



# **OFFICIAL ELECTRONIC PACKET**

**CITY OF STARKVILLE, MISSISSIPPI**  
**June 20, 2017**

**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, JUNE 20, 2017  
5:30 P.M., COURT ROOM, CITY HALL  
110 WEST MAIN STREET

Alderwoman Wynn will attend telephonically



**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 MAY 2, 2017 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:**

-New Employee Introductions

-City of Starkville Designated as a Playful City USA for the Seventh Time

**B. BOARD OF ALDERMEN COMMENTS:**

**VI. CITIZEN COMMENTS**

**VII. PUBLIC APPEARANCES**

**A. VOLUNTEER STARKVILLE, JAMEY BAUCHMAN, EXECUTIVE DIRECTOR**

**B. PRESENTATION AND REPORT BY CLAUDETTE JONES AND MATT PETERSON, FROM THE STENNIS INSTITUTE ON THE COMPARABLE MUNICIPAL SALARY STUDY THAT WAS COMMISSIONED BY THE MAYOR.**

**VIII. PUBLIC HEARING**

**A. SECOND OF TWO PUBLIC HEARINGS FOR AN ORDINANCE REVISION TO APPENDIX A ZONING ARTICLE IX SIGNAGE TO MODIFY THE OUTDOOR ADVERTISING/BILLBOARD REQUIREMENTS.**

**B. DISCUSSION AND CONSIDERATION OF AN APPEAL OF THE RECOMMENDATION FOR DENIAL BY THE BOARD OF ADJUSTMENT AND APPEALS OF VA 17-10, A REQUEST BY ECO-SITE INC. FOR VARIANCE RELIEF FROM REQUIRED SETBACKS FOR A PROPOSED CELL TOWER ADJACENT TO RESIDENTIAL PROPERTY LOCATED AT 1113 STARK RD WITH THE PARCEL NUMBER 103H-00-013.01.**

**C. CONSIDERATION OF THE RECONSIDERATION OF THE STARKVILLE**

COMPREHENSIVE PLAN.

**IX. MAYOR'S BUSINESS**

- A. CONSIDERATION OF ACCEPTANCE OF WARRANTY DEEDS FOR PARCEL DESIGNATED AS "POND" OF ROLLING HILLS SUBDIVISION PART 1 AS RECORDED IN PLAT BOOK 2, PAGE 37, SLIDE NO. 43 IN THE CHANCERY CLERK'S OFFICE OF THE OKTIBBEHA COUNTY, MISSISSIPPI COURTHOUSE AND AUTHORIZATION FOR THE CITY TO CLEAN AND MAINTAIN THE POND AND SAID PROPERTY.
- B. CONSIDERATION OF PROVIDING CITY IN-KIND EQUIPMENT AND LABOR FOR INSTALLATION OF A DRAINAGE IMPROVEMENT PROJECT ON FIRST BAPTIST CHURCH PROPERTY.
- C. CONSIDERATION OF APPROVING A PHASED SITE PLAN FOR THE NEW STARKVILLE POLICE DEPARTMENT.

**X. BOARD BUSINESS**

- A. DISCUSSION AND CONSIDERATION OF ADDRESSING A REQUEST FROM THE OKTIBBEHA COUNTY BOARD OF SUPERVISORS AND OCEDA PRESIDENT MR. JACK WALLACE REGARDING MODIFYING THE ORDINANCE REGULATIONS FOR SIDEWALKS.
- B. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF THE MAYOR ELECT AND ANY ALDERMEN WISHING TO TRAVEL TO BILOXI, MS, TO ATTEND THE MISSISSIPPI MUNICIPAL LEAGUE'S SUMMER CONFERENCE, FROM JULY 23, 2017 THROUGH JULY 26, 2017, WITH ADVANCE PAYMENT FOR THE CONFERENCE RESERVATIONS, ACCOMODATIONS AND ADVANCE TRAVEL WITH VICE MAYOR PERKINS NOT PLANNING TO ATTEND.
- C. DISCUSSION AND CONSIDERATION OF AUTHORIZATION TO SPEND \$6,259.51 FOR CUSTOM SIGNAGE FOR THE HIGHWAY 12 IMPROVEMENT PROJECT WITH FUNDS COMING FROM THE HIGHWAY 12 LANDSCAPING FUND.
- D. CONSIDERATION OF THE AUTHORIZATION FOR THE CITY ENGINEER TO DEVELOP A MULTI-YEAR ROAD PLAN TO BE PRESENTED AT A FUTURE MEETING OR WORK SESSION OF THE MAYOR AND BOARD OF ALDERMAN.
- E. DISCUSSION AND CONSIDERATION OF THE RE-APPOINTMENT OF H. W. (BILL) WEBB, JR. TO THE BOARD OF ADJUSTMENT AND APPEALS TO REPRESENT WARD 6 WITH TERM TO END JUNE 30, 2021.

F. CONSIDERATION OF A SPECIAL EVENT REQUEST BY CITY OF STARKVILLE TO HOLD THE MAYORAL INAUGURATION EVENT WITH CITY PARTICIPATION WITH IN-KIND SERVICES.

G. DISCUSSION AND CONSIDERATION OF THE PROPOSED WARRANTY DEED FROM STARKVILLE COUNTRY CLUB, INC. DEDICATING A PORTION OF FAIRWAY DRIVE AND SANDWEDGE DRIVE AS A CITY STREET.

**XI. DEPARTMENT BUSINESS**

**A. AIRPORT**

1. REQUEST APPROVAL OF REQUEST TO ACCEPT THE ENGINEERING PROPOSAL FROM CLEARWATER CONSULTANTS, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES AT GEORGE M. BRYAN FIELD, STARKVILLE MS

**B. COMMUNITY DEVELOPMENT DEPARTMENT**

**1. CODE ENFORCEMENT**

*THERE ARE NO ITEMS FOR THIS AGENDA*

**2. PLANNING**

- a. DISCUSSION AND CONSIDERATION OF AN APPEAL OF THE RECOMMENDATION FOR DENIAL BY THE BOARD OF ADJUSTMENT AND APPEALS OF VA 17-10, A REQUEST BY ECO-SITE INC. FOR VARIANCE RELIEF FROM REQUIRED SETBACKS FOR A PROPOSED CELL TOWER ADJACENT TO RESIDENTIAL PROPERTY LOCATED AT 1113 STARK RD WITH THE PARCEL NUMBER 103H-00-013.01.
- b. DISCUSSION AND CONSIDERATION OF THREE CANDIDATES FOR POTENTIAL APPOINTMENT FOR THE UPCOMING VACANCY IN WARD 7 OF THE STARKVILLE PLANNING AND ZONING COMMISSION.
- c. DISCUSSION AND CONSIDERATION OF FP 17-05 A REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING 1.5 ACRE PARCEL INTO SEVEN LOTS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND ROSE PERKINS DRIVE IN A B-1 ZONE WITH THE PARCEL NUMBER 117C-00-038.00

- d. DISCUSSION AND CONSIDERATION OF THE RECONSIDERATION OF THE STARKVILLE COMPREHENSIVE PLAN.
- e. DISCUSSION AND CONSIDERATION OF TRAVEL FOR BUDDY SANDERS TO ATTEND THE MISSISSIPPI MUNICIPAL LEAGUE CONFERENCE IN BILOXI, MS AS A CITY REPRESENTATION, OUTREACH CHAIR FOR THE AMERICAN PLANNING ASSOCIATION – MISSISSIPPI CHAPTER, AND EDUCATOR WITH THE MISSISSIPPI PLANNING INSTITUTE.

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 JUNE 14, 2017 FOR FISCAL YEAR ENDING 9/30/17.
- 2. REQUEST APPROVAL OF MAY 2017 FINANCIAL STATEMENT.
- 3. CONSIDERATION OF TRAVEL FOR CITY CLERK / CFO LESA HARDIN TO ATTEND THE MISSISSIPPI MUNICIPAL LEAGUE CONFERENCE IN BILOXI, MS IF MASTER MUNICIPAL CLERK CLASSES ARE OFFERED FOR CITY CLERKS WITH A COST NOT TO EXCEED \$770.00.

F. FIRE DEPARTMENT

- 1. REQUEST PERMISSION TO PURCHASE FIREFIGHTER TURN-OUT GEAR FROM NAFECO AT A COST OF \$8436.00 AT STATE CONTRACT PRICE TO BE PAID FROM STATE FIRE REBATE FUND.
- 2. REQUEST PERMISSION TO ALLOW STARKVILLE FIRE DEPARTMENT TO HOST A CITIZEN FIRE ACADEMY, STARTING JULY 6, 2017 WITH THE ACADEMY TO MEET ONE NIGHT A WEEK FOR A TOTAL OF FOUR WEEKS.
- 3. REQUEST PERMISSION TO PURCHASE A DIVE TRAILER FROM STARING TRAILER SALES AT A COST OF \$24,893.78, THE LOWEST AND BEST OF 2 QUOTES RECEIVED.

#### G. INFORMATION TECHNOLOGY

1. REQUEST APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH GARNER COMPUTERS.

#### H. PARKS

1. REQUEST APPROVAL OF "MEET ME AT THE PARK" GRANT WHICH WILL REQUIRE A DOLLAR TO DOLLAR MATCH OF UP TO \$50,000.

#### I. PERSONNEL

1. REQUEST AUTHORIZATION TO HIRE THOMAS C. WARE, AS A CHIEF WASTERWATER OPERATOR IN THE WASTEWATER DIVISION.
2. REQUEST PERMISSION TO ADVERTISE FOR A LINEMAN, IN THE STARKVILLE ELECTRIC DEPARTMENT.
3. REQUEST PERMISSION TO ADVERTISE FOR THREE (3) CERTIFIED POLICE OFFICERS, IN THE STARKVILLE POLICE DEPARTMENT.
4. REQUEST PERMISSION TO HIRE ANGELICA COLBERT, CHRISTOPHER ENGLISH, DAVID FAIR, JAMES SMITH AND PAUL WOOD, AS POLICE OFFICERS, IN THE STARKVILLE POLICE DEPARTMENT.
5. REQUEST AUTHORIZATION TO ALLOW BILL GREEN, TO WORK PART TIME IN HIS CURRENT POSITION, AS THE OFFICE MANAGER FOR THE COMMUNITY DEVELOPMENT DEPARTMENT, UNTIL AUGUST 31, 2017.
6. REQUEST APPROVAL FOR THE TEMPORARY PAY INCREASES, PER THE PERSONNEL POLICY, FOR THE FOLLOWING FIRE DEPARTMENT EMPLOYEES: ANDY SHARP, WHO IS ASSIGNED TO THE TEMPORARY POSITION OF ACTING BATTALION CHIEF; ROOSEVELT HARRIS, WHO IS ASSIGNED TO THE TEMPORARY POSITION OF ACTING CAPTAIN; SAM WILKES, WHO IS ASSIGNED TO THE TEMPORARY POSITION OF ACTING LIEUTENANT.
7. DISCUSSION AND CONSIDERATION OF ADOPTING THE PURCHASE ORDER (PO) POLICY, FOR THE CITY OF STARKVILLE.

#### J. POLICE DEPARTMENT

*THERE ARE NO ITEMS FOR THIS AGENDA*

K. SANITATION DEPARTMENT

1. REQUEST AUTHORIZATION TO REMOVE GRETCHEN PASSONS, TAMMY CARLISLE AND DYLAN KARGES FROM THE KEEP STARKVILLE BEAUTIFUL COMMITTEE, WITH APPROVAL TO ADVERTISE TO FILL VACANCIES.

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE LOWEST AND BEST OF 2 EVALUATED PROPOSALS SUBMITTED BY BUDDY AYERS CONSTRUCTION AND ENTER INTO AN AGREEMENT FOR CONSTRUCTION OF A BRIDGE TO THE STARKVILLE UTILITIES TRIM CANE PUMP STATION AT A COST OF \$141,788.94.
2. REQUEST FOR STARKVILLE UTILITIES TO INSERT THE DRINKING WATER ANNUAL CONSUMER CONFIDENCE REPORT INTO THE JUNE UTILITY BILLS.
3. REQUEST APPROVAL TO AUTHORIZE WREN BODY WORKS OF OKOLONA, MS TO PERFORM 5-YEAR INSPECTION AND MAINTENANCE ON BUCKET TRUCK #37 AT A COST OF \$20,259.31.

**XII. CLOSED DETERMINATION SESSION**

**XIII. OPEN SESSION**

**XIV. EXECUTIVE SESSION**

A. PENDING LITIGATION

B. POTENTIAL LITIGATION

**XV. OPEN SESSION**

**XVI. ADJOURN UNTIL JULY 5, 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: 6-20-17**  
**PAGE: 1 of 59**

**SUBJECT:** Request approval of the minutes of the May 2, 2017 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

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**SUGGESTED MOTION:** Approval of the minutes of the May 2, 2017 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  
May 2, 2017**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on May 2, 2017 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS. Present were Mayor Parker Wiseman, Aldermen Ben Carver, Jason Walker, and Henry Vaughn, Sr. Alderman Scott Maynard appeared telephonically. Aldermen Lisa Wynn, David Little and Roy A.' Perkins were absent. Attending the Board were Deputy Clerk Lashonda Williams and Attorney Chris Latimer.

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

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

**REQUESTED REVISIONS TO THE OFFICIAL AGENDA:**

**Alderman Maynard** requested the following changes to the published May 2, 2017 Official Agenda:

**Add Agenda Item XI. H. 1.** Consideration to advertise for certified life guards for the Park and Recreation Department.

**Remove Agenda Item IV.** Consideration of the April 4, 2017 minutes.

**Remove Agenda Item XI. F. 3.** Consideration of granting permission to allow SFD to host a Citizen Fire Academy in July, 2017.

**Remove Agenda Item XI. L. 3.** Request approval of an agreement between the City of Starkville and the Oktoc water association which will allow the association to provide water meter readings to the city as the basis for billing of sewer service to those residents who receive sewer service from the City of Starkville and enables the disconnection of water service in the event of non-payment of sewer bills.

**Add All Agenda Items with the exception of the Claims Docket to a Consent Agenda.**

Mayor Wiseman called for any objections to the items requested to be added to Consent to be added without reading each in their entirety. There being no objections, he asked that a Consent Agenda be added to the Official Agenda as Item IV. in place of the Minutes which have been removed.

There being no objections to these changes, the Mayor asked for further revisions to the published May 2, 2017 Official Agenda. There were no further revisions.

**1. A MOTION TO APPROVE THE OFFICIAL AGENDA.**

Alderman Carver offered a motion, duly seconded by Alderman Vaughn, to approve the May 2, 2017 Official Agenda as revised, including consent items. The Board voted as follows:

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

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



**OFFICIAL AGENDA OF  
THE MAYOR AND BOARD OF ALDERMEN  
OF THE  
CITY OF STARKVILLE, MISSISSIPPI  
REGULAR MEETING OF TUESDAY, MAY 2, 2017  
5:30 P.M., STARKVILLE CITY HALL  
110 WEST MAIN STREET**

Alderman Maynard will appear telephonically

- 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 CONSENT AGENDA**
- V. ANNOUNCEMENTS AND COMMENTS**
  - A. MAYOR'S COMMENTS:
  - B. BOARD OF ALDERMEN COMMENTS:
- VI. CITIZEN COMMENTS**
- VII. PUBLIC APPEARANCES**
- VIII. PUBLIC HEARING**
- IX. MAYOR'S BUSINESS**

- A. CONSIDERATION OF CALLING FOR TWO PUBLIC HEARINGS FOR AN ORDINANCE GRANTING A NONEXCLUSIVE FRANCHISE RENEWAL TO BCI MISSISSIPPI BROADBAND, LLC d/b/a MAXXSOUTH BROADBAND, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, AND MAINTAIN A CABLE SYSTEM IN STARKVILLE, MISSISSIPPI; AND SETTING FORTH CONDITIONS ACCOMPANYING THE GRANT OF THE FRANCHISE; AND PROVIDING FOR REGULATION AND USE OF THE CABLE SYSTEM.**
- B. DISCUSSION AND CONSIDERATION OF VA 17-07 A REQUEST BY ADVANCED COLLISION REPAIR FOR A VARIANCE FROM SIDEWALK INSTALLATION REQUIREMENTS AT 1025 HIGHWAY 12 WEST IN A C-2 ZONE WITH THE PARCEL # 103I-00-006.00.**
- C. DISCUSSION AND CONSIDERATION OF VA 17-08 A REQUEST BY RMR INVESTMENTS COMPANY, LLC FOR A VARIANCE FROM PARKING REQUIREMENTS AT LOT 107 GUEST DRIVE IN AN R-5 ZONE WITH THE PARCEL # 103A-00-001.45.**
- D. CONSIDERATION OF APPROVAL TO AUTHORIZE THE CITY OF STARKVILLE TO COMMIT FUNDS OTHER THAN CDBG FUNDS TO A PROJECT UNDER THE MISSISSIPPI COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.**
- E. CONSIDERATION OF THE APPROVAL TO AUTHORIZE THE CITY OF STARKVILLE TO COMMIT RESOURCES TO MAINTAIN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**IMPROVEMENTS TO THE ROUNDHOUSE ROAD AREA SEWER IMPROVEMENTS.**

**E. CONSIDERATION OF THE APPROVAL OF THE CITY OF STARKVILLE, MISSISSIPPI TO DEVELOP LOCAL PROCEDURES DESIGNED TO FOSTER CITIZEN PARTICIPATION IN THE PLANNING AND IMPLEMENTATION OF ALL HUD FUNDED PROJECTS.**

**G. CONSIDERATION OF FURNITURE PURCHASES FOR POLICE DEPARTMENT.**

**H. CONSIDERATION OF A CITY OF STARKVILLE SUMMER YOUTH PROGRAM.**

**X. BOARD BUSINESS**

**A. DISCUSSION AND CONSIDERATION OF CITY OF STARKVILLE RUBBISH SITE 2017 PERMIT MODIFICATION AND ON CALL ENGINEERING SERVICES PROPOSAL.**

**B. CONSIDERATION TO PURCHASE TREE PLANTING SUPPLIES INCLUDING MULCH, STAKES, ETC. FOR THE TREE PLANTING PROJECT ALONG LYNN LANE AT A COST NOT TO EXCEED \$1000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 4 DISCRETIONARY FUNDS.**

**C. UPDATE ON THE PURCHASE ORDER (PO) POLICY FOR THE MAYOR AND BOARD OF ALDERMAN.**

**XI. DEPARTMENT BUSINESS**

**A. AIRPORT**

**1. REQUEST APPROVAL OF T&M STEEL SUPPLEMENTAL AGREEMENT # 3, DRAINAGE ALTERNATIVE, TO BE PAID FROM THE 2014 FAA GRANT IN THE AMOUNT OF \$24,700.00.**

**2. REQUEST APPROVAL THE LOWEST QUOTE FROM TERRY STIDHAM CONSTRUCTION FOR CLEARING AND GRUBBING OF 20.9 ACRES ON THE SOUTH END OF GEORGE M. BRYAN FIELD IN THE AMOUNT OF \$46,575.00.**

**B. COMMUNITY DEVELOPMENT DEPARTMENT**

**A. CODE ENFORCEMENT**

*THERE ARE NO ITEMS FOR THIS AGENDA*

**B. PLANNING**

**a. CONSIDERATION OF A SPECIAL EVENT REQUEST BY STARKVILLE MAIN STREET ASSOCIATION TO HOLD THE ANNUAL 2017 KING COTTON CRAWFISH BOIL AND HAVE CITY PARTICIPATION WITH IN-KIND SERVICES.**

**b. CONSIDERATION OF A RESOLUTION PURSUANT TO SECTION 17-1-23 OF THE MISSISSIPPI CODE ON 1972, AS AMENDED, APPROVING OF AND CONSENTING TO THE RATIFICATION AND JOINDER BY STARK ALAN, LLC OF PLAT; AUTHORIZING THE MAYOR TO EXECUTE APPROVAL OF SAID RATIFICATION AND JOINDER; AUTHORIZING THE CHANCERY CLERK TO MAKE A MARGINAL NOTATION ON THE PLAT INDICATING SUCH RATIFICATION AND JOINDER; AND AUTHORIZING THE CHANCERY CLERK TO RECORD SUCH RATIFICATION AND JOINDER.**

- c. CONSIDERATION OF THE CALL FOR A PUBLIC HEARING PURSUANT TO MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 84 EUTAW STREET IN THE CITY OF STARKVILLE, MISSISSIPPI IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY PURSUANT AND THAT THE CITY STAFF PROVIDE PROPER NOTICE AS TO MISS. CODE ANN. § 21-19-11.

A. COURTS

*THERE ARE NO ITEMS FOR THIS AGENDA*

B. ENGINEERING

*THERE ARE NO ITEMS FOR THIS AGENDA*

C. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF APRIL 26, 2017 FOR FISCAL YEAR ENDING 9/30/17.

D. FIRE DEPARTMENT

1. REQUEST PERMISSION TO ALLOW SFD TO CONDUCT ANNUAL FIREFIGHTER PHYSICALS THROUGH NORTH GREENVILLE AT A COST OF \$14,039.
2. REQUEST PERMISSION TO ALLOW THE SFD PERMISSION TO ESTABLISH A FIREFIGHTER ASSOCIATION.

E. INFORMATION TECHNOLOGY

*THERE ARE NO ITEMS FOR THIS AGENDA*

F. PARKS

1. CONSIDERATION TO ADVERTISE FOR CERTIFIED LIFE GUARDS.

G. PERSONNEL

1. REQUEST AUTHORIZATION TO ADD KENNY EDMONDS TO THE RESERVE OFFICER PROGRAM.
2. REQUEST AUTHORIZATION TO HIRE RICHARD MCBRIDE, AS A FULL TIME TEMPORARY FIREFIGHTER, IN THE STARKVILLE FIRE DEPARTMENT.
3. REQUEST APPROVAL TO ADVERTISE TO HIRE A TEMPORARY FULL-TIME ANIMAL CONTROL OFFICER, IN THE STARKVILLE POLICE DEPARTMENT.
4. REQUEST APPROVAL TO HIRE DAVID M. WISE, AS THE ACCOUNTANT/ACCOUNTING CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.
5. REQUEST AUTHORIZATION TO HIRE ANN MARIE LOGAN, AS THE MANAGER OF ACCOUNTING & FINANCE, IN THE STARKVILLE UTILITIES DEPARTMENT.

6. REQUEST AUTHORIZATION TO HIRE BRETT BARKSDALE, AS A MAINTENANCE WORKER II, IN THE STREET DEPARTMENT.
7. REQUEST AUTHORIZATION TO HIRE JULIO MCKINNEY AND NATHAN GAUDIN, AS FULL TIME FIREFIGHTERS IN THE STARKVILLE FIRE DEPARTMENT.
8. REQUEST AUTHORIZATION TO ADVERTISE TO FILL THE VACANT POSITION OF PAYROLL/COLLECTOR CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.

#### H. POLICE DEPARTMENT

1. REQUEST APPROVAL TO ALLOW OFFICER ANDY ROUND AND TAYLOR WELLS, TO ATTEND MELOA MOTORCYCLE TRAINING, WHICH WILL BE HELD IN DIBERVILLE MISSISSIPPI, FROM JUNE 11-16, AT A TOTAL COST OF \$920.00.
2. CONSIDERATION FOR CPL TYLER DAVIS, OFFICER QUENTIN SAULSBERRY, OFFICER HUNTER BROWN, OFFICER ANTOINE GOLDEN, OFFICER SCOTT CALDWELL, AND PRINSTON HENDERSON TO ATTEND TO 16TH ANNUAL NATIONAL LAWFIT CHALLENGE IN PEARL, MISS ON JUNE 8-10-, 2017 WITH ADVANCE TRAVEL NOT TO EXCEED \$1,203.00.

#### I. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

#### J. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE LOWEST AND BEST QUOTE AND PURCHASE THE 69 KV SWITCHES REQUIRED TO PUT NEW BREAKER IN SERVICE AT NORTHWEST SUBSTATION FROM CLEAVELAND/PRICE, INC. FOR A TOTAL PRICE OF \$24,202.
2. REQUEST AUTHORIZATION FOR STARKVILLE UTILITIES TO ADVERTISE FOR SOURCE OF SUPPLY BIDS FOR ELECTRIC DEPARTMENT MATERIAL FOR THE PERIOD JULY 1, 2017 THROUGH DECEMBER 31, 2017.
3. REQUEST AUTHORIZATION FOR THE MAYOR TO EXECUTE A POWER SUPPLY AGREEMENT BETWEEN THE CITY OF STARKVILLE AND MISSISSIPPI STATE UNIVERSITY, RASPET RESEARCH FLIGHT LABORATORY.

#### XII. CLOSED DETERMINATION SESSION

#### XIII. OPEN SESSION

#### XIV. EXECUTIVE SESSION

##### A. PERSONNEL

#### XV. OPEN SESSION

#### XVI. RECESS UNTIL MAY 16, 2017 @ 5:30 AT STARKVILLE CITY HALL AT 110 WEST MAIN STREET.

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**APPENDIX A**  
**CONSENT AGENDA**

**IX. MAYOR'S BUSINESS**

- A. CONSIDERATION OF CALLING FOR TWO PUBLIC HEARINGS FOR AN ORDINANCE GRANTING A NONEXCLUSIVE FRANCHISE RENEWAL TO BCI MISSISSIPPI BROADBAND, LLC d/b/a MAXXSOUTH BROADBAND, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, AND MAINTAIN A CABLE SYSTEM IN STARKVILLE, MISSISSIPPI; AND SETTING FORTH CONDITIONS ACCOMPANYING THE GRANT OF THE FRANCHISE; AND PROVIDING FOR REGULATION AND USE OF THE CABLE SYSTEM.
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- E. CONSIDERATION OF THE APPROVAL TO AUTHORIZE THE CITY OF STARKVILLE TO COMMIT RESOURCES TO MAINTAIN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) IMPROVEMENTS TO THE ROUNDHOUSE ROAD AREA SEWER IMPROVEMENTS.
- F. CONSIDERATION OF THE APPROVAL OF THE CITY OF STARKVILLE, MISSISSIPPI TO DEVELOP LOCAL PROCEDURES DESIGNED TO FOSTER CITIZEN PARTICIPATION IN THE PLANNING AND IMPLEMENTATION OF ALL HUD FUNDED PROJECTS.
- G. CONSIDERATION OF FURNITURE PURCHASES FOR POLICE DEPARTMENT.
- H. CONSIDERATION OF A CITY OF STARKVILLE SUMMER YOUTH PROGRAM.

**X. BOARD BUSINESS**

- A. DISCUSSION AND CONSIDERATION OF CITY OF STARKVILLE RUBBISH SITE 2017 PERMIT MODIFICATION AND ON CALL ENGINEERING SERVICES PROPOSAL.
- B. CONSIDERATION TO PURCHASE TREE PLANTING SUPPLIES INCLUDING MULCH, STAKES, ETC. FOR THE TREE PLANTING PROJECT ALONG LYNN LANE AT A COST NOT TO EXCEED \$1000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 4 DISCRETIONARY FUNDS.
- C. UPDATE ON THE PURCHASE ORDER (PO) POLICY FOR THE MAYOR AND BOARD OF ALDERMAN.

**XI. DEPARTMENT BUSINESS**

A. AIRPORT

- 1. REQUEST APPROVAL OF T&M STEEL SUPPLEMENTAL AGREEMENT # 3, DRAINAGE ALTERNATIVE, TO BE PAID FROM THE 2014 FAA GRANT IN THE AMOUNT OF \$24,700.00.

2. REQUEST APPROVAL THE LOWEST QUOTE FROM TERRY STIDHAM CONSTRUCTION FOR CLEARING AND GRUBBING OF 20.9 ACRES ON THE SOUTH END OF GEORGE M. BRYAN FIELD IN THE AMOUNT OF \$46,575.00.

## B. COMMUNITY DEVELOPMENT DEPARTMENT

### 2. PLANNING

- a. CONSIDERATION OF A SPECIAL EVENT REQUEST BY STARKVILLE MAIN STREET ASSOCIATION TO HOLD THE ANNUAL 2017 KING COTTON CRAWFISH BOIL AND HAVE CITY PARTICIPATION WITH IN-KIND SERVICES.
- b. CONSIDERATION OF A RESOLUTION PURSUANT TO SECTION 17-1-23 OF THE MISSISSIPPI CODE ON 1972, AS AMENDED, APPROVING OF AND CONSENTING TO THE RATIFICATION AND JOINDER BY STARK ALAN, LLC OF PLAT; AUTHORIZING THE MAYOR TO EXECUTE APPROVAL OF SAID RATIFICATION AND JOINDER; AUTHORIZING THE CHANCERY CLERK TO MAKE A MARGINAL NOTATION ON THE PLAT INDICATING SUCH RATIFICATION AND JOINDER; AND AUTHORIZING THE CHANCERY CLERK TO RECORD SUCH RATIFICATION AND JOINDER.
- c. CONSIDERATION OF THE CALL FOR A PUBLIC HEARING PURSUANT TO MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 84 EUTAW STREET IN THE CITY OF STARKVILLE, MISSISSIPPI IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY PURSUANT AND THAT THE CITY STAFF PROVIDE PROPER NOTICE AS TO MISS. CODE ANN. § 21-19-11.

## F. FIRE DEPARTMENT

1. REQUEST PERMISSION TO ALLOW SFD TO CONDUCT ANNUAL FIREFIGHTER PHYSICALS THROUGH NORTH GREENVILLE AT A COST OF \$14,039.
2. REQUEST PERMISSION TO ALLOW THE SFD PERMISSION TO ESTABLISH A FIREFIGHTER ASSOCIATION.

## H. PARKS

1. CONSIDERATION TO ADVERTISE FOR CERTIFIED LIFE GUARDS.

## I. PERSONNEL

1. REQUEST AUTHORIZATION TO ADD KENNY EDMONDS TO THE RESERVE OFFICER PROGRAM.
2. REQUEST AUTHORIZATION TO HIRE RICHARD MCBRIDE, AS A FULL TIME TEMPORARY FIREFIGHTER, IN THE STARKVILLE FIRE DEPARTMENT.
3. REQUEST APPROVAL TO ADVERTISE TO HIRE A TEMPORARY FULL-TIME ANIMAL CONTROL OFFICER, IN THE STARKVILLE POLICE DEPARTMENT.
4. REQUEST APPROVAL TO HIRE DAVID M. WISE, AS THE

ACCOUNTANT/ACCOUNTING CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.

5. REQUEST AUTHORIZATION TO HIRE ANN MARIE LOGAN, AS THE MANAGER OF ACCOUNTING & FINANCE, IN THE STARKVILLE UTILITIES DEPARTMENT.
6. REQUEST AUTHORIZATION TO HIRE BRETT BARKSDALE, AS A MAINTENANCE WORKER II, IN THE STREET DEPARTMENT.
7. REQUEST AUTHORIZATION TO HIRE JULIO MCKINNEY AND NATHAN GAUDIN, AS FULL TIME FIREFIGHTERS IN THE STARKVILLE FIRE DEPARTMENT.
8. REQUEST AUTHORIZATION TO ADVERTISE TO FILL THE VACANT POSITION OF PAYROLL/COLLECTOR CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.

#### J. POLICE DEPARTMENT

1. REQUEST APPROVAL TO ALLOW OFFICER ANDY ROUND AND TAYLOR WELLS, TO ATTEND MELOA MOTORCYCLE TRAINING, WHICH WILL BE HELD IN DIBERVILLE MISSISSIPPI, FROM JUNE 11-16, AT A TOTAL COST OF \$920.00.
2. CONSIDERATION FOR CPL TYLER DAVIS, OFFICER QUENTIN SAULSBERRY, OFFICER HUNTER BROWN, OFFICER ANTOINE GOLDEN, OFFICER SCOTT CALDWELL, AND PRINSTON HENDERSON TO ATTEND TO 16TH ANNUAL NATIONAL LAWFIT CHALLENGE IN PEARL, MISS ON JUNE 8-10-, 2017 WITH ADVANCE TRAVEL NOT TO EXCEED \$1,203.00.

#### L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE LOWEST AND BEST QUOTE AND PURCHASE THE 69 KV SWITCHES REQUIRED TO PUT NEW BREAKER IN SERVICE AT NORTHWEST SUBSTATION FROM CLEVELAND/PRICE, INC. FOR A TOTAL PRICE OF \$24,202.
2. REQUEST AUTHORIZATION FOR STARKVILLE UTILITIES TO ADVERTISE FOR SOURCE OF SUPPLY BIDS FOR ELECTRIC DEPARTMENT MATERIAL FOR THE PERIOD JULY 1, 2017 THROUGH DECEMBER 31, 2017.
3. REQUEST AUTHORIZATION FOR THE MAYOR TO EXECUTE A POWER SUPPLY AGREEMENT BETWEEN THE CITY OF STARKVILLE AND MISSISSIPPI STATE UNIVERSITY, RASPET RESEARCH FLIGHT LABORATORY.

#### Consent items 2 – 33:

2. CONSIDERATION OF CALLING FOR TWO PUBLIC HEARINGS FOR AN ORDINANCE GRANTING A NONEXCLUSIVE FRANCHISE RENEWAL TO BCI MISSISSIPPI BROADBAND, LLC d/b/a MAXXSOUTH BROADBAND, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, AND MAINTAIN A CABLE SYSTEM IN STARKVILLE, MISSISSIPPI; AND SETTING FORTH CONDITIONS ACCOMPANYING THE GRANT OF THE FRANCHISE; AND PROVIDING FOR REGULATION AND USE OF THE CABLE SYSTEM.

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “motion calling for two public hearings for an Ordinance granting a nonexclusive franchise renewal to BCI Mississippi Broadband, LLC d/b/a Maxxsouth Broadband, its successors and assigns, to construct, operate, and maintain a cable system in Starkville, Mississippi; and setting forth conditions accompanying the grant of the franchise; and providing for regulation and use of the cable system” is enumerated, this consent item is thereby approved.

**3. CONSIDERATION OF VA 17-07 A REQUEST BY ADVANCED COLLISION REPAIR FOR A VARIANCE FROM SIDEWALK INSTALLATION REQUIREMENTS AT 1025 HIGHWAY 12 WEST IN A C-2 ZONE WITH THE PARCEL # 103I-00-006.00.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of VA 17-07 a Request by Advanced Collision Repair for a Variance from sidewalk installation requirements at 1025 Highway 12 West in a C-2 zone with the parcel # 103I-00-006.00” is enumerated, this consent item is thereby approved.

**4. CONSIDERATION OF VA 17-08 A REQUEST BY RMR INVESTMENTS COMPANY, LLC FOR A VARIANCE FROM PARKING REQUIREMENTS AT LOT 107 GUEST DRIVE IN AN R-5 ZONE WITH THE PARCEL # 103A-00-001.45.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of VA 17-08: a Request by RMR Investments Company, LLC for a Variance from Parking Requirements at Lot 107 Guest Drive in an R-5 zone with the parcel # 103A-00-001.45” is enumerated, this consent item is thereby approved.

**5. CONSIDERATION OF APPROVAL TO AUTHORIZE THE CITY OF STARKVILLE TO COMMIT FUNDS OTHER THAN CDBG FUNDS TO A PROJECT UNDER THE MISSISSIPPI COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “

” is enumerated, this consent item is thereby approved.

**6. CONSIDERATION OF THE APPROVAL TO AUTHORIZE THE CITY OF STARKVILLE TO COMMIT RESOURCES TO MAINTAIN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) IMPROVEMENTS TO THE ROUNDHOUSE ROAD AREA SEWER IMPROVEMENTS.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval to authorize the City of Starkville to commit resources to maintain Community Development Block Grant (CDBG) Improvements to the Roundhouse Road area sewer improvements” is enumerated, this consent item is thereby approved.

**A RESOLUTION  
AUTHORIZING THE CITY OF STARKVILLE  
TO COMMIT FUNDS OTHER THAN CDBG FUNDS  
TO A PROJECT UNDER THE  
MISSISSIPPI COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM**

WHEREAS, the State of Mississippi has funds available under the Mississippi Community Development Block



Grant (CDBG) Program for cities, towns and counties to address public facilities and economic development needs; and

WHEREAS, citizens of the City of Starkville have specific community development needs and problems which can be corrected or alleviated by using grant funds under the Mississippi Community Development Block Grant Program; and

WHEREAS, the City of Starkville Mayor and Board of Aldermen intend to leverage CDBG Public Facilities funds with other funds in order to provide maximum use of program funds;

NOW, THEREFORE, BE IT RESOLVED, that City of Starkville does hereby commit, matching funds for the project equal to the amount of the awarded grant not to exceed \$600,000 to be derived from a Mississippi Capital Improvements Revolving Loan Fund Program (CAP Loan) to leverage said CDBG funds for the proposed public facilities sewer improvements project to alleviate a threat to health and meet the threshold requirements of the CDBG program.

SO ORDERED, THIS 2nd DAY OF May 2017, BY THE CITY OF STARKVILLE IN REGULAR SESSION.

CITY OF STARKVILLE

\_\_\_\_\_  
Parker Wiseman, Mayor

ATTEST:\_\_\_\_\_  
Lesa Hardin, City Clerk

(SEAL)

**7. CONSIDERATION AND APPROVAL OF THE CITY OF STARKVILLE, MISSISSIPPI TO DEVELOP LOCAL PROCEDURES DESIGNED TO FOSTER CITIZEN PARTICIPATION IN THE PLANNING AND IMPLEMENTATION OF ALL HUD FUNDED PROJECTS.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of a citizen participation plan for a Community Development Block Grant (CDBG) for the Roundhouse Road area sewer improvements application.” is enumerated, this consent item is thereby approved.

**CITIZEN PARTICIPATION PLAN**  
City of Starkville, Mississippi  
May 2, 2017

The City of Starkville, Mississippi agrees to develop local procedures designed to foster citizen participation in the planning and implementation of all HUD funded projects. In an effort to accomplish this goal, the City will:

- Encourage *Citizen Participation* with particular emphasis on participation by persons of low and moderate income, who are residents of areas in which the HUD funds are proposed to be used and as described in Section 106(a) of the Housing and Urban Development (HUD) Act of 1974, provides for participation of residents in low and moderate income neighborhoods as defined by the City of Starkville;
- Provide citizens with reasonable and timely access to local meetings, information and records relating to written complaints and grievances;
- Provide for technical assistance to groups representing persons of low-and-moderate income who request assistance in developing proposals with the level and type of assistance to be determined;
- Provide for reasonable opportunities to obtain citizens' views, comments and responses to proposals, and questions at all stages of the program, including at least the development of needs, the review of proposed activities and review of program performance;
- Information will be posted on the City's official website and/or posted in public places such as City Hall, with directions as to where the information may be inspected. All comments will be responded to in a timely manner and maintained;
- Provide for a timely written answer to written complaints and grievances, within fifteen (15) business days;
- Identify how the needs of non-English speaking residents will be met where a significant number of non-English speaking residents can be reasonably expected to participate; and
- The City of Starkville will document and maintain its citizen participation process.

---

Parker Wiseman, Mayor

---

Lesia Hardin, City Clerk

## **8. CONSIDERATION OF FURNITURE PURCHASES FOR POLICE DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the "Approval of the recommendation to purchase furniture as presented by Shafer & Associates with all furniture to be at or below state contract pricing" is enumerated, this consent item is thereby approved.

SHAHER & ASSOCIATES  
OFFICE OF ARCHITECTURE

April 24, 2017

City of Starkville  
110 West Main Street  
Starkville, Mississippi 39759

RE: Furniture Package for the Starkville Police Department

To Whom It May Concern:

Please accept this letter and accompanying material as our formal recommendation for the above referenced project.

Shafer-Zahner-Zahner, PLLC requested bids from Business Interiors and from Sullivan's Office Supply for 339 furniture pieces:

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1 - Display Case (1)               | 14 - Executive Level Round Table (1) |
| 2 - Cork Board Displays (2)        | 15 - Standard Round Tables (5)       |
| 3 - Omit                           | 16 - Standard Straight Tables (21)   |
| 4 - Podiums (2)                    | 17 - Large Straight Table (1)        |
| 5 - Executive Level L-Desk (1)     | 18 - Executive Level Task Chairs (2) |
| 6 - Standard L-Desk (37)           | 19/20 - Standard Task Chairs (40)    |
| 7 - Standard U-Desk (4)            | 21 - Armless Task Chairs (44)        |
| 8 - Standard Straight Desk (2)     | 22 - Executive Level Side Chairs (8) |
| 9 - Executive Level Credenza (2)   | 23 - Multi-Purpose Chairs (130)      |
| 10 - Standard Credenza (9)         | 24 - Conference Chairs (14)          |
| 11 - Executive Level Bookcases (2) | 25 - Stainless Steel Table (1)       |
| 12 - Standard Bookcases (2)        | 26 - Filing Cabinets (6)             |
| 13 - Conference Table (1)          | 27 - Side Table (1)                  |

We provided both furniture contractors with the exact manufacturer/model decided upon by the architect and the Chief of Police for each piece of furniture and asked them to provide us with the State Contract price and their best and final price. After receiving and reviewing the two bids, we recommend the city purchase the lowest priced items as

identified on the bid form. Therefore, no substitutions were considered because the combined costs of the specified furniture were within the city's budget.

Specifically, our recommendation is detailed below:

Sullivan's to provide the following for a total of \$41,615.05:

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1 - Display Case (1)                 | 19/20 - Standard Task Chairs (40)    |
| 2 - Cork Board Displays (2)          | 21 - Armless Task Chairs (44)        |
| 4 - Podiums (2)                      | 22 - Executive Level Side Chairs (8) |
| 16 - Standard Straight Tables (21)   | 23 - Multi-Purpose Chairs (130)      |
| 17 - Large Straight Table (1)        | 24 - Conference Chairs (14)          |
| 18 - Executive Level Task Chairs (2) |                                      |

Business Interiors to provide the following for a total of \$40,601.40:

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 5 - Executive Level L-Desk (1)     | 12 - Standard Bookcases (2)          |
| 6 - Standard L-Desk (37)           | 13 - Conference Table (1)            |
| 7 - Standard U-Desk (4)            | 14 - Executive Level Round Table (1) |
| 8 - Standard Straight Desk (2)     | 15 - Standard Round Tables (5)       |
| 9 - Executive Level Credenza (2)   | 25 - Stainless Steel Table (1)       |
| 10 - Standard Credenza (9)         | 26 - Filing Cabinets (6)             |
| 11 - Executive Level Bookcases (2) | 27 - Side Table (1)                  |

Total for both lots of furniture come in at \$82,216.45. All supporting documents are attached. If you have any questions regarding our recommendations, please contact me at your earliest convenience.

Sincerely,



Gary Shafer, AIA  
Registered Architect

Enclosures

## **9. CONSIDERATION OF A CITY OF STARKVILLE SUMMER YOUTH PROGRAM.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of a 2017 Summer Youth Program” is enumerated, this consent item is thereby approved.

\$10,000 was budgeted as a match for the MDOT Summer Youth Program. The amount of the grant would have been \$35,000, based on past grants for a total program of \$45,000. MDOT has chosen to discontinue this grant program. Departments have asked to have a City program for ages 16 – 24 as in the past, except the City will fund and administer the summer program. Applications will be available May 8, if Board approved, and taken to area schools as well as advertised.

Twenty One (21) workers have been requested by departments:

4 workers to be paid from engineering and streets

8 workers to be paid from sanitation and environmental services

1 worker to be paid from park improvement

3 workers to be paid from Starkville Utilities

5 workers to be paid from general fund budget for youth summer workers plus

Extension of Intern Joanna Beeland’s hours (5 extra hours per week) to be paid from city clerk budget

This will be for the months of June and July for 8 weeks, at 20 hours per week at \$7.50 per hour = \$150.00 per worker per week. The total cost per worker for 8 weeks with FICA match will be \$1,291.80. This will result in a total estimated cost of \$27,500.00 (of which \$10,000.00 has already been budgeted) for a cost of \$17,500.00 to be spread among the departments requesting summer youth workers.

Nav Ashford and Lesa Hardin will develop applications and guidelines based on the grant guidelines of the previous MDOT grant.

## **10. CONSIDERATION OF CITY OF STARKVILLE RUBBISH SITE 2017 PERMIT MODIFICATION AND ON CALL ENGINEERING SERVICES PROPOSAL.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of the City of Starkville Rubbish Site 2017 Permit Modification and on call engineering services proposal” is enumerated, this consent item is thereby approved.

**Engineering Services Proposal  
For  
City of Starkville Environmental and Sanitation Department  
Starkville, Ms.**

**Rubbish Site Permit Modification for Lateral Expansion  
And  
Rubbish Site Permit On-Call (As-Needed) Engineering Services**

**Background**

The Engineering Services Proposal ("Agreement") executed on May 17, 2016 and amended on September 15, 2016, between the City of Starkville and Neel-Schaffer (NSI), defined Tasks 1 through 3 related to the renewal of the City's Certificate of Coverage (COC) to operate a Class I rubbish site under the Mississippi Statewide General Permit ("General Permit") for a Class I Rubbish Site. A general description of tasks completed in the Scope of Services of the Agreement is included below:

- Task 1. Due Diligence, Boundary Establishment, and Topographic Survey
- Task 2. Wetland Delineation
- Task 3.
  - A. Minor Modification of the City's Existing COC – Redefined Cell 2 Liner Base Elevation and Geology and prepared Site Develop Drawings;
  - B. Confirmed geology of existing buffer space surrounding cell 2 as suitable for use as liner material for proposed lateral expansion of rubbish site along Cells 2, 1 and 5.
  - C. Performed meets and bounds survey for City's use in acquiring rubbish site lateral expansion property

The General Permit (GP) for Class 1 Rubbish Sites has expired and MDEQ has published a notice for all Class 1 COC's to continue operating under the existing GP until the new one is issued. A copy of the notice is attached and made part of this proposal. We understand MDEQ will allow the City to pursue a lateral expansion by modifying the City's COC to operate under the existing GP. The request for modifying the COC will be similar in nature to the Notice of Intent required for Class 1 Rubbish Site permit renewals. Documents included with the modification should have the potential for reuse in the upcoming permit renewal.

It is recommended the City continue ongoing efforts to modify the COC for a lateral expansion of the rubbish site along the north lines of Cells 1 and 2 and the east lines of Cells 1 and 5. A Scope of Services for this task is presented below.

**SCOPE OF SERVICES**

**TASK 4 - CERTIFICATE OF COVERAGE (COC) MODIFICATION FOR LATERAL EXPANSION**

- A. Due diligence review of Cell 5 closure – services shall include preliminary site investigation of final cover material using City's rubbish site staff and equipment to excavate small trenches at predetermined locations for visual observation of final cover material.
- B. If final cover material exists, additional geotechnical investigation and testing would then be performed to confirm existing final cover material meets requirements of the MS Nonhazardous Solid Waste Management Regulations. Services for this part will only be initiated, if final cover material exists.
- C. Perform a slope stability analysis for adding the lateral expansion area to the existing site. The slope stability analysis will determine if the highest surface(s) in Cell 1 have exceeded safe slope-height



requirements or if rubbish at the higher elevations needs to be relocated.

- D. Provide COC modification request to MDEQ on behalf of the City in the form of a Rubbish Disposal Application/Notice of Intent and/or other forms required by MDEQ. In general, site development drawings, US Army Corp. of Engineer jurisdictional determinations, property information, natural geology, property information, plan of operation and other pertinent information for the modification will be included with the submittal to MDEQ.

#### **COMPENSATION**

Compensation to the Engineer for services performed under this Agreement for **Task 4** will be as follows:

Item A. - Due Diligence Review of Cell 5 Closure: an hourly not to exceed amount of \$720.00.

Part B. - Final Cover Geotechnical Investigation: a fixed fee amount of \$3,500.

Part C. - Slope Stability Analysis: a fixed fee amount of \$7,700.00.

Part D. - COC Modification Request to MDEQ: an hourly not to exceed fee amount of \$18,000.00.

A summary of fees and man-hour estimates for **Task 4** are presented in the attached Table 1.

Exhibit B, General Terms and Conditions is attached and hereby made a part of this agreement for **Task 4**.

The City of Starkville Environmental and Sanitation Department has also requested Neel-Schaffer, Inc. (NSI) provide engineering and services in the form of individual task orders related to operating the City's rubbish site in accordance with the City's Certificate of Coverage (COC) to operate a Class I rubbish site under the Mississippi Statewide General Permit ("General Permit") for a Class I Rubbish Site.

#### **TASK 5 - CLASS 1 RUBBISH SITE PERMIT - ON CALL ENGINEERING SERVICES**

Task orders shall typically include attending MDEQ inspections, site visits, surveying needs and other related activities performed on an annual basis, at the request of the Director of the Environmental and Sanitation Department. Requests for services by the Owner may be in a verbal or written form of communication.

#### **COMPENSATION**

Compensation to the Engineer for services performed under this Agreement for **Task 5** would be on an hourly basis for each task order request. Should the running total of fees billed for each task order request during the current year of services approach or reach a ceiling (cap) of \$6,000.00, a separate amendment or new proposal would then be presented to the City for consideration at that time.

#### **TIME SCHEDULE**

Subject to the Provisions of Paragraph 12 of Exhibit B, General Terms and Conditions, this Agreement for **Task 5** shall remain in effect for one year from the date of the agreement being executed by both parties and will be automatically renewed annually for total fees not to exceed \$6,000.00 for that year or will terminate when a new agreement is executed.

Accepted by:

Accepted by:

City of Starkville, MS

Date: \_\_\_\_\_

Neel-Schaffer, Inc.

Date: \_\_\_\_\_





STATE OF MISSISSIPPI  
PHIL BRYANT  
GOVERNOR  
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
GARY C. RIKARD, EXECUTIVE DIRECTOR

January 25, 2017

Re: Class I and Class II General  
Permit Renewal Update

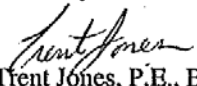
To all Class I and Class II Rubbish General Permit Coverage Holders:

As you may know, the statewide general permits for the operation of Class I and Class II rubbish sites (SWGP-R1 and SWGP-R2, respectively) expired on December 31, 2016. Both the Class I and Class II permits are currently being drafted, but have not been reissued as of this date. **Please be advised that all existing coverages under these general permits will be administratively continued and remain in force and effect until the general permit reissuance process has been completed.**

Once these general permits are reissued, you will be notified by MDEQ and provided with specific instructions on how to apply for coverage renewal. **To reiterate, there is no action at this time required of current rubbish site general permit coverage holders in regards to seeking coverage renewal.**

Additionally, please be aware that prior to reissuance of the general permits you will have an opportunity to provide comments on the draft permits during the advertised public comment period and public hearing on the draft permits. If you have any further questions about the rubbish site general permits or the permit reissuance and/or re-coverage process, please feel free to contact the MDEQ Waste Division staff at 601-961-5171.

Sincerely,

  
Trent Jones, P.E., BCCE  
Interim Solid Waste Permitting Manager  
Waste Division





**EXHIBIT B**  
**NEEL-SCHAFER, INC.**  
**GENERAL TERMS AND CONDITIONS**

1. **Relationship between Engineer and Client.** Engineer shall serve as Client's professional engineering consultant in those phases of the Project to which this Agreement applies. The relationship is that of a buyer and seller of professional services and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. To the extent that Client is a public entity or a person or entity obligated to repay some or all of an amount borrowed in a municipal securities offering, it is expressly understood and agreed that the Engineer is not acting as a municipal advisor to the Client, as that term applies to the Dodd-Frank Wall Street Reform and Consumer Protection Act and its supporting regulations, that Engineer's services will not include the provision of advice or recommendations regarding municipal financial products or the issuance of municipal securities, and that the Client is responsible for retaining an independent registered municipal advisor for such advice or recommendation.

2. **Responsibility of the Engineer.** Engineer will perform services under this Agreement in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any agreement between the Client and any other party concerning the Project, the Engineer shall not have control of the means, methods, techniques, sequences or procedures of construction; or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project.

Engineer shall determine the amounts owing to the construction contractor and recommend in writing payments to the contractor in such amounts. By recommending any payment, the Engineer will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made to check the quality or quantity of the contractor's work.

3. **Responsibility of the Client.** Client shall provide all criteria and full information as to his requirements for the Project, including budgetary limitations. Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project.

Client shall give prompt written notice to the Engineer whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Engineer's services, or any defect or nonconformance in the work of any construction contractor.

Client shall examine all documents presented by Engineer, obtain advice of an attorney or other consultant as Client deems appropriate for such examinations and provide decisions pertaining thereto within a reasonable time so as not to delay the services of the Engineer.

4. **Designation of Authorized Representatives.** Each party shall designate one or more persons to act with authority in its behalf with respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the party.

5. **Ownership of Documents.** Drawings, specifications, reports and any other documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be the property of Engineer. Engineer shall have the right to retain copies of all documents and drawings for its files.

6. **Reuse of Documents.** All documents, including drawings and specifications furnished by Engineer pursuant to this Agreement, are intended for use on the Project only. Client agrees they should not be used by Client or others on extensions of the Project or on any other project. Any reuse, without written verification or adaptation by Engineer, shall be at Client's sole risk.

7. **Opinions of Cost.** Since the Engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Engineer cannot and does not guarantee that proposals, bids or actual construction costs will not vary from his opinions or estimates of construction costs.

8. **Changes.** Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments; and Engineer and Client shall negotiate appropriate adjustments in fee and/or schedule acceptable to both parties to accommodate any changes.

9. **Delays.** If the Engineer's services are delayed by the Client, or for other reasons beyond the Engineer's control, for more than one year, the fee provided for in this Agreement shall be adjusted equitably.

10. **Subcontracts.** Engineer may subcontract portions of the services, but each subcontractor must be approved by Client in writing.

11. **Suspension of Services.** Client may, at any time, by written order to Engineer, require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the occurrence of costs allocable to the services covered by the order. Client, however,

shall pay all costs associated with suspension including all costs necessary to maintain continuity and the staff required to resume the services upon expiration of the suspension of work order. Engineer will not be obligated to provide the same personnel employed prior to suspension when the services are resumed in the event the period of any suspension exceeds 30 days. Client will reimburse Engineer for the costs of such suspension and remobilization.

12. **Termination.** This Agreement may be terminated by either party upon 30 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
13. **Notices.** Any notice or designation required to be given by either party hereto shall be in writing and, unless receipt of such notice is expressly required by the terms hereof, it shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereinafter furnish to the other party by written notice as herein provided.
14. **Indemnification.** N/A
15. **N/A**
16. **Successors and Assigns.** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
17. **Insurance.** Within the context of prudent business practices, Engineer shall endeavor to maintain workmen's compensation and unemployment compensation of a form and in an amount as required by state law; comprehensive general liability with limits of at least \$1,000,000/\$2,000,000; automotive liability with limits of at least \$1,000,000/\$1,000,000; and professional liability insurance with an annual limit of at least \$1,000,000.
18. **Information Provided by the Client.** The Engineer shall indicate to the Client the information needed for rendering of services hereunder. The Client may elect to provide this information (including services by others) to the Engineer. In this case, the Client recognizes that the Engineer cannot assure the sufficiency of such information.
19. **Subsurface Conditions and Utilities.** Client recognizes that a comprehensive sampling and testing program implemented by trained and experienced personnel of Engineer or Engineer's subconsultants with appropriate equipment may fail to detect certain hidden conditions. Client also recognizes that actual environmental, geological and geotechnical conditions that

Engineer properly inferred to exist between sampling points may differ significantly from those that actually exist.

Engineer will locate utilities which will affect the project from information provided by the Client and utility companies and from Engineer's surveys.

20. **Hazardous Materials.** When hazardous materials are known, assumed or suspected to exist at a project site, Engineer is required to take appropriate precautions to protect the health and safety of his personnel, to comply with the applicable laws and regulations and to follow procedures deemed prudent to minimize physical risks to employees and the public. Client hereby warrants that, if he knows or has any reason to assume or suspect that hazardous materials may exist at the project site, he will inform Engineer in writing prior to initiation of services under this Agreement.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Client agrees that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. Engineer agrees to notify Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered.

#### 21. Risk Allocation, N/A

22. **Anticipated Change Orders.** Client recognizes and expects that a certain amount of imprecision and incompleteness is to be expected in construction contract documents; that contractors are expected to furnish and perform work, materials and equipment that may reasonably be inferred from the contract documents or from the prevailing custom or trade usage as being required to produce the intended result whether or not specifically called for; and that a certain amount of change orders are to be expected.

23. **Payment.** Engineer shall submit monthly statements to Client. Payment in full shall be due upon receipt of the invoice. If payments are delinquent after 45 days from invoice date, the Client agrees to pay interest on the unpaid balance at the rate of one percent (1%) per month. Payment for Engineer's services is not contingent on any factor except Engineer's ability to provide services in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

24. **Force Majeure.** Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control, including, but not limited to, acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

25. **Compliance with Laws.** To the extent they apply to its employees or its services, the Engineer shall comply with all applicable United States, state, territorial and commonwealth



- laws, including ordinances of any political subdivisions or agencies of the United States, any state, territory or commonwealth thereof.
26. **Separate Provisions.** If any provisions of this Agreement are held to be invalid or unenforceable, the remaining provisions shall be valid and binding.
27. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi.
28. **Dispute Resolution.** All disputes, controversies or claims, of whatever kind or character, between the Parties, their agents and/or principals, arising out of or in connection with the subject matter of this Agreement shall be litigated in no other venue other than the Circuit Court of the Project County, Mississippi.
29. **Amendment.** This Agreement shall not be subject to amendment unless another instrument is executed by duly authorized representatives of each of the parties.
30. **Entire Understanding of Agreement.** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of this Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.
31. **Survival of Provisions.** The provisions of this Agreement shall continue to be binding upon the parties hereto notwithstanding termination of this Agreement for any reason.
32. **Nonwaiver.** No waiver by a party of any provision of this Agreement shall be deemed to have been made unless in writing and signed by such party.
33. **Identity of Project Owner.** Within ten (10) days of the entry of this Agreement, Client, if Client is not the Project Owner, shall provide to Engineer the following information relative to the Project Owner: Project Owner's full legal name; Project Owner's physical address; Project Owner's mailing address; and the name, physical address and mailing address of the Client's point of contact with the Owner for the Project.
34. **Conflicting Terms.** In the event that there are multiple agreements with varying or conflicting terms and conditions between Client and Engineer, the Terms and Conditions contained in this Agreement shall supersede and have precedence over any other terms and conditions contained in any other written or oral agreement entered into between Client and Engineer that either actually do or appear to conflict with the Terms and Conditions contained in this Agreement, regardless of when, in relationship to these Terms and Conditions contained in this Agreement, such other written or oral agreement was actually entered into between Client and Engineer.
35. **Course of Dealing.** Client and Engineer agree that these General Terms and Conditions establish a course of dealing between them and shall apply to this and all other services, projects, agreements or dealings between the them, unless Client or Engineer gives the other written notice of objection to any term or condition before commencement of performance in connection with any other provision of services or projects involving the two of them.

**11. CONSIDERATION TO PURCHASE TREE PLANTING SUPPLIES INCLUDING MULCH, STAKES, ETC. FOR THE TREE PLANTING PROJECT ALONG LYNN LANE AT A COST NOT TO EXCEED \$1000 WITH THE FUNDING FOR THIS PROJECT TO COME FROM WARD 4 DISCRETIONARY FUNDS.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “Approval to purchase tree planting supplies including mulch, stakes, etc. for the tree planting project along Lynn Lane at a cost not to exceed \$1000 with the funding for this project to come from Ward 4 discretionary funds” is enumerated, this consent item is thereby approved.

**12. CONSIDERATION OF THE PURCHASE ORDER (PO) POLICY FOR THE MAYOR AND BOARD OF ALDERMAN.**

This item was not heard at this time.

**13. CONSIDERATION OF APPROVAL OF T&M STEEL SUPPLEMENTAL AGREEMENT # 3, DRAINAGE ALTERNATIVE, TO BE PAID FROM THE 2014 FAA GRANT IN THE AMOUNT OF \$24,700.00.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of T&M Steel Supplemental Agreement # 3, drainage alternative, to be paid from the 2014 FAA Grant in the amount of \$24,700.00” is enumerated, this consent item is thereby approved.



# SUPPLEMENTAL AGREEMENT

2016

To: T & M Steel  
Post Office Box 2305  
Columbus, Mississippi 39704

Date: December 14, 2016  
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<br>NUMBER | ITEM DESCRIPTION                                                                                                                                                  | UNIT | QUANTITY |        |        | UNIT PRICE |             |             | CHANGE IN<br>CONTRACT<br>PRICE |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|--------|--------|------------|-------------|-------------|--------------------------------|
|                |                                                                                                                                                                   |      | WAS      | IS NOW | CHANGE | WAS        | IS NOW      | CHANGE      |                                |
| 13A            | 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     | \$24,700.00 | \$24,700.00 | \$24,700.00                    |

NET CHANGE IN CONTRACT PRICE: \$24,700.00

The current contract price of is hereby increased by \$24,700.00.

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

Recommended by:

  
Engineer

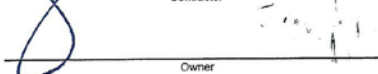
Date

Accepted by:

  
Contractor

Date

Accepted by:

  
Owner

Date

Accepted by:

  
Owner

Date

**14. CONSIDERATION OF APPROVAL THE LOWEST QUOTE FROM TERRY STIDHAM CONSTRUCTION FOR CLEARING AND GRUBBING OF 20.9 ACRES ON THE SOUTH END OF GEORGE M. BRYAN FIELD IN THE AMOUNT OF \$46,575.00.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of the lowest quote from Terry Stidham Construction for clearing and grubbing of 20.9 acres on the south end of George M. Bryan Field in the amount of \$46,575.00” is enumerated, this consent item is thereby approved.

The two quotes received were: Terry Stidham Construction - \$46,575.00 and  
Burns Dirt Construction, Inc - \$69,300.00.

**15. CONSIDERATION OF A SPECIAL EVENT REQUEST BY STARKVILLE MAIN STREET ASSOCIATION TO HOLD THE ANNUAL 2017 KING COTTON CRAWFISH BOIL AND HAVE CITY PARTICIPATION WITH IN-KIND SERVICES.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “Approval of a Special Event request by Starkville Main Street Association to hold the annual King Cotton Crawfish Boil and have City participation with in-kind services” is enumerated, this consent item is thereby approved.

**16. CONSIDERATION OF A RESOLUTION PURSUANT TO SECTION 17-1-23 OF THE MISSISSIPPI CODE ON 1972, AS AMENDED, APPROVING OF AND CONSENTING TO THE RATIFICATION AND JOINDER BY STARK ALAN, LLC OF PLAT; AUTHORIZING THE MAYOR TO EXECUTE APPROVAL OF SAID RATIFICATION AND JOINDER; AUTHORIZING THE CHANCERY CLERK TO MAKE A MARGINAL NOTATION ON THE PLAT INDICATING SUCH RATIFICATION AND JOINDER; AND AUTHORIZING THE CHANCERY CLERK TO RECORD SUCH RATIFICATION AND JOINDER.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval of A Resolution pursuant to Section 17-1-23 of the Mississippi Code on 1972, as amended, approving of and consenting to the Ratification and Joinder by Stark Alan, LLC of plat; authorizing the Mayor to execute approval of said Ratification and Joinder; authorizing the Chancery Clerk to make a marginal notation on the plat indicating such ratification and joinder; and authorizing the Chancery Clerk to record such Ratification and Joinder” is enumerated, this consent item is thereby approved.

