research park spurred economic development, innovation?

Is there a need for an incubator?

Where should commercialization occur? And manufacturing spin-off?

Broadband- status?

What is Starkville's role in region, in terms of manufacturing? What role SHOULD it play, if any?

Is manufacturing required for diversification?

In what ways should the plan address this topic?

Economic Development

What are other issues or opportunities for economic development that need to be considered? And accommodated in the plan?

Starkville Comprehensive Plan

**ECONOMIC DEVELOPMENT
VISION SESSION**

1. Introductions
2. Observations
 - a. Economic Development marketing is oriented to region
 - b. Manufacturing concentrated in Columbus/Lowndes County
 - c. Lack of specific direction/role for Starkville in regional economy
 - d. Understanding of that role can help steer planning/development
3. Key Questions
 - a. What are Starkville's competitive advantages?
 - b. What are the city's key challenges for economic development?
 - c. In what ways can Starkville diversify its economic base?
 - d. What should be the city's role in the Golden Triangle?
4. ED Objectives for the Comprehensive Plan
5. Vision Statement: How should Starkville grow in the next 10 years?

APPENDIX C: STAKEHOLDER MEETING QUESTIONS & ANSWERS

Task 2.0: Starkville Comprehensive Plan

Draft – 8.27.15

The following questions were asked of a variety of stakeholders in Starkville on August 11-12, as well as through several phone interviews after those dates. Below is a composite of the answers. While we have attempted to confirm the accuracy of many of the statements below, *it is likely that there are some inaccuracies* given that the interviews are a reflection of perceptions and opinions.

1. What are Starkville's greatest strengths and opportunities?

MSU

Every group or individual asked this question quickly stated that *MSU is the community's greatest strength* and something that can be leveraged more. Not only does the university contribute tremendously to the local economy, but also to the quality of life. There are many amenities, such as good restaurants, because of MSU. The university also “brings the vitality of young people.” It provides “intellectual capital.” It also attracts retirees who are alumni and have little impact upon City services.

One example of MSU's benefit is the new school for grades 6-8 being built on the MSU campus as a partnership between MSU and the local school district. Several pointed out the added economic benefits to the community when MSU has a winning football season. The university's R&D park was also often cited. One person asked – “What would Starkville be without the university? Just another small Mississippi community.” Another person said that, without MSU, “we'd just be another Maben or Sturgis.”

Other Strengths & Opportunities

Other key strengths included Downtown, the Cotton District, and the local school district. With regard to the latter, the school district has a rating of only “C”, but it was noted that it is a major employer. One person noted that the emphasis on economic development within the Golden Triangle is a great strength. Although some cited access limitations in getting to and from Starkville, others saw the existence of four-lane roads as positive. One interviewee stated that “Starkville is not your typical Old South community.” They said it represents the “New South” and is relatively diverse and open to outsiders moving in.

2. What are Starkville's greatest challenges to overcome?

Housing Affordability

Housing affordability was cited by many as the key challenge, particularly with regard to middle income housing. See more on this issue under question #12.

Poverty & Schools

Poverty was cited as a challenge, as “you’ve got a lot of ‘have nots’ in Starkville.” It was stated that approximately 30% of the community lives in poverty, although most of those households are “peripheral to town.” Poverty was cited as a challenge, as “you’ve got a lot of ‘have nots’ in Starkville.” It was stated that approximately 30% of the community lives in poverty, although most of those households are “peripheral to town.” Poverty impacts the schools, although the schools do have advanced placement (AP) programs. “The top 10-20% of kids are academically as good as anywhere. The bottom 10-20% are as bad as anywhere.” It was stated that roughly 65% of school kids in Starkville’s public schools get free or reduced lunches.

City Government

One interviewee stated that “Planning is a fairly new idea for Starkville. It used to be a Wild West town and everything was rubber stamped.” Another person said it seems like the City “just kind of muddles along” and doesn’t have a plan. Another person said the City “lacks a planning culture” and seems to be satisfied with maintaining the status quo. One interviewee stated that the City has a history of taking measures that weakens its various bodies. For example, the Beautification Committee received push-back from the Partnership and was eliminated. Then the Board of Adjustments & Appeals was changed to only an advisory capacity. Also, the Parks & Recreation Department was once independent, but it reportedly could not stay afloat financially so the Board of Aldermen had to take it over. “Bickering among City leaders” was also cited as a problem. One person said that the City’s existing ordinances need to be adhered to more and too many variances are granted. Another interviewee stated that better coordination is needed between City departments and that the development approval process needs clarification. “The problem isn’t the rules, it’s the process.” He also said that more technical expertise is needed on the Planning Commission and related bodies. He thinks criteria for such expertise should be added to the City’s requirements for serving. He said that the current focus on appointing people to serve is more ward-based (political).

Other Challenges

It was pointed out that Starkville is two hours from any major shopping. Traffic congestion was also noted as a problem. Some saw insufficient infrastructure as a challenge. One person noted a lack of interstate access. Another stated that “Starkville is not up to par with other SEC towns.” He believed much of that situation was due to a relatively large poor population. That said, it was also indicated that Starkville has more wealth than in the balance of the county.

- 3. Are there any particular natural or historic resources that you feel might be threatened and in need of preservation? Should a local historic district be pursued for parts of the Central Neighborhood (similar to the existing Nash Street and Greensboro Districts)?**

Natural Resources

A few people seemed interested in the concept of prohibiting any development in existing floodplains (precluding cut and fill that would raise a structure above the floodplain). However, it was also noted that development already occurs within such areas and the County does not regulate floodplain development. Many people have been complaining about the extensive grading that recently occurred at the corner of Jackson and 182 for the new Family Dollar store. A draft tree ordinance was prepared some time ago, but it was never adopted.

Historic Resources

In addition to the federal 20% investment tax credit for historic rehabilitation that is available for income producing qualified projects for properties on or eligible for the National Register, Mississippi has a 25% credit for both income-producing buildings and those that do not produce an income (owner-occupied homes, etc.). Most people interviewed incorrectly believed that National Register designation offers protections to historic resources. They were also surprised to learn that areas such as the historic Downtown, which is a National Register district but not a local historic district, is completely vulnerable. However, some indicated that there is not much support for local historic districts. Regardless, many felt it was very important to achieve local historic designation for Downtown.

There is a small organization called the Starkville Central Neighborhood Foundation (no website) that is reportedly preservation-minded. One interviewee pointed out that a challenge with designating the historic residential areas immediately south of Downtown is the numerous incompatible infill developments that have occurred over the years (especially student apartments). One person stated that they thought an attempt was made previously to provide historic designation to the Pleasant Acres neighborhood, but the effort failed (he said he was not positive about this). He said that South Jackson dead ends at Pleasant Acres.

4. What is your opinion of the quality of recent development in Starkville (commercial, residential, etc.)?

There was very little discussion of this topic. People seemed to not have strong opinions. A few people referenced some new commercial developments on Hwy. 12 as being good models because the architecture was not bad and there was some landscaping. One interviewee cited the Starbucks and Panda as examples of high quality development on Hwy. 12 that could serve as positive models. One interviewee complained that the City's development ordinances change too much and make it confusing. He also said that the landscaping ordinance makes it very difficult to create parking, and that the City needs to be more business-friendly and help walk developers through the approval process. He did acknowledge that the City now has a new building inspection team that is easier to work with than in the past. One person said that the City's existing ordinances need to be adhered to more and too many variances are granted.

5. Are there any particular areas of town or developments that would serve as a good model for future development? What do you think about the Cotton District?

Cotton District

Despite the national reputation of the Cotton District as an example of incremental New Urbanism, few people cited the Cotton District. In fact, when brought up, many people cited what they considered problems with the area, such as density, too many vehicles, and maintenance

issues stemming from the student population. It was also noted that the cemetery provides the only green space in the area and residents walk their dogs there, causing a problem with dogs relieving themselves there. A few people interviewed appreciated the area's density, which one person reported at roughly 20 units per acre. A few people believe that a development similar to the Cotton District, but higher-income (non-student) and slightly lower density could be successful. One of those people mentioned a 10-acre property south of downtown (between the Greensboro District and a grocery store) as being a potential location.

Other Local Models

One interviewee cited the Starbucks and Panda as examples of high quality development on Hwy. 12 that could serve as positive models. One person cited the Mill project as a good model, although it is such a unique situation that only certain aspects of the project are replicable (historic rehab, mixed use). Another model is the Claiborne at Adelaide retirement community on South Montgomery near the Starkville County Club (<http://theclaiborne.com/communities/starkville>). It was described as a higher-end and lower-density version of the Cotton District for a senior market.

6. What is your opinion of the existing transportation network for all modes of travel (streets, roads, sidewalks, bike lanes, greenways, etc.)?

Russell Street & Hwy. 12

An MDOT intersection improvement is planned for Russell and Hwy. 12 to enhance safety for all modes of travel, as this location borders MSU. It was also indicated that an MDOT grant will result in sidewalks for Russell Street. One person stated that the new sidewalks on Russell should connect to the existing pedestrian bridge over Hwy. 12 along University. At least one person suggested that a roundabout should be considered for this intersection. Also, the topography there might lend itself to the creation of a pedestrian underpass.

South Montgomery & Connector Road

Much of the higher end housing is being developed on South Montgomery, which has caused significant peak time traffic congestion. Much of that traffic is also related to schools along this corridor. It is a two-lane road with few turn lanes. There is a turn lane at Academy, but it is reportedly too short. One person recommended that South Montgomery be transformed into a "complete street." Reportedly, the intersection of S. Montgomery and Poorhouse Road has the only traffic light in the County. Many believe that once the connector road on the south end of school accessing the new entry to MSU via Poor House Road is built, some traffic will be alleviated on South Montgomery. The connector road will reportedly include bike lanes. One person stated that the key to the connector road working well will be coordination between the City, County and MSU. The construction will begin in October and is estimated to take 18 months.

Other Areas & Issues

The Carl Small Town Center at MSU worked on a bicycle plan for Starkville some time ago. Several noted the need for more bike lanes and greenways. One person suggested that transit (buses) is needed, although others cited the great shuttle bus system operated by MSU (SMART Bus). That service reportedly allows pets and is about to include service to the Golden Triangle Area Airport. One reported challenge to creating bus stops is that the ROWs on many key streets is fairly narrow and stops have to be achieved on private property. Several people thought that Hwy. 12 should transform into a "complete street," which is consistent with the Partnership's current pursuit of a

BID and physical enhancements for this corridor. The County recently received a \$3 million grant from MDOT to improve Blackjack Road. One interviewee said that the town's traffic signals need to be synchronized.

7. Do you find the key gateway corridors into town (182, 25, 12, etc.) to be functional and inviting? If not, how might they be improved?

Hwy. 12

Hwy. 12 was cited as a disaster both aesthetically and functionally. Problems noted include too much signage, too many driveways (many are too wide), a lack of sidewalks, overhead power lines and utility poles, and insufficient landscaping. As growth continues on the west side of town, traffic congestion will only worsen. The only positive aspect of 12 mentioned was the tax revenue that the corridor generates. The Partnership is working on a project to establish a business improvement district (BID) for 12 to enhance it. It would entail the vast majority of the road (from the Cotton Mill Market Place to Walmart). The State Main Street program, working with the Partnership, created some visual simulations illustrating how it could be improved (including the intersection of 12 and Montgomery). The Partnership created a report on this project. There is an ordinance passed some years ago that will result in the amortization of pole signs on 12 that will come into effect in about six years. One person stated that "12 needs curb appeal."

Hwy. 182 / MLK

This corridor was noted by some as an important gateway into town. Many people cited 182 (MLK) as an area needing redevelopment and having strong potential. This road was considered "the strip" prior to the build-out of Hwy. 12. Some thought that the jail (built in the 1980s and County-owned) should be relocated to give the corridor greater potential. Research may be needed on State criteria for locating jails. Another option may be some design remedy to soften the facility's appearance as seen from 182. The poor design quality of the developing new Family Dollar store is also viewed as a negative there. One interviewee believes that incentives from the City will be necessary to spark housing development in this corridor. Although this corridor features form-based code zoning, it was indicated that the excessive ROW widths in some segments of this road make it difficult to apply the form-based code.

The portion of MLK just north of Downtown has been an important business area for Starkville's African American community over the past couple of decades (but not historically). However, one person stated that for the corridor to attract future investment and development, the name "MLK" would need to change for at least the segment being focused on for improvement. That rationale was based on his belief that roads named "MLK" in so many communities are in low-income areas that name hurts the marketability of the corridor. He recommended renaming it for a locally-significant African American.

Hwy. 25

While Hwy. 25 may someday develop out more, its time has not yet come. It was noted that a car dealership relocated there and could not succeed, so their building is now a church (Pine Lake Church). However, another interviewee worries about the negative impact that the corridor's eventual development could have on the community.

8. What is your opinion of Starkville's existing open space, parks, and recreational facilities?

Needed Parks

Most people felt that more recreational opportunities are needed. Many of the small parks are heavily used. They are most heavily used in the south, according to one person. There is reportedly a need for more small neighborhood parks. It was stated by one interviewee that more parks are needed in the northeast, northwest and south. Where demographics dictate, playground equipment should be provided. One person indicated that more ball parks are needed, especially in the north. One interviewee stated that Starkville has only one public pool. It is located at Moncrief Park between North Jackson and North Montgomery. There is also a dog park there. A need for better maintenance of existing parks was also noted. It was recommended that greenways (and “complete streets”) should be used to connect parks, schools and other key locations. As noted before, the Cotton District was cited as an area lacking open space. It was indicated that there is a great deal of publicly-owned land that could be used for open space and passive recreation.

City Parks Operations

One interviewee noted that the City's Parks & Recreation Advisory Committee needs to do more park programming and needs to plan for new parks. The City is about to issue an RFP for a parks and recreation master plan. One person indicated that the City-owned/operated Sportsplex is roughly five to six years behind on maintenance needs and it should be leveraged more for various uses, such as for various youth sporting competitions. One person stated that the Sportsplex's air conditioning system is inadequate. Reportedly, a 2% food and beverage tax funds the Sportsplex, but that tax has to be renewed by the State legislature every three years.

Other Parks & Facilities

Although both are located south of town, two key natural areas for outdoor recreation are the Tombigbee National Forest and the Noxubee National Wildlife Refuge. One person recommended the City seeking public use of MSU recreational facilities in the summer when there are few students. MSU could also be used for sports events and cheerleading camps. The Mississippi Horse Park is operated by MSU and generates activities (barrel racing, horse shows, dog shows, etc.) that bring economic benefits to the area.

9. What kind of future economic development would you like to see with respect to industries and businesses occurring in Starkville? What kinds of jobs do you think are needed (by sector)?

Industrial Sector

Some people believe that more manufacturing jobs are needed. It was stated that no existing industrial business in Starkville has over 300 employees. An important regional industrial park exists near the airport in Lowndes County. The airport (GTR) was also cited as being critical, along with other regional employers such as Yokohama Tire Corporation in West Point. The City is reportedly planning to develop its own industrial park without “the bureaucracy of MSU.” Industrial recruiting efforts have reportedly yielded little success to date with large employers. One person stated that the Yokohama jobs average about \$30,000 a year, while the Packard jobs will average about \$50,000 a year. The Golden Triangle LINK program is an industrial recruitment program for the region (www.cldlink.org).

MSU Research Park

The MSU research park was developed in 1980 and it was a partnership of MSU, the City and the County. Phase 1 is built out and includes multi-tenant buildings and business incubator space. MSU just added 45 acres to the site as part of Phase 2. Yokohama Tire started in Phase 2 for two years while the plant was being built in West Point. Unfortunately, most of the executives moved to Columbus for better schools. Phase 3 of the park is in the County and is a brownfield (former town dump). It is in the final phase and includes 10 acres of brownfield and 30 acres that are not.

Other Sectors

It was pointed out that “if the school [MSU] bubble busts, it could hurt the local economy.” (Note: this statement is likely unfounded since I have never heard of such a bust, and graduate school enrollment typically increases during poor economies). As with most college towns, there is a large service sector, but wages are low. One person in the financial industry indicated that the City does not seem to have a business-friendly attitude and developers have difficulties getting approvals. One person indicated that a craft store like Hobby Lobby or Michaels is needed. Another said the better clothing stores are needed (both men’s and women’s). Another desired a Target, Olive Garden and Cracker Barrel. One person having insights into retail indicated that Target will not come to Starkville until they first locate in Tupelo (stronger market), which has not happened yet. Many travel to Columbus for shopping. Even though Starkville has had a larger population than Columbus since 2009 and will continue to outgrow it, Columbus gets more retail because they have higher average incomes than in Starkville. Lowndes County has experienced significant industrial growth in recent years. One interviewee also noted the lack of available land for a “big box” store and thought Starkville is underserved for retail. A few people indicate that they thought the town was underdeveloped for retail.

10. How vibrant do you find Downtown Starkville to be? What enhancements would you like to see there (physical, businesses, etc.)?

Most people are pleased with the progress that Downtown has made in the past decade or so. A few people noted that years ago they never went Downtown, but now it is reportedly completely leased up (0% vacancies). However, one person claimed that “Downtown has never been too far down – it never hit rock bottom.” One person credited a charrette about five or six years ago with providing the Downtown with a singular vision for the future. The Main Street program is also credited with much of the recent success. That program was established in 2010, and they only had a merchants association before that. The Main Street district encompasses a very large area, including Russell Street, parts of Hwy. 182, and Cotton District. The existing farmers market was cited as being important for Downtown. One reported issue for locating restaurants and bars is the City’s required distance from schools and churches, which is double the minimum of the State. We were told that we should consider pursuit of Entertainment District designation per State laws that could avoid those regulations.

One person stated that an enhanced Downtown has helped with the “town and gown” issues because the MSU community and locals interact Downtown. Many people believe that the Downtown could benefit from some higher density housing on the edges, such as north near 182 and south in the Lampkin Street area. An interviewee said “What’s happened Downtown in the last ten years is amazing, but we need more people living downtown.” One person indicated that residential is not a permitted use on any ground floor in the Downtown, which would be a problem if someone wants to develop a building solely for housing (need to research this). Most people were surprised to learn that Downtown is completely unprotected through local historic zoning (it has only a National Register designation), but they also believe that support would be insufficient among land owners for local district designation.

11. Are there particular areas of town that need revitalization and/or redevelopment?

Downtown

While Downtown is doing fairly well, some stated that it could benefit from some higher density housing on the edges, such as north near 182 and south in the Lampkin Street area. One person thought the area immediately west of the new City Hall was ripe for redevelopment.

Corridors

The Hwy. 182 (MLK) corridor was cited by many as an area ripe for redevelopment, as was Hwy. 12. See question #7 above for more on those corridors. Russell Street is becoming more important, as it provides access to MSU and several key developments are occurring along it, including the recently rehabilitated cotton mill. Russell Street turns into Greek Row once it traverses MSU. An MDOT intersection improvement is planned for Russell and Hwy. 12 to enhance safety for all modes of travel.

Other Areas

Some think there is strong potential for new development and redevelopment on the north side of town between 182/MLK and 82. Examples of lower income neighborhoods needing help include Cooter's Bottom, Needmore and Yellow Jacket. Harlem Street was also noted as having "run down housing." While it is not a distressed area, a few people feel that the area around the newly rehabilitated Mill has strong potential for development.

12. Do you believe that the existing housing stock is adequate and affordable? How might student housing fit into the equation?

Housing Affordability & Availability

Relative to most Mississippi communities, there is a significant housing affordability challenge in Starkville, especially for houses in the \$125,000 to \$250,000 range. Another source indicated that, during the past 12 months, there have been 72 sales of homes within the \$100,000 to \$150,000 range. Sales prices typically range between \$160 and \$180 per square foot. It was indicated that houses in the \$250,000 to \$325,000 range move well, but there is a very limited inventory. An example of such a neighborhood is Sherwood Forest. Most believe that any sort of zoning requiring a "set aside" for affordable housing would not be politically viable. There is currently not much spec. housing going on right now. Almost all of it is custom. It has been stated that the high land costs in Starkville require builders to build large (expensive) houses. One person said there needs to be more variety of housing types that offer better intermediate transitions between the dominant types (single family detached and apartments)

The local school systems have impacted housing in the past. Because Starkville schools have historically been better than in the county, housing in Starkville has been a bit more expensive. However, the City and County school systems recently merged, so that dynamic may fade away with time. Many MSU alumni have second homes in Starkville, and some of that is driven by MSU sports (especially football and baseball). There is some concern regarding the potential proliferation of "game day condos" impacting the housing market.

Much of the higher end housing is being developed on South Montgomery, which has caused significant peak time traffic congestion. One person stated that “South Montgomery is where people are buying homes because they will sell when people decide to move.” That trend is particularly common for MSU faculty who plan on a relatively short stay in Starkville. It was also noted that South Montgomery is the only place where people can generally avoid students. Much of the new housing, including student housing, is occurring along Blackjack Road. The County is reportedly using \$2.5 million in TIF funding for infrastructure improvements on Blackjack Road for apartments.

Student Housing

MSU’s total enrollment is now 22,000. While freshman are required to live on campus, most other students live off campus. The university cannot keep pace with the demand for new dorms. Although freshmen are required to live on campus, MSU recently had to inform roughly 500 students that they could not live on campus because of a lack of rooms. They are now building two new residence halls, which will add 700 “beds” to the existing inventory of roughly 5,000 “beds.”

One cause of high housing costs cited is that investors frequently purchase housing that go on the market and convert them to rental units for students. Although many recognize the traffic problems and inconvenience created by student-oriented housing developed on the western side of town, some believe that very little additional such housing will occur there in the future. They see more future student housing being built in the Poor House Road area because of the new entrance to MSU being created on the south end of campus. MSU administrators expressed concern for the safety of students living in the County in housing that is not regulated by building codes (fires, balcony collapses, etc.). In addition to MSU students, many students at East Mississippi Community College’s Golden Triangle Campus (Mayhew - Lowndes County) and the Mississippi University for Women – “The W” (Columbus) reportedly live in Starkville.

13. Do you believe that the community and the university have a mutually beneficial relationship? What “town and gown” improvements do you think are needed?

A few people stated that quality of life improvements in Starkville are needed for MSU to be able to attract and keep high-caliber faculty. It was indicated that many young professors move on to other universities after starting here. The MSU administration indicated that they plan to continually grow their enrollment at approximately 5% annually. Although freshmen are required to live on campus, MSU recently had to inform roughly 500 students that they could not live on campus because of a lack of rooms. It was reported by several people that having a winning season for the football team translates into a great economic boost. Game days can reportedly add 70,000 to 90,000 people to the existing populations of Starkville and MSU.

While there has been a lengthy history of “town and gown” friction, most believe that it is now getting better. That view is shared by the MSU administration. “There’s a spirit of cooperation now.” The City leaders and MSU administrators appear to be reaching out to each other more frequently on various issues and they have regularly-scheduled meetings. One example is the new school for grades 6-8 being built on the MSU campus as a partnership between MSU and the local school district. One person recommended the City seeking public use of MSU recreational facilities in the summer when there are few students. MSU could also be used for sports events and cheerleading camps. MSU administrators indicated that one reason they located a Barnes & Nobel bookstore on campus was to attract more local residents, but that

objective has not been significantly achieved. The Mills rehabilitation and adaptive reuse is a partnership between MSU, the State, County, City and various other entities. It will provide a much needed conference center and other resources. One person stated that an enhanced Downtown has helped with the “town and gown” issues because the MSU community and locals interact Downtown.

MSU provides its own water and electricity, while the City provides their sewage treatment. MSU representatives indicated that they would not want the campus to be further annexed into the City because they would lose the tax revenue that they currently earn, but they are fine with annexation to their east and south. In fact, they are concerned for the safety of students living in the County in housing that is not regulated by building codes. The MSU research park has strong potential for the local economy, including the aerospace industry. See question #9 for more on the park. One issue is that many of the MSU faculty spouses are underemployed (many are highly-educated).

14. How would you describe the relationship between the City and County governments? Are there areas for improvement?

There was not much discussion regarding this topic and few people seemed to have strong opinions. Thus, the notes below are more general about the County.

Issues Related to the County

As noted previously, the City and County school systems recently merged. It was stated that for every \$100 a Starkville property owners pays in City taxes, they are paying an additional \$249 in County taxes because there is very little tax base outside of the City. Another person indicated that the City rarely increases its tax rates, while the County and school district do. The County regularly raises its rates in small increments and the school board can raise taxes on their own without approvals from other bodies. The County owns the hospital, which is located on Hospital Road off of North Jackson (north of 182/MLK). They have considered selling it to a private operator in the past, but there is a fear that many employees might lose their jobs. If it were to go private the City and County would get tax revenue benefits. There are concerns that the County has no zoning or building codes (they recently adopted a subdivision ordinance). MSU administrators are concerned for the safety of students living in the County in housing that is not regulated by building codes. One interviewee indicated that they feared “the Highlands subdivision might become a slum.”

15. Given that the university is located at the very eastern side of the City limits, yet much of the growth is occurring to the south and east of campus, do you think the City should expand to the east? Likewise, there is a great deal of growth occurring on the west side of town. Should the City’s boundaries expand further into such areas?

As noted previously, MSU representatives indicated that they would not want the campus to be further annexed into the City because they would lose the tax revenue that they currently earn, but they are fine with annexation to their east and south. One person stated that future development should be to the north and west because “you can’t jump MSU.” It was noted that annexation would increase Starkville’s population, which would increase federal funding.

Many believe that development should occur in parts of town other than the west because of traffic congestion caused by students and because of the demand on infrastructure expansions. It was also indicated that much of the land northwest of town is floodplain. One person stated that the city should increase its overall density before it expands any more. It was also pointed out that the County has no zoning or building codes, but they are about to adopt subdivision regulations. This situation would obviously impact Starkville if such areas are eventually annexed. Although the City and County school systems recently merged, wealthier families in the County have been sending their children to private schools since the County schools are not very strong. One person believes that most future growth will occur to the east and north of town because, in part, of better access to Columbus and jobs. Another person believes that there may be enough growth to support a grocery store on the east side of town.

16. Are there any communities that you have lived in or visited for which you believe there is some aspect that might be “borrowed” and adapted to Starkville?

Several people noted that Oxford may be a good model, especially with respect to their downtown and some of their more recent development. Another person likes aspects of Fairhope, Alabama on the Gulf Coast. One person thought the Fairpark District in Tupelo would be a good model. When the issue of the jail on 182 was discussed with regard to its negative visual impact on that corridor, it was noted that Oxford has a more attractive jail. When existing retail was discussed, one person noted that a shopping center in Tuscaloosa across 82 would do well in Starkville. It has an Anthropology, Chipotle Mexican Grill, etc.).

APPENDIX D: 2010 MISSISSIPPI CODE EXCERPTS

2010 Mississippi Code

TITLE 17 - LOCAL GOVERNMENT; PROVISIONS COMMON TO COUNTIES AND MUNICIPALITIES

Chapter 1 - Zoning, Planning and Subdivision Regulation.

Below are the excerpted portions of this code that are most applicable to this comprehensive plan for Starkville.

§ 17-1-7. Zones.

Except as otherwise provided in Article VII of the Chickasaw Trail Economic Development Compact described in Section 57-36-1, for the purposes set forth in Section 17-1-3, the governing authority of each municipality and county may divide the municipality or county into zones of such number, shape and area as may be deemed best suited to carry out the purposes of Sections 17-1-1 through 17-1-27, inclusive. Within the zones created, the governing authority of each municipality and county may, subject to the restrictions with respect to agricultural lands and farm buildings or structures as set out in Section 17-1-3, regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All regulations shall be uniform for each class or kind of buildings throughout each zone, but regulations in one zone may differ from those in other zones.

Sources: Codes, 1930, § 2475; 1942, § 3591; Laws, 1926, ch. 308; Laws, 1998, ch. 553, § 5, eff from and after July 1, 1998.

§ 17-1-9. Purposes in view.

Zoning regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout such municipality.

Sources: Codes, 1930, § 2476; 1942, § 3592; Laws, 1926, ch. 308.

§ 17-1-11. Official plan; local planning commission.

(1) (a) The governing authority of each municipality and county may provide for the preparation, adoption, amendment, extension and carrying out of a comprehensive plan for the purpose of bringing about coordinated physical development in accordance with present and future needs and may create, independently or jointly, a local planning commission with authority to prepare and propose (a) a comprehensive plan of physical

development of the municipality or county; (b) a proposed zoning ordinance and map; (c) regulations governing subdivisions of land; (d) building or set back lines on streets, roads and highways; and (e) recommendations to the governing authorities of each municipality or county with regard to the enforcement of and amendments to the comprehensive plan, zoning ordinance, subdivision regulations and capital improvements program. The governing authority of each municipality and county may, in its discretion, pay to each member of a planning commission a per diem in an amount as determined by such governing authority for each day, or portion thereof, spent in the performance of his duties; however, no member of a planning commission may be paid more than One Hundred Twenty Dollars (\$120.00) in the aggregate per month.

(b) The definition of "comprehensive plan" set forth in paragraph (c) of Section 17-1-1 shall not be construed to affect, or to require the amendment of, any plan adopted by a county or municipality prior to July 1, 1988, which plan does not specifically conform to the minimum elements of a comprehensive plan required in such definition.

(2) The governing authority of each municipality and county may adopt, amend and enforce the comprehensive plan, zoning ordinance, subdivision regulations and capital improvements program as recommended by the local planning commission after a public hearing thereon as provided by Section 17-1-15.

(3) In the performance of its duties, the local planning commission may cooperate with, contract with, or accept funds from federal, state or local agencies or private individuals or corporations and may expend such funds and carry out such cooperative undertakings and contracts.

(4) Any comprehensive plan established under this section shall not contain any provision which conflicts with Article VII of the Chickasaw Trail Economic Development compact described in Section 57-36-1.

Sources: Codes, 1942, § 2890.5; Laws, 1956, ch. 197, §§ 1-6; Laws, 1960, ch. 402; Laws, 1981, ch. 434, § 1; Laws, 1988, ch. 443; Laws, 1988, ch. 483, § 2; Laws, 1990, ch. 311, § 1; Laws, 1998, ch. 489, § 1; Laws, 1998, ch. 553, § 6, eff from and after July 1, 1998.

§ 17-1-15. Procedure for establishing, amending, etc., of regulations, zone boundaries, etc.; notice and hearing.

The governing authority of each municipality and county shall provide for the manner in which the comprehensive plan, zoning ordinance (including the official zoning map) subdivision regulations and capital improvements program shall be determined, established and enforced, and from time to time, amended, supplemented or changed. However, no such plan, ordinance (including zoning boundaries), regulations or program shall become effective until after a public hearing, in relation thereto, at which parties in interest, and citizens, shall have an opportunity to be heard. At least fifteen (15) days' notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation, in such municipality or county.

Sources: Codes, 1930, § 2477; 1942, § 3593; Laws, 1926, ch. 308; Laws, 1988, ch. 483, § 3, eff from and after July 1, 1988.



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

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: December 20, 2016
PAGE: Page 1 of 3

SUBJECT:

Discussion and Consideration of the reappointment of Jason Barrett to the Starkville Historic Preservation Commission with a term set to expire on December 20, 2019.

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

Commissioner Jason Barrett's term expired on July 1, 2016. He submitted a letter requesting reappointment to the Historic Preservation Commission. Please see attached supporting documentation.

Eligible for reappoint per:

Sec. 67-28. - Starkville Preservation Commission, composition, and terms.

By virtue of MCA 1972, §§ 39-13-5, 39-15-7 and 39-13-9 as amended, the city is authorized to establish a preservation commission to preserve, promote, and develop the city's historical resources and to advise the city on the designation of historic districts, landmarks, and landmark sites and perform such other functions as may be provided by law.

(a)

All members of the commission are appointed by the city and shall serve at the will and pleasure of the city and shall serve staggered terms. The commission shall consist of seven members who are residents of the City of Starkville. The initial appointment of commission members by the city shall include three members having a term of three years, three members having a term of two years, and one member having a term of one year; thereafter, all appointments shall be for a period of three years. All members of the commission shall serve for terms established by the city and shall be eligible for reappointment.

REQUESTING

DEPARTMENT: Community Development

DIRECTOR'S

AUTHORIZATION: Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119

Daniel Havelin @ 662-323-2525 ext 3136

SUGGESTED MOTION:

Move approval of the appointment of Jason Barrett to the Historic Preservation Commission with a term set to expire on December 20, 2019.

Emily Corban

From: Buddy Sanders <b.sanders@cityofstarkville.org>
Sent: Friday, December 09, 2016 9:53 AM
To: 'Emily Corban '
Subject: FW: Starkville Historic Preservation Commission

From: Barrett, Jason [mailto:jason.barrett@msstate.edu]
Sent: Friday, December 02, 2016 2:35 PM
To: Buddy Sanders <b.sanders@cityofstarkville.org>
Subject: RE: Starkville Historic Preservation Commission

Mr. Sanders,

Please pardon my delay in responding as I've been on the road a good bit lately.

I would like to be considered for re-appointment to the Starkville Historic Preservation Commission. I have enjoyed my tenure on the Commission and see our work and role vital to maintaining the integrity of our historic neighborhoods.

Please let me know if there are any questions and/or comments.

Thanks so much,

Jason R. Barrett, Ph.D.
Assistant Extension Professor, Center for Government & Community Development
Mississippi State University Extension
Extending knowledge. Changing lives.

Bost Building, Suite 410 | Box 9643 | Mississippi State, MS 39762
Phone: 662.325.1788 | Fax: 662.325.8954 | jason.barrett@msstate.edu | extension.msstate.edu

From: Buddy Sanders [mailto:b.sanders@cityofstarkville.org]
Sent: Wednesday, November 30, 2016 9:41 AM
To: Barrett, Jason <jason.barrett@msstate.edu>
Subject: Starkville Historic Preservation Commission

Mr. Barrett:

I hope all is going well for you today.

If you would please send to me, today, an e-mail stating that you would like to be re-appointed to the Starkville Historic Preservation Commission. I will add your re-appointment to next week's Board agenda.

Thanks,

Buddy

**Buddy Sanders, Community Development Director
City of Starkville
110 West Main Street
Starkville, MS 39759**

**Voice: (662) 323-2525, Ext. 3119
Cell: (662) 769-7577
Fax: (662) 323-4143**



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

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: December 20, 2016
PAGE: Page 1 of 13

SUBJECT:

Discussion and Consideration of PP 16-20 the request for renewal of Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with the parent parcel number 117F-00-008.00

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

Carlson Consulting Engineers on behalf of Development Enterprises of Starkville, Inc for renewal of approval of a Preliminary Plat for subdividing one lot into two lots with right of way. The proposed lots would be located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East. The parent parcel is +/- 41.37 acres and is zoned C-2 General Business. Carlson Consulting Engineers is current developing plans for the proposed 42,000 sqft Walmart Neighborhood Market and fuel station. As part of this development, they are proposing to construct a new public street that will provide access to Highway 12 East. The new road will consist of two travel lanes with a center turn lane. This road will also provide access for future developments to the south and east of the proposed parcel. The applicant will add a traffic signal at the intersection of the proposed road and Highway 12 East. The Development Review Committee has already reviewed and approved the plat in July 2016. A Preliminary Plat for Walmart Neighborhood Market was previously granted by the Planning and Zoning Board on November 10, 2015 and the Board of Alderman on November 17, 2015. That plat has since expired. On December 13, 2016 the Planning and Zoning Commission voted 5-0 to recommended approval of the renewal of the Preliminary Plat with conditions.

Recommended Conditions:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
3. All cost associated with MDOT approved traffic signal are to be paid for by the applicant. Traffic signal arm and associated equipment shall be chosen by the City. Traffic signal arm and associated equipment shall be installed to the City's satisfaction prior to a Certificate of Occupancy being issued.

**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 16-20 the request for renewal of Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with conditions.