**Ratification and Joinder of Plat  
for Residence Place Subdivision  
RESOLUTION**

The Board of Aldermen then took up for consideration the matter of the approving of, consenting to, and agreeing to the Ratification and Joinder of Plat presented by Starkville “12” LLC and Stark Alan, LLC. After a full and thorough discussion of the subject, the following Resolution, having first been reduced to writing, was introduced, offered, moved and seconded for adoption:

RESOLUTION PURSUANT TO SECTION 17-1-23 OF THE MISSISSIPPI CODE ON 1972, AS AMENDED, APPROVING OF AND CONSENTING TO THE RATIFICATION AND JOINDER BY STARK ALAN, LLC OF PLAT; AUTHORIZING THE MAYOR TO EXECUTE APPROVAL OF SAID RATIFICATION AND JOINDER; AUTHORIZING THE CHANCERY CLERK TO MAKE A MARGINAL NOTATION ON THE PLAT INDICATING SUCH RATIFICATION AND JOINDER; AND AUTHORIZING THE CHANCERY CLERK TO RECORD SUCH RATIFICATION AND JOINDER

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

(1) Starkville "12" LLC as developer of Residence Place subdivision has previously filed for record its plat for Residence Place in the records of the Chancery Clerk for Oktibbeha County, Mississippi on the 6<sup>th</sup> day of January, 2011 at 2:32 p.m. and recorded on slide 276A (the "Plat"), as such Plat was approved by the Starkville City Planning Commission at its meeting held on December 14, 2010 and by the Board at its meeting held December 21, 2010;

(2) Prior to filing the Plat for record, Starkville "12", LLC conveyed a portion of the real estate comprising Residence Place to Stark Alan, LLC as evidenced by its warranty deed recorded in Book 2010 at page 7891 of the land records of Oktibbeha County Mississippi;

(3) As a result of this conveyance and a contemporaneous conveyance from Starkville "12", LLC of a portion of the real estate comprising Residence Place to AA Starkville, LLC, the owners of the real property comprising Residence Place at the time of filing of the Plat were AA Starkville, LLC, Starkville "12", LLC and Stark Alan, LLC;

(4) Prior to recording, neither Stark Alan, LLC nor AA Starkville, LLC signed the Plat as an owner of part of the real property comprising Residence Place;

(5) AA Starkville, LLC has subsequently ratified and joined the plat by operation of the Ratification and Joinder of Plat executed by AA Starkville, LLC and by Starkville "12", LLC and recorded in Book 2011 at Page 2240 in the land records of Oktibbeha County, Mississippi.

(6) Stark Alan, LLC desires to ratify and join the Plat as evidenced by that Ratification and Joinder of Plat presented before the Board;

(7) There are no adversely affected or directly interested parties; and

(8) This Board is authorized and empowered by the provisions of Title 17, Chapter 1, Sections 1, *et seq.* ("Statutes"), of the Mississippi Code of 1972, as amended ("Code"), to regulate subdivisions including the alteration of a plat, and is thus authorized and empowered by the Statutes to grant the relief requested.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND AGREED by this Board, acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the Statutes, and the Code, and any other applicable laws of the State ("Laws"), that, in consideration of the above premises:

SECTION 1. This Board does hereby declare that, to the extent authorized by the Statutes, the Code, and the Laws, the ratification of and joinder in the Plat by Stark Alan, LLC as set forth in the Ratification and Joinder document presented before the Board is approved;

SECTION 2. This Board further declares that the Ratification and Joinder be memorialized by notation on the original Plat of such ratification of and joinder in the Plat by Stark Alan, LLC and that the Mayor is hereby authorized to sign such notation indicating this approval; and

SECTION 3. This Board further declares the Ratification and Joinder be recorded in the land records of Oktibbeha County, Mississippi; and

SECTION 4. This Board further declares that the Clerk of this Board be, and is hereby, directed to spread a copy of this Resolution on the Minutes of this Board.

Whereupon, the Resolution having received the affirmative vote of a majority of the Aldermen present the Mayor declared that the Motion had carried and that the foregoing Resolution was passed and adopted, in a regular meeting of the Board of Aldermen of the City of Starkville, State of Mississippi, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

Parker Wiseman, Mayor  
City of Starkville, Mississippi

( S E A L )  
ATTEST:

---

**Prepared by and after recording return to:**

Jason E. Sharp  
Brunini, Grantham, Grower & Hewes, PLLC  
Post Office Box 7520  
Columbus, Mississippi 39705-0024  
662.329.8351  
MS Bar No. 102785

**Indexing Instructions:** The property described in this instrument is located in the NW ¼ of the SW ¼, Section 3, Township 18 North, Range 14 East, City of Starkville, Oktibbeha County, Mississippi.

**Marginal Notation:** Plat for Residence Place subdivision filed January 6, 2011  
on Slide 276A

**RATIFICATION AND JOINDER OF PLAT**

This Ratification and Joinder of Plat (the “Ratification and Joinder”) is made effective as of the 1<sup>st</sup> day of April, 2017, by and between Stark Alan, LLC a Mississippi limited liability company, and Starkville “12”, LLC, a Mississippi limited liability company.

The undersigned, Stark Alan, LLC, does hereby acknowledge receipt of that certain plat for Residence Place subdivision (“Residence Place”) filed in the records of the Chancery Clerk for Oktibbeha County, Mississippi on the 6<sup>th</sup> day of January, 2011 at 2:32 p.m. and recorded on slide 276A (the “Plat”). Prior to recording the Plat for Residence Place, Starkville “12”, LLC, as owner and developer, conveyed a lot within Residence Place to Stark Alan, LLC. As a result of this conveyance, the owners of the real property comprising Residence Place at the time of filing of the Plat were AA Starkville, LLC, Starkville “12”, LLC and Stark Alan, LLC. The Plat was filed without execution on behalf of AA Starkville, LLC or Stark Alan, LLC each as owners of one of the lots comprising Residence Place. AA Starkville, has subsequently ratified and joined the plat by operation of the Ratification and Joinder of Plat executed by AA Starkville, LLC and by Starkville “12”, LLC and recorded in Book 2011 at Page 2240 in the land records of Oktibbeha County, Mississippi. Pursuant to Section 17-1-23 of the Mississippi Code of 1972, Stark Alan, LLC, hereby ratifies, joins in and agrees to be bound by and comply with all provisions of the Plat. The undersigned respectfully request that upon approval of the Mayor and the Board of Aldermen for the City of Starkville, Mississippi, this Ratification and Joinder be memorialized by notation on the original Plat of such ratification of and joinder in the Plat by Stark Alan, LLC. The undersigned parties further request that this Ratification and Joinder be recorded in the land records of Oktibbeha County, Mississippi.

*[Signature page follows.]*

NOW THEREFORE, this Ratification and Joinder has been executed by the undersigned on the dates indicated below.

STARKVILLE “12”, LLC

By: \_\_\_\_\_

Mark Castleberry, Manager

Date: \_\_\_\_\_

STARK ALAN, LLC

By: \_\_\_\_\_

Mark Castleberry, Manager

Date: \_\_\_\_\_

STATE OF MISSISSIPPI

COUNTY OF LOWNDES

Personally appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of \_\_\_\_\_, 2017, within my jurisdiction, the within named Mark Castleberry, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and

acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the persons or entities upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

---

Notary Public

My commission expires:

---

**17. CONSIDERATION OF THE CALL FOR A PUBLIC HEARING PURSUANT TO MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 84 EUTAW STREET IN THE CITY OF STARKVILLE, MISSISSIPPI IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY PURSUANT AND THAT THE CITY STAFF PROVIDE PROPER NOTICE AS TO MISS. CODE ANN. § 21-19-11.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “consideration of the call for a public hearing pursuant to Miss. Code Ann. § 21-19-11 to determine whether the property located at 84 Eutaw Street in the City of Starkville, Mississippi is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community pursuant and that the city staff provide proper notice as to Miss. Code Ann. § 21-19-11” is enumerated, this consent item is thereby approved.

**18. CONSIDERATION OF PERMISSION TO ALLOW SFD TO CONDUCT ANNUAL FIREFIGHTER PHYSICALS THROUGH NORTH GREENVILLE AT A COST OF \$14,039.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “permission to allow SFD to conduct annual firefighter physicals through North Greenville at a cost of \$14,039” is enumerated, this consent item is thereby approved.

**19. CONSIDERATION TO ALLOW THE SFD PERMISSION TO ESTABLISH A FIREFIGHTER ASSOCIATION.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “permission to allow the SFD permission to establish a Firefighter Association” is enumerated, this consent item is thereby approved.

**20. CONSIDERATION TO ADVERTISE FOR CERTIFIED LIFE GUARDS.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to advertise for certified life guards” is enumerated, this consent item is thereby approved.

**21. CONSIDERATION OF AUTHORIZATION TO ADD KENNY EDMONDS TO THE RESERVE OFFICER PROGRAM.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to add Kenny Edmonds, to the Reserve Officer Program, which is a volunteer program” is enumerated, this consent item is thereby approved.

**22. CONSIDERATION OF AUTHORIZATION TO HIRE RICHARD MCBRIDE, AS A FULL TIME TEMPORARY FIREFIGHTER, IN THE STARKVILLE FIRE DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval to hire Richard McBride, full time temporary Firefighter, in the Starkville Fire Department” is enumerated, this consent item is thereby approved.

**23. CONSIDERATION TO ADVERTISE TO HIRE A TEMPORARY FULL-TIME ANIMAL CONTROL OFFICER, IN THE STARKVILLE POLICE DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to advertise to hire a temporary full-time Animal Control Officer, in the Starkville Police Department” is enumerated, this consent item is thereby approved.

**24. CONSIDERATION OF APPROVAL TO HIRE DAVID M. WISE, AS THE ACCOUNTANT/ACCOUNTING CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval to hire David M. Wise, as the Account/Accounting Clerk, in the Starkville Utilities Department, in the Starkville Utilities Department” is enumerated, this consent item is thereby approved.

**25. CONSIDERATION OF AUTHORIZATION TO HIRE ANN MARIE LOGAN, AS THE MANAGER OF ACCOUNTING & FINANCE, IN THE STARKVILLE UTILITIES DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval to hire Ann Marie Logan, as the Manager of Accounting & Finance, in the Starkville Utilities Department” is enumerated, this consent item is thereby approved.

**26. CONSIDERATION OF AUTHORIZATION TO HIRE BRETT BARKSDALE, AS A MAINTENANCE WORKER II, IN THE STREET DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to hire Brett Barksdale, as a Maintenance Worker II, in the Street Department” is enumerated, this consent item is thereby approved.

**27. CONSIDERATION OF AUTHORIZATION TO HIRE JULIO MCKINNEY AND NATHAN GAUDIN, AS FULL TIME FIREFIGHTERS IN THE STARKVILLE FIRE DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to hire Julio McKinney and Nathan Gaudin, as full time Firefighters in the Starkville Fire Department” is enumerated, this consent item is thereby approved.

**28. CONSIDERATION OF AUTHORIZATION TO ADVERTISE TO FILL THE VACANT POSITION OF PAYROLL/COLLECTOR CLERK, IN THE STARKVILLE UTILITIES DEPARTMENT.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization to advertise to fill the vacant position of payroll / collector clerk in the Starkville Utilities Department” is enumerated, this consent item

is thereby approved.

**29. CONSIDERATION OF APPROVAL TO ALLOW OFFICER ANDY ROUND AND TAYLOR WELLS, TO ATTEND MELOA MOTORCYCLE TRAINING, WHICH WILL BE HELD IN DIBERVILLE MISSISSIPPI, FROM JUNE 11-16, AT A TOTAL COST OF \$920.00.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “approval to allow Officer Andy Round and Officer Taylor Wells, to attend the Mississippi Law Enforcement Officers Motorcycle Training (MLEOA), which will be held in Diberville Mississippi, from June11-16, 2017, at a total cost of \$920.00” is enumerated, this consent item is thereby approved.

**30. CONSIDERATION FOR CPL TYLER DAVIS, OFFICER QUENTIN SAULSBERRY, OFFICER HUNTER BROWN, OFFICER ANTOINE GOLDEN, OFFICER SCOTT CALDWELL, AND PRINSTON HENDERSON TO ATTEND TO 16TH ANNUAL NATIONAL LAWFIT CHALLENGE IN PEARL, MISS ON JUNE 8-10-, 2017 WITH ADVANCE TRAVEL NOT TO EXCEED \$1,203.00.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization for Cpl Tyler Davis, Officer Quentin Saulsberry, Officer Hunter Brown, Officer Antoine Golden, Officer Scott Caldwell, and Princeton Henderson to attend to 16th Annual National Lawfit Challenge in Pearl, Miss on June 8-10-, 2017, with advance travel not to exceed \$1,203.00” is enumerated, this consent item is thereby approved.

**31. CONSIDERATION OF AUTHORIZATION TO ACCEPT THE LOWEST AND BEST QUOTE AND PURCHASE THE 69 KV SWITCHES REQUIRED TO PUT NEW BREAKER IN SERVICE AT NORTHWEST SUBSTATION FROM CLEVELAND/PRICE, INC. FOR A TOTAL PRICE OF \$24,202.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization for Starkville Utilities to accept the lowest and best quote and purchase the 69 kV switches required to put new breaker in service at Northwest Substation from Cleaveland/Price, Inc. for a total price of \$24,202” is enumerated, this consent item is thereby approved.

Two quotes received: Cleavland/Price, Inc. \$24,202 and HV Sales Company, Inc. \$25,412

**32. CONSIDERATION OF AUTHORIZATION FOR STARKVILLE UTILITIES TO ADVERTISE FOR SOURCE OF SUPPLY BIDS FOR ELECTRIC DEPARTMENT MATERIAL FOR THE PERIOD JULY 1, 2017 THROUGH DECEMBER 31, 2017.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization for Starkville Utilities to advertise for source of supply bids for electric department material for the period July 1, 2017 through December 31, 2017” is enumerated, this consent item is thereby approved.

**33. CONSIDERATION OF AUTHORIZATION FOR THE MAYOR TO EXECUTE A POWER SUPPLY AGREEMENT BETWEEN THE CITY OF STARKVILLE AND MISSISSIPPI STATE UNIVERSITY, RASPET RESEARCH FLIGHT LABORATORY.**

Upon the motion of Alderman Carver, duly seconded by Alderman Vaughn, and adopted by the Board to approve the April 18, 2017 Official Agenda, and to accept items for consent, whereby the “authorization for the Mayor to execute a Power Supply Agreement between the City of Starkville and Mississippi State University, Raspet Research Flight Laboratory” is enumerated, this consent item is thereby approved.





## POWER SUPPLY CONTRACT

Date: 4/18/18

Contract No.

THIS CONTRACT, made and entered into by and between **MISSISSIPPI STATE UNIVERSITY, RASPET RESEARCH FLIGHT LABORATORY**, (Company), and **CITY OF STARKVILLE, MISSISSIPPI** (Distributor), a municipal corporation created and existing under and by virtue of the laws of the State of Mississippi;

### WITNESSETH:

WHEREAS, Company has been purchasing power from Distributor for the operation of Company's facility near Starkville, Mississippi; and

WHEREAS, Distributor and Customer wish to agree upon the terms and conditions under which electric power and energy will continue to be made available by Distributor to Customer;

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants herein contained, the parties agree as follows:

### ARTICLE 1 SCOPE

Distributor will supply electric power and energy to Company and Company will purchase, receive and pay Distributor for such electric power and energy in accordance with this Contract.

### ARTICLE 2 RULES AND REGULATIONS

The electric power and energy made available to the Company by the Distributor under this Contract shall be delivered, taken, and paid for in accordance with the terms of this Contract and the Distributor's Schedule of Rules and Regulations (as amended, supplemented, or replaced), attached hereto and hereby made a part hereof. In the event of any conflict between the provisions of the Rules and Regulations and the other provisions of this Contract, the latter shall control.

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GSA Contract

"Attached hereto and incorporated herein by reference is  
MISSISSIPPI STATE UNIVERSITY'S STANDARD CONTRACT ADDENDUM"

ARTICLE 3  
EFFECTIVE DATE, TERM AND TERMINATION

**3.1 - Effective Date**

This Contract shall become effective as of ODDO hours Central Prevailing Time on April 1, 2017.

**3.2 - Term and Termination of Contract**

Contract shall continue in effect for an initial term of two years and may be terminated by either party following one (1) year written notice to the other party. Such one (1) year notice to terminate can be given at any time following year two (2) of the initial term.

Further, it is also expressly recognized that this Contract may be terminated by Distributor, or power supply from Distributor under this Contract may be suspended, in accordance with the Rules and Regulations of the Distributor.

If Company should give notice of termination hereunder, Distributor shall be under no obligation from the date of receipt of such notice to make or complete any additions to or changes in any transformation or transmission facilities for service to Company unless Company agrees to reimburse Distributor for its non-recoverable costs in connection with the making or completion of such additions or changes.

ARTICLE 4  
AVAILABILITY OF POWER

Subject to other Provisions of this Contract, including its attachments and the Distributor's Schedule of Rules and Regulations, Distributor shall make firm power available to Company in the amount of the Firm Contract Demand designated below.

Firm Contract Demand: 500 kW

ARTICLE 5  
RATES

Attached hereto and hereby made a part hereof is Distributor's General Power Rate, Schedule GSA-2, which is Distributor's currently effective standard rate schedule applicable to customers contracting for electric service above 50 kW and below 1000 kW demand. The power and energy made available for Customer hereunder shall be purchased and paid for by Company in accordance with the provisions of said rate schedule, as modified or replaced from time to time by agreement between Distributor and TVA, except that the paragraph headed "Seasonal Service" shall be of no force and effect.

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The minimum monthly bill for power and energy hereunder shall be determined in accordance with the paragraph of said rate schedule entitled "Minimum Bill".

In case of conflict between the Applicable Rate Schedule and the body of this Contract or the Rules and Regulations, either the body of this Contract, or the Rules and Regulations, as the case may be, shall control.

## ARTICLE 6 CONDITIONS OF DELIVERY

### 6.1 - Delivery Point

The point of delivery for power and energy made available under this Contract shall be the point of interconnection between:

- (a) Secondary terminals at Distributor's 480Y/277 Volt, three phase pad mounted transformer and Company's respective service entrance conductors.

### 6.2 - Delivery Voltage and Frequency

The power made available at the delivery point specified in this contract shall be in the form of three-phase alternating current, 208 volts (for 208Y/120 volt services), 240 volts (for 240/120 <sup>Δ</sup> services) and 480 volts (for 480Y/277 services) nominal, as applicable, and at a frequency of approximately 60 hertz. Except for temporary periods of abnormal operating conditions, voltage variations shall not exceed 7 percent up or down from a normal voltage to be determined from operating experience. Maintenance by Distributor at the Delivery Point of the above-stated frequency and voltage within the above-stated limits shall constitute availability of power for purposes of this Contract.

### 6.3 - Phase Balancing

Company shall endeavor to take and use power and energy in such manner that the current will be reasonably balanced on all three phases. In the event that any check indicates that the current on the most heavily loaded phase exceeds the current on either of the other phases by more than 20 percent, Company shall make at its expense, upon request by the Distributor, the changes necessary to correct the unbalanced condition. If an unbalanced condition is not corrected within 60 days, or such other period as may be agreed upon, Distributor may elect to meter the load on individual phases and compute the total demand as being equal to three times the maximum kW load on any phase. For all purposes under this contract, the load on any phase shall be the load measured by a wattmeter connected with its current coil in that phase wire and its potential coil connected between that phase wire and the neutral voltage point.

### 6.4 - Protective Equipment

Distributor shall not be obligated to provide equipment for the protection of Company's lines, facilities, or equipment, but Distributor may provide such protective equipment as it



deems necessary for the protection of its own property and operations. The electrical equipment installed by Company shall, in Distributor's sole judgment, be capable of satisfactory coordination with any protective equipment installed by Distributor. Company shall exercise all reasonable precautions and install all equipment necessary to limit its total demand to the amount to which it is entitled under this contract.

#### **6.5 - Facilities**

Company grants to Distributor for its use and without cost, such rights in, on, over, and across Company's property as may be necessary or desirable in connection with the installation, maintenance, operation, repair, and replacement of any electrical facilities required to serve Company. Notwithstanding anything in this Contract which might be construed to the contrary, any of the electric distribution facilities used in supplying power to Company under this Contract may be used in serving other loads in any manner which Distributor may deem necessary or desirable.

#### **6.6 - Distributed Generation**

Separate Agreement is required by the Distributor prior to the Company's interconnection of electric generation and related equipment (Distributed Generation) which is intended to operate in parallel with the Distributor's system.

Company shall not interconnect Distributed Generation to the Distributor's system without the prior written consent of the Distributor.

Further, it is also expressly recognized if at any time Distributor, in its sole discretion, determines that the Company's Distributed Generation may endanger Distributor's personnel or members of the general public, or may impair the integrity of Distributor's electric system, Distributor shall have the right to disconnect Company's Distributed Generation from Distributor's system. Distributor shall not be obligated to compensate Company for any loss of use of generation of energy during any and all periods of such disconnection.

#### **6.7 - Metering**

6.7.1 1 Determination of Power and Energy. Distributor shall be responsible for the installation and maintenance of the meters and associated equipment which in Distributor's judgment are needed to determine the amounts of power and energy used by Company.

6.7.2 - Should Metering changes and/or circuits for remote access be necessary for customer to take advantage of special rates, customer shall reimburse Distributor for all cost associated with metering changes/additions. Customer shall reimburse Distributor for all initial or recurring communication charges.

6.7.3 - Metering Outputs. Company may desire access to "kyl pulse metering outputs from the Distributor's metering installation for such purposes as monitoring and load control; Distributor is willing to make such access available to Company. Accordingly, Distributor may, if requested by Company in writing, provide and install



at Company's expense such additional facilities as are necessary for Company to access "kyz" pulse metering outputs at the Distributor's metering installation.

**6.7.3.1 Noninterference with Metering.** In exercising access to metering outputs, Company shall not interfere with any operation, use of, or access to the metering installation by Distributor or TVA. In this regard Company agrees to immediately modify its facilities and operations in any manner as may be requested by Distributor or TVA to avoid any such interference.

**6.7.3.2 No Warranty of Outputs.** Neither Distributor nor TVA makes any statement, representation, claim, guarantee, assurance, or warranty of any kind whatsoever, including, but not limited to, representations or warranties, express or implied, (a) as to the accuracy or completeness of the metering outputs or as to such outputs' merchantability or fitness for any purposes for which Company uses or will use them or (b) as to quantity, kind, character, quality, capacity, design, performance, compliance with specifications, condition, size, description of any property, merchantability, or fitness for any use or purpose of any facilities through which the metering outputs are supplied. Company hereby waives, and releases Distributor, the United States of America, TVA, and their agents and employees from, any and all claims, demands, or causes of action, including, without limitation, those for consequential damages, arising out of or in any way connected with Company's use of the metering outputs.

#### **ARTICLE 7 ASSIGNMENT OF CONTRACT**

Company shall not assign this Contract without written consent of Distributor.

#### **ARTICLE 8 WAIVERS**

A waiver of one or more defaults shall not be considered a waiver of any other or subsequent default.

#### **ARTICLE 9 PREVIOUS ARRANGEMENTS**

Any effective Power Supply Contracts for this particular service are hereby terminated as of the Effective Date of this Contract.

ARTICLE 10  
DUPLICATE ORIGINALS

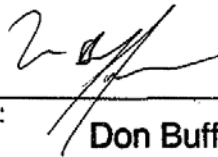
Any number of duplicate originals of this Contract may be executed, and all such duplicates shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed by their duly authorized representatives as of the day and year first above written.

MISSISSIPPI STATE UNIVERSITY

By

Title:

 4/18/17  
**Don Buffum**

Director of Procurement & Contracts

CITY OF STARKVILLE, MISSISSIPPI

By

Title:

"Attached hereto and incorporated herein by reference is  
MISSISSIPPI STATE UNIVERSITY'S STANDARD CONTRACT ADDENDUM"

GSA Contract

# - 013725



**STARKVILLE UTILITIES**  
**GENERAL POWER RATE--SCHEDULE GSA**  
(October 2016)

Availability

This rate shall apply to the firm power requirements (where a customer's contract demand is 5,000 kW or less) for electric service to commercial, industrial, and governmental customers, and to institutional customers including, without limitation, churches, clubs, fraternities, orphanages, nursing homes, rooming or boarding houses, and like customers. This rate shall also apply to customers to whom service is not available under any other resale rate schedule.

Character of Service

Alternating current, single- or three-phase, 60 hertz. Power shall be delivered at a service voltage available in the vicinity or agreed to by Distributor.

Base Charges

1. If (a) the higher of (i) the customer's currently effective contract demand, if any, or (ii) its highest billing demand during the latest 12-month period is not more than 50 kW and (b) the customer's monthly energy takings for any month during such period do not exceed 15,000 kWh:

Customer Charge: \$18.78 per delivery point per month

Energy Charge:

Summer Period 8.206¢ per kWh per month

Winter Period 7.904¢ per kWh per month

Transition Period 7.717¢ per kWh per month

2. If (a) the higher of (i) the customer's currently effective contract demand or (ii) its highest billing demand during the latest 12-month period is greater than 50 kW but not more than 1,000 kW or (b) the customer's billing demand is less than 50 kW and its energy takings for any month during such period exceed 15,000 kWh:

Customer Charge: \$93.91 per delivery point per month

Demand Charge:

Summer Period First 50 kW of billing demand per month, no demand charge

Excess over 50 kW of billing demand per month, at \$13.49 per kW

Winter Period First 50 kW of billing demand per month, no demand charge

Excess over 50 kW of billing demand per month, at \$12.60 per kW

Transition Period First 50 kW of billing demand per month, no demand charge

Excess over 50 kW of billing demand per month, at \$12.60 per kW

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Energy Charge:

Summer Period First 15,000 kWh per month at 8.359¢ per kWh  
Additional kWh per month at 3.857¢ per kWh  
Winter Period First 15,000 kWh per month at 8.057¢ per kWh  
Additional kWh per month at 3.568¢ per kWh  
Transition Period First 15,000 kWh per month at 7.870¢ per kWh  
Additional kWh per month at 3.453¢ per kWh

3. If the higher of (a) the customer's currently effective contract demand or (b) its highest billing demand during the latest 12-month period is greater than 1,000 kW:

Customer Charge: \$234.77 per delivery point per month

Demand Charge:

Summer Period First 1,000 kW of billing demand per month, at \$11.98 per kW  
Excess over 1,000 kW of billing demand per month, at \$10.02 per kW,  
plus an additional  
\$10.02 per kW per month for each kW, if any, of the amount by which the  
customer's billing demand exceeds the higher of 2,500 kW or its contract  
demand  
Winter Period First 1,000 kW of billing demand per month, at \$11.09 per kW  
Excess over 1,000 kW of billing demand per month, at \$9.13 per kW,  
plus an additional  
\$9.13 per kW per month for each kW, if any, of the amount by which the  
customer's billing demand exceeds the higher of 2,500 kW or its contract  
demand  
Transition Period First 1,000 kW of billing demand per month, at \$11.09 per kW  
Excess over 1,000 kW of billing demand per month, at \$9.13 per kW,  
plus an additional  
\$9.13 per kW per month for each kW, if any, of the amount by which the  
customer's billing demand exceeds the higher of 2,500 kW or its contract  
demand

Energy Charge:

Summer Period 4.140¢ per kWh per month  
Winter Period 3.852¢ per kWh per month  
Transition Period 3.734¢ per kWh per month

Adjustment

The base demand and energy charges shall be increased or decreased in accordance with the current Adjustment Addendum published by TVA. In addition, such charges shall be increased or decreased to correspond to increases or decreases determined by TVA under Adjustment 4 of the wholesale power rate schedule applicable under contractual arrangements between TVA and Distributor.

### Determination of Seasonal Periods

Summer Period shall mean the June, July, August, and September billing months. Winter Period shall mean the December, January, February, and March billing months. Transition Period shall mean the April, May, October, and November billing months.

### Determination of Demand

Distributor shall meter the demands in kW of all customers having loads in excess of 50 kW. The metered demand for any month shall be the highest average during any 30-consecutive-minute period of the month of the load metered in kW. The measured demand for any month shall be the higher of the highest average during any 30-consecutive-minute period of the month of (a) the load metered in kW or (b) 85 percent of the load in kVA plus an additional 10 percent for that part of the load over 5,000 kVA, and such measured demand shall be used as the billing demand, except that the billing demand for any month shall in no case be less than 30 percent of the higher of the currently effective contract demand or the highest billing demand established during the preceding 12 months.

### Minimum Bill

The monthly bill under this rate schedule shall not be less than the sum of (a) the base customer charge, (b) the base demand charge, as adjusted, applied to the customer's billing demand, and (c) the base energy charge, as adjusted, applied to the customer's energy takings; provided, however, that, under 2 of the Base Charges, the monthly bill shall in no event be less than the sum of (a) the base customer charge and (b) 20 percent of the portion of the base demand charge, as adjusted, applicable to the second block (excess over 50 kW) of billing demand, multiplied by the higher of the customer's currently effective contract demand or its highest billing demand established during the preceding 12 months.

Distributor may require minimum bills higher than those stated above.

### Seasonal Service

Customers who contract for service on a seasonal basis shall be limited to 2,500 kW and shall pay the above charges, as adjusted, plus an additional seasonal use charge equal to:

(a) If the customer's billing demand and its contract demand, if any, are each 50 kW or less:

1.00¢ per kWh for the first 15,000 kWh of the customer's energy takings for the month.

(b) If the customer's billing demand or its contract demand exceeds 50 kW:

1.00¢ per kWh per month of the lesser of (1) the amount computed by multiplying 300 hours by the customer's billing demand or (2) the customer's energy takings for the month.

For such customers, the minimum bill provided for above shall not apply. Distributor may require additional charges to provide recovery of costs for customer-specific distribution facilities.

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### Contract Requirement

Distributor may require contracts for service provided under this rate schedule. Customers whose demand requirements exceed 1,000 kW shall be required to execute contracts and such contracts shall be for an initial term of at least 1 year. The customer shall contract for its maximum requirements, which shall not exceed the amount of power capable of being used by customer, and Distributor shall not be obligated to supply power in greater amount at any time than the customer's currently effective contract demand. If the customer uses any power other than that supplied by Distributor under this rate schedule, the contract may include other special provisions. The rate schedule in any power contract shall be subject to adjustment, modification, change, or replacement from time to time as provided under the power contract between Distributor and TVA.

### Payment

Bills under this rate schedule will be rendered monthly. Any amount of bill unpaid after due date specified on bill may be subject to additional charges under Distributor's standard policy.

### Single-Point Delivery

The charges under this rate schedule are based upon the supply of service through a single delivery and metering point, and at a single voltage. If service is supplied to the same customer through more than one point of delivery or at different voltages, the supply of service at each delivery and metering point and at each different voltage shall be separately metered and billed.

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Service is subject to Rules and Regulations of Distributor.





200 N Lafayette Street  
Starkville, MS 39759  
Phone: 662.323.3133

eMail: [support@starkvilleutilities.com](mailto:support@starkvilleutilities.com)  
[www.starkvilleelectric.com](http://www.starkvilleelectric.com)

#### SCHEDULE OF RULES AND REGULATIONS OF STARKVILLE MISSISSIPPI UTILITIES DEPARTMENT

1. **Application for Service:** Each prospective Customer desiring electric service shall be required to sign the Distributor's standard form of application for service or contract before service is supplied by the Distributor. The Schedule of Rules and Regulations shall be made available upon request to the Customer and shall be available on the Distributor's website.
2. **Deposit:** A deposit as established by the City of Starkville Department Deposit Policy Appendix A shall be required (See attached)
3. **Point of Delivery:** The point of delivery is the point, as designated by Distributor, on Customer's premises where current is to be delivered to building or premises. All wiring and equipment beyond this point of delivery shall be provided and maintained by Customer at no expense to Distributor.
4. **Customer's Wiring-Standards:** All wiring of Customer must confirm to Distributor's requirements and accepted modern standards, as exemplified by the requirements of the National Electrical Safety Code and the National Electrical Code and the wiring specifications of applicable ordinances of the City of Starkville.
5. **Inspections:** Distributor shall have the right, but shall not be obligated, to inspect any installation before electricity is introduced or at any later time, and reserves the right to reject any wiring or appliances not in accordance with Distributor's standards; but such inspection or failure to inspect or reject shall not render Distributor liable or responsible for any loss or damage resulting from defects in the installation, wiring or appliances or from violation of Distributor's rules, or from accidents which may occur upon Customer's premises. In order to obtain permanent electric service on new construction, the owner must have applied and received from the city a certificate of occupancy based on the approval of a final inspection and approval of the premises by an authorized inspector.
6. **Underground Service Lines:** Customer desiring underground service lines from Distributor's overhead system must bear the excess cost incident thereto. Specifications and terms for such construction will be furnished by Distributor upon request.
7. **Customer's Responsibility for Distributor's Property:** All meters, service connections, and other equipment furnished by Distributor shall be, and remain, the property of Distributor. Customer shall provide a space for and exercise proper care to protect the property of Distributor on its premises, and, in the event of loss or damage to Distributor's property arising from neglect of Customer to care for same, the cost of the necessary repairs or replacements shall be paid by Customer.
8. **Right of Access:** Distributor's identified employees shall have access to Customer's premises at all reasonable times for purpose of reading meters, testing, repairing, removing or exchanging any or all equipment belonging to Distributor. If Customer fails to provide access for the above stated purposes, Distributor may discontinue service upon notification of such termination through means of regular mail service or posting notice at the door of the business/residence at the Distributor's discretion.
9. **Billing:** Bills will be rendered monthly and shall be paid within fifteen (15) days from the date the bill is mailed/electronically transmitted by the Distributor. Bills paid after due date specified on bill may be subject to additional charges of 5%. Should payment not be received accordingly, Distributor may, six (6) days following the mailing or electronic transmittal of written notice (with available rights and remedies) to Customer, discontinue any and all services. Written notice may be provided electronically (e-mail, text, etc.) if the Customer elects to receive notices electronically. Additional fees for collection and reconnection may be added after the disconnect date listed on notice. Failure to receive bill will not release Customer from payment obligation.
10. **Discontinuance of Service by Distributor:** Distributor may refuse to connect or may discontinue service for the violation of any of its Rules and Regulations, or for violation of any of the provisions of the Schedule of Rates and Charges, or of the appearance of current theft devices on the premises of Customer. The discontinuance of service by Distributor for any causes as stated in this rule does not release Customer from his obligation to Distributor for the payment of minimum bills as specified in application of Customer or contract with Customer. Distributor evaluates weather conditions daily at [www.weather.com](http://www.weather.com) for Starkville, MS 39759 and in the event that the forecasted weather is not expected to exceed 32 degrees Fahrenheit (F) or will not be below 98 degrees Fahrenheit (F) on that day, Distributor will not discontinue service of residential Customers for nonpayment. During such events where service is extended due to weather conditions, the service extension shall not extend past the extreme weather condition or past the Customer's next due date whichever comes first. Customers with residential medical hardships may apply for a medical hardship extension by submitting an application (Starkville

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Electric Department-Medical Form for Certification of use of Life-Sustaining Electric Device) signed by a medical doctor licensed to practice in the State of Mississippi stating that discontinuation of electric service is life threatening and receiving approval from the Distributor along with a payment plan before the bill due date. Starkville Utilities will only grant this postponement for termination 2 times in twelve month period. Customer can receive the second extension for 30 days if the extension request is received prior to the first 30 days expiring. This one time yearly extension cannot exceed 30 days from the previous due date.

11. **Connection, Reconnection, and Disconnection Charges:** Distributor may establish and collect standard charges to cover the reasonable average cost, including administration, of connecting or reconnection service, or disconnecting service as provided above. Higher charges may be established and collected when connections and reconnections are performed after normal office hours, or when special circumstances warrant. Connection, reconnection and disconnection charges will be applied as set forth in Appendix B, Schedule of Fees and Charges (See attached.) Collection fees may be added to all accounts that are not paid in full by the stated disconnect date shown on delinquent notice or by prearranged payment date.
12. **Termination of Contract by Customer:** Customers who have fulfilled their contract terms and wish to discontinue service must give at least three (3) days' written notice to that effect, unless contract specifies otherwise. Notice to discontinue service prior to expiration of contract term will not relieve Customer from any minimum or guaranteed payment under any contract or rate.
13. **Service Charges for Temporary Service:** Customer requiring electric service on a temporary basis may be required by Distributor to pay all cost for connection and disconnection incidental to the supplying and removing of service. This rule applies to circuses, carnivals, fairs, temporary construction, and the like.
14. **Interruption of Service:** Distributor will use reasonable diligence in supplying current, but shall not be liable for breach of contract in the event of, or for loss, injury, or damage to persons or property resulting from, interruptions in service, excessive or inadequate voltage, single-phasing, or otherwise unsatisfactory service, whether or not caused by negligence.
15. **Shortage of Electricity:** In the event of an emergency or other condition causing a shortage in the amount of electricity for Distributor to meet the demand on its system, Distributor may, by an allocation method deemed equitable by Distributor, fix the amount of electricity to be made available for use by Customer and/or may otherwise restrict the time during which Customer may make use of electricity and the uses which Customer may make of electricity. If such actions become necessary, Customer may request a variance because of unusual circumstances including matters adversely affecting the public health, safety and welfare. If Customer fails to comply with such allocation or restriction, Distributor may take such remedial actions as it deems appropriate under the circumstances including temporarily disconnecting electric service and charging additional amounts because of the excess use of electricity. The provisions of the Section entitled **Interruption of Service** of this Schedule of Rules and Regulations are applicable to any such allocation or restriction.
16. **Voltage Fluctuations Caused by Customer:** Electric service must not be used in such a manner as to cause unusual fluctuations or disturbances to the Distributor's system. Distributor may require Customer, at his own expense, to install suitable apparatus which will reasonably limit such fluctuations.
17. **Additional Load:** The service connection, transformers, meters, and equipment supplied by Distributor for each Customer have definite capacity, and no addition to the equipment or load connected thereto will be allowed except by consent of Distributor. Failure to give notice of additions or changes in load, and to obtain Distributor's consent for same, shall render Customer liable for any damage to any of Distributor's lines or equipment caused by the additional or changed installation.
18. **Standby and Resale Service:** All purchased electric service (other than emergency or standby service) used on the premises of Customer shall be supplied exclusively by Distributor, and Customer shall not, directly or indirectly, sell, sublet, assign, or otherwise dispose of the electric service or any part thereof.
19. **Notice of Trouble:** Customer shall notify Distributor immediately should the service be unsatisfactory for any reason, or should there be any defects, trouble, or accident affecting the supply of electricity. Such notices, if verbal, should be confirmed in writing.
20. **Non-Standard Service:** Customer shall pay the cost of any special installation necessary to meet his peculiar requirements for service at other than standard voltages, or for the supply of closer voltage regulation than required by standard practice.
21. **Meter Tests:** Distributor will, at its own expense, make periodical tests and inspections of its meters in order to maintain a high standard of accuracy. Distributor will make additional tests or inspections of its meters at the request of Customer. If tests made at Customer's request show that the meter is accurate within two percent (2%), slow or fast, no adjustment will be made in Customer's bill, and Distributor's standard testing charge will be

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paid by Customer. In case the test shows meter to be in excess of two percent (2%) fast or slow, an adjustment shall be made in Customers bill over a period of not over thirty (30) days prior to date of such test, and cost of making test shall be borne by Distributor.

- 22. Outdoor Lighting Facilities:** Distributor will supply, install and maintain the Light Fixture, all the equipment pertaining to the Fixture and furnish electrical energy to the Customer. Distributor shall, at the request of the Customer, relocate or change existing Distributor-owned equipment. Customer shall reimburse Distributor for such changes at actual cost including appropriate overheads.
- 23. Billing Adjusted to Standard Periods:** The demand charges and the blocks in the energy charges set forth in the rate schedules are based on billing periods of approximately one month. In the case of the first billing of new accounts (temporary service, cotton gins, and other seasonal Customers excepted) and final billings of all accounts (temporary service excepted) where the period covered by the billing involves fractions of a month, the demand charges and the blocks of the energy charge will be adjusted to a basis proportionate with the period of time during which service is extended.
- 24. Home Energy Conservation Surveys:** All Customers of Distributor receiving service under the residential rate schedule are eligible for an energy conservation survey of their home. As part of such survey information covering efficient utilization of electric energy will be made available, including a wide variety of specific recommendations as to the materials and equipment that would provide effective weatherization and thereby yield the greatest energy savings for the Customer. Customers will also be furnished a list of private contractors in their area which install various types of energy-saving materials and equipment, and instructional material concerning the self-installation of such materials and equipment.
- 25. Information to Customer:** Distributor shall reasonably inform Customers about rates and service practice policies by making such information available upon Customer's application for service, upon request by a Customer and by providing on Distributor's website at <http://www.starkvilleelectric.com>. All retail rate action shall be communicated to Customer by information issued through the media and/or website. Upon request, Distributor will make available to Customers their available energy consumption data for at least the last twelve (12) months.
- 26. Scope:** This Schedule of Rules and Regulations is a part of all contracts for receiving electric service from Distributor, and applies to all service received from Distributor, whether the service is based upon contract, agreement, signed application, or otherwise. A copy of the schedule, together with a copy of Distributor's Schedule of Rates and Charges, shall be kept open to inspection at the offices of Distributor or may be found on our website at <http://www.starkvilleelectric.com>.
- 27. Revisions:** These Rules and Regulations may be revised, amended, supplemented, or otherwise changed from time to time, without notice. Such changes, when effective, shall have the same force as the present Rules and Regulations.
- 28. Conflict:** In case of conflict between any provision of any current rate schedule and the Schedule of Rules and Regulations, the most current rate schedule shall apply.

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## APPENDIX A

### Starkville Utilities Deposit Policy

#### 1. Purpose

Starkville Utilities' deposit policy establishes deposits based upon class averages for residential applicants and usage for the commercial applicants. This policy is adopted in order to protect the assets of Starkville Utilities and to insure fair and equitable treatment for all current and future customers. It is a document referenced by and referring back to the City of Starkville Utilities Schedule of Rules and Regulations.

#### 2. Policy

- A. Deposits are required to be paid in full prior to the issuance of a connect order.
- B. Deposits are not transferable from one customer to another.
- C. Upon termination of service, the deposit will be applied against any unpaid account balance and any remaining balance will be transferred to any remaining account of same customer. If the customer does not have another account, the remaining balance will be returned to the customer.
- D. A letter of credit is not acceptable in lieu of paying a deposit.
- E. All service applicants are required to provide two (2) valid forms of identification.
- F. All residential deposits greater than one month class average and all commercial deposits greater than individual one month average held for more than 12 months shall accrue interest based on the annual rate of interest earned by the distributor's primary bank account on Jan. 1 of each year. This interest will be added to the customer's deposit account and is subject to review by the Customer and Distributor.
- G. Starkville Utilities will consider installment payments for residential hardship customers. Installment payments will be considered for residential customers that provide documented evidence of hardship. Installment Plan will be established in accordance with department established policies.

#### 3. Residential Applicants

New service applicant will be charged a deposit of \$150. This is less than one month average use for the class and no interest will accrue on the deposit.

#### 4. Commercial Applicants

- A. New service for commercial deposits shall be an amount equal to the higher of two months estimated usage or two times the highest month's usage of available history.
- B. Deposits may be made by any of the following means:
  - i. Cash
  - ii. Check. Delivery of service may be held until the check is accepted by Starkville Utilities' bank.
  - iii. Approved surety bond that remains in effect and is renewed prior to any expiration date.
- C. For all continued service or reconnects, all deposits are subject to review based on the actual experience of the customer. The amount of the deposit may be adjusted to reflect the actual billing experience and the payment habits of the customer.

# - 013725

The Starkville Utilities Deposit Policy may be revised, amended, supplemented, or otherwise changed from time to time, without notice.



## APPENDIX B

### Schedule of Fees and Charges

**\$25.00 Connection Fee:** This fee is assessed to all connect orders to partially offset the cost of installing and connecting electric service. This fee will appear on the first bill rendered.

**\$30.00 Collection Fee:** This fee is assessed to all customers if payment is not received before the Disconnect Date listed on delinquent notice.

**\$40.00 Returned Check/Credit Card Fee:** This fee is assessed when a check or draft is returned by the bank on which it was drawn or a credit card is charged back. After two returned checks/drafts, the account will be flagged to accept NO CHECKS and/or DRAFTS for one year from the date of the last returned check or draft.

**\$100.00 Unauthorized Cut Seal Fee:** This fee is assessed if the seal on a customer's meter has been cut, damaged or removed without proper authorization by Starkville Utilities.

**\$100.00 Meter Tampering Charge:** This fee is assessed when a customer's meter indicates signs of tampering.

**\$55.00 Electric Meter Test Fee:** This fee is assessed when a meter is tested at customers request and is found to be within acceptable tolerances of +/- 2%.

**\$5.00 Meter Re-Read Fee:** This fee is assessed when a customer requested re-read is found to be correct.

**\$30.00 Reconnect Fee:** This fee is assessed when a customer's service has been disconnected for non-payment and reconnection is made between the hours of 8:00 a.m. to 4:30 p.m. on normal workdays and a service crew is not required. These fees must be paid prior to reconnection of service.

**\$100.00 Reconnect Fee (Service Crew):** This fee is assessed when a customer's service has been disconnected for non-payment and reconnection is made between the hours of 8:00 a.m. to 4:30 p.m. on normal workdays and a service crew is required. These fees must be paid prior to reconnection of service.

**\$40.00 After Hours Reconnect Fee:** This fee is assessed when a customer's service has been disconnected for non-payment and reconnection is made on a weekend or observed holiday, or outside the hours of 8:00 a.m. to 4:30 p.m. on normal workdays and a service crew is not required. These fees must be paid prior to reconnection of service.

**\$200.00 After Hours Reconnect Fee (Service Crew):** This fee is assessed when a customer's service has been disconnected for non-payment and reconnection is made on a weekend or observed holiday, or outside the hours of 8:00 a.m. to 4:30 p.m. on normal workdays and a service crew is required. These fees must be paid prior to reconnection of service.

This list is not intended to be all-inclusive. The Fees and Charges may be revised, amended, supplemented, or otherwise changed from time to time, without notice.

# - 013725

## **ANNOUNCEMENTS AND COMMENTS:**

**MAYOR'S COMMENTS:** Mayor reminded everyone that today is Primary Election day and that the polls would be open until 7:00 p.m. He asked that anyone who had not yet voted to please exercise their right and to go vote. Election Central with the primary results will be located in the City Hall court room if anyone wishes to attend to hear election results later in the evening.

## **BOARD OF ALDERMEN COMMENTS:**

Alderman Maynard offered condolences to Vice Mayor Perkins and his family at the loss of his brother, Mr. Tommy Perkins. Mayor Wiseman noted he had been in one of Mr. Tommy Perkins classes in school and he was a well noted educator in the area and will be missed.

Alderman Carver also noted that the election process is a right that every citizen has and encouraged everyone to exercise their voice at the polls. He thanked all the poll workers, election commissioners and all that work with the election process. He encouraged the community to all work together in the future, no matter who is elected, for the growth of the City of Starkville.

## **CITIZEN COMMENTS:**

Alvin Turner, Ward 7, asked that the city look at the large pot holes near the Popeye's and Applebee's entrance. He asked that bullying not be tolerated. He thanked everyone that took care of him recently during his seizure.

Alderman Carver noted that the potholes were in a private parking lot, but would ask that the owners repair the potholes for public safety. Edward Kemp, City Engineer, updated the Board that the Kroger Corporation, owner of the private area, does plan to pave the parking area and entrances soon.

Jerlyss Outlaw, Mayor's Youth Council, thanked the Mayor, Board and City for their support through the Mayor's Youth Council program.

**PUBLIC APPEARANCES:** None

**PUBLIC HEARINGS:** None

## **34. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS AS OF MARCH 29, 2017 FOR FISCAL YEAR ENDING 9/30/17.**

Upon the motion of Alderman Carver to move approval of the City of Starkville Claims Docket for all departments as of April 26, 2017 for fiscal year ending 9/30/17, duly seconded by Alderman Walker, the Board voted as follows:

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

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

|                      |     |               |
|----------------------|-----|---------------|
| General Fund         | 001 | \$ 176,981.80 |
| Restricted Fire Fund | 003 | 395.88        |
| Airport Fund         | 015 | 26,203.51     |

|                         |       |              |
|-------------------------|-------|--------------|
| Sanitation              | 022   | 17,487.07    |
| Landfill                | 023   | 5,905.67     |
| Computer Assessments    | 107   | 2,761.15     |
| Police Dept Renovations | 135   | 721,234.22   |
| Park and Rec Tourism    | 375   | 10,851.39    |
| Utilities Dept.         | SED   | 0.00         |
| Total Claims            | Total | \$961,820.79 |

**35. 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 Vaughn, seconded by Alderman Carver, to enter into a Closed Session to determine if there is proper cause for Executive Session, the Board voted as follows:

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

Having received a majority affirmative vote, the Mayor declared the motion passed.  
The Board entered closed session.

**36. A MOTION TO RETURN TO OPEN SESSION.**

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

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

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

The Mayor invited the public back in and then announced that the Board had taken decided not to enter into Executive Session.

**37. MOTION TO RECESS UNTIL MAY 16, 2017 @ 5:30 IN THE COURT ROOM AT CITY HALL LOCATED AT 110 WEST MAIN STREET.**

Upon the motion of Alderman Maynard, duly seconded by Alderman Vaughn, for the Board of Aldermen to recess the meeting until May 16, 2017 @ 5:30 at 110 West Main Street in the Court Room of City Hall, the Board voted as follows:

|                     |               |
|---------------------|---------------|
| Alderman Ben Carver | Voted: Yea    |
| Alderman Lisa Wynn  | Voted: Absent |



|                            |               |
|----------------------------|---------------|
| Alderman David Little      | Voted: Absent |
| Alderman Jason Walker      | Voted: Yea    |
| Alderman Scott Maynard     | Voted: Yea    |
| Alderman Roy A'. Perkins   | Voted: Absent |
| Alderman Henry Vaughn, Sr. | Voted: Yea    |

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

SIGNED AND SEALED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

Attest:

\_\_\_\_\_  
PARKER WISEMAN, MAYOR

\_\_\_\_\_  
LESA HARDIN, CITY CLERK

(SEAL)

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

**AGENDA ITEM DEPT:** Human Resources  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Presentation and report by Claudette Jones and Matt Peterson, from the Stennis Institute on the Comparable Municipal Salary Study that was commissioned by the Mayor.

**AMOUNT & SOURCE OF FUNDING:**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The Board of Alderman approved the Mayor, to negotiate a contract with the Stennis Institute on September 6, 2016.

**REQUESTING DEPARTMENT:**

Mayor's Office

**DIRECTOR'S AUTHORIZATION:**

Mayor Parker Wiseman

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

N/A



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

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 7

**SUBJECT:**

Second of two Public Hearings for an ordinance revision to Appendix A Zoning Article IX Signage to modify the outdoor advertising/billboard requirements.

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

This proposed ordinance revision addresses billboard sign location, billboard sign design standards and number of billboards within the City. On May 22, 2017, the first of two ads ran in the Starkville Daily News which is 15 days prior to the first Public Hearing. On June 5, 2017, the second of two ads ran in the Starkville Daily news which is 15 days prior to the second Public Hearing. A sign was also placed in the lobby on the 1<sup>st</sup> floor of City Hall prior to the placement of the first ad. On June 6, 2017, the first of two public hearings was held during the Board of Alderman meeting.

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

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

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**SUGGESTED MOTION:**

**PROPOSED ORDINANCE REVISION TO  
APPENDIX A – ZONING, ARTICLE IX. - SIGNAGE  
JUNE 20, 2017 MEETING OF THE BOARD OF ALDERMEN**

**Sec. C. - Definitions.**

~~Off-site sign means any sign which directs attention to a business, commodity, service, entertainment, attraction, sold, offered or existing elsewhere other than upon the same parcel or lot where such sign is displayed. The term "off-site" shall include an outdoor advertising sign (billboard) on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message. It shall also include "yard sale," "garage sale," and similar types of signage. (Current Code)~~

Off-site sign means any sign which directs attention to a business, commodity, service, entertainment, attraction, sold, offered or existing elsewhere other than upon the same parcel or lot where such sign is displayed. The term "off-site" shall include "yard sale," "garage sale," and similar types of signage. **(Proposed Replacement)**

~~Outdoor advertising sign (billboard) means a surface on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message or product that is not available on the same parcel or lot that the billboard is situated. (Current Code)~~

Billboard means a surface on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message or product that is not available on the same parcel or lot that the billboard is situated. **(Proposed Replacement)**

**Sec. D. - Sign requirements for zoning districts.**

This article shall supersede article VI, section C of the zoning ordinance.

A. Agricultural district (A-1) and residential districts (R-E, R-1, R-2, R-3, R-3A, R-4, R-4A):

- ~~5. The following signs are prohibited: Electronic message board signs, canopy, marquee or awning signs, illuminated signs, wall signs, offsite outdoor advertising signs (billboard), roof signs, pole signs, multi-tenant business signs, and portable signs. (Current Code)~~
5. The following signs are prohibited: Electronic message board signs, canopy, marquee or awning signs, illuminated signs, wall signs, off-site signs, billboard, roof signs, pole signs, multi-tenant business signs, and portable signs. **(Proposed Replacement)**

B. Residential districts (R-5, R-6 and R-M):

- ~~7. The following signs are prohibited: Offsite outdoor advertising signs (billboards), multi-tenant business signs, roof signs, flashing signs, electronic message board signs, canopy, marquee, wall signs, pole signs and portable signs. (Current Code)~~
7. The following signs are prohibited: Off-site signs, billboards, multi-tenant business signs, roof signs, flashing signs, electronic message board signs, canopy, marquee, wall signs, pole signs and portable signs. **(Proposed Replacement)**

C. Commercial district (C-2) and manufacturing district (M-1). The following signs are permitted in the C-2 and M-1 zoning districts of the City of Starkville under the following conditions:

6. Other signs.

- e. ~~The following signs shall be prohibited: Flashing signs, pole signs, post signs, inflatable displays, snipe signs, motor vehicle signs (other than those for businesses located on the premises) and portable signs that also meet the definition of a flashing sign. **(Current Code)**~~
- e. The following signs shall be prohibited: Flashing signs, pole signs, post signs, inflatable displays, snipe signs, off-site sign, motor vehicle signs (other than those for businesses located on the premises) and portable signs that also meet the definition of a flashing sign. **(Proposed Replacement)**
- D. Buffer district (B-1) and commercial districts (C-1 and C-3):
  - 6. ~~The following signs are prohibited: Off-site outdoor advertising signs (billboards), roof signs, inflatable displays, flashing signs, pole signs, post signs, multi-tenant business signs electronic message board signs, and portable signs. **(Current Code)**~~
  - 6. The following signs are prohibited: Off-site signs, billboard, roof signs, inflatable displays, flashing signs, pole signs, post signs, multi-tenant business signs electronic message board signs, and portable signs. **(Proposed Replacement)**
- E. Planned unit development (PUD):
  - 5. ~~Off-site outdoor advertising signs (billboards) are not permitted in PUD districts, unless approved by the board of aldermen at time of the adoption of a PUD rezoning. **(Current Code)**~~
  - 5. Billboards are not permitted in PUD districts, unless approved by the board of aldermen at time of the adoption of a PUD rezoning. **(Proposed Replacement)**

**Sec. J. - ~~Off-site outdoor advertising signs (billboards).~~ **(Current Code)****

~~Outdoor Advertising Signs (Billboards) are permitted in the C-2 and M-1 zoning districts of the City of Starkville under the following conditions:~~

- A. ~~Outdoor advertising signs may not be placed closer than 2,640 feet from any other outdoor advertising sign.~~
- B. ~~Outdoor advertising signs (billboards) shall be a maximum of two single-sided panels or one double-sided panel.~~
- C. ~~The size of the billboard is determined by the amount of linear frontage on a public street.~~
- D. ~~Two (2) square feet of signage is allowed for each foot of linear frontage on a public street to a maximum sign face of 288 square feet.~~
- E. ~~The total surface area of an outdoor advertising sign shall not exceed twelve (12) feet in height and twenty-four (24) feet in width or a total area of 288 square feet and shall be a minimum of fifty (50) feet from the right-of-way.~~
- F. ~~The total height from the road grade shall not exceed forty-five (45) feet.~~
- G. ~~Outdoor advertising signs may not be positioned less than sixty (60) degrees from the parallel to the right-of-way line toward which it is oriented.~~
- H. ~~The owner of an outdoor advertising sign shall promptly remove same upon expiration of the ground lease upon which it is located or when for structural reasons it presents a safety hazard to the public.~~
- I. ~~Outdoor advertising signs shall not contain moving parts, flashing lights or beacons. They shall not emit sound and shall not be embellished with flags, banners, twirlers, balloons, streamers, pennants or any similar features.~~

- ~~J. Outdoor advertising signs may be either internally lighted or externally lighted provided that all external lighting is directed at the face of the sign and is shielded so as to prevent diffusion onto any adjoining properties, public roadways or airways.~~
- ~~K. Outdoor advertising signs utilizing electronic, digital and/or LED technology are allowed so long as the message changes at intervals no less than once every eight (8) seconds.~~
- ~~L. Furthermore, it shall be prohibited for any outdoor advertising sign to emulate any control message as may be ordinarily used to direct traffic.~~

## **Sec. J. – Billboard Signs. (Proposed Replacement)**

### **A. General Billboard Requirements:**

1. The number of Billboards and their supporting structures existing upon the date of the adoption of this ordinance, shall be capped so as the total number of Billboards located within the City limits shall not exceed 13. **If a billboard is removed and not brought into conformity then the billboard cannot be replaced and the total number of allowed billboards in the city shall be reduced.**
2. All currently existing Billboards that do not meet the requirements of this ordinance shall be considered nonconforming.
3. Existing nonconforming and conforming Billboards may be removed from a nonconforming or conforming location and replaced by a conforming Billboard in a conforming location. Prior to the issuance of a Sign Permit for a Billboard, the existing nonconforming or conforming Billboard that is being replaced must be completely removed from the site. The new replacement Billboard must be installed in a new conforming location within 12 months of issuance of the Sign Permit. After the 12 month period, the sign permit will expire and not be eligible for renewal.
4. Nonconforming billboards may continue provided that the nonconforming billboard shall not be:
  - a. Changed to or replaced with another nonconforming sign except to periodically change the sign face
  - b. Structurally altered so as to extend the useful life of the sign
  - c. Expanded dimensionally or modified in any way from the current form of the existing sign at the time of adoption of this ordinance
  - d. Rebuilt after damage of more than fifty percent of the replacement cost of the sign.
5. The owner of a billboard shall ~~promptly~~ remove the billboard ~~upon~~ **within 60 days** expiration of the ground lease upon which it is located or when it becomes structurally unsound and presents a safety hazard to the public. **If the lease is renewed during the 60 days, the Billboard can remain.**
6. As used in this section, the phrase “nonconforming” shall mean any existing Billboard that does not comply with the requirements set forth in this section on the date of adoption.
7. Billboards shall be prohibited from imitating any traffic control device, railroad sign or signal, or highway directional signs.

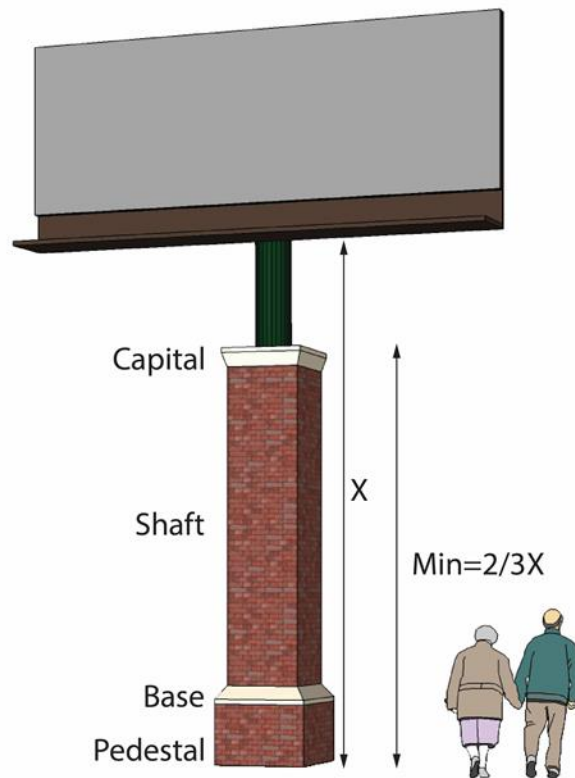
### **B. Billboard location requirements:**

1. Billboards shall only be permitted along Highway 12, Highway 25, and Highway 82.

2. Billboards shall only be permitted in the C-2 and M-1 zoning districts.
  3. Billboards shall not be placed closer than 2,640 feet in radius from any other Billboards
  4. Billboards shall not be placed closer than 300 feet in radius from any residentially zoned property.
  5. Billboards shall be a minimum of 50 feet from the highway right-of-way.
- C. Billboard size requirements:
1. Billboards shall be a maximum of one single-sided panel or one double-sided panel
  2. The size of the billboard is determined by the amount of linear frontage of the parcel or lot the sign is located within along the highway right-of-way. 2 square feet of signage is allowed for each foot of linear frontage along the highway right-of-way to a maximum sign face of 288 square feet.
  3. The dimensions of the sign face of a billboard shall not exceed 12 feet in height and 24 feet in width.
  4. The total height of a billboard shall not exceed 40 feet as measured from the edge of pavement of the adjacent road.
- D. Billboard design requirements:
1. Billboards may not be positioned less than 60 degrees from the parallel to the right-of-way line toward which it is oriented.
  2. Billboards shall not contain moving parts, flashing lights or beacons.
  3. Billboards shall not emit sound.
  4. Billboards shall not be embellished with flags, banners, twirlers, balloons, streamers, pennants or any similar features.
  5. Billboards may be either internally lighted or externally lighted provided that all external lighting is directed at the face of the sign and is shielded so as to prevent diffusion onto any adjoining properties, public roadways or airways.
  6. The structural column of all billboards shall be covered with a brick masonry column to meet the following standards (see illustration 1):
    - a. The brick masonry column shall be a square column anchored to the steel post with steel tie-backs to comply with local building codes and appropriate to the formation of a durable structure.
    - b. All metal elements of the billboard support structure to be painted Hunter Green prior to the construction of masonry column.
    - c. The masonry column shall extend to a height not less than 2/3 the distance from the existing grade to the base of the billboard. A pedestal of no less than 1/5 of the masonry column height should be constructed on a reinforced concrete foundation sufficient to support the new hollow masonry column. Any new billboard shall be installed with additional foundation elements to support the masonry column. The masonry column shall have a pedestal of a width that does not require any cut bricks and such that the interior CMU block wall is offset from the steel column face from 6"-12". The base of the masonry column shall be built of an interior 8" CMU block wall faced with 4" brick veneer. The narrowed shaft to be constructed of 4" CMU block faced with 4" brick veneer.
    - d. Masonry brick veneer shall be similar in color and style to the Burlington Modular brick sourced from Columbus Brick Company or equivalent. This brick

is to be laid in a running-bond style with buff colored mortar with concave joints. The masonry sub-contractor to refine spec to minimize maintenance required of the brick column. Weep holes to be provided as needed.

- e. The masonry column shall have a capital and base made of cast stone. The capital and base of the column shall have a sloped Cast Stone tapered banding of a minimum dimension of 6" tall.
- f. Any required control panels shall be face-mounted on the exterior of the brick column on the opposite side of the adjacent right-of-way for easy maintenance access and to minimize visual clutter. Any required control panels shall not be mounted or installed as freestanding from the sign structure.



**Illustration 1**

**E. Requirements for Electronic Message Board on Billboards:**

1. To convert an existing nonconforming static type Billboard to an Electronic Message Board type Billboard, a minimum of three nonconforming static type Billboards shall be removed from nonconforming locations **and cannot be replaced and the total number of billboards allowed in the city shall be reduced.** This requirement shall be enforced until all nonconforming static type billboards have been removed from nonconforming locations.
2. Billboards utilizing electronic, digital and/or LED technology are allowed so long as the message changes at intervals no less than once every eight seconds.



3. All digital billboards shall be programmed so that the image will change instantaneously as seen by the human eye, and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.
4. All digital billboards shall be equipped with automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
  - a. All such signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
  - b. The maximum brightness of light emitted from a changeable message sign shall not exceed 0.3 foot candles over ambient light levels measured at a distance of 150 feet.
  - c. Any measurement required shall be taken from a point within the highway right-of-way at a safe distance from the lane of the main travel way and as close to perpendicular to the face of the digital billboard as practical. If perpendicular measurement is not practical, valid measurements may be taken at an angle up to 45 degrees from the center point of the sign face.
  - d. ~~Written certification from the sign manufacturer~~ **A post construction inspection report** must be provided ~~at the time of application for a building permit~~ **certifying within 30 days of becoming operational** ~~certifying~~ that the light intensity of the sign has been ~~set~~ **preset** not to exceed the illumination levels established by this section. ~~, and that the present intensity level is protected from end use manipulation by password protected software or other approved method.~~
  - e. The owner of any digital billboard shall demonstrate at the City's request and the satisfaction of the Planning Department that such digital billboard does not exceed the maximum brightness set forth in this section.



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

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 19

**SUBJECT:**

Discussion and Consideration of an Appeal of the recommendation for denial by the Board of Adjustment and Appeals of VA 17-10, a Request by Eco-Site Inc. for Variance relief from required setbacks for a proposed cell tower adjacent to residential property located at 1113 Stark Rd with the Parcel Number 103H-00-013.01.

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The applicant, Eco-Site, Inc. is requesting relief from the required setback requirements for a proposed cellular tower adjacent to a residential district. The applicant is requesting to grant a +-71-foot setback distance in lieu of the required 238-foot setback distance adjacent to a residential property and a +-32-foot radius in lieu of the required 2,640-foot radius from a residential district. The proposed cell tower would exceed the minimum setback requirements for cell towers adjacent to a residential property and district. On May 24, 2017, the Board of Adjustment and Appeals voted 4-0 to recommend denial of the request. On May 30, 2017, the applicant appealed the decision of the Board of Adjustment and Appeals to the Board of Aldermen. On June 13, 2017, The Planning and Zoning Commission voted 4-0 to recommend approval of the conditional use request to allow for a Wireless Communication Tower at the site.

34 property owners of record within 300 feet of the subject property were notified directly by mail of the appeal request. A public hearing notice was published in the Starkville Daily News Monday, June 5th, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

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**SUGGESTED MOTION:**

**BAKER DONELSON**  
BEARMAN, CALDWELL & BERKOWITZ, PC

WELLS FARGO TOWER  
420 20TH STREET NORTH  
SUITE 1400  
BIRMINGHAM, ALABAMA  
35203

PHONE: 205.328.0480  
FAX: 205.322.8007

[www.bakerdonelson.com](http://www.bakerdonelson.com)

N. ANDREW ROTENSTREICH, SHAREHOLDER  
Direct Dial: 205.250.8304  
Direct Fax: 205.488.3704  
E-Mail Address: [arotenstreich@bakerdonelson.com](mailto:arotenstreich@bakerdonelson.com)

May 30, 2017

**VIA US MAIL**

Honorable Parker Wiseman  
Mayor  
City of Starkville, Mississippi  
110 W. Main Street  
Starkville, MS 39759

Re: Appeal of Variance Case 17-10

Dear Sir:

Pursuant to Starkville's City Code of Ordinances Sections 2-175(e) and/or 2-177, please allow this correspondence to serve as official written notice of the applicant's decision to appeal the denial by the Starkville Board of Adjustment and Appeals of Variance Case 17-10 pertaining to the placement of a cell tower at 1113 Stark Road in a C-2 zoning district.

If you have any questions, please feel free to contact me.

Sincerely yours,

BAKER, DONELSON, BEARMAN,  
CALDWELL & BERKOWITZ, PC



N. Andrew Rotenstreich

cc: Mr. Buddy Sanders  
Mr. Chris Latimer  
Eco-Site, Inc.

4845-2192-5449 v1  
2936976-000053 05/30/2017



**THE CITY OF STARKVILLE**  
**PLANNING DEPARTMENT**  
**BOARD OF ADJUSTMENTS & APPEALS**  
CITY HALL, 110 WEST MAIN STREET  
STARKVILLE, MISSISSIPPI 39759

**STAFF REPORT**

**To:** Members of the Board of Adjustments & Appeals  
**From:** Daniel Havelin, City Planner (662-323-2525 ext. 3136)  
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)  
**Subject:** VA 17-10 Request by Eco-Site Inc. for Variance relief from required setback for a proposed cell tower adjacent to residential property located at 1113 Stark Rd WITH THE Parcel Number 103H-00-013.01  
**Date:** May 24, 2017

The purpose of this report is to provide information regarding Variance Request by Eco-Site, Inc for variances from the required setback from a residential property and district located at 1113 Stark Road in an C-2 Zone with the property #103H-00-013.01. Please see attachments 1-8.

**PROPOSED USE & BACKGROUND:**

The applicant, Eco-Site, Inc. is requesting relief from the required setback requirements for a proposed cellular tower adjacent to a residential district. The applicant is requesting to grant a +-71-foot setback distance in lieu of the required 238-foot setback distance adjacent to a residential property and a +-32-foot radius in lieu of the required 2,640-foot radius from a residential district. The proposed cell tower would exceed the minimum setback requirements for cell towers adjacent to a residential property and district.

The underlying landowner's property is approximately +- 0.71 acres within a C-2 (General Business) zoning district. The subject property is currently a one story commercial building. The subject area to be leased is approximately .0023 acres located on the west side of the property. The proposed communication tower will be a 115-foot monopole design (119' at highest appurtenance with 4' foot lighting arrestor) within a 20' x 50' space surrounded by an 8' wooden fence. The facility will be unmanned and will accommodate up to three carriers. The Joint access utility easement totals 0.052 acres. If the request for Variance is recommended for approval, the applicant's requests will be heard by the Board of Aldermen at the June 6, 2017 meeting.

**VARIANCE REQUESTS:**

Variance Request #1: Relief from the setback requirement from residential property. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-54. District (zoning) regulations (a)(2)(a)*

Variance Request #2: Relief from the setback distance from property line. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)(a)*

Variance Request #2: Relief from the setback distance of 2640ft from residential zoned property. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)(d)*

**VARIANCE REQUESTS FROM:**

***Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-54. District (zoning) regulations (a)(2)(a)***

*a. Permitted uses.*

*2) Specific permitted uses are as follows:*

- a) The placement of a tower or antenna, including additional buildings or other supporting equipment, in zoning district A-1 (agricultural), zoning district M-1 (manufacturing) and zoning district C-2 (general business), provided however, that such tower shall not exceed one foot for each two feet the tower is setback from residential property up to a maximum tower height of 150 feet; (Request #1)*

***Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)***

*b. Tower construction requirements. All towers erected, constructed, or located within the City of Starkville, and all wiring thereof shall comply with the following requirements:*

- 8) Antennas and towers shall not be erected in any zoning district except the A-1 (agricultural), M-1 (manufacturing) and C-2 (general business), as set forth in the zoning ordinances of the city, unless and except a special use permit has been applied for and received from the mayor and board of aldermen of the city, and shall be subject to the following restrictions:*

- a) Notwithstanding ordinary setback provisions for construction in A-1, M-1 and C-2. The required setback for antenna and tower not rigidly attached to a building shall be equal to the height of the antenna and tower. Those antennas and towers rigidly attached to a building, and whose base is on the ground, may exceed this required setback by the amount equal to the distance from the point of attachment to the ground.(Request #2)*
- d) No tower shall be, set within a 2,640-foot radius of another tower or residential zoning district. (Request #3)*

**NOTIFICATION:**

34 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News Monday, May 4th, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.

## **VARIANCE REQUEST REQUIREMENTS:**

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

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

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

## **ORDER OF ATTACHMENTS**

1. Aerial
2. Zoning
3. Site Plan
4. Applicant Statement
5. FAA letter
6. FCC Registration
7. Radio Frequency Engineer
8. Compliance Letter



Attachment 1  
VA 17-10 Aerial



# Attachment 2 VA 17-10 Zoning





[illegible]

## Attachment 4- Applicant Statement



November 17, 2016

To Whom It May Concern:

Please allow this correspondence to serve as Eco-Site, Inc.'s "Letter of Intent" regarding the development of the wireless communication facility.

As improved wireless services are developed throughout the United States, it is the goal of the multiple carriers to not only provide these advanced services to urban areas, but to the rural areas as well. Eco-Site was formed to provide "BTS" or build to suit services for the numerous carriers licensed by the FCC that offers these services to the public, private, and governmental entities across the state. Eco-Site's sites are developed to provide access and facilities allowing co-location for multiple carriers of these services, thereby reducing the number of tower locations required.

In compliance with the "Wireless Telecommunications Ordinance", Eco-Site does hereby commit to (a) negotiate in good faith for shared use of the proposed tower by third parties, (b) allowed shared sue if an applicant agrees in writing to pay reasonable rental charges or other consideration, and (c) make no more than a reasonable charge for shared use based on generally acceptable industry standards and impose no terms or conditions that would render co-location impractical for other Telecommunications providers in the future.

Thank you for your consideration in this regard.

Respectfully,

A handwritten signature in cursive script that reads "Colleen K. Carroll".

Eco-Site, Inc.  
Colleen K. Carroll  
Director of Site Acquisition and Zoning  
240 Leigh Farm Road.  
Suite 230  
Durham, NC 27707  
919-246-8652

Eco-Site<sup>®</sup>

STATE OF North Carolina )  
COUNTY OF Durham )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, Colleen Carroll, whose name as Director of Site Acquisition & Zoning is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 17<sup>th</sup> day of November, 2016

[NOTARIAL SEAL]



Notary Public: Elisabeth K. Jones

Print Name: Elisabeth K. Jones

My Commission Expires: 11.24.2018

## Attachment 5- FAA Letter



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2015-ASO-15697-OE

Issued Date: 12/01/2015

John Bean  
Gulf South Tower  
650 Olive Street  
Shreveport, LA 71101

### **\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

|            |                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------|
| Structure: | Monopole MS20157 MINI                                                                                     |
| Location:  | Starkville, MS                                                                                            |
| Latitude:  | 33-27-55.22N NAD 83                                                                                       |
| Longitude: | 88-50-00.76W                                                                                              |
| Heights:   | 294 feet site elevation (SE)<br>150 feet above ground level (AGL)<br>444 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/01/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

## Attachment 6- FCC Registration

### STATEMENT OF IMPACT ON HEALTH, SAFETY AND WELFARE

In accordance with the requirements of the Standards for the Development of Telecommunications Antennas and Towers and the Installation of Related Facilities, the undersign applicant hereby certifies that the proposed tower to be located at 113 Stark Road in Starkville, Mississippi will fully comply with all federal, state and local laws and regulations, most particularly the Federal Communications Radio Frequency Regulations, Standard Building Code, and the Electronic Industries Association RHEA Code, and is structurally sound for the use intended.

By:   
Title: RF Engineer  
Date: 4/20/17

**Date:** December 15, 2016

**Eco-Site**  
240 Leigh Farm Road  
Suite 415  
Durham, NC 27707

**Re:** **FAA "1-A" Letter**  
**Eco-Site (Mississippi) Site Name:** STARK ROAD  
**Eco-Site (Mississippi) Site Number:** MS-0006  
**Eco-Site Property Landowners:** Hilbun Investments  
**Eco-Site Tower Location:** Starkville, Mississippi

This is to advise you that we have conducted a Global Positioning System (GPS) observation for this project in order to establish a geographic position and elevation for the proposed tower at this location.

The nearest NGS base station used for the GPS observation is described as follows:  
MSPE PRAIRIE CORS ARP.  
Horizontal values are based upon the following datum: NAD-83.  
Vertical values are based upon the following datum: NAVD-88.

Geographic Coordinates of the proposed tower center are as follows:

**LATITUDE:** 33° 27' 06.26" NORTH      **LONGITUDE** 88° 50' 46.00" WEST

Ground elevation at the proposed tower center is 306.00 FEET (MSL).

The accuracy of the above stated "proposed tower center" values meet or exceed "1-A" accuracy as required by the Federal Aviation Administration (horizontal accuracy +/- 15 feet, vertical accuracy +/- 3 feet ).

If you have any questions concerning this information please contact us at any time.

Sincerely,

**CONSULTANT TO ECO-SITE.**



Checked by: Frank V. Neeley  
Date: December 15, 2016

**Sharondale Surveying, Inc. Land Surveying - GPS Services**

4205 Hillsboro Pike, Suite 301, Nashville, TN 37215  
(615) 292-0435 Fax (615) 292-7870

## Attachment 7- Radio Frequency Engineer



Verizon Wireless  
One Verizon Way - B2F06N  
Little Rock, AR 72202

Gil Tomlinson  
Gil.Tomlinson@VerizonWireless.com  
Direct 501-905-6902

April 20, 2017

Re: Verizon Wireless Proposed Stark Road MS Site.  
Starkville MS

To Whom It May Concern:

In my capacity as a Radio Frequency Engineer for Verizon Wireless (hereinafter "Verizon"), I am writing to you for and on behalf of Verizon in support of Verizon's application to build a new site called Stark Road MS. My responsibilities for Verizon include, but are not limited to, the design and engineering of Verizon's wireless communications network in Western Tennessee and Northern Mississippi.

The Stark Road MS site is required to enhance in-building coverage in the southwestern portion of Starkville. It will also offload Verizon's existing sites that have recently been taxed with heavy usage stemming from the new Verizon Unlimited Data Plan. By building the Stark Road MS site Verizon will:

- 1.) Improve Coverage in Southwestern Starkville MS.
- 2.) Improve throughput to existing heavy data users.
- 3.) Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

The site will provide the quality coverage our customers expect and rely on. Customers will experience access to mobile voice and wireless data services that may have been previously unavailable.

Sincerely,

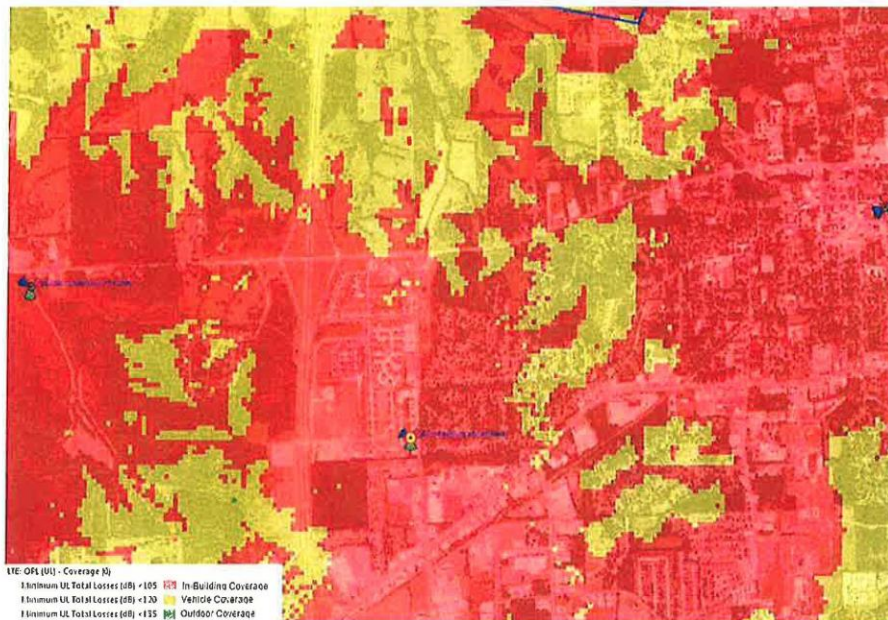
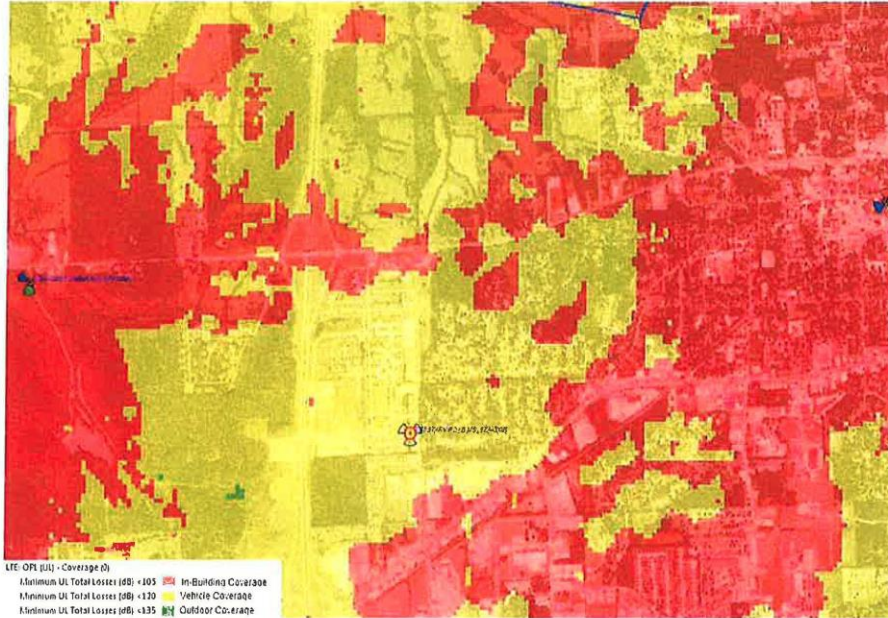
Gil Tomlinson  
Radio Frequency Engineer  
Verizon Wireless





Verizon Wireless  
One Verizon Way - B2F06N  
Little Rock, AR 72202

Gil Tomlinson  
Gil.Tomlinson@VerizonWireless.com  
Direct 501-905-6902





**February 18, 2017**

Mr. Don Owen  
MDL Consulting, Inc.  
5555 Morningside Drive, Suite 208  
Houston, TX 77005

***RE: Existing Tower Structure(s) Map  
Federal Communications Commission Database  
Starkville, Mississippi***

Dear Mr. Owen;

Enclosed herewith please find an aerial map as provided by the Federal Communications Commission's Antenna Registration website. This map shows that there is currently no other tower structure within a ½ mile radius of the proposed Eco-Site "Stark Road" tower located in Starkville, MS. The ½ mile radius area is outlined by the red circle shown on the aerial map. The nearest tower structure is registered to Cellular South, FCC Registration Number 1288973.

Upon your review of this information, please contact me if you have any comments regarding this information.

Sincerely;



Frank V. Neeley  
State of Mississippi  
P.L.S. #02610



**SHARONDALE SURVEYING CO., INC.** Land Surveying - GPS Services  
4205 Hillsboro Pike, Suite 300, Nashville, TN 37215  
(615) 292-0435 Fax (615) 292-7870



## Attachment 8- Compliance Letter

### COMPLIANCE LETTER FOR CONSTRUCTION OF NEW TELECOMMUNICATION FACILITY

Eco-Site, ~~ABC~~ ("Eco-Site") acknowledges compliance with the County's Telecommunication Ordinance and all applicable regulations.

Eco-Site's proposed Wireless Telecommunications Facility:

- 1) shall, at all times and without exception, be maintained in a safe manner, and in compliance with all conditions of all permits and authorizations.
- 2) shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.
- 3) the Telecommunication Facility, foundation and attachments are designed and will be constructed ("As Built") to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads, as required by the currently adopted building code.
- 4) will be grounded and bonded so as to protect persons and property and installed with appropriate surge protectors

Eco-Site's will expeditiously remedy any physical or RF interference with other telecommunications or wireless devices or services;

Eco-Site will negotiate in good faith for shared use of the proposed Tower by other Telecommunications providers in the future; and

Eco-Site's proposed work is legally permissible, including, but not limited to the fact that Eco-Site is authorized to do business in the State.

Signed by:  being authorized to sign for and legally commit the Applicant

Print Name: DARREN JOHNSON

Date: 10/4/2016





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### 300 Legals

#### NOTICE TO CONSULTANTS

The Starkville/Oktibbeha County Airport is seeking statements of qualifications from experienced airport engineering consultants to perform services at George M. Bryan Field. Work may consist of the preparation of pre-applications and applications for federal and state funding, planning, facilities justifications, land acquisition services, engineering design of runways, taxiways, aprons, auto parking areas, access roads, lighting, fencing, hangars, buildings, and improvements thereto, and other planning, design and construction services as may be required.

A qualification based selection process conforming to FAA Advisory Circular 150/5100-14E will be utilized. Fee information will not be considered in the selection process and must not be submitted with the statement of qualifications. The Airport Board may make its selection based on materials received or may require

City Clerk, Starkville, Mississippi

Published:  
May 30, 2017  
June 5, 2017.

A public hearing will be conducted by the City of Starkville Board of Aldermen to hear an appeal of the denial of the variance request by Eco-Sites, Inc. from the required setbacks for a proposed telecommunication tower located at 1113 Stark Road with the parcel number 103H-00-013.0 by the Board of Adjustments and Appeals on May 24, 2017. The parcel has the following descriptions:

Property located in Oktibbeha County, Mississippi. Commencing at the iron pin being used as the Northeast corner of Section 8, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, run thence North for 1,635.50 feet; run thence West for 157.36 feet to the iron pin marking the west right-of-way for Stark Road and the POINT OF BEGINNING for the following described parcel:

Run thence North 67 degrees 25 minutes West for 189.96 feet to an iron pin; run thence North 1 degree 14 minutes West for 112.05 feet to an iron pin; run thence North 87 degrees 04 minutes East for 177.14 feet to an iron pin marking the West right-of-way for Stark Road; run thence, along said right-of-way, South 00 degrees 12 minutes East for 193.96 feet back to the iron pin marking the POINT OF BEGINNING.

Being 0.82 acres more or less, plus or minus a strip of land off the East side to the West right-of-way for Stark Road, and being part of Lot 2 Block 80-C of the City of Starkville 1974 Map and being situated in the Northeast Quarter of the Southeast Quarter of Section 5, Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

AND BEING the same property conveyed to Andrew Bryant and Maria Josephine Bryant from Video Magic One, LLC by Warranty Deed dated February 11, 2010 and recorded February 11, 2010 in Deed Book 2010, Page 709.

The public hearing will be held Tuesday June 20, 2017 at 5:30 PM in the Courtroom at City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

At the hearing, interested parties may appear and be heard with respect to this request. Copies of the request are available at City Hall in the Community Development Department and may be inspected by the public during normal business hours.

Daniel Havelin, City Planner

Published: June 5, 2017

#### STATE OF MISSISSIPPI COUNTY OF OKTIBBEHA

RESOLUTIONS AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE SALE OF OCH REGIONAL MEDICAL CENTER AND PUBLICATION OF THESE RESOLUTIONS IN ACCORDANCE WITH SECTION 41-13-15 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED

WHEREAS, Oktibbeha County Hospital d/b/a OCH Regional Medical Center ("OCH") is a community hospital governed by Section 41-13-10 et seq. of the Mississippi Code of 1972, as amended (the "Hospital Act"), and owned by Oktibbeha County, Mississippi (the "County");

WHEREAS, Stroudwater Associates has conducted a review of the current operating condition of OCH in accordance with Section 41-13-15(b) of the Hospital Act and issued its report and recommendations to the Board of Supervisors (the "Board") on October 17, 2016 (the "Statutory Review");

WHEREAS, on December 6, 2016 and pursuant to Section 41-13-15(10) of the Hospital Act, the Board conducted a public hearing on the potential sale, lease or retention of OCH, including presentations by Stroudwater Associates of its Statutory Review and comments by interested citizens and representatives of OCH;

### 300 Legals

taxes upon the citizens; (iii) the changes in the healthcare industry resulting in declining surgical and inpatient volumes and increased competition in the community for diagnostic and post-acute services; (iv) an uncertain regulatory environment; (v) the healthcare delivery benefits and services to the community which can only be achieved by affiliation with a larger healthcare system; (vi) the external market impediments imposed on a stand-alone hospital which limit its ability to compete; and (vii) the ability of a financially capable healthcare service provider to provide expanded healthcare services and financial resources to safeguard the community's healthcare interests; and WHEREAS, pursuant to the Hospital Act, the Board desires to authorize and adopt a Request for Proposals for the sale of OCH. NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF SUPERVISORS OF OKTIBBEHA COUNTY, AS FOLLOWS:

As part of the evaluation process, the Board will consider all aspects of each Respondent's proposal to determine the highest and best proposal, however, the County has identified the following objectives and priorities that may serve as a guide to important criteria that will be evaluated in determining the relative merits of the proposals received:

- Demonstration of the ability to provide clinical and operational synergy to improve quality of care and long term viability of healthcare in the community.
- Commitment to fostering a culture and governance model that supports collaboration and alignment with the medical staff, employees and the community.
- Consideration sufficient to satisfy in full the long-term bond obligations of OCH and the County that support OCH's operations and facilities.
- Commitment to expand clinical services throughout OCH's service area.
- Commitment to capital investments to upgrade facilities, equipment and services.
- Demonstration of short and long-term strategies that promote OCH employee retention and stability.
- Acquisition of OCH's working capital or in the alternative, a commitment to perform billing and collections on behalf of the County post-closing, on reasonable terms and conditions.
- Assumption of contractual obligations of OCH.
- Development and investment in a strategic information technology plan.
- Indemnification of the County, the Board of Supervisors, the Board of Trustees of OCH, and all other representatives, officers, managers, directors and agents of the County and OCH for operations and liabilities of OCH post-closing.
- Commitment to provide necessary resources to enable a timely closing of the purchase of OCH.

(1) To be eligible to submit a proposal and given access to the online data room, a Respondent must send a written request, including a certification with respect to the minimum requirements set forth in Section 1:

Oktibbeha County Board of Supervisors  
Request for Proposals - OCH Regional Medical Center  
Attention: Emily Garrard, County Administrator  
108 W. Main Street  
Starkville, MS 39759

With a copy to:  
Woodrell Advisory & Consulting Services  
Attention: Frederick D. Woodrell  
20965 E. Highway M  
Stockton, MO 65785

Butler Snow LLP  
Attention: John J. Healy III  
Suite 1400  
1020 Highland Colony Parkway  
Ridgeland, MS 39157

(2) Each Respondent must sign a Confidentiality Agreement in form acceptable to the County and if requested by the County, submit the documents necessary for the

### 300 Legals

County to determine Respondent's ability to meet the minimum requirements set forth in Section 1 above.

(3) If, after receiving a signed Confidentiality Agreement and requested documents, the County determines in its sole discretion that a Respondent meets the minimum requirements described above, the County will provide said Respondent with secure access to an online "virtual data room" administered by Butler Snow LLP, Special Counsel to the County. The Board can determine not to provide access to the data room to any Respondent if for any reason the Board concludes that (a) a Respondent does not meet the minimum requirements described above or (b) a Respondent fails to provide any requested information by such deadlines imposed by the County. The Board may also limit access to or provide redacted copies of certain documents that may contain proprietary information.

OKTIBBEHA COUNTY, MISSISSIPPI

#### Legal Publication:

Your Extra Closet hereby gives notice that pursuant to the provisions of Section 85-7-125 Mississippi Code Annotated it will sell at public auction, property belonging to those individuals listed below on www.storage-treasures.com. Winning bidder will come to the address listed:

612 Dr Martin Luther King Jr Dr West  
Starkville, MS 39759  
6/14/17 at 10:00am

CONTENTS of storage unit #A16 occupied by Eboni Moore whose last known address was 140 Levon Owens Dr Raymond, MS 39154

CONTENTS of storage unit #445 occupied by April & Antonio Belk whose last known address was 411 MLK Dr Starkville, MS 39759

CONTENTS of storage unit #8 occupied by Koretta Harris whose last known address was 409-A Hancock Circle Starkville, MS 39759

CONTENTS of storage unit #317 occupied by Debra Wood whose last known address was 505 Whispering Pines Circle Starkville, MS 39759

CONTENTS of storage unit #413 occupied by Randy Davis whose last known address was 2298 Louisville Rd Sturgis, MS 39759

CONTENTS of storage unit #502, 508, 524, and 313 occupied by Kimberly Cooper whose last known address was 103 Cedar Lane Starkville, MS 39759

CONTENTS of storage unit #121 occupied by Shamiko Malone whose last known address was 1233 Crawford Rd Crawford, MS 39743

The auctions at this site are all online and will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Your Extra Closet may refuse any purchase up until the winning bidder takes possession of the property.

Published:  
May 30, 2017  
June 5, 2017  
June 12, 2017

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[www.wellingtonplace-starkville.com](http://www.wellingtonplace-starkville.com)  
662-769-4600

**COMMERCIAL BUILDING**

**REDUCED PRICE**



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

**AGENDA ITEM DEPT.:** Community Dev.  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1 of 389

**SUBJECT:**

Discussion and Consideration of the reconsideration of the Starkville Comprehensive Plan

**HISTORY:**

**Meetings**

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| July 21, 2015:       | Public kick-off Meeting Attachment 1                             |
| August 11-12, 2015:  | Community leaders interviews & focus group meetings Attachment 2 |
| October 19-22, 2015: | Charrette Attachment 3                                           |
| February 22, 2016:   | Public input session Attachments 4 and 8                         |
| March 30, 2016:      | Public input session Attachments 5 and 9                         |
| May 26, 2016:        | Public input session Attachment 6                                |
| September 28, 2016:  | Public input session Attachment 7                                |
| December 20, 2016    | Public Hearing                                                   |

**Supporting Documents**

Proof of Advertisement for June 20, 2017 Attachment 10  
Starkville Comprehensive Plan Attachment 11  
Starkville Comprehensive Plan Presentation at December 20, 2016 Board of Aldermen Meeting, Attachment 12

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Buddy Sanders @ 662-323-2525 ext 3119

---

**SUGGESTED MOTION:**



## Houses For Rent

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2BA HOUSES****EFFICIENT HOMES****RENT OR SALE**

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et setting, and pet

7. Located 5 miles

t of Starkville

School District.

ll 8 am-5pm.

for more details

**769-4242**

werbuildings.com

**G RICHARD,**

No Pets! Avail.

400/mo/\$1400

1241 or

@aol.com

**DUPLEX.**

nth. Available

All appl, pets ok

osit. Call 662-

or 9161

**BATH located**

ntry, 20

away. Leave

662-769-1222

**149,900**

Money Down

Pays up to \$3000

Closing Costs

Ashwood Dr.

**ON PLACE**

lwood Floors, Tile All

, Fitness Center, Cabanas

& 5.8 miles from MSU

lle.com

**LDING**

Price

Reduced!

pass the bypass.

and investment

rollup doors

only.

OF LAND

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**67 Houses For Rent**

**3 BEDROOM, 2 Bath,**  
CHA, Half way between  
Louisville and Starkville,  
662-803-0069

**3BR 2BA. \$1200/ mo.**  
\$500 Deposit. Available  
August 1st. 502 Greens-  
boro St. 662-769-6453

**74 Office Space Rentals****OFFICE SPACE  
AVAILABLE**

**201 Academy Road**  
**APPROX. 1,050 SQ FT**  
**323-6755**

**SPACE AVAILABLE: (5)**  
160sqft office \$300/mo/  
(1) 675sqft office space  
\$800/mo. Includes utiliti-  
es, access to conf rm,  
break rm/kitchen and re-  
strooms. Up to 35,000sqft  
whse space. 501 Hwy 12  
W Bus Center. 662-323-  
9484

**77 Investment Property**

**INCOME PRODUCING**  
-- 2 Academy Village  
Condos-- Rented til Aug,  
2015. \$700/mo/rent  
\$91,500/each 662-312-  
3578

**Quiet country living in  
the city limits of Sturgis**

\*\*\*\*\*  
Beautiful 2BR/2.5BA townhouses. Located  
on Hwy 12 next to Sturgis school. All ap-  
pliances furnished including washer and  
dryer. Pets allowed. Call 662-465-7448 for  
pricing information. Please leave message.

**HOME FOR SALE**

**80 ACRES with**  
**New 3 BEDROOM and**  
**3 1/2 BATH HOME**

located 16 Miles North of Starkville  
**See photos at**  
**www.owners.com ad #DDA 9242**  
**Call for questions: 662-694-1035**

**FOR SALE****79 Acreage For Sale**

**20 ACRES NORTH of**  
Blackjack Rd. Contact  
323-6605

**82 Houses For Sale**

**HOUSE FOR SALE:**  
Cumberland, East Web-  
ster School District!!  
Rambler/Fr, Cedar Sid-  
ing, approx 1,600sqft, rm  
cnt-7/3/2, CH/A, 2  
cpt/det w/storage.  
RECENTLY RE-  
MODELED!!! \$87,500.  
662-418-1793

**MORGAN  
CONSTRUCTION  
NEW HOMES  
AVAILABLE  
662-324-1028**

**WEBSTER COUNTY,  
MATHISTON, MS.**  
Close to school, 1700 sq ft  
brick home, completely  
remodeled, quiet neigh-  
borhood, \$115,000 negoti-  
able. 662-285-8570

**New Year, New Budget?**

**Try the  
classifieds!**

**83 Lots For Sale**

**SAVE BIG-MUST SELL**  
one acre lot in Steele  
**Plantation. Originally**  
**\$25k, REDUCED to**  
**\$21,500.** Enjoy beautiful  
lake from back of level  
lot, extremely quiet  
neighborhood, call 662-  
341-5805.

**84 Commercial Property**

**FOR RENT OR sale:**  
Starkville Discount Drug  
Building. 3600 SQ. FT.  
Will build out and owner  
finance to qualified buy-  
er. \$13.50/sq.ft. rental  
amount 662-312-3578

**1200 SQ FT at College**  
Park \$1650/mo. 323-2324

**TWO LARGE OFFICES**  
for rent. Downtown,  
common area waiting  
room. \$575/mo includ-  
ing utilities. 312-3578

**94 Mobile Homes For Rent**

**Three Bedroom Two**  
**Bath. Covered Front**  
**Porch. Fenced Yard.**  
**\$660/mo.**  
**First/Last Month Rent.**  
**662-418-2450.**

**2 BEDROOM 2 Bath Mo-**  
bile home for rent in the  
Rockhill Community on 2  
acres. \$325 a month. Con-  
tact Lilly at 418-2265

**2BR/2BA, 5 min from**  
MSU, Nice/Clean, cent  
A/H on 1 acre. 16x18.  
\$500 mo + dep. Call 323-  
7315/341-0049

**95 Mobile Homes For Sale**

**I PAY TOP DOLLAR**  
**FOR USED MOBILE**  
**HOMES!!! CALL 662-**  
**296-5923**

**16X80 1999 SOUTH-**  
**ERN 3 bed 2 Bath Needs**  
**some repairs Only**  
**\$12,900.00 includes de-**  
**livery and set up call**  
**662-401-1093**

**28X64 3BR/2BA double**  
wide for sale,  
vinyl/shingle, CHA,  
plamour bath, needs a

**300 Legals**

The City of Starkville Compre-  
hensive Plan Advisory Panel will  
have a meeting on Monday, July  
20, 2015 at 11:00 AM CST per-  
taining to the 2015 Starkville Com-  
prehensive Plan. The meeting will  
take place at 200 East Main  
Street, Starkville, MS 39759.  
Questions regarding the City of  
Starkville Comprehensive Plan  
Advisory Panel meeting should be  
directed to Community Develop-  
ment (662) 323-2525.

Published:  
July 17, 2015

The City of Starkville Compre-  
hensive Plan Consultants will  
have a public meeting on Tues-  
day, July 21, 2015 at 5:30 PM  
CST pertaining to the 2015 Stark-  
ville Comprehensive Plan. The  
meeting will take place at City  
Hall, 101 East Lampkin Street,  
Starkville, MS 39759. Questions  
regarding the City of Starkville  
Comprehensive Plan meeting  
should be directed to Community  
Development (662) 323-2525.

Published:  
July 17, 2015

**STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA****SUBSTITUTE TRUSTEE'S  
NOTICE OF SALE**

WHEREAS, on April 11, 2008,  
Mona Craig and Orville Craig, Jr.,  
executed a Deed of Trust to MTA  
Trustee for Vanderbilt Mortgage  
and Finance, Inc., Beneficiary,  
which Deed of Trust was rec-  
orded on April 23, 2008, in Book  
2008 at Page 7645, in the Office  
of the Chancery Clerk of Oktib-  
beha County, Mississippi; and

WHEREAS, VANDERBILT  
MORTGAGE AND FINANCE,  
INC., the holder of said Deed of  
Trust and the note secured  
thereby, substituted LORI M  
CREEL, as Trustee therein, as au-  
thorized by the terms thereof, by  
instrument dated June 11, 2015,  
and recorded June 19, 2015 in  
said Office in Book 2015 at Page  
10429; and

WHEREAS, default having  
been made in the terms and con-  
ditions of said Deed of Trust, and  
the entire debt secured thereby  
having been declared to be due  
and payable in accordance with  
the terms of said Deed of Trust,  
and the legal holder of said in-  
debtedness, VANDERBILT  
MORTGAGE AND FINANCE,  
INC., having requested the under-  
signed Substitute Trustee to ex-  
ecute the trust and sell said land  
and property in accordance with  
the terms of said Deed of Trust for  
the purpose of raising the sums  
due thereunder, together with at-  
torney's fees, substitute trustee's  
fees and expenses of sale:

NOW, THEREFORE, I, LORI  
M. CREEL, Substitute Trustee in  
said Deed of Trust will, on the  
14th day of August, 2015, offer for  
sale at public outcry for cash to  
the highest bidder, and sell within  
legal hours (being between the  
hours of 11:00 a.m. and 4:00  
p.m.) at 101 East Main Street-  
Courthouse steps in Starkville,  
Oktibbeha County, Mississippi,  
the following described property  
situated in the County of Oktib-  
beha, State of Mississippi, to-wit:

The following described parcels  
real property situated in Oktib-  
beha County, State of Mississippi,  
being particularly described as:

Tract 1:

**300 Legals**

ship 18 North, Range 12 East,  
Oktibbeha County, Mississippi.

**TRACT 2:**

Commence at the Northeast  
corner of Section 32, Township 18  
North, Range 12 East, Oktibbeha  
County, Mississippi, and use as  
the Point of Beginning

Thence run West a distance of  
2029.3 feet; thence run South a  
distance of 346.0 feet; thence run  
East a distance of 889.4 feet;  
thence run South a distance of  
350.0 feet; thence run South 73°  
00' East a distance of 400.0 feet;  
thence run South a distance of  
530.5 feet; thence run East a dis-  
tance of 173.0 feet; thence run  
North a distance of 320.0 feet;  
thence run North 89° 47' East a  
distance of 419.9 feet to the cen-  
ter line of the Sturgis-Maben  
Road; thence run North 23° 20'  
East along the said center line of  
said road a distance of 344.8 feet;  
thence run North 16° 20' East  
along the center line of said road  
a distance of 174.0 feet; thence  
run North a distance of 538.0 feet  
to the Point of Beginning

Being 32.0 acres located in the  
North half of the Northeast quarter  
of Section 32, Township 18 North,  
Range 12 East, Oktibbeha  
County, Mississippi

**LESS AND EXCEPT THERE-  
FROM:**

Commence at the Northeast  
corner of Section 32, Township 18  
North, Range 12 East of Oktib-  
beha County, Mississippi, and use  
as the Point of Beginning.

Thence run South 5° 18' East  
along the West right of way of  
Sturgis-Maben Road a distance of  
170.0 feet; thence run South 88°  
30' East along the West right of  
way of Sturgis-Maben Road a dis-  
tance of 10.0 feet; thence run  
South 1° 30' West along the West  
right of way of Sturgis-Maben  
Road a distance of 220.0 feet;  
thence run South 13° 30' West  
along the West right of way of  
Sturgis-Maben Road a distance of  
275.0 feet; thence run South 19°  
55' West along the West right of  
way of Sturgis-Maben Road a dis-  
tance of 373.0 feet; thence 87° 30'  
West a distance of 43.0 feet;  
thence run North 86° 00' West a  
distance of 306.0 feet; thence run  
North 75° 29' West a distance of  
88.5 feet; thence run North 57° 29'  
West a distance of 211.0 feet;  
thence run North 73° 00' West a  
distance of 400.0 feet; thence run  
North a distance of 350.0 feet;  
thence run West a distance of  
668.0 feet; thence run North a dis-  
tance of 346.0 feet; thence run  
East a distance of 1900.0 feet;  
thence run South 89° 52' East a  
distance of 129.3 feet to the West  
right of way of Sturgis-Maben  
Road and the Point of Beginning

Being 29.7 acres located in the  
North half of the Northeast quarter  
of Section 32, Township 18 North,  
Range 12 East, Oktibbeha  
County, Mississippi.

Reference for further description  
is here made to that certain war-  
ranty deed recorded in Book 2002  
at pages 516-518 in the office of  
the Oktibbeha County Chancery  
Clerk.

ALSO: One (1) 2008 Southern En-  
ergy manufactured home, Serial  
No. DSEAL18979AB

Said property shall be sold as is,  
where is, I will convey only such  
title as is vested in me as Substi-

**95 Mobile Homes For Sale**

**DOUBLE WIDE 28X64 3**  
Bed 2 Bath \$19,900.00  
Cash Only! Must be  
Moved! Call 662-401-  
1093

WANTING TO BUY a  
used single wide mobile  
home. 662-312-6238

**1974 Town & Country**  
Mobile Home 12x66.  
\$3000 as is. Must be  
moved. Call 662-312-  
1052.

**2002 16X80 SUPER Nice**  
3 Bed 2 Bath \$19,900.00  
includes delivery and set  
up Call 662-401-1093

**96 Trailer Lots For Rent**

**MONTGOMERY**  
**QUARTERS.END of**  
South Montgomery.  
Lawn maintenance in-  
cluded. Starkville School  
District. Low rates. 323-  
7078 or 323-8769.

**300 Legals**

The City of Starkville Board of Aldermen will have a meeting pertaining to the Starkville Comprehensive Plan on Wednesday, August 12, 2015, at 11:00 AM CST. The meeting will take place at Starkville Greater Partnership Building, 200 East Main Street, Starkville, MS 39759. Questions regarding the City of Starkville Comprehensive Plan meeting should be directed to Community Development (662) 323-2525.

IN THE CHANCERY COURT OF  
OKTIBBEHA COUNTY, MISSIS-  
SIPPI

IN THE MATTER OF THE ES-  
TATE OF  
WILLIAM D. "BILL" NORRIS,  
DECEASED CAUSE NO.: 15-164

**NOTICE TO CREDITORS**

Letters Testamentary having been granted on the 13th day of April, 2015, by the Chancery Court of Oktibbeha County, Mississippi, to the undersigned Executrix of the Estate of William D. "Bill" Norris, Deceased, Notice is hereby given to all persons having claims against said Estate to present same to the Clerk of this Court for probate and registration according to law, within ninety (90) days from the first publication of this Notice, or they will be forever barred.

**300 Legals**

This the 28th day of May, 2015

Kristie Jo Norris, Executrix of the  
Estate of William D. "Bill" Norris,  
Deceased

s/ Lacey L. Bailey  
By: Lacey L. Bailey (MSB  
#103041)

**OF COUNSEL:**

Harris H. Barnes, III (MSB #2018)  
tbarnes@barnes-lawfirm.com  
Lacey L. Bailey (MSB #103041)  
lbailey@barnes-lawfirm.com  
BARNES LAW FIRM, P.A.  
5 River Bend Place, Suite A  
Flowood, Mississippi 39232-7618  
Telephone: (601) 981-6336  
Facsimile: (601) 981-7075  
ATTORNEYS

James E. Brown, Jr (MSB #4605)  
Attorney at Law  
P. O. Box 1276  
Starkville, Mississippi 39760  
Telephone: (662) 323-4087  
Facsimile: (662) 323-4069  
brownlaw2@aol.com

Published:

August 1, 2015  
August 8, 2015  
August 15, 2015

**Need to sell something?**  
**CALL TODAY**  
**323-1642**

**NEED TO SELL  
SOMETHING?**

Let  
Classifieds  
work  
for you!

Call  
Today!

**323-  
1642**



*Just Listed*  
*Call today to sneak first peek!*

**OFFICE  
OPEN  
SATURDAY  
9-3**



**112 Tuxford**

Turn the key and come home to this outstanding traditional home with a touch of contemporary flair. In Sherwood Forest, this 7 year old beauty needs no more. Flowing floor plan designed for entertaining. 4-5BR/3BA. \$449,750.



**212 North Jackson**

LOCATION!! Zoned C-2, 1.2 acres, 135 ft frontage x 390 ft. Could be restaurant next to Subway. 1930's 4BR/3BA home. Bull-doze or renovate. Great location, backs up to shopping center. Sold as is. Currently rented. Agent owned. \$299,900.

**StarkvilleRealEstate.com**

**PERSONAL. PROFESSIONAL. PROVEN.**

**COLDWELL  
BANKER**

**S.R.E.  
Realtors**

**67 Houses For Rent**

3BR, 2.5BA traditional 2-story brick. Separate dining. Enclosed garage. Quiet street. \$1150. 323-3843, 323-9525 l.v. Msg.

**74 Office Space Rentals****OFFICE SPACE AVAILABLE**

201 Academy Road  
APPROX. 1,050 SQ FT  
**323-6755**

SPACE AVAILABLE: (5) 160sqft office \$300/mo/ (1) 675sqft office space \$800/mo. Includes utilities, access to conf rm, break rm/kitchen and restrooms. Up to 35,000sqft whse space. 501 Hwy 12 W Bus Center. 662-323-9484

**82 Houses For Sale**

HOUSE FOR SALE: Cumberland, East Webster School District!! Rambler/Fr, Cedar Siding, approx 1,600sqft, rm cnt-7/3/2, CH/A, 2 cpt/det w/storage. RECENTLY RE-MODELED!!! \$87,500. 662-418-1793

there's  
**BIG MONEY**  
\$\$\$\$\$\$\$\$\$\$  
to be made in the  
**CLASSIFIEDS**

Quiet country living in the city limits of Sturgis

\*\*\*\*\*  
Beautiful 2BR/2.5BA townhouses. Located on Hwy 12 next to Sturgis school. All appliances furnished including washer and dryer. Pets allowed. Call 662-465-7448 for pricing information. Please leave message.

**82 Houses For Sale**

**MORGAN CONSTRUCTION**  
**NEW HOMES AVAILABLE**  
**662-324-1028**

**83 Lots For Sale**

SAVE BIG-MUST SELL one acre lot in Steele Plantation. Originally \$25k, REDUCED to \$21,500. Enjoy beautiful lake from back of level lot, extremely quiet neighborhood, call 662-341-5805.

**84 Commercial Property**

FOR RENT OR sale: Starkville Discount Drug Building. 3600 SQ. FT. Will build out and owner finance to qualified buyer. \$13.50/sq.ft. rental amount 662-312-3578

1200 SQ FT at College Park \$1650/mo. 323-2324

TWO LARGE OFFICES for rent. Downtown, common area waiting room. \$575/mo including utilities. 312-3578

**95 Mobile Homes For Sale**

WANTING TO BUY a used single wide mobile home. 662-312-6238

**95 Mobile Homes For Sale**

WHOLESALE TO THE public. Over 40 used single & double wides to choose from ALL MUST GO call 662-401-1093 for more info

**96 Trailer Lots For Rent**

MOBILE HOME OR Camper lot. Private Country lot 2 miles past Walmart in Starkville. \$200 a month. Call 662-312-6238

**300 Legals**

William Wells Tire and Auto Repair Inc.

12919 Highway 182 E

Starkville, MS 39759

PLEASE TAKE NOTICE that William Wells Tire and Auto, located at 12919 Highway 182 E, Starkville, MS 39759, pursuant to Section 83-23-5 Mississippi Code 1972, as amended, will sell the following vehicle at public auction to the highest bidder for cash commencing at 8:00 am, Monday, October 19<sup>th</sup>, 2015.

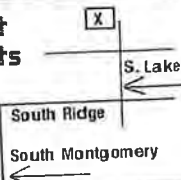
VIN: 1FMRU17W23LB27309

COST: \$3,164.90

**FOR SALE**

REDUCED PRICE

3 Acre Lakeside Lot  
Protective Covenants  
Stocked Lake  
Ready to Build  
2215 Amelia Lane  
662-808-1673

**300 Legals**

TIME: 8:00 am

PLACE: William Wells Tire & Auto

DATE: October 19, 2015

Published:

September 29, 2015

October 6, 2015

October 13, 2015

**NOTICE TO THE PUBLIC**

October 9, 2015

City of Starkville, Community Development  
Daniel Havelin, City Planner  
101 Lampkin Street, Starkville, MS 39759  
(662) 323-2525 ext 136

**COMPREHENSIVE PLAN WORKSHOP**

The public is invited to participate in a workshop being held at the Sportsplex, located at 405 Lynn Lane, Starkville, MS.

The Workshop is regarding the City's Comprehensive Plan. The workshop will be held on Monday, October 19, 2015, from 5:30 p.m. until 8:30 p.m.

**300 Legals**

There will be a design presentation on Thursday October 22, 2015 from 6:00 p.m. until 7:30 p.m. This presentation will also be held at the Sportsplex located at 405 Lynn Lane, Starkville, MS

For More information contact: buildingdept@cityofstarkville.org 662.323.2525 ext. 136.

Best regards,

Tammy Carlisle,  
SR EX AST  
Board of Aldermen,  
Community Development  
101 Lampkin Street  
Starkville, MS 39759  
(662) 323-4583 ext. 129

Published:  
October 13, 2015  
October 16, 2015

**RUSSELL STREET PEDESTRIAN IMPROVEMENTS STARKVILLE, MS**

The City of Starkville will be conducting an open forum public meeting to discuss plans to improve pedestrian and bicycle routes along Russell Street from Lampkin Street to Highway 12. The meeting will take place from 4:00-6:00 pm on Monday, October 26 at The Mill, 600 Russell Street, in The River's Conference

**300 Legals**

Room, Starkville, MS.

Citizens are invited to attend this meeting to learn important information and express their opinions or concerns on pedestrian improvements.

WE ENCOURAGE YOU TO ATTEND:

MONDAY, OCTOBER 26, 2015  
4:00-6:00 p.m.

The Mill  
600 Russell Street  
The River's Conference Room  
Starkville, MS

Published:  
October 13, 2015  
October 20, 2015

The Classifieds...  
just a click away



\$149,900

No Money Down  
Seller Pays up to \$300  
in Closing Costs  
129 Ashwood Dr

**Welcome home to WELLINGTON PLACE**

3BR/3BA, Walk in Closets, Open Floor Plan, 1500 sq. ft., Hardwood Floors, tile. All Appliances and 2 Car Garage, Community Pool, Volleyball Court, Fitness Center, Cabana with Grills & Children's Playground, Starkville School System & 5.8 miles from MST

For more info

www.wellingtonplace-starkville.com  
662-769-4600

**COMMERCIAL BUILDING**

Commercial building on Hwy. 182 W, just pass the hyp. New building perfect for both business and investment opportunities. 5,000 sq. ft. with 12 foot rollup door in the back. Serious inquiries only.

Call 323-3180

INCLUDES OVER 2 ACRES OF LAND

# CLASSIFIEDS



## 96 Trailer Lots For Rent

**MOBILE HOME OR Camper lot.** Private Country lot 2 miles past Walmart in Starkville. \$200 a month. Call 662-312-6238

## 300 Legals

IN THE CHANCERY COURT OF OKTIBBEHA COUNTY STATE OF MISSISSIPPI

LYNN CRAWLEY PLAINTIFF

v. NO. 53CH1:15cv-00461-KB

NANCY S. HAWKINS (LAY) DEFENDANT

### SUMMONS

STATE OF MISSISSIPPI

TO: Nancy S. Hawkins (Lay)  
214 Knights Bridge Road  
Florence, AL 35630.

You have been made a Defendant in the suit filed in this Court by Lynn Crawley Plaintiff, seeking injunctive relief and an award of damages and lost rent with respect to property located in Lot 44, South Park Estates Subdivision, Part II, First Addition, located in Starkville, Oktibbeha County, Mississippi.

You are required to mail or hand deliver a written response to the complaint filed against you in this action to Dolton W. McAlpin, attorney for plaintiff, whose address is P.O. Box 867, Starkville, MS 39760-0867.

**YOUR RESPONSE MUST BE MAILED OR DELIVERED NOT LATER THAN THIRTY (30) DAYS AFTER THE 2nd DAY OF OCTOBER 2015, WHICH IS THE DATE OF THE FIRST PUBLICATION OF THIS SUMMONS. IF YOUR RESPONSE IS NOT SO MAILED OR DELIVERED, A JUDGMENT BY DEFAULT WILL BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE COMPLAINT.**

You must also file the original of your Response with the Clerk of this Court within a reasonable time afterward.

Issued under my hand and the seal of this Court on this the 21st day of September, 2015

MONICA W. BANKS  
Chancery Clerk of Oktibbeha County, Mississippi

BY: /s/ Joseph Long D. C.

Publish:  
October 2, 2015  
October 9, 2015  
October 16, 2015

It's a Buyer's Market. Call Now!

## 300 Legals

STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA

### NOTICE OF SALE

WHEREAS, the following tenants entered into leases with Clayton Village Mini-Storage for storage space in which to store personal property, and, WHEREAS, default has been made in the payment of the rent and Clayton Village Mini-Storage pursuant to said lease is authorized to sell the personal property to satisfy the past due rent and any other charges owed to it by the following tenants

NOW THEREFORE, notice is hereby given that Clayton Village Mini-Storage will offer for sale, and will sell at public auction to the highest bidder for cash all personal property in storage units leased by the following tenants at Clayton Village Mini-Storage, located at 13077 Highway 182, Starkville, MS 39759, at 2:00 PM, on the 3rd Day of November 2015.

### Room# Tenant

A06 RUSSELL C TREGO  
B18 VIVIAN JACKSON  
B26 CALVIN DAILEY  
BB30 WALLACE SKINNER  
CCC12 CHRISTOPHER KEANE  
D02 JAMES CHANDLER  
D23 BUBBA CANTRELL  
DD05 TRACY JORDAN  
DD19 BERDINA KATRINA BARRY  
DD22 DESHEA TOWNSEND  
DD29 DOROTHY TINDALL  
DD40 KAWANDA RICH  
DD41 KWANDA RICH  
DD48 DANNY HOLLAND  
E15 FANNY TATE  
F07 ESTA BRADFORD  
F13 JOHN SCOTT  
FCC14 SHAQUITA KEEL  
H05 KATIE FREEMAN  
H09 TERRY JOHNSON  
H11 JOHN SCOTT  
H21 JOHNATHAN DANIEL DAVIS  
H24 KENNYATTA SELVIE  
H35 WALLACE SKINNER

CLAYTON VILLAGE MINI-STORAGE

Signed: Memree Reid

October 13th, 2015

Subscribed and sworn to before me, in my presence, this the 13th day of October, 2015

Chancery Clerk in and for the County of Oktibbeha, State of Mississippi.

Publish:  
October 16, 2015  
October 22, 2015

there's  
**BIG MONEY**  
\$\$\$\$\$\$\$\$\$\$  
to be made in the  
**CLASSIFIEDS**

## 300 Legals

### NOTICE TO THE PUBLIC

October 9 2015

City of Starkville, Community Development  
Daniel Havelin, City Planner  
101 Lampkin Street, Starkville, MS 39759  
(662) 323-2525 ext. 138

### COMPREHENSIVE PLAN WORKSHOP

The public is invited to participate in a workshop being held at the Sportsplex, located at 405 Lynn Lane Starkville, MS

The Workshop is regarding the City's Comprehensive Plan. The workshop will be held on Monday October 19, 2015, from 5:30 p.m. until 8:30 p.m.

There will be a design presentation on Thursday October 22, 2015 from 6:00 p.m. until 7:30 p.m. This presentation will also be held at the Sportsplex located at 405 Lynn Lane, Starkville, MS

For More Information contact:  
buildingdept@cityofstarkville.org  
662.323.2525 ext. 138

Best regards,

Tammy Carlisle,  
SR EX AST  
Board of Aldermen,  
Community Development  
101 Lampkin Street  
Starkville, MS 39759  
(662) 323-4583 ext. 129

Published:  
October 13 2015  
October 16, 2015

### SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on October 16, 2008, GABRIEL M. FULGHAM, A MARRIED MAN AND KIMBERLY F. FULGHAM, HIS WIFE, executed a certain deed of trust to L. SCOTT PICKLE, Trustee for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MERCHANTS AND FARMERS BANK, which deed of trust is of record in the office of the Chancery Clerk of OKTIBBEHA County, State of Mississippi in Book 2008 at Page 19320; and WHEREAS said deed of trust was transferred and assigned to CARRINGTON MORTGAGE SERVICES, LLC, and recorded on September 22, 2015 in Book 2015 at Page 18835; and WHEREAS, CARRINGTON MORTGAGE SERVICES, LLC, has heretofore substituted Kent D. McPhail as Trustee by instrument recorded on September 24, 2015 in the aforesaid Chancery Clerk's Office in Book 2015 at Page 19320; and WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, CARRINGTON MORTGAGE SERVICES, LLC, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale NOW, THEREFORE, I, Kent D. McPhail, Substituted Trustee in said deed of trust, will on NOVEMBER 6, 2015 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the front door of the County Courthouse of OKTIBBEHA County, Mississippi, located at 101 East Main Street, Starkville, MS 39759, to the highest and best bidder for cash the following described property situated in OKTIBBEHA County, State of Mississippi, to-wit:

## 300 Legals

COMMENCING AT A POINT WHERE THE SOUTH LINE OF A PUBLIC ROAD INTERSECTS WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 12 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF A PUBLIC ROAD FOR 1476.4 FEET TO THE POINT OF BEGINNING

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID PUBLIC ROAD FOR 210 FEET; THENCE RUN SOUTH 10° WEST FOR 210 FEET; THENCE RUN WEST FOR 210 FEET; THENCE RUN NORTH 10° EAST FOR 210 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES, MORE OR LESS, BEING SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 12 EAST, OKTIBBEHA COUNTY, MISSISSIPPI

I WILL CONVEY only such title as vested in me as Substituted Trustee

WITNESS MY SIGNATURE on this 6TH day of OCTOBER, 2015

## 300 Legals

/s/ Kent D. McPhail  
Kent D. McPhail SUBSTITUTED TRUSTEE Dumas & McPhail 126 Government Street Mobile, AL 36602 (251) 438-2333

Publication Dates:  
October 9, 2015  
October 16, 2015  
October 23, 2015  
October 30, 2015

Mississippi State University Notice of Proposed Sole Source Purchase 156-19

Mississippi State University anticipates purchasing the item(s) listed below as a sole source purchase

Commodity or commodities to be purchased:  
Hysitron Performech Advanced Control Module for Triboindenter TI-900

Hysitron/Newport ESP-301 motor controller for Triboindenter TI-900

V2 color optics for Triboindenter TI-900

Fused quartz standard for test calibration

Single crystal aluminum standard for test calibration

Installation/training of personnel at Center for Advanced Vehicular System (CAVS)

First year service and support warranty

Procurement & Contracts 662-325-2550

RFIN #315000198

Deadline Date 10/23/15

http://www.procurement.msstate.edu/procurement/bids/index.php  
https://www.ms.gov/dfa/contract\_bid\_id\_search/Bid

Published:  
October 09, 2015  
October 16, 2015

## NEED A NEW APARTMENT



Find one in the  
**STARKVILLE DAILY NEWS**  
CLASSIFIED

## NEWSPAPERS FOR KNOWLEDGE



**\$149,900**  
No Money Down  
Seller Pays up to \$30k in Closing Costs  
129 Ashwood D

### Welcome home to WELLINGTON PLACE

3BR/3BA, Walk In Closets, Open Floor Plan, 1500 sq. ft., Hardwood Floors, Tile, All Appliances and 2 Car Garage. Community Pool, Volleyball Court, Fitness Center, Cabana with Grills & Children's Playground. Starkville School System & 5.8 miles from MS!