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)
Emily Corban, Assistant City Planner (662-323-2525)

CC: Applicant: Carlson Consulting Engineers Owner: Development Enterprises of Starkville, LLC

SUBJECT: PP 16-20 Request for renewal of Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with the parent parcel number 117F-00-008.00

DATE: December 13, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Carlson Consulting Engineers, Inc on behalf of Development Enterprises of Starkville, Inc for renewal of approval of a Preliminary Plat for subdividing one lot into two lots with right of way. The proposed lots would be located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East. The parent parcel is +/- 41.37 acres and is zoned C-2 General Business. Carlson Consulting Engineers is current developing plans for the proposed 42,000 sqft Walmart Neighborhood Market and fuel station. As part of this development, they are proposing to construct a new public street that will provide access to Highway 12 East. The new road will consist of two travel lanes with a center turn lane. This road will also provide access for future developments to the south and east of the proposed parcel. The applicant will add a traffic signal at the intersection of the proposed road and Highway 12 East. The Development Review Committee has already reviewed and approved the plat in July 2016. A Preliminary Plat for Walmart Neighborhood Market was previously granted by the Planning and Zoning Board on November 10, 2015 and the Board of Alderman on November 17, 2015. That plat has since expired. Please see attachments 1-4.

Below is information pertaining to C-2 General Business 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)

PLAT PROPOSAL

General Information

The proposed parcel is +/-7.58 acre. The parcel is located within a C-2 General Business district.

Easements and Dedications

One street with a 70' right of way will be dedicated as part of this plat. Ten foot easements for utilities are shown 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

CONCLUSIONS

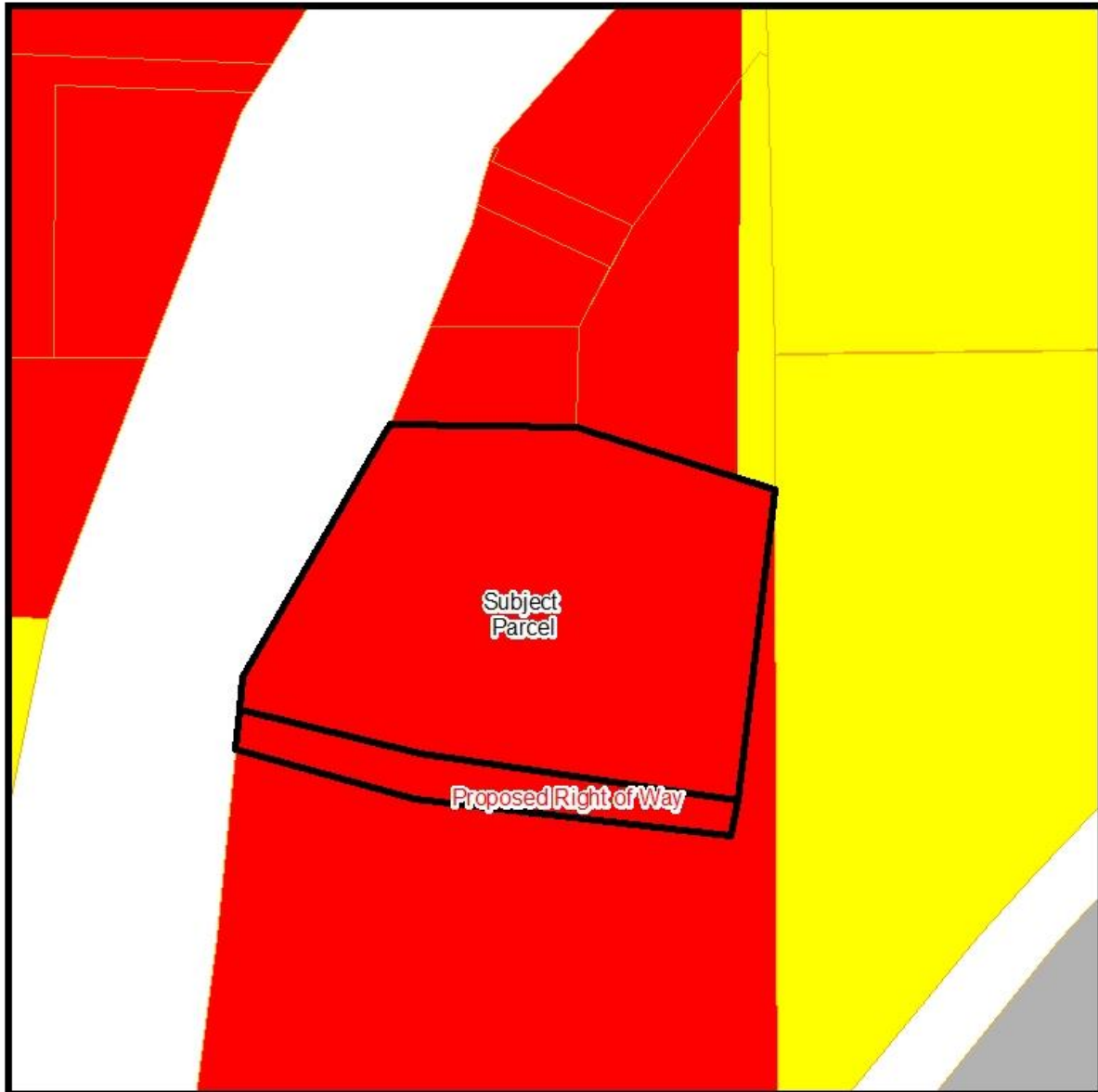
If the Planning and Zoning Commission decides to approve the Applicant's request for a preliminary plat for a lot subdivision, Staff request the following condition:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
3. All cost associated with MDOT approved traffic signal are to be paid for by the applicant. Traffic signal arm and associated equipment shall be chosen by the City. Traffic signal arm and associated equipment shall be installed to the City's satisfaction prior to a Certificate of Occupancy being issued.

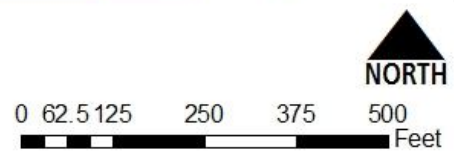
Attachment 1
PP 16-20 Aerial



Attachment 2
PP 16-20 Zoning



Legend	
	Property
	C-2 General Business
	P-O Planned Office District
	R-1 Single Family



[illegible][illegible][illegible]

INDEX OF SHEETS	
SHEET 1	TITLE SHEET
SHEET 2	PARENT TRACT REFERENCE MAP
SHEET 3	ALTA/ACSM LAND TITLE SURVEY
SHEET 4	SITE PLAN
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN



VICINITY MAP

NTS
OWNER:
DEVELOPMENT ENTERPRISES OF STARKVILLE, INC.
P.O. BOX 99 STARKVILLE, MS 39759
(662) 323-3554
SHELTON JONES, PRESIDENT

DEVELOPED BY:



WAL-MART STORES, INC.,
2001 S.E. 10TH ST.,
BENTONVILLE, AR 72716-0550
(479) 273-4000

APPLICANT/ENGINEER:

**CARLSON
CONSULTING
ENGINEERS, INC.**

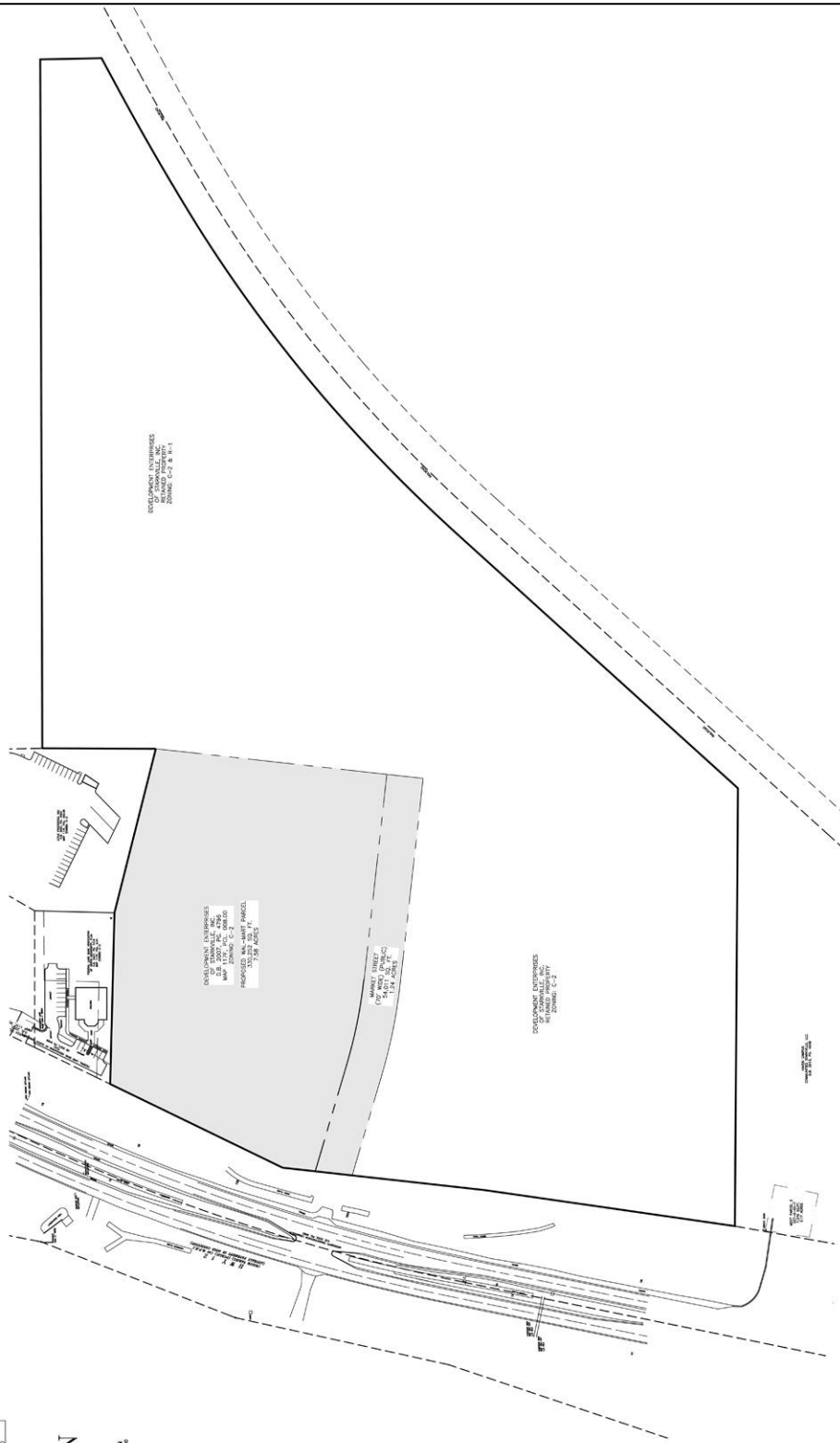
7060 Ledgestone Commons, Bartlett, TN 38133
Phone (901) 354-0404 • Fax (901) 354-0710
Benji Kae, Project Manager
benjiko@clarionconsulting.net

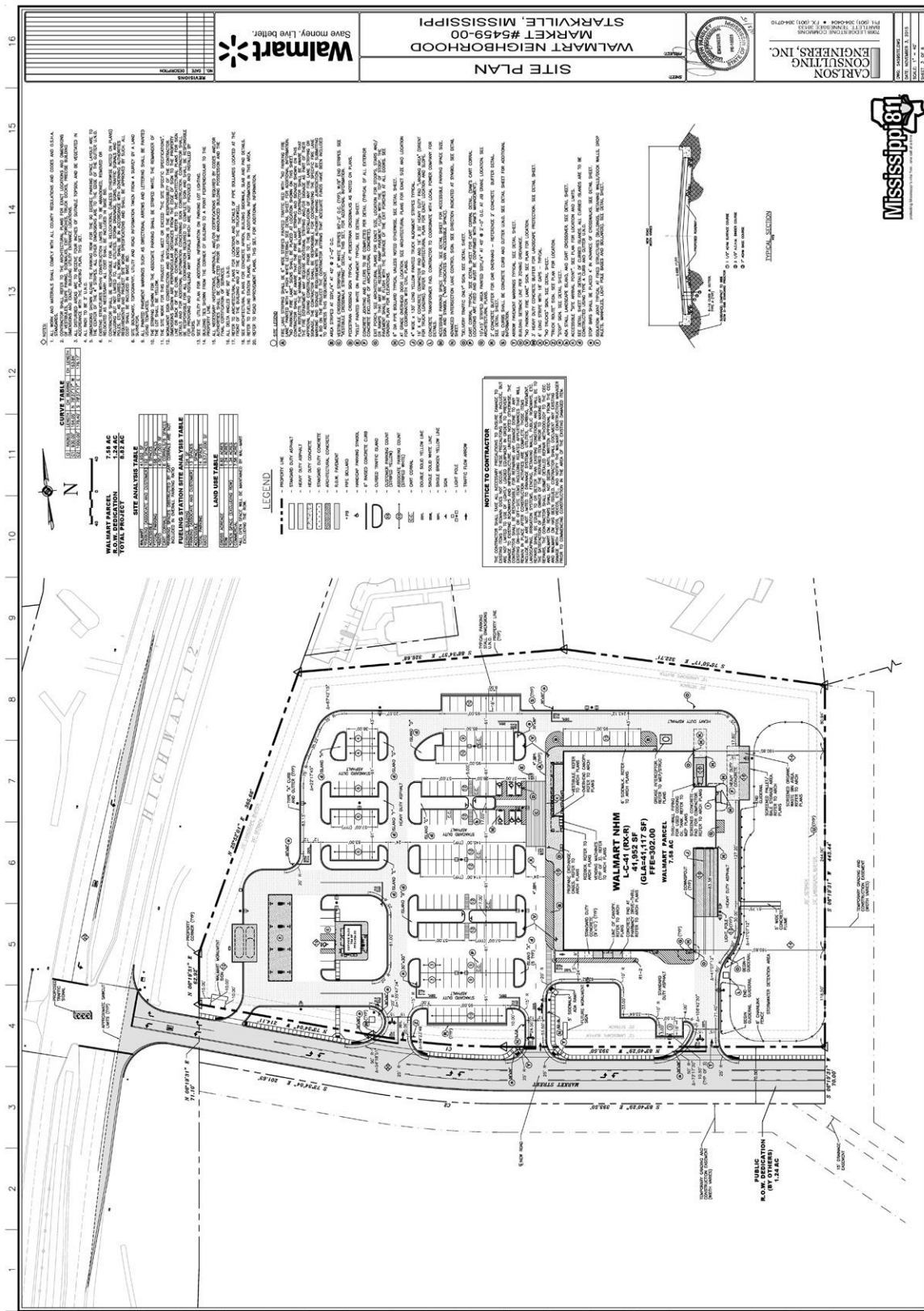
Mississippi 811
powering Mississippi's vital flow...one call at a time

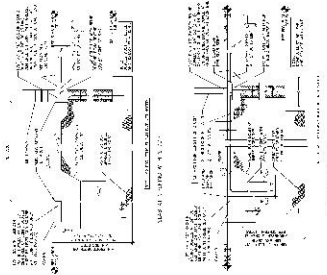
THE SITEMARK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFICATIONS".

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

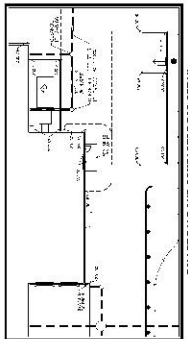
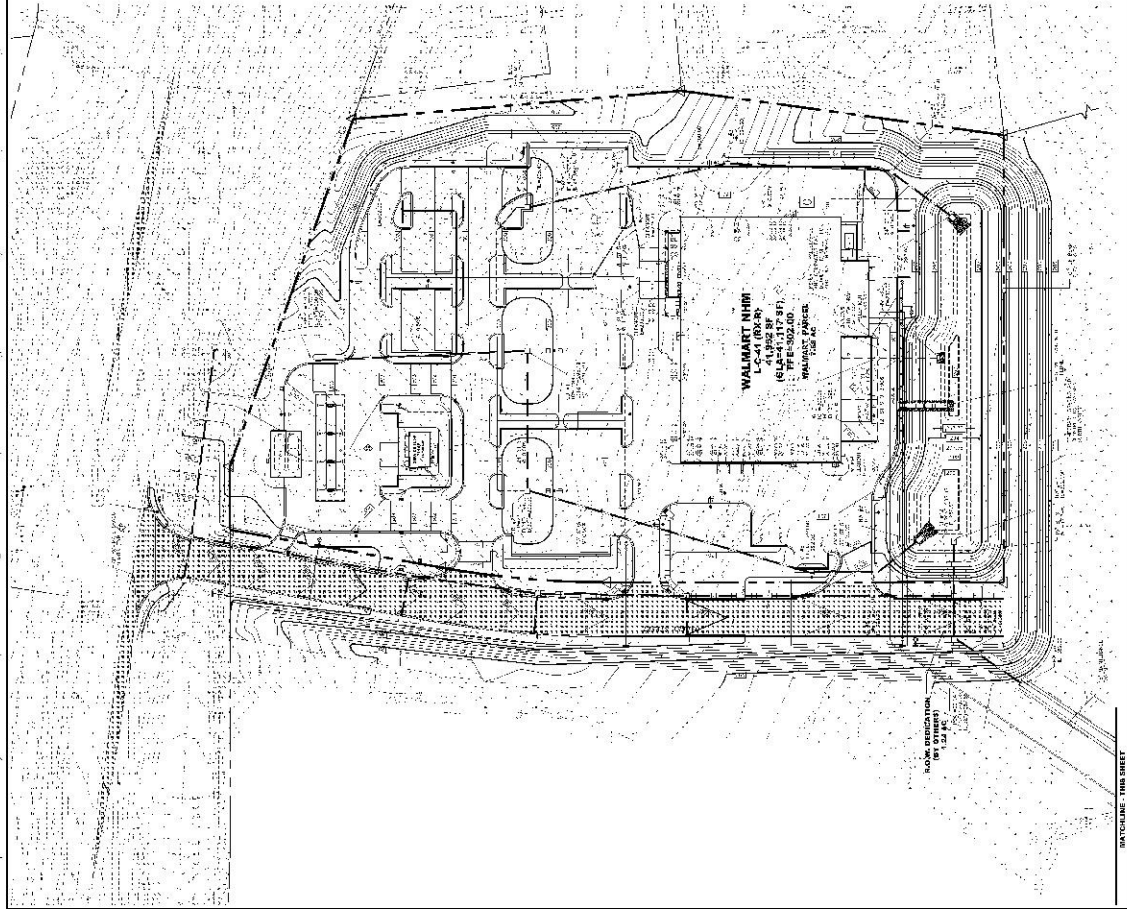
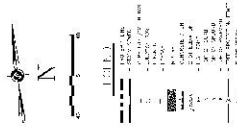
CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

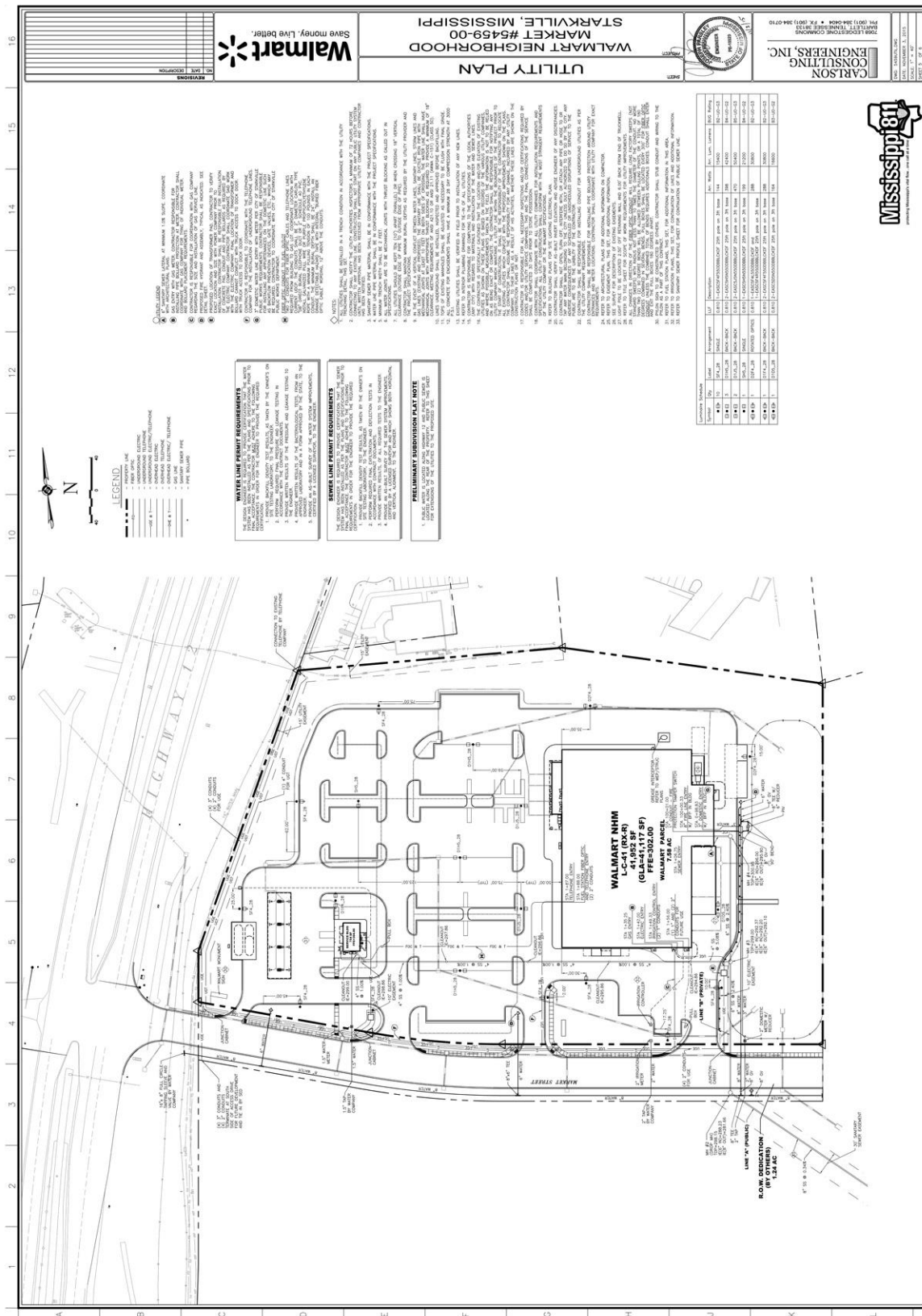




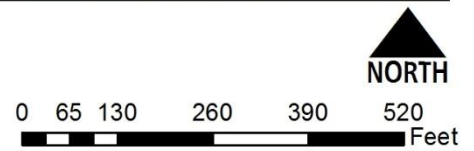


1. 本報告は、昭和二十一年三月に於ける、東京府立第一女子高等学校の生徒の、
 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 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. 8

[illegible]



Attachment 5 Site Plan Aerial





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

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: December 20, 2016
PAGE: Page 1 of 10

SUBJECT:

Discussion and Consideration of PP 16-19 the for Preliminary Plat approval for a two-lot subdivision of a +/-7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive in an C-1, R-5 and RE zone with the parent parcel number 0117E-00-018.00

AMOUNT & SOURCE OF FUNDING

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

Saunders Ramsey on behalf of Lightbearers Ministry for Preliminary approval for a two-lot subdivision of a +/-7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive in an C-1 Neighborhood Commercial, R-5 Multifamily, and R-E Residential Estate zone. On November 8, 2016, the Planning and Zoning Commission approved the Preliminary Plat with one condition by a vote of 5 to 0.

Recommended Condition:

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.

**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 16-19 the Preliminary Plat request for a two-lot subdivision of a +/-7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive with one condition.

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)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)

CC: Applicant: Saunders Ramsey, Owners: Lightbearers Ministry

SUBJECT: PP 16-19 Request for Preliminary Plat approval for a two-lot subdivision of a +/- 7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive in an C-1, R-5 and RE zone with the parent parcel number 0117E-00-018.00.

DATE: December 13, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Saunders Ramsey, on behalf of Lightbearers Ministry, for a two-lot subdivision of a +/- 7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive in an C-1 Neighborhood Commercial, R-5 Multifamily, and R-E Residential Estate zone. Please see attachments 1-5.

Below is the zoning information pertaining to C-1 Neighborhood Commercial, R-5 Multifamily, and R-E Residential Estate zones.

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*

4. *Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
5. *Maximum height of building or structures: 35 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 of no longer than twelve 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. 2014-3, 9-16-14)

Sec. G. - R-5 residential zoning regulations.

These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 districts:]

1. *See chart for permitted uses.*
2. *See chart for uses which may be permitted as a special exception.*
3. *Required lot area and width, yards, building areas and height for residences:*
 - a) *Minimum lot area, per unit: 1,800 square feet.*

b) *Minimum lot width at building line:*

Single-family and multifamily dwelling of less than eight units: 50 feet.

Townhouse dwelling: 16 feet.

Multifamily dwelling of eight units or more: 100 feet.

c) *Minimum depth of front yard: 25 feet.*

d) *Minimum width of side yard: 5 feet.*

e) *Minimum depth of rear yard: 20 feet.*

f) *Maximum height of structure: 45 feet.*

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

4. *Off-street parking requirements: See article VII of this ordinance for requirements for other uses.*
5. *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.*
6. *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 twelve 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. 2007-5, § 1, 4-17-07; Ord. No. 2014-5, 9-16-14)

Sec. B. - Residential estate zoning district regulations.

These [R-E residential estate] districts are intended to be composed mainly of unsubdivided land and low density single-family residential properties along with appropriate neighborhood supporting facilities, with their open character protected by

requiring certain minimum yard and area standards to be met. [The following regulations apply to R-E districts:]

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

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/-7.73 acres with a total of two parcels. Proposed parcel 1 is +/- 6.53 acres and proposed parcel 2 is +/-1.20 acres.

Easements and Dedications

Existing and proposed easements and dedications are shown on the plat.

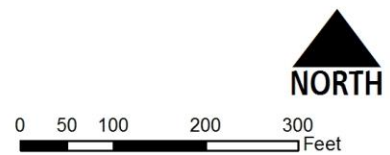
Findings and Comments

All utilities are available for each proposed lot. Sidewalks will be required along all roadway frontages.

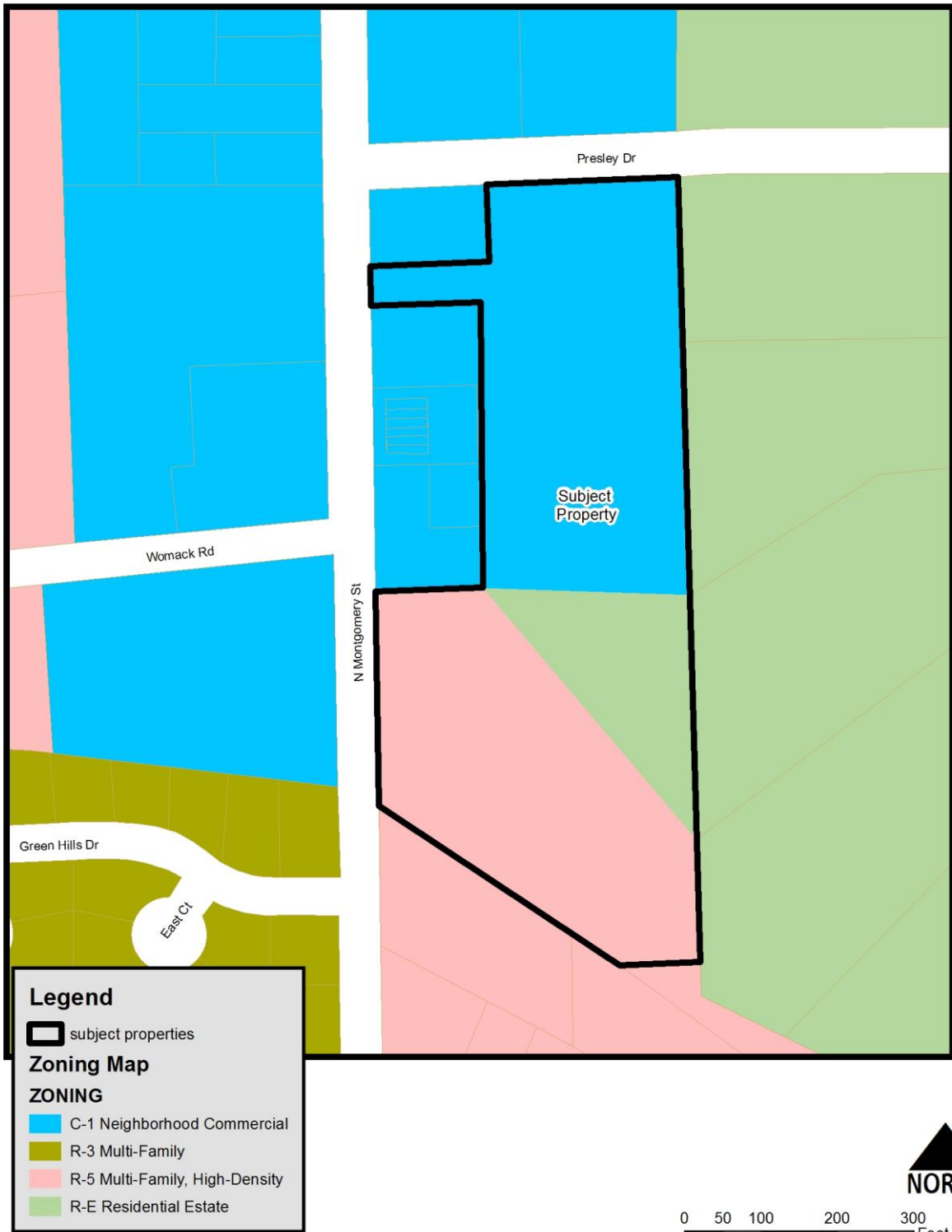
REQUESTED CONDITIONS:

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.

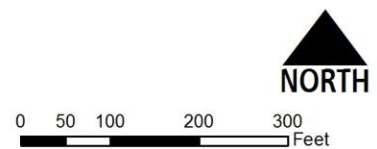
Attachment 2
PP 16-19 - Zoning



Attachment 2
PP 16-19 - Zoning



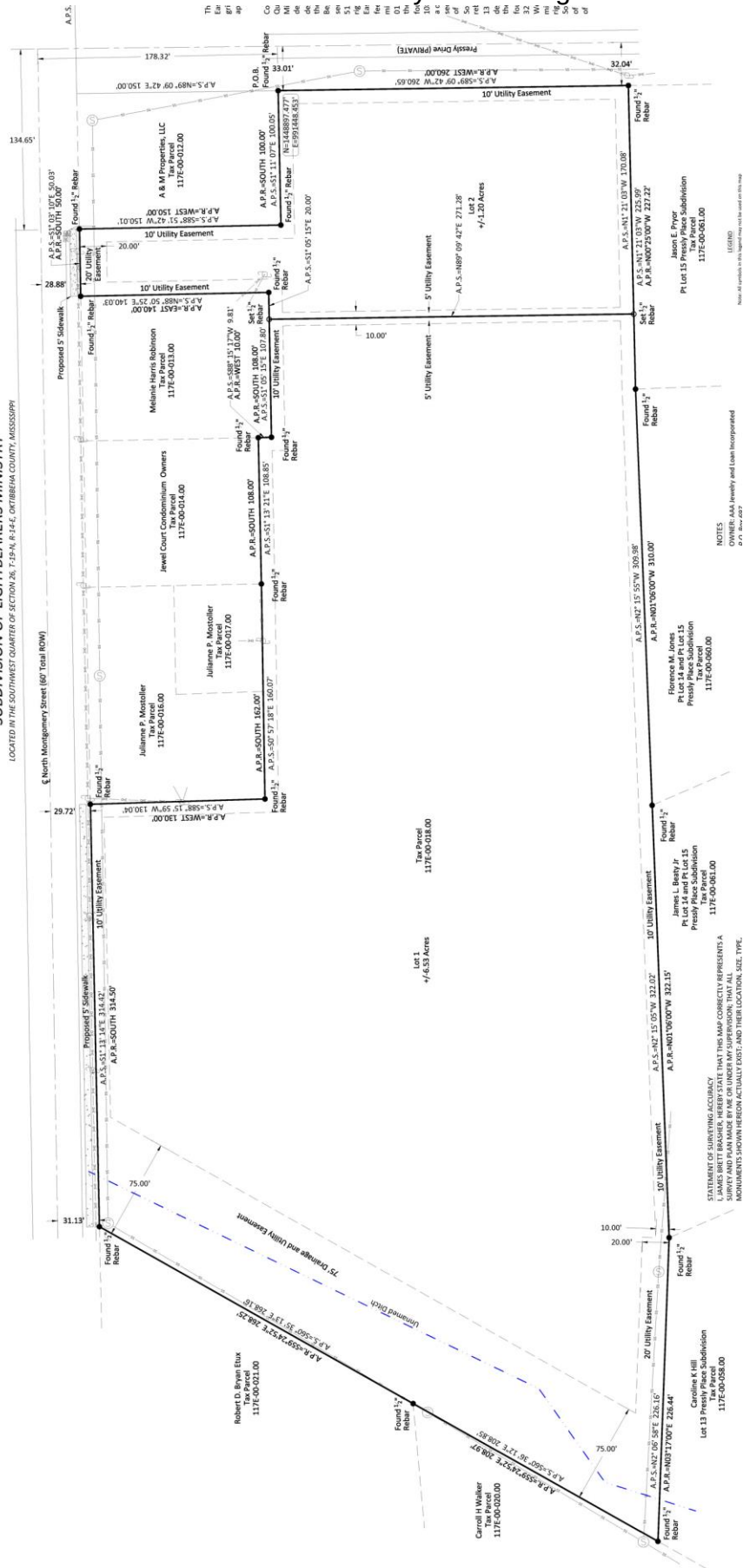
Attachment 3
PP 16-19 - Preliminary Plat



[illegible]

PRELIMINARY PLAT
SUBDIVISION OF LIGHTBEARERS MINISTRY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, T-19-N, R-14-E, OKTIBBEHA COUNTY, MISSISSIPPI





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

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: December 20, 2016
PAGE:

SUBJECT:

Discussion and Consideration of renaming:

Cottage Lane to Cottage Creek Lane

Bent Brook Ridge Lane to Bent Brook Ridge Street

HISTORY:

The Oktibbeha County EMA and Golden Triangle Planning and Development District while completing a street address review found two duplicate Starkville street names in the E911 database.

It is staff's recommendation to re-name Cottage Lane to Cottage Creek Lane and Bent Brook Ridge Lane to Bent Brook Ridge Street within ninety (90) days of Board of Aldermen action.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Bill Green @ 662-232-2525 ext 3131

SUGGESTED MOTION:

Move approval of re-naming Cottage Lane to Cottage Creek Lane to Bent Brook Ridge to Bent Brook Ridge Street.

DEDICATION OF UTILITIES AND UTILITY EASEMENTS
STATE OF MISSISSIPPI, COUNTY OF OKTIBBEHA:

The undersigned owner of Bent Brook Ridge Subdivision as shown on the foregoing plat do by this instrument convey to the City of Starkville, Mississippi all utilities and utility easements as shown on the foregoing plat to be utilized by the City of Starkville, Mississippi without payment, compensation, or damages to the abutting property owners for the installation and maintenance of said utilities.

It is understood and agreed that the City of Starkville shall not be responsible for damages to improvements within the aforementioned easements (including, but not limited to buildings, landscaping, paving, fencing, etc.) as a result of maintenance or replacement of utility lines.

Witness my signature this the 31st day of August, 2015.

BY: Frank Brewer
FRANK BREWER, OWNER

SURVEYING CERTIFICATE:

I, Edward Springer, hereby certify that this proposed final plat correctly represents a survey completed by me or under my supervision on _____, and is a true and correct representation of surveys made on the ground; and that all monuments which were found and placed on the property are correctly described and located.

Edward Springer, P.L.S.
Mississippi Professional Land Surveyor #1146

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the Starkville, Mississippi Subdivision Regulations, this document was given approval by the Starkville City Planning Commission at a meeting held on this the 31st day of August, 2015. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations.