For more info

www.wellingtonplace-starkville.com

662-769-4600

## COMMERCIAL BUILDING



Commercial building on Hwy. 182 W. just pass the bypass

Quiet country living in the city limits of Sturgis

\*\*\*\*\*  
Beautiful 2BR/2.5BA townhouses. Located on Hwy. 12 south of Starkville, MS. Call 662-312-6238

## FOR SALE



REDUCED PRICE

3 Acre Lakeside Lot

[X]

CLASSIFIEDS  
CATEGORY  
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- 014 Antique Vehicles
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- 123 Tutoring Services
- 124 Safety Services
- 125 Traffic Services
- 126 Painting Services
- 127 Trenching Services
- 128 Antique Repairs
- 129 Wallpaper Services
- 130 Catering/ Food Services
- 131 Electronics Services
- 900 Local

Over  
15,000  
READERS

# GOLDEN TRIANGLE CLASSIFIEDS

## DEADLINES

| DAY PUBLISHED | IN COLUMN       | DISPLAY         | LEGAL           |
|---------------|-----------------|-----------------|-----------------|
| Monday        | 12 noon Friday  | 12 noon Friday  | 12 noon Friday  |
| Tuesday       | 12 noon Monday  | 12 noon Monday  | 12 noon Monday  |
| Wednesday     | 12 noon Monday  | 12 noon Monday  | 12 noon Monday  |
| Thursday      | 12 noon Tuesday | 12 noon Tuesday | 12 noon Tuesday |
| Friday        | 12 noon Friday  | 12 noon Friday  | 12 noon Friday  |
| Saturday      | 12 noon Friday  | 12 noon Friday  | 12 noon Friday  |
| Sunday        | 12 noon Friday  | 12 noon Friday  | 12 noon Friday  |

Office Hours: Monday through Friday 8:00AM - 5:00 PM

P.O. Drawer 1068 • 304 Lampkin Street • Starkville, MS 39760

phone: 323.1642 • fax: 323.6586 • email: classified@starkvilledailynews.com

www.starkvilledailynews.com

## 02 For Sale

**OLD CLOCKS** for sale. The Herschberg grandfather clock. Call 662-324-2865.

**MEDICAL SUPPLIES** For sale. Need gone ASAP! Contact Diana 662-753-9424.

**STARKVILLE DAILY HAS** wooden pallets for FREE! 304 E. Lampkin Street.

**4X3 BOLLIS** of Future grass hay. \$20 per roll. Will load. 662-769-9500.

## 03 Garage Sales

**HABITAT RESALE STORE**, 1632 Rockhill Road, Starkville, Open Saturday, February 20, 10:00 a.m. - 11:00 a.m.; windows, doors, appliances, kitchen cabinets, dinette, bathroom vanity, sofas, table, etc. Contact 662-324-7008.

## 10 Cars For Sale

**2001 BLACK VW Jetta** V-6, 120,000 miles. Black interior. Serious inquiries only! \$5,500. neg. 662-769-6272.

## 25 Child Care

**CHILD CARE IN MY HOME**, fenced play area, full bathroom, reasonable rates. Experienced w/ reference. Call 323-7261.

## 36 Help Wanted

**CHOCTAW REGIONAL CENTER** has an immediate opening for LCSW, LMSW or LPC for Intensive Outpatient Program. Full time or part-time. Monday-Friday. Interested candidates should forward their resume to: jimmie.crowder@choctawregional.com.

**OFFICE WORKER** Needed. Must be proficient in Microsoft Word and computer savvy. Must be able to multitask. Duties will include but are not limited to: filing, data entry, answering phones, daily deposits, scheduling appointments and more. If interested, contact Lisa 662-312-1949.

**NOTICE OF A MEETING** REGARDING THE DRAFT OF THE COMPREHENSIVE PLAN OF THE CITY OF STARKVILLE.

**Monday, February 22, 2016**

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25-41-13 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, THE MAYOR, DOES HEREBY GIVE NOTICE OF A MEETING REGARDING THE DISCUSSION OF A DRAFT OF THE COMPREHENSIVE PLAN OF THE CITY OF STARKVILLE, MISSISSIPPI, TO MEET ON FEBRUARY 22, 2016, AT 4:00 PM, IN THE CONFERENCE ROOM OF CITY HALL WHICH IS LOCATED AT 110 WEST MAIN STREET, STARKVILLE, MISSISSIPPI 39759. THE MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN WILL ATTEND.

The specific subject of the meeting is as follows:

Mayor

Discussion of the draft of the City of the Comprehensive Plan of the City of Starkville, MS.

The above notice was provided via electronic transmission - email, and with said notice displayed on the bulletin board located inside City Hall and posted on the City website via electronic submission to the local press.

Said notice was executed more than four days prior

## 36 Help Wanted

**STARKVILLE DAILY NEWS** Contract Carrier/needed. Starkville Area/Early Morning Hrs. (10am-600am). 7 days a week. 365 days a year. Reliable Transportation Required. Must provide proof of Insurance and valid driver's license. Must be at least 21 years of age. Please fill out an application at Starkville Daily News, or mail to Starkville Daily News (Contract Carrier) PO Box 1068 Starkville, MS 39760.

**NO PHONE CALLS!!**

## 36 Help Wanted

**GREAT OPPORTUNITY** TRINITY Health Care Center is hiring full time. 3-11 shifts and per CNAs on all shifts. Must have a passion for serving. Elders. Great self-directed/managed work team environment. compensation and benefits. Apply online at: [mccareers.org](http://mccareers.org). Trinity Health Care is a drug free workplace. LOE.

**LEASING AGENT** Needed. Will be licensed or willing to be licensed immediately. Contact Sheri at 662-615-0703.

## 36 Help Wanted

**MAINTENANCE POSITION** Local Apartment Complex. • Electrical • Plumbing • Heat / A/C Pay Based on Experience

Send resume to: STARKVILLE DAILY NEWS, Box 1068, Starkville, MS 39760.

**THE DAILY TIMES** Leader in West Point is looking for a full time sports reporter. Looking for candidates with a college degree and experience writing AP style sports stories. Familiarity with InDesign a plus. Job will require night and weekend work. If interested, send your resume and clips of your work to Managing Editor William Carroll via email at [editor@dailytimesleader.com](mailto:editor@dailytimesleader.com). No walk-ins or phone calls please.

**FORD SERVICE TECHNICIAN** Needed. Must have own tools. Pay based on experience. Excellent benefits. Great family working environment. Send Reply to Box 294 Starkville Daily News, PO Box 1068, Starkville, MS 39760.

**PART-TIME INFANT** nursery worker. \$11.50 per hour. Sunday mornings from 9:15 am until 12:15 PM. Must possess or be willing to seek first aid training appropriate to the position. References required. Submit expression of interest and qualifications to Trinity Presbyterian Church, ATTN: Childcare Interview Committee. Call 662-694-0124.

**OFFICE WORKER** Needed. Must be proficient in Microsoft Word and computer savvy. Must be able to multitask. Duties will include but are not limited to: filing, data entry, answering phones, daily deposits, scheduling appointments and more. If interested, contact Lisa 662-312-1949.

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## 36 Help Wanted

**NORTHEAST MS CIVIL** contracting company has an opening for an experienced Construction Cost Accountant/Accounts Receivable position. MUST have a minimum of 5 years experience with QuickBooks, construction accounting using job costing and have a degree in Accounting. This position works closely with project managers and executive management to oversee contract compliance with general contractors, subcontractors and suppliers, including processing applications for payment, invoices, change orders, certificates of insurance, accounts receivable and accounts payable. Other qualifications include MS Office proficiency, excellent communication skills, multi-tasking and ability to work under deadline. Please submit resume and salary requirements via email to [moss@necivilblue.net](mailto:moss@necivilblue.net).

**OFFICE CLERK** RE-QUITES accurate sorting, filing, completion of paperwork, math/communication skills as well as other duties. Send resume / work history to Box 142, Starkville Daily News, PO Box 1068, Starkville, MS 39760.

**SALES ASSOCIATE** Needed. 8:30am to 5:30pm. Saturday's required. Apply in person at Army-Navy Store 426 Hwy 12 W, Starkville.

**FREE** INTERNET/CABLE. 100% GUARANTEED. Prices Starting at \$35 per month. Best Price/Location. COME SEE US!

**COLLEGE STATION POLOS** APARTMENTS. Call 323-9499.

**THE LINKS** at Starkville. 662-338-1801. 4-Bedroom Apts. -FREE Golf Privileges -Full Size W/D Included -Fitness Center -Clubroom -Tanning Beds -Resort-Style Pool. Call 323-9499.

**CALL MARKOON & WHITE REALTY** Hollis Creek Canyon Unit M. 3BR/2BA available immediately. \$850/month. Call today for our August availability. 662-615-0703.

**323-1642** Sell yours today!

**The Lofts at CentralStation** Professional Office Suites available. Common areas, including conference room, break room, copy room and restrooms are shared with other professional offices. Utilities are included. \$750/\$850 per suite. For more information please call 324-0506.

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## 36 Help Wanted

**NURSE MANAGER** CONDUCTS hiring, scheduling, evaluating and disciplinary actions for clinical staff. Investigates patient complaints. Maintains equipment and ensures that it is functioning properly. Orders supplies and maintains stock. Facilitates community involvement in health fairs, job fairs, etc. Meets with pharmaceutical reps and arranges meetings with physicians. Sets up satellite clinics and insurance staff coverage. Manages a staff of approximately 19 employees. Responsible for OSHA and HIPAA training and compliance. Bachelor's degree required. Graduate of an approved nursing school. Current RN license in MS. Must have a minimum of 5 years work experience as a manager. Good communication skills required. Must be able to multi-task. CPR certification. Salary commensurate with experience. Excellent benefits. Email resume to: [sewjob@gmail.com](mailto:sewjob@gmail.com).

**OFFICE CLERK** RE-QUITES accurate sorting, filing, completion of paperwork, math/communication skills as well as other duties. Send resume / work history to Box 142, Starkville Daily News, PO Box 1068, Starkville, MS 39760.

**SALES ASSOCIATE** Needed. 8:30am to 5:30pm. Saturday's required. Apply in person at Army-Navy Store 426 Hwy 12 W, Starkville.

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**CALL MARKOON &amp**

**STARKVILLE**  
**SDN**  
Est. 1908  
**DAILY NEWS**

**BUSINESS DIRECTORY**

**HOSFORD LAW FIRM, PLLC**  
**JEFFREY J. HOSFORD**  
ATTORNEY AT LAW  
115-A SOUTH LAFAYETTE  
STARKVILLE, MS 39759  
(662) 323-0844  
(Fax) 662-323-5560  
jjh@hospordlaw.com

**Buckeye Tree Service, Inc.**  
1000 Lumberton Dr.  
Starkville, MS 39759  
800-294-7428  
"Professional Tree Care"  
Pruning & Removal  
Stump Grinding  
Transplanting  
• Licensed  
• Bonded  
• Insured  
Robby Buckeye  
418-7962

**RYLAND CARE GIVING SERVICE**  
We offer services such as:  
(662)295-0871  
rylandcaregiving@gmail.com  
LICENSED HOME CARE PROVIDER

**TIM THE HANDYMAN**  
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**84 Commercial Property**  
1200 SQ FT at College  
Park \$1500/mo. 323-3234

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Date: March 24, 2016  
Contact: Tammy Caruso  
(662) 323-2505 ext. 3195  
Liam@starkvilleproperties.com

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3 Acre Lakeside Lot  
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Ready to Build  
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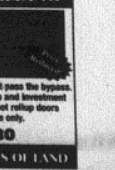
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Attachment 7

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Date: SEPTEMBER 21, 2016  
Contact: Emily Corban  
(662)323-2525 ext. 3138  
corban@cityofstarkville.org

IN ACCORDANCE WITH THE  
PROVISIONS OF SECTION 25-  
14-14 OF THE MISSISSIPPI  
CODE OF 1972, AS AMENDED,  
THE MAYOR DOES HERBY  
GIVE NOTICE THAT THE CITY  
OF STARKVILLE WILL HOST A  
PUBLIC INPUT SESSION RE-  
GARDING THE STARKVILLE  
COMPREHENSIVE PLAN. THE  
MEETING WILL BE HELD  
THURSDAY SEPTEMBER 29,  
2016 AT 5:30 PM IN THE  
SECOND FLOOR CONFER-  
ENCE ROOM (211) OF CITY  
HALL AT 110 WEST MAIN  
STREET, STARKVILLE MISSIS-  
SIPPI 39759.

THE ABOVE NOTICE WAS  
PROVIDED TO THE LOCAL  
PRESS VIA ELECTRONIC  
TRANSMISSION - EMAIL, WITH  
SAID NOTICE DISPLAYED ON  
THE BULLETIN BOARD LOC-  
ATED INSIDE CITY HALL AND  
POSTED ON THE CITY WEB-  
SITE.

SAID NOTICE WAS EXECUTED  
MORE THAN TWO DAYS PRI-  
OR TO THE MEETING.

Parker Wiseman, Mayor

Buddy Sanders,  
Community Development Director

Published:  
September 23, 2016  
September 25, 2016

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## Attachment 8

**IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25-41-13 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, THE MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MET ON FEBRUARY 22, 2016, AT 4:00 P.M., IN THE CONFERENCE ROOM OF CITY HALL, LOCATED AT 110 WEST MAIN STREET, STARKVILLE, MISSISSIPPI 39759. THE MEETING WAS TO DISCUSS A DRAFT OF THE COMPREHENSIVE PLAN, OF THE CITY OF STARKVILLE, MISSISSIPPI.**

The Community Development Director called the meeting to order stating that the meeting is an informal round-table discussion of the first draft of the comprehensive plan of the City of Starkville.

Present were City Staff: Mayor Wiseman, Alderman Maynard, Alderman Little, Alderman Walker, the City Engineer, The City Planner, the Community Development Director, Members of the Planning, and Zoning Commission, and Members of Adjustments and Appeals and various citizens.

**Buddy Sanders introduced the following attendees:**

Dr. Michael Fazio, Ms. Sandra Sistrunk, Ms. Lynn Spruill, Ms. Molly Jackson (Moore Law Office), Mr. Bill Webb (Adjustments and Appeals Chairman), Mr. Carl Smith (Starkville Dispatch), Michael Brooks (Chairman of the Planning and Zoning Commission) and Saunders Ramsey (Neil Schafer Engineering).

**Buddy Sanders** stated that the following letter from R& R Investments be incorporated into the meeting minutes:

RMR INVESTMENT COMPANY, LLC

P.O. Box 671

Dyersburg, TN 38025-0671

February 19, 2016

Honorable Parker Wiseman  
Mayor, City of Starkville  
101 E. Lampkin Street  
Starkville, MS 39759

Re: Starkville Comprehensive Plan Draft

Dear Mayor Wiseman:

Mr. Buddy Sanders recently provided us with a draft copy of the Comprehensive Plan. Having now spent considerable time considering the impact of that Plan, I am extremely frustrated and disappointed. I am hopeful that my perception of the Plan does not reflect the intended reality of the Plan, but as I read the Plan it is threatening to me. Let me give you some background.

30 Years of Significant Investment. Over the past 30+ years, I have invested a great deal of attention to furthering the success of Starkville and its citizens. In particular, I have committed significant resources to the economic development of Starkville, and my projects have resulted in bringing a number of major new businesses, jobs, and housing to Starkville, together with their related tax revenues and positive economic impacts. I believe that the stores such as Walmart, Lowes, Kroger (the third largest Kroger store in the entire state) which I have been successful in bringing to Starkville are easily among the largest retailers in the city. I have had major involvement in several of the hotels in Starkville, and countless other smaller businesses are located on properties which I put together. The new main Post Office is on one of my sites. If you consider the rectangle bounded by Stark Road on the east, MLK Drive on the north, Highway 25 By-pass on the west, and Highway 12 on the south, practically all of that large area was developed by me. At least 12% of the total population of Starkville lives within that rectangle. I built literally miles of public streets. Multiple churches, professional offices, medical facilities, and other facilities to meet the needs of the community are on my properties. My current investments in property in Starkville exceed \$10,000,000.

No Incentives Received. **None** of those projects have been funded with incentives or other assistance from the City of Starkville or other governmental bodies. I am confident that any community in this entire region would be excited to be the beneficiary of each of those projects.

2/19/16  
R.M.R.  
p.1



Re-investment in Starkville. In short, I have produced for the City; I have brought much new business to the City; I have renovated and enhanced older properties which needed upgrades; and I have put my money where my mouth is. I have not been an out of townner who ran in, made a quick profit, and then left. Instead, on two occasions I donated \$150,000 to the Starkville Partnership. I was Co-Chair of fundraising and served on the Board for several years. I have continued to invest and re-invest in Starkville.

Continuation of Established Plan. I am also in current negotiations regarding other projects which would add material benefit to Starkville. Some of those negotiations naturally involve other property I own which is located west of Highway 25 Bypass. Portions of my property at that location are zoned C-2 General Business, B-1 Buffer District, or R-5 Multi-Family. Those current zoning classifications are reasonable and logical for that property and are consistent with the current uses of other surrounding property upon which improvements have been constructed. For example, a top national franchise hotel is planned immediately to the south of the C-2 area, Walmart is to the east, a church is to the north in a building which was originally an automobile dealership, and apartments are to the west next to the R-5 area. Absolutely nothing has occurred which has changed the character of the neighborhood from the present zoning uses.

Comprehensive Plan Annexes Huge Areas to the East and Throws the West Side of Town Under the Bus. The Plan clearly shows that it is heavily and incomprehensibly biased in favor of annexation of properties east of town. That eastern annexation area is shown on Page 44 to contain an area equal to approximately 1/3 of the current city limits. Remarkably, the Plan recites on Page 44 that even though substantial roadway infrastructure has been developed on the west side of town in recent years, growth in the west end of town **"should not be an objective for the City"** and that growth to the east is "much more viable than continued growth" to the west. The purported rationale (which is patently flawed) is that the west is not a viable area and that western growth would encourage more driving trips. That flawed rationale apparently assumes that people in the east annexation areas are not themselves going to make equivalent driving trips to other parts of town where they might live, work, or play (such trips being to such places as Walmart, Lowes, Kroger, and the other restaurants, stores, offices, medical, and other facilities already existing toward the west).

Exacerbation of Infrastructure Deficiencies. The Plan points out on Page 108 that infrastructure deficiencies are one of **"the most important challenges"** currently. The Plan (which describes itself as a "Comprehensive Plan" offers no "plan" as to how those existing deficiencies are to be satisfied. Should not a comprehensive plan include measures for curing deficiencies in all parts of the City? Instead the Plan ignore or casts off the west side and exacerbates those deficiencies, by creating what will quickly be competing new infrastructure needs in newly annexed land and by requiring spending on major re-design of Highway 182/MLK. The Plan's bias toward the east by annexation increasing the city limits by 1/3 and to focus growth to the east also ignores the fact that necessary or adequate roads and infrastructure do not currently exist in that annexation area and that significant funds (taxes) will have to be raised to build those roads and other infrastructure

2/19/16  
R.M.K.  
p. 2



in the annexation area. Increasing the geographic size of the city by 1/3 increases infrastructure needs dramatically and does not rectify existing deficiencies in the non-elite remainder of the city. In effect, it requires that the citizens pay to duplicate or multiply the expenditures already made to support the west part of town which is to be abandoned as not being suitably "viable" or as having too many driving trips.

Housing in the West Is Treated as Viable Only For Lower Income Citizens. Having previously stated that growth in the west should not be an objective for the City, and that the west is not a suitably viable area, the Plan declares on Page 99 and 100 that the west side of Starkville may be appropriate for "work-force housing", apparently code words for less elite persons who can only afford housing payments of less than \$830 per month. The Plan then creates (at my expense) an area of affordable land which can then be used for housing for such less elite persons. By changing land uses on my property west of Highway 25 By-pass from the higher value uses currently initiated and planned by me (shopping centers, hotels, restaurants, apartments), to the institutional, utilitarian, and industrial uses allowed in the Plan's Special District, the Plan then forces the value of my property down so that it can be used by the City as the "more affordable land" appropriate for "work-force housing".

More Forcing Down of the Value of West Side Property. The Plan goes to even further extremes to force down the value of west side property such as my land. Although called "special", the Special District into which my west side property is placed is far from "special" in a positive manner. Page 67 and 68 note that the uses and purpose of buildings permitted in the Special District are so offensive that that those areas require considerable buffering generally and that since those districts would contain "lower-quality" buildings even additional screening would be necessary. Page 66 gives examples of suitable uses in the Special District as being those geographically isolated or insular uses such as an airport, school, industrial area, or hospital. Starkville already has each of those facilities, and it is highly questionable that in the foreseeable future the City would have the need for additional airports, industrial areas, or hospitals. Most people prefer neighborhood schools, not a school located in an "isolated or insular" area which is remote from their homes and which would necessitate more of those "driving trips" which the Plan criticizes in some places, but overlooks or ignores in other places. Therefore, use or sale of my property would be delayed for decades while awaiting one of those rare isolated or insular prospects who wants to build an additional airport, industrial area, or hospital. How often does one of those come to Starkville? In the meantime the cost of carry of the property becomes impossible from an economic standpoint.

Contradictory Treatment and Rationale. The Plan at Page 44 criticizes growth in the west side of town as being detrimental because it would "only encourage more driving trips"; however, driving trips from various districts in other parts of town other than the west are apparently deemed suitable or are ignored.

Draconian and Questionable Rental Regulations. The Plan also proposes subsidies to encourage development of competing housing in certain areas, some of which locations are very near MSU and would logically have attraction for at least some students. However,

2/19/16  
R. m. r.  
p. 3

the Plan at Page 101 proposes rather draconian requirements that before a landlord could rent to a college student that landlord would have to file a rental application with the City. The Plan states that those rental applications would then trigger special code inspections and enforcement by the City and that the landlord would have to pay fees to fund those inspections. Presumably MSU would be subject to those same requirements in renting dormitory or other housing to its students. Discrimination in code inspections and enforcement by a government agency based upon a tenant's occupation or lack of an occupation would seem to be highly questionable and ill-advised. In any event, it would likely result in significant litigation risks and related legal expenses for the City.

Some Lack of Understanding of Retailing Site Selection. The Plan focuses on the site selection criteria used by Target, and suggests that big-box stores should be steered to certain parts of town preferred by the Plan such as the east side along Highway 82 and Highway 182/MLK. That suggested strategy may be driven by the Plan's desire for Starkville to be shown as a larger population area which includes the Columbus area. However, that may not be the proper strategy for all big-box stores or other businesses. Retailers repeatedly and consistently inform me that their own research shows that the Starkville trade area is west, southwest, and northwest of the City. Retailers are also highly sensitive to cannibalization which can result from opening a new store too close to one of the retailer's existing stores. Such a retailer who had a store in Columbus might well decide to be further away from the population center; that is, the retailer might prefer to be located on the west side of Starkville, fearing that potential shoppers on the west side of Columbus might migrate to shop at an east Starkville store and thereby reduce or cannibalize sales in their Columbus store, yet believing that east Starkville shoppers would go to west Starkville instead of shopping in Columbus.

In any event, practically all major retailers have their own research departments and site selection committees to determine locations of new stores. It is simply unrealistic that a city can force a retailer to locate at a site or area selected by the city.

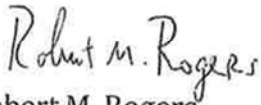
Retailers want rooftops near their stores, so my proposed use of retail adjacent to Highway 25 By-Pass, coupled with multi-family housing to the west is consistent with retailers' goals and with existing zoning. I have relied upon consistent uses in accordance with existing zoning.

Unequal and Discriminatory City Incentives. At various places such as Pages 100-101, the Plan suggests that governmental incentives be provided to certain developers who have projects in the elite areas of the City preferred by the Plan. Such incentives would include City-paid assembly of land and write-down of land costs, City-paid parking and other amenities for use by the developer's project, roads, sidewalks, landscaping, bike paths, and other infrastructure improvements for the benefit of that project. For the City to subsidize new developers or to prefer certain locations (and at the same time to punish or de-value property of owners in other parts of the City) does not appear to be equitable or appropriate. All developers and property owners should compete on the same playing field.

2/18/16  
K. m. R.  
p. 4

I appreciate your willingness to meet with my attorney and advisor to discuss these concerns. I am forced to be pro-active in protecting my properties and the investments which I made over the past 30 years and which, up to now, have been embraced and enjoyed by Starkville and its citizens. Accordingly, I request that significant and meaningful changes be made to the draft in order to address my concerns.

Yours truly,

  
Robert M. Rogers

Cc: Honorable Ben Carver, Alderman  
Mr. Buddy Sanders

61461820.1

2/19/16  
R.M.R.  
P.1

**Buddy** noted that he had met with members of the R & R Investments regarding their letter, that comments had been received from the Historic Preservation Commission, Planning and Zoning and the Board of Adjustments and Appeals.

**Dr. Fazio** stated that he had two suggestions in reference to page 32 of the comp plan. He stated that the reference to the Greensboro's plan was unclear. The signage on Nash and Greensboro Streets is not mentioned.

**Dr. Fazio** provided the following information for the record:

## PHYSICAL CONDITIONS: HISTORIC RESOURCES

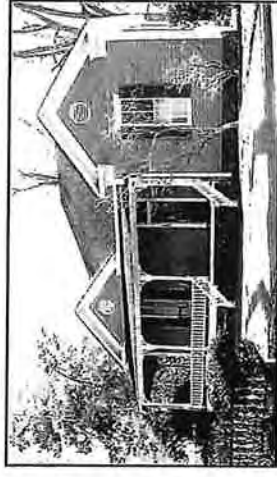
Although a community such as Starkville has numerous historic resources, including buildings, cemeteries, bridges, and other objects, only those areas having a high percentage of such resources are designated as historic districts. Historic districts have a cohesiveness giving them a strong sense of 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 <sup>made</sup> appropriate, but <sup>also</sup> new infill development must be compatible.



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



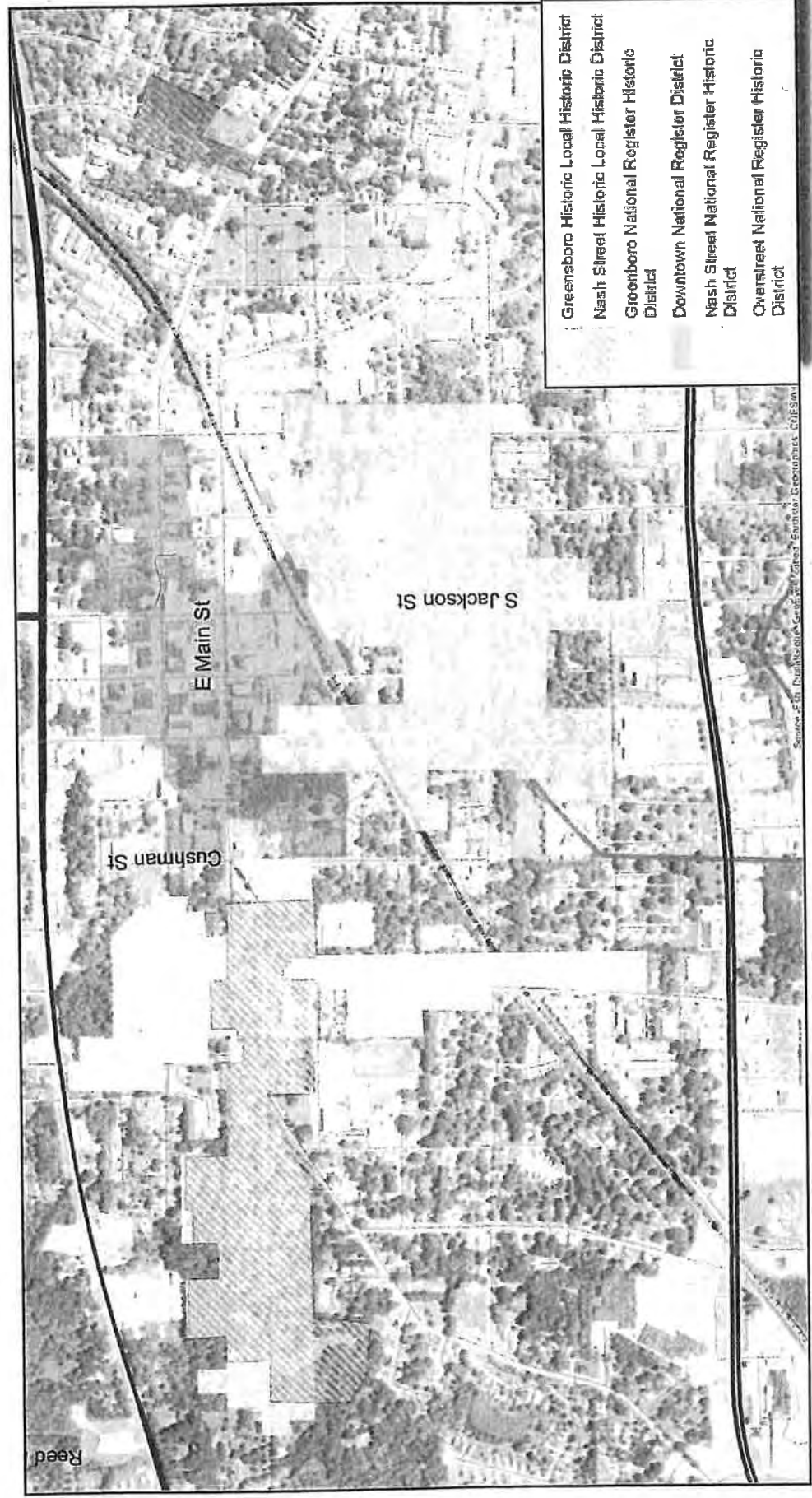


## BACKGROUND: EXISTING CONDITIONS

### PHYSICAL CONDITIONS: HISTORIC RESOURCES (continued)

*a portion of*

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



## 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

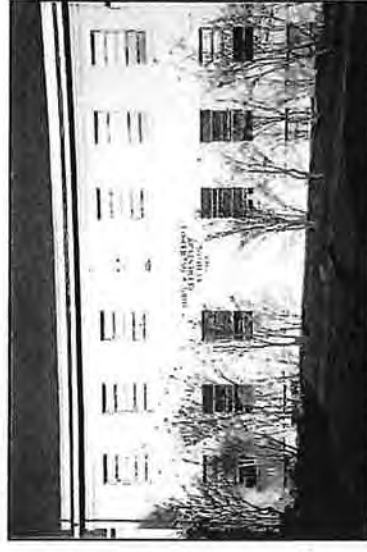
National Register (NR) designation offers very little protection for historic resources, as they are limited to resources potentially negatively impacted by federally funded or licensed actions. However, there are potential financial benefits, including federal and state investment tax

credits for 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 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 <sup>one</sup> road <sup>to</sup> leading west ~~from~~ 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 is ~~important as~~ <sup>important</sup> containing perhaps the <sup>Built by</sup> highest concentration of residences of the economic and civic leaders of Starkville from the mid-nineteenth through the <sup>original</sup> early-twentieth centuries. The 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 <sup>on comprises</sup> comprises 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 centuries. 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.



all of the  
Local Historic Districts

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



Local Historic Districts



# THE PLAN

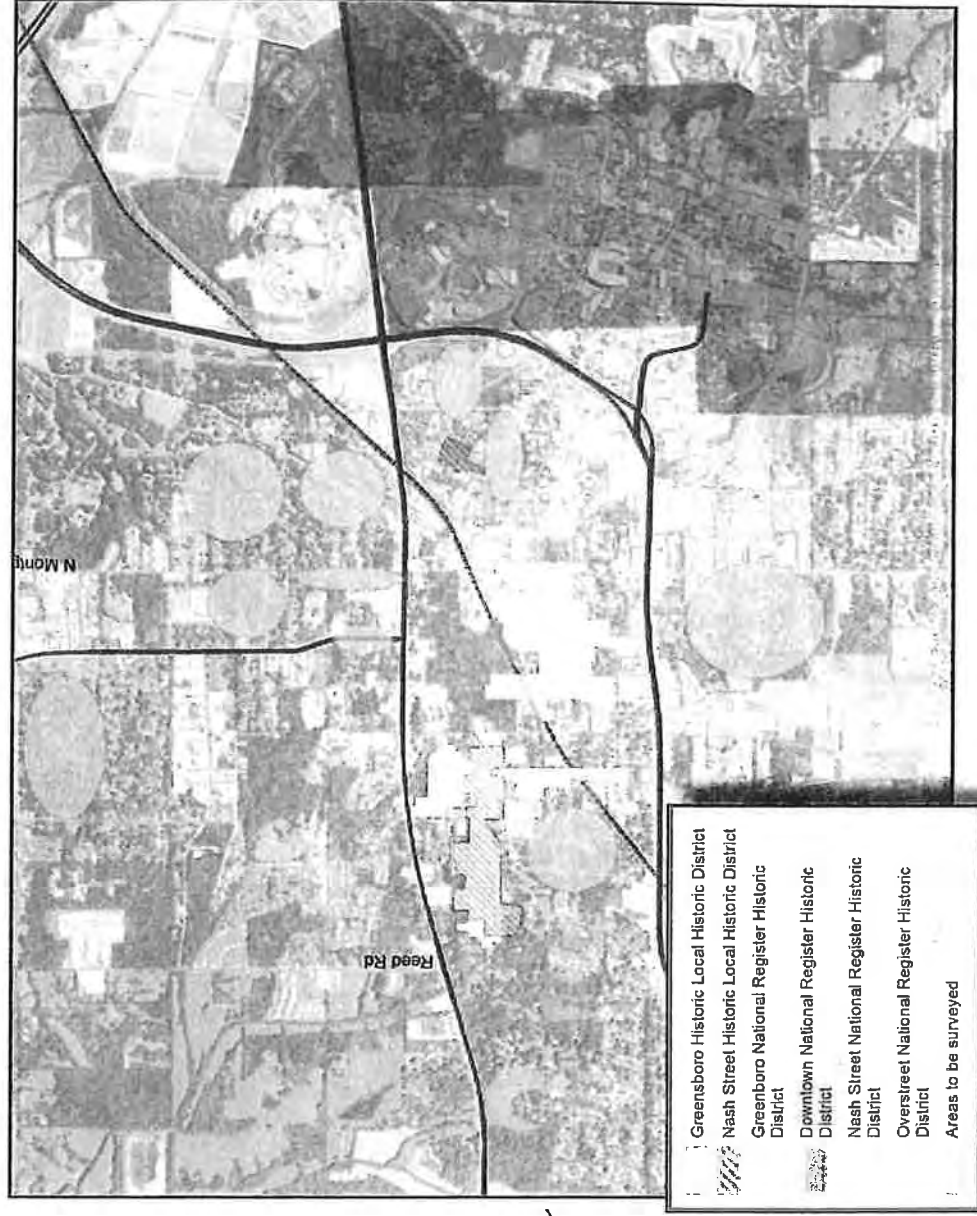
## NATURAL & CULTURAL RESOURCES CONSERVATION

### 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 <sup>Mississippi</sup> ~~the~~ <sup>Heritage</sup> ~~Mississippi~~ <sup>Trust</sup> ~~Heritage~~ 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.



## NATURAL & CULTURAL RESOURCES CONSERVATION

### CULTURAL RESOURCES CONSERVATION (continued)

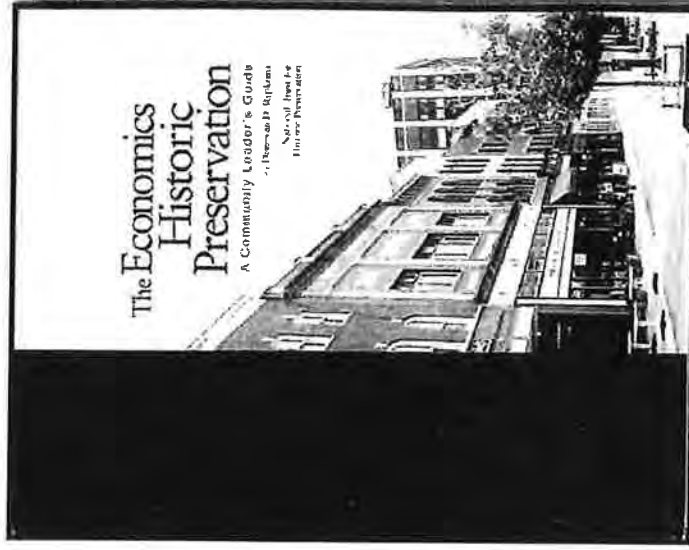
#### Maintain and support the City's CLG status and the Main Street program.

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.** As explained in great detail earlier in this plan, there are currently four National



*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."*

Register historic districts in Starkville, yet only <sup>one and a mother</sup> portions of two are locally designated. National Register designation brings very little protection to such districts, while locally designated

## NATURAL & CULTURAL RESOURCES CONSERVATION

### CULTURAL RESOURCES CONSERVATION (continued)

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 portions of the Greensboro and Nash Street National Register districts not currently part of their local districts. 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 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 requirement 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.

**Mr. Michael Brooks**, Planning and Zoning Commissioner Chair, stated that the Commission had no comments for the record and that they were looking forward to the re-write. Mr. Brooks mentioned that from an appraiser's perspective, the re-write of the plan would be beneficial to the number of developable acreage.

**Mr. H. W. Webb**, Chairman of the Adjustments and Appeals Board stated that the Board offered no comments for the record. That "they" were also looking forward to the re-write.

**Alderman Walker** thanked everyone for their participation noting that he liked the breakdown of the maps as a way to help organize what the city might look in the future. Alderman Walker stated that he had a few ideas to share to wit:

- Minor text issues
- In general, a lot of the graphics on the maps need to be more readable with, North arrows needed.
- Looking at the intersection of Poohouse Road and South Montgomery (was referred to, as urban core which would make it the same designation as Main Street) was referred to in the place map as the densest urban condition that exists. Alderman Walker asked how that was not more in-line with suburban center place type rather than the urban core and requested clarification on that designation with a less intense use.
- The designation of roads on the map would offer more direction in terms of engineering and streets in that the designation of streets as avenue or boulevard would assist with process of determining the direction of streets.

**City Planner Daniel Havelin**, suggested that the aforementioned designation or urban center as related to the intersection of Poorhouse Road and South Montgomery, be more aligned with the designation of Oktoc and Black Jack Intersection.

**Mayor Wiseman stated:**

- On page 20, the bike lane multi-use path map is missing several bike lanes
- The path on Reed Road is not listed and should be added.
- Page 27, it would be helpful data from 2015 to some of the charts to assist with growth patterns to aid analysis.

**Alderman Maynard** is excited about the plan moving forward combined with the parks plan and that it is an exciting opportunity moving forward; That, one area to expand of moving forward on page 25, is to ask the County to buy into plan to adopt more restrictive zoning around property abutting the City.

**City Engineer Edward Kemp**, stated that on page 77, regarding transportation (may speak more to the code re-write) what will the land use be based on, to give City Staff a better direction and what are actions regarding the stormwater issues north of town.

**City Planner Daniel Havelin**, stated that he is looking forward to the code re-write and that he would like to further research the portion of the draft that appear to be mislabeled specifically on page 45, mainly along highway 25 northwest corner zoning, land use and projected land use.

**Alderman Little** stated that he liked the idea of the mix use going down the South Montgomery area and the back corridor near MSU; and that he agreed with Alderman Maynard that he hopes the County will assist with some of the zoning along the buffer area of the City to help manage the growth of developments.

**Alderman Walker** agreed with Aldermen Little and Walker that the need exists for the County to assist with zoning requirements along the borders of the city, citing specifically utilities and stormwater regulations. As we continue development, we look at a plan of action for a systematic approach to the location of overhead utilities to underground specifically in the urban corridor and downtown core and other place types that are most appropriate. We identify and prioritize a plan, which as funds become available, could be a part of the updating infrastructure conversation.

**Saunders Ramsey** commended the City for looking forward in shaping the community and that during our partnerships with retail and industrial groups that the plan not be compromised. We do not need to sacrifice our right-of-ways when working with the placements of underground utilities and those that provide utilities. Additionally, parks spaces are important to remember as public spaces.

**Alderman Maynard**, we should recognize greenspaces and prioritize them for the public use.

**Molly Jackson**, we attend to stay apprised of the City's growth so that we can advise our future clients.

**Sandra Sistrunk** stated that she is encouraged by what she hears and looks forward to participating after she has read the plan. That this is an important process by the City.

**Buddy Sanders** noted that, per the City Attorney, that in the State of MS there are four items of which all comprehensive plans must have, those being goals and objective, land use plan, and a transportation plan and community facilities plan. Buddy stated that there is not currently a community facilities plan but that he would inform the Walker Collaborative to have that included for the second draft of the plan and that, after draft two the plan will move to the Board for adoption.

**Alderman Walker** asked that there be a *working link* on the City's website of the overall comprehensive plan map with the lands use associated with the place types that are suggested, that could be "clicked on" by the property owners, so that the property owner could better understand what to expect moving forward from a zoning or re-zoning perspective.

**Mayor Wiseman** noted that starting on page 45, one could identify their property, move to the descriptions listed on pages 60-70s, review some of the options of potential land uses and after reviewing these options, could contact City Staff assist with explanation of potential options.

**Alderman Walker** noted that if this plan is adopted, with the potential re-write of the development code, that several public meetings would be offered for citizens to be informed of potential re-zoning of their property and discussion thereof.

After official comments germane specifically to the comprehensive plan, discussion ensued relative to the potential for the redevelopment of rezoning. With no additional official comments relative to the comprehensive plan, the meeting was adjourned.

## Attachment 9

**IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25-41-13 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, THE MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MET ON FEBRUARY 30, 2016, AT 2:30 P.M. AND 5:30 P.M., IN THE CONFERENCE ROOM OF CITY HALL, LOCATED AT 110 WEST MAIN STREET, STARKVILLE, MISSISSIPPI 39759. THE MEETING WAS TO DISCUSS A SECOND DRAFT OF THE COMPREHENSIVE PLAN, OF THE CITY OF STARKVILLE, MISSISSIPPI.**

The Community Development Director called the meeting to order stating that the meeting is an informal round-table discussion of the second draft of the comprehensive plan of the City of Starkville.

Present were City Staff: Alderman Maynard, Alderman Walker, Alderman Ben Carver Lisa Wynn, the Community Development Director, Members of the Walker Collaborative, Bob Barber of Orion Planning and various citizens including David Josey, Michelle Amos of Caldwell Banker, Michael Brooks, Chairman of the Planning and Zoning Commission, Mark Castleberry or Castle Properties, City Planner Daniel Havelin, City Engineer Edward Kemp, Terry Kemp Starkville Utilities Director, Joe Buckner, Jim Sudduth and Johnny Buckner.

Phillip Walker of Walker Collaborative opened the meeting with a Power Point Presentation of the draft of the comprehensive plan defining the plan as a road map to future growth and development

Upon conclusion of the presentation, Mr. Walker took questions and comments from the floor:

- Alderman Carver addressed the proposal of the optional district located to the west of Wal-Mart.
- Buddy Sanders stated that the purpose of this meeting was to inform the public and get communication going regarding the draft plan itself.
- Buddy Sanders submitted for the record a letter from the Josey family and the Buckner family, as follows:

**From:** [david.josey](mailto:david.josey)  
**To:** [p.wiseman@cityofstarkville.org](mailto:p.wiseman@cityofstarkville.org)  
**Cc:** [Buddy Sanders](#); [Daniel Havelin](#)  
**Subject:** new comprehensive plan... concern  
**Date:** Tuesday, March 15, 2016 8:42:35 PM  
**Attachments:** [South Starkville JOSEY.pdf](#)

---

March 16, 2016

The Honorable Parker Wiseman  
Mayor of Starkville  
110 West Main Street  
Starkville, MS 39759

Dear Mayor Wiseman,

I am writing on behalf of the Josey family. We have considerable concern regarding the future land use/place type currently showing assigned ("Special District") to property we own in an area between Lynn Lane Ext. and Academy Rd. The area is identified on the attached map.

We recognize that the City's new comprehensive plan is still in draft form and realize there are numerous issues and inaccuracies which are being addressed and being resolved. Accordingly, we have been assured that the issue with the place type assignment of our property has been identified and is being corrected to "Optional District".

A comprehensive plan is a significantly important document, and we have much respect for the considerable effort and work required in developing a new plan for a growing community like Starkville. Oversights and inaccuracies are not a surprise in a project of this scale. Nonetheless, we are eager in seeing this correction made soon (prior to the March 30 public meeting).

I will be back in Starkville Monday through Wednesday of next week (Mar 21, 22, & 23) in the event I can assist with anything in getting this resolved at that time. Please let me know.

Sincerely,

David H. Josey  
The Josey Family

cc: Buddy Sanders  
Daniel Havelin



March 27, 2016  
400 South Washington Street  
Starkville, Mississippi 39759

FILE COPY

The Honorable Parker Wiseman  
Mayor of Starkville  
110 West Main Street  
Starkville, MS 39759

Dear Mayor Wiseman:

We are writing on behalf of the Saye and Buckner families. We have great concern regarding at least two issues found in the City's new Comprehensive Plan, which we understand is still in draft form.

We hereby formally object to the change of designation to "Special District" from "Commercial" for our property (parcel #103H-00-015.00) located in Ward 1, a 35 acre block of land just north of Walmart and fronting the Highway 25 bypass, for the following reason:

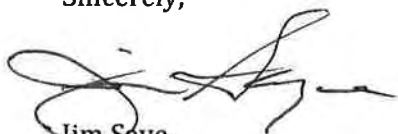
- 1 This property has been and still is zoned as commercial. To suggest it be changed or plans made otherwise is contrary to our established and long-term purposes.
- 2 The suggested change is irrational
  - hospital? OCH and Hospital Road continues to develop as Starkville's hospital and medical center
  - airport? There is no possible way to have a runway on this 35 acre block
  - industrial park? With one industrial park to the south and plans for one towards the north, this would be redundant for this area of town
- 3 This change diminishes the use of the land for current population distribution and for future city income in commercial sales and property tax.
- 4 This change diminishes our ability to market our property for commercial use.

Furthermore, we strongly object to statements in page 44's first paragraph. Our position is that the current roadways and infrastructure actually make the west side of Starkville a good option for development. We hold that there is no basis in reality or truth in the Comprehensive Plan's statement and implications that Northeast Starkville should develop or that West Starkville should not.

We hereby request the "Special District" designation NOT be applied to our referred parcel of land, and that statements discouraging western development be deleted from the Comprehensive Plan.

We would like for this letter to be entered into public records.

Sincerely,

  
Jim Saye  
Co Manager of B&S LLC

  
Joe Buckner  
Co Manager of B&S LLC

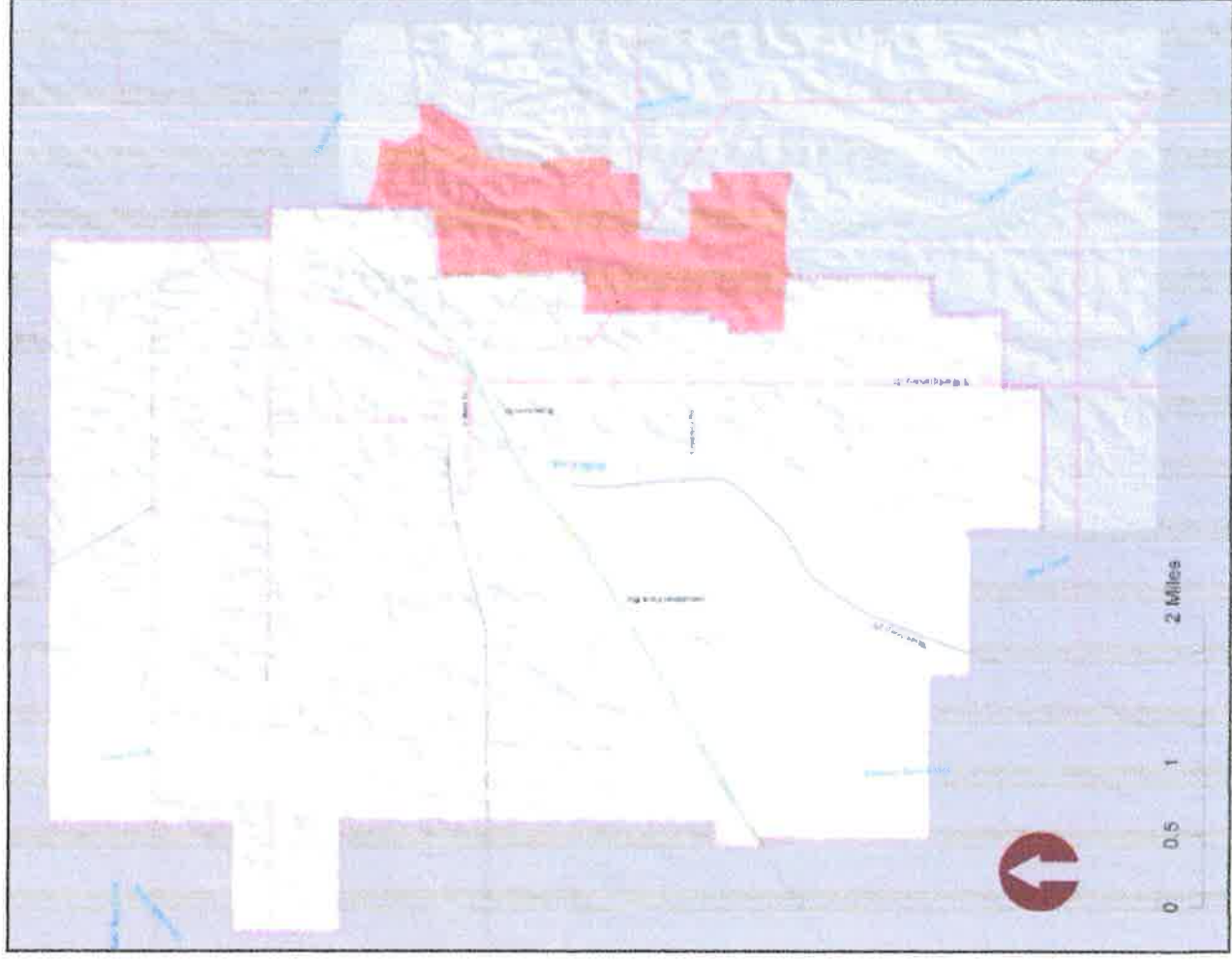
cc: Buddy Sanders, Community Development Director  
Daniel Havelin, City Planner  
Ben Carver, Alderman of Ward 1

## CONCEPT PLAN

### GROWTH TO THE EAST

This planning process has revealed the need for the City of Starkville to geographically expand to the east. Other directions for future expansion were considered, but were ultimately determined as not being viable. For example, substantial roadway infrastructure has been developed on the west side of town in recent years (Hwy. 25 and associated interchanges), but continued growth toward this end of town should not be an objective for the City. In particular, the presence of MSU on the east side of the community makes future growth east of MSU much more viable than continued growth in the opposite direction. Further growth to the west will only encourage more driving trips and an overall spatial imbalance of Starkville's places to live, work and play.

Consequently, the following pages that describe the defined "place types" for Starkville will illustrate a planning area that includes lands to the east of the current city boundaries (see gray area). Whether such lands are planned for via extraterritorial jurisdictional planning or through land annexations, the following maps will reflect the potential expanded city to the east.



## PLACE TYPES: SPECIAL DISTRICTS

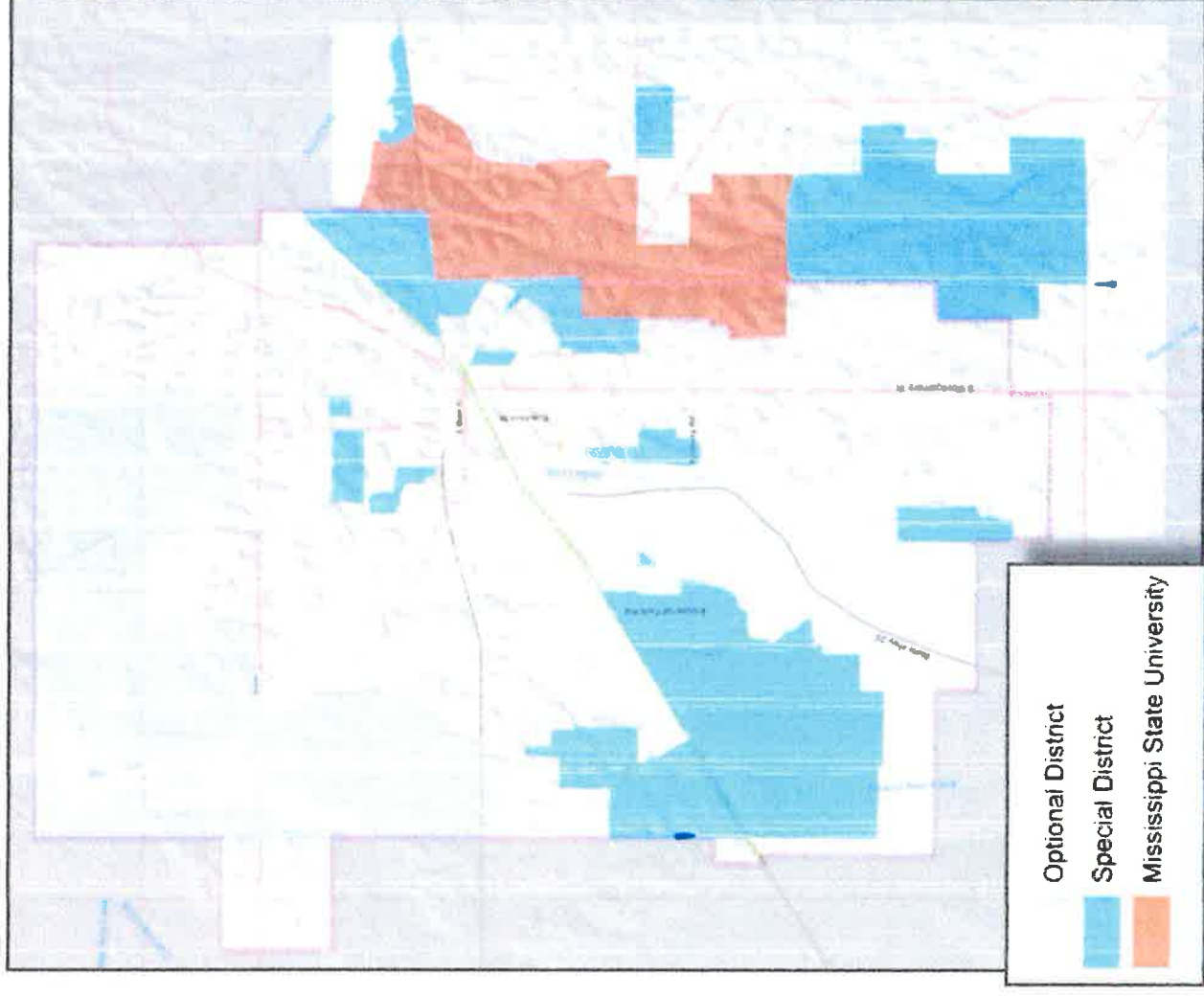
### SPECIAL DISTRICT EXAMPLES

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

- 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.





## 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

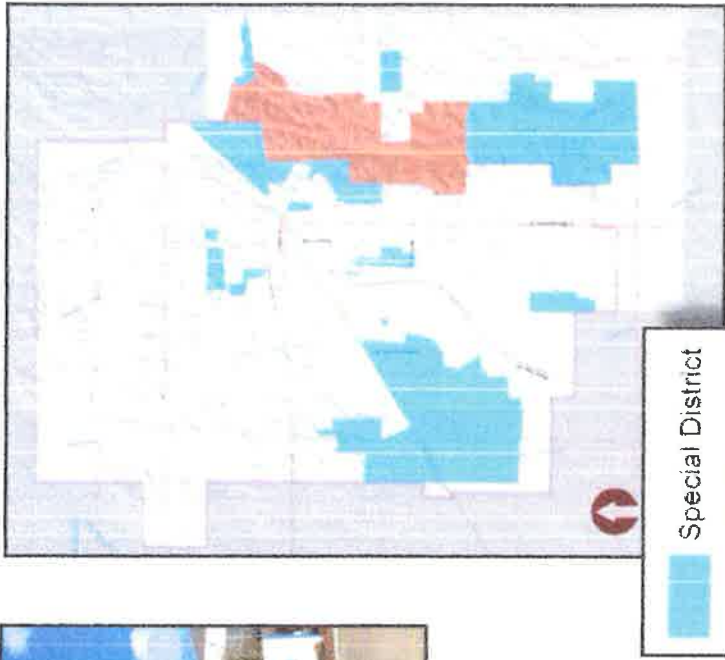
Dependent upon the use/purpose

##### 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



B&S LLC (Buckner and Saye) property outlined in blue.



- Mr. Joe Buckner asked if the area rezoning will be “optional” on the East side of 25 North of Highway 12.
- Mr. Walker replied, yes, that all of blue section north of 12 would be listed as optional.
- Mr. Walker defined Special District and an Optional District.
- Mr. Johnny Buckner asked if the definition could be clarified; special district vs. optional district.
- Mr. Sudduth requested that the term “discourage development to the West of the city to as listed on page 44 be changed to “encourage development” as infrastructure already exists.
- Mr. Walker clarified that term as “not priority”.
- Mr. Sudduth expressed concern over the wording specifically noting that the wording read as “in recent years (Hwy. 25 and associated interchanges), but continued growth toward this end of town should not be an objective for the City’.
- Mr. Joe Buckner, asked that the statement be stricken from the record if the internet is not what is stated, and that is seems prejudice.
- Phillip Walker stated that he did not view that request as unreasonable.
- Mr. Sudduth asked for information pertaining to the requirements for Target to develop in Starkville and how the Comprehensive plan would impact their decision.
- Johnny Buckner also expressed his concern over the negativity of the statement referring the west side of town.
- Alderman Carver asked for clarification of the statement “discouraging” growth on the west side of the City and asked where the statement was originated.
- The City Planner spoke to the specifics of t-districts in reference to the current listing of place types on the plan.
- Johnny Buckner asked for the source of the flood plan maps.
- Johnny Buckner stated that he was concerned about:
  - o Historic districts (page 31) and the potential benefits associated therewith.
  - o Main street preservation
  - o The Oktibbeha County Sirus Kingsbury Missionaries and the Hebron Missions, at that there is no mention of this in the plan, or the Historical Sketches of Oktibbeha County and Thomas Carroll, which are located at the Oktibbeha County Heritage Museum.
- Scott Farmer spoke to the C2 zoning aspects.

Upon the conclusion of the general discussion and comments from the public, the meeting adjourned.





## BUSINESS DIRECTORY



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JEFFREY J. HOSFORD

ATTORNEY AT LAW

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Linley

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### 84 Commercial Property

792 South Dunn St.  
Eupora, MS 39744

Published:  
May 20, 2017  
May 27, 2017  
June 03, 2017

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17-1-15 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, THE MAYOR DOES HEREBY GIVE NOTICE THAT THE CITY OF STARKVILLE WILL HOLD A PUBLIC HEARING REGARDING THE RECONSIDERATION OF STARKVILLE'S COMPREHENSIVE PLAN. THE HEARING WILL BE HELD ON TUESDAY, JUNE 20, 2017 AT THE BOARD OF ALDERMEN MEETING LOCATED ON THE 1ST FLOOR OF CITY HALL AT 110 WEST MAIN STREET AT 5:30PM.

Published:  
June 3, 2017

IN THE CHANCERY COURT OF OKTIBBEHA COUNTY, MISSISSIPPI

IN THE MATTER OF ALINE PANKEY, DECEASED  
CAUSE NO. 2016-CV-00365-HJD

SUMMONS (PUBLICATION)  
THE STATE OF MISSISSIPPI

TO: Heirs at Law of Aline Pankey, Deceased

You have been made a Defendant in the suit filed in this Court by Cathy Irene Pankey Odom, Petitioner, to Determine Heirs-at-Law. Defendants other than you in this action are none. You are summoned to appear then and there at 9:00 o'clock A.M. on the 17th day of July, 2017 in the Oktibbeha County Court-house, Starkville, Mississippi to show cause, if you can, why the Petition filed in this civil action by said Cathy Irene Pankey Odom, and exhibited against you should not be allowed and approved and relief requested therein granted.

**MOVING?**



### 300 Legals

IN THE CHANCERY COURT OF OKTIBBEHA COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF MARY LOUISE CANNON, DECEASED  
CAUSE NO. 16-449-KMB

NETTIE K. FAULKNER and ANGELA D. QUAMINA PETITIONERS

BY: /s/ Sharon Livingston, Clerk

BY: \_\_\_\_\_, D.C.

Published:  
June 3, 2017  
June 10, 2017  
June 17, 2017

IN THE CHANCERY COURT OF OKTIBBEHA COUNTY, MISSISSIPPI

IN THE MATTER OF WALTER PANKEY, DECEASED

CAUSE NO. 2015-CV-00196-KB

SUMMONS (PUBLICATION)  
THE STATE OF MISSISSIPPI

TO: Heirs at Law of Walter Pankey, Deceased

You have been made a Defendant in the suit filed in this Court by Cathy Irene Pankey Odom, Petitioner, to Determine Heirs-at-Law. Defendants other than you in this action are none. You are summoned to appear then and there at 9:00 o'clock

You have been made a defendant in the suit filed in this Court by Bryan Scott Blankenship, plaintiff, seeking a divorce. Defendants other than you in this action are: none.

You and each of you have been made a defendant in the Plaintiff's "Amended Complaint For Divorce" wherein plaintiff requests the Court to grant him a divorce.

You and each of you are required to mail or hand deliver a written response to the complaint filed against you in this action to Kevin Null, Attorney for Plaintiffs, whose post office address is P. O. Box 756, Ackerman, MS 39735, and whose street address is 177 Dunn Street, Ackerman, MS 39735.

YOUR RESPONSE MUST BE MAILED OR DELIVERED NOT LATER THAN THIRTY DAYS AFTER THE 8TH DAY OF JUNE, 2017, WHICH IS THE DATE OF THE FIRST PUBLICATION OF THIS SUMMONS. IF YOUR RESPONSE IS NOT SO MAILED OR DELIVERED, A JUDGMENT BY DEFAULT WILL BE ENTERED AGAINST YOU FOR THE MONEY OR OTHER RELIEF DEMANDED IN THE COMPLAINT.

You must file with original of your Response with the Clerk of this Court within a reasonable time afterward.

Issued under my hand and the seal of said Court, this 31st day of May, 2017.