Edward C. Kemp
City Engineer
Public Services Department

Pursuant to the Starkville, Mississippi Subdivision Regulations, this document was given approval by the mayor and board of aldermen at a meeting held on this the _____ day of _____, 2015. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the chancery clerk within six (6) months hereafter.

Robert L. Boyd
Mayor, City of Starkville, Mississippi
City Clerk

Mark McConry
Fire Department
Jason Brown
Electrical Department

8-31-15
Date of Execution

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CERTIFICATE OF ACKNOWLEDGMENT

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the above individuals, each of whom acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed, on the day and year herein mentioned. Given under my hand and official seal of office on this the 31st day of August, 2015.

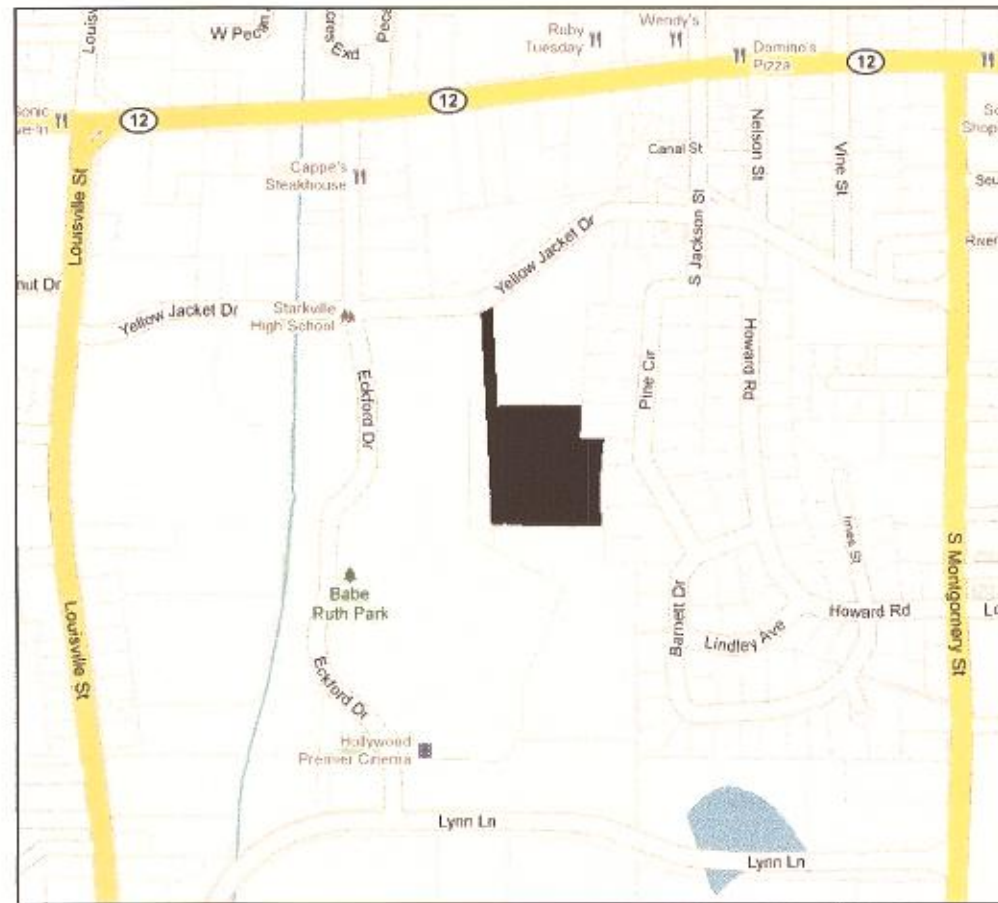
Sharon Livingston
Notary Public

My commission expires: _____

CERTIFICATE OF RECORDING

This document, Number 301B, filed for record 2015, 1120, in Plat Book _____, page _____

Monica W. Banks
Monica Banks, Chancery Clerk
Oktibbeha County, Mississippi



LOCATION MAP

NTS

NOTES:

GROSS ACREAGE - 4.96 ACRES
TOTAL NUMBER OF LOTS - 21
OPEN SPACE - 0.72 ACRES
R.O.W. ACREAGE - 1.62 ACRES
GROSS DENSITY - 4.23 LOTS/ACRE

CURVE DATA:

C-1
ARC LENGTH = 64.50'
RADIUS = 218.71'
CHORD LENGTH = 64.26'
BEARING = N 68° 46' 21" E

SCALE: 1" = 40'

0 40 80

LEGEND

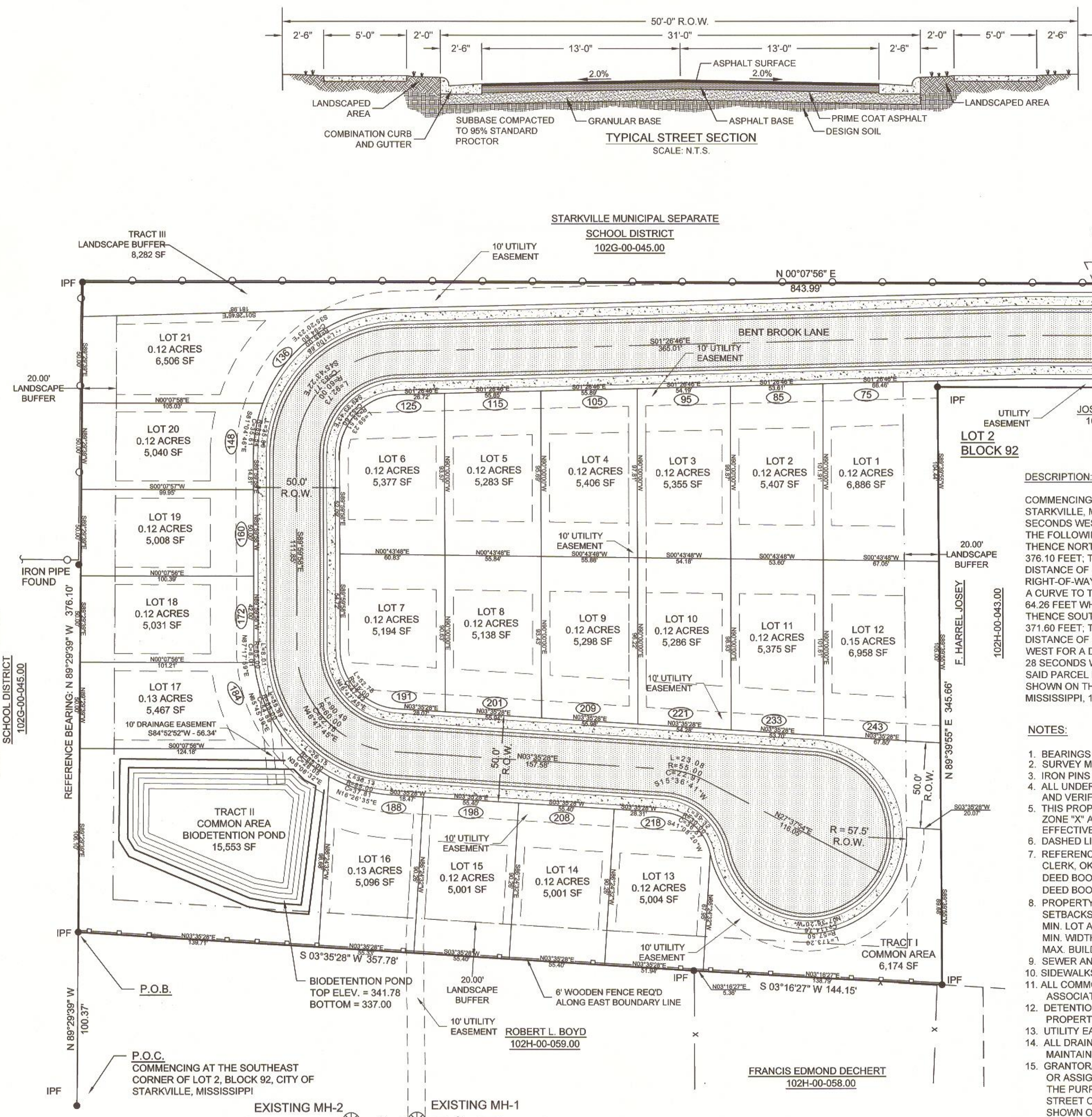
- IPF ● IRON PIN FOUND
- IP ○ IRON PIN SET
- PP ○ POWER POLE
- ⊗ SEWER MANHOLE
- ⊞ TRANSFORMER
- ⊞ TELEPHONE PEDASTAL
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ PROPOSED ADDRESS
- S SEWER LINE
- P POWER LINE
- G GAS LINE
- D DITCH W/ FLOW ARROW
- UGE UNDERGROUND POWER LINE
- STORM SEWER (SIZES ARE LABELED ON PIPE)
- x BARB WIRE FENCE
- CYCLONE FENCE

DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 92, CITY OF STARKVILLE, MISSISSIPPI, AND RUN THENCE NORTH 89 DEGREES 29 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 100.37 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING RUN THENCE NORTH 89 DEGREES 29 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 376.10 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 843.99 FEET TO A POINT LOCATED ON A CURVE ON THE SOUTH RIGHT-OF-WAY OF YELLOW JACKET DRIVE; THENCE 64.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 218.71 FEET; A CHORD OF 64.26 FEET WHICH BEARS NORTH 68 DEGREES 46 MINUTES 21 SECONDS EAST; THENCE SOUTH 00 DEGREES 07 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 371.60 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 345.66 FEET; THENCE SOUTH 03 DEGREES 16 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 144.15 FEET; THENCE SOUTH 03 DEGREES 35 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 357.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING PART OF LOT 2 OF BLOCK 92 AND PART OF BLOCK 39-D AS SHOWN ON THE MICHAEL BAKER OFFICIAL MAP OF THE CITY OF STARKVILLE, MISSISSIPPI, 1974 EDITION, AND CONTAINS 4.96 ACRES.

NOTES:

- BEARINGS BASED ON FOUND MONUMENTS
- SURVEY MEETS THE REQUIREMENTS OF A CLASS "B" SURVEY.
- IRON PINS SET ARE 0.5" DIAMETER x 30" LONG RE-BAR
- ALL UNDERGROUND UTILITIES WERE OBTAINED FROM EXISTING MAPS AND VERIFIED IN THE FIELD ONLY WHERE VISIBLE ABOVE GROUND.
- THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" ACCORDING TO FIRM MAP NUMBER 28105C0154E, EFFECTIVE FEBRUARY 17, 2010.
- DASHED LINES NOT SURVEYED.
- REFERENCE DEEDS ARE ON FILE IN THE OFFICE OF THE CHANCERY CLERK, OKTIBBEHA COUNTY, MISSISSIPPI.
DEED BOOK 2008 PAGE 6800
DEED BOOK 2008 PAGE 7232
- PROPERTY ZONING: R-3A
SETBACKS: FRONT - 25', SIDES - 5', REAR - 20'
MIN. LOT AREA - 5,000 S.F.
MIN. WIDTH AT BUILDING LINE - 50'
MAX. BUILDING HEIGHT - 45'
- SEWER AND WATER TO BE PROVIDED BY CITY OF STARKVILLE.
- SIDEWALKS REQUIRED ON BOTH SIDES OF STREET. (SEE TYPICAL SECTION)
- ALL COMMON AREAS AND OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- DETENTION FOR STORMWATER TO BE PROVIDED AT SOUTHEAST END OF PROPERTY AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- UTILITY EASEMENTS TO BE PROVIDED AFTER INFRASTRUCTURE DESIGN.
- ALL DRAINAGE EASEMENTS LOCATED OUTSIDE THE RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- GRANTOR/OWNER HEREBY RESERVES FOR HIMSELF, ITS SUCCESSORS AND OR ASSIGNS THE RIGHT OF ACCESS FOR INGRESS/EGRESS AS WELL AS FOR THE PURPOSE OF INSTALLING DRIVEWAYS TO EACH INDIVIDUAL LOT FROM THE STREET OVER AND ACROSS SAID RIGHT OF WAY AND COMMON AREA AS SHOWN ON THE PLAT.



PLAT OF
BENT BROOK RIDGE SUBDIVISION

YELLOW JACKET DRIVE
STARKVILLE, MISSISSIPPI

FOR

GARDEN PROPERTIES, LLC

106 SPRUILL INDUSTRIAL PARK RD
STARKVILLE, MISSISSIPPI

(662) 418-1794 (P)/(662) 615-1405 (F)
frankbrewer07@bellsouth.net

BY



Springer Engineering, Inc.
206 Old West Point Road
Starkville, MS 39759
Tel.: (662)-323-2296 Fax: (662)-323-2297
E-mail: springerms@bellsouth.net

8/17/15

CERTIFICATE OF OWNERSHIP:

Know all Men by these present that I, Frank Brewer, owner and Bankfirst, Mortgagee of the lands shown and included in this plat, certify that we are the legal owner and mortgagee of this real property and have caused such lands to be subdivided in the manner herein shown and that said development is to be known as Bent Brook Ridge Subdivision. This plat is a true and exact copy of the original plat as surveyed by Edward Springer, Professional Surveyor, and was delivered to the Chancery Clerk of Oktibbeha County, Mississippi for recording in the Public Land records on the day and date of this certificate.

Frank Brewer
Frank Brewer, Owner

8/31/15
Date

Bankfirst
Bankfirst, Mortgagee

8-31-15
Date

CERTIFICATE OF COMPARISON:

We, Monica Banks, Chancery Clerk, and Edward Springer, Professional Surveyor, do hereby certify that we have carefully compared the original plat of Bent Brook Ridge Subdivision made by said Edward Springer with the duplicate thereof for filing in the Public Land Records of Oktibbeha County, Mississippi, and that this is an exact duplicate of the original survey aforesaid.

Witness our signatures this the 31st day of August, 2015.

Monica W. Banks
Monica Banks, Chancery Clerk

Edward Springer
Edward Springer, P.L.S.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, Monica Banks, Chancery Clerk of Oktibbeha County, Mississippi, do hereby certify that the foregoing plat of Bent Brook Ridge Subdivision was filed for record in my Office on the 31st day of August, 2015 at 2:08 o'clock and has been duly recorded by me in Plat Book No. 205 at Page No. 120 in the Public record of lands in Oktibbeha County, Mississippi.

Witness my hand and Official seal this the 31st day of August, 2015.

Monica W. Banks
Chancery Clerk - Oktibbeha County, MS

CERTIFICATE OF ENGINEERING ACCURACY:

I, Edward Springer, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, and that all requirements of the Starkville, Mississippi Subdivision Regulations have been fully complied with.

Edward Springer
Mississippi Registered Professional Engineer # 2390

8-20-15
Date

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CERTIFICATE OF ACKNOWLEDGMENT

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the above individuals, each of whom acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed, on the day and year herein mentioned. Given under my hand and official seal of office on this the 31st day of August, 2015.

Sharon Livingston
Notary Public

My commission expires: _____



DEDICATION OF UTILITY EASEMENTS

THE UNDERSIGNED OWNERS OF THE COTTAGES AT CREEKSIDE AS SHOWN ON THE FOREGOING PLAT TOGETHER WITH BANKFIRST, DO BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITIES AND UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES, ALONG WITH PERMANENT AND PERPETUAL UTILITY EASEMENTS DESCRIBED AS BEING FIVE (5) FEET IN PERPENDICULAR DISTANCE, IN THE HORIZONTAL PLANE, FROM ANY POINT ON THE EXTERIOR SURFACES OF ALL PUBLIC UTILITY INFRASTRUCTURE ERRONEOUSLY LOCATED OUTSIDE THE PLATTED UTILITY EASEMENTS AT THE TIME OF DEDICATION.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF STARKVILLE IS HELD HARMLESS FROM LIABILITY OR PAYMENT OF COMPENSATION TO THE ADJOINING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FOR DAMAGES RESULTING FROM UTILITY LINE FAILURES OR DAMAGES TO IMPROVEMENTS WITHIN THE AFOREMENTIONED EASEMENTS, UP TO, BUT NOT LIMITED TO, BUILDINGS, LIGHT FIXTURES, MAILBOXES, ORNAMENTAL LANDSCAPING, TURF GRASS, FENCES, ALONG WITH PRIVATE ROAD SURFACES, CURBS AND GUTTERS, AS A RESULT OF INGRESS, EGRESS AND THE MAINTENANCE OR REPLACEMENT OF UTILITY LINES.

IT IS FURTHER UNDERSTOOD THAT THE ELEVATION OF ANY STRUCTURE CONSTRUCTED ON A LOT SHALL BE SUCH THAT THE MINIMUM SLOPE, PER THE PREVAILING CODE REQUIREMENTS FOR HORIZONTAL SEWER DRAINS, IS MAINTAINED BETWEEN THE STRUCTURE AND THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

WITNESS OUR SIGNATURES THIS THE 1 DAY OF NOV, 2013.

MICHAEL KRAKER CONSTRUCTION

BY: Orin K. Kraker
MICHAEL KRAKER
OWNER

CERTIFICATE OF FLOOD ZONE

THIS IS TO CERTIFY THAT ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP OF OKTIBBEHA COUNTY, MISSISSIPPI, PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY - PANEL NUMBER 28105001566, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Michael G. Brent
MICHAEL G. BRENT, P.E.

THERE IS CURRENTLY NO LEIN ON THIS PROPERTY

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE STARKVILLE CITY PLANNING COMMISSION AT A MEETING HELD ON THIS THE 20 DAY OF NOV, 2013. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS.

Michael G. Brent
FIRE DEPARTMENT

Edward C. Kemp
ELECTRIC DEPARTMENT

Buddy Sanders
CITY PLANNER

Michael G. Brent
PUBLIC SERVICES DIRECTOR

Edward C. Kemp
CITY ENGINEER

PURSUANT TO THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMAN AT A MEETING HELD ON THIS THE 20 DAY OF NOV, 2013. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE CHANCERY CLERK WITHIN SIX (6) MONTHS HEREFTER.

11/13
DATE OF EXECUTION

Frank
CITY CLERK

Michael G. Brent
MAYOR, CITY OF STARKVILLE, MISSISSIPPI

DESCRIPTION OF THE MICHAEL KRAKER CONSTRUCTION PROPERTY

COMMENCE AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, OKTIBBEHA COUNTY, MISSISSIPPI AND THE EAST RIGHT-OF-WAY FOR NORTH MONTGOMERY STREET; THENCE RUN S89°49'E 1916.60 FEET TO A FOUND IRON PIN; THENCE RUN N00°17'E 109.37 FEET TO A FOUND IRON PIN ON THE NORTH EDGE OF A CONCRETE SIDEWALK AND BEING THE NORTH RIGHT-OF-WAY FOR EAST GARRARD ROAD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTINUE N00°17'E ALONG AN OLD FENCE 434.21 FEET TO A FOUND IRON PIN; THENCE RUN S56°29'E 283.23 FEET TO A FOUND IRON PIN; THENCE RUN S69°46'E 104.58 FEET TO A FOUND IRON PIN; THENCE RUN S88°26'E 91.83 FEET TO A FOUND IRON PIN; THENCE RUN S82°25'E 218.80 FEET TO A FOUND IRON PIN; THENCE RUN S89°29'E 370.31 FEET TO A FOUND IRON PIN ON THE NORTH EDGE OF A CONCRETE SIDEWALK BEING THE NORTH RIGHT-OF-WAY FOR EAST GARRARD ROAD; THENCE RUN ALONG SAID RIGHT-OF-WAY S88°43'W 40.42 FEET TO A FOUND IRON PIN; THENCE RUN ALONG SAID RIGHT-OF-WAY S88°53'W 49.91 FEET TO A FOUND IRON PIN; THENCE RUN ALONG SAID RIGHT-OF-WAY S89°00'W 823.50 FEET TO A FOUND IRON PIN; THENCE RUN ALONG SAID RIGHT-OF-WAY S89°28'W 47.07 FEET TO A FOUND IRON PIN AND THE POINT OF BEGINNING FOR THIS DESCRIPTION

BEING A TOTAL OF 4.80 ACRES, MORE OR LESS.

ALL BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-19-N, R-14-E, OKTIBBEHA COUNTY, MISSISSIPPI.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN NAMED PLAT.

Orin K. Kraker
MICHAEL KRAKER
OWNER

MICHAEL KRAKER CONSTRUCTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MICHAEL KRAKER, OWNER OF THE LANDS SHOWN AND INCLUDED ON THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED IN THE MANNER HEREON SHOWN. ALL STREETS, AVENUES, AND EASEMENTS, AND/OR PORTIONS HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THE CITY MAY AT ANY TIME CHANGE THE GRADE OF ANY SUCH STREET OR OTHER PUBLIC WAY OR ANY PART THEREOF FROM THE NATURAL GRADE TO THE PERMANENT GRADE WITHOUT THE PAYMENT OF COMPENSATION OR DAMAGES TO THE ADJOINING PROPERTY OWNERS.

MICHAEL KRAKER CONSTRUCTION

Orin K. Kraker
MICHAEL KRAKER, OWNER

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, MICHAEL G. BRENT, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUBDIVIDED AND PLATTED THE LAND SHOWN ON THIS MAP, THE SAME BEING DESCRIBED AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

IN TESTIMONY WHERE OF, WITNESS MY SIGNATURE ON THIS THE 3rd DAY OF Oct, 2013.

Michael G. Brent
MICHAEL G. BRENT
PROFESSIONAL LAND SURVEYOR #2738
507-A M.L. KING DRIVE
STARKVILLE, MS 39759

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

WE, MONICA BANKS, THE CLERK OF THE CHANCERY COURT IN AND FOR OKTIBBEHA COUNTY, MISSISSIPPI, AND MICHAEL G. BRENT, MAKER OF THIS MAP, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS DUPLICATE WITH THE ORIGINAL THEREOF AND FOUND SAME TO BE AN EXACT COPY OF SAID MAP.

DATED THIS THE 3rd DAY OF Oct, 2013.

Michael G. Brent
MICHAEL G. BRENT
PROFESSIONAL LAND SURVEYOR #2738

CERTIFICATE OF RECORDING

I, MONICA BANKS, CHANCERY CLERK OF OKTIBBEHA COUNTY, MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF November, 2013, AT 10:58:00 CLOCK A.M. IN THE PUBLIC RECORDS OF LANDS IN OKTIBBEHA COUNTY, MISSISSIPPI.

WITNESS OUR SIGNATURES ON THIS THE 1st DAY OF November, 2013.

Monica W. Banks, Clerk
MONICA BANKS, CHANCERY CLERK
OKTIBBEHA COUNTY, MISSISSIPPI
MY COMMISSION EXPIRES JAN. 2016

Michael G. Brent
MICHAEL G. BRENT
PROFESSIONAL LAND SURVEYOR #2738

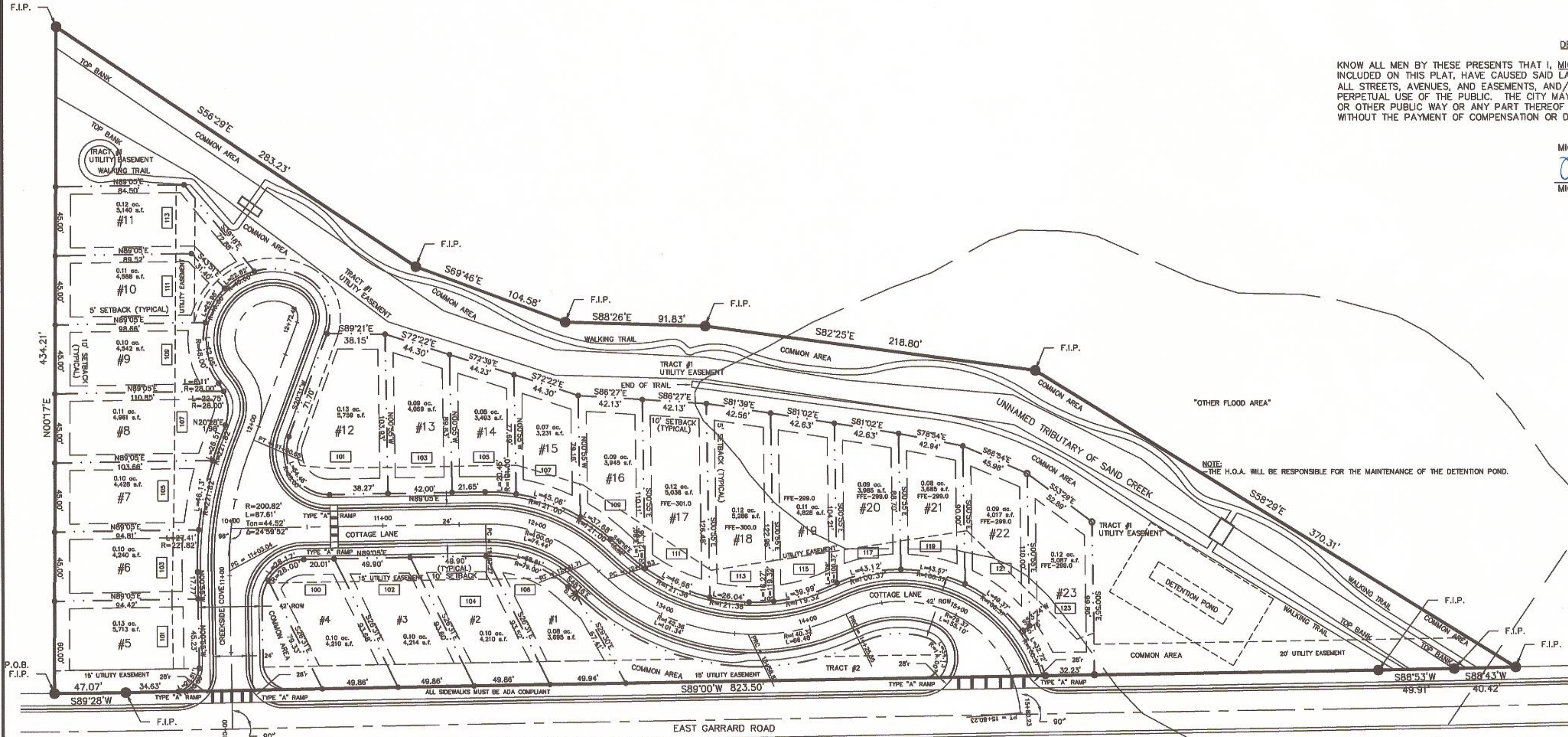
ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS 1st DAY OF November, 2013, WITHIN MY JURISDICTION, THE WITHIN NAMED MICHAEL KRAKER, IN HIS CAPACITY AS PRESIDENT OF MICHAEL KRAKER CONSTRUCTION - A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT IN SAID REPRESENTATIVE CAPACITY HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED SO TO DO.

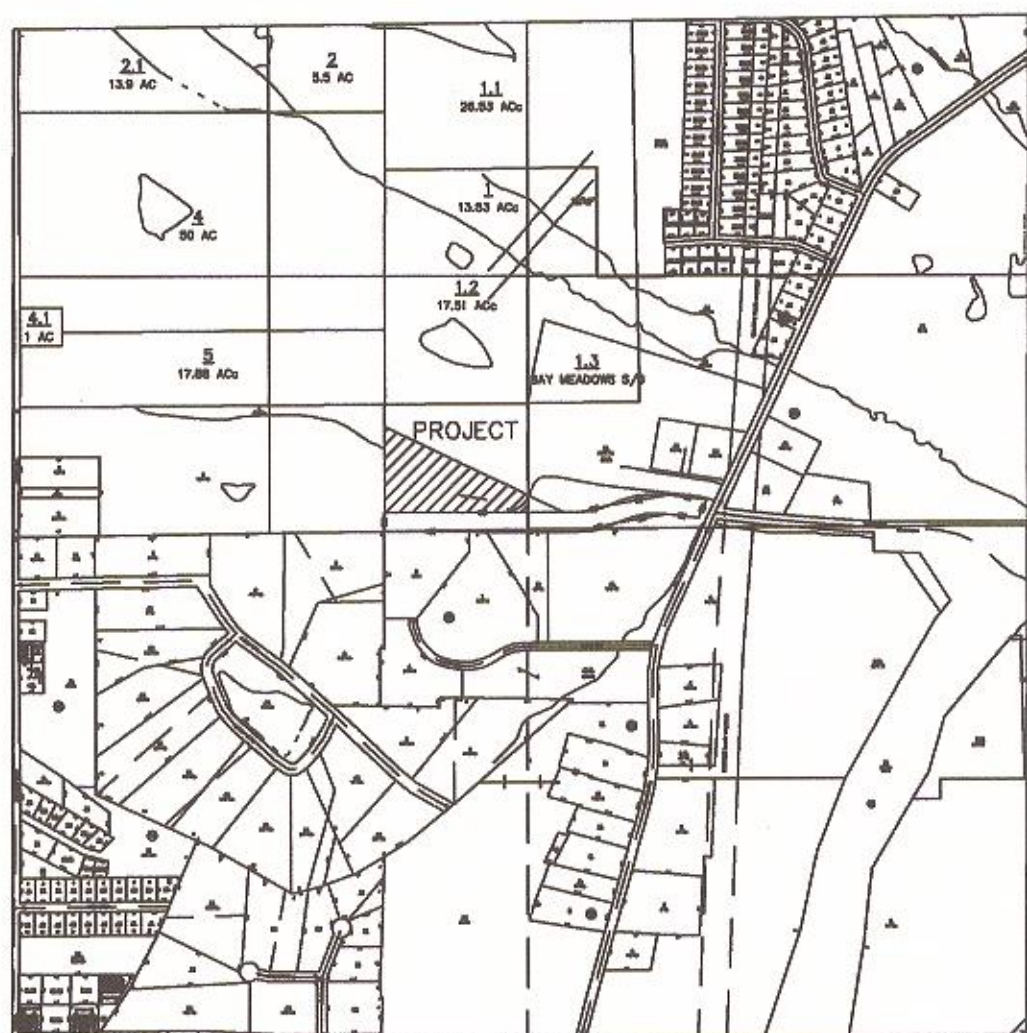
Monica W. Banks, Clerk
MONICA BANKS, CHANCERY CLERK
OKTIBBEHA COUNTY, MISSISSIPPI
MY COMMISSION EXPIRES JAN. 2016

MY COMMISSION EXPIRES:



NOTE:
- LOTS #1, #2, #3, #4 AND #5 SHALL NOT HAVE VEHICULAR ACCESS TO EAST GARRARD ROAD.
- ALL PROPERTY OUTSIDE OF THE R.O.W. AND INDIVIDUAL LOTS SHALL BE DEEMED TO BE COMMON AREA AND IS OWNED/MAINTAINED BY THE H.O.A.

VICINITY MAP



CERTIFICATE OF ENGINEERING ACCURACY

I, MICHAEL G. BRENT, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

10-3-13
DATE
Michael G. Brent
MICHAEL G. BRENT
PROFESSIONAL ENGINEER #11253
STARKVILLE, MS

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, a Notary Public of the County and State aforesaid, certify that MICHAEL G. BRENT, a registered land surveyor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 2nd day of October, 2013.

Les Davis Hardin
NOTARY PUBLIC
ID # 106305
(SEAL)
MY COMMISSION EXPIRES: October 2016

| LAND USE/SITE DATA TABLE | CONTACT INFORMATION | CLASS "C" SURVEY | LEGEND |
|--|---|---|--|
| GROSS ACREAGE: 4.80 Ac. | PROPERTY OWNER OF RECORD: MICHAEL AND GAYLE KRAKER
MIKE KRAKER CONSTRUCTION
501 S. MONTGOMERY ST., #19
STARKVILLE, MS 39759
662-324-1414 | NOTES:
- BEARINGS DETERMINED BY SOLAR OBSERVATION
- DISTANCES BY E.D.M.
- CALCULATIONS BY COMPUTER
- DEED OF RECORD BOOK 2007 AT PAGE 3085 | BOUNDARY
LOT LINE
CENTER LINE OF ROAD
EASEMENT
SETBACK
FOUND IRON PIN
SET IRON PIN (1/2" REBAR)
STREET ADDRESS NUMBER |
| OPEN SPACE: 0.00 Ac. | APPLICANT(S): MICHAEL AND GAYLE KRAKER
MIKE KRAKER CONSTRUCTION
501 S. MONTGOMERY ST., #19
STARKVILLE, MS 39759
662-324-1414 | - WATER AND SEWER TO BE PROVIDED BY THE CITY OF STARKVILLE
- SET BACKS ARE SUBJECT TO P.U.D. REQUIREMENTS
- UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES UNLESS OTHERWISE NOTED. | |
| LAND USE ACREAGE: RESIDENTIAL = 4.80 Ac. | PROFESSIONAL DESIGN CONSULTANT, ENGINEER, AND/OR SURVEYOR: BRENT ENGINEERING SERVICE, INC.
MICHAEL G. BRENT/DOWNER
MISS. PLS #2738
507-A M.L. KING DRIVE
STARKVILLE, MISSISSIPPI
PHONE: 662.324.0713
FAX: 662.769.0716
mbrent39759@yahoo.com | | |
| TOTAL MAXIMUM NUMBER OF LOTS: 23 LOTS | | | |
| TOTAL NUMBER OF RESIDENTIAL UNITS FOR MIXED USE: 0 UNITS | | | |
| DENSITY: 23 LOTS/4.80 AC = 4.78 LOTS/AC | | | |

THE COTTAGES AT CREEKSIDE
FINAL PLAT FOR A P.U.D.

BRENT ENGINEERING SERVICE, INC.
507-A M.L. KING DRIVE
STARKVILLE, MS 39759
PHONE (662) 324-0713

MICHAEL KRAKER CONSTRUCTION
STARKVILLE, MISS.
DRAWN BY: MGB
CHECKED BY: MGB
JOB NO.: 07-172
DATE: 9-5-13
NAME: FINAL PLAT
SHEET 1 OF 1



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

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: December 20, 2016
PAGE:

SUBJECT:

Discussion and Consideration of the purchase of four burial plots from Mike and Brenda Bell located in the east half of lot number 53, block C in Oddfellows University Cemetery in the amount of \$7,200. Subject burial plots would be transfer to the Cocker family for lots where persons have been buried on.

**REQUESTING
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Buddy Sanders

FOR MORE INFORMATION CONTACT:

Buddy Sanders @ 662-323-2525 ext 3119 or Bill Green @ 662-232-2525 ext 3131

SUGGESTED MOTION:

Move approval of the purchase of four burial plots from Mike and Brenda Bell and transfer lots to the Cocker family.

Starkville Cemetery Association, Inc.

DEED

No 203

STARKVILLE, MISSISSIPPI May 3 1991

In Consideration of _____

we convey and warrant to Mike and Brenda Bell

EAST HALF 53 Lot No. 53 Block No. C situated in Oddfellows Cemetery, in the
CITY OF STARKVILLE, COUNTY OF OKTIBBEHA, STATE OF MISSISSIPPI, with the
understanding that this lot is only to be used for the burial of the dead, and to be under
such rules and regulations as are now or may hereafter be prescribed for the government
of the Cemetery and by said Association.

By order of the Association,

Perpetual Maintenance

Starkville Cemetery

Attest,
Ruby Shaffer
Secretary

Larry Bell
Administrator



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

AGENDA ITEM DEPT.: Finance
AGENDA DATE: 12-20-2016
PAGE: 1 of several

SUBJECT: Claims Docket through December 15, 2016

AMOUNT & SOURCE OF FUNDING: FY 2016 – 2017 Budget

FISCAL NOTE: Total Claims for the Claims Docket Ending December 15, 2016 is \$1,884,074.28
Of which the claims amount for Starkville Utilities is \$1,363,347.15

**REQUESTING
DEPARTMENT:** Finance and Administration

**DIRECTOR'S
AUTHORIZATION:** Lesa Hardin

FOR MORE INFORMATION CONTACT: Lesa Hardin

SUGGESTED MOTION: Approval of Claims Docket #12-20-16b for claims from all departments through December 15, 2016 as listed.



City of Starkville, MS

Expense Approval Report

By Fund

Post Dates 12/02/2016 - 12/15/2016

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|---|-----------------|-----------------|
| Fund: 001 - GENERAL FUND | | | | | |
| Department: 000 - UNDESIGNATED | | | | | |
| Outstanding | | | | | |
| DONNA LOTT | INV0020265 | 12/13/2016 | REIMBURSEMENT | 001-000-160-698 | 42.66 |
| WAL MART-GENERAL CITY | 03825 | 12/13/2016 | POLICE SUPPLIES | 001-000-160-698 | 30.69 |
| THE COMMERCIAL DISPATCH | INV0020249 | 12/12/2016 | ADVERTISING 00002074 | 001-000-054-208 | 1,061.10 |
| STARKVILLE DAILY NEWS | INV0020298 | 12/15/2016 | 000132 ADVERTISING | 001-000-054-208 | 955.85 |
| MITCHELL, MCNUTT, & SAM, P.A. | 327360 | 12/13/2016 | STK. ELECTRIC DEPT | 001-000-054-205 | 325.00 |
| SIDNEY RUNNELS | INV0020262 | 12/13/2016 | PROF SRVS. | 001-000-160-698 | 75.00 |
| CARRIE DYSON | INV0020275 | 12/15/2016 | REFUND | 001-000-358-700 | 50.00 |
| Outstanding Total: | | | | | 2,540.30 |
| Paid | | | | | |
| WILBER & ASSOCIATES | INV0020172 | 12/02/2016 | 207078 RESTITUTION FROM STEPHEN WELLS | 001-000-330-135 | 100.00 |
| WILBER & ASSOCIATES | INV0020173 | 12/02/2016 | 207078 RESTITUTION FROM STEPHEN WELLS | 001-000-330-135 | 25.00 |
| JOHNNY CALMESE | INV0020240 | 12/09/2016 | 1332743 RESITUTION FRM BERNARD ROBERSON | 001-000-330-135 | 100.00 |
| SHANE GIVENS | INV0020241 | 12/09/2016 | 080009611 | 001-000-330-135 | 100.00 |
| LAWRENCE WAGNER | INV0020242 | 12/09/2016 | 1323951 RESTITUTION FRM JESSE DREW DENNIS | 001-000-330-135 | 100.00 |
| CINDY LOCKHART | INV0020243 | 12/09/2016 | 1340705 OVERPYT ON TICKET | 001-000-149-691 | 25.00 |
| DANI McKAY | INV0020244 | 12/09/2016 | 1318489 OVERPYT ON BOND | 001-000-149-691 | 250.00 |
| COURTYARD MARRIOTT (STARKVILLE) | INV0020245 | 12/09/2016 | 1337838 RESTITUTION FRM KAREEMA WARD | 001-000-330-135 | 540.00 |
| Paid Total: | | | | | 1,240.00 |
| Department 000 - UNDESIGNATED Total: | | | | | 3,780.30 |
| Department: 100 - BOARD OF ALDERMEN | | | | | |
| Outstanding | | | | | |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-100-604-330 | 166.03 |
| Outstanding Total: | | | | | 166.03 |
| Department 100 - BOARD OF ALDERMEN Total: | | | | | 166.03 |
| Department: 110 - MUNICIPAL COURT | | | | | |
| Outstanding | | | | | |
| CANON FINANCIAL SERVICES, INC | 16710976 | 12/15/2016 | QLA19783 | 001-110-604-330 | 167.31 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020869082 | 12/15/2016 | HTT26292 / UC0RU | 001-110-604-330 | 11.02 |
| PETTY CASH VOUCHERS | INV0020267 | 12/13/2016 | SUPPLIES | 001-110-501-200 | 4.78 |
| CANON FINANCIAL SERVICES, INC | 16814830 | 12/15/2016 | QLA19783 | 001-110-604-330 | 165.28 |
| Outstanding Total: | | | | | 348.39 |
| Department 110 - MUNICIPAL COURT Total: | | | | | 348.39 |
| Department: 120 - MAYORS OFFICE | | | | | |
| Outstanding | | | | | |
| POLLAN & ASSOC. PA | 4207 | 12/13/2016 | EMBROIDERED SHIRTS - | 001-120-691-550 | 127.92 |
| BANKFIRST-VISA PAYMENT | INV0020271 | 12/14/2016 | USPS | 001-120-501-200 | 6.47 |
| CHALET | 226341 | 12/12/2016 | I4514 MML AWARD FRAMED | 001-120-691-550 | 106.32 |
| PROGRAPHICS, INC. | 69686 | 12/12/2016 | ZOLLE MMC | 001-120-691-550 | 7.50 |
| RACKLEY OIL INC. | 000446194 | 12/12/2016 | I4515 PRIUS GAS | 001-120-525-231 | 10.90 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020849044 | 12/15/2016 | NZG06107 / UC15Z | 001-120-604-330 | 26.04 |

Expense Approval Report

Post Dates: 12/02/2016 - 12/15/2016

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|---|-----------------|---------------|
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020864724 | 12/15/2016 | JME15733 / UC1CM | 001-120-604-330 | 32.59 |
| WAL MART-GENERAL CITY | 09683 | 12/13/2016 | SUPPLIES I4518 | 001-120-691-550 | 17.98 |
| CADENCE BANK | 248737758 | 12/12/2016 | BOA MEETING 12/06/2016
REFRESHMENTS | 001-120-503-202 | 61.14 |
| BANKFIRST-VISA PAYMENT | INV0020268 | 12/13/2016 | SUPPLIES I4517 | 001-120-691-550 | 29.94 |
| HILTON JACKSON | INV0020297 | 12/15/2016 | MML 2017 MID-WINTER
32288008119 | 001-120-610-350 | 240.00 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-120-604-330 | 50.20 |
| Outstanding Total: | | | | | 717.00 |
| Paid | | | | | |
| MML | INV0020239 | 12/09/2016 | REGISTRATION MML 2017
MID-WINTER CNF | 001-120-610-350 | 135.00 |
| Paid Total: | | | | | 135.00 |
| Department 120 - MAYORS OFFICE Total: | | | | | 852.00 |

Department: 123 - IT

Outstanding

| | | | | | |
|--|-------------|------------|------------------------------|-----------------|------------------|
| DELL MARKETING L.P. | 10125033600 | 12/12/2016 | POWER CONVERSION | 001-123-918-805 | 218.70 |
| GARNER COMPUTER SERVICE | 1046159 | 12/12/2016 | IT1212 RUCKUS WIFI UPGRAD | 001-123-918-805 | 4,990.00 |
| GARNER COMPUTER SERVICE | 1046160 | 12/12/2016 | SAMSUNG IP PHONE M11891 | 001-123-918-805 | 300.00 |
| GARNER COMPUTER SERVICE | 1046161 | 12/12/2016 | IT3232 BATTERIES | 001-123-918-805 | 4,700.00 |
| GARNER COMPUTER SERVICE | 1046162 | 12/12/2016 | IT3233 APC 10KVA | 001-123-918-805 | 4,500.00 |
| CANON SOLUTIONS AMERICA
-BURLINGTON | 40208513360 | 12/15/2016 | JWH03501 / UC0YO | 001-123-604-330 | 16.84 |
| WAUKAWAY DISTRIBUTORS,
INC | CLR1216-49 | 12/12/2016 | COOLER | 001-123-691-550 | 10.00 |
| DELL MARKETING L.P. | 10132310738 | 12/12/2016 | POWER CONVERSION
IT000444 | 001-123-918-805 | 529.28 |
| NORTHEAST EXTERMINATING | 300070 | 12/13/2016 | 113274 CITY HALL | 001-123-630-400 | 45.00 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-123-604-330 | 144.70 |
| Outstanding Total: | | | | | 15,454.52 |
| Department 123 - IT Total: | | | | | 15,454.52 |

Department: 145 - OTHER ADMINISTRATIVE

Outstanding

| | | | | | |
|---|------------|------------|---------------------------------------|-----------------|-----------------|
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020869082 | 12/15/2016 | HTT26292 / UC0RU | 001-145-604-330 | 11.01 |
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020875861 | 12/15/2016 | JME09414 / UC15W | 001-145-604-330 | 160.61 |
| WATERMARK PRINTERS LLC | 10321 | 12/12/2016 | ENVELOPES /FOREVER STAMP | 001-145-501-200 | 1,963.00 |
| SULLIVAN'S OFFICE SUPPLY,
INC. | 16974 | 12/12/2016 | CORRECTION
TAPE /CALCULATOR RIBBON | 001-145-501-200 | 24.53 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-145-604-330 | 73.06 |
| Outstanding Total: | | | | | 2,232.21 |
| Department 145 - OTHER ADMINISTRATIVE Total: | | | | | 2,232.21 |

Department: 159 - BONDING-CITY EMPLOYEES

Outstanding

| | | | | | |
|---|--------|------------|--------------------|-----------------|---------------|
| REYNOLDS/RENASANT
INSURANCE AGENCY | 773142 | 12/12/2016 | 62976525N00 M POLK | 001-159-620-371 | 50.00 |
| REYNOLDS/RENASANT
INSURANCE AGENCY | 777769 | 12/15/2016 | 71498148 J HOGUE | 001-159-620-371 | 175.00 |
| Outstanding Total: | | | | | 225.00 |
| Department 159 - BONDING-CITY EMPLOYEES Total: | | | | | 225.00 |

Department: 169 - LEGAL

Outstanding

| | | | | | |
|----------------------------------|------------|------------|-------------------|-----------------|----------|
| MITCHELL, MCNUTT, & SAM,
P.A. | 327360 | 12/13/2016 | GENERAL MATTERS | 001-169-600-302 | 9,658.37 |
| MITCHELL, MCNUTT, & SAM,
P.A. | 327361 | 12/13/2016 | LITIGATED MATTERS | 001-169-600-312 | 3,274.16 |
| BRACE L. KNOX, ATTY | INV0020255 | 12/12/2016 | VS LASHAE HOUSTON | 001-169-600-309 | 200.00 |

Expense Approval Report

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|---|----------------|------------|--------------------|-----------------|--------|
| BRACE L. KNOX, ATTY | INV0020256 | 12/12/2016 | VS ERIC JOHNSON | 001-169-600-309 | 200.00 |
| JAY HOWARD HURDLE | INV0020257 | 12/12/2016 | VS KENDRE JONES | 001-169-600-309 | 200.00 |
| MARK G.
WILLIAMSON, ATTORNEY AT
LAW | INV0020300 | 12/15/2016 | VS NICHOLAS MONROE | 001-169-600-309 | 200.00 |

Outstanding Total: 13,732.53

Department 169 - LEGAL Total: 13,732.53

Department: 180 - HUMAN RESOURCES

Outstanding

| | | | | | |
|--|-------------|------------|---|-----------------|-------|
| CANON SOLUTIONS AMERICA
-BURLINGTON | 40208513360 | 12/15/2016 | JWH03501 / UC0YO | 001-180-604-330 | 16.83 |
| STEGALL NOTARY SERVICE | INV0020248 | 12/12/2016 | SEAL STAMP / MS RECORD
BOOK (M POLK) | 001-180-501-200 | 41.50 |

Outstanding Total: 58.33

Department 180 - HUMAN RESOURCES Total: 58.33

Department: 190 - CITY PLANNER

Outstanding

| | | | | | |
|--|------------|------------|----------------------------------|-----------------|----------|
| iWorQ Systems Inc. | 8420 | 12/12/2016 | COMM DEV PERMIT
SOFTWARE MNGT | 001-190-918-807 | 9,500.00 |
| STARKVILLE DAILY NEWS | INV0020298 | 12/15/2016 | 000132 ADVERTISING | 001-190-604-330 | 714.40 |
| SULLIVAN'S OFFICE SUPPLY,
INC. | 16936 | 12/12/2016 | Q1416 OFFICE SUPPLIES | 001-190-501-200 | 35.21 |
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020845941 | 12/15/2016 | DRL72630 / UC0Z2 | 001-190-604-330 | 8.78 |
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020864724 | 12/15/2016 | JME15733 / UC1CM | 001-190-604-330 | 32.59 |
| SULLIVAN'S OFFICE SUPPLY,
INC. | 17332 | 12/15/2016 | Q1417 OFFICE SUPPLIES | 001-190-501-200 | 30.98 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-190-604-330 | 368.09 |

Outstanding Total: 10,690.05

Department 190 - CITY PLANNER Total: 10,690.05

Department: 192 - GENERAL GOVERN BLDG & PLANT

Outstanding

| | | | | | |
|---------------------|------------|------------|------------|-----------------|-------|
| QUILL CORPORATION | 2363857 | 12/15/2016 | COPY PAPER | 001-192-510-220 | 86.40 |
| CINTAS | 215194098 | 12/12/2016 | CITY HALL | 001-192-510-220 | 24.64 |
| PETTY CASH VOUCHERS | INV0020253 | 12/12/2016 | COPY PAPER | 001-192-510-220 | 75.00 |
| CINTAS | 215195806 | 12/15/2016 | CITY HALL | 001-192-510-220 | 24.64 |

Outstanding Total: 210.68

Department 192 - GENERAL GOVERN BLDG & PLANT Total: 210.68

Department: 197 - ENGINEERING

Outstanding

| | | | | | |
|--|------------|------------|---|-----------------|----------|
| CANON SOLUTIONS AMERICA
-BURLINGTON | 4020864724 | 12/15/2016 | JME15733 / UC1CM | 001-197-604-330 | 32.59 |
| TRUSTMARK NATIONAL BANK | 17 | 12/14/2016 | 93894 #LOAN 12/27/16
{PRIUS /2TACOMAS} | 001-197-820-874 | 377.37 |
| TRUSTMARK NATIONAL BANK | 17 | 12/14/2016 | 93894 #LOAN 12/27/16
{PRIUS /2TACOMAS} | 001-197-830-873 | 59.59 |
| CODY BURNETT | INV0020296 | 12/15/2016 | EDUCATIONAL
REIMBURSEMENT | 001-197-690-553 | 2,128.27 |

Outstanding Total: 2,597.82

Department 197 - ENGINEERING Total: 2,597.82

Department: 201 - POLICE DEPARTMENT

Outstanding

| | | | | | |
|-----------------------------------|--------|------------|---|-----------------|--------|
| COPY COW | 1599 | 12/13/2016 | M11968 POLICE DISPATCHER
MANUALS | 001-201-615-343 | 73.10 |
| SULLIVAN'S OFFICE SUPPLY,
INC. | 15357 | 12/13/2016 | M11232 INDEX TABS | 001-201-501-200 | 47.92 |
| IVY AUTO PARTS, LLC. | 543901 | 12/13/2016 | REPAIR BRAKES /ROTOR '06
CHARGER -M12128 | 001-201-630-360 | 146.92 |

Expense Approval Report

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--------------------------------------|----------------|------------|--|-----------------|----------|
| TASER INTERNATIONAL, INC | SI1458032 | 12/13/2016 | TASER CARTRIDGE | 001-201-501-200 | 1,435.32 |
| IVY AUTO PARTS, LLC. | 544125 | 12/13/2016 | WIPER BLADES -M12128 | 001-201-630-360 | 36.15 |
| IVY AUTO PARTS, LLC. | 544251 | 12/13/2016 | RADIATOR FAN ASSY -M1212 | 001-201-630-360 | 195.39 |
| TRI-STARR MUFFLER & BRAKE | 547799 | 12/13/2016 | S-30 REPLACED COOLANT FAN / OIL CHANGE | 001-201-630-360 | 132.90 |
| MID-SOUTH UNIFORM & SUPPLY | 554482 | 12/13/2016 | M11283 UNIFORMS | 001-201-501-200 | 565.46 |
| H&H STARKVILLE | SV-O-1000820 | 12/13/2016 | NERF STEP CAMLOCKER FLOOR LINERS M11299b | 001-201-630-360 | 1,210.00 |
| MID-SOUTH UNIFORM & SUPPLY | 554762 | 12/13/2016 | M11301 BADGES | 001-201-501-200 | 987.48 |
| RACKLEY OIL INC. | 000445566 | 12/13/2016 | M12113 GAS | 001-201-525-231 | 2,202.88 |
| DIGITAL-ALLY | 1090058 | 12/13/2016 | WIRELESS MIC | 001-201-501-200 | 395.00 |
| DIGITAL-ALLY | 1090059 | 12/13/2016 | BATTERY CHARGER | 001-201-501-200 | 28.00 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16366 | 12/13/2016 | M11304 OFFICE SUPPLIES | 001-201-501-200 | 101.72 |
| RACKLEY OIL INC. | 000445665 | 12/13/2016 | M12145 GAS | 001-201-525-231 | 17.78 |
| RACKLEY OIL INC. | 000445694 | 12/13/2016 | M11331b GAS | 001-201-525-231 | 17.67 |
| ANDY ROUND | 0997-331490 | 12/13/2016 | M12119 WIPER BLADE | 001-201-630-360 | 21.38 |
| R&M TIRES | 1111449 | 12/13/2016 | S-6 HEAD LIGHT | 001-201-630-360 | 10.00 |
| BOARDTOWN ENGRAVING | 111616D | 12/13/2016 | ENGRAVED FLEX PLATE M11297 | 001-201-501-200 | 15.00 |
| IVY AUTO PARTS, LLC. | 545404 | 12/13/2016 | S-6 HALOGEN CAPSULE M11330 | 001-201-501-200 | 8.92 |
| R&M TIRES | 1111472 | 12/13/2016 | S-28 OIL CHANGE M11332 | 001-201-630-360 | 35.00 |
| R&M TIRES | 1111481 | 12/13/2016 | S-18 OIL CHANGE M11332 | 001-201-630-360 | 45.00 |
| GULF STATES DISBRIBUTORS, INC. | 1259330-IN | 12/13/2016 | BULLETS M12104 | 001-201-501-200 | 636.00 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16479 | 12/13/2016 | M11321 OFFICE SUPPLIES | 001-201-501-200 | 89.94 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16520 | 12/13/2016 | M11321 OFFICE SUPPLIES | 001-201-501-200 | 29.95 |
| BELL BUILDING SUPPLY, INC. | 176383 | 12/13/2016 | M11325 KEY | 001-201-501-200 | 7.02 |
| BASICS, INC. A Trade America Company | 21303 | 12/13/2016 | M11322 JANITORIAL SUPPLIE | 001-201-501-200 | 140.40 |
| TRI-STARR MUFFLER & BRAKE | 394208 | 12/13/2016 | S-22 OIL CHANGE /AIR FILTER M12103 | 001-201-630-360 | 44.81 |
| GOODYEAR AUTO SERVICE | 43876013 | 12/13/2016 | TIRES M11309 | 001-201-630-360 | 591.02 |
| R&M TIRES | 1111498 | 12/13/2016 | CAM KIT /TIRE BAL M11332 | 001-201-630-360 | 180.00 |
| GULF STATES DISBRIBUTORS, INC. | 1259505-IN | 12/13/2016 | BULLETS M12104 | 001-201-501-200 | 128.00 |
| CSPIRE WIRELESS | 2014911665 | 12/13/2016 | 0031694497 | 001-201-501-200 | 99.99 |
| RACKLEY OIL INC. | 000445910 | 12/13/2016 | M12145 GAS | 001-201-525-231 | 24.45 |
| R&M TIRES | 1111542 | 12/13/2016 | S-36 HEAD LIGHT | 001-201-630-360 | 10.00 |
| CINTAS FIRST AID & SAFETY | 5006578051 | 12/13/2016 | M11248 MEDS /SRV CHARGE | 001-201-501-200 | 451.54 |
| IVY AUTO PARTS, LLC. | 545915 | 12/13/2016 | S-36 HEADLIGHT BULB M1210 | 001-201-630-360 | 30.41 |
| MID-SOUTH UNIFORM & SUPPLY | 555051 | 12/13/2016 | M11326 UNIFORMS | 001-201-535-233 | 1,566.06 |
| GT DISTRIBUTORS, INC. | INV0595059 | 12/13/2016 | MAGPUL MBUS BACK-UP SIGHT REAR GEM2 | 001-201-730-543 | 493.08 |
| RACKLEY OIL INC. | 000446057 | 12/13/2016 | M12114 GAS | 001-201-525-231 | 2,663.33 |
| UNISTAR-SPARCO COMPUTERS, INC | 1234741 | 12/13/2016 | M11327 INK | 001-201-501-200 | 111.18 |
| IVY AUTO PARTS, LLC. | 545968 | 12/13/2016 | #9549 BRAKE PADS /ROTOR /TIE ROD M12109 | 001-201-630-360 | 207.92 |
| SCALES BIOLOGICAL LABORATORY, INC | 7298 | 12/13/2016 | DNA ANALYSIS | 001-201-600-300 | 2,160.00 |
| WAL MART-GENERAL CITY | 05265 | 12/13/2016 | BATTERIES /SD CARD | 001-201-501-200 | 86.51 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16683 | 12/13/2016 | M12103 TAPE /CALENDARS | 001-201-501-200 | 31.97 |
| MAXXSOUTH BROADBAND | INV0020263 | 12/13/2016 | 8282 41 101 0403856 POLICE | 001-201-600-300 | 165.03 |
| MAXXSOUTH BROADBAND | INV0020264 | 12/13/2016 | 8282 41 101 0488881 POLICE | 001-201-600-300 | 116.44 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|-----------------------------------|-----------------|-----------|
| RADIO SHACK | 028736 | 12/13/2016 | 64G SCANDISK M12119 | 001-201-501-200 | 59.99 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16729 | 12/13/2016 | M12106 CORRECTION TAPE | 001-201-501-200 | 6.34 |
| BASICS, INC. A Trade America Company | 21311 | 12/13/2016 | AA BATTERIES M12126 | 001-201-501-200 | 95.28 |
| IVY AUTO PARTS, LLC. | 546257 | 12/13/2016 | BRAKE PADS /ROTOR REPAIRS -M12128 | 001-201-630-360 | 121.28 |
| IVY AUTO PARTS, LLC. | 546275 | 12/13/2016 | THROTTLE POSITION -M1212 | 001-201-630-360 | 78.78 |
| MID-SOUTH UNIFORM & SUPPLY | 555191 | 12/13/2016 | M12107 NAMPLATE /SERVICE BARS | 001-201-535-233 | 566.82 |
| UPS STORE 3702 | 9423 | 12/13/2016 | POSTAGE M12108 | 001-201-600-300 | 17.73 |
| MAGNOLIA BOTTLED WATER CO | 22676 | 12/13/2016 | COOLER | 001-201-501-200 | 52.50 |
| TRI-STARR MUFFLER & BRAKE | 394236 | 12/13/2016 | #41 OIL CHANGE / BATTERY M12136 | 001-201-630-360 | 61.45 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020790734 | 12/12/2016 | RZE06197 | 001-201-635-369 | 33.13 |
| IVY AUTO PARTS, LLC. | 546351 | 12/13/2016 | BATTERY CORE /DEPOSIT - M12128 | 001-201-630-360 | 167.63 |
| RACKLEY OIL INC. | 000446353 | 12/13/2016 | M12143 GAS | 001-201-525-231 | 2,205.12 |
| LINDA MICHELLE HARGETT | 11302016 | 12/13/2016 | ALTERATIONS | 001-201-600-300 | 248.00 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 16838 | 12/13/2016 | M12116 CALENDAR | 001-201-501-200 | 24.95 |
| STARKVILLE DAILY NEWS | INV0020298 | 12/15/2016 | 000132 ADVERTISING | 001-201-604-330 | 215.00 |
| R&M TIRES | 1111647 | 12/13/2016 | S-21 REPAIR FLAT M12139 | 001-201-630-360 | 15.00 |
| BASICS, INC. A Trade America Company | 21324 | 12/13/2016 | AA BATTERIES M12126 | 001-201-501-200 | 95.28 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020842188 | 12/15/2016 | HFW02043 / UA1PR | 001-201-635-369 | 35.04 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020843796 | 12/15/2016 | JMQ18879 / UC1BG | 001-201-635-369 | 45.79 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020860850 | 12/15/2016 | JMQ18878 / UC1BF | 001-201-635-369 | 96.56 |
| CSPIRE WIRELESS | 2015089432 | 12/13/2016 | 0031694497 POLICE | 001-201-501-200 | 64.98 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020887308 | 12/15/2016 | NZG07932 | 001-201-635-369 | 29.01 |
| IVY AUTO PARTS, LLC. | 546670 | 12/13/2016 | S-99 ALTERNATOR M12134 | 001-201-630-360 | 152.49 |
| STARKVILLE FORD-LINCOLN MERCURY, IN | 010229 | 12/12/2016 | TOW TO IMPOUND LOT | 001-201-630-360 | 110.00 |
| STARKVILLE FORD-LINCOLN MERCURY, IN | 142864 | 12/13/2016 | WIPER ARM ASSY M12132 | 001-201-630-360 | 26.42 |
| MATTHEW TYLER DAVIS | INV0020266 | 12/13/2016 | CLOTHING ALLOWANCE | 001-201-535-233 | 281.97 |
| JACKET MINI STORAGE | 12/31/16 | 12/14/2016 | POLICE STORAGE 12/31/16 | 001-201-501-200 | 35.00 |
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 62126 | 12/15/2016 | 212849 ACCT | 001-201-625-380 | 586.00 |
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-201-625-380 | 301.03 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-201-604-330 | 2,685.19 |
| Outstanding Total: | | | | | 26,307.80 |
| Paid | | | | | |
| BOB'S MOBILE RADIO | 315703. | 12/02/2016 | REMOVE CAMERA #36 M1105 | 001-201-630-360 | 270.00 |
| Paid Total: | | | | | 270.00 |
| Department 201 - POLICE DEPARTMENT Total: | | | | | 26,577.80 |
| Department: 215 - CUSTODY OF PRISONERS | | | | | |
| Outstanding | | | | | |
| ZIP SCRIPTS | 135333 | 12/13/2016 | N MONROE MEDS M11328 | 001-215-541-237 | 12.99 |
| ZIP SCRIPTS | 135908 | 12/13/2016 | G HALL MEDS M12118 | 001-215-541-237 | 86.09 |
| OKTIBBEHA COUNTY SHERIFF'S OFFICE | INV0020261 | 12/13/2016 | FEEDING INMATES OCT2016 | 001-215-541-237 | 11,520.00 |
| Outstanding Total: | | | | | 11,619.08 |
| Department 215 - CUSTODY OF PRISONERS Total: | | | | | 11,619.08 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|--|-----------------|-----------------|
| Department: 230 - POLICE TRAINING | | | | | |
| Paid | | | | | |
| FRANK NICHOLS | INV0020176 | 12/02/2016 | 2016 CHIEF OF POLICE
WINTER CONF OLIVE BRANCH | 001-230-690-552 | 514.00 |
| FRANK NICHOLS | INV0020176 | 12/02/2016 | 2016 CHIEF OF POLICE
WINTER CONF OLIVE BRANCH | 001-230-690-552 | 246.00 |
| Paid Total: | | | | | 760.00 |
| Department 230 - POLICE TRAINING Total: | | | | | 760.00 |
| Department: 240 - POLICE-COMMUNICATION SERV | | | | | |
| Paid | | | | | |
| BOB'S MOBILE RADIO | INV0020174 | 12/02/2016 | SERVICE AGREEMENT | 001-240-630-404 | 406.00 |
| BOB'S MOBILE RADIO | INV0020175 | 12/02/2016 | SERVICE AGREEMENT | 001-240-630-404 | 406.00 |
| Paid Total: | | | | | 812.00 |
| Department 240 - POLICE-COMMUNICATION SERV Total: | | | | | 812.00 |
| Department: 250 - NARCOTICS BUREAU | | | | | |
| Outstanding | | | | | |
| SYNERGETICS DIVERSIFIED
COMP,INC | INV0002477 | 12/13/2016 | RENT DEC 2016 | 001-250-635-368 | 950.00 |
| SYNERGETICS DIVERSIFIED
COMP,INC | INV0002478 | 12/13/2016 | RENT DEC 2016 | 001-250-635-368 | 550.00 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-250-604-330 | 143.30 |
| Outstanding Total: | | | | | 1,643.30 |
| Department 250 - NARCOTICS BUREAU Total: | | | | | 1,643.30 |
| Department: 261 - FIRE DEPARTMENT | | | | | |
| Outstanding | | | | | |
| OCH REGIONAL MEDICAL CTR | INV0020289 | 12/15/2016 | AHA CPR CARDS H15899 | 001-261-691-550 | 30.00 |
| SHEPS CLEANERS | 95124 | 12/15/2016 | H15896 UNIFORM CLEANING | 001-261-600-430 | 20.00 |
| SHEPS CLEANERS | 96233 | 12/15/2016 | H15896 UNIFORM CLEANING | 001-261-600-430 | 12.00 |
| RACKLEY OIL INC. | 000445318 | 12/15/2016 | H15898 FUEL FF TRKS | 001-261-525-231 | 35.80 |
| GALL'S INC | 006453131 | 12/15/2016 | H15866 UNIFORM | 001-261-535-233 | 124.99 |
| RACKLEY OIL INC. | 000446351 | 12/15/2016 | H15898 FUEL FF TRKS | 001-261-525-231 | 312.12 |
| THE COMMERCIAL DISPATCH | INV0020249 | 12/12/2016 | ADVERTISING 00002074 | 001-261-691-550 | 432.30 |
| STARKVILLE DAILY NEWS | INV0020298 | 12/15/2016 | 000132 ADVERTISING | 001-261-691-550 | 415.36 |
| QUILL CORPORATION | 2282615 | 12/15/2016 | H15883 JANITORIAL ITEMS | 001-261-510-220 | 116.84 |
| QUILL CORPORATION | 2322803 | 12/15/2016 | H15884 JANITORIAL ITEMS | 001-261-510-220 | 91.07 |
| QUILL CORPORATION | 2323175 | 12/15/2016 | H15888 JANITORIAL ITEMS | 001-261-691-550 | 216.48 |
| CANON SOLUTIONS AMERICA
-BURLINGTON | 406041 | 12/15/2016 | 7090327-SHPIM3511 | 001-261-501-200 | 36.58 |
| IVY AUTO PARTS, LLC. | 546715 | 12/15/2016 | H15890 PWR STEERING FLUID | 001-261-630-360 | 16.99 |
| ADVANCED AUTO PARTS
PROFESSIONAL | 8872633742361 | 12/15/2016 | H15891 PWR STEER SWITCH
REPLACEMENT | 001-261-630-360 | 38.49 |
| DELL MARKETING L.P. | 10131701445 | 12/15/2016 | H15886 COMPUTER MONITO | 001-261-918-805 | 284.98 |
| FLOWERS BY THE BUNCH | 264893 | 12/15/2016 | H15854 FLOWERS | 001-261-691-550 | 137.00 |
| WAL MART-GENERAL CITY | 08532 | 12/15/2016 | H15897 MISC SUPPLIES | 001-261-691-550 | 24.30 |
| OKTIBBEHA COUNTY
COOPERATIVE | 150939 | 12/15/2016 | H15893 UNIFORM | 001-261-535-233 | 99.85 |
| COLUMBUS PAPER AND
CHEMICALS | 773706 | 12/15/2016 | H15876 JANITORIAL SUPPLIES | 001-261-510-220 | 189.33 |
| WAL MART-GENERAL CITY | 04579 | 12/15/2016 | H15897 MISC SUPPLIES | 001-261-691-550 | 133.97 |
| RADIO SHACK | 010170 | 12/15/2016 | H15894 BATTERY | 001-261-555-250 | 21.99 |
| DELL MARKETING L.P. | 10133038080 | 12/15/2016 | H15892 COMPUTER MONITO | 001-261-918-805 | 337.46 |
| BOARDTOWN ENGRAVING | 12816D | 12/15/2016 | H15904 PLAQUES | 001-261-691-550 | 116.00 |
| PROGRAPHICS, INC. | 69788 | 12/15/2016 | FF CERTIFICATES H15903 | 001-261-691-550 | 19.33 |
| MES (MUNICIPAL
EMERGENCY SERVICES, INC.) | IN1087021 | 12/15/2016 | H15895 HURST BLUE HYD.
FLUID | 001-261-630-360 | 375.00 |
| RACKLEY OIL INC. | 000446959 | 12/15/2016 | H15907 FUEL FF TRKS | 001-261-525-231 | 256.14 |
| LOWE'S | 10481 | 12/15/2016 | H15901 HEAT LAMP | 001-261-555-250 | 4.74 |
| WAL MART-GENERAL CITY | 07814 | 12/15/2016 | H15908 MICS SUPPLIES | 001-261-691-550 | 104.64 |
| Outstanding Total: | | | | | 4,003.75 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|--|-----------------|-----------------|
| Paid | | | | | |
| STATE TAX COMMISSION | INV0020171 | 12/02/2016 | TAGS FIRE DEPT # 0199 / # 0198 | 001-261-691-550 | 24.00 |
| Paid Total: | | | | | 24.00 |
| Department 261 - FIRE DEPARTMENT Total: | | | | | 4,027.75 |
| Department: 263 - FIRE TRAINING | | | | | |
| Outstanding | | | | | |
| NICK SHUMAKER | INV0020258 | 12/12/2016 | MSFA TRAINING | 001-263-600-390 | 112.00 |
| STATE FIRE ACADEMY | 24997 | 12/15/2016 | 53007 ADV ROP RESC TRAINING | 001-263-600-390 | 40.00 |
| DEWAYNE DAVIS | INV0020287 | 12/15/2016 | TRAINING ENGINE CO OPS MSFA | 001-263-600-390 | 112.00 |
| CHRISTOPHER GRIFFIN | INV0020288 | 12/15/2016 | TRAINING MSFA | 001-263-600-390 | 112.00 |
| Outstanding Total: | | | | | 376.00 |
| Department 263 - FIRE TRAINING Total: | | | | | 376.00 |
| Department: 264 - FIRE COMMUNICATIONS | | | | | |
| Outstanding | | | | | |
| MSU FACILITIES MANAGEMENT | INV0020247 | 12/12/2016 | 909263211 TRAFFIC SIGNAL | 001-264-630-404 | 24.55 |
| LEAF | 6992838 | 12/15/2016 | 100-3239658-001 SAMSUNG PHONE SYSTEMS H15905 | 001-264-690-550 | 301.64 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-264-604-330 | 178.39 |
| Outstanding Total: | | | | | 504.58 |
| Paid | | | | | |
| BOB'S MOBILE RADIO | INV0020174 | 12/02/2016 | SERVICE AGREEMENT | 001-264-630-404 | 310.00 |
| BOB'S MOBILE RADIO | INV0020175 | 12/02/2016 | SERVICE AGREEMENT | 001-264-630-404 | 310.00 |
| Paid Total: | | | | | 620.00 |
| Department 264 - FIRE COMMUNICATIONS Total: | | | | | 1,124.58 |
| Department: 267 - FIRE STATIONS AND BUILDINGS | | | | | |
| Outstanding | | | | | |
| NORTHEAST EXTERMINATING | 299176 | 12/13/2016 | 741 FIRE ST#1 | 001-267-558-269 | 22.00 |
| NORTHEAST EXTERMINATING | 299220 | 12/13/2016 | 960 FIRE ST#2 | 001-267-558-269 | 22.00 |
| NORTHEAST EXTERMINATING | 299221 | 12/13/2016 | 961 FIRE ST#3 | 001-267-558-269 | 22.00 |
| NORTHEAST EXTERMINATING | 299235 | 12/13/2016 | 100186 FIRE ST#4 | 001-267-558-269 | 22.00 |
| NORTHEAST EXTERMINATING | 299648 | 12/13/2016 | 109734 FIRE ST#5 | 001-267-558-269 | 22.00 |
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 62126 | 12/15/2016 | 212849 ACCT | 001-267-625-380 | 527.00 |
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-267-625-380 | 752.13 |
| Outstanding Total: | | | | | 1,389.13 |
| Department 267 - FIRE STATIONS AND BUILDINGS Total: | | | | | 1,389.13 |
| Department: 281 - BUILDING/CODES OFFICE | | | | | |
| Outstanding | | | | | |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020864724 | 12/15/2016 | JME15733 / UC1CM | 001-281-604-330 | 32.59 |
| BANKFIRST-VISA PAYMENT | INV0020270 | 12/14/2016 | GRADUATE OXFORD | 001-281-690-553 | 210.00 |
| TRUSTMARK NATIONAL BANK | 17 | 12/14/2016 | 93894 #LOAN 12/27/16 {PRIUS /2TACOMAS} | 001-281-820-874 | 377.36 |
| TRUSTMARK NATIONAL BANK | 17 | 12/14/2016 | 93894 #LOAN 12/27/16 {PRIUS /2TACOMAS} | 001-281-830-873 | 59.58 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-281-604-330 | 100.52 |
| Outstanding Total: | | | | | 780.05 |
| Department 281 - BUILDING/CODES OFFICE Total: | | | | | 780.05 |
| Department: 290 - CIVIL DEFENSE/WARNING SYSTEM | | | | | |
| Outstanding | | | | | |
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 62126 | 12/15/2016 | 212849 ACCT | 001-290-625-380 | 289.00 |
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-290-625-380 | 97.20 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|-------------------------------------|----------------|------------|--------------------|-----------------|--------|
| 4-COUNTY ELECTRIC POWER ASSOCIATION | INV0020304 | 12/15/2016 | 99633-001 CIVIL | 001-290-625-380 | 26.83 |