/s/ SHARON LIVINGSTON,  
Chancery Clerk  
Oktibbeha County, Mississippi

Published:  
June 3, 2017  
June 10, 2017  
June 17, 2017

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### 300 Legals

IN THE CHANCERY COURT OF OKTIBBEHA COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF MARY LOUISE CANNON, DECEASED  
CAUSE NO. 16-449-KMB

NETTIE K. FAULKNER and ANGELA D. QUAMINA PETITIONERS

SUMMONS

STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA

TO: ALL BORN, KNOWN, ABSENT, OR UNKNOWN HEIRS OF MARY LOUISE CANNON, including without limitation Jacqueline Cannon; Adli Cannon, 3304 Millford Mill Rd, Baltimore, MD 21244; Tamara Perry; Patricia Nelson, 1111 S. Lacin Street, Apt 1418, Chicago, IL 60607; Shirley F. Cannon, 2336 Harrison St, Apt 1, Chicago, IL 60612; Nola M. Jones, 1603 W. 110th Place, Los Angeles, CA 90047; Pamela Fields, 10333 Breconshire Rd, Ellicott City, MD 21042; Cheryl Cannon, P.O. Box 288, Cockeysville, MD 21030; Alissa Chaney, 12 Moline Circle, Essex, MD 21221; Undraye Cannon; Samuel Cannon; Michael Cannon; Mary L. Cannon, 5204 Gwynn Oak Avenue, Baltimore, MD 21207; Tengi Bardwell, 5510 Rutheleen St, Los Angeles, CA 90062; Terry Bardwell, 701 N. Market St #15, Inglewood, CA 90302; Kevin Cannon, 1022 1/2 W. 39th Place, Los Angeles, CA 90007; Tiesha Sim

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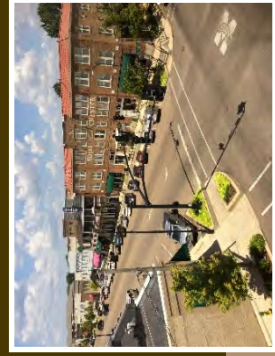
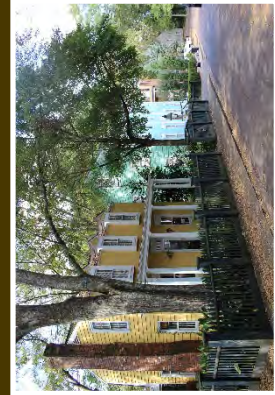
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# COMPREHENSIVE PLAN 2016

## 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  
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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

### Task 5.0: Plan Presentations &

#### Revisions

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



*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 Chocoma (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):

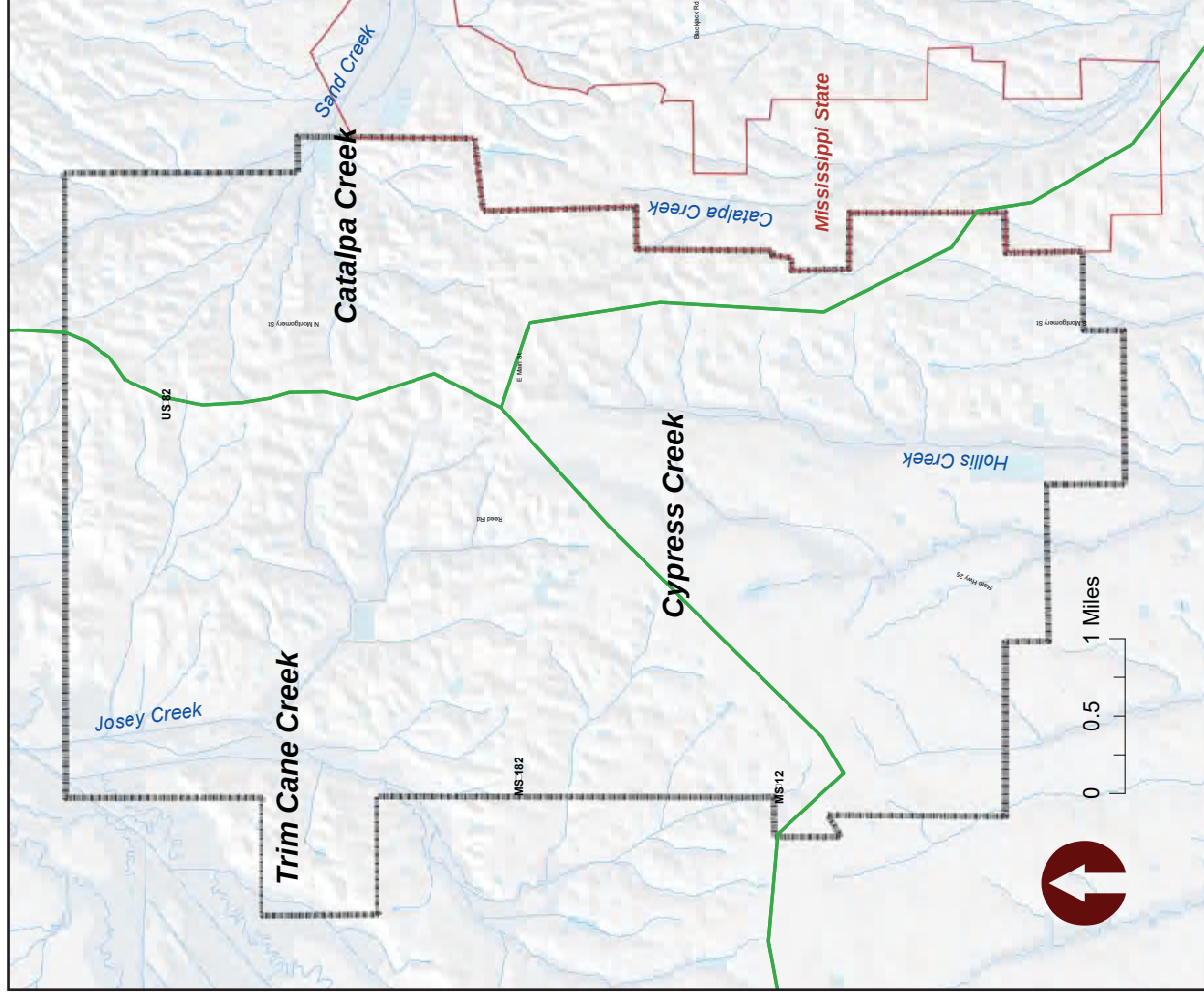
**WATERSHEDS**

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)



## 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

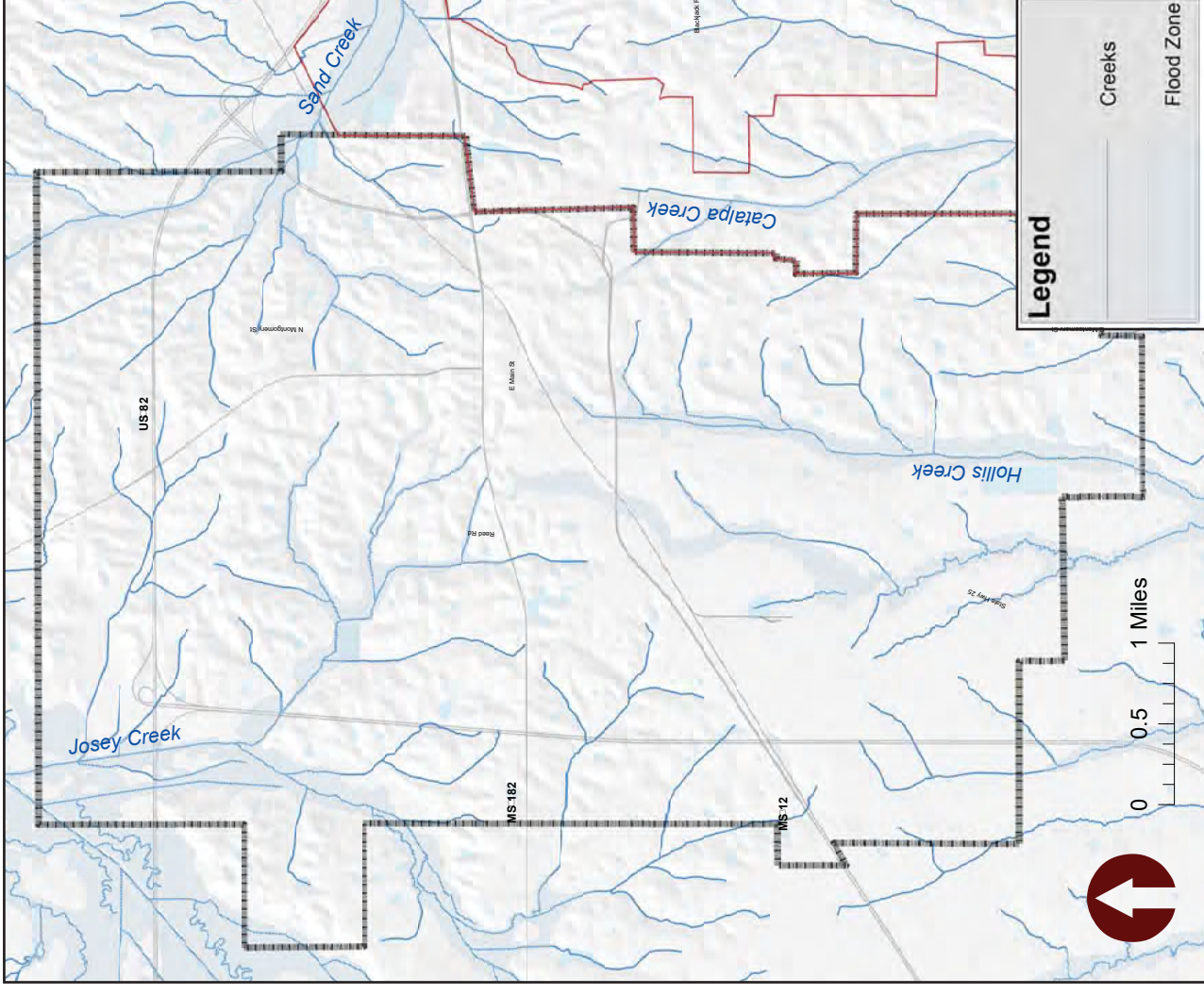
This creek is located in the northeast part of town and has branches extending north, west and south toward MSU's campus.

#### 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**

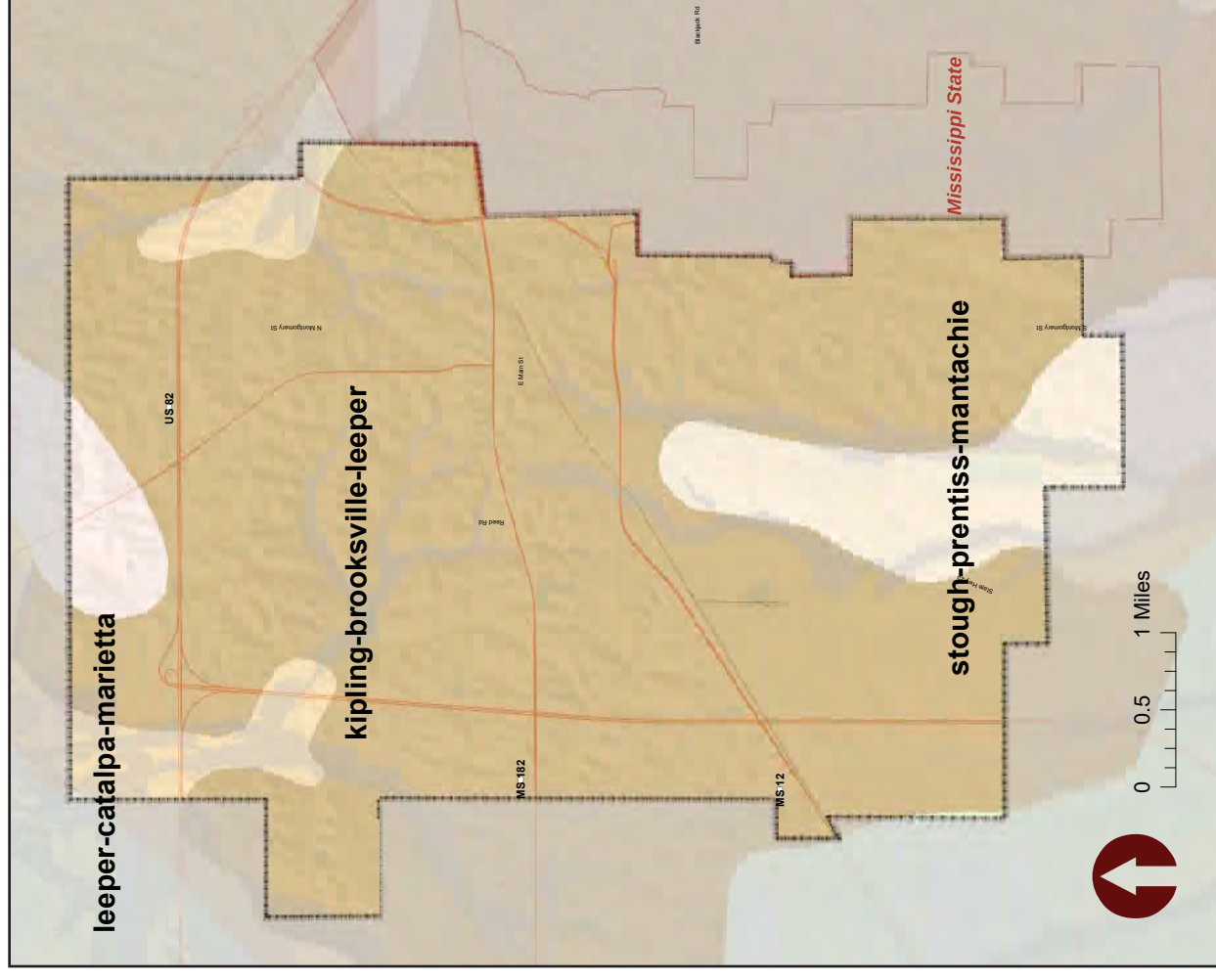
This soil drains poorly, it shrinks and cracks when dry, and it ponds in some areas.

##### **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

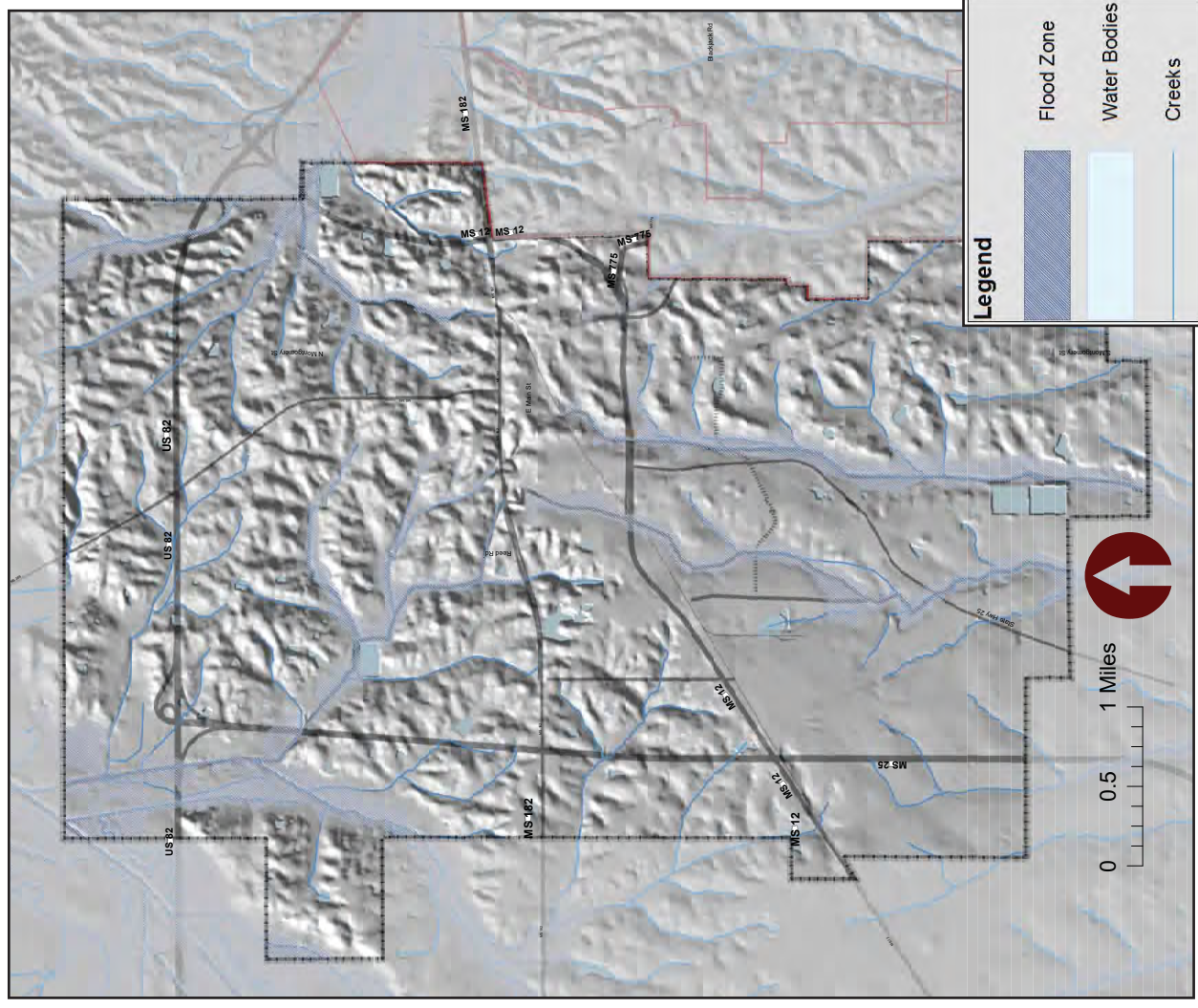
## PHYSICAL CONDITIONS: NATURAL RESOURCES

### 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

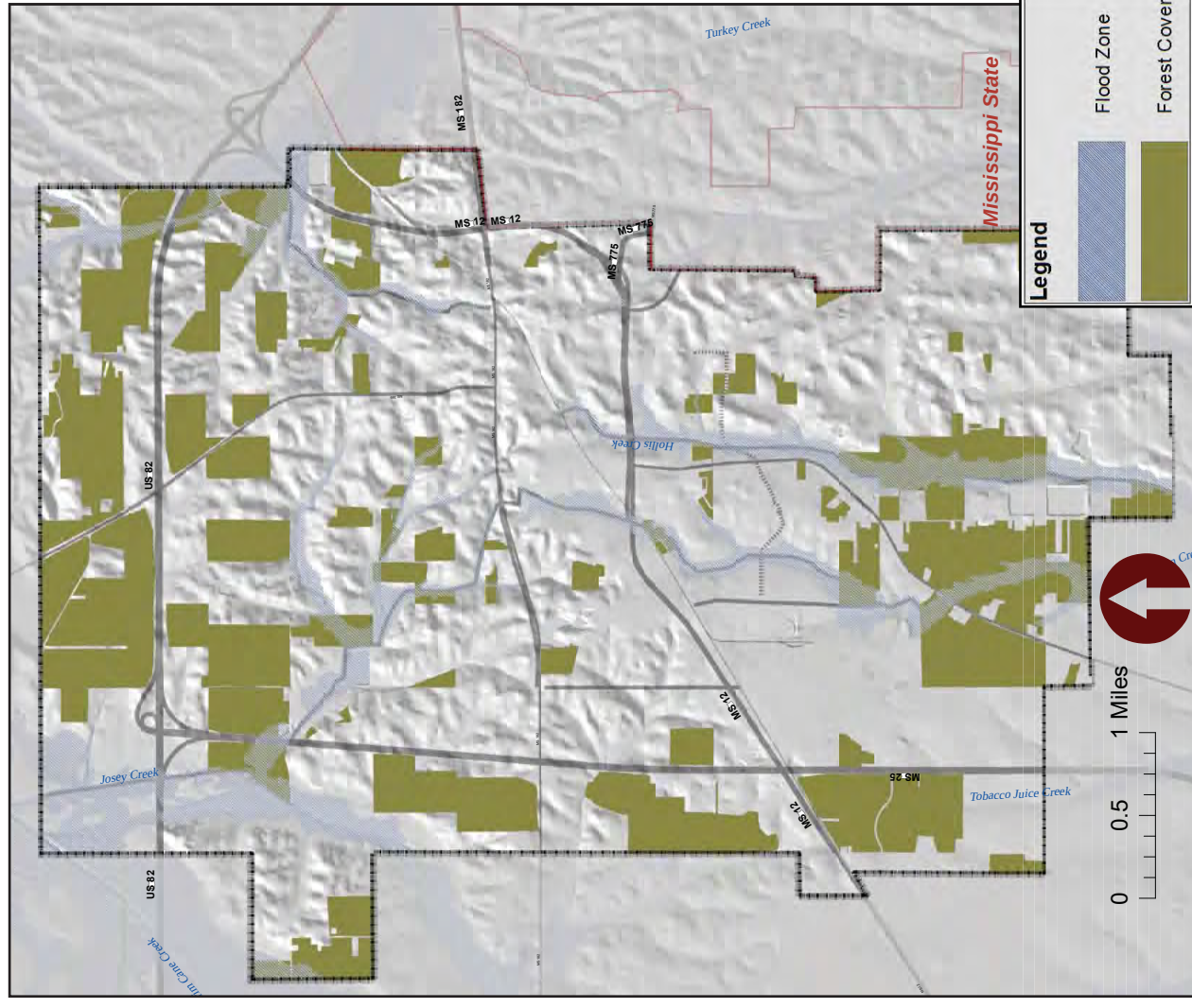
## PHYSICAL CONDITIONS: NATURAL RESOURCES

### 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.*

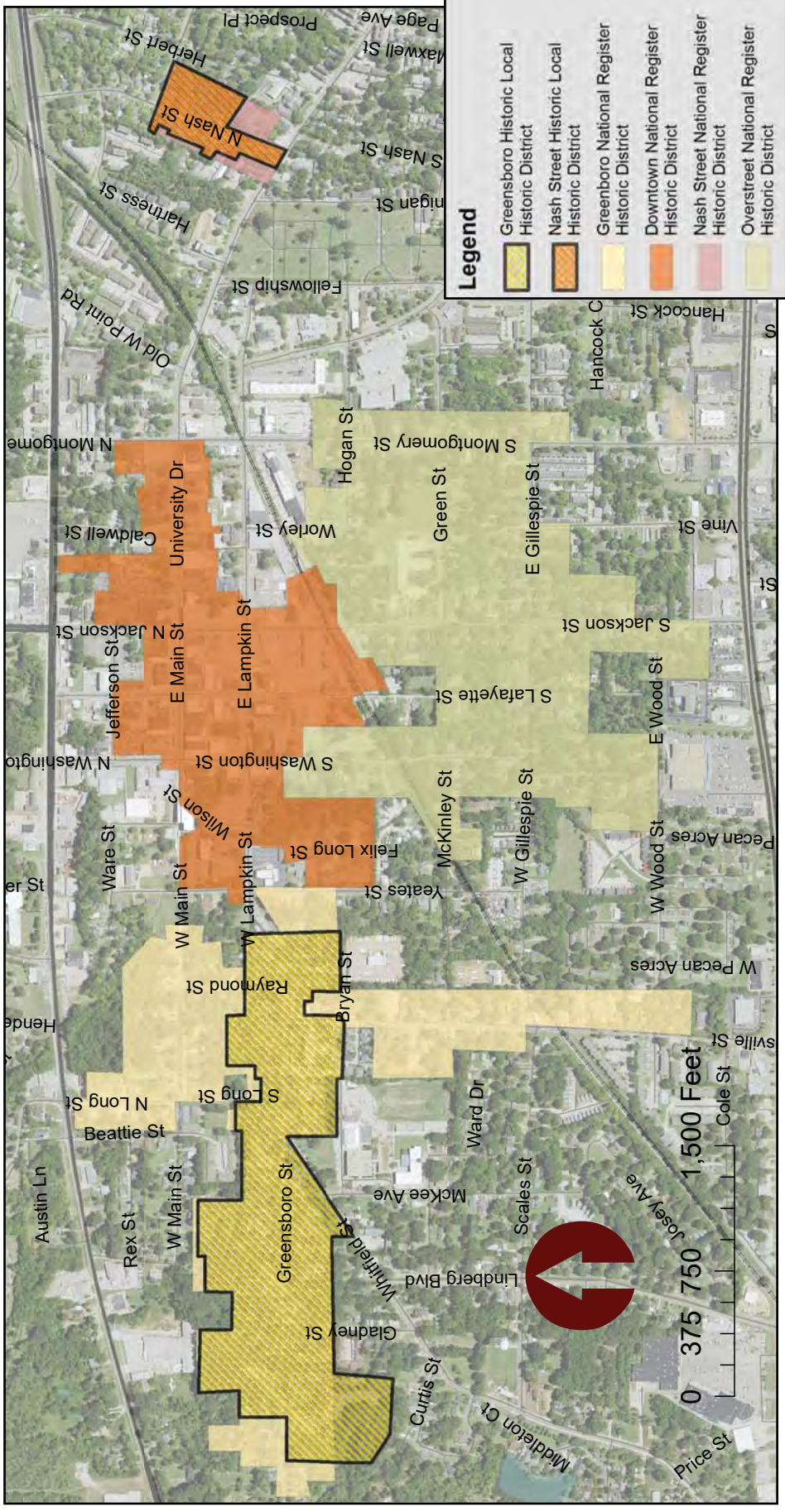




## BACKGROUND: EXISTING CONDITIONS

**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.

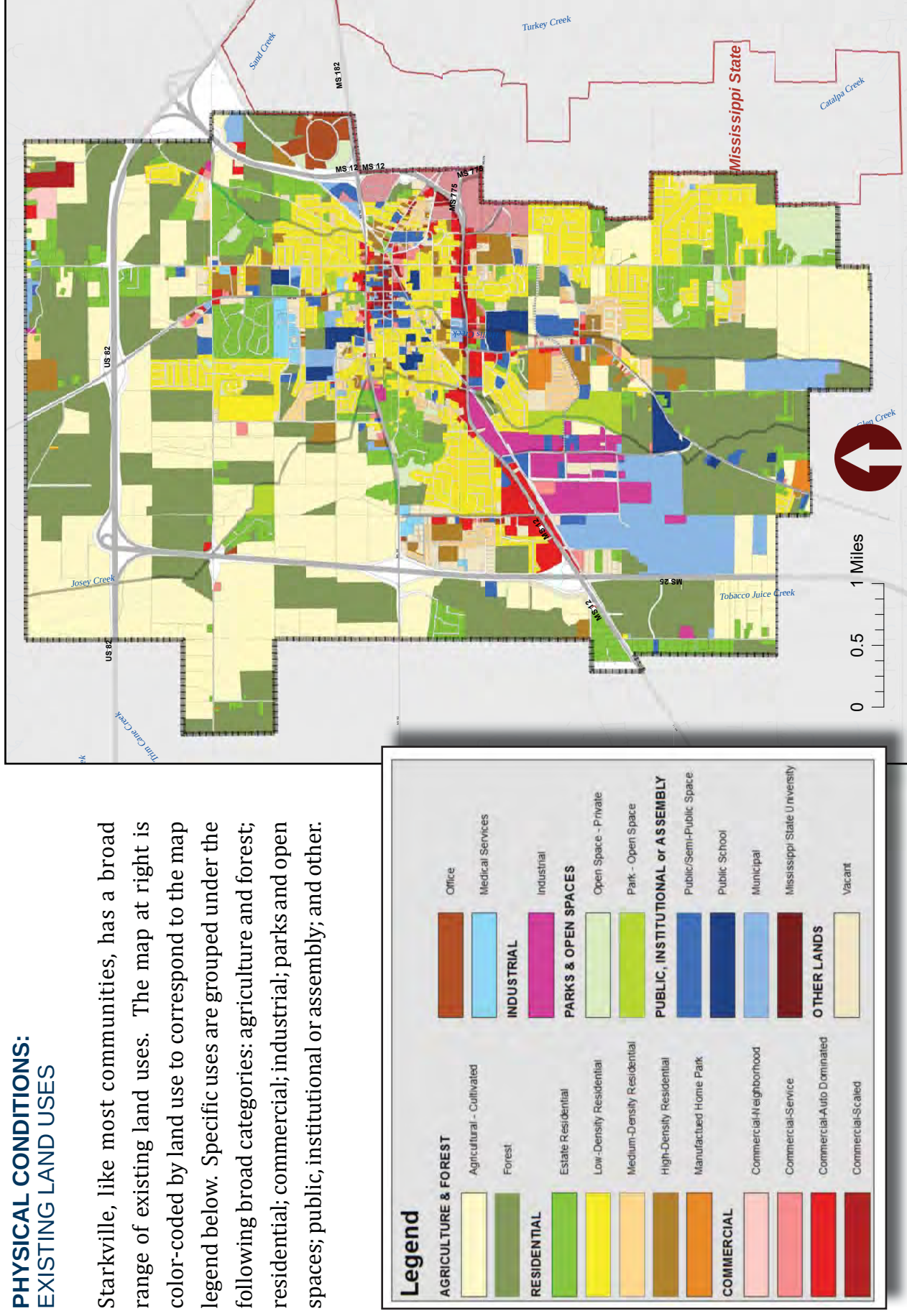




# BACKGROUND: EXISTING CONDITIONS

## 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**

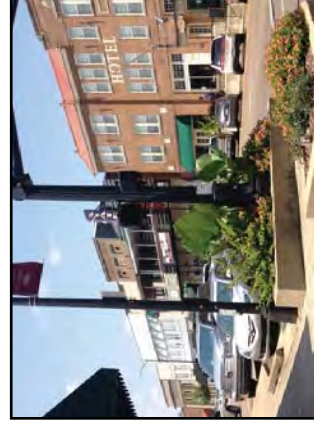
Small lots, mixed housing types, with rear alley-accessed parking

### 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

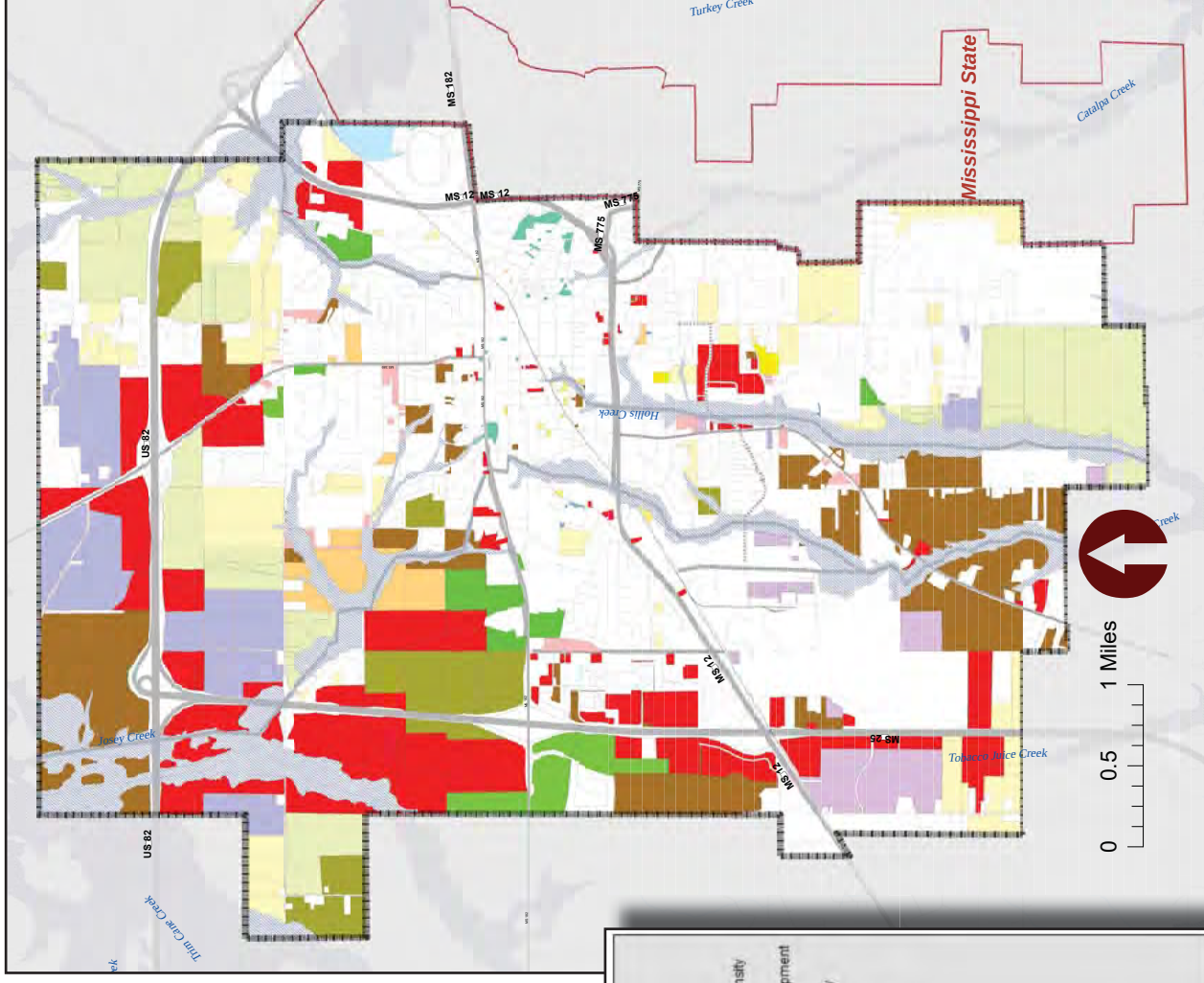
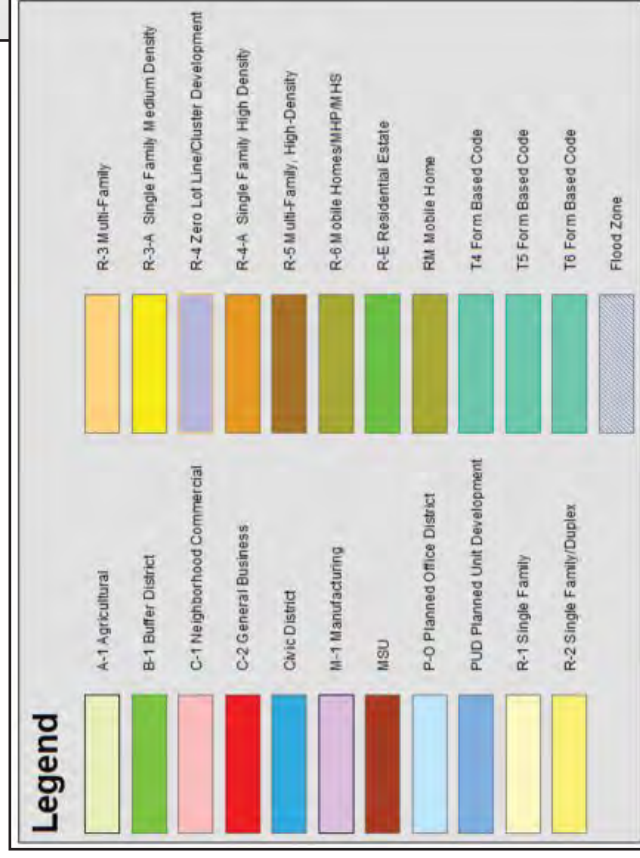
| Natural                                                                                                                   | Rural                                                                                                                                                       | Suburban        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

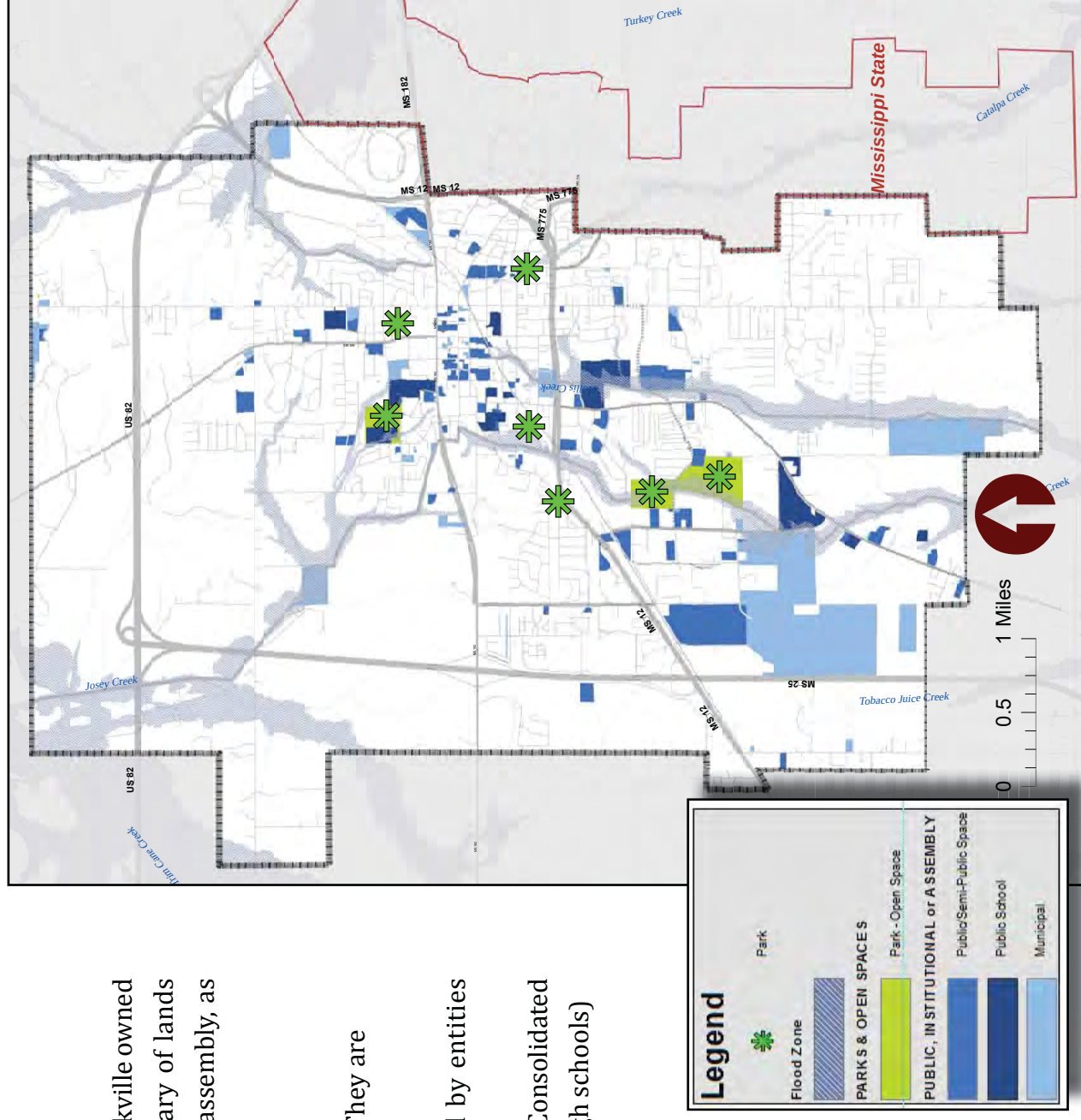
Below is a brief description of each. They are all various shades of blue except MSU.

- *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

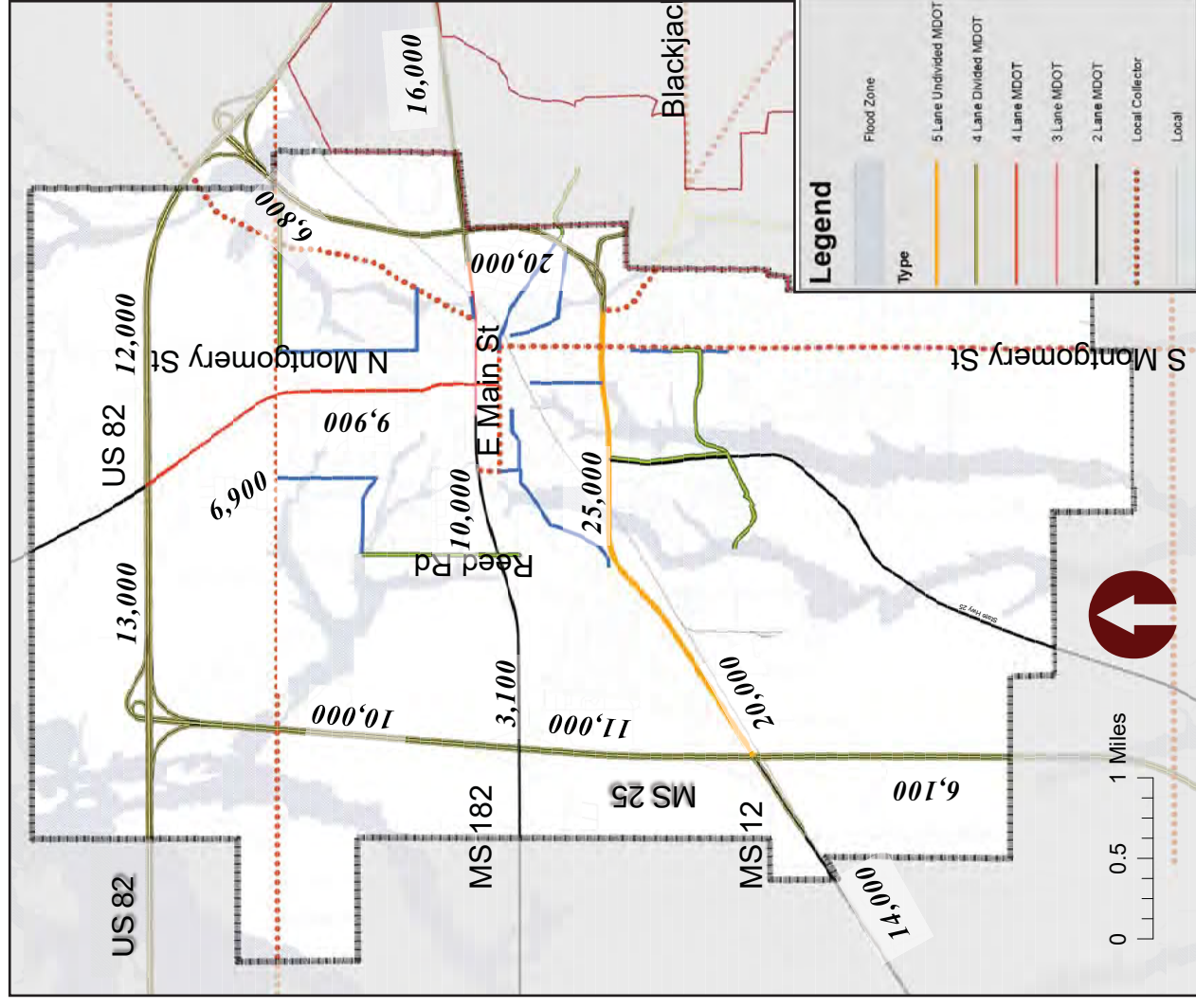
This street type is limited to a segment of MS. Hwy. 182/MLK from Dr. Douglas Conner Dr. to Old West Point Rd.

#### 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

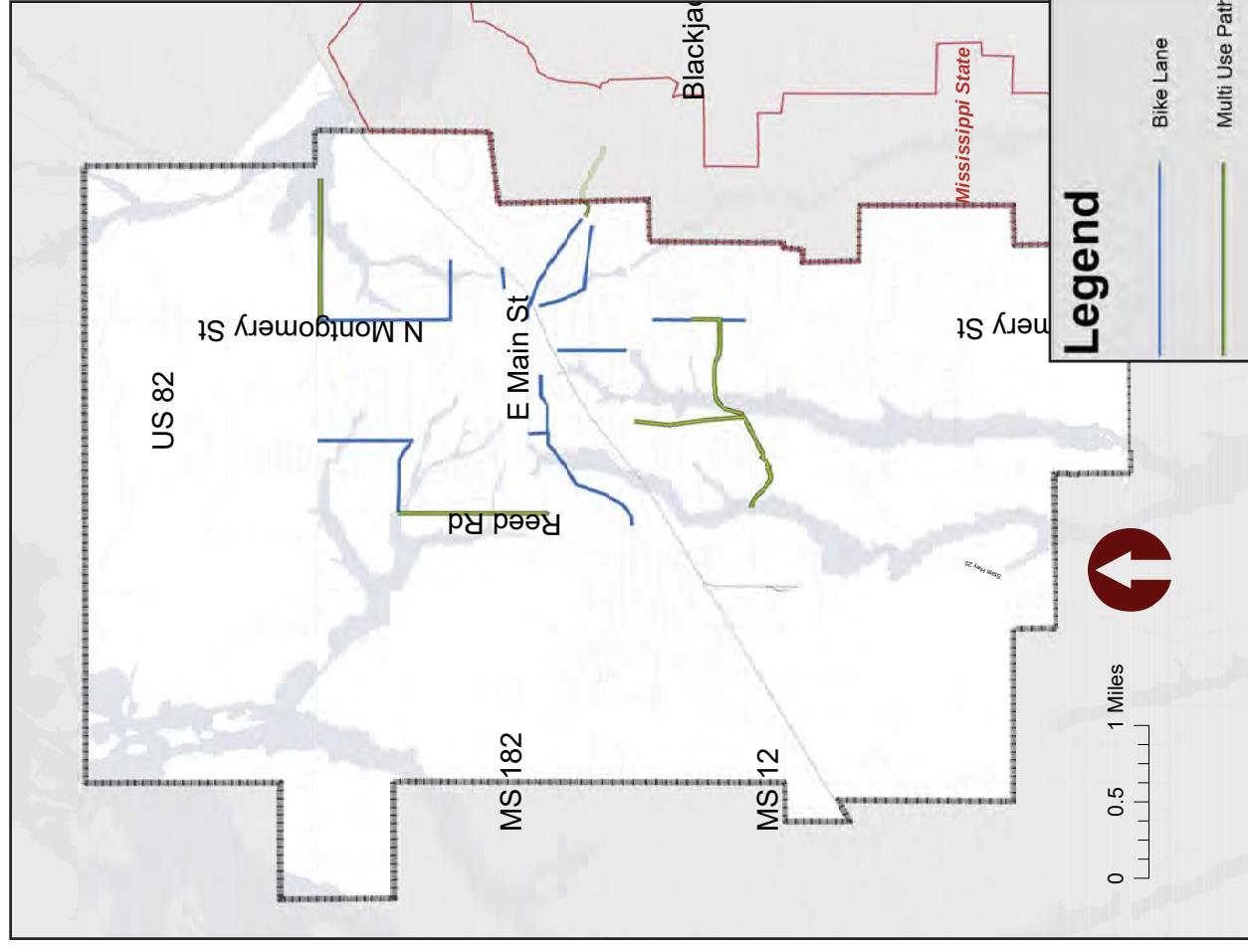
The community's only existing multi-use path is located primarily on the MSU campus. It extends from just east of the football stadium along Barr Avenue and ends on University Drive just east of where it begins on the west side of Hwy. 12.

##### 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

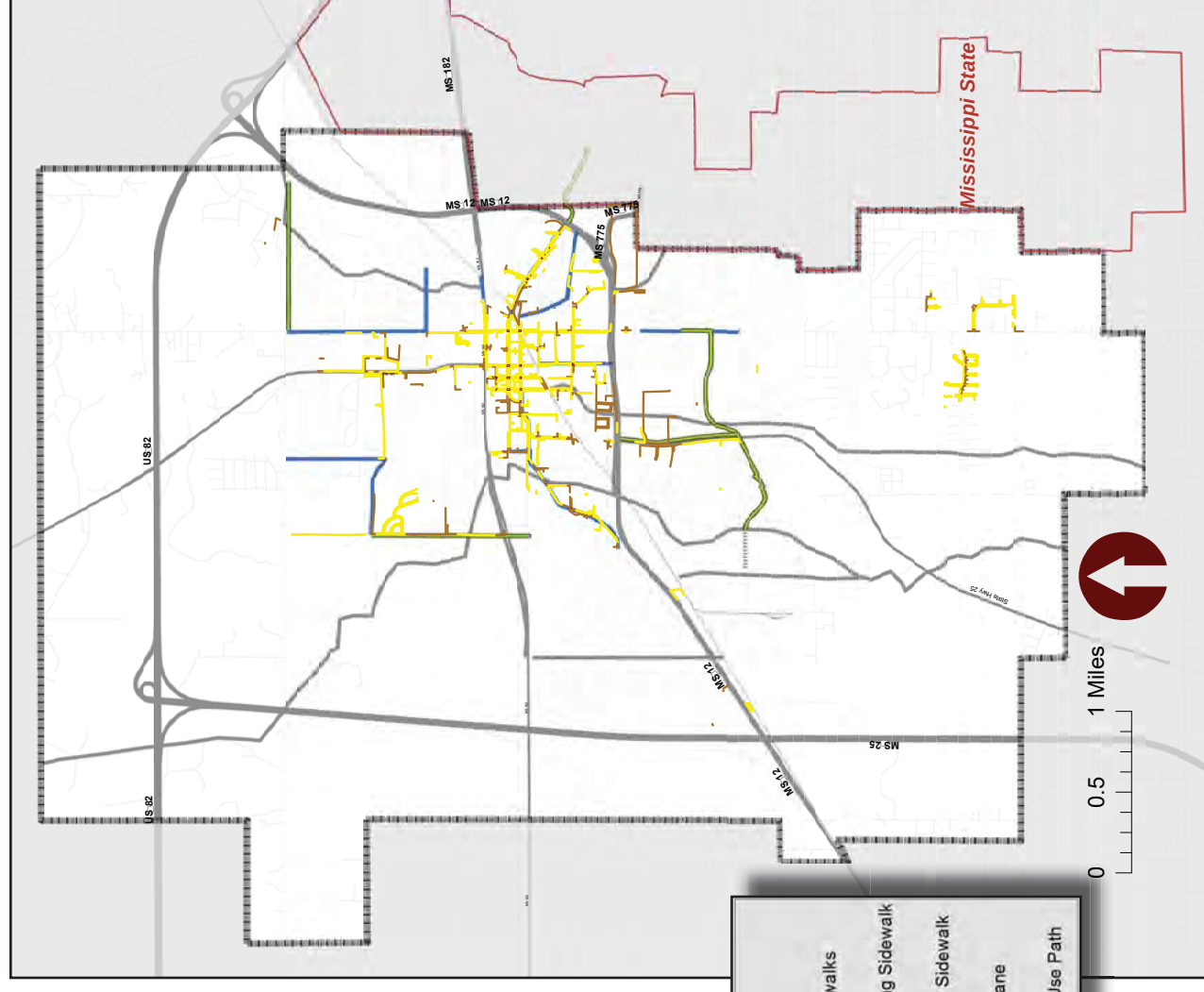
This category of sidewalk consists of those that are provided on both sides of the street. They are concentrated in the Downtown, along University Drive toward MSU, and in the neighborhoods south of Downtown.

##### 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

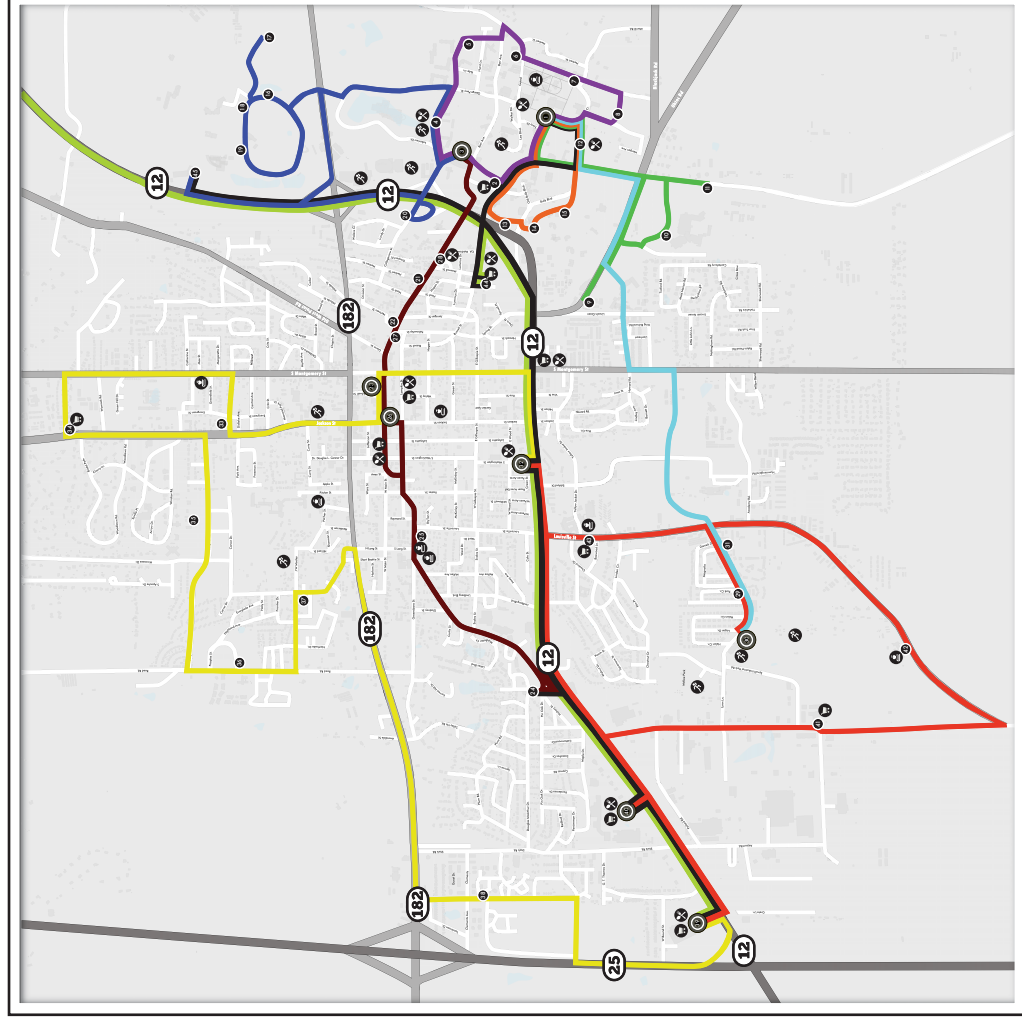
## PHYSICAL CONDITIONS: MOBILITY

### 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.

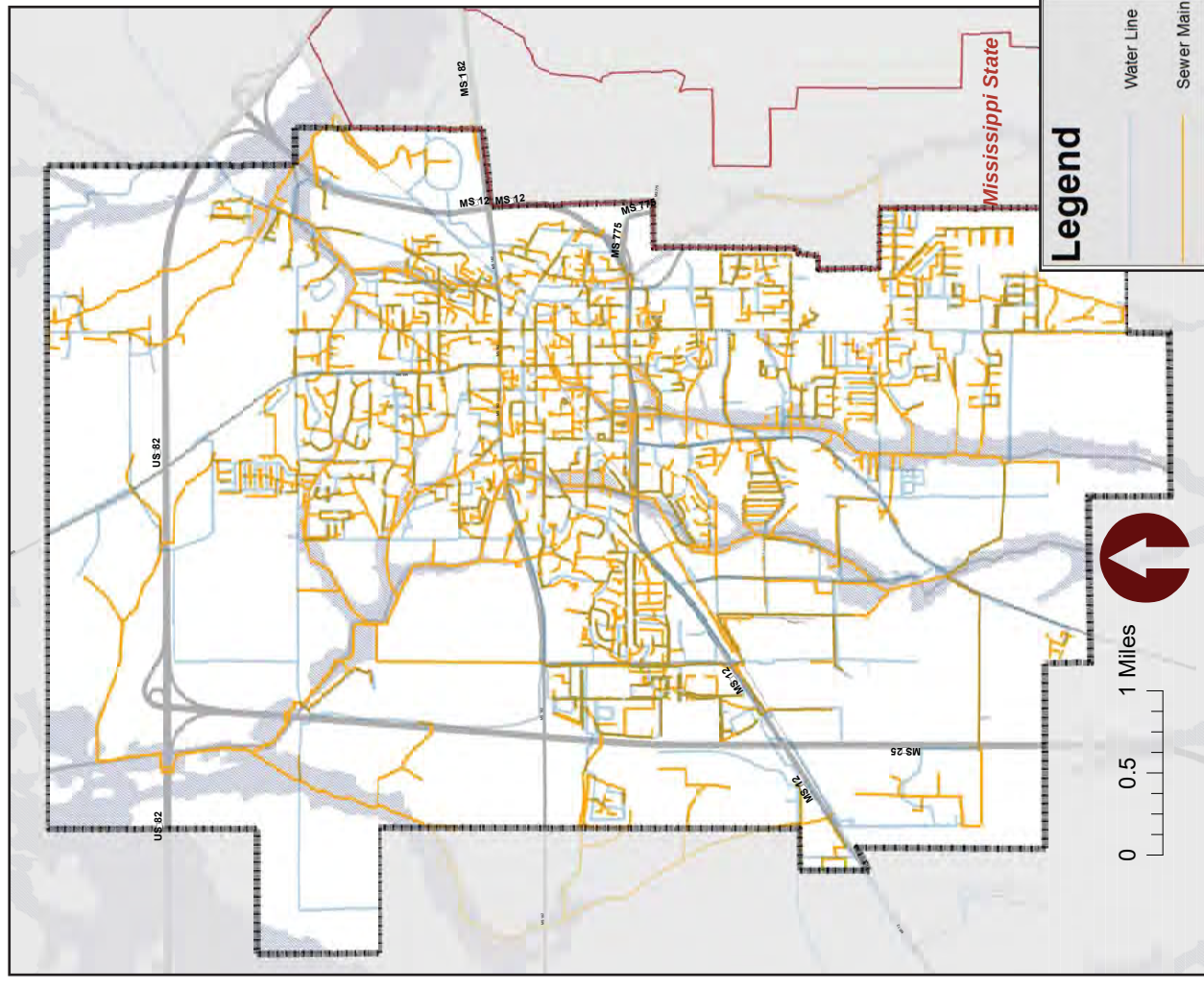
#### **ELECTRICITY**

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

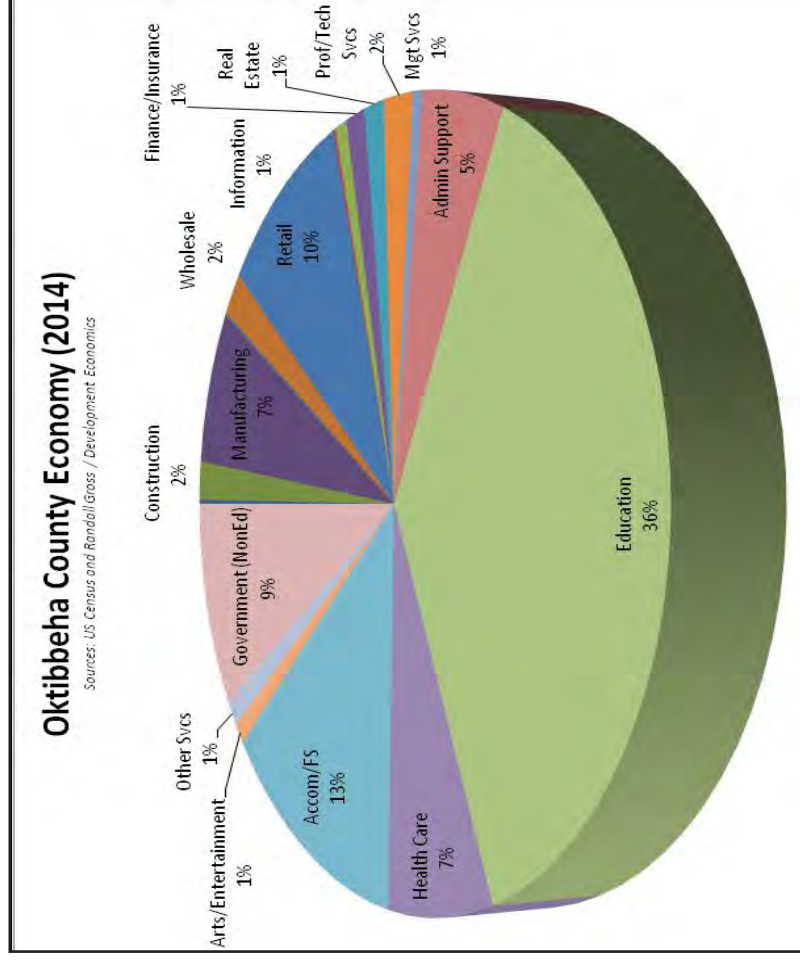
Mississippi State University (MSU) is the largest statewide university system in Mississippi and it is the largest single employer in Starkville. Starkville is also part of the Golden Triangle, an organized economic development region comprised of Starkville, Columbus and West Point. Of the three, Columbus 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.

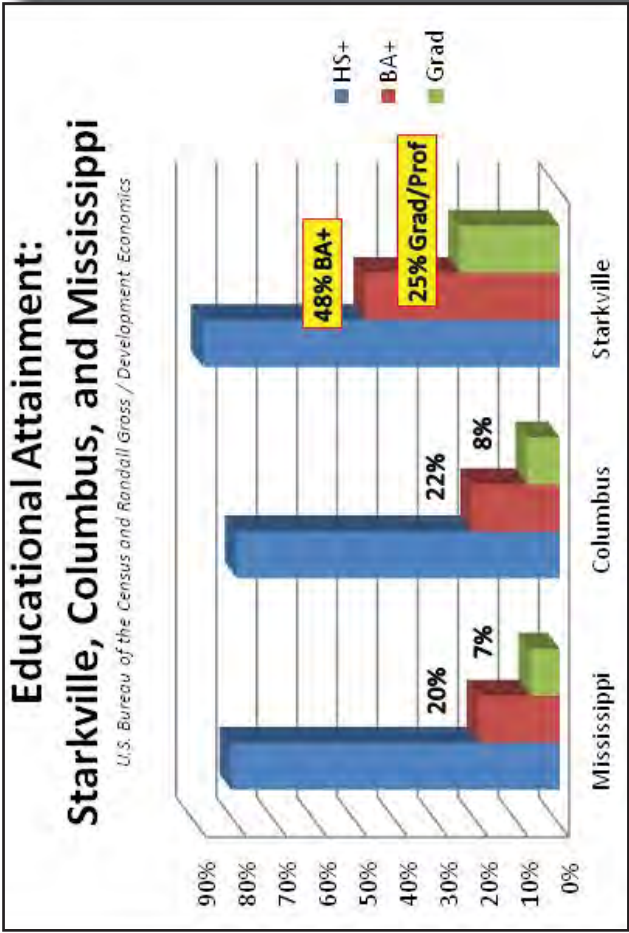
ECONOMIC CONDITIONS

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                     | Hwy. 12 Corridor                  |
|------------------------------|-----------------------------------|
| Older buildings              | High visibility (Hwy. 12/Hwy. 82) |
| \$8-13/SFG (sq. ft. gross)   | \$19-23/SFN (sq. ft. net)         |
| Perceived parking challenges | 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.*



## 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

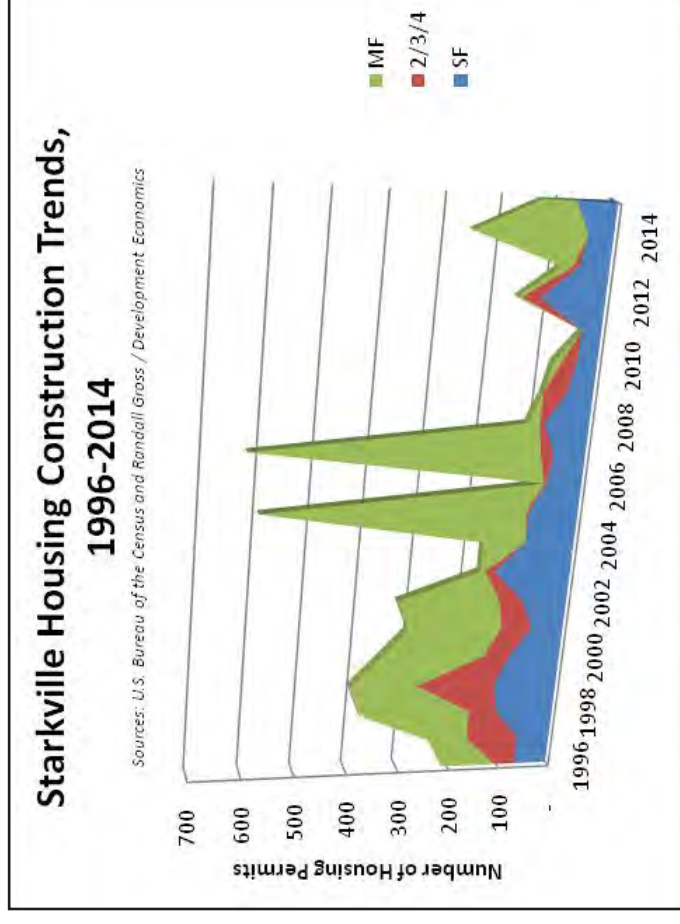
- 1996-2004: 95 average units per year
- 2005-2014: 67 average units per year

#### 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



### 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)

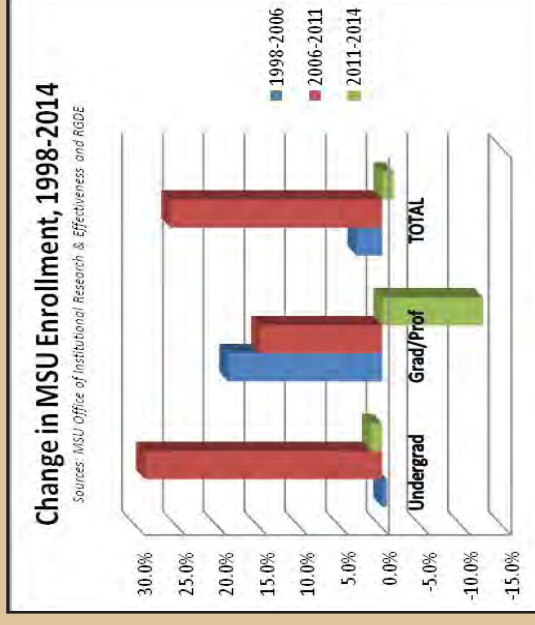
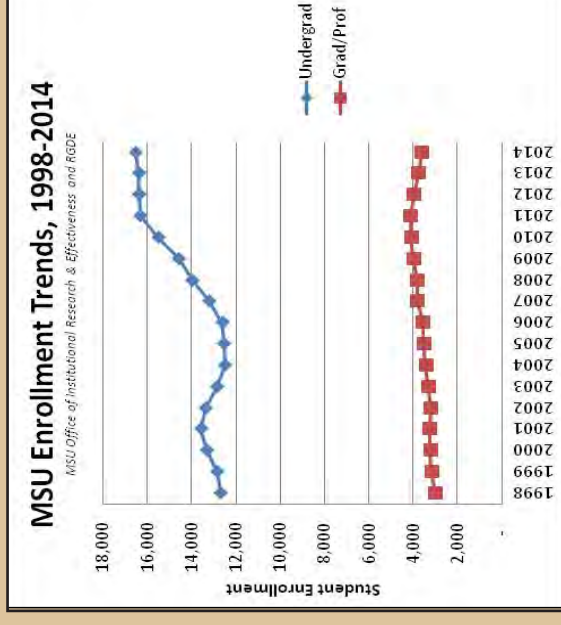
The graph below supplements the overview of demographic changes addressed on the previous page.

#### 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<br>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.*



## 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*.



## 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:

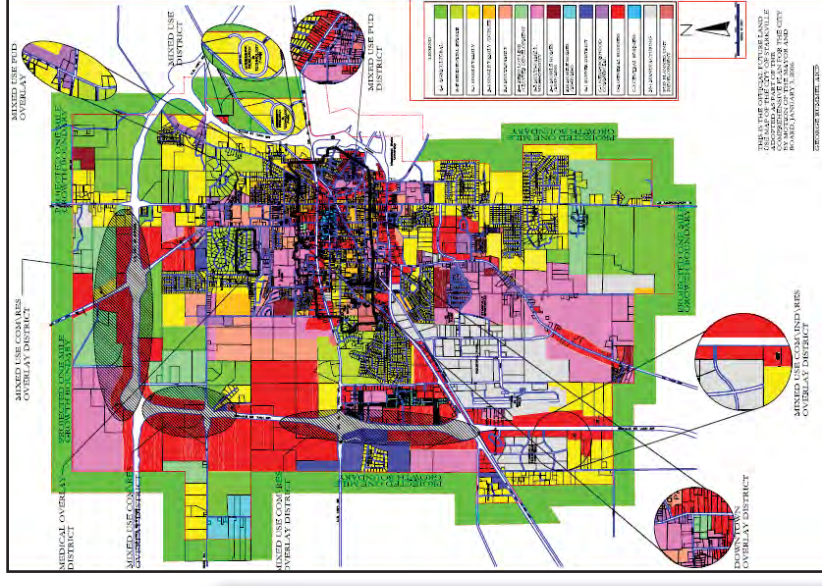
- Historic Preservation
- Downtown Revitalization
- Transect Planning
- Form-Based Coding

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

| LEGEND                                  |  |
|-----------------------------------------|--|
| A-1 AGRICULTURAL                        |  |
| R-1 RESIDENTIAL ESTATE                  |  |
| R-2 SINGLE FAMILY                       |  |
| R-3 SINGLE FAMILY / DUPLEX              |  |
| R-4 MULTIFAMILY                         |  |
| R-5 ZERO LOT LINE / CLUSTER DEVELOPMENT |  |
| R-6 MULTIFAMILY, HIGH-DENSITY           |  |
| R-7 MOBILE HOMES / SHOP / DHS           |  |
| R-8 MOBILE HOMES / SHOP / DHS           |  |
| B-1 BUFFER DISTRICT                     |  |
| C-1 NEIGHBORHOOD COMMERCIAL             |  |
| C-2 GENERAL BUSINESS                    |  |
| C-3 CENTRAL BUSINESS                    |  |
| M-1 MANUFACTURING                       |  |
| PUD PLANNED UNIT DEVELOPMENT            |  |



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

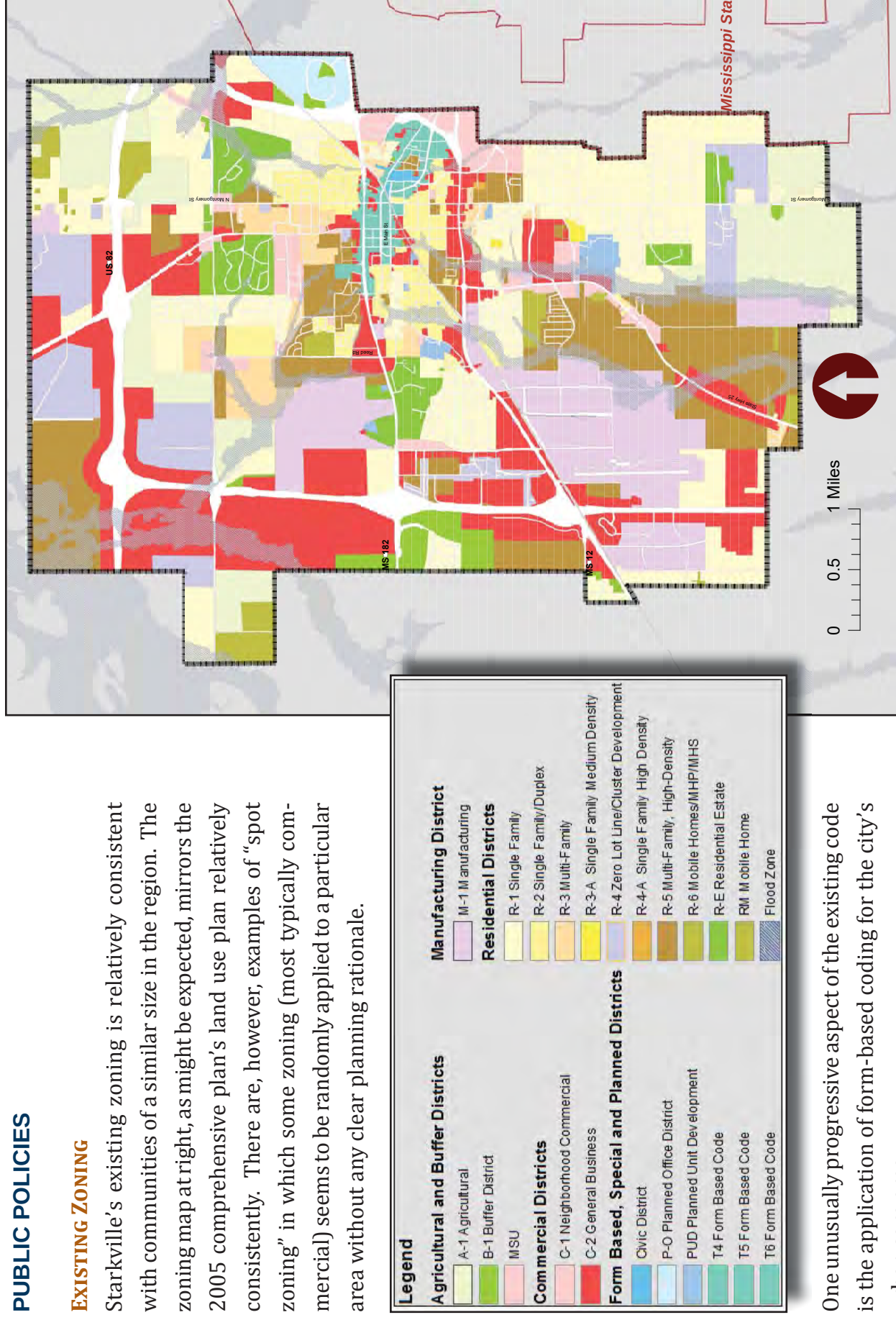


# BACKGROUND: EXISTING CONDITIONS

## 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.



## 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.*

## 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

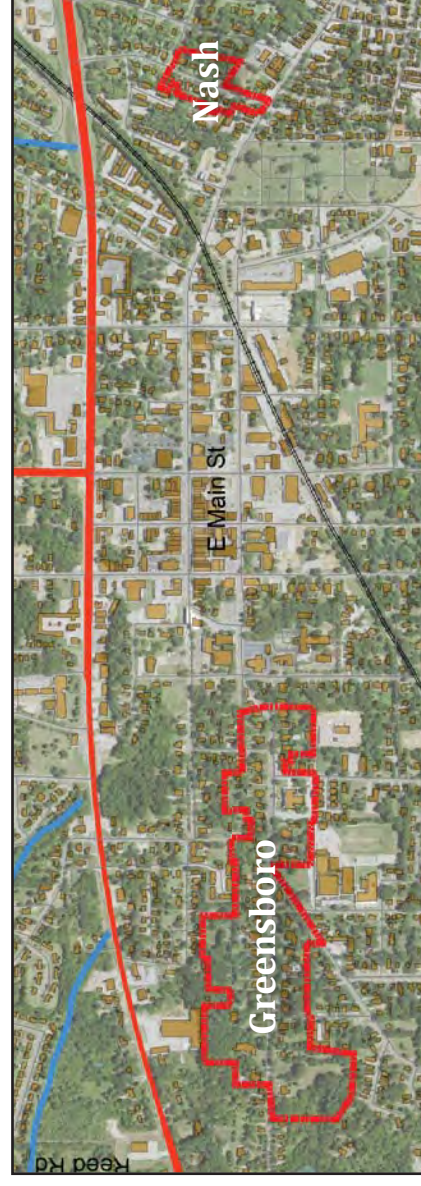
This district was designated only a few years ago and it encompasses the historic downtown core of Starkville. Most of the buildings are commercial and include 101 contributing buildings and 35 non-contributing buildings. Most of the buildings are one to two stories in height, clad with brick, and date 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.



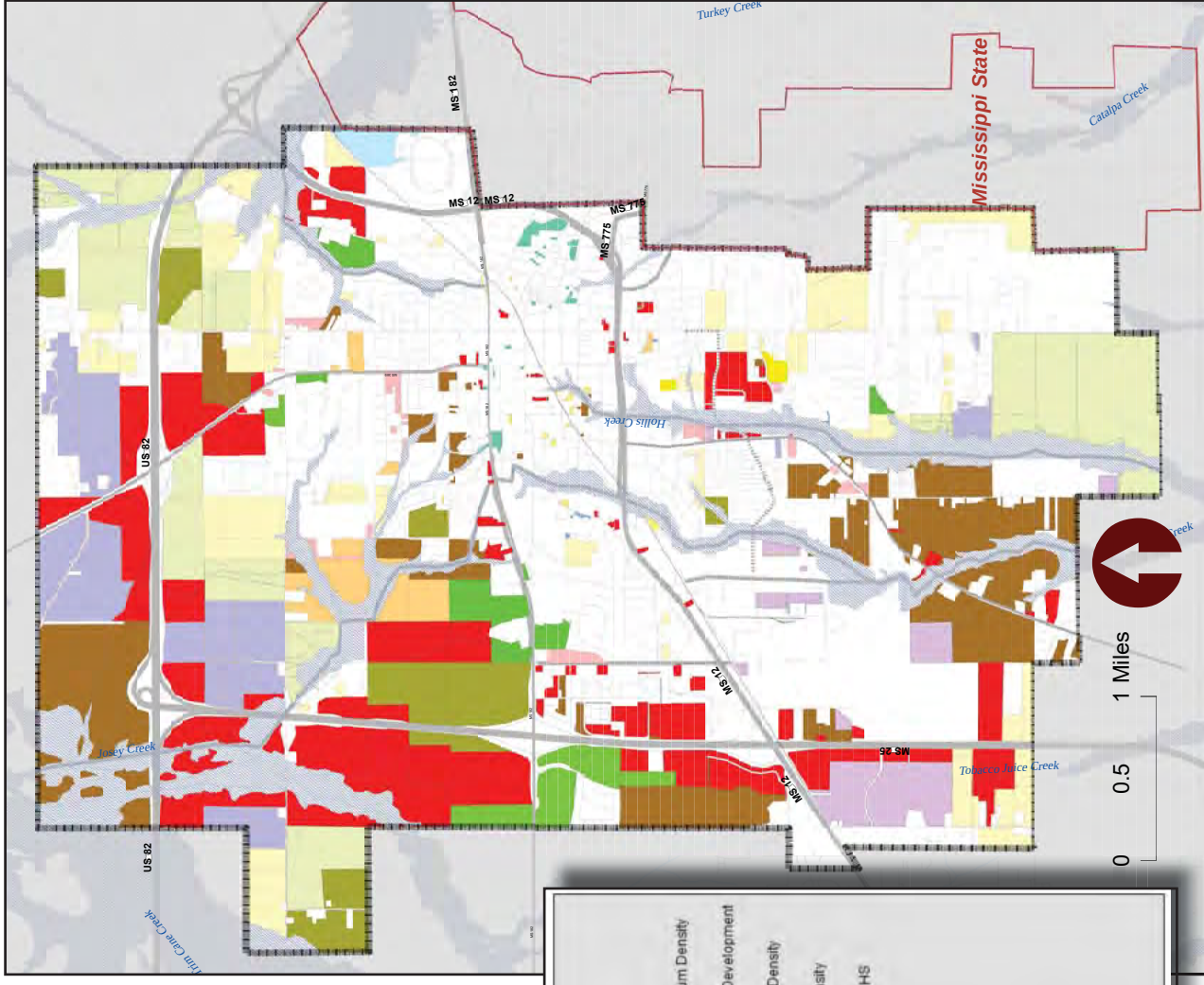
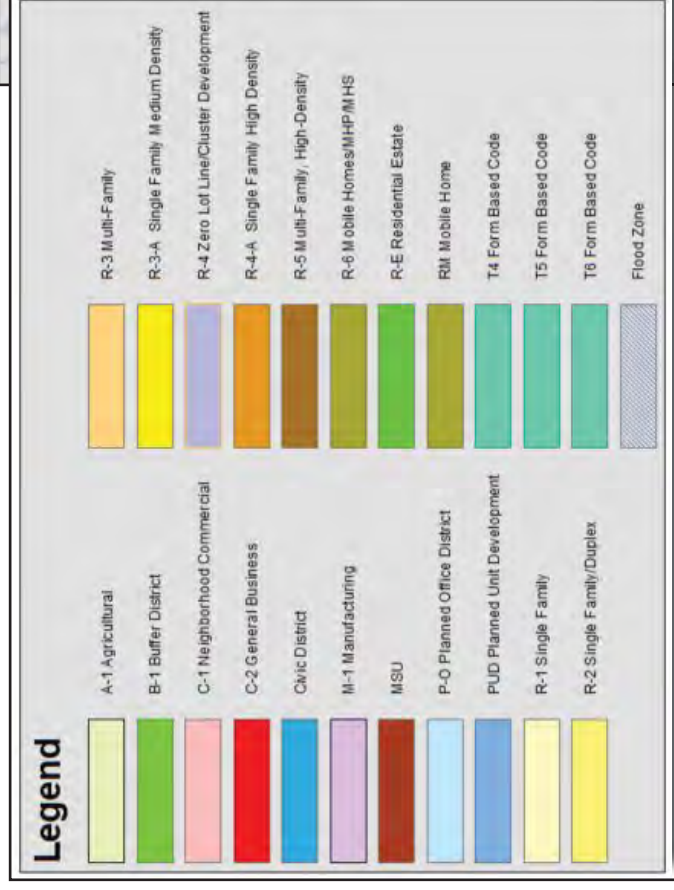
# BACKGROUND: EXISTING CONDITIONS

## 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<br>Estimated<br>Maximum<br>Density | Vacant and Developable<br>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

## 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.

| Factor/Area       | 2015-2020 Change                                   |        |        |                  |
|-------------------|----------------------------------------------------|--------|--------|------------------|
|                   | 2015                                               | 2020   | Number | Percent Per Year |
| <u>Population</u> |                                                    |        |        |                  |
| Starkville        | 24,323                                             | 25,207 | 884    | 3.6%             |
| Other County      | 25,241                                             | 25,957 | 716    | 2.8%             |
| <u>Households</u> |                                                    |        |        |                  |
| Starkville        | 10,619                                             | 11,052 | 433    | 4.1%             |
| Other County      | 19,765                                             | 20,439 | 674    | 3.4%             |
| <b>Sources:</b>   | 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.



## 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

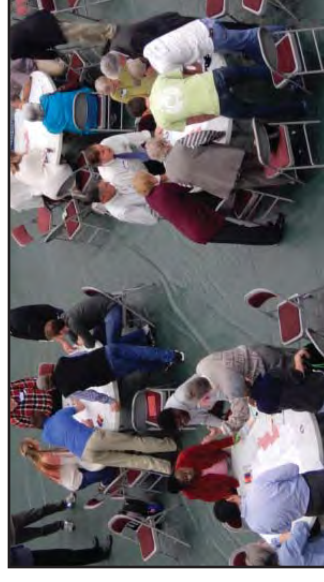
Following a presentation on the key findings of this project's background research, as well as an orientation for workshop instructions, the following steps occurred:

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



## 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.

## 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



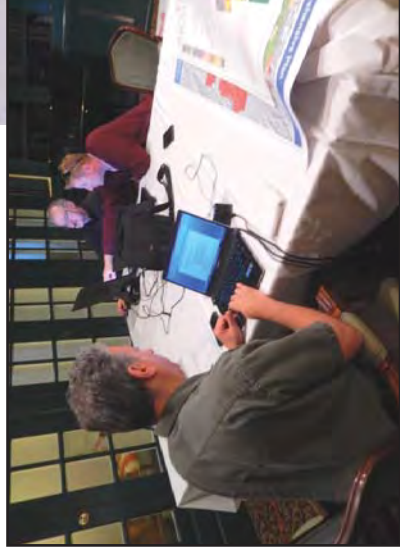
| NATURAL                                                                                 | RURAL                                                                                                                     | SUBURBAN                                                                                                              | URBAN                                                                                                                    | SPECIAL DISTRICT                                                                                                         | OPTIONAL DISTRICT                                                                                                        |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Land Uses:</b><br>Plant and animal habitat, passive recreation                       | <b>Land Uses:</b><br>Agriculture, unused open space                                                                       | <b>Land Uses:</b><br>Residential, commercial, institutional                                                           | <b>Land Uses:</b><br>Residential, commercial, institutional                                                              | <b>Land Uses:</b><br>Based on nature of the district (institutional, industrial, etc.)                                   | <b>Land Uses:</b><br>Based on nature of the district (institutional, industrial, etc.)                                   |
| <b>Land Use Patterns:</b><br>Not applicable                                             | <b>Land Use Patterns:</b><br>Cultivated fields, forests, occasional houses and outbuildings                               | <b>Land Use Patterns:</b><br>Generally segregated land uses with commercial concentrated along key corridors          | <b>Land Use Patterns:</b><br>Mixed use and commercial nodes near residential                                             | <b>Land Use Patterns:</b><br>Often insular and campus-like                                                               | <b>Land Use Patterns:</b><br>Often insular and campus-like                                                               |
| <b>Physical Character:</b><br>Natural landscapes – fields, forests, wetlands, streams   | <b>Physical Character:</b><br>Fields (cultivated and uncultivated), grazing meadows, woods                                | <b>Physical Character:</b><br>Low to mod. densities, single-family houses, strip com. corridors                       | <b>Physical Character:</b><br>Moderate to high density, walkable                                                         | <b>Physical Character:</b><br>Based on nature of the district (institutional, industrial, etc.)                          | <b>Physical Character:</b><br>Based on nature of the district (institutional, industrial, etc.)                          |
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| <b>Local Examples:</b><br>Hollis Creek and associated wetlands (southwest part of town) | <b>Local Examples:</b><br>Northwest part of town with fields and forests                                                  | <b>Local Examples:</b><br>Southeast part of town                                                                      | <b>Local Examples:</b><br>Cotton District, Greenboro Street District, Downtown Starkville                                | <b>Local Examples:</b><br>Mississippi State University                                                                   | <b>Local Examples:</b><br>Mississippi State University                                                                   |
|                                                                                         |                                                                                                                           |                                                                                                                       |                                                                                                                          | <b>CSD Option:</b><br>The Conservation Subdivision Development entails clustered housing and open space.                 | <b>CSD Option:</b><br>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.

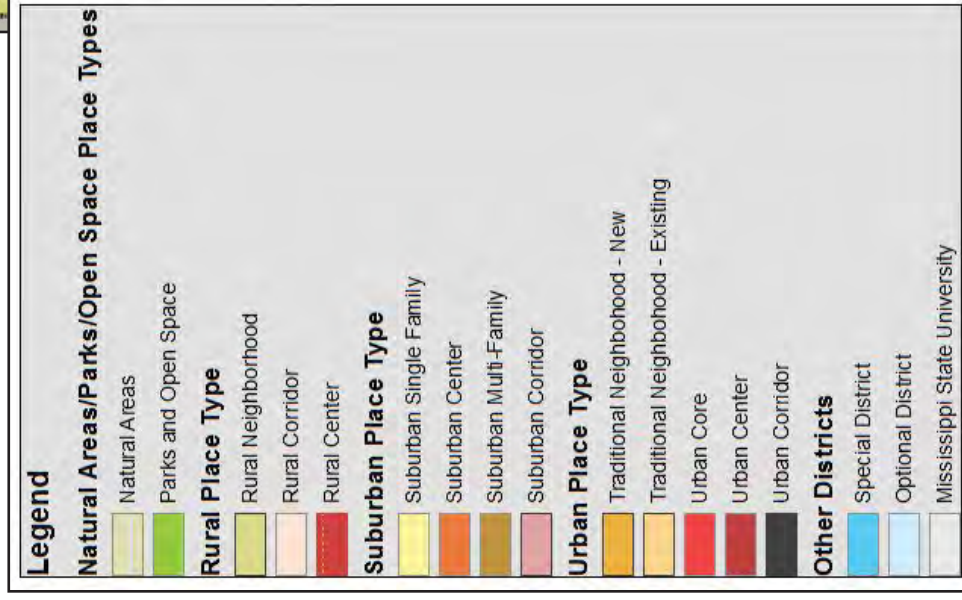


# THE PLAN

## 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.



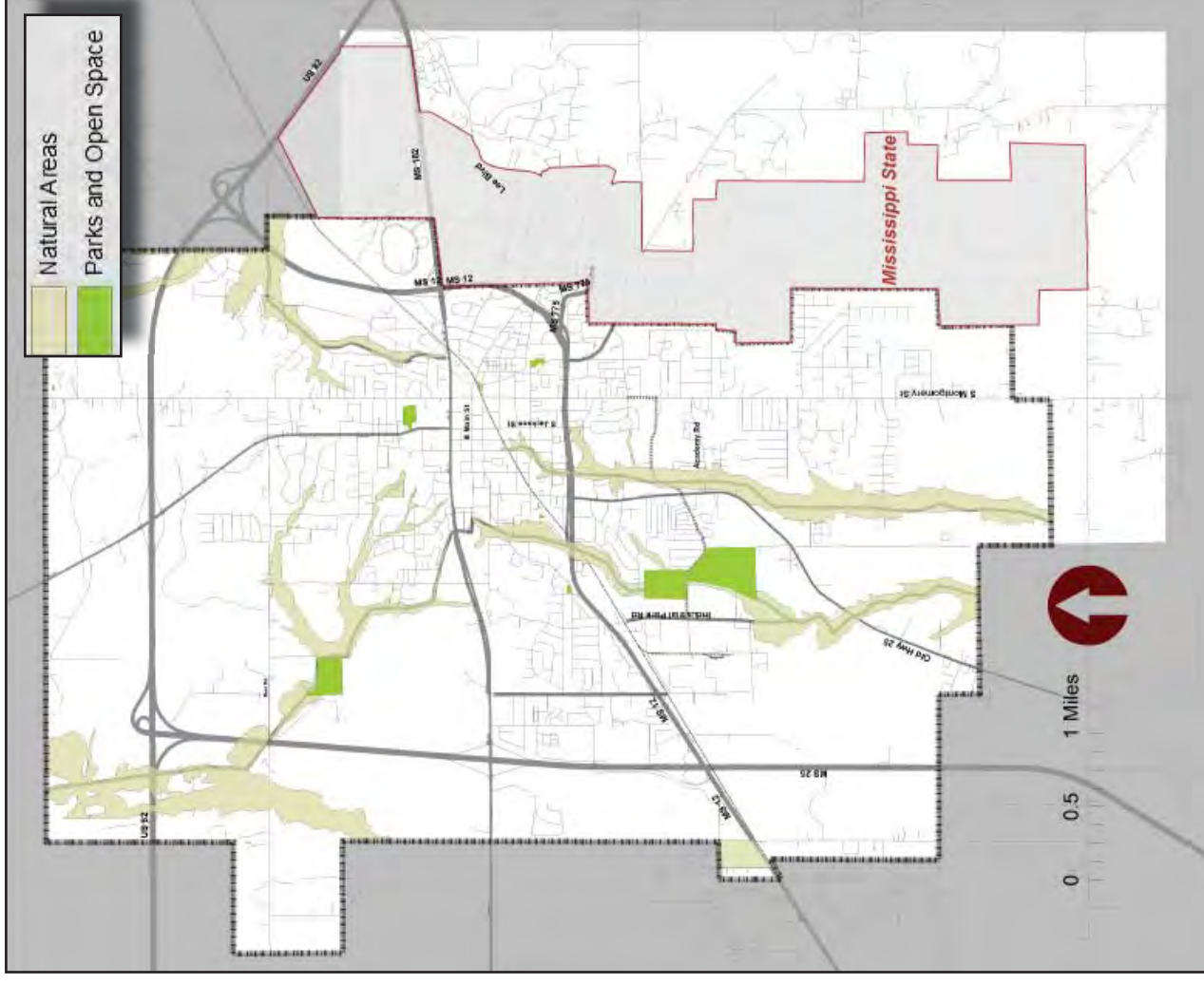
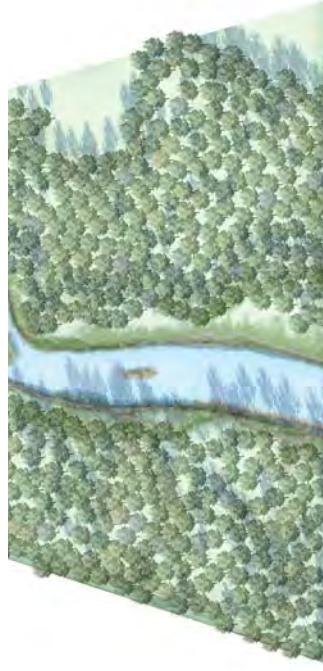
# THE PLAN

## 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](http://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

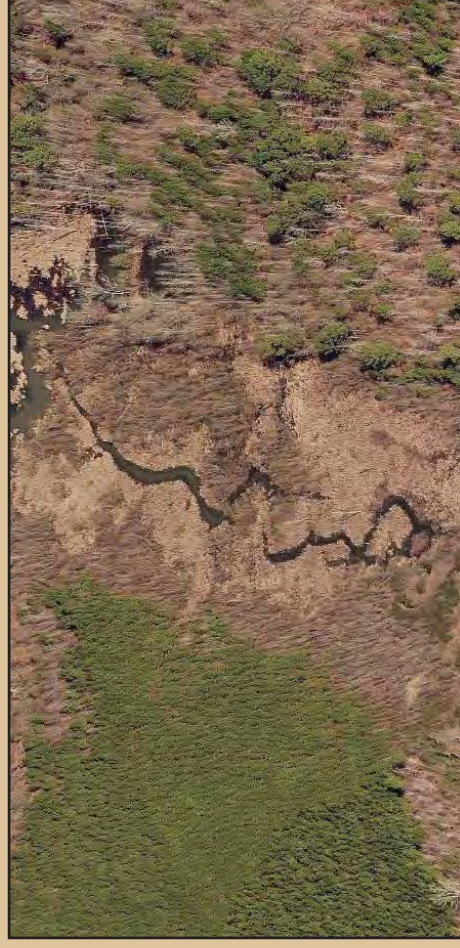
The City should acquire from willing owners key properties offering a high level of environmental and outdoor recreational value, as well as connectivity to other resources and gateway networks.

#### 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

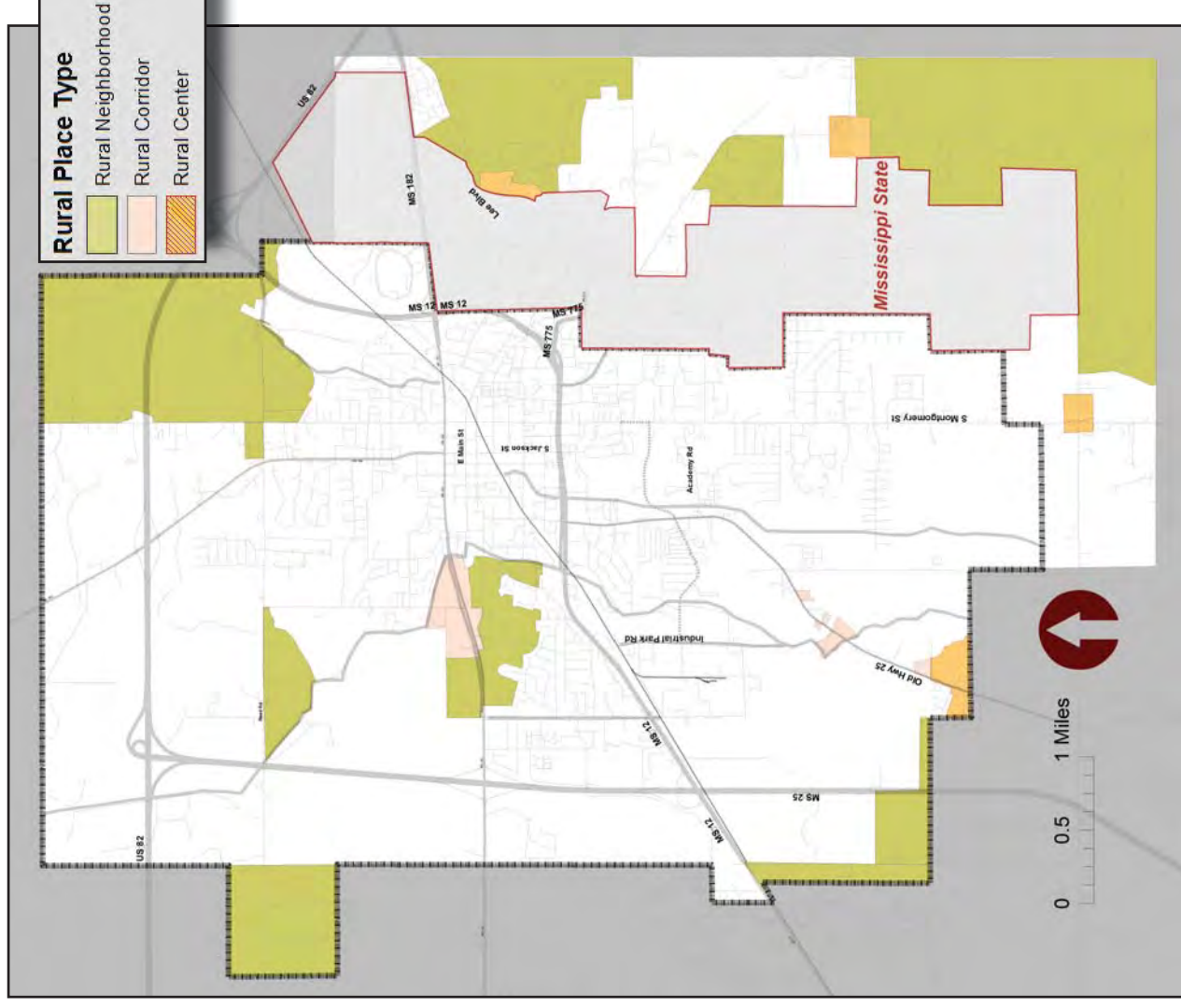
These areas could also be considered as “general rural,” as it applies to all rural areas that are not rural corridors or centers.

#### 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

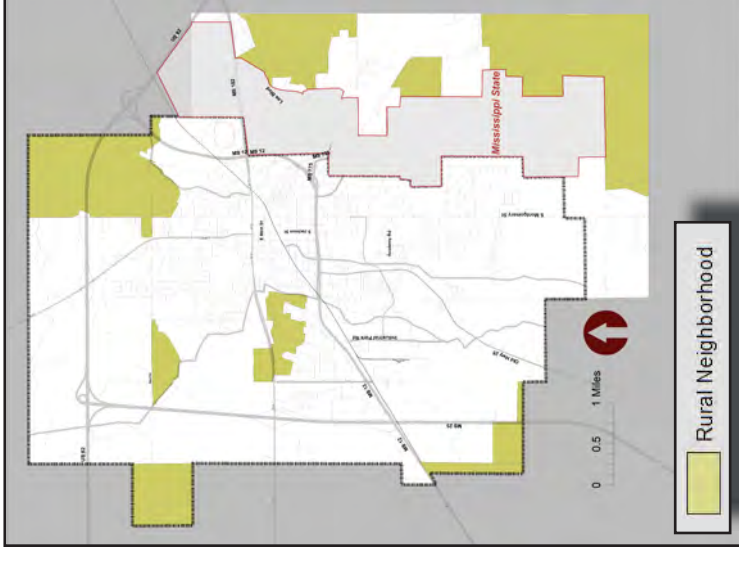
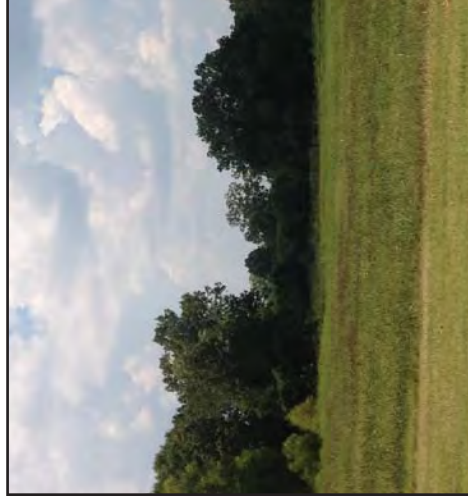
Very low density / intensity

##### 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

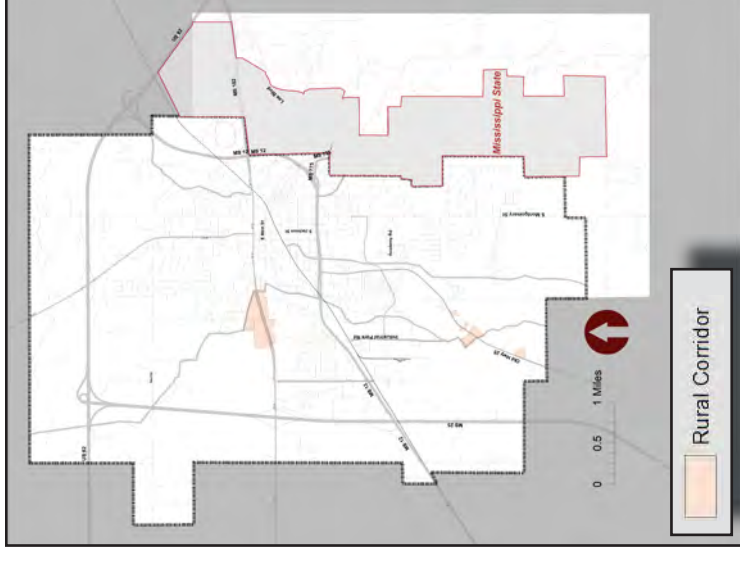
Low density / intensity

##### 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

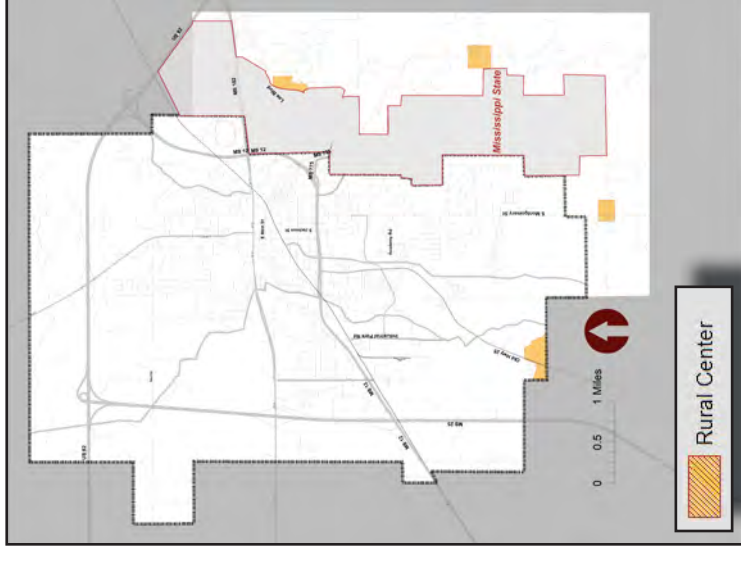
Moderate to high density / intensity just within the center area

##### 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

### 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

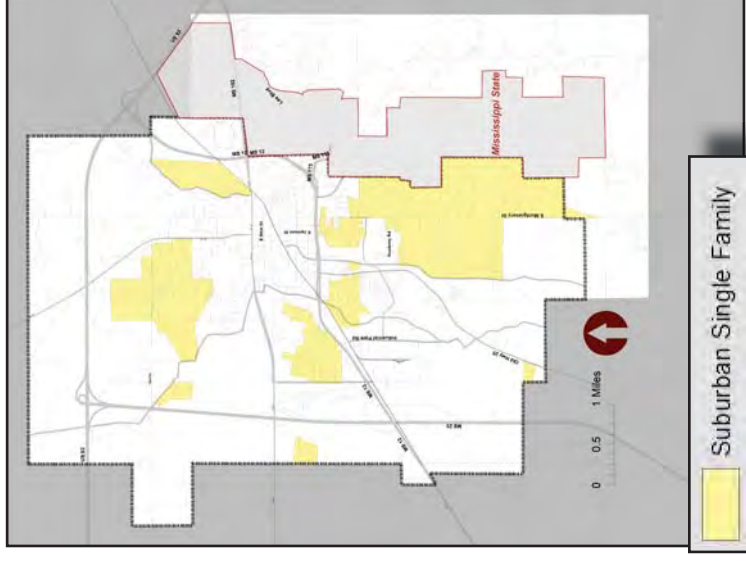
Low to moderate density

##### 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

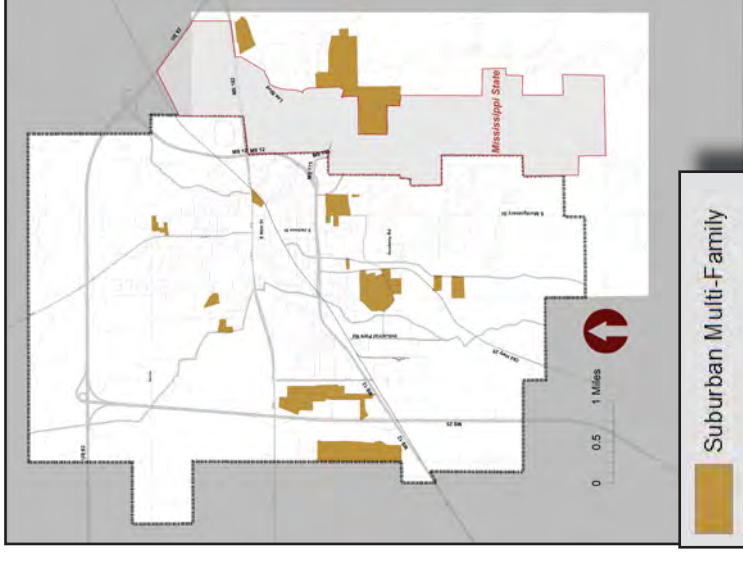
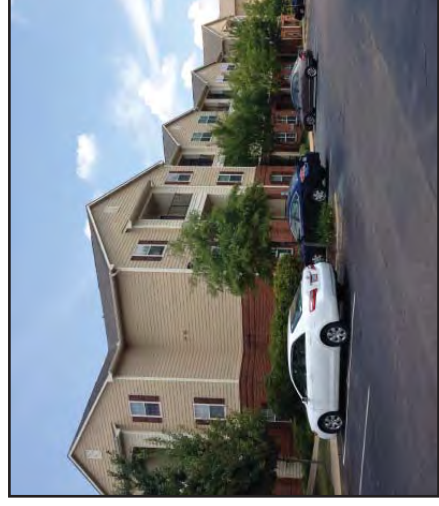
Moderate to high density

##### 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

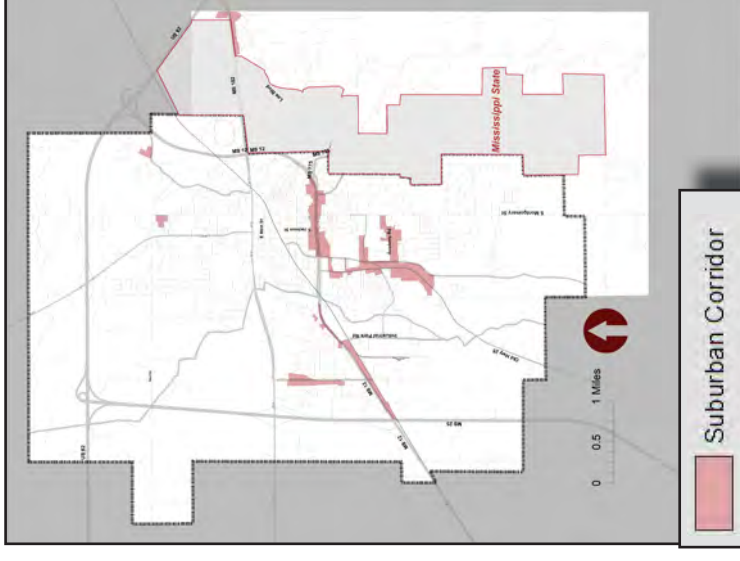
Moderate density / intensity

##### 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

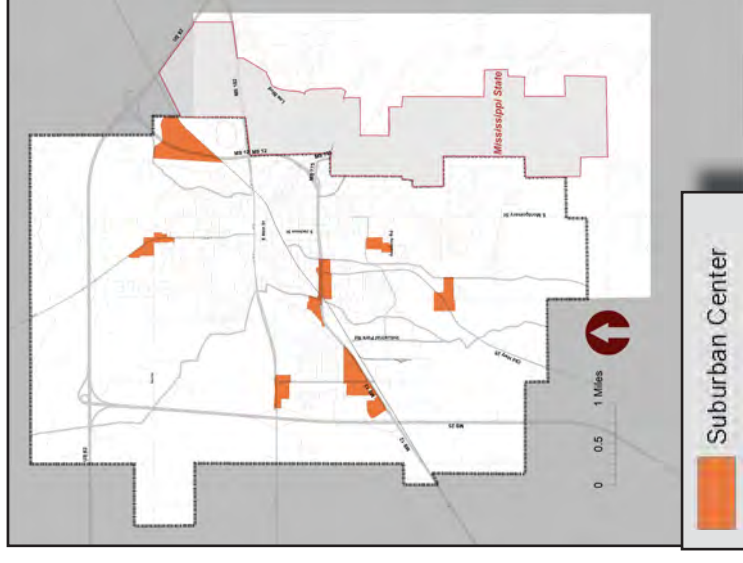
Moderate to high density

##### 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.

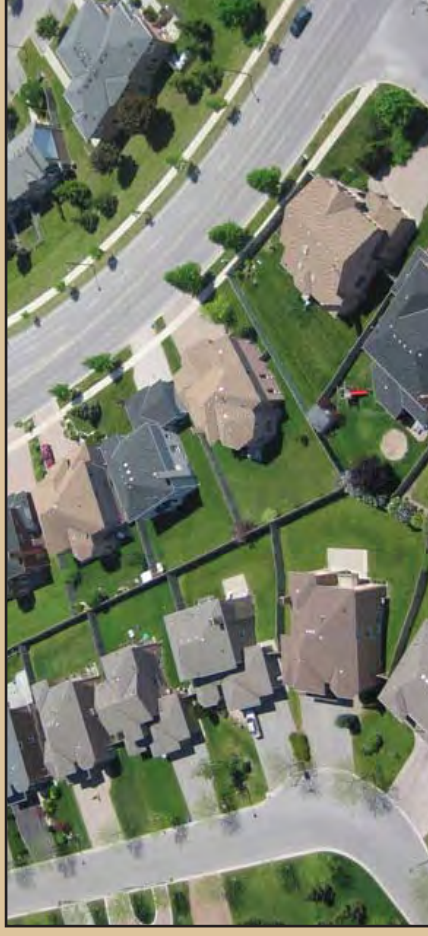
**Increase Connectivity and Varied Modes of Travel**  
Street systems should be interconnected and avoid cul de sacs, and designed to accommodate pedestrians and cyclists. Streets should not be too wide to discourage speeding, minimize runoff and save costs.

#### **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

### 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

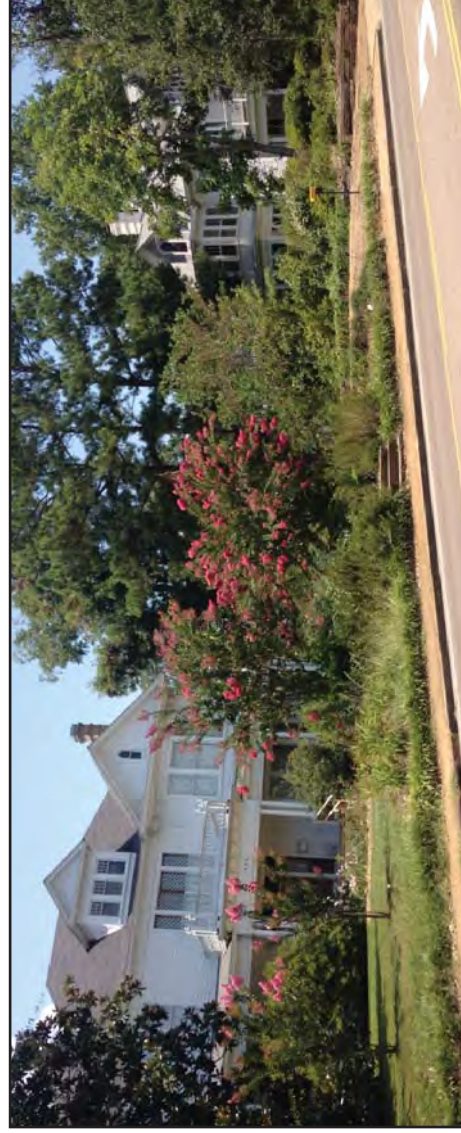
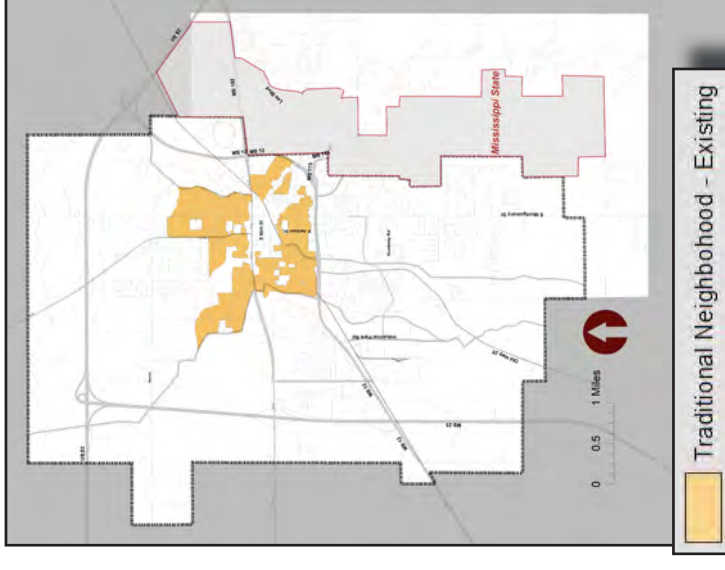
Moderate to high density, but with some larger lots

##### 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

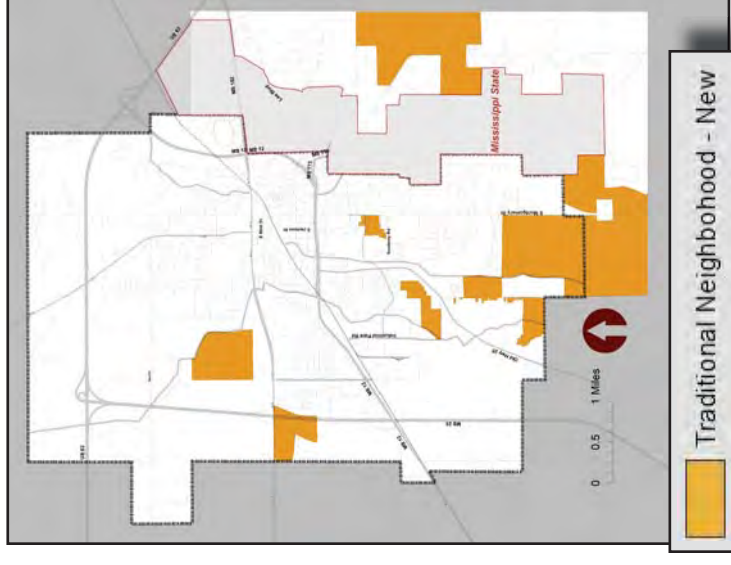
Moderate to high density, but with some larger lots

##### 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

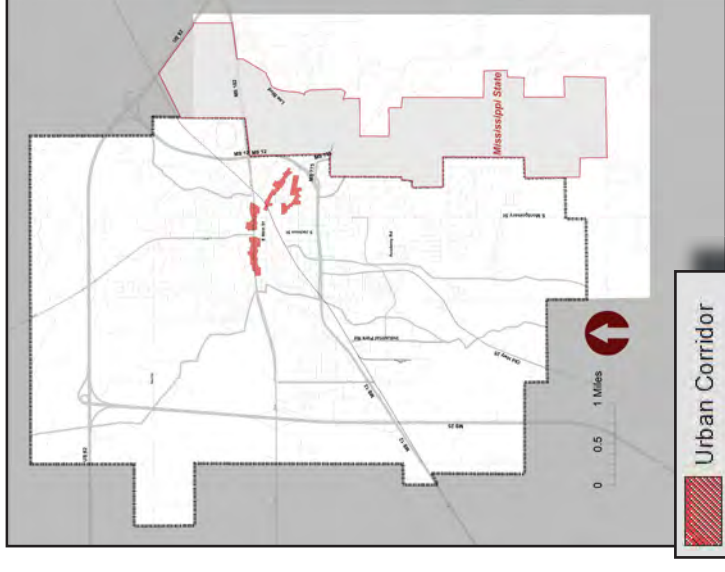
High density / intensity

##### 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

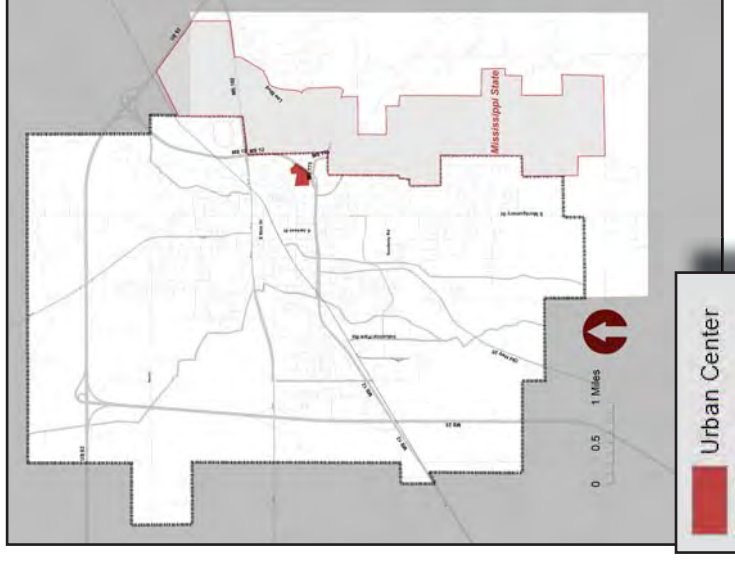
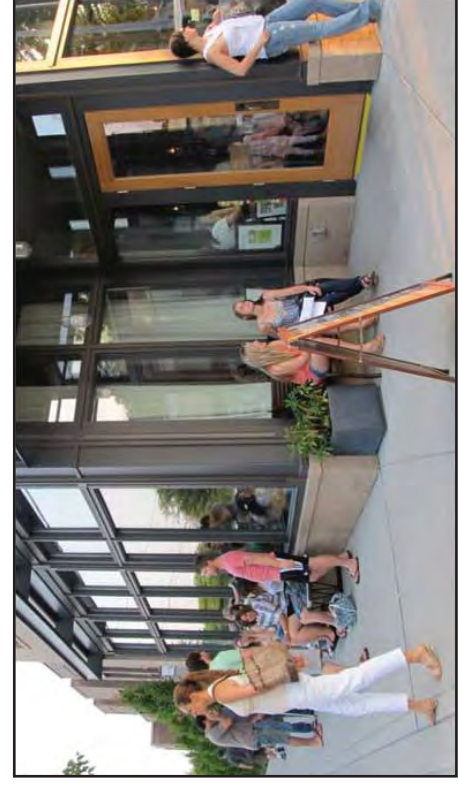
High density / intensity

##### 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

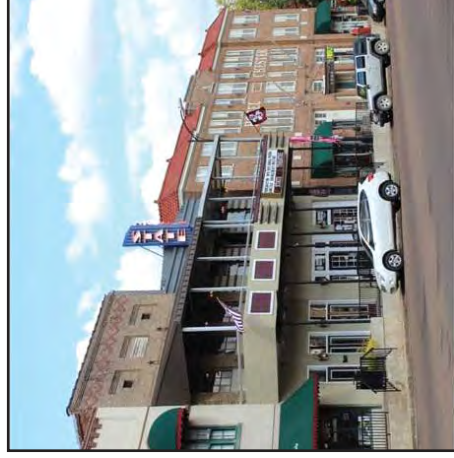
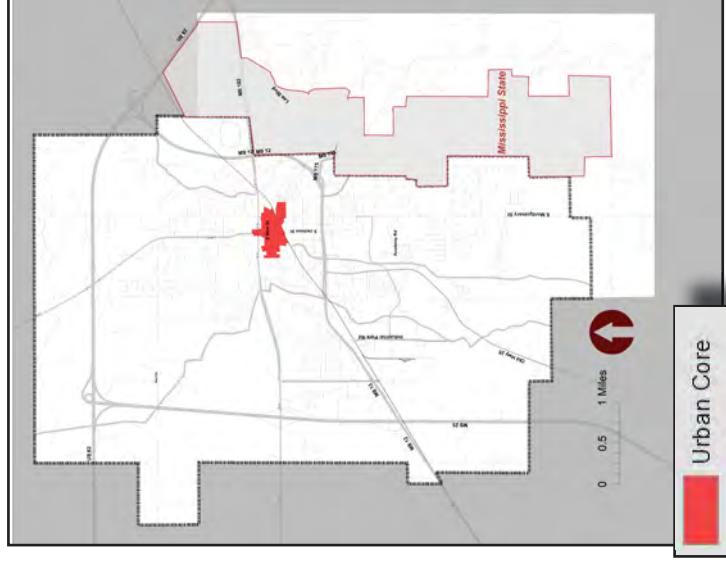
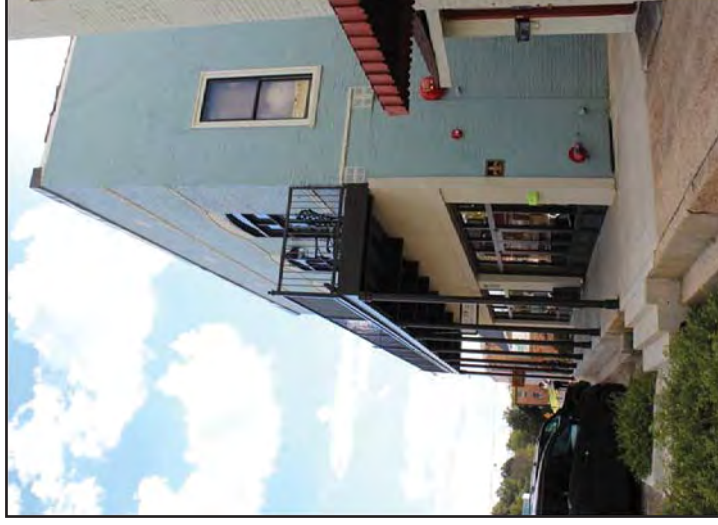
Highest density / intensity in Starkville

##### 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

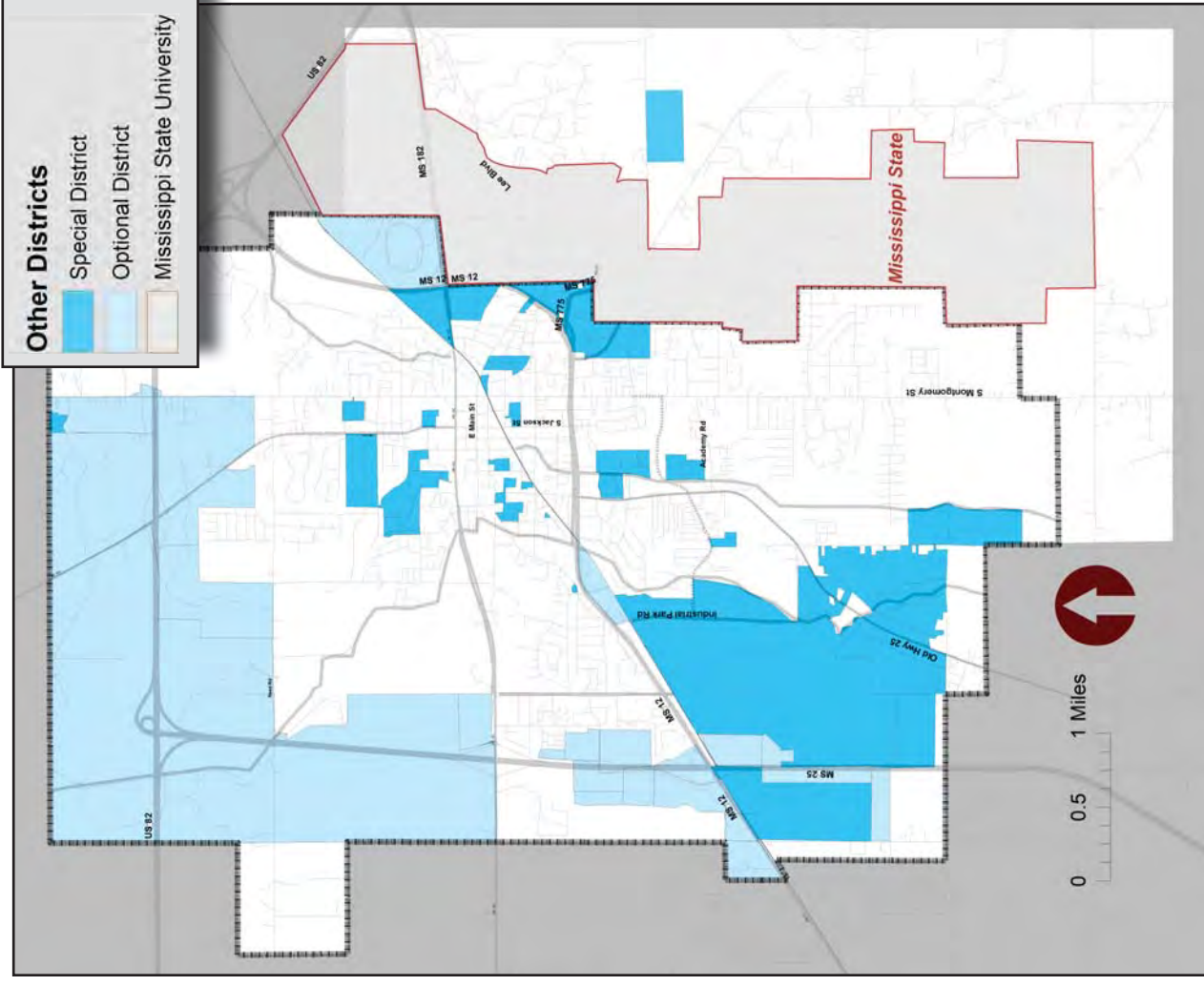
### SPECIAL DISTRICTS

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

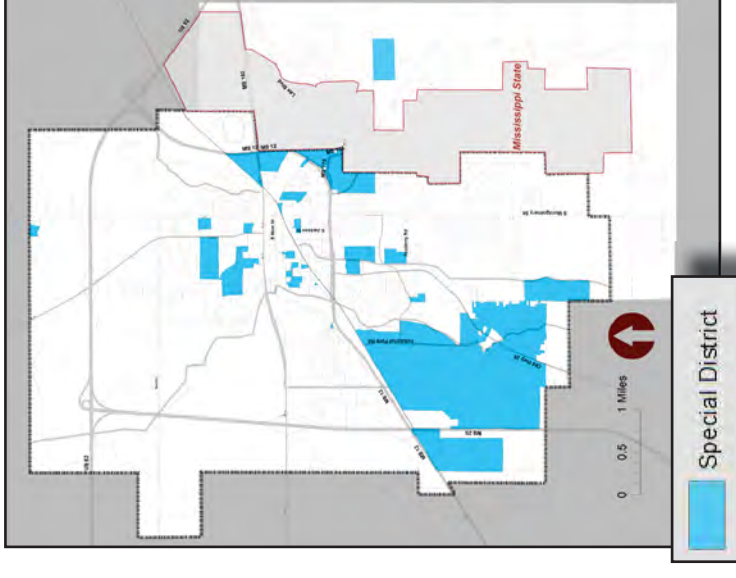
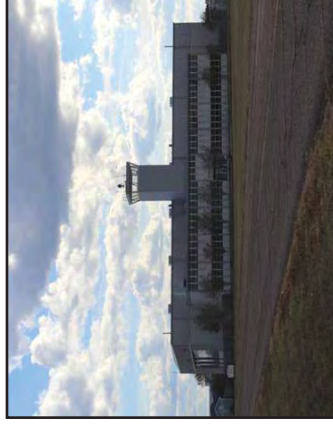
Dependent upon the use/purpose

##### 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.



## 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

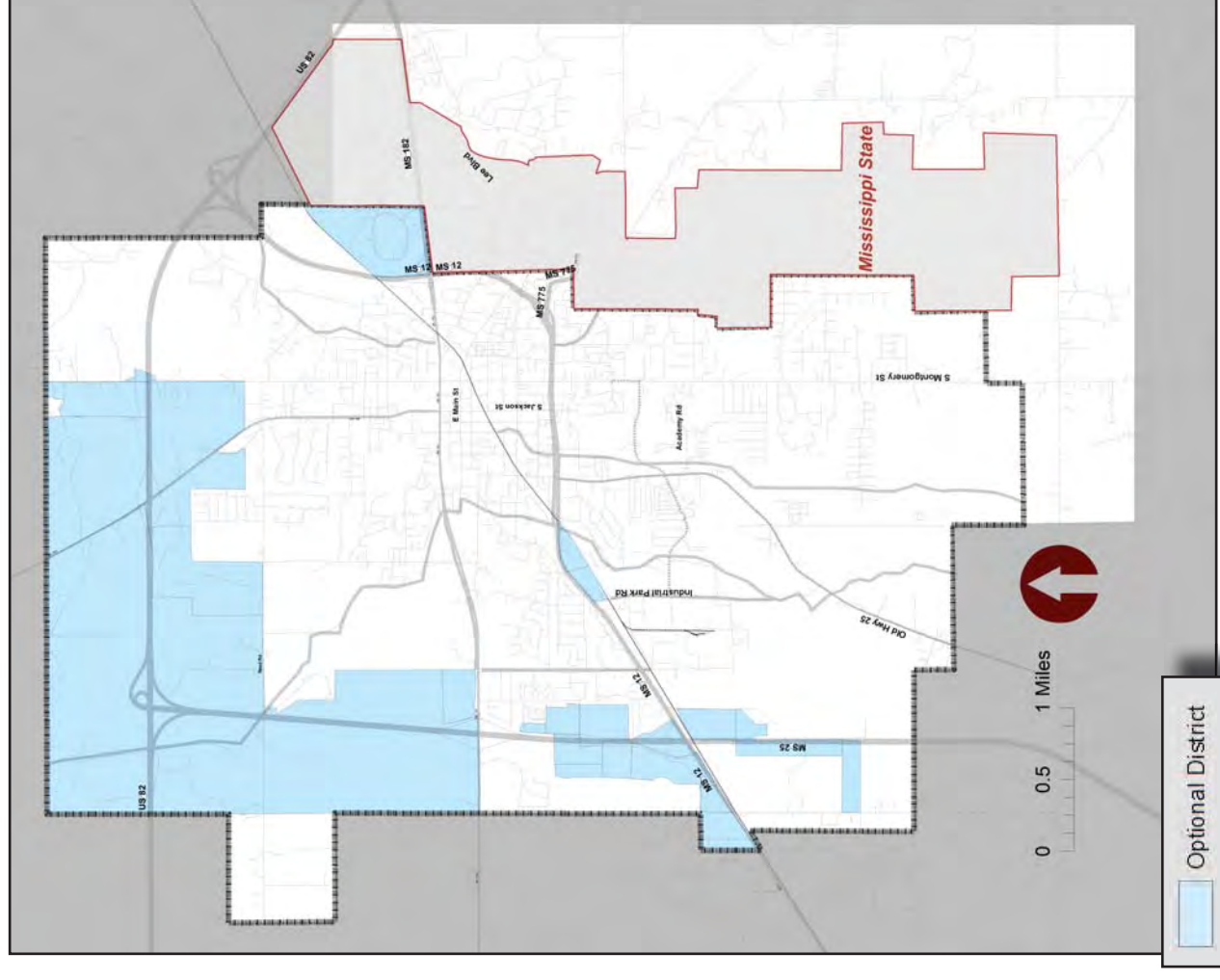
This option allows manufacturing, warehousing and similar industrial uses. It offers the ability to design sites in a campus style and to utilize generous landscaping.