Outstanding Total: 413.03

Department 290 - CIVIL DEFENSE/WARNING SYSTEM Total: 413.03

Department: 301 - STREET DEPARTMENT

Outstanding

| | | | | | |
|--------------------------------------|-------------|------------|---------------------------------------|-----------------|----------|
| APAC-MISSISSIPPI, INC | 4000063367 | 12/12/2016 | A1438 SC-1 TY 8 (RAP 15) | 001-301-560-270 | 453.50 |
| APAC-MISSISSIPPI, INC | 4000063838 | 12/12/2016 | A1482 SC-1 TY 8 (RAP 15) | 001-301-560-270 | 108.05 |
| APAC-MISSISSIPPI, INC | 4000064970 | 12/12/2016 | A1547 SC-1 TY 8 (RAP 15) | 001-301-560-270 | 448.35 |
| APAC-MISSISSIPPI, INC | 4000065126 | 12/12/2016 | A1547 SC-1 TY 8 (RAP 15) | 001-301-560-270 | 1,489.12 |
| APAC-MISSISSIPPI, INC | 4000065493 | 12/12/2016 | A1567 SC-1 RECYCLE | 001-301-560-270 | 456.44 |
| STARKVILLE AUTO PARTS | 5151-97362 | 12/12/2016 | A1592 TOOLS | 001-301-630-400 | 19.99 |
| STARKVILLE AUTO PARTS | 5151-97708 | 12/12/2016 | A1592 MINI BULB | 001-301-630-400 | 6.49 |
| NUNLEY TRUCKING CO., INC. | 21449 | 12/15/2016 | A1617 #89 LOAD | 001-301-560-270 | 725.14 |
| STARKVILLE AUTO PARTS | 5151-97916 | 12/12/2016 | A1592 OIL CHANGE /FILTER | 001-301-630-400 | 52.37 |
| STARKVILLE AUTO PARTS | 5151-97920 | 12/12/2016 | A1592 TOOLS | 001-301-630-400 | 126.92 |
| STARKVILLE AUTO PARTS | 5151-97923 | 12/12/2016 | A1592 OIL 5W30 | 001-301-630-400 | 34.14 |
| SHERWIN WILLIAMS CO. | A1630 | 12/12/2016 | A1630 PAINT SUPPLIES | 001-301-565-272 | 47.98 |
| G&O SUPPLY CO., INC | T18290 | 12/12/2016 | A1629 ADAPTERS/ COUPLERS | 001-301-560-270 | 588.12 |
| APAC-MISSISSIPPI, INC | 4000066477 | 12/12/2016 | A1623 SC-1 RECYCLE | 001-301-560-270 | 160.97 |
| STARKVILLE AUTO PARTS | 5151-97992 | 12/12/2016 | A1592 GAS CAN | 001-301-630-400 | 18.99 |
| PAUL'S WELDING | 5824 | 12/12/2016 | A1631 WELD TRAILER CHAIN /RAMP SPRING | 001-301-630-400 | 90.00 |
| EAST MISSISSIPPI LUMBER CO | A15804 | 12/12/2016 | A1634 TOOLS | 001-301-555-250 | 67.03 |
| GATEWAY TIRE & SERVICE CENTER | I103458154 | 12/12/2016 | A1633 REPAIR #76 FLAT | 001-301-630-360 | 15.00 |
| THOMPSON MACHINERY | PC110241253 | 12/15/2016 | A1622 GLASS | 001-301-630-400 | 834.90 |
| OREILLY AUTO PARTS | 0997-333701 | 12/12/2016 | A1558 TOOLS | 001-301-630-400 | 23.12 |
| WAL MART-GENERAL CITY | 03134 | 12/12/2016 | STREET DEPT SUPPLIES | 001-301-555-250 | 47.92 |
| BANKFIRST-VISA PAYMENT | 08684912 | 12/12/2016 | PUBLIC SAFETY CDL | 001-301-604-330 | 150.00 |
| APAC-MISSISSIPPI, INC | 4000066637 | 12/12/2016 | ST 9.5 MM RAP A1635 | 001-301-560-270 | 845.26 |
| SULLIVAN'S OFFICE SUPPLY, INC. | 17058 | 12/15/2016 | A1638 OFFICE SUPPLIES | 001-301-555-250 | 27.97 |
| CINTAS | 215194099 | 12/12/2016 | STREET DEPT | 001-301-535-233 | 93.07 |
| CINTAS FIRST AID & SAFETY | 5006705322 | 12/15/2016 | A1639 MEDS /SRV CHARGE | 001-301-555-250 | 240.51 |
| PRECISION AUTOGLASS & PAINT | 8660 | 12/15/2016 | A1641 INSTALL WINDSHIELD | 001-301-630-400 | 140.00 |
| EAST MISSISSIPPI LUMBER CO | A15990 | 12/15/2016 | A1640 TOOLS | 001-301-560-270 | 27.46 |
| TONY SYKES | INV0020292 | 12/15/2016 | REIMBURSE - CDL PERMIT | 001-301-691-550 | 16.00 |
| TONY SYKES | INV0020292 | 12/15/2016 | REIMBURSE - CDL PERMIT | 001-301-691-550 | 25.00 |
| BELL BUILDING SUPPLY, INC. | 178137 | 12/15/2016 | A1644 TOOLS | 001-301-555-250 | 83.80 |
| BASICS, INC. A Trade America Company | 21285 | 12/15/2016 | A1613 GLOVES | 001-301-555-250 | 40.47 |
| ATMOS ENERGY | INV0020301 | 12/15/2016 | 3020752444 STREET DEPT | 001-301-625-380 | 444.22 |
| BELL BUILDING SUPPLY, INC. | 178220 | 12/15/2016 | A1644 TOOLS | 001-301-555-250 | 48.25 |
| BASICS, INC. A Trade America Company | 21362 | 12/15/2016 | A1645 COPY PAPER | 001-301-555-250 | 38.75 |
| CINTAS | 215195807 | 12/15/2016 | STREET DEPT | 001-301-535-233 | 93.07 |
| REGIONS FINANCIAL CORPORATION | 12/23/16 | 12/14/2016 | 001-0007521-004 STREET DEPT DUMP TRK | 001-301-820-874 | 586.41 |
| REGIONS FINANCIAL CORPORATION | 12/23/16 | 12/14/2016 | 001-0007521-004 STREET DEPT DUMP TRK | 001-301-830-873 | 8.85 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-301-604-330 | 52.26 |

Outstanding Total: 8,775.89

Department 301 - STREET DEPARTMENT Total: 8,775.89

Department: 302 - STREET LIGHTING

Outstanding

| | | | | | |
|-------------------------------------|------------|------------|-------------|-----------------|-----------|
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 62126 | 12/15/2016 | 212849 ACCT | 001-302-625-380 | 24,381.13 |
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-302-625-380 | 41.50 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|---|-----------------|-----------|
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-302-625-380 | 28,398.72 |
| Outstanding Total: | | | | | 52,821.35 |
| Department 302 - STREET LIGHTING Total: | | | | | 52,821.35 |
| Department: 360 - ANIMAL CONTROL | | | | | |
| Outstanding | | | | | |
| RACKLEY OIL INC. | 000445566 | 12/13/2016 | M12113 GAS | 001-360-525-231 | 33.33 |
| RACKLEY OIL INC. | 000446353 | 12/13/2016 | M12143 GAS | 001-360-525-231 | 28.34 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 001-360-604-330 | 38.66 |
| Outstanding Total: | | | | | 100.33 |
| Paid | | | | | |
| BOB'S MOBILE RADIO | INV0020174 | 12/02/2016 | SERVICE AGREEMENT | 001-360-630-404 | 9.00 |
| BOB'S MOBILE RADIO | INV0020175 | 12/02/2016 | SERVICE AGREEMENT | 001-360-630-404 | 9.00 |
| Paid Total: | | | | | 18.00 |
| Department 360 - ANIMAL CONTROL Total: | | | | | 118.33 |
| Department: 550 - PARKS AND REC DEPARTMENT | | | | | |
| Outstanding | | | | | |
| G&K SERVICES | 1231224030 | 12/15/2016 | N13046 MAT CLEANING | 001-550-501-220 | 36.20 |
| RACKLEY OIL INC. | 000114605 | 12/13/2016 | N13047 GAS | 001-550-501-204 | 211.47 |
| BANKFIRST-VISA PAYMENT | INV0020272 | 12/14/2016 | BOXWOOD TECHNOLOGY | 001-550-600-350 | 299.00 |
| BANKFIRST-VISA PAYMENT | INV0020273 | 12/14/2016 | BOXWOOD TECHNOLOGY | 001-550-600-350 | 299.00 |
| RACKLEY OIL INC. | 000114611 | 12/13/2016 | N13047 GAS | 001-550-501-204 | 244.94 |
| CANON FINANCIAL SERVICES, INC | 16710973 | 12/12/2016 | JMQ12482 | 001-550-600-300 | 382.00 |
| PITNEY BOWES INC | 1002496326 | 12/12/2016 | 793-5 RED INK SUPPLIES (PARKS/REC) 0012564714 | 001-550-600-300 | 159.98 |
| NEWELL PAPER COMPANY | 796893 | 12/15/2016 | N13056 JANITORIAL ITEMS | 001-550-501-208 | 210.11 |
| VERIZON WIRELESS | 9775525182 | 12/12/2016 | 442043716-00001 PARKS/REC | 001-550-600-300 | 429.42 |
| HOWELL'S PEST CONTROL | INV0020291 | 12/15/2016 | PEST CONTROL - N13057 | 001-550-501-220 | 60.00 |
| ATMOS ENERGY | INV0020260 | 12/12/2016 | 3018222235 PARKS /REC | 001-550-600-340 | 25.71 |
| G&K SERVICES | 1231256731 | 12/15/2016 | N13046 MAT CLEANING | 001-550-501-220 | 36.20 |
| BLICK ART MATERIALS | 6917867 | 12/12/2016 | N12996 ART MATERIALS | 001-550-600-300 | 39.75 |
| NEWELL PAPER COMPANY | 797652 | 12/15/2016 | N13056 JANITORIAL ITEMS | 001-550-501-208 | 425.53 |
| LOWE'S | 10712 | 12/12/2016 | 9900.7173273 PARK/REC SUPPLIES | 001-550-600-370 | 16.36 |
| G&K SERVICES | 1231259944 | 12/15/2016 | N13046 MAT CLEANING | 001-550-501-220 | 36.20 |
| OKTIBBEHA COUNTY COOPERATIVE | 149073 | 12/12/2016 | N13038 TOOLS | 001-550-600-370 | 54.02 |
| SPORTS ILLUSTRATED PLAY /SPORTSIGNUP | 272765 | 12/12/2016 | 39759001 NOV2016 | 001-550-600-300 | 1,437.75 |
| CANON SOLUTIONS AMERICA -BURLINGTON | 4020857785 | 12/15/2016 | JMQ12482 /UC16D | 001-550-501-200 | 260.77 |
| DYNAMIC FIRE PROTECTION, LLC | AI16-0025-1 | 12/15/2016 | 2016 ANNUAL FIRE ALARM INSP | 001-550-600-300 | 1,124.00 |
| EAST MISSISSIPPI LUMBER CO | B8606 | 12/15/2016 | N13048 PLUNGER | 001-550-501-220 | 21.35 |
| EAST MISSISSIPPI LUMBER CO | F3391 | 12/15/2016 | N13048 TOOLS | 001-550-501-220 | 16.75 |
| LOWE'S | 17268 | 12/15/2016 | 9900.7173273 PARKS /REC | 001-550-501-220 | 47.50 |
| BLICK ART MATERIALS | 6978374 | 12/15/2016 | N13020 ART MATERIALS | 001-550-600-370 | 640.91 |
| PETTY CASH VOUCHERS | INV0020252 | 12/12/2016 | COPY PAPER | 001-550-501-200 | 62.75 |
| PETTY CASH VOUCHERS | INV0020254 | 12/12/2016 | COPY PAPER | 001-550-501-200 | 45.25 |
| G&K SERVICES | 1231263146 | 12/15/2016 | N13046 MAT CLEANING | 001-550-501-220 | 36.20 |
| ATMOS ENERGY | INV0020290 | 12/15/2016 | 3019958172 PARKS /REC | 001-550-600-340 | 102.21 |
| NEWELL PAPER COMPANY | 798568 | 12/15/2016 | N13056 JANITORIAL ITEMS | 001-550-501-208 | 745.61 |
| POWERSTROKE EQUIPMENT SALES & SVC | 1086 | 12/15/2016 | DEC 2016 JANITORIAL SRV N13055 | 001-550-501-208 | 1,585.00 |
| SCHRONDA FAYE EDDINS | INV0020276 | 12/15/2016 | UMPIRES & REFEREES 12/13/16 | 001-550-600-320 | 600.00 |
| ANTHONY STEVENSON | INV0020277 | 12/15/2016 | UMPIRES & REFEREES 12/13/16 | 001-550-600-320 | 800.00 |
| ERIC HENDERSON | INV0020278 | 12/15/2016 | UMPIRES & REFEREES 12/13/16 | 001-550-600-320 | 272.50 |

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| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|-----------------------|----------------|------------|--------------------------------|-----------------|-----------|
| KEVIN WARE | INV0020279 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 300.00 |
| CHARLES R. TILLERY II | INV0020280 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 440.00 |
| RONALD JOHNSON JR. | INV0020281 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 360.00 |
| VERLEAN AKINS | INV0020282 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 270.00 |
| KENNEDI AKINS | INV0020283 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 148.00 |
| MARION WATSON | INV0020284 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 550.00 |
| DIANE CLARK | INV0020285 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 100.00 |
| MIKE GOREE | INV0020286 | 12/15/2016 | UMPIRES & REFEREES
12/13/16 | 001-550-600-320 | 350.00 |
| STARKVILLE UTILITIES | INV0020299 | 12/15/2016 | SED BILLS | 001-550-600-340 | 21,642.25 |

Outstanding Total: 34,924.69

Department 550 - PARKS AND REC DEPARTMENT Total: 34,924.69

Department: 600 - CAPITAL PROJECTS

Outstanding

| | | | | | |
|-----------------------------|------------|------------|------------------------------|-----------------|----------|
| WILSON'S TREE SERVICE LLC | INV0020293 | 12/15/2016 | TREE STUMP REMOVAL
#16041 | 001-600-948-875 | 600.00 |
| GROUNDSTONE
CONSTRUCTION | INV0020294 | 12/15/2016 | N MONT SIDEWALK 16041 | 001-600-948-875 | 6,375.50 |
| GROUNDSTONE
CONSTRUCTION | INV0020295 | 12/15/2016 | HWY 182 SIDEWALK 16044 | 001-600-903-516 | 1,245.00 |

Outstanding Total: 8,220.50

Paid

| | | | | | |
|-------------------|---------|------------|---------------------|-----------------|----------|
| HUNTER TREES, LLC | SO16075 | 12/05/2016 | TREES FOR LYNN LANE | 001-600-948-874 | 9,530.00 |
|-------------------|---------|------------|---------------------|-----------------|----------|

Paid Total: 9,530.00

Department 600 - CAPITAL PROJECTS Total: 17,750.50

Fund 001 - GENERAL FUND Total: 214,261.34

Fund: 015 - AIRPORT FUND

Department: 505 - AIRPORT

Outstanding

| | | | | | |
|------------------------------|------------|------------|----------------------------|-----------------|-----------|
| QT POD | 62235 | 12/15/2016 | J1791 GOLD SRV | 015-505-600-338 | 995.00 |
| RACKLEY OIL INC. | 000446732 | 12/15/2016 | J1786 JET A FUEL | 015-505-525-233 | 16,261.02 |
| EASTERN AVIATION FUELS | R2661526 | 12/15/2016 | J1787 RENT | 015-505-600-322 | 800.00 |
| MAXXSOUTH BROADBAND | INV0020302 | 12/15/2016 | 8282 41 101 0438241 AIRPOR | 015-505-600-338 | 97.54 |
| WAL MART-GENERAL CITY | 09562 | 12/15/2016 | J1789 SUPPLIES | 015-505-691-550 | 40.59 |
| MAGNOLIA BOTTLED WATER
CO | 22247 | 12/15/2016 | COOLER | 015-505-691-550 | 15.50 |
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 015-505-604-330 | 50.26 |

Outstanding Total: 18,259.91

Department 505 - AIRPORT Total: 18,259.91

Fund 015 - AIRPORT FUND Total: 18,259.91

Fund: 022 - SANITATION

Department: 322 - SANITATION DEPARTMENT

Outstanding

| | | | | | |
|---------------------------------------|------------|------------|-----------------------|-----------------|--------|
| H&O TRUCKS & TRAILER
REPAIR L.L.C. | 55836 | 12/14/2016 | B4587 TRK#98 REPAIRS | 022-322-630-360 | 917.77 |
| H&O TRUCKS & TRAILER
REPAIR L.L.C. | 55847 | 12/14/2016 | B4597 TRK#95 | 022-322-630-360 | 44.53 |
| GATEWAY TIRE & SERVICE
CENTER | I103446388 | 12/14/2016 | B4585 #40 REPAIR FLAT | 022-322-630-360 | 26.50 |
| GATEWAY TIRE & SERVICE
CENTER | I103446389 | 12/14/2016 | B4585 #41 TIRES | 022-322-630-360 | 911.62 |

Expense Approval Report

Post Dates: 12/02/2016 - 12/15/2016

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|-----------------------------------|-----------------|-----------|
| GATEWAY TIRE & SERVICE CENTER | 1103449101 | 12/14/2016 | B4585 #40 TIRES | 022-322-630-360 | 526.68 |
| UNITED RENTALS (NORTH AMERICA), INC. | 139917841-004 | 12/14/2016 | B4517 FORKLIFT | 022-322-691-550 | 535.85 |
| QUILL CORPORATION | 2113051 | 12/14/2016 | B4588 OFFICE SUPPLIES | 022-322-501-200 | 890.01 |
| PAUL'S WELDING | 5862 | 12/14/2016 | B4594 REPAIR 6 TRASH CONTAINERS | 022-322-630-404 | 3,600.00 |
| QUILL CORPORATION | 2121342 | 12/14/2016 | B4588 OFFICE SUPPLIES | 022-322-501-200 | 217.16 |
| STARKVILLE AUTO PARTS | 5151-97944 | 12/14/2016 | B4591 TOOLS | 022-322-555-250 | 131.98 |
| STARKVILLE FORD-LINCOLN MERCURY, IN | 77446 | 12/12/2016 | B4586 TRK#96 REPAIRS | 022-322-630-360 | 3,328.25 |
| RACKLEY OIL INC. | 000446186 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 60.46 |
| RACKLEY OIL INC. | 000446239 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 170.77 |
| RACKLEY OIL INC. | 000446210 | 12/14/2016 | B4592 HYD OIL | 022-322-525-231 | 115.35 |
| RACKLEY OIL INC. | 000446242 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 53.88 |
| GATEWAY TIRE & SERVICE CENTER | I103456307 | 12/14/2016 | B45993 #92A REPAIR FLAT/ TIRES | 022-322-630-360 | 625.95 |
| GATEWAY TIRE & SERVICE CENTER | I103456896 | 12/14/2016 | B4593 #94 TIRES | 022-322-630-360 | 255.31 |
| STARKVILLE UTILITIES | INV0020250 | 12/12/2016 | SANITATION DEPT (146.2) | 022-322-600-333 | 5,041.51 |
| STARKVILLE UTILITIES | INV0020251 | 12/12/2016 | SANITATION DEPT (146.2) JULY 2016 | 022-322-600-333 | 4,890.23 |
| RACKLEY OIL INC. | 000446265 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 104.76 |
| H&O TRUCKS & TRAILER REPAIR L.L.C. | 55898 | 12/14/2016 | TRK #92A B4597 | 022-322-630-360 | 330.28 |
| STARKVILLE DAILY NEWS | INV0020298 | 12/15/2016 | 000132 ADVERTISING | 022-322-604-330 | 122.50 |
| RACKLEY OIL INC. | 000446318 | 12/14/2016 | B4592 GAS /OIL | 022-322-525-231 | 223.08 |
| RACKLEY OIL INC. | 000446320 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 76.90 |
| RACKLEY OIL INC. | 000446593 | 12/14/2016 | B4592 GAS | 022-322-525-231 | 62.18 |
| WASTE MANAGEMENT | 0669014-2132-2 | 12/14/2016 | NOV 2016 REYC B4598 | 022-322-600-431 | 3,963.80 |
| WAL MART-GENERAL CITY | 09002 | 12/14/2016 | B4599 SUPPLIES | 022-322-501-200 | 147.35 |
| BASICS, INC. A Trade America Company | 21314 | 12/14/2016 | B4590 JANITORIAL ITEMS | 022-322-501-200 | 271.09 |
| RACKLEY OIL INC. | 000446652 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 84.54 |
| WAL MART-GENERAL CITY | 07744 | 12/14/2016 | B4599 SUPPLIES | 022-322-501-200 | 92.66 |
| EMPIRE TRUCK SALES, LLC | RE005009311:01 | 12/14/2016 | B4596 TRK#40 REPAIRS | 022-322-630-360 | 3,064.25 |
| RACKLEY OIL INC. | 000446702 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 93.62 |
| BULLDOG TOWING & RECOVERY | 35418 | 12/14/2016 | TOW MACK B4602 | 022-322-630-360 | 450.00 |
| RACKLEY OIL INC. | 000446751 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 59.72 |
| RACKLEY OIL INC. | 000446754 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 112.71 |
| CINTAS | 215194103 | 12/12/2016 | SANITATION | 022-322-535-233 | 136.67 |
| GOLDEN TRIANGLE REG SOLID WASTE MGMT. AUTH | INV0020259 | 12/12/2016 | SOLID WASTE TICKETS NOV2016 | 022-322-600-379 | 35,762.85 |
| NORTHEAST EXTERMINATING | INV0020274 | 12/14/2016 | SANITATION #743 INVOICE # 299179 | 022-322-600-300 | 30.00 |
| RACKLEY OIL INC. | 000446813 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 67.33 |
| RACKLEY OIL INC. | 000446858 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 95.85 |
| RACKLEY OIL INC. | 000446860 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 80.03 |
| RACKLEY OIL INC. | 000446898 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 73.84 |
| RACKLEY OIL INC. | 000446917 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 63.43 |
| STARKVILLE AUTO PARTS | 5151-98236 | 12/14/2016 | B4604 TOOLS | 022-322-555-250 | 25.79 |
| CITY ALIGNMENT SERVICE | 63381 | 12/14/2016 | B4606 C1500 REPAIRS | 022-322-630-360 | 467.03 |
| RACKLEY OIL INC. | 000446974 | 12/14/2016 | B4600 GAS | 022-322-525-231 | 89.68 |
| OKTIBBEHA COUNTY COOPERATIVE | 153886 | 12/14/2016 | B4609 UNIFORM | 022-322-535-233 | 99.10 |
| CINTAS | 215195811 | 12/15/2016 | SANITATION | 022-322-535-233 | 136.67 |
| WAL MART-GENERAL CITY | 00095 | 12/14/2016 | CREDIT RETURN B4599 SUPPLIES | 022-322-501-200 | -29.98 |

Expense Approval Report

Post Dates: 12/02/2016 - 12/15/2016

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|---|----------------|------------|--------------------|-----------------|-----------|
| CSPIRE WIRELESS | INV0020303 | 12/15/2016 | 0030343986 PHONE | 022-322-604-330 | 150.66 |
| Outstanding Total: | | | | | 68,852.20 |
| Department 322 - SANITATION DEPARTMENT Total: | | | | | 68,852.20 |

Department: 325 - RUBBISH

Outstanding

| | | | | | |
|---------------------------------|------------|------------|-------------------------------|-----------------|----------|
| GATEWAY TIRE & SERVICE CENTER | I103446391 | 12/14/2016 | R291 #43 TIRES | 022-325-630-360 | 263.34 |
| GATEWAY TIRE & SERVICE CENTER | I103446396 | 12/14/2016 | R291 #42 TIRES | 022-325-630-360 | 263.34 |
| BULLDOG TOWING & RECOVERY | 35416 | 12/14/2016 | TOW # 43 R292 | 022-325-630-360 | 350.00 |
| GATEWAY TIRE & SERVICE CENTER | I103455951 | 12/14/2016 | R293 #33 REPAIR FLAT | 022-325-630-360 | 26.50 |
| TERRY'S GARAGE, INC | 39785 | 12/14/2016 | R294 TRK#33 REPAIR WATER LEAK | 022-325-630-360 | 225.91 |
| Outstanding Total: | | | | | 1,129.09 |
| Department 325 - RUBBISH Total: | | | | | 1,129.09 |

Department: 341 - LANDSCAPING

Outstanding

| | | | | | |
|-------------------------------------|------------|------------|---|-----------------|-----------|
| SANSOM EQUIPMENT COMPANY, INC | 49064 | 12/14/2016 | L1185 BRUSH FOR SWEEPER | 022-341-555-250 | 832.28 |
| STARKVILLE AUTO PARTS | 5151-97902 | 12/12/2016 | L1235 TRACTOR BLADE | 022-341-555-250 | 19.80 |
| H & R AGRI-POWER | SN08710 | 12/12/2016 | L1230 REPAIR AC COOLING | 022-341-630-360 | 1,750.28 |
| H & R AGRI-POWER | SN09244 | 12/12/2016 | L1234 REPAIR TRACTOR | 022-341-630-360 | 1,415.48 |
| POWERSTROKE EQUIPMENT SALES & SVC | 1952 | 12/14/2016 | REPAIR TILLER L1227 | 022-341-555-250 | 77.48 |
| CINTAS | 215194103. | 12/12/2016 | LANDSCAPE | 022-341-535-233 | 53.66 |
| BELL BUILDING SUPPLY, INC. | 178385 | 12/14/2016 | L1236 KEY | 022-341-555-250 | 7.02 |
| CINTAS | 215195811. | 12/15/2016 | LANDSCAPE | 022-341-535-233 | 53.66 |
| REGIONS FINANCIAL CORPORATION | 782055 | 12/14/2016 | 001-0007521-006 2F250 TRKS #95198 / 47814 | 022-341-820-874 | 1,140.14 |
| REGIONS FINANCIAL CORPORATION | 782055 | 12/14/2016 | 001-0007521-006 2F250 TRKS #95198 / 47814 | 022-341-830-873 | 74.16 |
| Outstanding Total: | | | | | 5,423.96 |
| Department 341 - LANDSCAPING Total: | | | | | 5,423.96 |
| Fund 022 - SANITATION Total: | | | | | 75,405.25 |

Fund: 023 - LANDFILL ACCOUNT

Department: 323 - STARKVILLE LANDFILL

Outstanding

| | | | | | |
|---|--------------|------------|---------------------|-----------------|-----------|
| NEEL-SCHAFER | NS.07150.011 | 12/14/2016 | OCT 2016 LANDFILL | 023-323-600-338 | 12,967.29 |
| ROCK HILL WATER ASSOCIATION | INV0020246 | 12/12/2016 | UTILITES | 023-323-625-380 | 66.00 |
| STARKVILLE AUTO PARTS | 5151-97832 | 12/12/2016 | P444 BATTERY | 023-323-555-250 | 146.99 |
| CINTAS | 215194102 | 12/12/2016 | LANDFILL | 023-323-535-233 | 35.00 |
| CINTAS | 215195810 | 12/15/2016 | LANDFILL | 023-323-535-233 | 35.00 |
| 4-COUNTY ELECTRIC POWER ASSOCIATION | INV0020305 | 12/15/2016 | 102182-001 LANDFILL | 023-323-625-380 | 83.69 |
| Outstanding Total: | | | | | 13,333.97 |
| Department 323 - STARKVILLE LANDFILL Total: | | | | | 13,333.97 |
| Fund 023 - LANDFILL ACCOUNT Total: | | | | | 13,333.97 |

Fund: 107 - COMPUTER ASSESMENTS

Department: 112 - COMPUTER ASSESMENTS

Outstanding

| | | | | | |
|--------------------|------------|------------|---------------|-----------------|----------|
| TYLER TECHNOLOGIES | 025-174277 | 12/15/2016 | PUBLIC SAFETY | 107-112-600-303 | 8,575.00 |
|--------------------|------------|------------|---------------|-----------------|----------|

Expense Approval Report

Post Dates: 12/02/2016 - 12/15/2016

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|----------------|------------|----------------------------|-----------------|------------|
| TYLER TECHNOLOGIES | 025-174831 | 12/15/2016 | COURT ONLINE DEC 2016 | 107-112-600-303 | 175.00 |
| Outstanding Total: | | | | | 8,750.00 |
| Department 112 - COMPUTER ASSESSMENTS Total: | | | | | 8,750.00 |
| Fund 107 - COMPUTER ASSESSMENTS Total: | | | | | 8,750.00 |
| Fund: 135 - POLICE BUIDLING RENOVATION BONDS | | | | | |
| Department: 201 - POLICE DEPARTMENT | | | | | |
| Outstanding | | | | | |
| SHAHER & ASSOCIATES, PLLC | 1518-7 | 12/12/2016 | POLICE DEPT - CONST ADMIN | 135-201-600-300 | 3,268.67 |
| Outstanding Total: | | | | | 3,268.67 |
| Department 201 - POLICE DEPARTMENT Total: | | | | | 3,268.67 |
| Department: 655 - MIDDLETON MARKETPLACE PROJ TIF | | | | | |
| Outstanding | | | | | |
| WEATHERS CONSTRUCTION INC | 003 | 12/12/2016 | POLICE STATION RENOVATIONS | 135-655-901-925 | 176,221.01 |
| Outstanding Total: | | | | | 176,221.01 |
| Department 655 - MIDDLETON MARKETPLACE PROJ TIF Total: | | | | | 176,221.01 |
| Fund 135 - POLICE BUIDLING RENOVATION BONDS Total: | | | | | 179,489.68 |
| Fund: 375 - PARK AND REC TOURISM | | | | | |
| Department: 551 - PARK & REC TOURISM | | | | | |
| Outstanding | | | | | |
| GECOR | 2699 | 12/15/2016 | N12938 PESTICIDE | 375-551-907-942 | 571.90 |
| GECOR | 2674 | 12/15/2016 | N12938 PESTICIDE | 375-551-907-942 | 571.90 |
| PIONEER MANUFACTURING CO. | INV622320 | 12/12/2016 | ST0340 SUPPLIES N13016 | 375-551-907-942 | 2,225.00 |
| GLOBAL EQUIPMENT CO. | 110316149 | 12/13/2016 | 47325 TABLES | 375-551-907-942 | 3,348.65 |
| LIGHTS & BALLASTS, LLC | 235966 | 12/15/2016 | N13052 BALLASTS | 375-551-907-942 | 62.50 |
| T.L. LOWERY | 093677 | 12/12/2016 | N13040 MCKEE | 375-551-907-942 | 4,215.00 |
| LOWE'S | 10291. | 12/15/2016 | PARK /GILLISPIE CENTER | | |
| | | | 9900-7173273 PARKS /REC | 375-551-907-942 | 232.03 |
| Outstanding Total: | | | | | 11,226.98 |
| Department 551 - PARK & REC TOURISM Total: | | | | | 11,226.98 |
| Fund 375 - PARK AND REC TOURISM Total: | | | | | 11,226.98 |
| Grand Total: | | | | | 520,727.13 |

Report Summary

Fund Summary

| Fund | Expense Amount | Payment Amount |
|--|-------------------|------------------|
| 001 - GENERAL FUND | 214,261.34 | 13,409.00 |
| 015 - AIRPORT FUND | 18,259.91 | 0.00 |
| 022 - SANITATION | 75,405.25 | 0.00 |
| 023 - LANDFILL ACCOUNT | 13,333.97 | 0.00 |
| 107 - COMPUTER ASSESSMENTS | 8,750.00 | 0.00 |
| 135 - POLICE BUIDLING RENOVATION BONDS | 179,489.68 | 0.00 |
| 375 - PARK AND REC TOURISM | 11,226.98 | 0.00 |
| Grand Total: | 520,727.13 | 13,409.00 |

Account Summary

| Account Number | Account Name | Expense Amount | Payment Amount |
|-----------------|------------------------|----------------|----------------|
| 001-000-054-205 | DUE FROM STARKVILLE | 325.00 | 0.00 |
| 001-000-054-208 | DUE FROM PARKS & REC | 2,016.95 | 0.00 |
| 001-000-149-691 | MUNICIPAL COURT BON | 275.00 | 275.00 |
| 001-000-160-698 | DONATION POLICE | 148.35 | 0.00 |
| 001-000-330-135 | COURT CLERK SETTLEME | 965.00 | 965.00 |
| 001-000-358-700 | PARK- RENT REVENUE | 50.00 | 0.00 |
| 001-100-604-330 | COMMUNICATIONS | 166.03 | 0.00 |
| 001-110-501-200 | SUPPLIES | 4.78 | 0.00 |
| 001-110-604-330 | COMMUNICATIONS | 343.61 | 0.00 |
| 001-120-501-200 | SUPPLIES | 6.47 | 0.00 |
| 001-120-503-202 | COMMITTEE SUPPORT | 61.14 | 0.00 |
| 001-120-525-231 | GAS & OIL | 10.90 | 0.00 |
| 001-120-604-330 | COMMUNICATIONS | 108.83 | 0.00 |
| 001-120-610-350 | TRAVEL | 375.00 | 135.00 |
| 001-120-691-550 | MISCELLANEOUS | 289.66 | 0.00 |
| 001-123-604-330 | COMMUNICATIONS | 161.54 | 0.00 |
| 001-123-630-400 | EQUIPMENT REPAIR & | 45.00 | 0.00 |
| 001-123-691-550 | MISCELLANEOUS | 10.00 | 0.00 |
| 001-123-918-805 | MACHINERY AND EQUIP | 15,237.98 | 0.00 |
| 001-145-501-200 | SUPPLIES | 1,987.53 | 0.00 |
| 001-145-604-330 | COMMUNICATIONS | 244.68 | 0.00 |
| 001-159-620-371 | BONDING-CITY EMPLOY | 225.00 | 0.00 |
| 001-169-600-302 | CITY ATTORNEY GENERA | 9,658.37 | 0.00 |
| 001-169-600-309 | LEGAL EXPENSES | 800.00 | 0.00 |
| 001-169-600-312 | CITY ATTORNEY LITIGATI | 3,274.16 | 0.00 |
| 001-180-501-200 | SUPPLIES/MISC | 41.50 | 0.00 |
| 001-180-604-330 | COMMUNICATIONS | 16.83 | 0.00 |
| 001-190-501-200 | SUPPLIES | 66.19 | 0.00 |
| 001-190-604-330 | COMMUNICATIONS | 1,123.86 | 0.00 |
| 001-190-918-807 | OFFICE EQUIPMENT/SO | 9,500.00 | 0.00 |
| 001-192-510-220 | SUPPLIES - TOOLS | 210.68 | 0.00 |
| 001-197-604-330 | COMMUNICATIONS | 32.59 | 0.00 |
| 001-197-690-553 | TRAINING | 2,128.27 | 0.00 |
| 001-197-820-874 | PRINCIPAL | 377.37 | 0.00 |
| 001-197-830-873 | INTEREST | 59.59 | 0.00 |
| 001-201-501-200 | SUPPLIES | 5,831.64 | 0.00 |
| 001-201-525-231 | GAS & OIL | 7,131.23 | 0.00 |
| 001-201-535-233 | UNIFORMS | 2,414.85 | 0.00 |
| 001-201-600-300 | PROFESSIONAL SERVICE | 2,707.20 | 0.00 |
| 001-201-604-330 | COMMUNICATIONS | 2,900.19 | 0.00 |
| 001-201-615-343 | PRINTING & BINDING | 73.10 | 0.00 |
| 001-201-625-380 | UTILITIES | 887.03 | 0.00 |
| 001-201-630-360 | SHOP REPAIRS & MAINT | 3,899.95 | 270.00 |
| 001-201-635-369 | COPIER RENTAL | 239.53 | 0.00 |
| 001-201-730-543 | JAG Equipment Purchas | 493.08 | 0.00 |
| 001-215-541-237 | OPERATING SUPPLIES | 11,619.08 | 0.00 |