#### 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

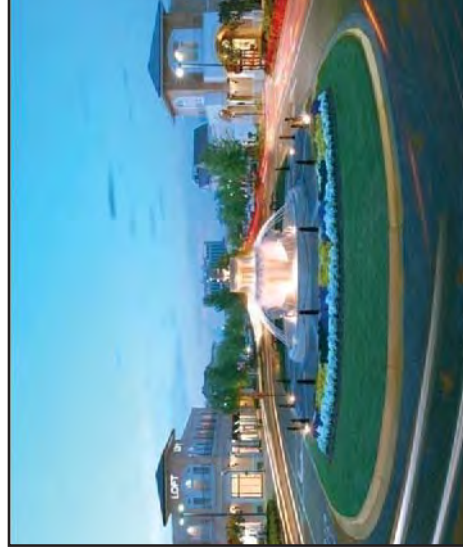
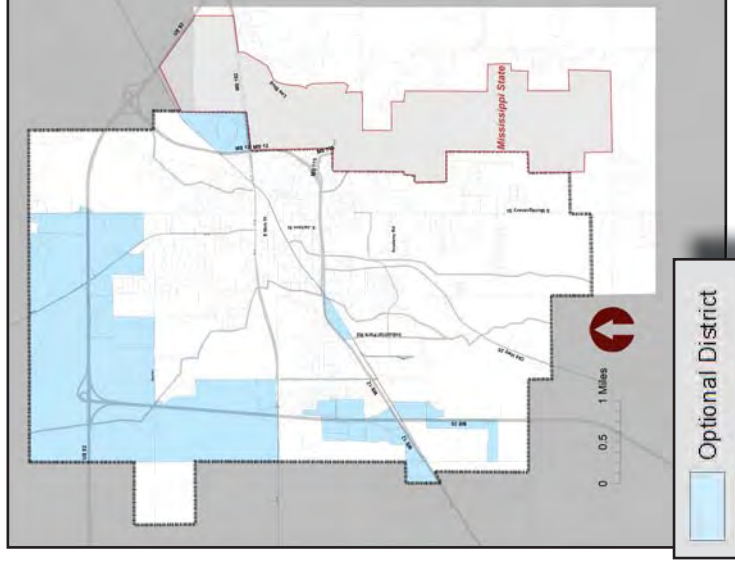
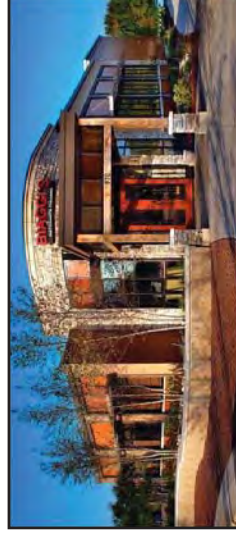
Low to moderate overall “gross” site density/ intensity, but can be high where buildings are located

##### 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

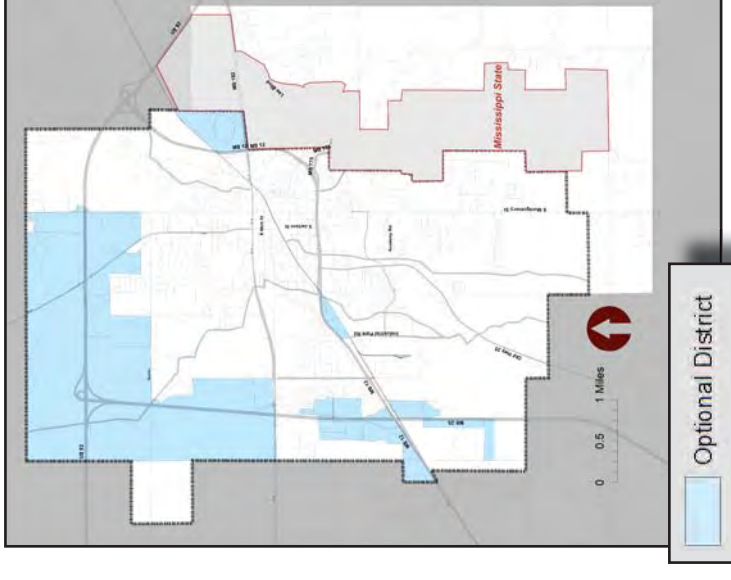
Low to moderate

##### 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

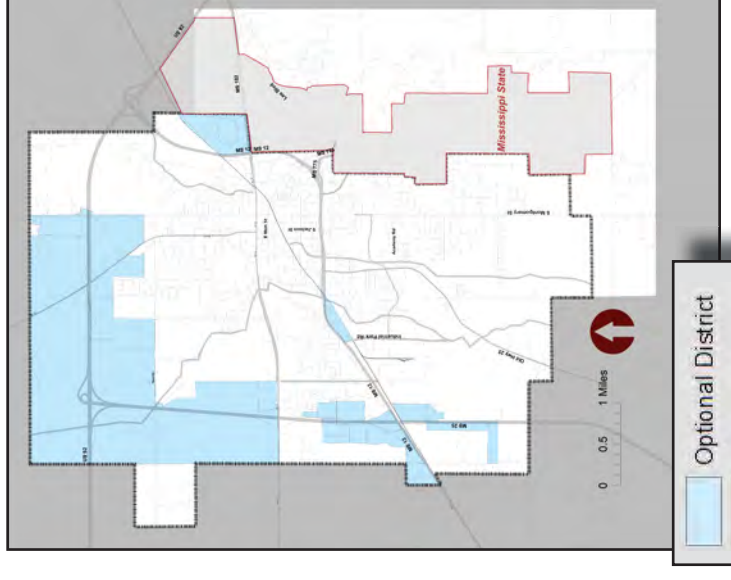
Moderate to high density/intensity

##### 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

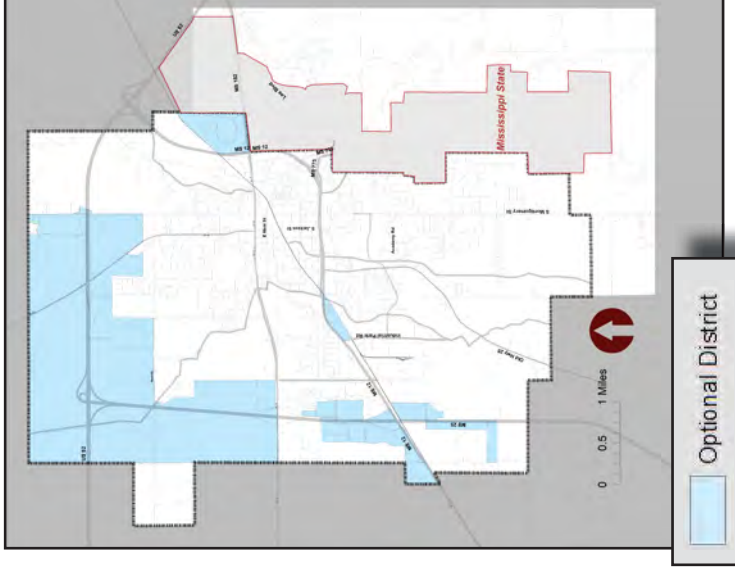
Low gross density for the site, but high density in developed portions with clustered housing

##### 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

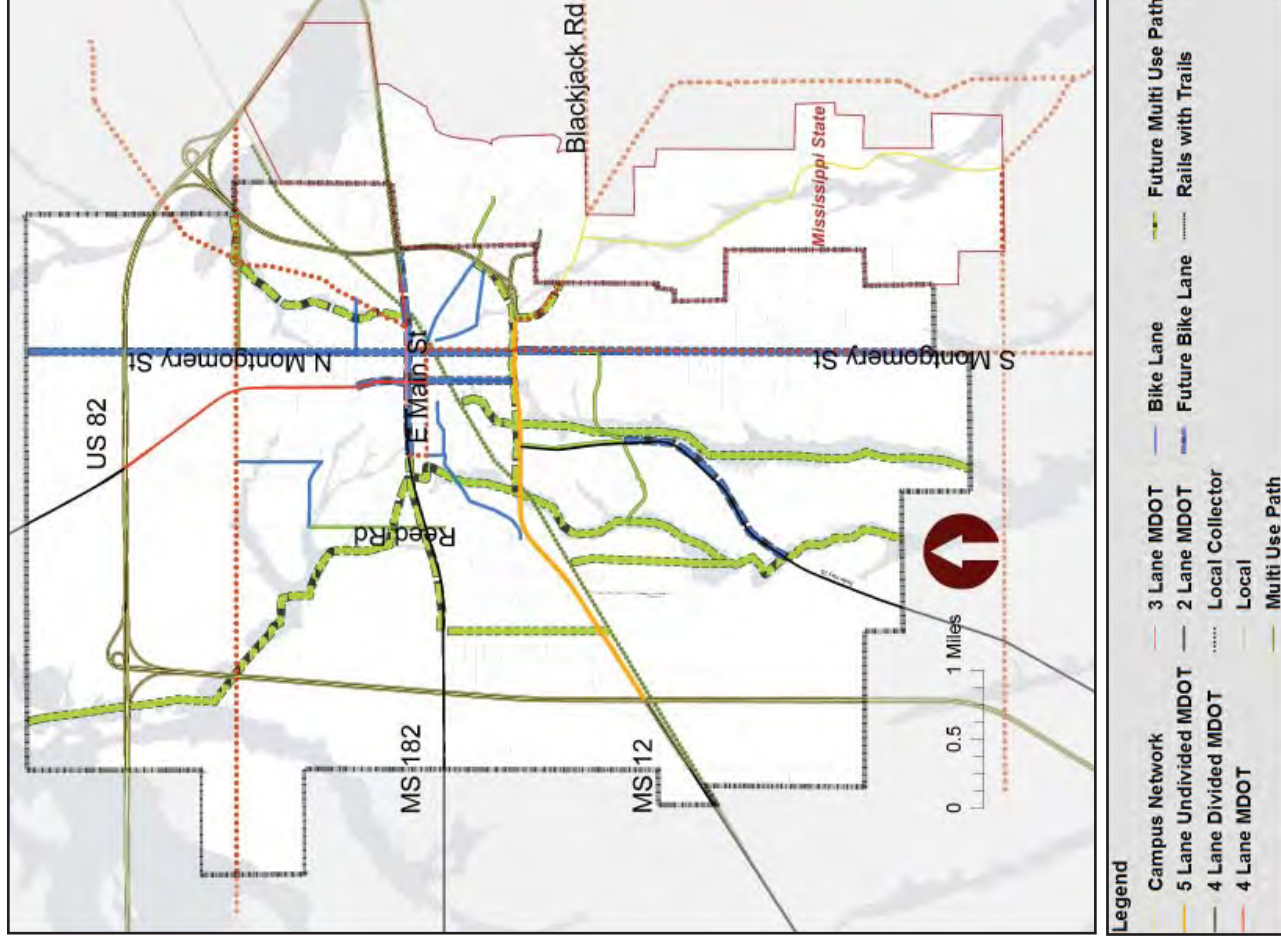
## TRANSPORTATION & MOBILITY

### 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 sidewalks 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

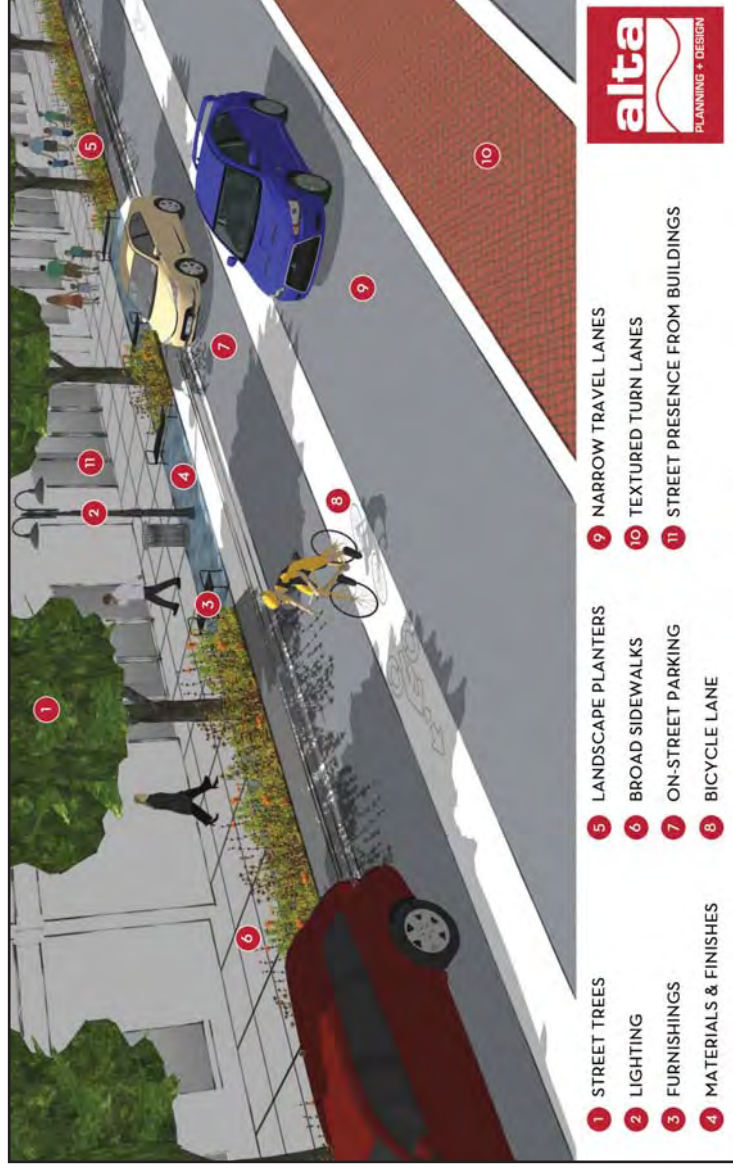
### RECOMMENDED ENHANCEMENTS (continued)

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.



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                                         |         |           |        | ●           | ●     | ●         |



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                            |

TRANSPORTATION & MOBILITY

STREET TYPES

Parkway

Parkways apply to thoroughfare and arterial streets that require two or four lanes to accommodate traffic demand. Parkway 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) |

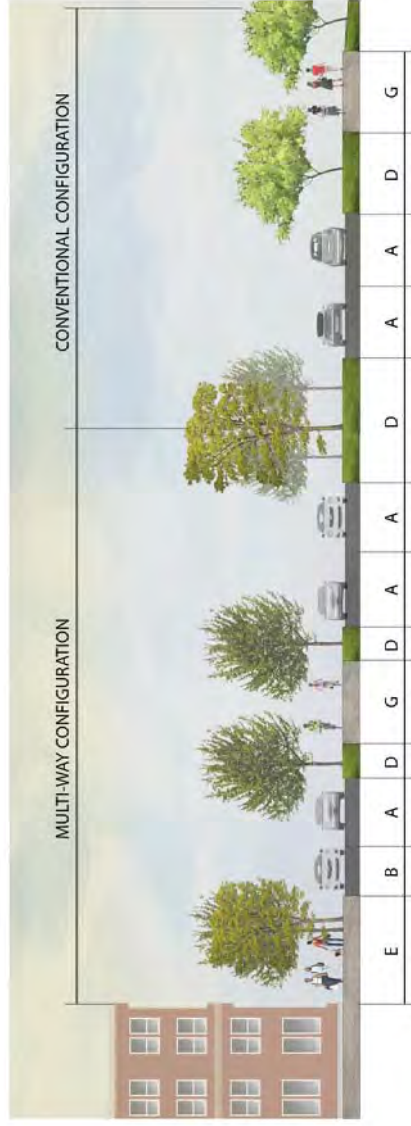
# THE PLAN

## 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 lanes 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 landscape 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)                                                                                                                             |



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-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

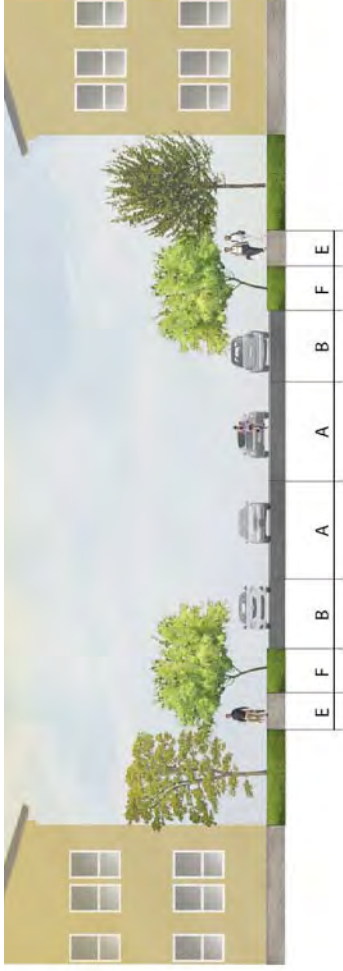
| Component | Description        | Dimensions                                        |
|-----------|--------------------|---------------------------------------------------|
| A         | Travel lane        | 10' (parallel parking); 13' (angled parking)      |
| B         | Parking            | 8' (parallel);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

## 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 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

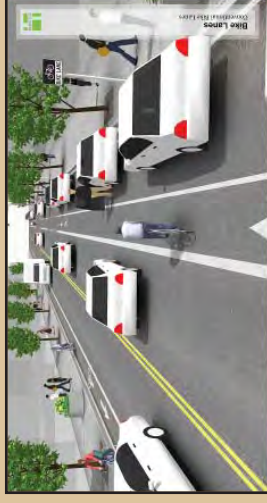
Starkville has already begun incorporating bicycle and walking facilities into new streets and adapting existing streets. Through these recommendations, and simply by implementing the street typologies in this plan, Starkville can greatly increase its network of pedestrian and bicycle facilities. As routine maintenance such as resurfacing 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.



## 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.

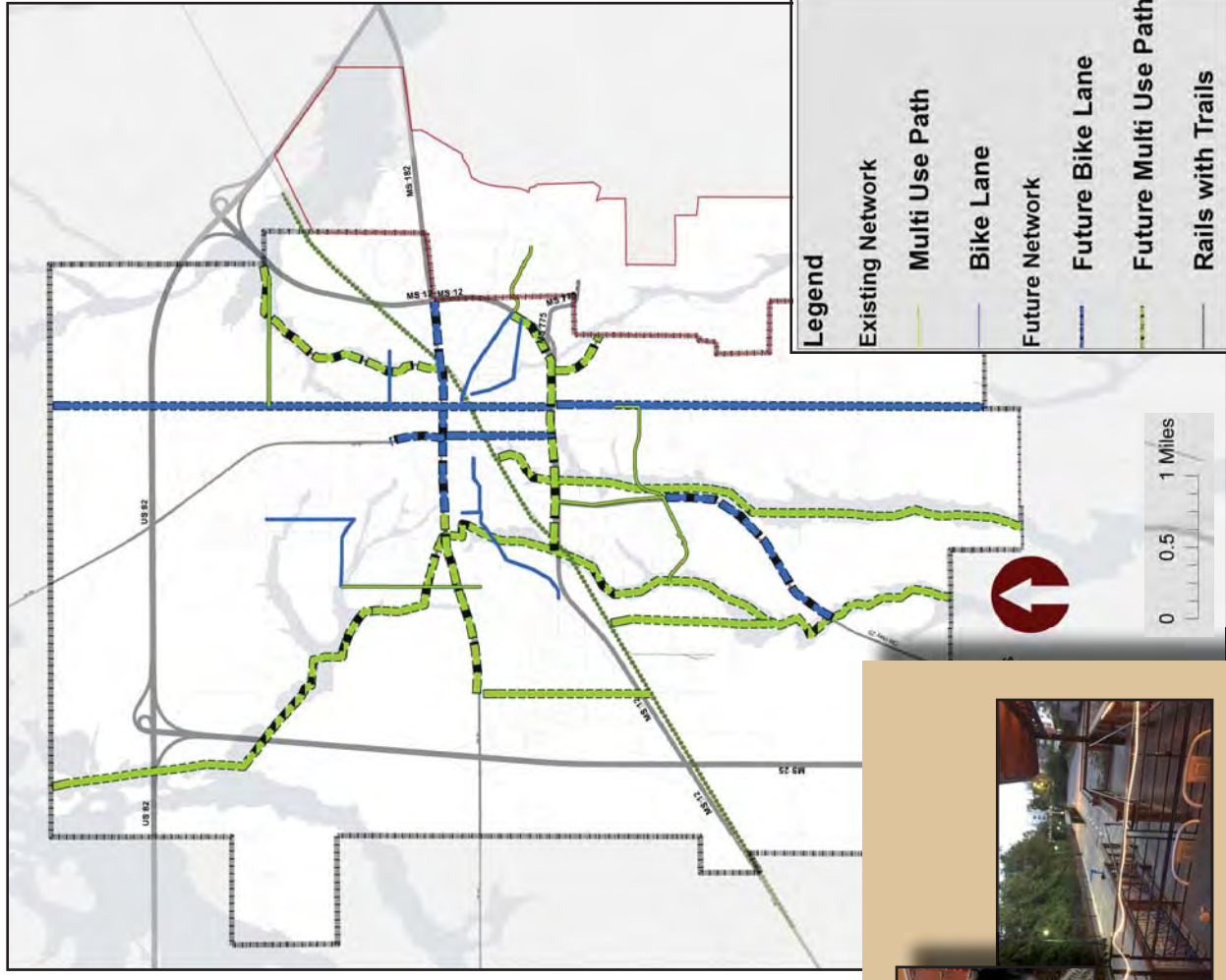
##### Rail with Trail

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.*





## 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:

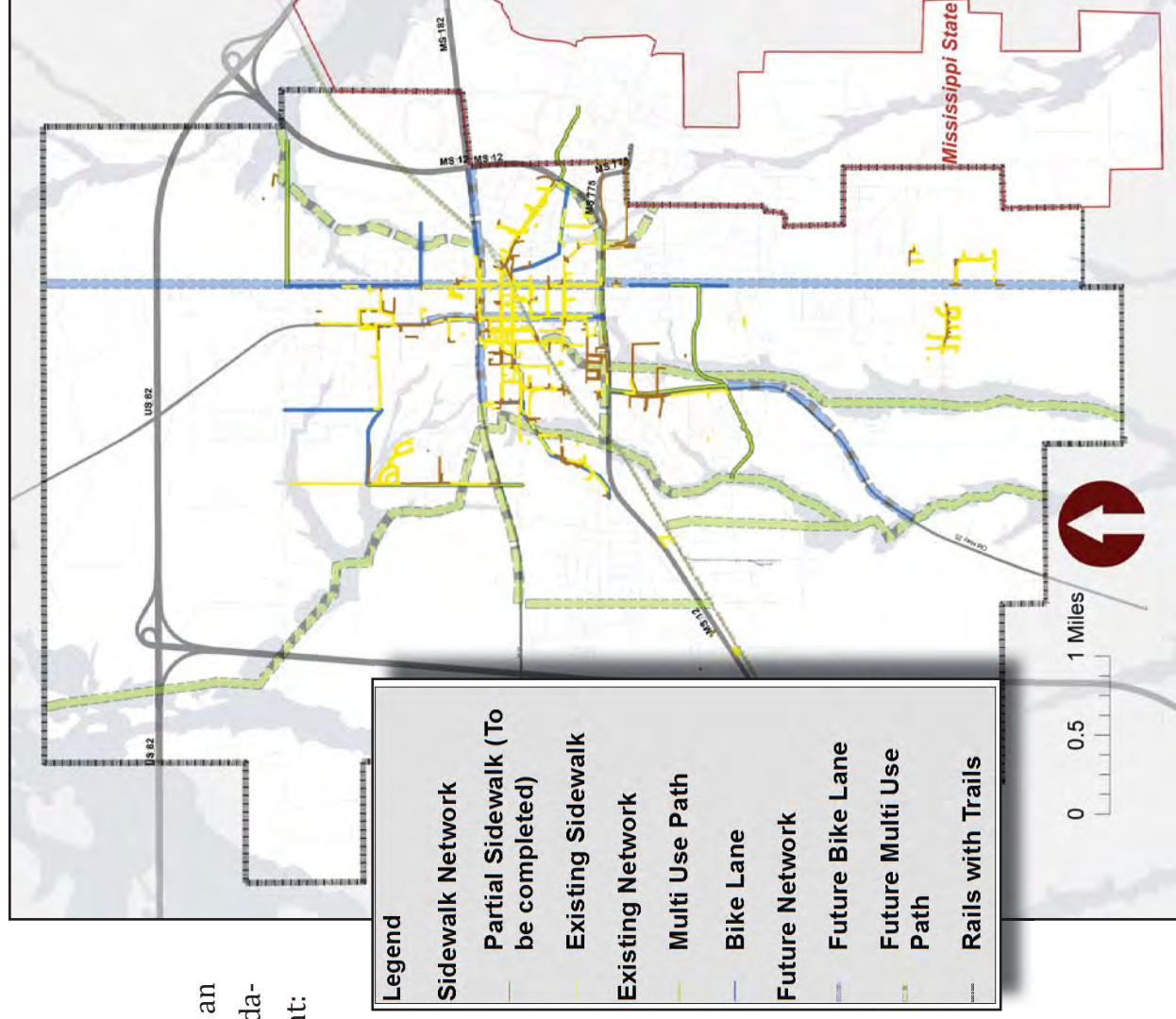
#### Code Requirements

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

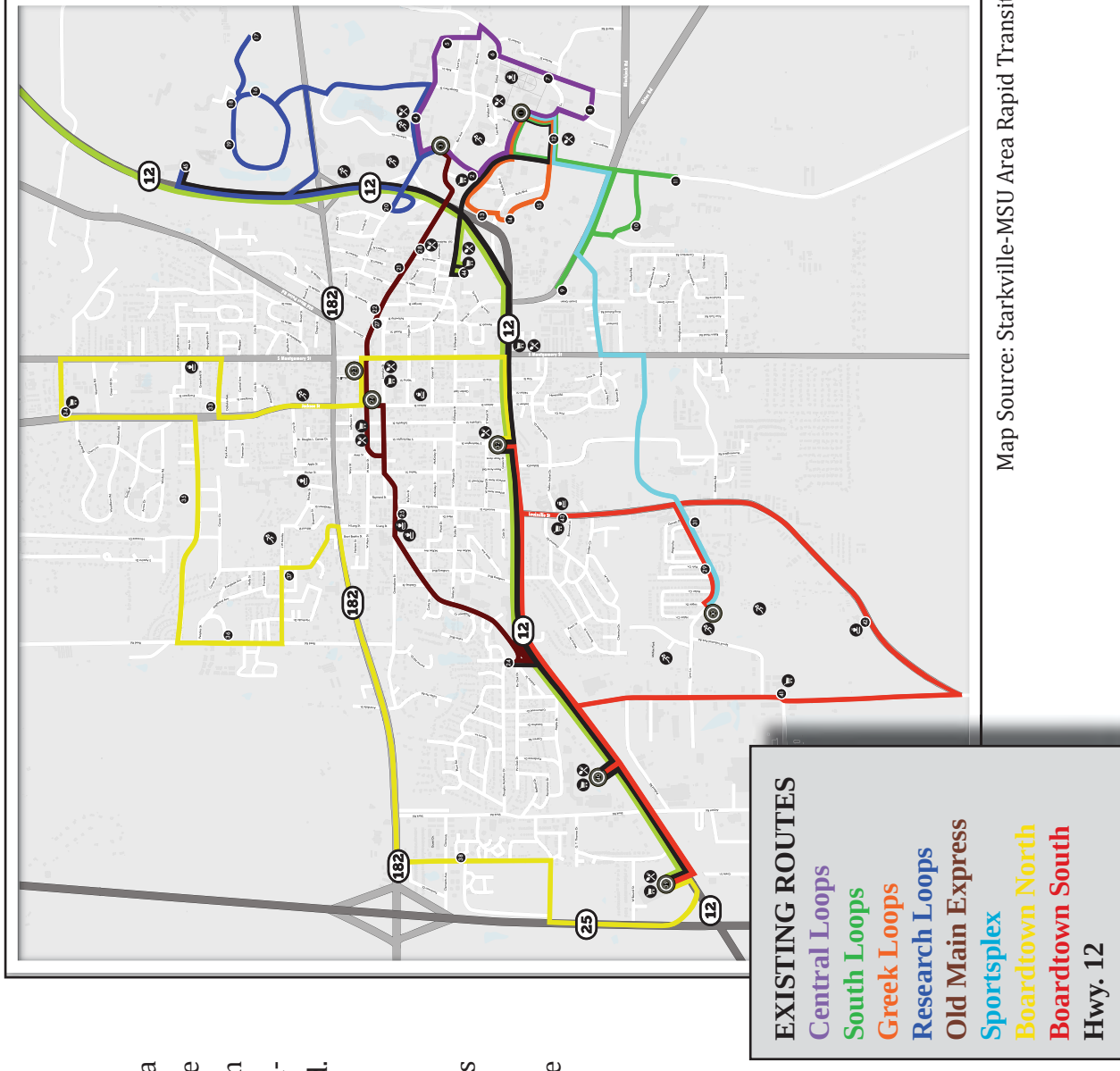
## TRANSPORTATION & MOBILITY

### 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.

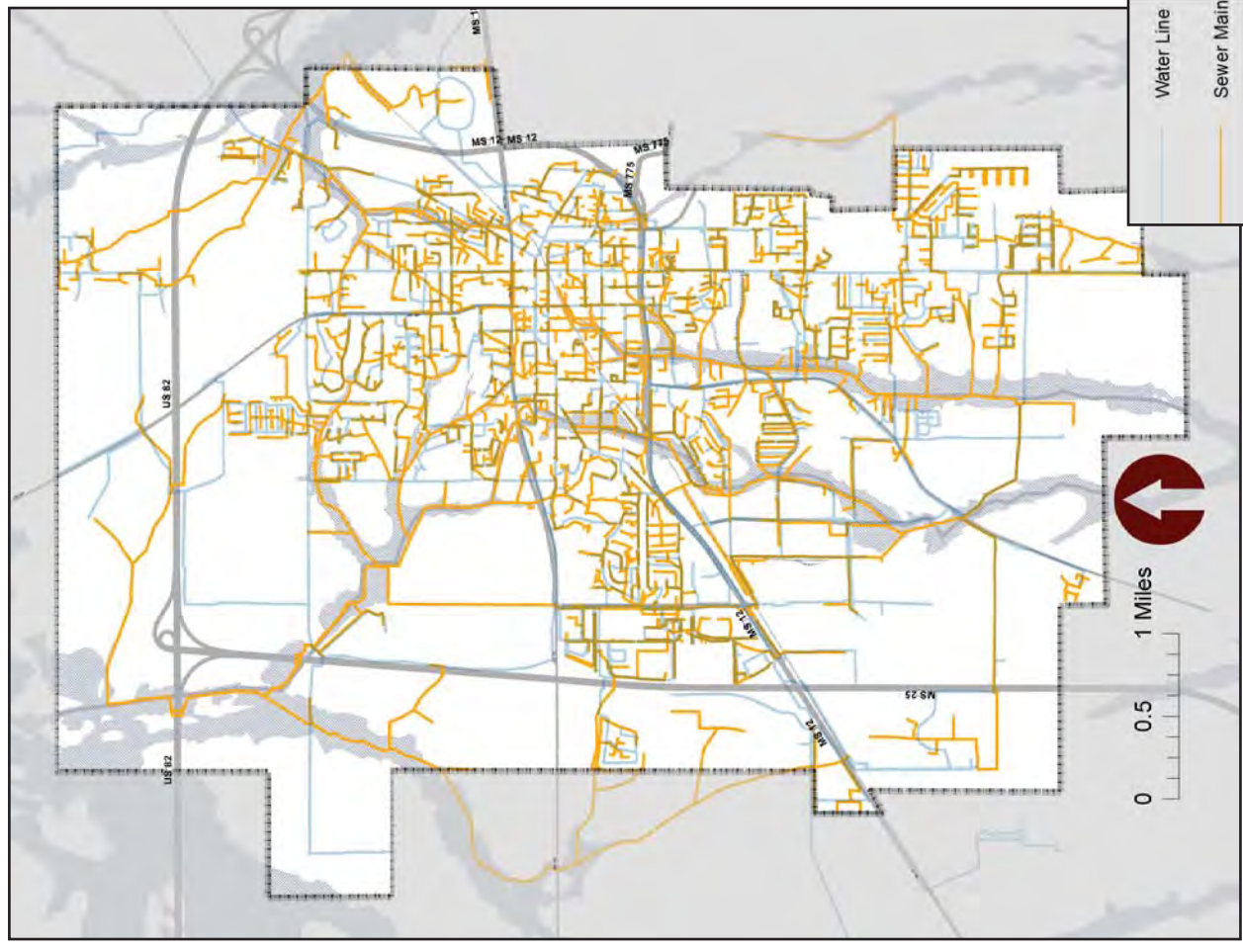


## UTILITIES & STORM WATER INFRASTRUCTURE

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





## UTILITIES & STORM WATER INFRASTRUCTURE

### 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 existing 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.



## 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

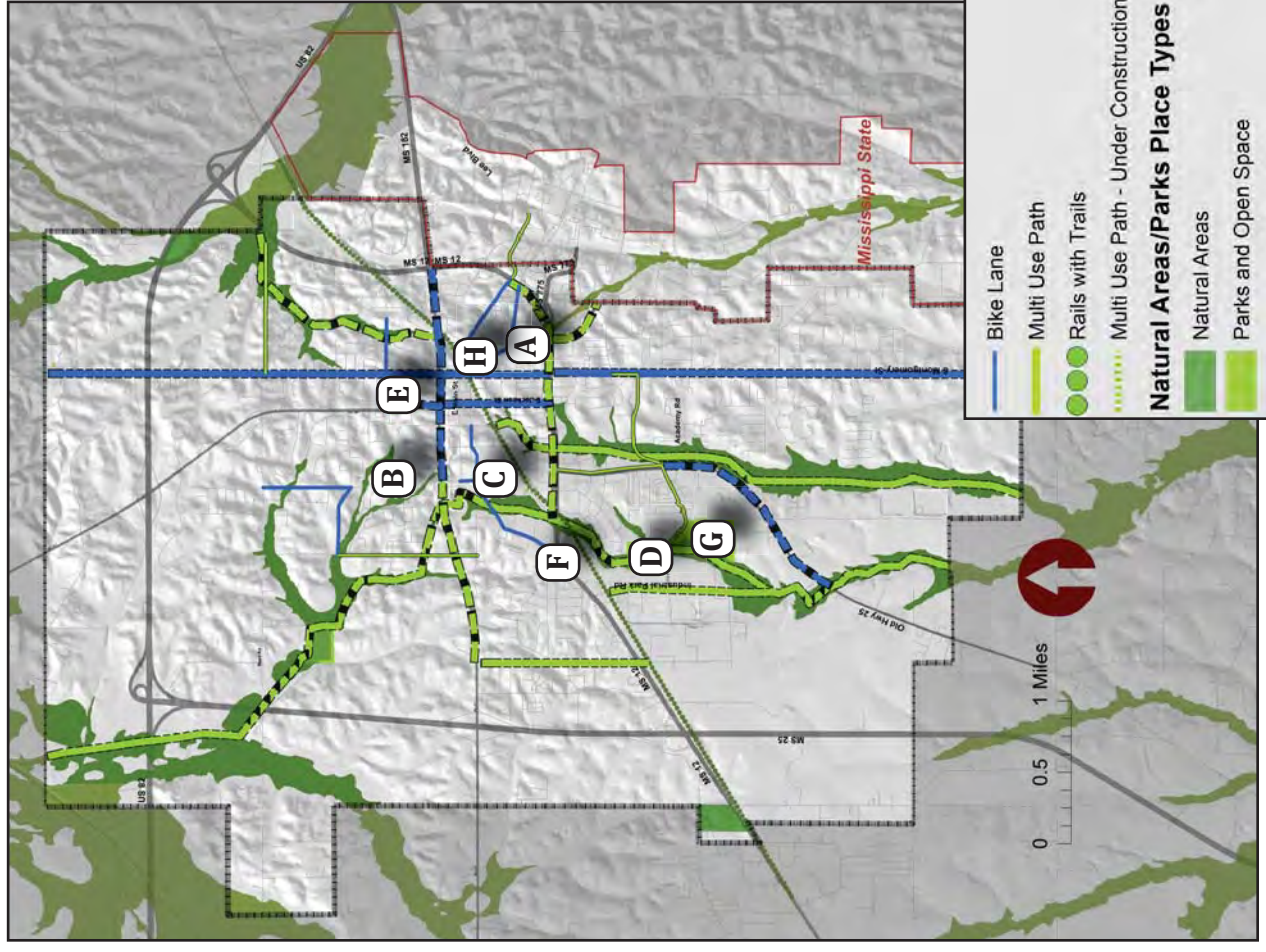
## PUBLIC SPACE & RECREATION

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

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

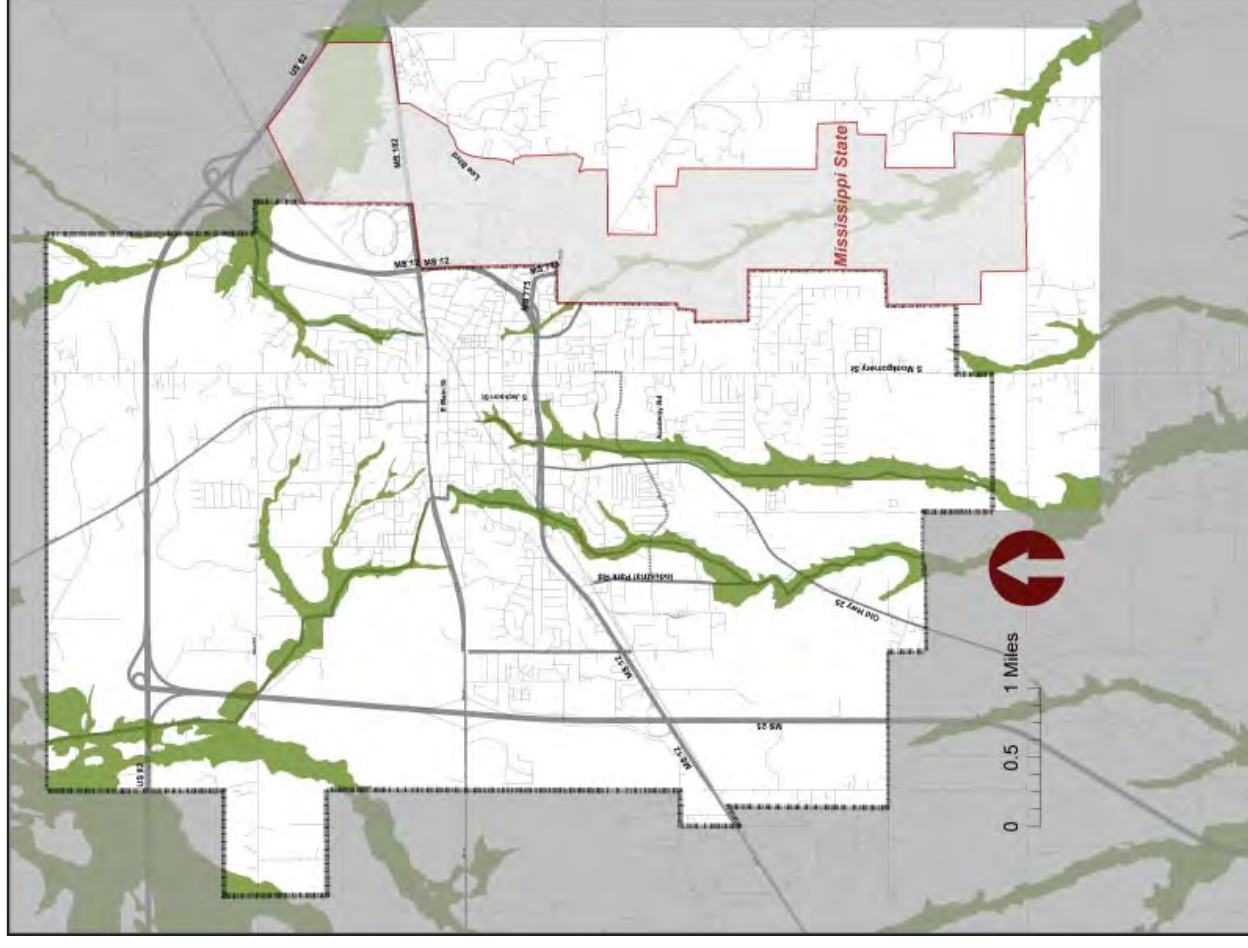
## NATURAL & CULTURAL RESOURCES CONSERVATION

### 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

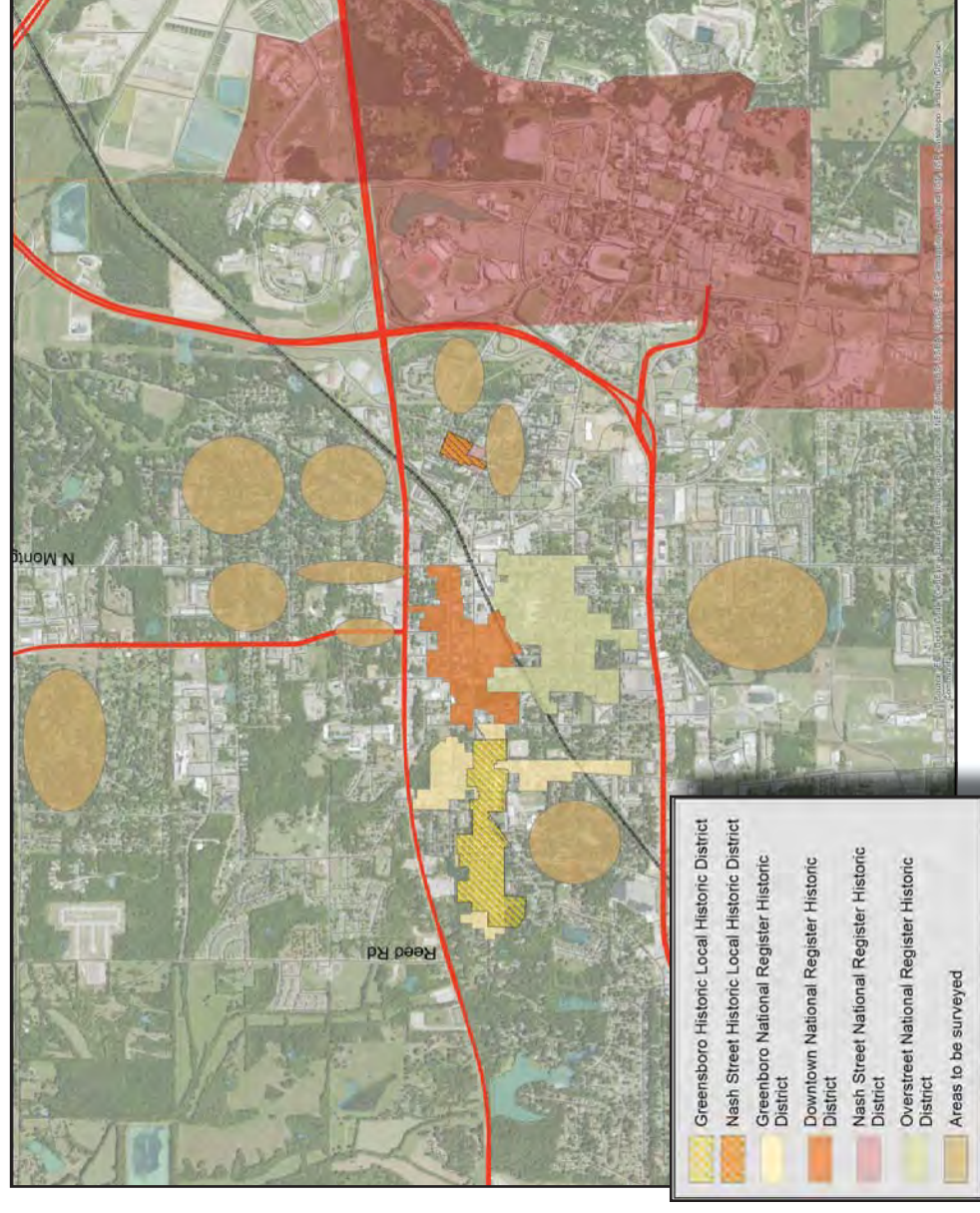
## NATURAL & CULTURAL RESOURCES CONSERVATION

### 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.



## NATURAL & CULTURAL RESOURCES CONSERVATION

### CULTURAL RESOURCES CONSERVATION (continued)

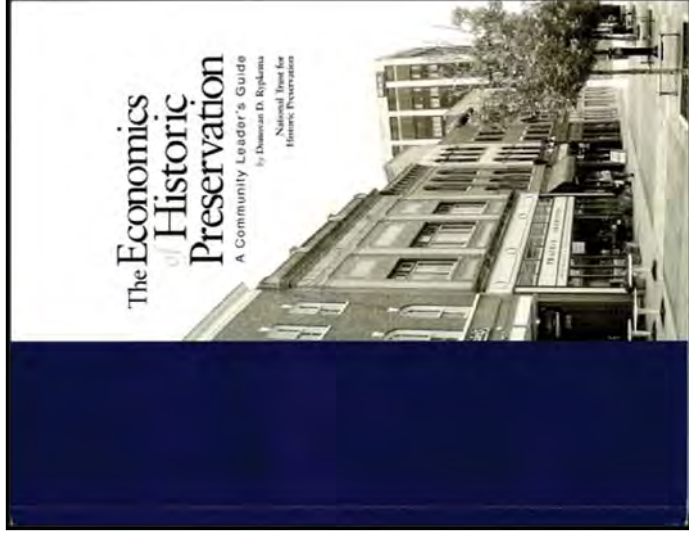
#### Maintain and support the City's CLG status and the Main Street program.

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



## 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.*

## 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

## 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.*



## 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

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 metropolitan 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 Micropolitan

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

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



## 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.

## 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

## 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.

# THE PLAN

## 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 identity 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.*

## 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



## 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 agribusiness 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.

## 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.

# THE PLAN

## 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.

## 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

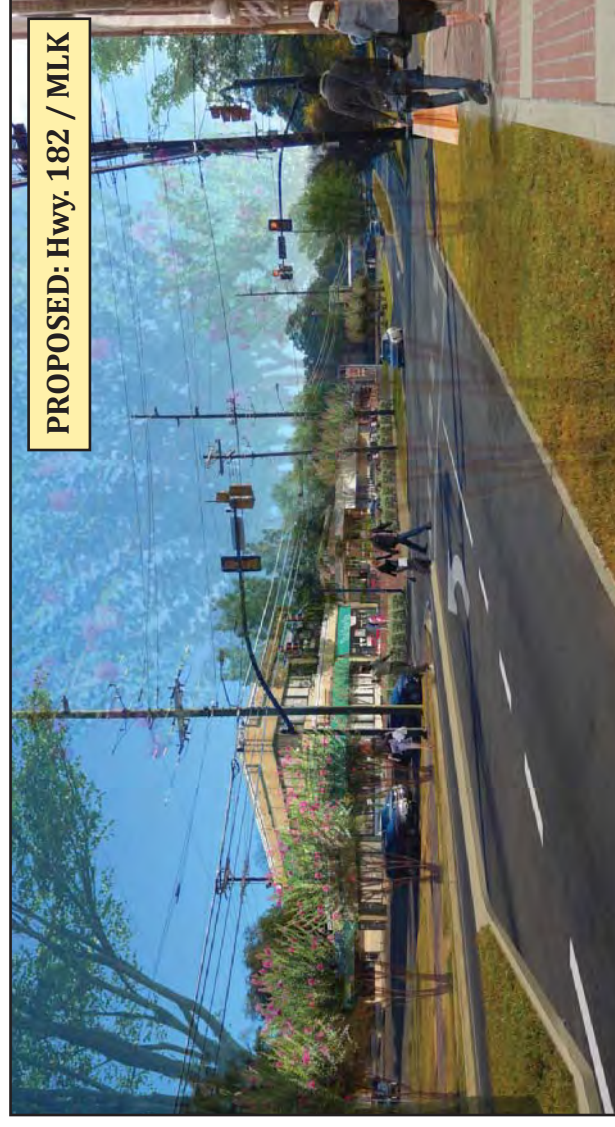
### **Hwy. 182 / MLK REDESIGN** (continued)

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.



## 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.



## 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.

| Policies                                                                                                                                                                                        | Projects                                                                                                                                                                                                                                                                                                                               | Administration                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Policy</b> <ul style="list-style-type: none"> <li>• Zoning</li> <li>• Preservation</li> <li>• Environmental</li> <li>• Work Force Housing</li> <li>• Design Character</li> </ul> | <b>Mobility</b> <ul style="list-style-type: none"> <li>• Southern Connector</li> <li>• Greenways</li> <li>• Bike/Ped Expansion</li> </ul> <b>Capital Projects</b> <ul style="list-style-type: none"> <li>• Park acquisition/expansion</li> <li>• Public Safety Facilities</li> <li>• Maintenance of existing infrastructure</li> </ul> | <b>Collaboration</b> <ul style="list-style-type: none"> <li>• University Collaboration</li> <li>• County Collaboration</li> </ul> <b>Other</b> <ul style="list-style-type: none"> <li>• Development Quality Assurance</li> <li>• Implementation Monitoring</li> <li>• Predictable development process</li> </ul> |
| <b>Annexation Policy (East)</b>                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |

#### 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

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           |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------|----------------------|
| <b>A General Growth &amp; Development Policies</b> |                                                                                                              |           |                                      |                      |
| 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>B Natural &amp; Cultural Resources</b>          |                                                                                                              |           |                                      |                      |
| 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) |
| <b>C Transportation &amp; Mobility</b>             |                                                                                                              |           |                                      |                      |
| 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           |
|----------|-----------------------------------------------------------------------------------------------------------|---------|-----------------------------------|----------------------|
| <b>C</b> | <b>Transportation &amp; Mobility (continued)</b>                                                          |         |                                   |                      |
| 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) |
| <b>D</b> | <b>Utilities &amp; Storm Water Infrastructure</b>                                                         |         |                                   |                      |
| 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             |
| <b>E</b> | <b>Public Space &amp; Recreation</b>                                                                      |         |                                   |                      |
| 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) |
| <b>F</b> | <b>Housing &amp; Commercial Development</b>                                                               |         |                                   |                      |
| 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           |
|----------|--------------------------------------------------------------------------------------------------------|---------|-----------------------------------|----------------------|
| <b>G</b> | <b>Economic Development &amp; Diversification</b>                                                      |         |                                   |                      |
| 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) |
| <b>H</b> | <b>Key Redevelopment Opportunities</b>                                                                 |         |                                   |                      |
| 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)  |



# 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.

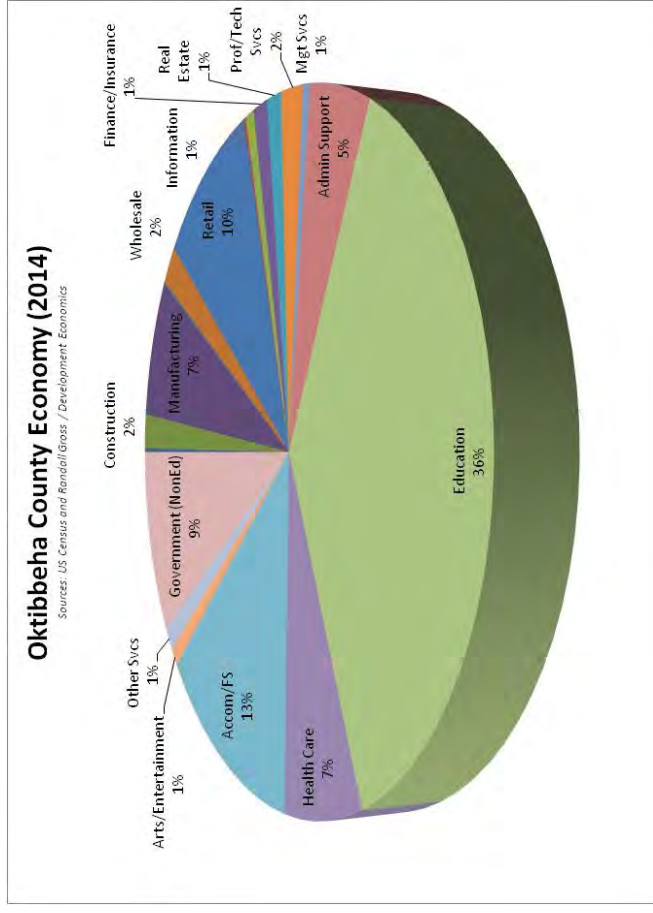
Another common drainage-related issue is erosion of drainage conveyance channels in and around the City of Starkville. This issue is due primarily to the erosive nature of native soils in the area. The City annually implements one or two erosion control/stabilization projects along existing drainage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





## Randall Gross / Development Economics

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).

| <b>Industry</b>    | <b>2004</b>                                                                              | <b>2014</b>   | <b>Number</b> | <b>Percent</b> | <b>2004-2014 Change Per Year</b> |
|--------------------|------------------------------------------------------------------------------------------|---------------|---------------|----------------|----------------------------------|
| 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%                            |
| <b>TOTAL</b>       | <b>20,300</b>                                                                            | <b>21,520</b> | <b>1,220</b>  | <b>6.0%</b>    | <b>0.9%</b>                      |
| <b>Sources</b>     | 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 | Per Year Percent |
| Utilities                                                  | N/A                                                                                                                                                                                                                                               | 60           | N/A                     | N/A              |
| Manufacturing                                              | 1,742                                                                                                                                                                                                                                             | 1,200        | (542)                   | -31.1%           |
| <b>Wholesale</b>                                           | <b>125</b>                                                                                                                                                                                                                                        | <b>431</b>   | <b>307</b>              | <b>246.2%</b>    |
| Retail                                                     | 1,846                                                                                                                                                                                                                                             | 1,711        | (135)                   | -7.3%            |
| Transport                                                  | N/A                                                                                                                                                                                                                                               | 60           | N/A                     | N/A              |
| Information                                                | 125                                                                                                                                                                                                                                               | 181          | 57                      | 45.4%            |
| Finance                                                    | N/A                                                                                                                                                                                                                                               | 363          | N/A                     | N/A              |
| Real Estate                                                | 138                                                                                                                                                                                                                                               | 156          | 18                      | 13.0%            |
| Prof/Technical                                             | 358                                                                                                                                                                                                                                               | 381          | 23                      | 6.4%             |
| Management                                                 | N/A                                                                                                                                                                                                                                               | N/A          | N/A                     | N/A              |
| Administration                                             | 846                                                                                                                                                                                                                                               | 819          | (27)                    | -3.2%            |
| Education (in city)                                        | 60                                                                                                                                                                                                                                                | 25           | (35)                    | -58.0%           |
| <b>Health</b>                                              | <b>1,293</b>                                                                                                                                                                                                                                      | <b>1,656</b> | <b>363</b>              | <b>28.1%</b>     |
| Arts/Entertainment                                         | 175                                                                                                                                                                                                                                               | 60           | (115)                   | -65.9%           |
| <b>Accommodation</b>                                       | <b>1,753</b>                                                                                                                                                                                                                                      | <b>2,283</b> | <b>530</b>              | <b>30.2%</b>     |
| Other Services                                             | 375                                                                                                                                                                                                                                               | 125          | (250)                   | -66.8%           |
| <b>TOTAL (Selected)</b>                                    | <b>8,834</b>                                                                                                                                                                                                                                      | <b>9,509</b> | <b>675</b>              | <b>7.6%</b>      |
| Notes:                                                     | Employment for several industries estimated based on Census ranges. (Italicized)<br>N/A means Not Applicable or Available.<br>Total only includes industries for which there is data.<br>Education is private education services within the city. |              |                         |                  |
| Sources:                                                   | 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.

| <b>Table 3. BUSINESS ESTABLISHMENT TRENDS, STARKVILLE, 2002-2012</b> |                                                                                                                                |             |                                |                |                 |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------|----------------|-----------------|
| <b>Industry</b>                                                      | <b>2002</b>                                                                                                                    | <b>2012</b> | <b>2002-2012 Change Number</b> | <b>Percent</b> | <b>Per Year</b> |
| 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%           |
| <b>TOTAL</b>                                                         | <b>501</b>                                                                                                                     | <b>556</b>  | <b>55</b>                      | <b>11.0%</b>   | <b>1.1%</b>     |
| Notes:                                                               | Establishments shown only for those industries with Consistent data.                                                           |             |                                |                |                 |
| Sources:                                                             | Education only includes private schools in Starkville.<br>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 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 12<sup>th</sup> 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.

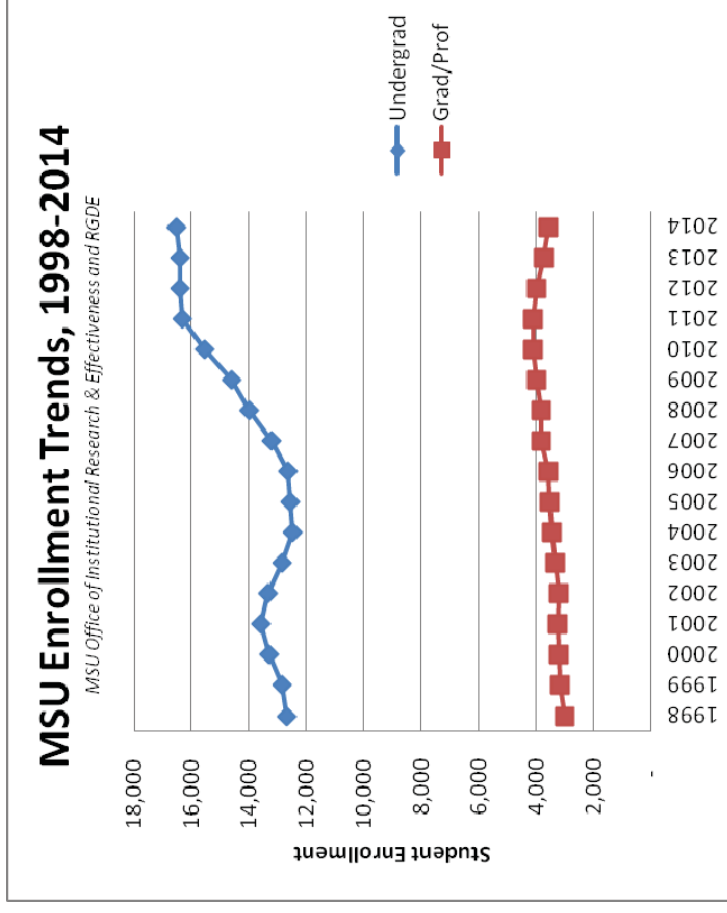
### MSU Enrollment Trends

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.