Account Summary

| Account Number | Account Name | Expense Amount | Payment Amount |
|-----------------|------------------------|----------------|----------------|
| 001-230-690-552 | POLICE TRAINING & EDU | 760.00 | 760.00 |
| 001-240-630-404 | RADIO MAINTENANCE / | 812.00 | 812.00 |
| 001-250-604-330 | COMMUNICATIONS | 143.30 | 0.00 |
| 001-250-635-368 | RENT | 1,500.00 | 0.00 |
| 001-261-501-200 | SUPPLIES | 36.58 | 0.00 |
| 001-261-510-220 | SUPPLIES - TOOLS | 397.24 | 0.00 |
| 001-261-525-231 | GAS & OIL | 604.06 | 0.00 |
| 001-261-535-233 | UNIFORMS | 224.84 | 0.00 |
| 001-261-555-250 | SUPPLIES & SMALL TOO | 26.73 | 0.00 |
| 001-261-600-430 | UNIFORM CLEANING | 32.00 | 0.00 |
| 001-261-630-360 | SHOP REPAIRS & MAINT | 430.48 | 0.00 |
| 001-261-691-550 | MISCELLANEOUS | 1,653.38 | 24.00 |
| 001-261-918-805 | MACHINERY AND EQUIP | 622.44 | 0.00 |
| 001-263-600-390 | FIRE TRAINING | 376.00 | 0.00 |
| 001-264-604-330 | COMMUNICATIONS | 178.39 | 0.00 |
| 001-264-630-404 | RADIO MAINTENANCE / | 644.55 | 620.00 |
| 001-264-690-550 | MISCELLANEOUS | 301.64 | 0.00 |
| 001-267-558-269 | BUILDING MAINTENANC | 110.00 | 0.00 |
| 001-267-625-380 | UTILITIES | 1,279.13 | 0.00 |
| 001-281-604-330 | COMMUNICATIONS | 133.11 | 0.00 |
| 001-281-690-553 | TRAINING | 210.00 | 0.00 |
| 001-281-820-874 | PRINCIPAL (VEHICLES) | 377.36 | 0.00 |
| 001-281-830-873 | INTEREST (VEHICLES) | 59.58 | 0.00 |
| 001-290-625-380 | UTILITIES | 413.03 | 0.00 |
| 001-301-535-233 | UNIFORMS | 186.14 | 0.00 |
| 001-301-555-250 | SUPPLIES & SMALL TOO | 594.70 | 0.00 |
| 001-301-560-270 | CONSTRUCTION MATERI | 5,302.41 | 0.00 |
| 001-301-565-272 | STREETS SIGNS & PAINT | 47.98 | 0.00 |
| 001-301-604-330 | COMMUNICATIONS | 202.26 | 0.00 |
| 001-301-625-380 | UTILITIES | 444.22 | 0.00 |
| 001-301-630-360 | SHOP REPAIRS & MAINT | 15.00 | 0.00 |
| 001-301-630-400 | EQUIPMENT REPAIR & | 1,346.92 | 0.00 |
| 001-301-691-550 | MISCELLANEOUS | 41.00 | 0.00 |
| 001-301-820-874 | PRINCIPAL | 586.41 | 0.00 |
| 001-301-830-873 | INTEREST | 8.85 | 0.00 |
| 001-302-625-380 | UTILITIES | 52,821.35 | 0.00 |
| 001-360-525-231 | GAS & OIL | 61.67 | 0.00 |
| 001-360-604-330 | COMMUNICATIONS | 38.66 | 0.00 |
| 001-360-630-404 | RADIO MAINTENANCE / | 18.00 | 18.00 |
| 001-550-501-200 | OFFICE SUPPLIES | 368.77 | 0.00 |
| 001-550-501-204 | GAS & OIL | 456.41 | 0.00 |
| 001-550-501-208 | JANITORIAL SUPPLIES | 2,966.25 | 0.00 |
| 001-550-501-220 | MISC SUPPLIES / TRAVEL | 290.40 | 0.00 |
| 001-550-600-300 | MISC SERVICES | 3,572.90 | 0.00 |
| 001-550-600-320 | CONTRACT LABOR, UMP | 4,190.50 | 0.00 |
| 001-550-600-340 | UTILITIES | 21,770.17 | 0.00 |
| 001-550-600-350 | ADVERTISING | 598.00 | 0.00 |
| 001-550-600-370 | EQUIP. REPAIR/MAINT | 711.29 | 0.00 |
| 001-600-903-516 | ADA SIDEWALKS | 1,245.00 | 0.00 |
| 001-600-948-874 | WARD 4 IMPROVEMENT | 9,530.00 | 9,530.00 |
| 001-600-948-875 | WARD 5 IMPROVEMENT | 6,975.50 | 0.00 |
| 015-505-525-233 | JET A FUEL PURCHASES | 16,261.02 | 0.00 |
| 015-505-600-322 | LEASE/RENT-FUEL TRUC | 800.00 | 0.00 |
| 015-505-600-338 | CONTRACT SERVICES | 1,092.54 | 0.00 |
| 015-505-604-330 | COMMUNICATIONS | 50.26 | 0.00 |
| 015-505-691-550 | MISCELLANEOUS | 56.09 | 0.00 |
| 022-322-501-200 | SUPPLIES | 1,588.29 | 0.00 |
| 022-322-525-231 | GAS & OIL | 1,688.13 | 0.00 |

Account Summary

| Account Number | Account Name | Expense Amount | Payment Amount |
|-----------------|-----------------------|-------------------|------------------|
| 022-322-535-233 | UNIFORMS | 372.44 | 0.00 |
| 022-322-555-250 | SUPPLIES & SMALL TOO | 157.77 | 0.00 |
| 022-322-600-300 | PROFESSIONAL SERVICE | 30.00 | 0.00 |
| 022-322-600-333 | ADMINISTRATIVE SERVI | 9,931.74 | 0.00 |
| 022-322-600-379 | LANDFILL FEES | 35,762.85 | 0.00 |
| 022-322-600-431 | CONTRACT RECYCLING | 3,963.80 | 0.00 |
| 022-322-604-330 | COMMUNICATIONS/AD | 273.16 | 0.00 |
| 022-322-630-360 | SHOP REPAIRS & MAINT | 10,948.17 | 0.00 |
| 022-322-630-404 | RADIO MAINTENANCE / | 3,600.00 | 0.00 |
| 022-322-691-550 | MISCELLANEOUS | 535.85 | 0.00 |
| 022-325-630-360 | SHOP REPAIRS & MAINT | 1,129.09 | 0.00 |
| 022-341-535-233 | UNIFORMS | 107.32 | 0.00 |
| 022-341-555-250 | SUPPLIES & SMALL TOO | 936.58 | 0.00 |
| 022-341-630-360 | SHOP REPAIRS & MAINT | 3,165.76 | 0.00 |
| 022-341-820-874 | PRINCIPAL | 1,140.14 | 0.00 |
| 022-341-830-873 | INTEREST | 74.16 | 0.00 |
| 023-323-535-233 | UNIFORMS | 70.00 | 0.00 |
| 023-323-555-250 | SUPPLIES & SMALL TOO | 146.99 | 0.00 |
| 023-323-600-338 | CONTRACT / PROF SERVI | 12,967.29 | 0.00 |
| 023-323-625-380 | UTILITIES | 149.69 | 0.00 |
| 107-112-600-303 | DATA PROCESSING | 8,750.00 | 0.00 |
| 135-201-600-300 | PROFESSIONAL SERVICE | 3,268.67 | 0.00 |
| 135-655-901-925 | CONSTRUCTION EXPENS | 176,221.01 | 0.00 |
| 375-551-907-942 | PARK IMP/CAPITAL PROJ | 11,226.98 | 0.00 |
| | Grand Total: | 520,727.13 | 13,409.00 |

Project Account Summary

| Project Account Key | Expense Amount | Payment Amount |
|---------------------|-------------------|------------------|
| **None** | 520,727.13 | 13,409.00 |
| Grand Total: | 520,727.13 | 13,409.00 |

STARKVILLE UTILITIES
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 12/21/16 ACCOUNT 23200

UNPAID INVOICES

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| INVOICE | DATE | PO NBR | DESCRIPTION | TEMPL INV | AP DATE | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID/VOID DATE | CHECK/ACH SEQ |
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VENDOR: 108 ALARM ONE

| | | | | | | | | | | | |
|---------|------|----------|------------------------------|--|----------|-------|-----|-----|--|--|--|
| 0157363 | 3406 | 12/14/16 | 0 Security System Monitoring | | 12/21/16 | 59.85 | .00 | CHK | | | |
|---------|------|----------|------------------------------|--|----------|-------|-----|-----|--|--|--|

VENDOR TOTAL: 59.85

VENDOR: 124 ATMOS ENERGY

| | | | | | | | | | | | |
|---------|--|----------|----------------|--|----------|--------|-----|-----|--|--|--|
| 12/2/16 | | 12/14/16 | 0 Utility Bill | | 12/21/16 | 349.48 | .00 | ACH | | | |
|---------|--|----------|----------------|--|----------|--------|-----|-----|--|--|--|

VENDOR TOTAL: 349.48

VENDOR: 125 AT & T

| | | | | | | | | | | | |
|---------|----------|----------|--------------|--|----------|--------|-----|-----|--|--|--|
| 12/1/16 | 66233810 | 12/14/16 | 0 Phone Bill | | 12/21/16 | 188.63 | .00 | CHK | | | |
|---------|----------|----------|--------------|--|----------|--------|-----|-----|--|--|--|

VENDOR TOTAL: 188.63

VENDOR: 132 ALLEN EDWARDS BODY SHOP

| | | | | | | | | | | | |
|-------|--|----------|---------------------------------|--|----------|---------|-----|-----|--|--|--|
| 16229 | | 12/14/16 | 6746 Truck #55 Body Shop Repair | | 12/21/16 | 1231.90 | .00 | CHK | | | |
|-------|--|----------|---------------------------------|--|----------|---------|-----|-----|--|--|--|

VENDOR TOTAL: 1231.90

VENDOR: 137 ABILITY WORKS, INC.

| | | | | | | | | | | | |
|--------|--|----------|-----------------------------------|--|----------|-------|-----|-----|--|--|--|
| 228546 | | 12/13/16 | 7056 Wooden Stakes Used for Marki | | 12/21/16 | 56.00 | .00 | CHK | | | |
|--------|--|----------|-----------------------------------|--|----------|-------|-----|-----|--|--|--|

56.00

VENDOR: 194 BAPTIST MEMORIAL HOSPITAL

| | | | | | | | | | | | |
|---------|--|----------|-------------------------|--|----------|-------|-----|-----|--|--|--|
| 9/30/16 | | 12/14/16 | 0 Professional Services | | 12/21/16 | 65.00 | .00 | CHK | | | |
|---------|--|----------|-------------------------|--|----------|-------|-----|-----|--|--|--|

65.00

VENDOR: 202 BELL BUILDING SUPPLY

| | | | | | | | | | | | |
|--------|--|----------|------------------------------|--|----------|------|-----|-----|--|--|--|
| 176906 | | 12/14/16 | 7067 White Flagging Material | | 12/21/16 | 3.58 | .00 | CHK | | | |
|--------|--|----------|------------------------------|--|----------|------|-----|-----|--|--|--|

3.58

VENDOR: 215 BOB'S MOBILE RADIO

| | | | | | | | | | | | |
|--------|--|----------|----------------------------------|--|----------|--------|-----|-----|--|--|--|
| 315772 | | 12/13/16 | 7075 Truck Radio Install & 2-Way | | 12/21/16 | 908.10 | .00 | CHK | | | |
|--------|--|----------|----------------------------------|--|----------|--------|-----|-----|--|--|--|

908.10

STARKVILLE UTILITIES
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| INVOICE | DATE | PO NBR | DESCRIPTION | TEMPL
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AMOUNT | TAX
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|------------------|----------|---------------------------|------------------------------|--------------|---------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR: | 232 | BRADLEY BAGWELL | | | | | | | | | |
| 11/2016 | 12/14/16 | 0 | Meter Reading | | 12/21/16 | 19194.07 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 19194.07 | | | | | |
| VENDOR: | 303 | C SPIRE WIRELESS | | | | | | | | | |
| NOV '16;31571838 | 12/14/16 | 0 | Phone Bill | | 12/21/16 | 700.03 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 700.03 | | | | | |
| VENDOR: | 306 | CITY OF STARKVILLE | | | | | | | | | |
| 12/14/16 | 12/14/16 | 0 | Tax & Administration | | 12/21/16 | 112916.67 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 112916.67 | | | | | |
| VENDOR: | 317 | CHRIS MITCHELL MANAGEMENT | | | | | | | | | |
| 025 | 12/14/16 | 0 | TVA Wholesale Rate Analysis | | 12/21/16 | 3950.00 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 3950.00 | | | | | |
| VENDOR: | 356 | THE CLINIC AT ELM LAKE | | | | | | | | | |
| 16163;15757;1575 | 12/14/16 | 0 | Employee Screening | | 12/21/16 | 205.00 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 205.00 | | | | | |
| VENDOR: | 400 | IVY AUTO PARTS | | | | | | | | | |
| 546234; 546255 | 12/13/16 | 7069 | Antifreeze - Truck Fleet | | 12/21/16 | 195.43 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 195.43 | | | | | |
| VENDOR: | 504 | ELEC MOTOR SALES/SERVICE | | | | | | | | | |
| 0112305 | 12/13/16 | 7088 | NW Substation Cooling Fan Re | | 12/21/16 | 238.29 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 238.29 | | | | | |
| VENDOR: | 607 | 4-WAY ELECTRIC, INC. | | | | | | | | | |
| 52134-135 | 12/13/16 | 6921 | Inventory Purchase | | 12/21/16 | 29886.00 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 29886.00 | | | | | |

STARKVILLE UTILITIES
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
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| INVOICE | DATE | PO NBR | DESCRIPTION | TEMPL
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AMOUNT | PAID/VOID
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ACH | SEQ |
|---|----------|--------|------------------------------|--------------|------------|-------------------|---------------|------------|----------------|-------------------|---------------|-----|
| VENDOR: 691 GATEWAY TIRE&SERVICE CENTER | | | | | | | | | | | | |
| I103455896 | 12/13/16 | 7070 | Install New Tires - Trencher | | 12/21/16 | 160.36 | .00 | CHK | | | | |
| I103458456 | 12/13/16 | 7078 | Repliar Flat - Truck #25 | | 12/21/16 | 15.00 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 175.36 | | | | | | |
| VENDOR: 694 FORD VISION CLINIC | | | | | | | | | | | | |
| 19204 | 12/14/16 | 6850 | Prescription Safety Glasses | | 12/21/16 | 588.00 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 588.00 | | | | | | |
| VENDOR: 696 GARNER LUMLEY ELECTRIC | | | | | | | | | | | | |
| 531221 | 12/13/16 | 6976 | Marking Numbers, Letters, et | | 12/21/16 | 1846.00 | .00 | ACH | | | | |
| 531517 | 12/13/16 | 6944 | Sbustaions Bus Bar Connector | | 12/21/16 | 1360.70 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 3206.70 | | | | | | |
| VENDOR: 730 GRESKO UTILITY SUPPLY, INC. | | | | | | | | | | | | |
| 50010581-01 | 12/13/16 | 6922 | Pole Mount Transformers | | 12/21/16 | 6058.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 6058.00 | | | | | | |
| VENDOR: 907 INDOFF, INC. | | | | | | | | | | | | |
| 2885277; 2887807 | 12/14/16 | 7062 | Office Supplies - Ops Center | | 12/21/16 | 155.06 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 155.06 | | | | | | |
| VENDOR: 1010 J.T. RAY COMPANY | | | | | | | | | | | | |
| 161128-0001 | 12/14/16 | 7105 | Monthly Copier Servicing | | 12/21/16 | 46.38 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 46.38 | | | | | | |
| VENDOR: 1205 LOWE'S | | | | | | | | | | | | |
| 2180;17255;10277 | 12/14/16 | 7087 | Misc Tools & Supplies | | 12/21/16 | 536.99 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 536.99 | | | | | | |
| VENDOR: 1231 TERRY KEMP | | | | | | | | | | | | |
| 12/12-12/13/16 | 12/14/16 | 0 | Travel Reimburse | | 12/21/16 | 837.26 | .00 | ACH | | | | |
| 12/8/16 | 12/14/16 | 0 | Travel Reimbursement - TVPPA | | 12/21/16 | 340.15 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 1177.41 | | | | | | |

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| INVOICE | DATE | PO NBR | DESCRIPTION | TEMPL INV | AP DATE | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID/VOID DATE | CHECK/ACH SEQ |
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VENDOR: 1239 LOLLEY REAL ESTATE

| | | | | | | | | | | | |
|----------|----------|---|------------------------------|--|----------|--------|-----|-----|--|--|--|
| 12/14/16 | 12/14/16 | 0 | Storage Rental for AMI Meter | | 12/21/16 | 900.00 | .00 | ACH | | | |
|----------|----------|---|------------------------------|--|----------|--------|-----|-----|--|--|--|

VENDOR TOTAL: 900.00

VENDOR: 1400 NESCO

| | | | | | | | | | | | |
|------------------|----------|------|------------------------------|--|----------|---------|-----|-----|--|--|--|
| S2130470.001;213 | 12/14/16 | 6949 | Fire Retardent Winter Clothi | | 12/21/16 | 2853.10 | .00 | ACH | | | |
| S2138689.001;213 | 12/14/16 | 7063 | Repair Recloser Breaker - HW | | 12/21/16 | 318.33 | .00 | ACH | | | |
| S2140040.001 | 12/14/16 | 7079 | Pipe - Academy Sports Job | | 12/21/16 | 222.04 | .00 | ACH | | | |
| S2140923.001 | 12/14/16 | 7084 | Florescent Bulbs - Ops Cente | | 12/21/16 | 190.52 | .00 | ACH | | | |
| S2141588.001 | 12/14/16 | 7084 | Conduit - 1 inch PVC | | 12/21/16 | 30.79 | .00 | ACH | | | |

VENDOR TOTAL: 3614.78

VENDOR: 1408 NETWORK BILLING SYSTEMS, LLC

| | | | | | | | | | | | |
|-----------|----------|---|------------|--|----------|--------|-----|-----|--|--|--|
| 163355479 | 12/14/16 | 0 | Phone Bill | | 12/21/16 | 184.27 | .00 | ACH | | | |
|-----------|----------|---|------------|--|----------|--------|-----|-----|--|--|--|

VENDOR TOTAL: 184.27

VENDOR: 1525 OKTIBBEHA CO. CO-OP

| | | | | | | | | | | | |
|----------------|----------|------|------------------|--|----------|--------|-----|-----|--|--|--|
| 149920; 152967 | 12/14/16 | 7083 | Uniform Purchase | | 12/21/16 | 480.24 | .00 | ACH | | | |
| 152399 | 12/14/16 | 7089 | Uniform Purchase | | 12/21/16 | 47.52 | .00 | ACH | | | |
| 152982 | 12/14/16 | 7094 | Uniform Purchase | | 12/21/16 | 281.41 | .00 | ACH | | | |
| 153174 | 12/14/16 | 7092 | Uniform Purchase | | 12/21/16 | 289.25 | .00 | ACH | | | |

VENDOR TOTAL: 1098.42

VENDOR: 1800 RACKLEY OIL, INC.

| | | | | | | | | | | | |
|----------------|----------|------|-------------|--|----------|-------|-----|-----|--|--|--|
| 446332; 446259 | 12/14/16 | 7073 | Diesel Fuel | | 12/21/16 | 89.17 | .00 | ACH | | | |
|----------------|----------|------|-------------|--|----------|-------|-----|-----|--|--|--|

VENDOR TOTAL: 89.17

VENDOR: 1886 SEDC

| | | | | | | | | | | | |
|-------|----------|---|------------------|--|----------|----------|-----|-----|--|--|--|
| 17586 | 12/14/16 | 0 | Billing Services | | 12/21/16 | 20747.00 | .00 | ACH | | | |
|-------|----------|---|------------------|--|----------|----------|-----|-----|--|--|--|

VENDOR TOTAL: 20747.00

VENDOR: 1887 S & S LINE SERVICE

| | | | | | | | | | | | |
|-----------|----------|---|-----------------------|--|----------|---------|-----|-----|--|--|--|
| 1770-1773 | 12/14/16 | 0 | Right of Way Clearing | | 12/21/16 | 9462.24 | .00 | ACH | | | |
|-----------|----------|---|-----------------------|--|----------|---------|-----|-----|--|--|--|

VENDOR TOTAL: 9462.24

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| VENDOR: | 1931 | STARKVILLE | SANITATION DEPT | | | | | | | | |
| NOVEMBER 2016 | 12/14/16 | 0 | November Collections | | 12/21/16 | 236566.03 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 236566.03 | | | | | |
| VENDOR: | 1933 | STARKVILLE | WATER DEPT | | | | | | | | |
| NOVEMBER 2016 | 12/14/16 | 0 | November Collections | | 12/21/16 | 629422.58 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 629422.58 | | | | | |
| VENDOR: | 1940 | STUART C. IRBY | | | | | | | | | |
| S009894538.003 | 12/14/16 | 7031 | Special Voltage & Amp Readin | | 12/21/16 | 1469.23 | .00 | ACH | | | |
| S009894556.001 | 12/14/16 | 7025 | Fibercrete Box Pad - Comcast | | 12/21/16 | 2650.93 | .00 | ACH | | | |
| S009926132.001 | 12/14/16 | 7071 | Insulated Tie Wire | | 12/21/16 | 225.00 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 4345.16 | | | | | |
| VENDOR: | 1945 | SULLIVAN'S | | | | | | | | | |
| 15174; 15192;166 | 12/14/16 | 7086 | Office Supplies - Main Build | | 12/21/16 | 133.49 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 133.49 | | | | | |
| VENDOR: | 1997 | SOUTHEASTERN | TESTING LAB | | | | | | | | |
| 355573 | 12/14/16 | 7103 | High Voltage Rubber Gloves | | 12/21/16 | 789.60 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 789.60 | | | | | |
| VENDOR: | 2003 | TEAMVIEWER | GMBH | | | | | | | | |
| 1581529538 | 12/14/16 | 0 | Teamviewer Software | | 12/21/16 | 260.00 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 260.00 | | | | | |
| VENDOR: | 2018 | TRADE AMERICA | | | | | | | | | |
| 21312; 21325 | 12/14/16 | 7080 | Janitorial Supplies - Main & | | 12/21/16 | 77.90 | .00 | ACH | | | |
| | | | | | VENDOR TOTAL: | 77.90 | | | | | |
| VENDOR: | 2019 | TC MARKETING | LLC | | | | | | | | |
| 1037 | 12/14/16 | 6969 | Fire Retardent Work Pants | | 12/21/16 | 965.18 | .00 | CHK | | | |
| | | | | | VENDOR TOTAL: | 965.18 | | | | | |

STARKVILLE UTILITIES
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| VENDOR: | 2020 | THORNE REFRIGERATION, INC. | | | | | | | | | | |
| 17156 | 12/14/16 | 7044 | Service Call - NW Substation | | 12/21/16 | 190.00 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 190.00 | | | | | | |
| VENDOR: | 2021 | TCC FACILITIES MANAGEMENT | | | | | | | | | | |
| 2165 | 12/14/16 | 0 | Janitorial Services | | 12/21/16 | 450.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 450.00 | | | | | | |
| VENDOR: | 2040 | TVPPA EDUCATION & TRAIN. | | | | | | | | | | |
| 26937 | 12/14/16 | 0 | Education & Training | | 12/21/16 | 110.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 110.00 | | | | | | |
| VENDOR: | 2104 | UPS | | | | | | | | | | |
| 12031F496 | 12/14/16 | 0 | Postage | | 12/21/16 | 14.08 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 14.08 | | | | | | |
| VENDOR: | 2110 | U. S. POSTAL SERVICE | | | | | | | | | | |
| 12/14/16 | 12/14/16 | 0 | PO Box Renewal | | 12/21/16 | 520.00 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 520.00 | | | | | | |
| VENDOR: | 2115 | CAPE ELECTRICAL SUPPLY | | | | | | | | | | |
| S201026754.010 | 12/14/16 | 6908 | Stock Material | | 12/21/16 | 639.20 | .00 | ACH | | | | |
| S201032747.001 | 12/14/16 | 7098 | I/O Tree Wire | | 12/21/16 | 2458.54 | .00 | ACH | | | | |
| S201043171.002 | 12/14/16 | 6970 | Stock Material | | 12/21/16 | 214.36 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 3312.10 | | | | | | |
| VENDOR: | 2116 | UTILITECH | | | | | | | | | | |
| 1975 | 12/14/16 | 0 | Product Development & Suppor | | 12/21/16 | 500.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 500.00 | | | | | | |
| VENDOR: | 2118 | BORDER STATES ELECTRIC | | | | | | | | | | |
| 912254074 | 12/14/16 | 6877 | Rubber Safety Gloves - Crewm | | 12/21/16 | 585.30 | .00 | ACH | | | | |
| 912254075 | 12/14/16 | 6854 | Stock Material | | 12/21/16 | 786.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 1371.30 | | | | | | |

STARKVILLE UTILITIES
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| VENDOR: | | | | | | | | | | | |
| 01164046 | 12/14/16 | 2120 | YOUNG WELDING SUPPLY, INC. | | | | | | | | |
| | 12/14/16 | 7102 | Oxygen Welding Tank | | 12/21/16 | 39.89 | .00 | CHK | | | |
| VENDOR TOTAL: | | | | | | 39.89 | | | | | |
| VENDOR: | | | | | | | | | | | |
| 9775960409 | 12/14/16 | 2210 | VERIZON WIRELESS | | | | | | | | |
| 9776206129 | 12/14/16 | | 0 AMI M2M Data Usage | | 12/21/16 | 483.21 | .00 | CHK | | | |
| 9776206130 | 12/14/16 | | 0 Phone Bill | | 12/21/16 | 2961.35 | .00 | CHK | | | |
| | 12/14/16 | | 0 Mobile Workforce | | 12/21/16 | 176.37 | .00 | CHK | | | |
| VENDOR TOTAL: | | | | | | 3620.93 | | | | | |
| VENDOR: | | | | | | | | | | | |
| 0000122782 | 12/14/16 | 2305 | WASTE PRO | | | | | | | | |
| | 12/14/16 | 6988 | Commercial Waste Dumpster | | 12/21/16 | 327.09 | .00 | CHK | | | |
| VENDOR TOTAL: | | | | | | 327.09 | | | | | |
| VENDOR: | | | | | | | | | | | |
| CLR1216-260;3206 | 12/14/16 | 2327 | WAUKAWAY DISTRIBUTORS, INC. | | | | | | | | |
| | 12/14/16 | | 0 Water | | 12/21/16 | 51.80 | .00 | ACH | | | |
| VENDOR TOTAL: | | | | | | 51.80 | | | | | |
| VENDOR: | | | | | | | | | | | |
| 12/5/16 | 12/14/16 | 9909875 | ALEXANDRIA BRASHER | | | | | | | | |
| | 12/14/16 | | 0 Damages | | 12/21/16 | 90.00 | .00 | CHK | | | |
| VENDOR TOTAL: | | | | | | 90.00 | | | | | |
| VENDOR: | | | | | | | | | | | |
| WO-52018 | 12/14/16 | 99001904 | TOMMY SULLIVAN | | | | | | | | |
| | 12/14/16 | | 0 Uniform Purchase | | 12/21/16 | 113.85 | .00 | ACH | | | |
| VENDOR TOTAL: | | | | | | 113.85 | | | | | |
| GRAND TOTAL: | | | | | | 1101458.79 | | | | | |

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 12/21/16 ACCOUNT 23110

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RUN DATE 12/14/16 11:57 AM

| INVOICE | DATE | PO NBR | DESCRIPTION | UNPAID INVOICES | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID/VOID DATE | CHECK/ACH SEQ |
|------------------|----------|--------|------------------------------|-----------------|----------------|------------|---------|-------------|----------------|---------------|
| VENDOR: | 57 | | ALLIED UNIVERSAL CORPORATION | | | | | | | |
| I1374657-660 | 12/14/16 | 752 | Chlorine | | 1322.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | 1322.00 | | | | | |
| VENDOR: | 76 | | APAC MISSISSIPPI, INC. | | | | | | | |
| 4000063516 | 12/14/16 | 368 | Hot Asphalt for Street Repai | | 1770.63 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | 1770.63 | | | | | |
| VENDOR: | 124 | | ATMOS ENERGY | | | | | | | |
| 12/8-12/9/16 | 12/14/16 | 0 | Utility Bill | | 193.24 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | 193.24 | | | | | |
| VENDOR: | 152 | | BUGS-B-GONE | | | | | | | |
| 264796 | 12/14/16 | 0 | Pest Control | | 20.00 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | 20.00 | | | | | |
| VENDOR: | 186 | | BRENNTAG MID-SOUTH | | | | | | | |
| BMS531608;534533 | 12/14/16 | 757 | Chemicals | | 3476.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | 3476.00 | | | | | |
| VENDOR: | 202 | | BELL BUILDING SUPPLY | | | | | | | |
| 175260 | 12/14/16 | 720 | Pipe for Terry Stidham | | 83.79 | .00 | CHK | | | |
| 177573 | 12/14/16 | 779 | Concrete and Bricks | | 45.45 | .00 | CHK | | | |
| 177632 | 12/14/16 | 777 | Fluorescent Lights - Admin B | | 47.77 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | 177.01 | | | | | |
| VENDOR: | 215 | | CINTAS | | | | | | | |
| 215194100;215192 | 12/14/16 | 0 | Black Mats | | 70.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | 70.00 | | | | | |
| VENDOR: | 220 | | CENTRAL PIPE SUPPLY | | | | | | | |
| S100080919.001 | 12/14/16 | 762 | Inventory Items | | 525.12 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | 525.12 | | | | | |

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 12/21/16 ACCOUNT 23110

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| INVOICE | DATE | PO NBR | DESCRIPTION | TEMPL
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TYP | PAID
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DATE | CHECK/
ACH SEQ |
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| UNPAID INVOICES | | | | | | | | | | | |
| VENDOR: 305 DIXIE WHOLESALE WATERWORKS | | | | | | | | | | | |
| 468355 | 12/14/16 | | 711 Small Tools & Supplies | | 12/21/16 | 616.70 | .00 | ACH | | | |
| 468599 | 12/14/16 | | 754 Inventory | | 12/21/16 | 1382.56 | .00 | ACH | | | |
| 521805 | 12/14/16 | | 748 Inventory Items | | 12/21/16 | 518.01 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 2517.27 | | | | | |
| VENDOR: 315 CLEARWATER CONSULTANTS, INC. | | | | | | | | | | | |
| 101.51602;51603 | 12/14/16 | | 0 Wastewater Treatment Facilit | | 12/21/16 | 7932.34 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 7932.34 | | | | | |
| VENDOR: 352 THE CLINIC AT ELM LAKE | | | | | | | | | | | |
| 15103;15231;1622 | 12/14/16 | | 0 Immunizations | | 12/21/16 | 255.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 255.00 | | | | | |
| VENDOR: 362 CONSOLIDATED PIPE & SUPPLY | | | | | | | | | | | |
| 0467140-000-000 | 12/14/16 | | 770 Inventory | | 12/21/16 | 270.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 270.00 | | | | | |
| VENDOR: 367 THE COMMERCIAL DISPATCH | | | | | | | | | | | |
| 11/30/16 2074 | 12/14/16 | | 0 Job Listings | | 12/21/16 | 379.90 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 379.90 | | | | | |
| VENDOR: 373 D & S SALES, INC. | | | | | | | | | | | |
| 34017 | 12/14/16 | | 773 Small Tools & Supplies | | 12/21/16 | 114.84 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 114.84 | | | | | |
| VENDOR: 400 IVY AUTO PARTS | | | | | | | | | | | |
| 546552; 546599 | 12/14/16 | | 703 Auto Maintenance | | 12/21/16 | 143.95 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 143.95 | | | | | |
| VENDOR: 450 ENVIRO-LABS, INC. | | | | | | | | | | | |
| 1207 | 12/14/16 | | 0 Oil & Grease Influent | | 12/21/16 | 69.00 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 69.00 | | | | | |

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| VENDOR: | 498 | DUTCH LUBRICANTS, LLC | | | | | | | | | |
| 30397000 | 12/14/16 | 738 | Machine Maintenance - Oil & | | 12/21/16 | 1038.88 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 1038.88 | | | | | |
| VENDOR: | 604 | FASTENAL | | | | | | | | | |
| MSSTA68196 | 12/14/16 | 767 | Small Tools & Supplies | | 12/21/16 | 828.08 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 828.08 | | | | | |
| VENDOR: | 606 | 4-COUNTY EPA | | | | | | | | | |
| 11/16 | 12/14/16 | 0 | Utility Bill | | 12/21/16 | 12095.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 12095.00 | | | | | |
| VENDOR: | 620 | G & C SUPPLY CO., INC. | | | | | | | | | |
| 6639379 | 12/14/16 | 750 | Inventory - Tubing | | 12/21/16 | 591.00 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 591.00 | | | | | |
| VENDOR: | 621 | EMPIRE TRUCK SALES, LLC | | | | | | | | | |
| RE0050092276:01 | 12/14/16 | 783 | Transmission Repair - Jet Tr | | 12/21/16 | 1884.63 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 1884.63 | | | | | |
| VENDOR: | 639 | GOLDEN TRIANGLE | | | | | | | | | |
| 1251 | 12/14/16 | 0 | Billing Services | | 12/21/16 | 441.00 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 441.00 | | | | | |
| VENDOR: | 691 | GATEWAY TIRE&SERVICE CENTER | | | | | | | | | |
| I103473361 | 12/14/16 | 799 | Backhoe Tire Repair | | 12/21/16 | 95.50 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 95.50 | | | | | |
| VENDOR: | 702 | HACH | | | | | | | | | |
| 10213796 | 12/14/16 | 759 | Lab Supplies | | 12/21/16 | 444.58 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 444.58 | | | | | |

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
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| VENDOR: | 765 | HYDRA SERVICE, INC. | | | | | | | | | |
| 198026 | 12/14/16 | 375 | 8" Pump Rental | | 12/21/16 | 1824.00 | .00 | CHK | | | |
| | | | | VENDOR TOTAL: | | 1824.00 | | | | | |
| VENDOR: | 942 | ICM OF AMERICA, INC | | | | | | | | | |
| 30001006 | 12/14/16 | 710 | Jet Truck Nozzle | | 12/21/16 | 693.00 | .00 | ACH | | | |
| | | | | VENDOR TOTAL: | | 693.00 | | | | | |
| VENDOR: | 1192 | LYLE MACHINERY | | | | | | | | | |
| LATECH 7/31-9/30 | 12/14/16 | 0 | Equipment Maintenance | | 12/21/16 | 138.13 | .00 | ACH | | | |
| | | | | VENDOR TOTAL: | | 138.13 | | | | | |
| VENDOR: | 1296 | MWPCOA | | | | | | | | | |
| 2869 2016 | 12/14/16 | 0 | Membership Renewal -Theodis | | 12/21/16 | 150.00 | .00 | CHK | | | |
| | | | | VENDOR TOTAL: | | 150.00 | | | | | |
| VENDOR: | 1329 | NORTH CENTRAL LABORATORIES | | | | | | | | | |
| 382249 | 12/14/16 | 760 | Lab Supplies | | 12/21/16 | 171.23 | .00 | ACH | | | |
| | | | | VENDOR TOTAL: | | 171.23 | | | | | |
| VENDOR: | 1335 | NETWORKFLEET, INC. | | | | | | | | | |
| OSV000000544141 | 12/14/16 | 0 | Vehicle Services | | 12/21/16 | 454.80 | .00 | CHK | | | |
| | | | | VENDOR TOTAL: | | 454.80 | | | | | |
| VENDOR: | 1366 | MS CROSS CONNECTION, LLC | | | | | | | | | |
| 29027 | 12/14/16 | 0 | CCC Program Management | | 12/21/16 | 288.00 | .00 | ACH | | | |
| | | | | VENDOR TOTAL: | | 288.00 | | | | | |
| VENDOR: | 1392 | NUNLEY TRUCKING CO., INC. | | | | | | | | | |
| 21434 | 12/14/16 | 753 | Gravel | | 12/21/16 | 1283.71 | .00 | CHK | | | |
| 21448 | 12/14/16 | 741 | Gravel Inventory | | 12/21/16 | 1867.30 | .00 | CHK | | | |
| | | | | VENDOR TOTAL: | | 3151.01 | | | | | |

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 12/21/16 ACCOUNT 23110

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| VENDOR: 1525 OKTIBBEHA COUNTY COOP | | | | | | | | | | | |
| 150791; 150719 | 12/14/16 | | 782 Rain Gear | | 12/21/16 | 176.05 | .00 | ACH | | | |
| 152502 | 12/14/16 | | 791 Waders & Boots L. Jordan | | 12/21/16 | 342.88 | .00 | ACH | | | |
| 152680 | 12/14/16 | | 794 Uniform Purchase - E Agnew | | 12/21/16 | 153.59 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 672.52 | | | | | |
| VENDOR: 1546 PEPPER SURVEYING | | | | | | | | | | | |
| 1755 | 12/14/16 | | 0 Land Surveying - Sewer Line | | 12/21/16 | 2045.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 2045.00 | | | | | |
| VENDOR: 1800 RACKLEY OIL, INC. | | | | | | | | | | | |
| 446973; 445916 | 12/14/16 | | 796 Diesel - During Pump Repair | | 12/21/16 | 170.57 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 170.57 | | | | | |
| VENDOR: 1810 REGIONS COMMERCIAL BANKCARD | | | | | | | | | | | |
| 12/2/16 | 12/14/16 | | 0 Fuel for Jet Truck | | 12/21/16 | 116.00 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 116.00 | | | | | |
| VENDOR: 1905 STARKVILLE AUTO PARTS | | | | | | | | | | | |
| 515-98179; 98174; 5151-98082 | 12/14/16 | | 768 December Auto Maintenance | | 12/21/16 | 479.86 | .00 | CHK | | | |
| | 12/14/16 | | 701 Fuel Cap | | 12/21/16 | 14.39 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 494.25 | | | | | |
| VENDOR: 1910 STARKVILLE UTILITIES | | | | | | | | | | | |
| 12/01-12/08/16 | 12/14/16 | | 0 Utility Bill | | 12/21/16 | 60859.42 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 60859.42 | | | | | |
| VENDOR: 1923 SHURDEN CONSTRUCTION | | | | | | | | | | | |
| 227068-00 | 12/14/16 | | 718 Plumbing Repair - Warehouse | | 12/21/16 | 60.84 | .00 | CHK | | | |
| | | | VENDOR TOTAL: | | | 60.84 | | | | | |
| VENDOR: 1932 STARKVILLE DAILY NEWS | | | | | | | | | | | |
| 11/30/16 132 | 12/14/16 | | 0 Job Listings | | 12/21/16 | 415.36 | .00 | ACH | | | |
| | | | VENDOR TOTAL: | | | 415.36 | | | | | |

STARKVILLE WATER DEPT
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING
FOR: 12/21/16 ACCOUNT 23110

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| VENDOR: | 1947 | SUNCOAST | INFRASTRUCTURE, INC | | | | | | | | | |
| SL6081-101 | 12/14/16 | 0 | Banyan Road Project Work | | 12/21/16 | 30990.00 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 30990.00 | | | | | | |
| VENDOR: | 2018 | TRADE | AMERICA | | | | | | | | | |
| 21313 | 12/14/16 | 755 | Janitorial Supplies | | 12/21/16 | 575.23 | .00 | ACH | | | | |
| 21316; 21315 | 12/14/16 | 761 | Water for Lab and Degreaser | | 12/21/16 | 812.93 | .00 | ACH | | | | |
| 21361 | 12/14/16 | 792 | Chemicals | | 12/21/16 | 2028.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 3416.16 | | | | | | |
| VENDOR: | 2104 | UPS | | | | | | | | | | |
| 24W1X6506;6486;6 | 12/14/16 | 0 | Postage | | 12/21/16 | 550.50 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 550.50 | | | | | | |
| VENDOR: | 2107 | UNIVERSITY | SCREENPRINT | | | | | | | | | |
| 21102 | 12/14/16 | 804 | Uniform Purchase - Sean John | | 12/21/16 | 136.95 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 136.95 | | | | | | |
| VENDOR: | 2203 | VACUUM | TRUCK SALES & SERVICE | | | | | | | | | |
| AL8882 | 12/14/16 | 766 | Repair - Camera Jet Truck | | 12/21/16 | 1164.37 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 1164.37 | | | | | | |
| VENDOR: | 2210 | VERIZON | WIRELESS | | | | | | | | | |
| 9776206131 | 12/14/16 | 0 | Phone Bill | | 12/21/16 | 426.98 | .00 | CHK | | | | |
| | | | VENDOR TOTAL: | | | 426.98 | | | | | | |
| VENDOR: | 99009783 | TERRY | STIDHAM CONSTRUCTION | | | | | | | | | |
| 12/8/16 | 12/14/16 | 0 | Catalpa Force Main | | 12/21/16 | 110409.30 | .00 | CHK | | | | |
| 897768-897776 | 12/14/16 | 0 | Contract Labor Repairs | | 12/21/16 | 6435.00 | .00 | ACH | | | | |
| | | | VENDOR TOTAL: | | | 116844.30 | | | | | | |
| | | | GRAND TOTAL: | | | 261888.36 | | | | | | |



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

AGENDA ITEM DEPT.: Finance & Admin
AGENDA DATE: 12-20-2016
PAGE: 1

SUBJECT: Request approval of the November 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 November 2016 financial statements of the City of Starkville, MS.



City of Starkville, MS

Budget Report Group Summary

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|---------------------|--|-----------------|
| Fund: 001 - GENERAL FUND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 200 - TAXES | 6,645,000.00 | 6,645,000.00 | 15.20 | 60,395.54 | -6,584,604.46 | 0.91 % |
| 220 - LICENSES AND PERMITS | 244,000.00 | 244,000.00 | 8,020.95 | 65,937.68 | -178,062.32 | 27.02 % |
| 230 - INTERGOVERNMENTAL REVENUES | 8,632,673.07 | 8,632,673.07 | 13,244.98 | 1,432,562.45 | -7,200,110.62 | 16.59 % |
| 280 - CHARGES FOR GOVERNMENTAL SERVICES | 250.00 | 250.00 | 0.00 | 0.00 | -250.00 | 0.00 % |
| 330 - FINES AND FORFEITS | 1,238,000.00 | 1,238,000.00 | 34,303.75 | 155,703.41 | -1,082,296.59 | 12.58 % |
| 340 - MISCELLANEOUS | 219,500.00 | 219,500.00 | 16,650.42 | 85,102.72 | -134,397.28 | 38.77 % |
| 360 - CHARGES FOR SERVICES | 32,100.00 | 32,100.00 | 3,383.50 | 43,672.54 | 11,572.54 | 136.05 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 3,766,200.00 | 3,766,200.00 | 165.20 | 227,861.92 | -3,538,338.08 | 6.05 % |
| Department: 000 - UNDESIGNATED Total: | 20,777,723.07 | 20,777,723.07 | 75,784.00 | 2,071,236.26 | -18,706,486.81 | 9.97 % |
| Revenue Total: | 20,777,723.07 | 20,777,723.07 | 75,784.00 | 2,071,236.26 | -18,706,486.81 | 9.97 % |
| Expense | | | | | | |
| Department: 100 - BOARD OF ALDERMEN | | | | | | |
| 400 - PERSONNEL SERVICES | 174,400.00 | 174,400.00 | 4,566.09 | 30,621.27 | 143,778.73 | 17.56 % |
| 600 - CONTRACTUAL SERVICES | 28,500.00 | 28,500.00 | 166.03 | 2,440.98 | 26,059.02 | 8.56 % |
| Department: 100 - BOARD OF ALDERMEN Total: | 202,900.00 | 202,900.00 | 4,732.12 | 33,062.25 | 169,837.75 | 16.29 % |
| Department: 110 - MUNICIPAL COURT | | | | | | |
| 400 - PERSONNEL SERVICES | 409,880.00 | 409,880.00 | 16,039.93 | 80,766.63 | 329,113.37 | 19.70 % |
| 500 - SUPPLIES | 12,000.00 | 12,000.00 | 4.78 | 1,343.67 | 10,656.33 | 11.20 % |
| 600 - CONTRACTUAL SERVICES | 22,500.00 | 22,500.00 | 343.61 | 8,235.92 | 14,264.08 | 36.60 % |
| 900 - CAPITAL OUTLAY | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 % |
| Department: 110 - MUNICIPAL COURT Total: | 479,380.00 | 479,380.00 | 16,388.32 | 90,346.22 | 389,033.78 | 18.85 % |
| Department: 111 - YOUTH COURT | | | | | | |
| 600 - CONTRACTUAL SERVICES | 1,000.00 | 1,000.00 | 0.00 | 247.53 | 752.47 | 24.75 % |
| Department: 111 - YOUTH COURT Total: | 1,000.00 | 1,000.00 | 0.00 | 247.53 | 752.47 | 24.75 % |
| Department: 120 - MAYORS OFFICE | | | | | | |
| 400 - PERSONNEL SERVICES | 142,850.00 | 142,850.00 | 5,439.36 | 27,325.98 | 115,524.02 | 19.13 % |
| 500 - SUPPLIES | 7,250.00 | 7,250.00 | 78.51 | 180.78 | 7,069.22 | 2.49 % |
| 600 - CONTRACTUAL SERVICES | 98,550.00 | 98,550.00 | 773.49 | 16,338.34 | 82,211.66 | 16.58 % |
| 900 - CAPITAL OUTLAY | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 % |
| Department: 120 - MAYORS OFFICE Total: | 249,150.00 | 249,150.00 | 6,291.36 | 43,845.10 | 205,304.90 | 17.60 % |
| Department: 123 - IT | | | | | | |
| 400 - PERSONNEL SERVICES | 216,775.00 | 216,775.00 | 8,218.02 | 44,915.23 | 171,859.77 | 20.72 % |
| 500 - SUPPLIES | 2,000.00 | 2,000.00 | 0.00 | 788.30 | 1,211.70 | 39.42 % |
| 600 - CONTRACTUAL SERVICES | 59,750.00 | 59,750.00 | 216.54 | 19,955.90 | 39,794.10 | 33.40 % |
| 900 - CAPITAL OUTLAY | 50,000.00 | 50,000.00 | 15,237.98 | 28,537.60 | 21,462.40 | 57.08 % |
| Department: 123 - IT Total: | 328,525.00 | 328,525.00 | 23,672.54 | 94,197.03 | 234,327.97 | 28.67 % |
| Department: 130 - ELECTIONS | | | | | | |
| 500 - SUPPLIES | 2,000.00 | 2,000.00 | 0.00 | 23.92 | 1,976.08 | 1.20 % |
| 600 - CONTRACTUAL SERVICES | 18,000.00 | 18,000.00 | 0.00 | 0.00 | 18,000.00 | 0.00 % |
| Department: 130 - ELECTIONS Total: | 20,000.00 | 20,000.00 | 0.00 | 23.92 | 19,976.08 | 0.12 % |
| Department: 142 - CITY CLERKS OFFICE | | | | | | |
| 400 - PERSONNEL SERVICES | 360,388.00 | 360,388.00 | 14,226.25 | 70,990.84 | 289,397.16 | 19.70 % |
| 600 - CONTRACTUAL SERVICES | 145,000.00 | 145,000.00 | 0.00 | 90,258.31 | 54,741.69 | 62.25 % |
| Department: 142 - CITY CLERKS OFFICE Total: | 505,388.00 | 505,388.00 | 14,226.25 | 161,249.15 | 344,138.85 | 31.91 % |
| Department: 145 - OTHER ADMINISTRATIVE | | | | | | |
| 400 - PERSONNEL SERVICES | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| 500 - SUPPLIES | 12,600.00 | 12,600.00 | 1,987.53 | 4,632.35 | 7,967.65 | 36.76 % |
| 600 - CONTRACTUAL SERVICES | 509,150.00 | 509,150.00 | 244.68 | 61,176.72 | 447,973.28 | 12.02 % |
| 900 - CAPITAL OUTLAY | 2,000.00 | 2,000.00 | 0.00 | 1,397.02 | 602.98 | 69.85 % |
| Department: 145 - OTHER ADMINISTRATIVE Total: | 528,750.00 | 528,750.00 | 2,232.21 | 67,206.09 | 461,543.91 | 12.71 % |
| Department: 159 - BONDING-CITY EMPLOYEES | | | | | | |
| 600 - CONTRACTUAL SERVICES | 5,000.00 | 5,000.00 | 225.00 | 625.00 | 4,375.00 | 12.50 % |
| Department: 159 - BONDING-CITY EMPLOYEES Total: | 5,000.00 | 5,000.00 | 225.00 | 625.00 | 4,375.00 | 12.50 % |
| Department: 160 - ATTORNEY AND STAFF | | | | | | |
| 400 - PERSONNEL SERVICES | 67,595.00 | 67,595.00 | 2,580.52 | 12,902.60 | 54,692.40 | 19.09 % |
| Department: 160 - ATTORNEY AND STAFF Total: | 67,595.00 | 67,595.00 | 2,580.52 | 12,902.60 | 54,692.40 | 19.09 % |
| Department: 169 - LEGAL | | | | | | |
| 600 - CONTRACTUAL SERVICES | 200,000.00 | 200,000.00 | 13,732.53 | 40,884.52 | 159,115.48 | 20.44 % |
| Department: 169 - LEGAL Total: | 200,000.00 | 200,000.00 | 13,732.53 | 40,884.52 | 159,115.48 | 20.44 % |
| Department: 180 - HUMAN RESOURCES | | | | | | |
| 400 - PERSONNEL SERVICES | 199,290.00 | 199,290.00 | 6,420.81 | 30,059.21 | 169,230.79 | 15.08 % |
| 500 - SUPPLIES | 3,500.00 | 3,500.00 | 41.50 | 297.93 | 3,202.07 | 8.51 % |
| 600 - CONTRACTUAL SERVICES | 7,750.00 | 7,750.00 | 16.83 | 740.44 | 7,009.56 | 9.55 % |
| Department: 180 - HUMAN RESOURCES Total: | 210,540.00 | 210,540.00 | 6,479.14 | 31,097.58 | 179,442.42 | 14.77 % |
| Department: 190 - CITY PLANNER | | | | | | |
| 400 - PERSONNEL SERVICES | 226,496.00 | 226,496.00 | 8,714.04 | 43,570.20 | 182,925.80 | 19.24 % |
| 500 - SUPPLIES | 5,250.00 | 5,250.00 | 66.19 | 289.09 | 4,960.91 | 5.51 % |
| 600 - CONTRACTUAL SERVICES | 121,350.00 | 121,350.00 | 1,123.86 | 9,450.52 | 111,899.48 | 7.79 % |
| 900 - CAPITAL OUTLAY | 9,500.00 | 9,500.00 | 9,500.00 | 9,500.00 | 0.00 | 100.00 % |
| Department: 190 - CITY PLANNER Total: | 362,596.00 | 362,596.00 | 19,404.09 | 62,809.81 | 299,786.19 | 17.32 % |
| Department: 192 - GENERAL GOVERN BLDG & PLANT | | | | | | |
| 500 - SUPPLIES | 5,000.00 | 5,000.00 | 210.68 | 1,251.25 | 3,748.75 | 25.03 % |
| 600 - CONTRACTUAL SERVICES | 82,500.00 | 82,500.00 | 0.00 | 13,068.84 | 69,431.16 | 15.84 % |
| Department: 192 - GENERAL GOVERN BLDG & PLANT Total: | 87,500.00 | 87,500.00 | 210.68 | 14,320.09 | 73,179.91 | 16.37 % |
| Department: 194 - OTHER-OUTSIDE CONTRIB & APPRSL | | | | | | |
| 600 - CONTRACTUAL SERVICES | 53,198.00 | 53,198.00 | 0.00 | 29,604.25 | 23,593.75 | 55.65 % |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 % |
| Department: 194 - OTHER-OUTSIDE CONTRIB & APPRSL Total: | 65,198.00 | 65,198.00 | 0.00 | 29,604.25 | 35,593.75 | 45.41 % |
| Department: 195 - TRANSFERS TO OTHER AGENCIES | | | | | | |
| 600 - CONTRACTUAL SERVICES | 3,500.00 | 3,500.00 | 0.00 | 5,065.94 | -1,565.94 | 144.74 % |
| 900 - CAPITAL OUTLAY | 64,453.00 | 64,453.00 | 0.00 | 15,000.00 | 49,453.00 | 23.27 % |
| 990 - TRANSFERS | 57,500.00 | 57,500.00 | 0.00 | 20,000.00 | 37,500.00 | 34.78 % |
| Department: 195 - TRANSFERS TO OTHER AGENCIES Total: | 125,453.00 | 125,453.00 | 0.00 | 40,065.94 | 85,387.06 | 31.94 % |
| Department: 196 - CEMETERY ADMINISTRATION | | | | | | |
| 600 - CONTRACTUAL SERVICES | 39,500.00 | 39,500.00 | -2,675.00 | 7,650.00 | 31,850.00 | 19.37 % |
| Department: 196 - CEMETERY ADMINISTRATION Total: | 39,500.00 | 39,500.00 | -2,675.00 | 7,650.00 | 31,850.00 | 19.37 % |
| Department: 197 - ENGINEERING | | | | | | |
| 400 - PERSONNEL SERVICES | 177,000.00 | 177,000.00 | 6,762.18 | 33,810.88 | 143,189.12 | 19.10 % |
| 500 - SUPPLIES | 2,050.00 | 2,050.00 | 0.00 | 211.13 | 1,838.87 | 10.30 % |
| 600 - CONTRACTUAL SERVICES | 20,000.00 | 20,000.00 | 2,160.86 | 4,716.70 | 15,283.30 | 23.58 % |
| 800 - DEBT SERVICE | 5,246.00 | 5,246.00 | 436.96 | 1,310.86 | 3,935.14 | 24.99 % |
| Department: 197 - ENGINEERING Total: | 204,296.00 | 204,296.00 | 9,360.00 | 40,049.57 | 164,246.43 | 19.60 % |
| Department: 200 - POLICE ADMINISTRATION | | | | | | |
| 400 - PERSONNEL SERVICES | 98,320.00 | 98,320.00 | 3,781.53 | 18,907.81 | 79,412.19 | 19.23 % |
| Department: 200 - POLICE ADMINISTRATION Total: | 98,320.00 | 98,320.00 | 3,781.53 | 18,907.81 | 79,412.19 | 19.23 % |
| Department: 201 - POLICE DEPARTMENT | | | | | | |
| 400 - PERSONNEL SERVICES | 3,457,000.00 | 3,457,000.00 | 129,306.68 | 685,918.16 | 2,771,081.84 | 19.84 % |
| 500 - SUPPLIES | 250,000.00 | 250,000.00 | 15,377.72 | 62,669.57 | 187,330.43 | 25.07 % |
| 600 - CONTRACTUAL SERVICES | 319,700.00 | 319,700.00 | 10,707.00 | 193,146.60 | 126,553.40 | 60.41 % |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 5,275.00 | 5,275.00 | 493.08 | 1,115.71 | 4,159.29 | 21.15 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| 800 - DEBT SERVICE | 93,000.00 | 93,000.00 | 0.00 | 0.00 | 93,000.00 | 0.00 % |
| 900 - CAPITAL OUTLAY | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 % |
| Department: 201 - POLICE DEPARTMENT Total: | 4,134,975.00 | 4,134,975.00 | 155,884.48 | 942,850.04 | 3,192,124.96 | 22.80 % |
| Department: 215 - CUSTODY OF PRISONERS | | | | | | |
| 500 - SUPPLIES | 165,500.00 | 165,500.00 | 11,619.08 | 41,355.48 | 124,144.52 | 24.99 % |
| Department: 215 - CUSTODY OF PRISONERS Total: | 165,500.00 | 165,500.00 | 11,619.08 | 41,355.48 | 124,144.52 | 24.99 % |
| Department: 230 - POLICE TRAINING | | | | | | |
| 600 - CONTRACTUAL SERVICES | 35,000.00 | 35,000.00 | 760.00 | 7,452.02 | 27,547.98 | 21.29 % |
| Department: 230 - POLICE TRAINING Total: | 35,000.00 | 35,000.00 | 760.00 | 7,452.02 | 27,547.98 | 21.29 % |
| Department: 237 - FIRING RANGE | | | | | | |
| 500 - SUPPLIES | 8,000.00 | 8,000.00 | 0.00 | 769.34 | 7,230.66 | 9.62 % |
| Department: 237 - FIRING RANGE Total: | 8,000.00 | 8,000.00 | 0.00 | 769.34 | 7,230.66 | 9.62 % |
| Department: 240 - POLICE-COMMUNICATION SERV | | | | | | |
| 600 - CONTRACTUAL SERVICES | 10,000.00 | 10,000.00 | 812.00 | 2,030.00 | 7,970.00 | 20.30 % |
| Department: 240 - POLICE-COMMUNICATION SERV Total: | 10,000.00 | 10,000.00 | 812.00 | 2,030.00 | 7,970.00 | 20.30 % |
| Department: 245 - DISPATCHERS | | | | | | |
| 400 - PERSONNEL SERVICES | 277,000.00 | 277,000.00 | 8,648.36 | 47,622.23 | 229,377.77 | 17.19 % |
| 600 - CONTRACTUAL SERVICES | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 % |
| Department: 245 - DISPATCHERS Total: | 292,000.00 | 292,000.00 | 8,648.36 | 47,622.23 | 244,377.77 | 16.31 % |
| Department: 250 - NARCOTICS BUREAU | | | | | | |
| 400 - PERSONNEL SERVICES | 108,500.00 | 108,500.00 | 0.00 | 0.00 | 108,500.00 | 0.00 % |
| 600 - CONTRACTUAL SERVICES | 27,500.00 | 27,500.00 | 1,643.30 | 5,326.67 | 22,173.33 | 19.37 % |
| Department: 250 - NARCOTICS BUREAU Total: | 136,000.00 | 136,000.00 | 1,643.30 | 5,326.67 | 130,673.33 | 3.92 % |
| Department: 254 - DUI GRANT | | | | | | |
| 400 - PERSONNEL SERVICES | 100,600.00 | 100,600.00 | 3,753.61 | 20,092.39 | 80,507.61 | 19.97 % |
| 600 - CONTRACTUAL SERVICES | 12,650.00 | 12,650.00 | 0.00 | 246.00 | 12,404.00 | 1.94 % |
| 900 - CAPITAL OUTLAY | 5,500.00 | 5,500.00 | 0.00 | 276.34 | 5,223.66 | 5.02 % |
| Department: 254 - DUI GRANT Total: | 118,750.00 | 118,750.00 | 3,753.61 | 20,614.73 | 98,135.27 | 17.36 % |
| Department: 260 - FIRE ADMINISTRATION | | | | | | |
| 400 - PERSONNEL SERVICES | 87,735.00 | 87,735.00 | 3,387.31 | 16,936.53 | 70,798.47 | 19.30 % |
| Department: 260 - FIRE ADMINISTRATION Total: | 87,735.00 | 87,735.00 | 3,387.31 | 16,936.53 | 70,798.47 | 19.30 % |
| Department: 261 - FIRE DEPARTMENT | | | | | | |
| 400 - PERSONNEL SERVICES | 3,426,860.50 | 3,426,860.50 | 117,120.41 | 601,743.76 | 2,825,116.74 | 17.56 % |
| 500 - SUPPLIES | 61,500.00 | 61,500.00 | 1,289.45 | 9,224.34 | 52,275.66 | 15.00 % |
| 600 - CONTRACTUAL SERVICES | 155,500.00 | 155,500.00 | 2,115.86 | 58,631.27 | 96,868.73 | 37.70 % |
| 900 - CAPITAL OUTLAY | 100,000.00 | 100,000.00 | 622.44 | 15,618.27 | 84,381.73 | 15.62 % |
| Department: 261 - FIRE DEPARTMENT Total: | 3,743,860.50 | 3,743,860.50 | 121,148.16 | 685,217.64 | 3,058,642.86 | 18.30 % |
| Department: 262 - FIRE PREVENTION | | | | | | |
| 500 - SUPPLIES | 6,000.00 | 6,000.00 | 0.00 | 1,226.43 | 4,773.57 | 20.44 % |
| Department: 262 - FIRE PREVENTION Total: | 6,000.00 | 6,000.00 | 0.00 | 1,226.43 | 4,773.57 | 20.44 % |
| Department: 263 - FIRE TRAINING | | | | | | |
| 600 - CONTRACTUAL SERVICES | 47,500.00 | 47,500.00 | 376.00 | 14,744.59 | 32,755.41 | 31.04 % |
| Department: 263 - FIRE TRAINING Total: | 47,500.00 | 47,500.00 | 376.00 | 14,744.59 | 32,755.41 | 31.04 % |
| Department: 264 - FIRE COMMUNICATIONS | | | | | | |
| 600 - CONTRACTUAL SERVICES | 70,000.00 | 70,000.00 | 1,124.58 | 10,565.13 | 59,434.87 | 15.09 % |
| Department: 264 - FIRE COMMUNICATIONS Total: | 70,000.00 | 70,000.00 | 1,124.58 | 10,565.13 | 59,434.87 | 15.09 % |
| Department: 267 - FIRE STATIONS AND BUILDINGS | | | | | | |
| 500 - SUPPLIES | 25,000.00 | 25,000.00 | 110.00 | 1,949.18 | 23,050.82 | 7.80 % |
| 600 - CONTRACTUAL SERVICES | 50,000.00 | 50,000.00 | 1,279.13 | 8,063.66 | 41,936.34 | 16.13 % |
| Department: 267 - FIRE STATIONS AND BUILDINGS Total: | 75,000.00 | 75,000.00 | 1,389.13 | 10,012.84 | 64,987.16 | 13.35 % |
| Department: 281 - BUILDING/CODES OFFICE | | | | | | |
| 400 - PERSONNEL SERVICES | 259,500.00 | 259,500.00 | 7,573.46 | 37,867.30 | 221,632.70 | 14.59 % |
| 500 - SUPPLIES | 6,250.00 | 6,250.00 | 0.00 | 354.13 | 5,895.87 | 5.67 % |
| 600 - CONTRACTUAL SERVICES | 22,500.00 | 22,500.00 | 343.11 | 3,802.21 | 18,697.79 | 16.90 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|----------------------|--|-----------------|
| 800 - DEBT SERVICE | 5,246.00 | 5,246.00 | 436.94 | 2,664.96 | 2,581.04 | 50.80 % |
| Department: 281 - BUILDING/CODES OFFICE Total: | 293,496.00 | 293,496.00 | 8,353.51 | 44,688.60 | 248,807.40 | 15.23 % |
| Department: 290 - CIVIL DEFENSE/WARNING SYSTEM | | | | | | |
| 600 - CONTRACTUAL SERVICES | 10,000.00 | 10,000.00 | 413.03 | 5,363.58 | 4,636.42 | 53.64 % |
| 900 - CAPITAL OUTLAY | 23,000.00 | 23,000.00 | 0.00 | 0.00 | 23,000.00 | 0.00 % |
| Department: 290 - CIVIL DEFENSE/WARNING SYSTEM Total: | 33,000.00 | 33,000.00 | 413.03 | 5,363.58 | 27,636.42 | 16.25 % |
| Department: 301 - STREET DEPARTMENT | | | | | | |
| 400 - PERSONNEL SERVICES | 628,776.00 | 628,776.00 | 15,412.17 | 77,366.93 | 551,409.07 | 12.30 % |
| 500 - SUPPLIES | 162,500.00 | 162,500.00 | 6,131.23 | 24,530.91 | 137,969.09 | 15.10 % |
| 600 - CONTRACTUAL SERVICES | 69,500.00 | 69,500.00 | 2,049.40 | 36,755.14 | 32,744.86 | 52.89 % |
| 800 - DEBT SERVICE | 20,375.00 | 20,375.00 | 595.26 | 13,425.98 | 6,949.02 | 65.89 % |
| 900 - CAPITAL OUTLAY | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 0.00 % |
| Department: 301 - STREET DEPARTMENT Total: | 921,151.00 | 921,151.00 | 24,188.06 | 152,078.96 | 769,072.04 | 16.51 % |
| Department: 302 - STREET LIGHTING | | | | | | |
| 600 - CONTRACTUAL SERVICES | 475,000.00 | 475,000.00 | 52,821.35 | 126,299.21 | 348,700.79 | 26.59 % |
| Department: 302 - STREET LIGHTING Total: | 475,000.00 | 475,000.00 | 52,821.35 | 126,299.21 | 348,700.79 | 26.59 % |
| Department: 360 - ANIMAL CONTROL | | | | | | |
| 400 - PERSONNEL SERVICES | 84,400.00 | 84,400.00 | 2,193.28 | 10,966.40 | 73,433.60 | 12.99 % |
| 500 - SUPPLIES | 4,250.00 | 4,250.00 | 61.67 | 203.20 | 4,046.80 | 4.78 % |
| 600 - CONTRACTUAL SERVICES | 20,300.00 | 20,300.00 | 56.66 | 5,763.21 | 14,536.79 | 28.39 % |
| 900 - CAPITAL OUTLAY | 106,000.00 | 106,000.00 | 0.00 | 26,500.00 | 79,500.00 | 25.00 % |
| Department: 360 - ANIMAL CONTROL Total: | 214,950.00 | 214,950.00 | 2,311.61 | 43,432.81 | 171,517.19 | 20.21 % |
| Department: 500 - LIBRARIES | | | | | | |
| 900 - CAPITAL OUTLAY | 180,000.00 | 180,000.00 | 0.00 | 45,000.00 | 135,000.00 | 25.00 % |
| Department: 500 - LIBRARIES Total: | 180,000.00 | 180,000.00 | 0.00 | 45,000.00 | 135,000.00 | 25.00 % |
| Department: 541 - MSU COOPERATIVE PROJECTS HORSE PARK | | | | | | |
| 600 - CONTRACTUAL SERVICES | 10,000.00 | 10,000.00 | 0.00 | 2,500.00 | 7,500.00 | 25.00 % |
| Department: 541 - MSU COOPERATIVE PROJECTS HORSE PARK Total: | 10,000.00 | 10,000.00 | 0.00 | 2,500.00 | 7,500.00 | 25.00 % |
| Department: 550 - PARKS AND REC DEPARTMENT | | | | | | |
| 400 - PERSONNEL SERVICES | 517,120.00 | 517,120.00 | 19,235.35 | 96,171.34 | 420,948.66 | 18.60 % |
| 500 - SUPPLIES | 67,500.00 | 67,500.00 | 4,081.83 | 14,678.82 | 52,821.18 | 21.75 % |
| 600 - CONTRACTUAL SERVICES | 493,750.00 | 493,750.00 | 30,842.86 | 117,109.53 | 376,640.47 | 23.72 % |
| Department: 550 - PARKS AND REC DEPARTMENT Total: | 1,078,370.00 | 1,078,370.00 | 54,160.04 | 227,959.69 | 850,410.31 | 21.14 % |
| Department: 600 - CAPITAL PROJECTS | | | | | | |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 17,500.00 | 17,500.00 | 0.00 | 0.00 | 17,500.00 | 0.00 % |
| 900 - CAPITAL OUTLAY | 1,017,135.00 | 1,017,135.00 | 17,750.50 | 292,021.78 | 725,113.22 | 28.71 % |
| Department: 600 - CAPITAL PROJECTS Total: | 1,034,635.00 | 1,034,635.00 | 17,750.50 | 292,021.78 | 742,613.22 | 28.22 % |
| Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS | | | | | | |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 14,000.00 | 14,000.00 | 0.00 | 10,500.00 | 3,500.00 | 75.00 % |
| Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS Total: | 14,000.00 | 14,000.00 | 0.00 | 10,500.00 | 3,500.00 | 75.00 % |
| Department: 800 - DEBT SERVICE | | | | | | |
| 800 - DEBT SERVICE | 2,661,482.00 | 2,661,482.00 | 0.00 | 495,033.75 | 2,166,448.25 | 18.60 % |
| Department: 800 - DEBT SERVICE Total: | 2,661,482.00 | 2,661,482.00 | 0.00 | 495,033.75 | 2,166,448.25 | 18.60 % |
| Department: 900 - INTERFUND TRANSACTIONS | | | | | | |
| 900 - CAPITAL OUTLAY | 1,150,227.57 | 1,150,227.57 | 0.00 | 23,663.24 | 1,126,564.33 | 2.06 % |
| Department: 900 - INTERFUND TRANSACTIONS Total: | 1,150,227.57 | 1,150,227.57 | 0.00 | 23,663.24 | 1,126,564.33 | 2.06 % |
| Expense Total: | 20,777,723.07 | 20,777,723.07 | 591,185.40 | 4,064,359.75 | 16,713,363.32 | 19.56 % |
| Fund: 001 - GENERAL FUND Surplus (Deficit): | 0.00 | 0.00 | -515,401.40 | -1,993,123.49 | -1,993,123.49 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 002 - RESTRICTED POLICE FUND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 330 - FINES AND FORFEITS | 15,000.00 | 15,000.00 | 0.00 | 916.00 | -14,084.00 | 6.11 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 60,000.00 | 60,000.00 | 0.00 | 0.00 | -60,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 75,000.00 | 75,000.00 | 0.00 | 916.00 | -74,084.00 | 1.22 % |
| Revenue Total: | 75,000.00 | 75,000.00 | 0.00 | 916.00 | -74,084.00 | 1.22 % |
| Expense | | | | | | |
| Department: 251 - DRUG EDUCATION FUND | | | | | | |
| 500 - SUPPLIES | 21,000.00 | 21,000.00 | 0.00 | 0.00 | 21,000.00 | 0.00 % |
| 600 - CONTRACTUAL SERVICES | 5,000.00 | 5,000.00 | 0.00 | 1,493.72 | 3,506.28 | 29.87 % |
| 900 - CAPITAL OUTLAY | 49,000.00 | 49,000.00 | 0.00 | 0.00 | 49,000.00 | 0.00 % |
| Department: 251 - DRUG EDUCATION FUND Total: | 75,000.00 | 75,000.00 | 0.00 | 1,493.72 | 73,506.28 | 1.99 % |
| Expense Total: | 75,000.00 | 75,000.00 | 0.00 | 1,493.72 | 73,506.28 | 1.99 % |
| Fund: 002 - RESTRICTED POLICE FUND Surplus (Deficit): | 0.00 | 0.00 | 0.00 | -577.72 | -577.72 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 003 - RESTRICTED FIRE FUND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 144,000.00 | 144,000.00 | 0.00 | 0.00 | -144,000.00 | 0.00 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 50,000.00 | 50,000.00 | 0.00 | 0.00 | -50,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 194,000.00 | 194,000.00 | 0.00 | 0.00 | -194,000.00 | 0.00 % |
| Revenue Total: | 194,000.00 | 194,000.00 | 0.00 | 0.00 | -194,000.00 | 0.00 % |
| Expense | | | | | | |
| Department: 560 - RESTRICTED FIRE FUND | | | | | | |
| 500 - SUPPLIES | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 % |
| 600 - CONTRACTUAL SERVICES | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 % |
| 800 - DEBT SERVICE | 99,429.00 | 99,429.00 | 0.00 | 99,428.18 | 0.82 | 100.00 % |
| 900 - CAPITAL OUTLAY | 85,571.00 | 85,571.00 | 0.00 | 0.00 | 85,571.00 | 0.00 % |
| Department: 560 - RESTRICTED FIRE FUND Total: | 194,000.00 | 194,000.00 | 0.00 | 99,428.18 | 94,571.82 | 51.25 % |
| Expense Total: | 194,000.00 | 194,000.00 | 0.00 | 99,428.18 | 94,571.82 | 51.25 % |
| Fund: 003 - RESTRICTED FIRE FUND Surplus (Deficit): | 0.00 | 0.00 | 0.00 | -99,428.18 | -99,428.18 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 010 - MULTI-UNIT DRUG TASK FORCE | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 26,000.00 | 26,000.00 | 0.00 | 0.00 | -26,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 26,000.00 | 26,000.00 | 0.00 | 0.00 | -26,000.00 | 0.00 % |
| Revenue Total: | 26,000.00 | 26,000.00 | 0.00 | 0.00 | -26,000.00 | 0.00 % |
| Expense | | | | | | |
| Department: 252 - DRUG TASK FORCE | | | | | | |
| 900 - CAPITAL OUTLAY | 26,000.00 | 26,000.00 | 0.00 | 0.00 | 26,000.00 | 0.00 % |
| Department: 252 - DRUG TASK FORCE Total: | 26,000.00 | 26,000.00 | 0.00 | 0.00 | 26,000.00 | 0.00 % |
| Expense Total: | 26,000.00 | 26,000.00 | 0.00 | 0.00 | 26,000.00 | 0.00 % |
| Fund: 010 - MULTI-UNIT DRUG TASK FORCE Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 015 - AIRPORT FUND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 70,956.00 | 70,956.00 | 7,982.00 | 7,982.00 | -62,974.00 | 11.25 % |
| 340 - MISCELLANEOUS | 108,000.00 | 108,000.00 | 500.00 | 25,627.80 | -82,372.20 | 23.73 % |
| 360 - CHARGES FOR SERVICES | 205,408.00 | 205,408.00 | 3,782.13 | 110,620.35 | -94,787.65 | 53.85 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 200,000.00 | 200,000.00 | 0.00 | 0.00 | -200,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 584,364.00 | 584,364.00 | 12,264.13 | 144,230.15 | -440,133.85 | 24.68 % |
| Revenue Total: | 584,364.00 | 584,364.00 | 12,264.13 | 144,230.15 | -440,133.85 | 24.68 % |
| Expense | | | | | | |
| Department: 505 - AIRPORT | | | | | | |
| 400 - PERSONNEL SERVICES | 51,920.00 | 51,920.00 | 2,524.52 | 12,654.62 | 39,265.38 | 24.37 % |
| 500 - SUPPLIES | 127,000.00 | 127,000.00 | 16,261.02 | 84,100.39 | 42,899.61 | 66.22 % |
| 600 - CONTRACTUAL SERVICES | 69,850.00 | 69,850.00 | 1,998.89 | 14,341.04 | 55,508.96 | 20.53 % |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 211,410.00 | 211,410.00 | 0.00 | 112,706.08 | 98,703.92 | 53.31 % |
| 900 - CAPITAL OUTLAY | 124,184.00 | 124,184.00 | 0.00 | 0.00 | 124,184.00 | 0.00 % |
| Department: 505 - AIRPORT Total: | 584,364.00 | 584,364.00 | 20,784.43 | 223,802.13 | 360,561.87 | 38.30 % |
| Expense Total: | 584,364.00 | 584,364.00 | 20,784.43 | 223,802.13 | 360,561.87 | 38.30 % |
| Fund: 015 - AIRPORT FUND Surplus (Deficit): | 0.00 | 0.00 | -8,520.30 | -79,571.98 | -79,571.98 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 016 - RESTRICTED AIRPORT | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 1,313,371.84 | 1,313,371.84 | 0.00 | 606,600.84 | -706,771.00 | 46.19 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 290,000.00 | 290,000.00 | 0.00 | 0.00 | -290,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 1,603,371.84 | 1,603,371.84 | 0.00 | 606,600.84 | -996,771.00 | 37.83 % |
| Revenue Total: | 1,603,371.84 | 1,603,371.84 | 0.00 | 606,600.84 | -996,771.00 | 37.83 % |
| Expense | | | | | | |
| Department: 251 - DRUG EDUCATION FUND | | | | | | |
| 900 - CAPITAL OUTLAY | 290,000.00 | 290,000.00 | 0.00 | 0.00 | 290,000.00 | 0.00 % |
| Department: 251 - DRUG EDUCATION FUND Total: | 290,000.00 | 290,000.00 | 0.00 | 0.00 | 290,000.00 | 0.00 % |
| Department: 515 - RESTRICTED FAA PROJECTS | | | | | | |
| 600 - CONTRACTUAL SERVICES | 453,678.54 | 453,678.54 | 0.00 | 72,662.82 | 381,015.72 | 16.02 % |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 859,693.30 | 859,693.30 | 0.00 | 615,119.16 | 244,574.14 | 71.55 % |
| Department: 515 - RESTRICTED FAA PROJECTS Total: | 1,313,371.84 | 1,313,371.84 | 0.00 | 687,781.98 | 625,589.86 | 52.37 % |
| Expense Total: | 1,603,371.84 | 1,603,371.84 | 0.00 | 687,781.98 | 915,589.86 | 42.90 % |
| Fund: 016 - RESTRICTED AIRPORT Surplus (Deficit): | 0.00 | 0.00 | 0.00 | -81,181.14 | -81,181.14 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 022 - SANITATION | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 25,000.00 | 25,000.00 | 0.00 | 0.00 | -25,000.00 | 0.00 % |
| 340 - MISCELLANEOUS | 2,855,000.00 | 2,855,000.00 | 3,480.00 | 489,738.24 | -2,365,261.76 | 17.15 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 455,000.00 | 455,000.00 | 0.00 | 0.00 | -455,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 3,335,000.00 | 3,335,000.00 | 3,480.00 | 489,738.24 | -2,845,261.76 | 14.68 % |
| Revenue Total: | 3,335,000.00 | 3,335,000.00 | 3,480.00 | 489,738.24 | -2,845,261.76 | 14.68 % |
| Expense | | | | | | |
| Department: 322 - SANITATION DEPARTMENT | | | | | | |
| 400 - PERSONNEL SERVICES | 851,510.00 | 851,510.00 | 32,328.35 | 171,769.40 | 679,740.60 | 20.17 % |
| 500 - SUPPLIES | 255,000.00 | 255,000.00 | 3,806.63 | 140,743.17 | 114,256.83 | 55.19 % |
| 600 - CONTRACTUAL SERVICES | 783,000.00 | 783,000.00 | 65,045.57 | 192,447.20 | 590,552.80 | 24.58 % |
| 800 - DEBT SERVICE | 86,286.60 | 86,286.60 | 0.00 | 21,571.65 | 64,714.95 | 25.00 % |
| 900 - CAPITAL OUTLAY | 560,635.50 | 560,635.50 | 0.00 | 23,010.00 | 537,625.50 | 4.10 % |
| Department: 322 - SANITATION DEPARTMENT Total: | 2,536,432.10 | 2,536,432.10 | 101,180.55 | 549,541.42 | 1,986,890.68 | 21.67 % |
| Department: 323 - STARKVILLE LANDFILL | | | | | | |
| 500 - SUPPLIES | 8,000.00 | 8,000.00 | 0.00 | 0.00 | 8,000.00 | 0.00 % |
| 600 - CONTRACTUAL SERVICES | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 % |
| Department: 323 - STARKVILLE LANDFILL Total: | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 % |
| Department: 324 - MDEQ RECYCLE GRANT | | | | | | |
| 500 - SUPPLIES | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 % |
| Department: 324 - MDEQ RECYCLE GRANT Total: | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 % |
| Department: 325 - RUBBISH | | | | | | |
| 400 - PERSONNEL SERVICES | 156,200.00 | 156,200.00 | 1,179.42 | 6,408.22 | 149,791.78 | 4.10 % |
| 500 - SUPPLIES | 34,500.00 | 34,500.00 | 0.00 | 492.26 | 34,007.74 | 1.43 % |
| 600 - CONTRACTUAL SERVICES | 26,500.00 | 26,500.00 | 1,129.09 | 6,641.41 | 19,858.59 | 25.06 % |
| 800 - DEBT SERVICE | 184,982.00 | 184,982.00 | 0.00 | 0.00 | 184,982.00 | 0.00 % |
| Department: 325 - RUBBISH Total: | 402,182.00 | 402,182.00 | 2,308.51 | 13,541.89 | 388,640.11 | 3.37 % |
| Department: 341 - LANDSCAPING | | | | | | |
| 400 - PERSONNEL SERVICES | 250,450.00 | 250,450.00 | 7,994.03 | 42,305.84 | 208,144.16 | 16.89 % |
| 500 - SUPPLIES | 33,500.00 | 33,500.00 | 1,043.90 | 6,398.71 | 27,101.29 | 19.10 % |
| 600 - CONTRACTUAL SERVICES | 36,000.00 | 36,000.00 | 3,165.76 | 18,547.56 | 17,452.44 | 51.52 % |
| 800 - DEBT SERVICE | 41,435.90 | 41,435.90 | 1,214.30 | 14,873.67 | 26,562.23 | 35.90 % |
| Department: 341 - LANDSCAPING Total: | 361,385.90 | 361,385.90 | 13,417.99 | 82,125.78 | 279,260.12 | 22.73 % |
| Expense Total: | 3,335,000.00 | 3,335,000.00 | 116,907.05 | 645,209.09 | 2,689,790.91 | 19.35 % |
| Fund: 022 - SANITATION Surplus (Deficit): | 0.00 | 0.00 | -113,427.05 | -155,470.85 | -155,470.85 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 023 - LANDFILL ACCOUNT | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 242,500.00 | 242,500.00 | 0.00 | 0.00 | -242,500.00 | 0.00 % |
| 340 - MISCELLANEOUS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | -1,000.00 | 0.00 % |
| 360 - CHARGES FOR SERVICES | 21,000.00 | 21,000.00 | 0.00 | 0.00 | -21,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 264,500.00 | 264,500.00 | 0.00 | 0.00 | -264,500.00 | 0.00 % |
| Revenue Total: | 264,500.00 | 264,500.00 | 0.00 | 0.00 | -264,500.00 | 0.00 % |
| Expense | | | | | | |
| Department: 323 - STARKVILLE LANDFILL | | | | | | |
| 400 - PERSONNEL SERVICES | 133,490.00 | 133,490.00 | 2,737.91 | 15,615.31 | 117,874.69 | 11.70 % |
| 500 - SUPPLIES | 22,710.00 | 22,710.00 | 216.99 | 2,029.16 | 20,680.84 | 8.94 % |
| 600 - CONTRACTUAL SERVICES | 103,300.00 | 103,300.00 | 13,116.98 | 47,043.43 | 56,256.57 | 45.54 % |
| 900 - CAPITAL OUTLAY | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 % |
| Department: 323 - STARKVILLE LANDFILL Total: | 264,500.00 | 264,500.00 | 16,071.88 | 64,687.90 | 199,812.10 | 24.46 % |
| Expense Total: | 264,500.00 | 264,500.00 | 16,071.88 | 64,687.90 | 199,812.10 | 24.46 % |
| Fund: 023 - LANDFILL ACCOUNT Surplus (Deficit): | 0.00 | 0.00 | -16,071.88 | -64,687.90 | -64,687.90 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 105 - 1994 2% RESTAURANT TAX | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 3,527.00 | 3,527.00 | 0.00 | 0.00 | -3,527.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 3,527.00 | 3,527.00 | 0.00 | 0.00 | -3,527.00 | 0.00 % |
| Revenue Total: | 3,527.00 | 3,527.00 | 0.00 | 0.00 | -3,527.00 | 0.00 % |
| Expense | | | | | | |
| Department: 650 - 1994 2% RESTAURANT TAX | | | | | | |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS | 3,527.00 | 3,527.00 | 0.00 | 0.00 | 3,527.00 | 0.00 % |
| Department: 650 - 1994 2% RESTAURANT TAX Total: | 3,527.00 | 3,527.00 | 0.00 | 0.00 | 3,527.00 | 0.00 % |
| Expense Total: | 3,527.00 | 3,527.00 | 0.00 | 0.00 | 3,527.00 | 0.00 % |
| Fund: 105 - 1994 2% RESTAURANT TAX Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 106 - LAW ENFORCEMENT GRANTS | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 3,264.00 | 3,264.00 | 0.00 | 0.00 | -3,264.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 3,264.00 | 3,264.00 | 0.00 | 0.00 | -3,264.00 | 0.00 % |
| Revenue Total: | 3,264.00 | 3,264.00 | 0.00 | 0.00 | -3,264.00 | 0.00 % |
| Expense | | | | | | |
| Department: 253 - LOCAL LAW ENFORCEMENT BLOCK GR | | | | | | |
| 900 - CAPITAL OUTLAY | 3,264.00 | 3,264.00 | 0.00 | 0.00 | 3,264.00 | 0.00 % |
| Department: 253 - LOCAL LAW ENFORCEMENT BLOCK GR Total: | 3,264.00 | 3,264.00 | 0.00 | 0.00 | 3,264.00 | 0.00 % |
| Expense Total: | 3,264.00 | 3,264.00 | 0.00 | 0.00 | 3,264.00 | 0.00 % |
| Fund: 106 - LAW ENFORCEMENT GRANTS Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 107 - COMPUTER ASSESSMENTS | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 330 - FINES AND FORFEITS | 50,000.00 | 50,000.00 | 0.00 | 3,150.25 | -46,849.75 | 6.30 % |
| Department: 000 - UNDESIGNATED Total: | 50,000.00 | 50,000.00 | 0.00 | 3,150.25 | -46,849.75 | 6.30 % |
| Revenue Total: | 50,000.00 | 50,000.00 | 0.00 | 3,150.25 | -46,849.75 | 6.30 % |
| Expense | | | | | | |
| Department: 112 - COMPUTER ASSESSMENTS | | | | | | |
| 600 - CONTRACTUAL SERVICES | 50,000.00 | 50,000.00 | 8,750.00 | 39,053.17 | 10,946.83 | 78.11 % |
| Department: 112 - COMPUTER ASSESSMENTS Total: | 50,000.00 | 50,000.00 | 8,750.00 | 39,053.17 | 10,946.83 | 78.11 % |
| Expense Total: | 50,000.00 | 50,000.00 | 8,750.00 | 39,053.17 | 10,946.83 | 78.11 % |
| Fund: 107 - COMPUTER ASSESSMENTS Surplus (Deficit): | 0.00 | 0.00 | -8,750.00 | -35,902.92 | -35,902.92 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 118 - HOME PROGRAM GRANT | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 50,000.00 | 50,000.00 | 0.00 | 0.00 | -50,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 50,000.00 | 50,000.00 | 0.00 | 0.00 | -50,000.00 | 0.00 % |
| Revenue Total: | 50,000.00 | 50,000.00 | 0.00 | 0.00 | -50,000.00 | 0.00 % |
| Expense | | | | | | |
| Department: 404 - HOME PROGRAM GRANT | | | | | | |
| 900 - CAPITAL OUTLAY | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 % |
| Department: 404 - HOME PROGRAM GRANT Total: | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 % |
| Expense Total: | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 % |
| Fund: 118 - HOME PROGRAM GRANT Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 125 - MIDDLETON MARKETPLACE TIF BOND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 340 - MISCELLANEOUS | 10.00 | 10.00 | 0.00 | 1.30 | -8.70 | 13.00 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 2,225.00 | 2,225.00 | 0.00 | 0.00 | -2,225.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 2,235.00 | 2,235.00 | 0.00 | 1.30 | -2,233.70 | 0.06 % |
| Revenue Total: | 2,235.00 | 2,235.00 | 0.00 | 1.30 | -2,233.70 | 0.06 % |
| Expense | | | | | | |
| Department: 655 - MIDDLETON MARKETPLACE PROJ TIF | | | | | | |
| 900 - CAPITAL OUTLAY | 2,235.00 | 2,235.00 | 0.00 | 0.00 | 2,235.00 | 0.00 % |
| Department: 655 - MIDDLETON MARKETPLACE PROJ TIF Total: | 2,235.00 | 2,235.00 | 0.00 | 0.00 | 2,235.00 | 0.00 % |
| Expense Total: | 2,235.00 | 2,235.00 | 0.00 | 0.00 | 2,235.00 | 0.00 % |
| Fund: 125 - MIDDLETON MARKETPLACE TIF BOND Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 1.30 | 1.30 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 127 - 2016 COTTON MILL TIF BOND | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 340 - MISCELLANEOUS | 0.00 | 0.00 | 0.00 | 121.70 | 121.70 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 0.00 | 0.00 | 0.00 | 121.70 | 121.70 | 0.00 % |
| Revenue Total: | 0.00 | 0.00 | 0.00 | 121.70 | 121.70 | 0.00 % |
| Expense | | | | | | |
| Department: 654 - 2016 COTTON MILL TIF BOND | | | | | | |
| 000 - UNDESIGNED | 0.00 | 0.00 | 0.00 | 909,597.02 | -909,597.02 | 0.00 % |
| Department: 654 - 2016 COTTON MILL TIF BOND Total: | 0.00 | 0.00 | 0.00 | 909,597.02 | -909,597.02 | 0.00 % |
| Expense Total: | 0.00 | 0.00 | 0.00 | 909,597.02 | -909,597.02 | 0.00 % |
| Fund: 127 - 2016 COTTON MILL TIF BOND Surplus (Deficit): | 0.00 | 0.00 | 0.00 | -909,475.32 | -909,475.32 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|---------------------|--|-----------------|
| Fund: 135 - POLICE BUIDLING RENOVATION BONDS | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 340 - MISCELLANEOUS | 0.00 | 0.00 | 0.00 | 2,100.40 | 2,100.40 | 0.00 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 0.00 | 0.00 | 0.00 | 5,435,687.72 | 5,435,687.72 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 0.00 | 0.00 | 0.00 | 5,437,788.12 | 5,437,788.12 | 0.00 % |
| Revenue Total: | 0.00 | 0.00 | 0.00 | 5,437,788.12 | 5,437,788.12 | 0.00 % |
| Expense | | | | | | |
| Department: 201 - POLICE DEPARTMENT | | | | | | |
| 600 - CONTRACTUAL SERVICES | 0.00 | 0.00 | 3,268.67 | 64,297.73 | -64,297.73 | 0.00 % |
| Department: 201 - POLICE DEPARTMENT Total: | 0.00 | 0.00 | 3,268.67 | 64,297.73 | -64,297.73 | 0.00 % |
| Department: 655 - MIDDLETON MARKETPLACE PROJ TIF | | | | | | |
| 600 - CONTRACTUAL SERVICES | 0.00 | 0.00 | 0.00 | 117,349.91 | -117,349.91 | 0.00 % |
| 900 - CAPITAL OUTLAY | 0.00 | 0.00 | 176,221.01 | 445,227.39 | -445,227.39 | 0.00 % |
| Department: 655 - MIDDLETON MARKETPLACE PROJ TIF Total: | 0.00 | 0.00 | 176,221.01 | 562,577.30 | -562,577.30 | 0.00 % |
| Expense Total: | 0.00 | 0.00 | 179,489.68 | 626,875.03 | -626,875.03 | 0.00 % |
| Fund: 135 - POLICE BUIDLING RENOVATION BONDS Surplus (Deficit): | 0.00 | 0.00 | -179,489.68 | 4,810,913.09 | 4,810,913.09 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 150 - FEDERAL FORFEITED FUNDS | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 340 - MISCELLANEOUS | 10.00 | 10.00 | 0.00 | 0.00 | -10.00 | 0.00 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 780.00 | 780.00 | 0.00 | 0.00 | -780.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 790.00 | 790.00 | 0.00 | 0.00 | -790.00 | 0.00 % |
| Revenue Total: | 790.00 | 790.00 | 0.00 | 0.00 | -790.00 | 0.00 % |
| Expense | | | | | | |
| Department: 217 - FEDERAL FORFEITED FUNDS | | | | | | |
| 900 - CAPITAL OUTLAY | 790.00 | 790.00 | 0.00 | 0.00 | 790.00 | 0.00 % |
| Department: 217 - FEDERAL FORFEITED FUNDS Total: | 790.00 | 790.00 | 0.00 | 0.00 | 790.00 | 0.00 % |
| Expense Total: | 790.00 | 790.00 | 0.00 | 0.00 | 790.00 | 0.00 % |
| Fund: 150 - FEDERAL FORFEITED FUNDS Surplus (Deficit): | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| Fund: 202 - CITY BOND & INTEREST | | | | | | |
| Expense | | | | | | |
| Department: 850 - CITY BOND & INTEREST | | | | | | |
| 800 - DEBT SERVICE | 0.00 | 0.00 | 0.00 | 2,150.00 | -2,150.00 | 0.00 % |
| Department: 850 - CITY BOND & INTEREST Total: | 0.00 | 0.00 | 0.00 | 2,150.00 | -2,150.00 | 0.00 % |
| Expense Total: | 0.00 | 0.00 | 0.00 | 2,150.00 | -2,150.00 | 0.00 % |
| Fund: 202 - CITY BOND & INTEREST Total: | 0.00 | 0.00 | 0.00 | 2,150.00 | -2,150.00 | 0.00 % |

Budget Report

For Fiscal: 2016-2017 Period Ending: 12/31/2016

| Categor... | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) | Percent
Used |
|--|--------------------------|-------------------------|--------------------|---------------------|--|-----------------|
| Fund: 375 - PARK AND REC TOURISM | | | | | | |
| Revenue | | | | | | |
| Department: 000 - UNDESIGNATED | | | | | | |
| 230 - INTERGOVERNMENTAL REVENUES | 725,000.00 | 725,000.00 | 0.00 | 128,952.41 | -596,047.59 | 17.79 % |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS | 500,000.00 | 500,000.00 | 0.00 | 0.00 | -500,000.00 | 0.00 % |
| Department: 000 - UNDESIGNATED Total: | 1,225,000.00 | 1,225,000.00 | 0.00 | 128,952.41 | -1,096,047.59 | 10.53 % |
| Revenue Total: | 1,225,000.00 | 1,225,000.00 | 0.00 | 128,952.41 | -1,096,047.59 | 10.53 % |
| Expense | | | | | | |
| Department: 551 - PARK & REC TOURISM | | | | | | |
| 800 - DEBT SERVICE | 402,486.00 | 402,486.00 | 0.00 | 3,933.75 | 398,552.25 | 0.98 % |
| 900 - CAPITAL OUTLAY | 822,514.00 | 822,514.00 | 11,226.98 | 50,986.68 | 771,527.32 | 6.20 % |
| Department: 551 - PARK & REC TOURISM Total: | 1,225,000.00 | 1,225,000.00 | 11,226.98 | 54,920.43 | 1,170,079.57 | 4.48 % |
| Expense Total: | 1,225,000.00 | 1,225,000.00 | 11,226.98 | 54,920.43 | 1,170,079.57 | 4.48 % |
| Fund: 375 - PARK AND REC TOURISM Surplus (Deficit): | 0.00 | 0.00 | -11,226.98 | 74,031.98 | 74,031.98 | 0.00 % |
| Report Surplus (Deficit): | 0.00 | 0.00 | -852,887.29 | 1,463,376.87 | 1,463,376.87 | 0.00 % |

Fund Summary

| Fund | Original
Total Budget | Current
Total Budget | Period
Activity | Fiscal
Activity | Variance
Favorable
(Unfavorable) |
|----------------------------------|--------------------------|-------------------------|--------------------|---------------------|--|
| 001 - GENERAL FUND | 0.00 | 0.00 | -515,401.40 | -1,993,123.49 | -1,993,123.49 |
| 002 - RESTRICTED POLICE FUND | 0.00 | 0.00 | 0.00 | -577.72 | -577.72 |
| 003 - RESTRICTED FIRE FUND | 0.00 | 0.00 | 0.00 | -99,428.18 | -99,428.18 |
| 010 - MULTI-UNIT DRUG TASK FORC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 015 - AIRPORT FUND | 0.00 | 0.00 | -8,520.30 | -79,571.98 | -79,571.98 |
| 016 - RESTRICTED AIRPORT | 0.00 | 0.00 | 0.00 | -81,181.14 | -81,181.14 |
| 022 - SANITATION | 0.00 | 0.00 | -113,427.05 | -155,470.85 | -155,470.85 |
| 023 - LANDFILL ACCOUNT | 0.00 | 0.00 | -16,071.88 | -64,687.90 | -64,687.90 |
| 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 | -8,750.00 | -35,902.92 | -35,902.92 |
| 118 - HOME PROGRAM GRANT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 125 - MIDDLETON MARKETPLACE TI | 0.00 | 0.00 | 0.00 | 1.30 | 1.30 |
| 127 - 2016 COTTON MILL TIF BOND | 0.00 | 0.00 | 0.00 | -909,475.32 | -909,475.32 |
| 135 - POLICE BUIDLING RENOVATIO | 0.00 | 0.00 | -179,489.68 | 4,810,913.09 | 4,810,913.09 |
| 150 - FEDERAL FORFEITED FUNDS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 202 - CITY BOND & INTEREST | 0.00 | 0.00 | 0.00 | -2,150.00 | -2,150.00 |
| 375 - PARK AND REC TOURISM | 0.00 | 0.00 | -11,226.98 | 74,031.98 | 74,031.98 |
| Report Surplus (Deficit): | 0.00 | 0.00 | -852,887.29 | 1,463,376.87 | 1,463,376.87 |



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

AGENDA ITEM DEPT.: Fire
AGENDA DATE: December 20, 2016
PAGE: 1 of 1

SUBJECT: Request permission for Chief Charles Yarbrough and Training Officer Tony Clayborn to attend the Mid-Winter Fire Chief's Conference on January 11-13, 2017 in Ridgeland, MS, for an approximate cost of \$770.00 (hotel, registration). With advanced pay.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: NA

AUTHORIZATION HISTORY: NA

**REQUESTING
DEPARTMENT:** Fire

**DIRECTOR'S
AUTHORIZATION:** Chief Charles Yarbrough

FOR MORE INFORMATION CONTACT: Chief Charles Yarbrough at 662-769-3048

SUGGESTED MOTION: Move approval, authorizing permission for Chief Charles Yarbrough and Training Officer Tony Clayborn to attend the Mid-Winter Fire Chief's Conference on January 11-13, 2017 in Ridgeland, MS, for an approximate cost of \$770.00 (hotel, registration). With advanced pay.



2017 MID-WINTER MISSISSIPPI FIRE CHIEFS CONFERENCE
JANUARY 11-13, 2017
RIDGELAND, MISSISSIPPI

(Please Print)

Name: Tony Clayborn Title: Training Officer
Department: Starkville Fire Department
Address: 503 East Lampkin Street
City: Starkville State: MS Zip Code: 39759
Phone: 662-323-1845 Fax: 662-324-4026
E-Mail: t.clayborn@cityofstarkville.org

REGISTRATION FEE - \$75.00:

Note: Fee will increase to \$85.00 per person after December 1, 2017

Early Registration: _____ @ \$75.00

\$ _____

* registration fee includes spouse

Late Registration 1 @ \$85.00

\$ 85.00

Please make all checks payable to:

Ridgeland Firefighters Association

Attn: Mary Duncan

456 Towne Center Blvd., Ridgeland, MS 39157

Conference Host Hotel:

Embassy Suites

200 Township Place

Ridgeland, MS 39157

601-607-7112

Rate: \$139.00

Alternate Hotel:

Springhill Suites

121 Southtowne Avenue

Ridgeland, MS 39157

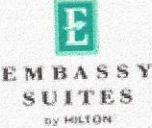
601-898-3747

Group name: MS Fire Chiefs Association

Room Blocks are held through December 29, 2016

Charles Yarbrough

From: Embassy Suites by Hilton Confirmed <embassysuitesbyhilton@res.hilton.com>
Sent: Tuesday, December 06, 2016 7:23 PM
To: c.yarbrough@cityofstarkville.org
Subject: Your 11 Jan 2017 Confirmation #87873830



RESERVE

PLAN

STAY

EXPLORE

Embassy Suites by Hilton Jackson North Ridgeland
200 Township Place, Ridgeland, MS 39157
T: 1 601-607-7112

Jan. 11, 2017 – Jan. 13, 2017
Confirmation Number: 87873830


UPDATE

*Charles
Yarbrough,
see you on Jan 11, 2017*



FIND US
Maps & Directions



EXPLORE
Neighborhood



DIG INTO
Dining



FOR YOUR
Convenience



Your Room Information:

1 KING 1 BDRM STE NONSMOK

Rooms: 1

Guests: 1 Adult

Check In: Jan 11 3:00 PM

Check Out: Jan 13 12:00 PM

Your Rate Information:

Ridgeland Fire Depar

Rate per night : 139.00 USD

Total for Stay per Room

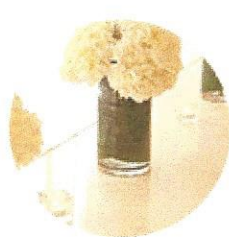
Rate: 278.00 USD

Taxes: 22.24 USD

Total: 300.24 USD

Total for Stay : 300.24 USD

Get what you want, the way you want it.



To ensure your arrival is the perfect beginning to a relaxing stay, let us prepare your room ahead of time with any extra touches that will make your trip pretty great.

CUSTOMIZE YOUR STAY

 **HILTON
HHONORS**

*Start Earning Free Hotel Stays.
Joining is Free!*



SIGN UP NOW ▶



2017 MID-WINTER MISSISSIPPI FIRE CHIEFS CONFERENCE
JANUARY 11-13, 2017
RIDGELAND, MISSISSIPPI

(Please Print)

Name: Charles Yarbrough Title: Fire Chief
Department: Starkville Fire Department
Address: 503 East Lamplin Street
City: Starkville State: MS Zip Code: 39759
Phone: 662-323-1845 Fax: 662-324-4026
E-Mail: C.Yarbrough@cityofstarkville.org

REGISTRATION FEE - \$75.00:

Note: Fee will increase to \$85.00 per person after December 1, 2017

Early Registration: _____ @ \$75.00 \$ _____
*registration fee includes spouse
Late Registration 1 @ \$85.00 \$ 85.00

Please make all checks payable to: Ridgeland Firefighters Association
Attn: Mary Duncan
456 Towne Center Blvd., Ridgeland, MS 39157

Conference Host Hotel:
Embassy Suites
200 Township Place
Ridgeland, MS 39157
601-607-7112
Rate: \$139.00

Alternate Hotel:
Springhill Suites
121 Southtowne Avenue
Ridgeland, MS 39157
601-898-3747

Group name: MS Fire Chiefs Association

Room Blocks are held through December 29, 2016

Charles Yarbrough

From: Embassy Suites by Hilton Confirmed <embassysuitesbyhilton@res.hilton.com>
Sent: Tuesday, December 06, 2016 7:23 PM
To: c.yarbrough@cityofstarkville.org
Subject: Your 11 Jan 2017 Confirmation #87873830



RESERVE

PLAN

STAY

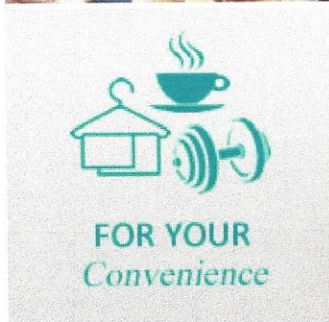
EXPLORE

Embassy Suites by Hilton Jackson North
Ridgeland
200 Township Place, Ridgeland, MS 39157
T: 1 601-607-7112

Jan. 11, 2017 – Jan. 13, 2017
Confirmation Number: 87873830


UPDATE

*Charles
Yarbrough,
see you on Jan 11, 2017*



Your Room Information:

1 KING 1 BDRM STE NONSMOK

Rooms: 1

Guests: 1 Adult

Check In: Jan 11 3:00 PM

Check Out: Jan 13 12:00 PM

Your Rate Information:

Ridgeland Fire Depar

Rate per night : 139.00 USD

Total for Stay per Room

Rate: 278.00 USD

Taxes: 22.24 USD

Total: 300.24 USD

Total for Stay : 300.24 USD

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CUSTOMIZE YOUR STAY

 **HILTON
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*Start Earning Free Hotel Stays.
Joining is Free!*



SIGN UP NOW ▶



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

AGENDA ITEM DEPT.: Fire Department
AGENDA DATE: 12-20-16
PAGE: 1

SUBJECT: Request permission to allow PSFC, Inc(Police, Sheriff and Firefighter, INC.). to conduct a fundraiser for the SFD. The money raised, would be used to purchased smoke detectors and other fire and life safety equipment.

AMOUNT & SOURCE OF FUNDING : N/A

FISCAL NOTE:

AUTHORIZATION HISTORY:

**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 PSFC, Inc. to conduct a fundraiser for the SFD. The money raised, would be used to purchased smoke detectors and other fire and life safety equipment.



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

AGENDA ITEM DEPT.: Fire Department
AGENDA DATE: 12-20-16
PAGE: 1

SUBJECT: Request permission to issue a commercial burn permit to Ramsey Partners to burn cleared debris associated with a construction project. This burn will occur on the property, located at The Adelaide 1980 South Montgomery.

AMOUNT & SOURCE OF FUNDING : N/A

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Fire Department

**DIRECTOR'S
AUTHORIZATION:** Fire Chief Yarbrough

FOR MORE INFORMATION CONTACT: Chief Yarbrough @ 662-769-3048

SUGGESTED MOTION: Move approval to issue a commercial burn permit to Ramsey Partners to burn cleared debris associated with a construction project. This burn will occur on the property, located at The Adelaide 1980 South Montgomery.



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

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: December 6, 2016

Page: 1-4

SUBJECT:

Request authorization, to advertise to fill the upcoming vacant position of a Systems Engineer, in the Starkville Utilities Department.

AMOUNT & SOURCE OF FUNDING:

The position is set to pay the individual based on the level of qualifications and experience. We've also established a progression program, to allow retention in the position. Rates will be from grade 14 (range of \$44,584 to \$59,336) up to a maximum of grade 16 (range \$53,947 to \$71,797).

AUTHORIZATION HISTORY:

This position, is currently held by Mr. Alex Davis. Mr. Davis, is resigning and his last day will be January 2nd, 2017. He's already submitted his resignation letter.

REQUESTING DEPARTMENT:

Starkville Utilities

DIRECTOR'S AUTHORIZATION:

Terry Kemp, General Manager

FOR MORE INFORMATION CONTACT:

Nav Ashford, Human Resources Director

SUGGESTED MOTION:

Move approval to advertise to fill the upcoming vacant position of a Systems Engineer, in the Starkville Utilities Department.



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

AGENDA ITEM NO:
AGENDA DATE: December 20, 2016
PAGE: 1 of 1

SUBJECT: Request authorization for Starkville Utilities to purchase under state contract price or better a new Ford F-150 XL and a new F-250 XL for the Electric Division.

AMOUNT & SOURCE OF FUNDING: FY 2017 budget

FISCAL NOTE:

AUTHORIZATION HISTORY:

**REQUESTING
DEPARTMENT:** Utilities

**DIRECTOR'S
APPROVAL:** Terry Kemp, General Manager

FOR MORE INFORMATIONCONTACT: Terry Kemp 323-3133

SUGGESTED MOTION: Move approval for Starkville Utilities to purchase under state contract price or better a new Ford F-150 XL and a new F-250 XL for the Electric Division.