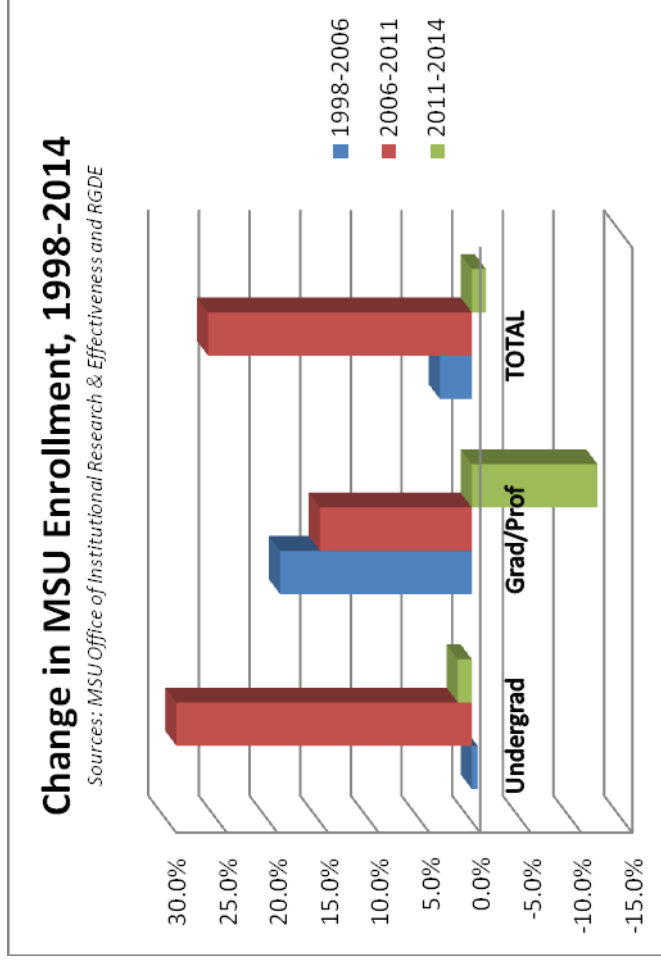
| Table 5. AGE DEMOGRAPHICS, STARKVILLE AREA, 2015-2020 |                                                    |               |                  |             |
|-------------------------------------------------------|----------------------------------------------------|---------------|------------------|-------------|
| Age Cohort                                            | 2015                                               | 2020          | 2015-2020 Change |             |
| 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%        |
| <b>TOTAL</b>                                          | <b>10,396</b>                                      | <b>11,052</b> | <b>656</b>       | <b>6.3%</b> |
| Sources:                                              | Nielsen and Randall Gross / Development Economics. |               |                  |             |

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<br>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<br>& 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

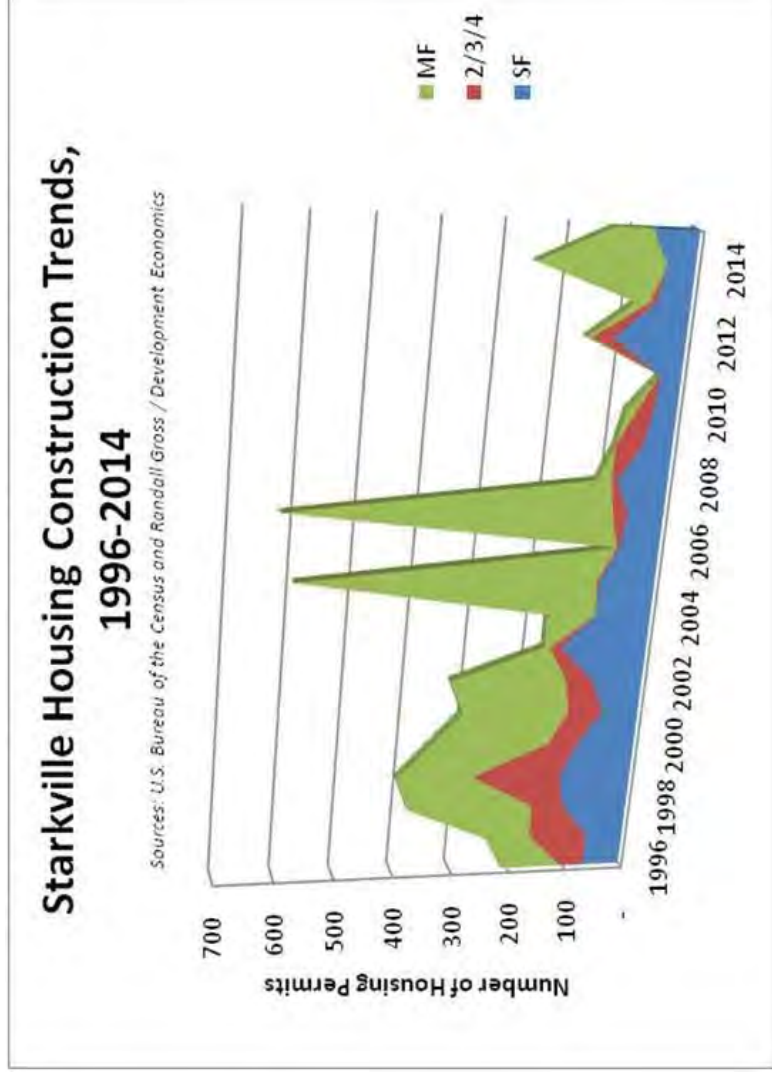
There have been about 4,800 housing units permitted for construction in Starkville since 1996, for an average of about 240 units per year. Of those, 130 per year were in multi-family, 80 per year in single-family homes, and 30 per year in



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 2<sup>nd</sup>-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



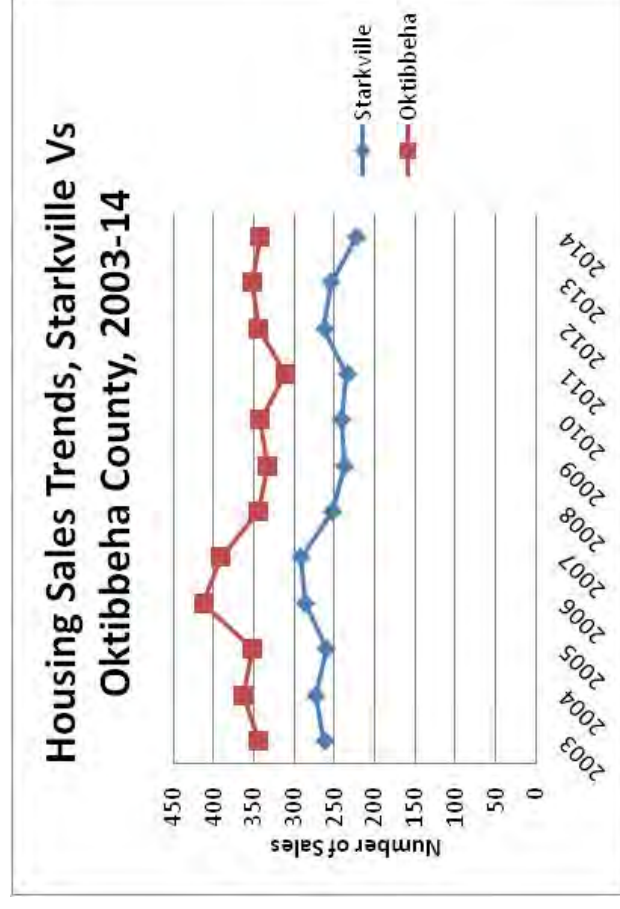
this corridor could increase north-south traffic congestion, resulting in reduced marketability for housing in this area over time.

**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%.

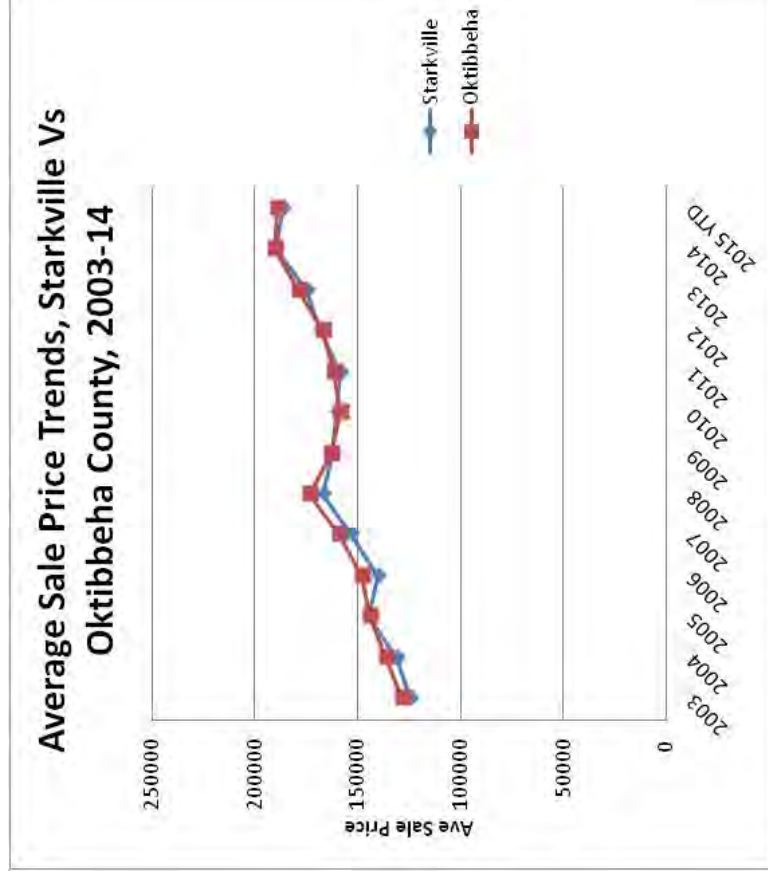




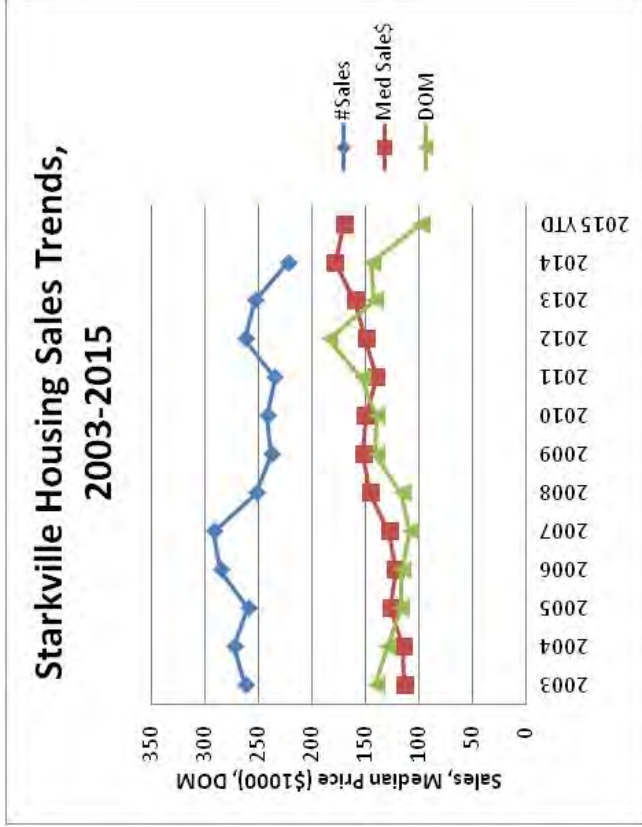
Most of the for-sale housing in this market is in single family detached units. However, there are several existing and new condominium developments such as The Gin, located in the historic Cotton District. Two-bedroom units in this complex listed from \$274,500 to \$284,500, and three-bedroom units 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<br>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.

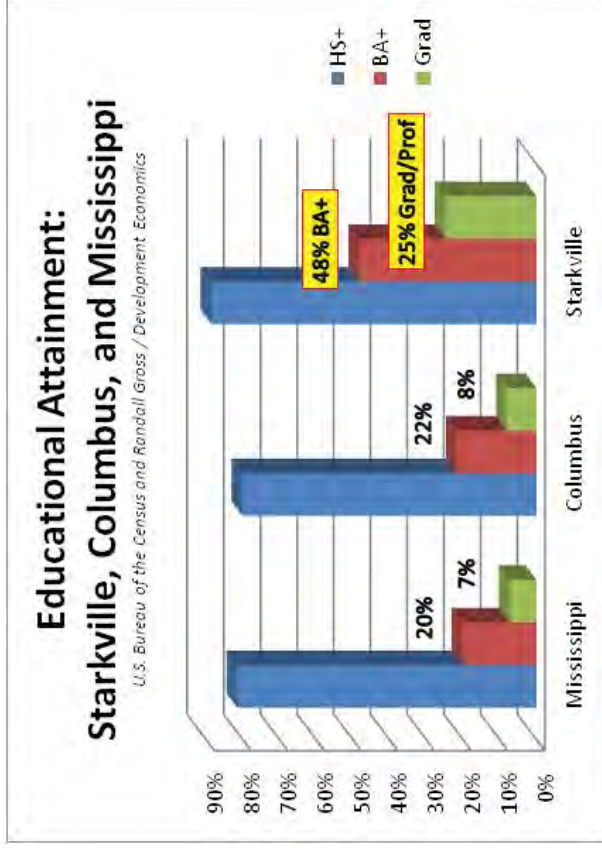


**Key Opportunities.** Starkville is more likely to attract specialty niche retail uses than would Columbus or other neighboring communities. Such uses as locally-owned and branded coffee shops, bakeries, full-service restaurants, fashion boutiques, sporting goods stores, bicycle shops, antique and home 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.

## Randall Gross / Development Economics

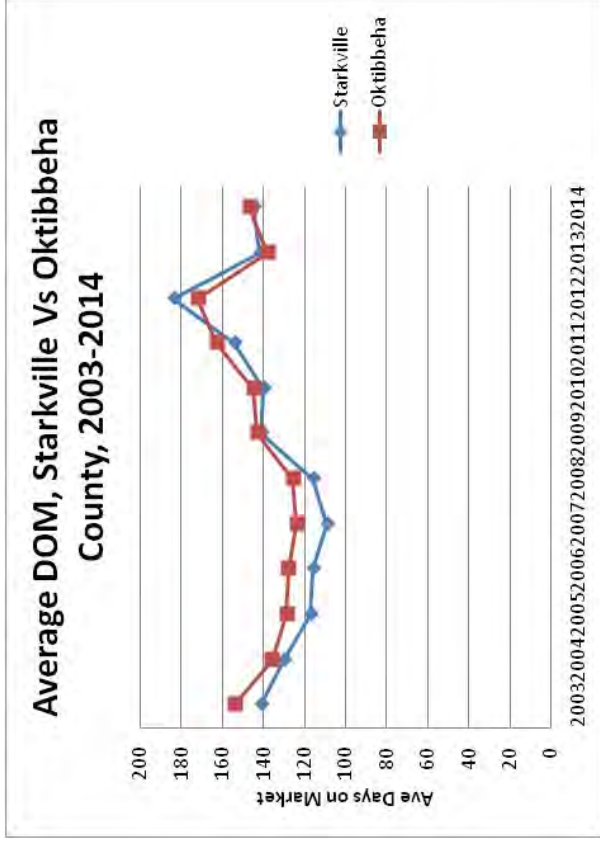
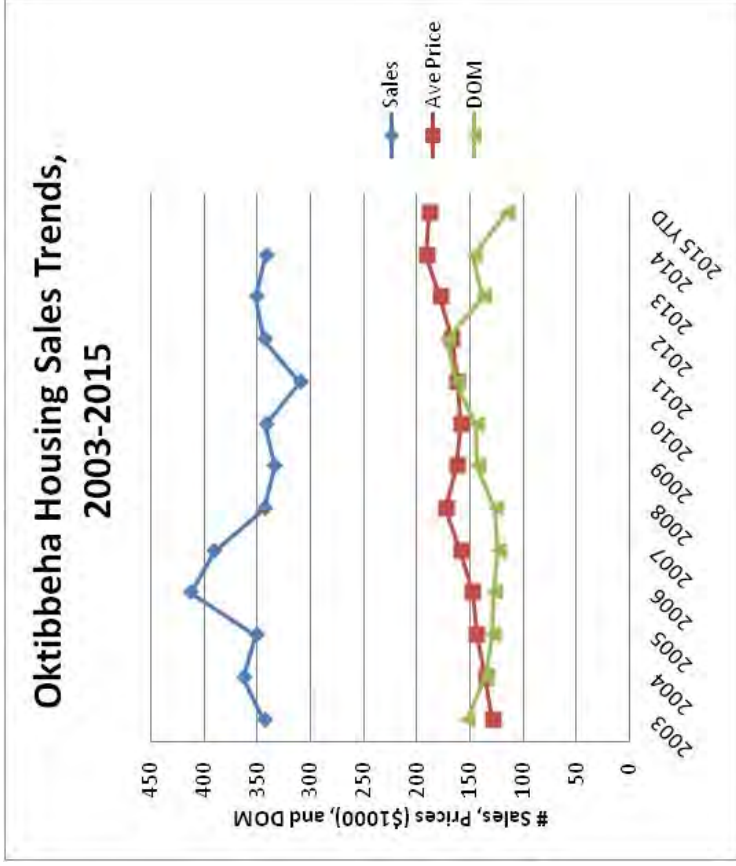
### INDUSTRIAL

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.

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| Table A-1. RESIDENTIAL CONSTRUCTION TRENDS,<br>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   |
| <b>TOTAL</b>                                                              | <b>1,593</b>                                                         | <b>679</b> | <b>2,577</b> | <b>4,849</b> |       |
| <b>Per Year</b>                                                           | <b>80</b>                                                            | <b>34</b>  | <b>129</b>   | <b>242</b>   |       |
| 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. |            |              |              |       |





*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?)

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## ***Randall Gross / Development Economics***

- 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:
  - LINK remains key agent for regional marketing
  - 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
  - Information technology
  - Engineering services
  - Construction & skilled trades: plumbing, electrical, craftsmen, etc.
  - Business process outsourcing (BPO) and information services
  - Customer and technical support centers
  - Entrepreneurial niche retail and locally-sourced product
  - Administrative services
  - Analytical and environmental testing services
- Focus on quality of life initiatives that increase competitiveness for target industries and employee recruitment
  - Enhancing parks, trails and recreation amenities

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## ***Randall Gross / Development Economics***

- 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?

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**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?

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**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](http://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.

# DRAFT PLAN PRESENTATION

**Starkville, Mississippi**  
**December 20, 2016**

**Starkville**  
**Comprehensive Plan**

# What is a Comprehensive Plan?

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**A blueprint for the future growth of Starkville.** It addresses:

- Conservation of natural and cultural resources
- Land use and density/intensity
- Development form and character
- Transportation
- Community facilities
- Infrastructure and utilities
- Housing
- Economic development

## *Key Questions:*

- 1. Where are we now?*
- 2. Where are we headed?*
- 3. Where do we want to go?*
- 4. How do we get there?*

# Presentation Overview

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## ➤ Project Background

- Planning Process
- Key Findings
- Planning Principles
- Public Input

## ➤ Draft Plan

- Place Types
- Mobility
- Economic

## Development

- Implementation

## ➤ Discussion



*“This new plan needs to have clarity, it needs a consistent vision and theme, and it needs to be inspiring.”* - Mayor Parker Wiseman



# PROJECT BACKGROUND



# Planning Process

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## PROJECT STEPS:

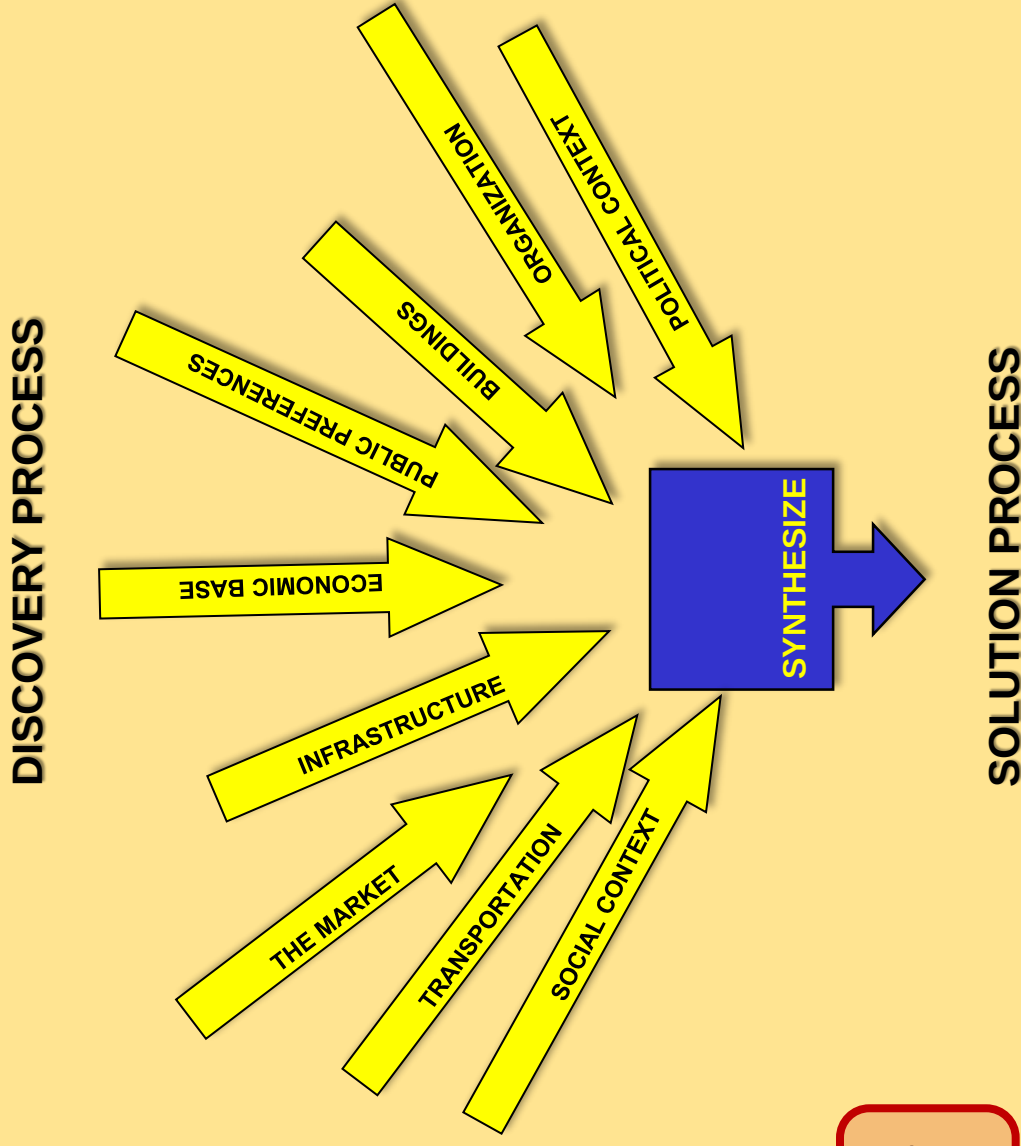
1.0 Project Kick-Off  
& Research

2.0 Community  
Visioning

3.0 Charrette &  
Concept Plan

4.0 Draft Plan  
Preparation

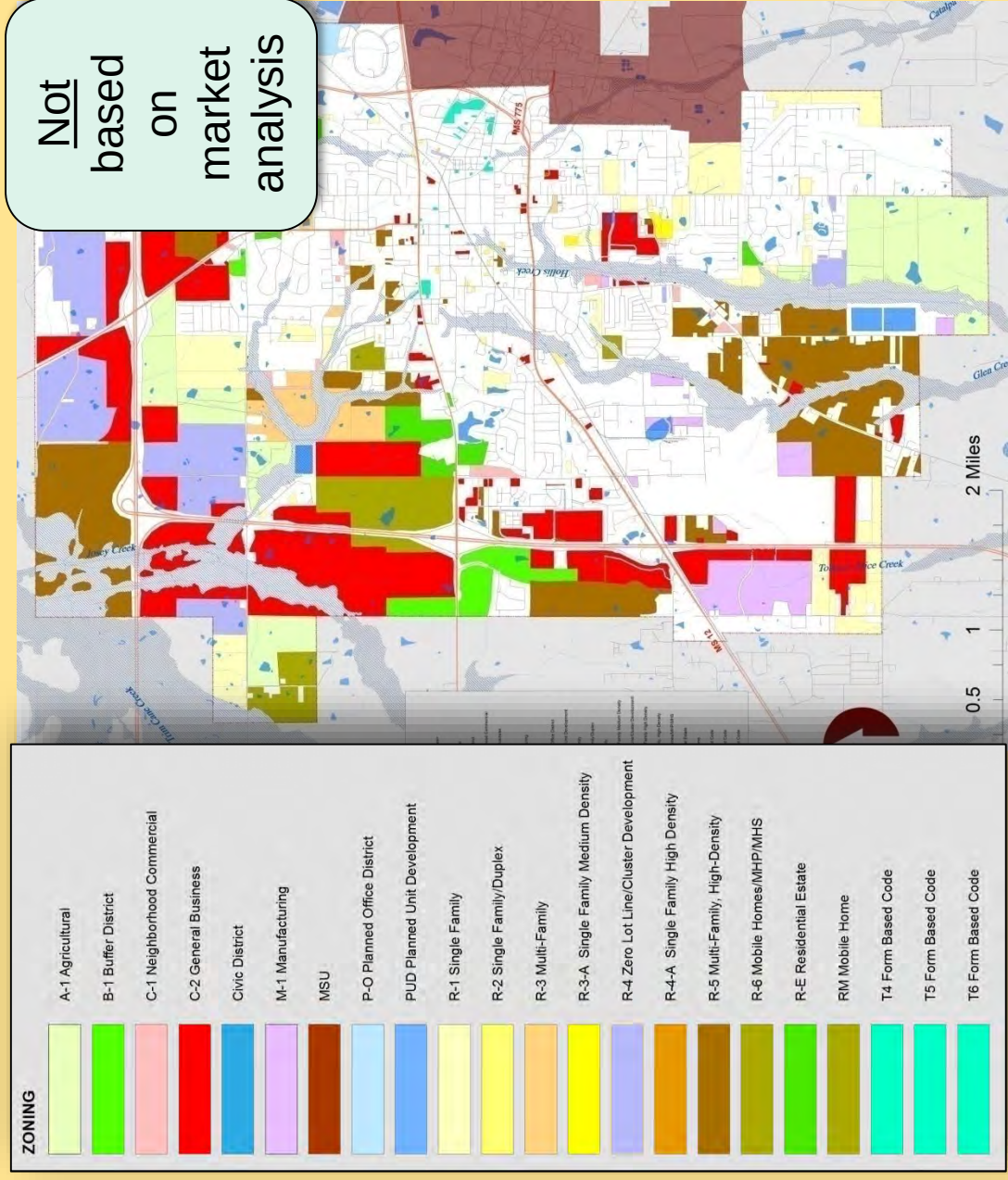
5.0 Plan Presentations  
& Revisions





# Key Findings

- Future Build-Out:**
- Vacant land by zoning
  - 8,000+ acres of vacant land
  - Vacant land can support 18.5 million sq. ft. of non-residential space & 40,000+ housing units



# Key Findings

## Future Population:

- Modest future growth (177 people annually)
- 40,000 potential units divided by demand for 200

Retail potential for 375 years

| Table 1. DEMOGRAPHIC FORECASTS, STARKVILLE AREA, 2015-2020 |                                                    |        |        |         |          |
|------------------------------------------------------------|----------------------------------------------------|--------|--------|---------|----------|
| 2015-2020 Change                                           |                                                    |        |        |         |          |
| Factor/Area                                                | 2015                                               | 2020   | 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. |        |        |         |          |

units per year translates to a potential supply for the next 200 years!



# Planning Principles

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- 1) **Preserve Open Space and Environmentally Sensitive Areas.**
- 2) **Take Advantage of Existing Community Assets.**
- 3) **Foster Walkable Neighborhoods Offering a High Quality of Life.**
- 4) **Create a Range of Housing Opportunities and Affordable Choices.**
- 5) **Mix Land Uses for Pedestrian-Friendly Places.**
- 6) **Promote Attractive Development with a Strong Sense of Place.**
- 7) **Provide Recreational and Cultural Amenities**
- 8) **Provide a Variety of Transportation Choices and High-Quality Transportation Corridors.**
- 9) **Expand Economic Development Opportunities.**
- 10) **Insure Policies and Processes that are Equitable to both Citizens and Developers.**

# Public Input

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## PUBLIC INPUT TASKS

**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 Meetings** (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**

**Task 2.4: Planning Principles**

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

**Task 4.0: Draft Plan** - public input sessions (March 30, May 26, Sept. 28)

# Public Input

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**Workshop:** To generate ideas that can serve as the basis of the Concept Plan.

- 1) 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 for Starkville
- 4) Reconvened and presented at the end

## GRAPHIC KEY FOR PLANS

### Place Types

- **Natural Areas** (GREEN - can include parks)
- **Rural Areas** (YELLOW - can include very low-density housing)
- **Suburban Areas** (ORANGE - can include housing and commercial)
- **Urban Areas** (RED - can include housing and commercial)
- **Downtown** (PURPLE - one exists, but can expand)
- **Special Districts** (BLUE - MSU and can include stand-alone public facilities)

### Planning Issues

- **Transportation** (BROWN - streets, trails, transit)
- **Other Issues** (BLACK - economic, social, cultural)

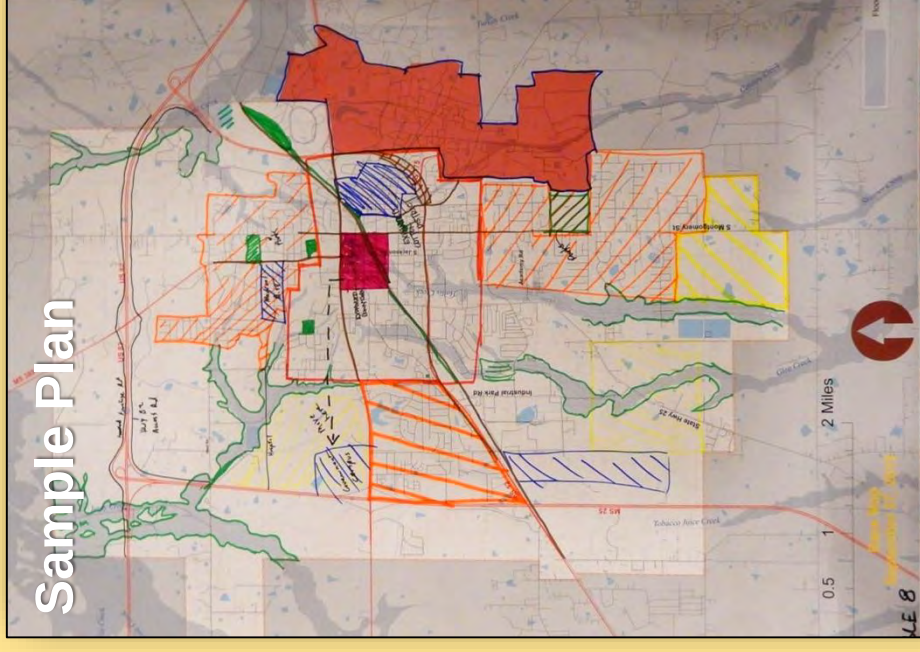
## STARKVILLE PLACE TYPES

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



**Workshop:** Results are reflected in the draft plan

**Workshop:** Results are reflected in the draft plan







# THE PLAN

# Place Types

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## What is a “Place Type?”

Characteristics such as:

- land use
- development pattern and intensity
- scale
- form
- ... combine to create a particular type of place.

This approach differs dramatically from conventional land use planning and zoning.



**Urban Commercial**



**Suburban Commercial**



**Urban Residential**



**Suburban Residential**



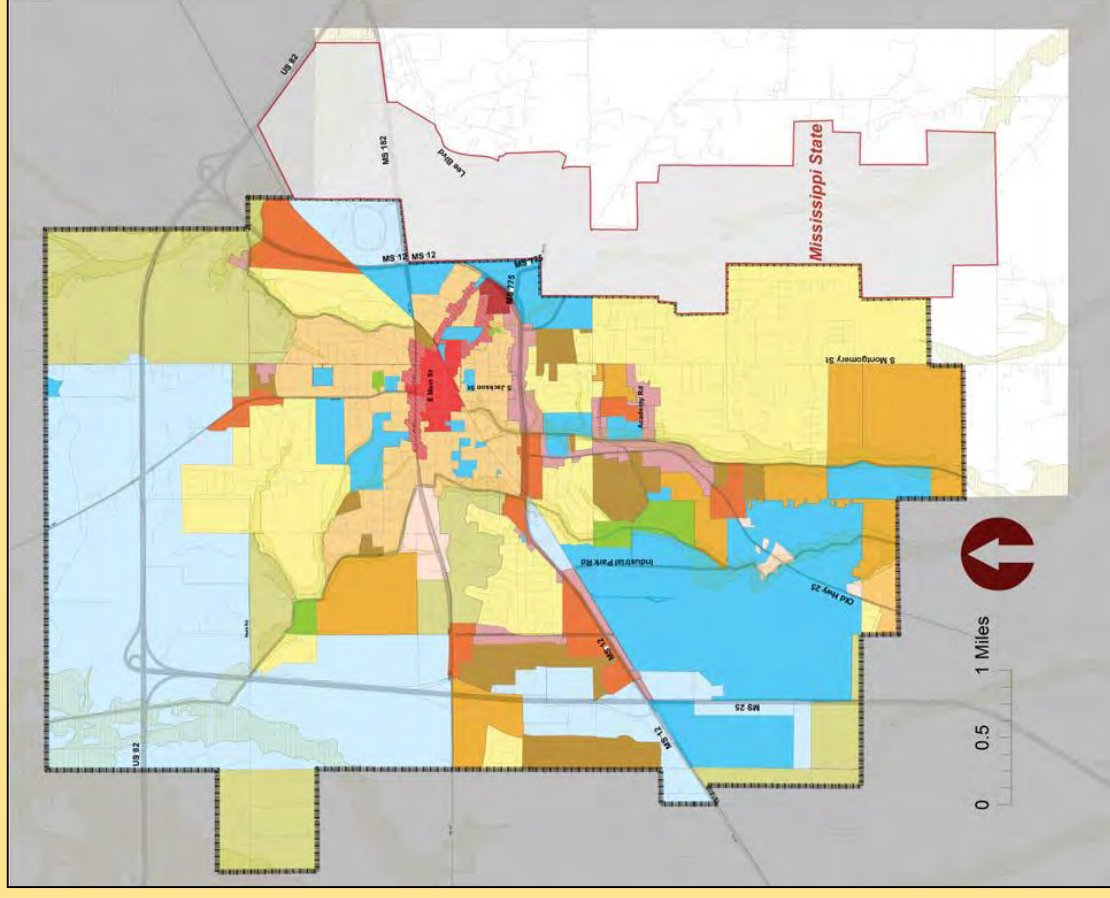
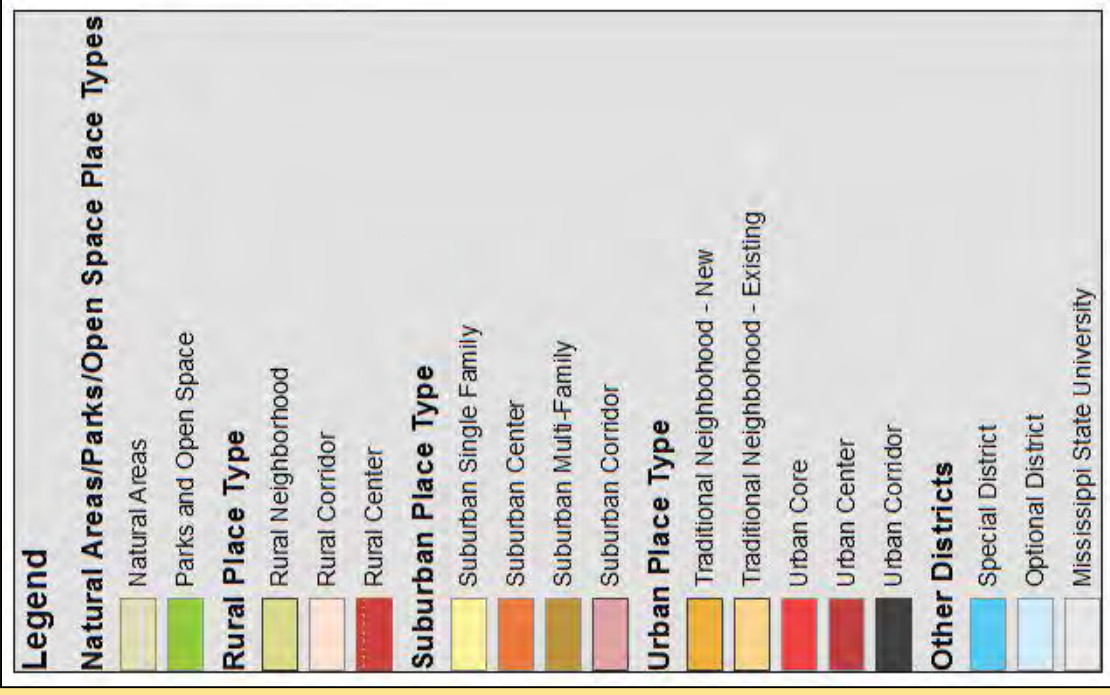
# Place Types



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

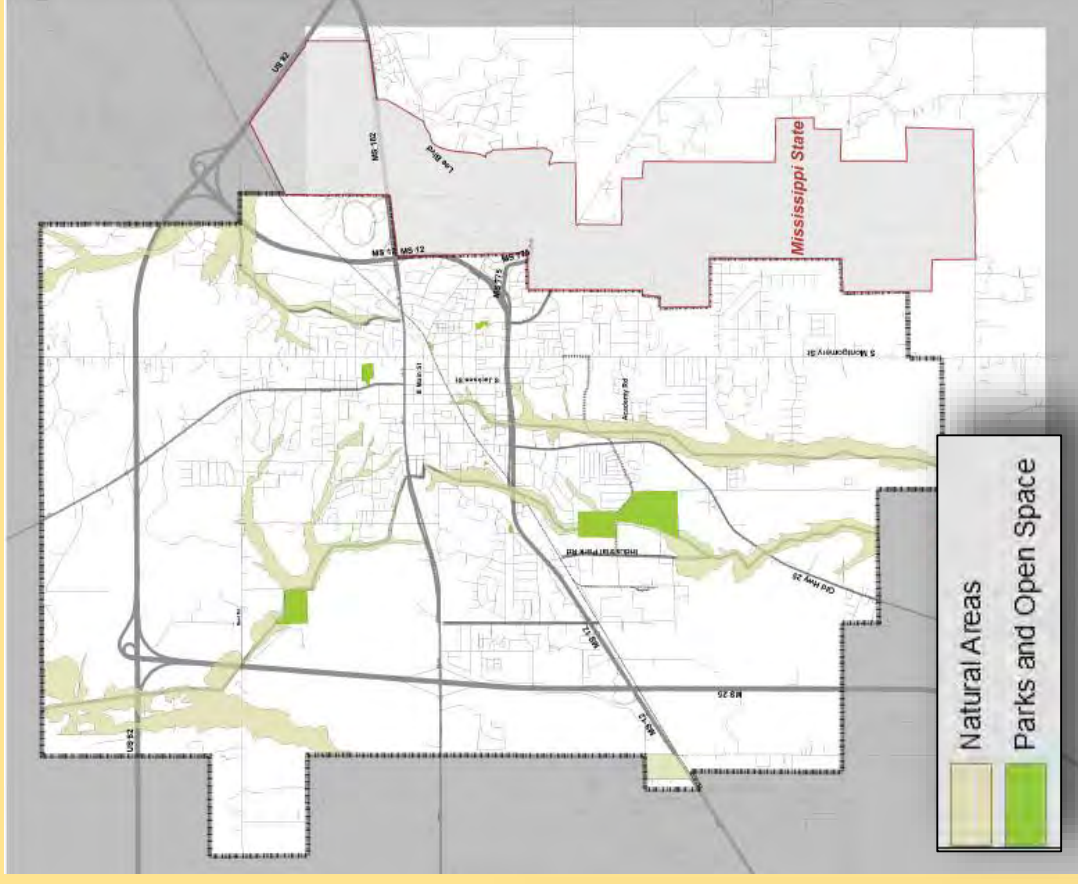
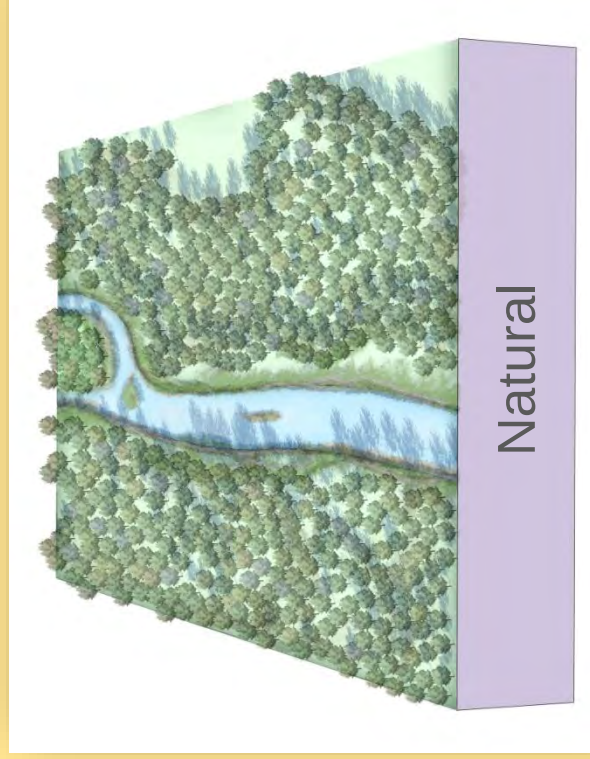


# Place Types



# Place Types: Natural Areas

- Streams
- Floodplains
- Steep Slopes
  - a non-issue for Starkville





# Place Types: Natural Areas

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## Making Natural Areas Better:

### **Enforce existing regulations**

Federal, State and local regulations currently address grading and the disturbance of wetlands and floodplains.



### **Adopt incentives for resource protection**

*Example:* permitting higher density development in some areas to offset preservation of environmentally valuable areas.



### **Acquire and protect important lands**

Acquire from willing owners key properties with high environmental and recreational value, and/or connectivity to other resources.



### **Work with land trusts to conserve lands**

*Example:* conservation easements via the Mississippi Land Trust.





# Place Types: Rural Areas

## 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

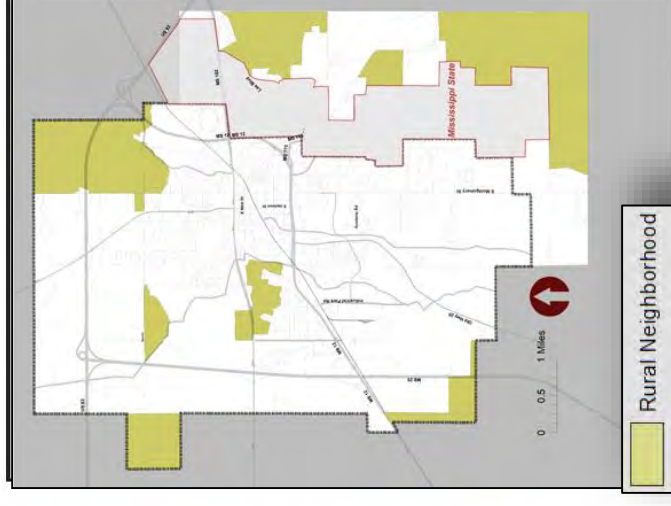
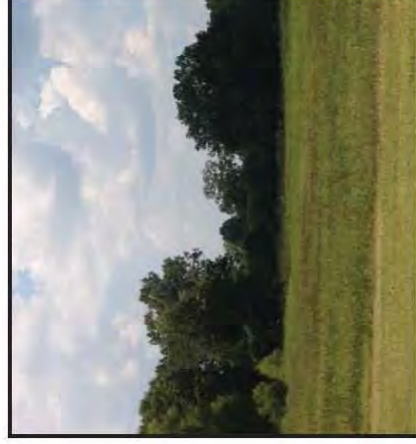
Very low density / intensity

##### Development Form

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

##### Street Types

Parkways, Avenues and Local



# Place Types: Rural Areas

## 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

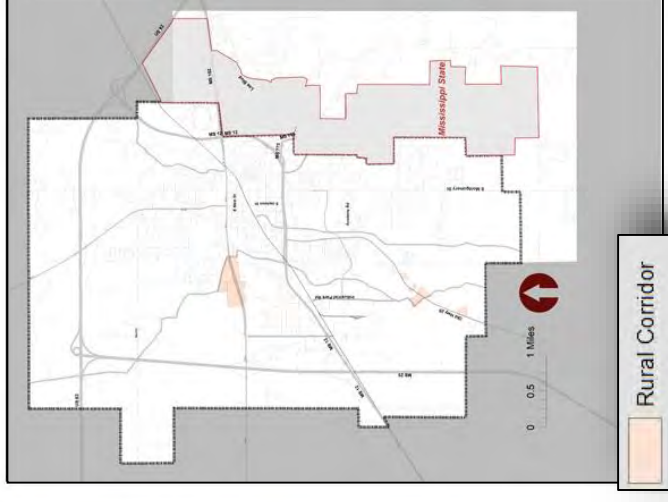
Low density / intensity

##### Development Form

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

##### Street Types

Parkways, Avenues and Local





# Place Types: Rural Areas

## 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

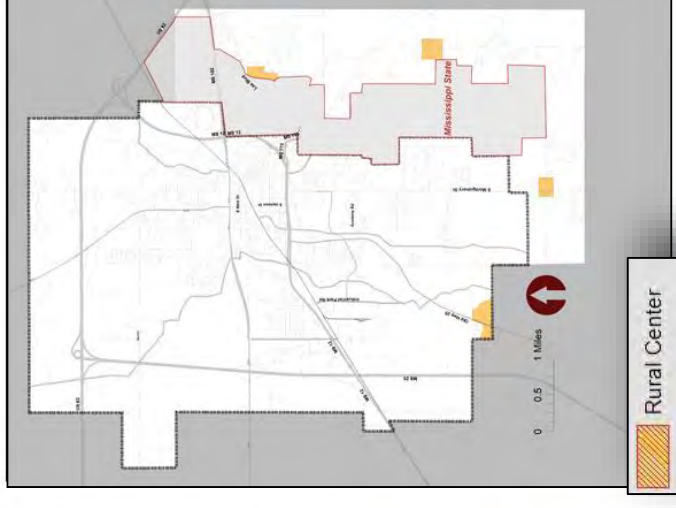
Moderate to high density / intensity just within the center area

##### Development Form

Irregular lot sizes and front setbacks, low-rise buildings

##### Street Types

Parkways, Avenues and Local



# Place Types: Rural Areas

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## Making Rural Areas Better:

**Keep rural areas rural in character.** Implement this plan's strategies such as open space requirements and road buffers.

**Avoid “strip commercial” on rural corridors.** Development on rural corridors should be sporadic and not cohesive, and suburban forms should be avoided.

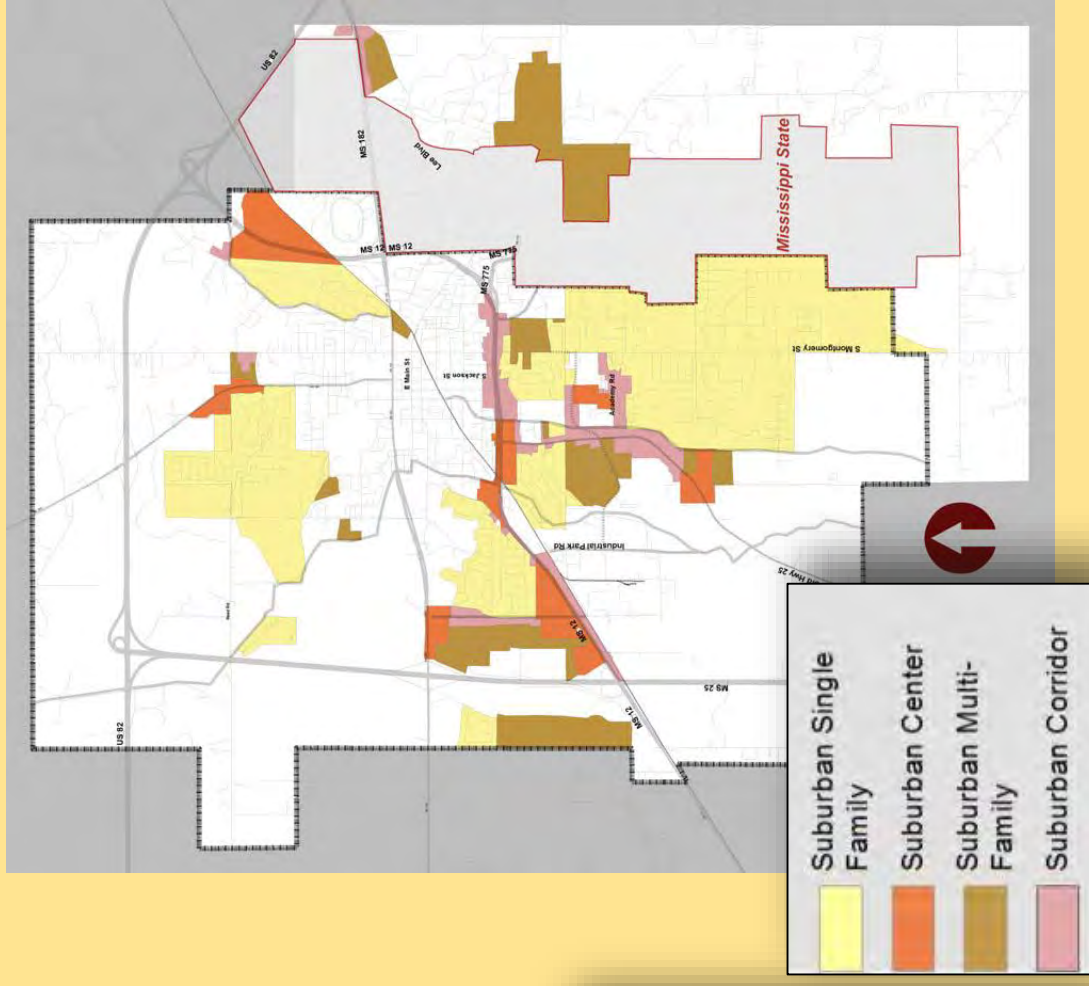
**Rural Centers should be “country crossroads.”** Development should not be suburban in form, including avoiding large front parking lots. A mix of uses can occur.





# Place Types: Suburban Areas

- Single-Family
- Multi-Family
- Corridors
- Centers



# Place Types: Suburban Areas

## 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

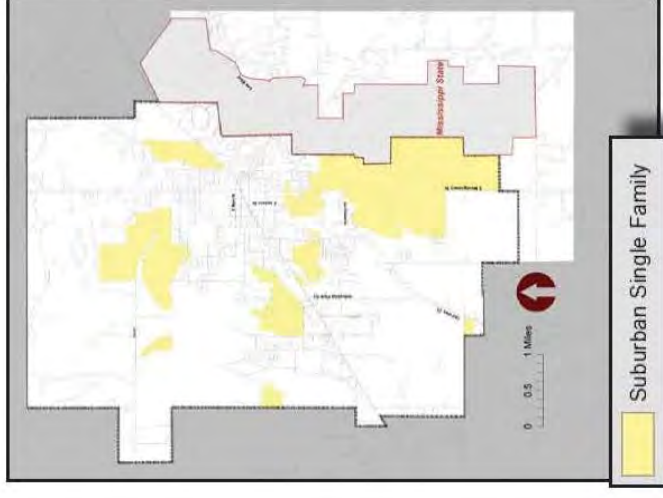
Low to moderate density

##### 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





# Place Types: Suburban Areas

## 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

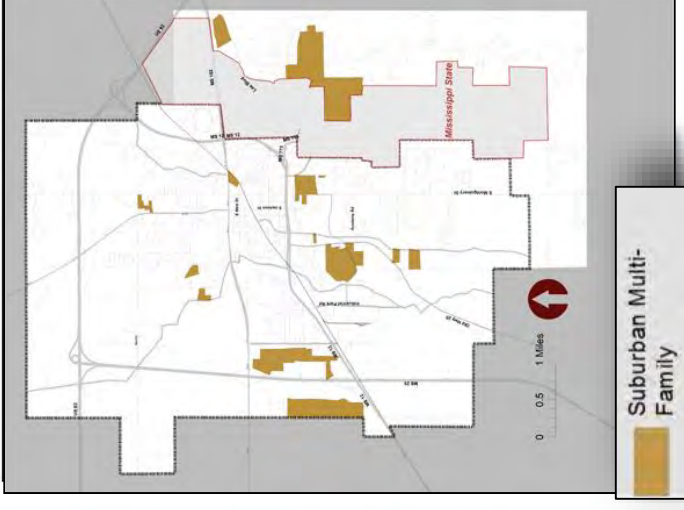
Moderate to high density

##### Development Form

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

##### Street Types

Boulevards, Avenues and Local



# Place Types: Suburban Areas

## 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

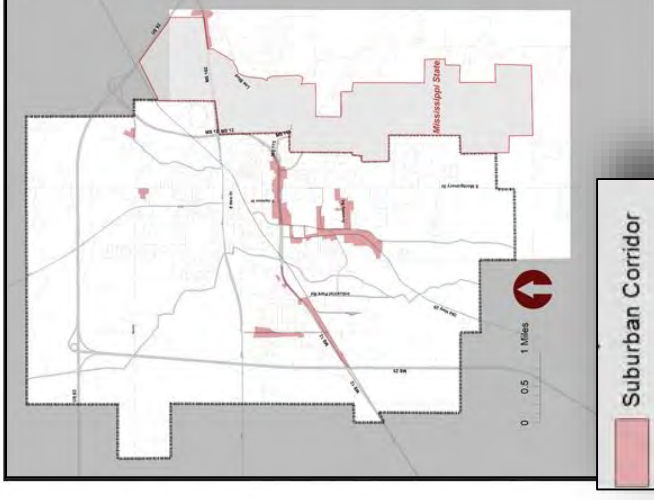
Moderate density / intensity

##### Development Form

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

##### Street Types

Boulevards and Avenues





# Place Types: Suburban Areas

## 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

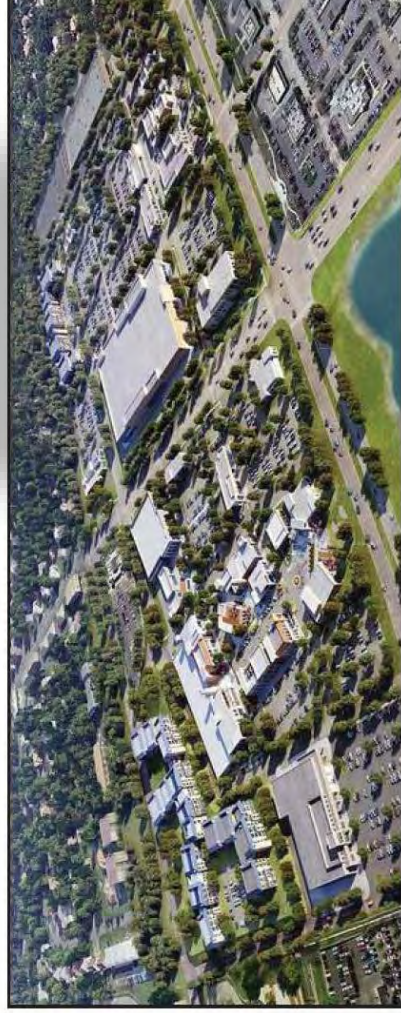
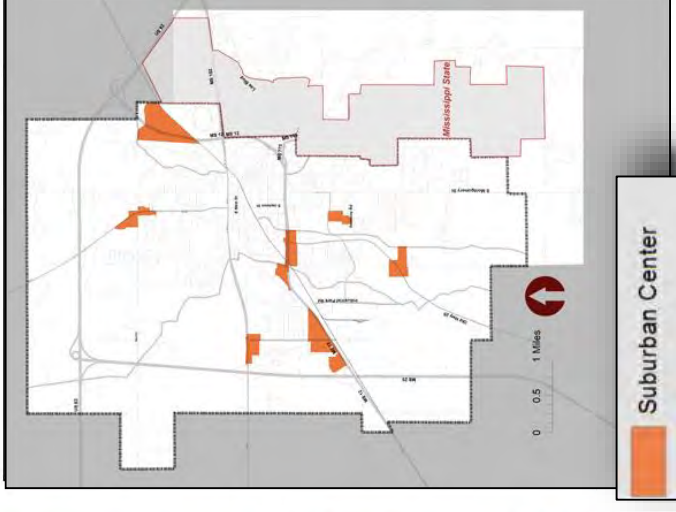
Moderate to high density

##### Development Form

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

##### Street Types

Boulevards, Avenues and Local



# Place Types: Suburban Areas

---

## Making Suburban Areas Better:

**Provide a variety of housing types.** Single-family detached may dominate, but other options are needed (affordable).

**Increase connectivity and varied modes of travel.** Avoid cul de sacs / “complete” streets.

**Make the suburbs greener.** Preserve vegetation and heavily landscape parking lots.

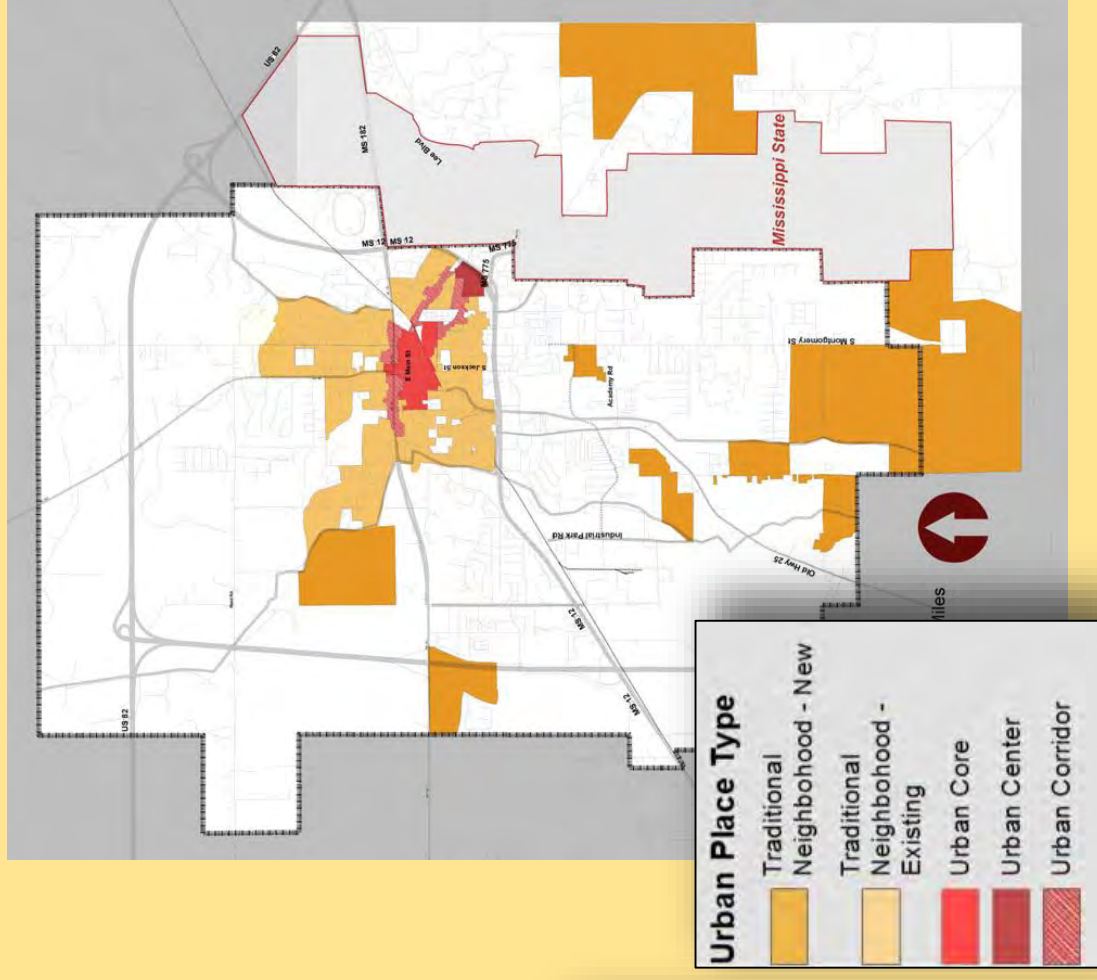
**Make corridors walkable and attractive.** Minimize driveways.





# Place Types: Urban Areas

- Traditional Neighborhoods
- Corridors
- Centers
- Core



# Place Types: Urban Areas

## 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

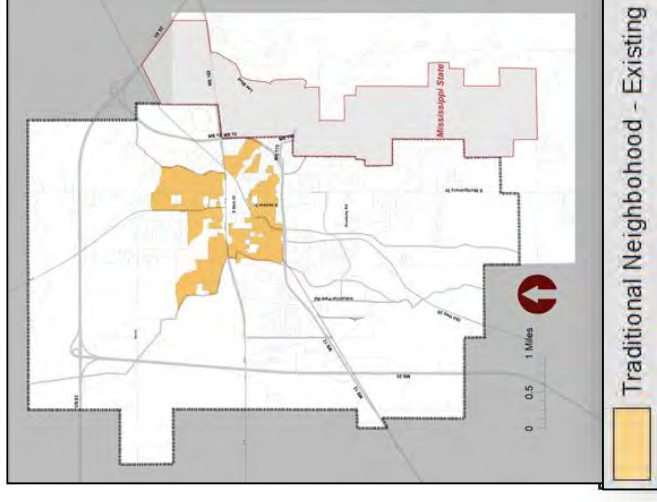
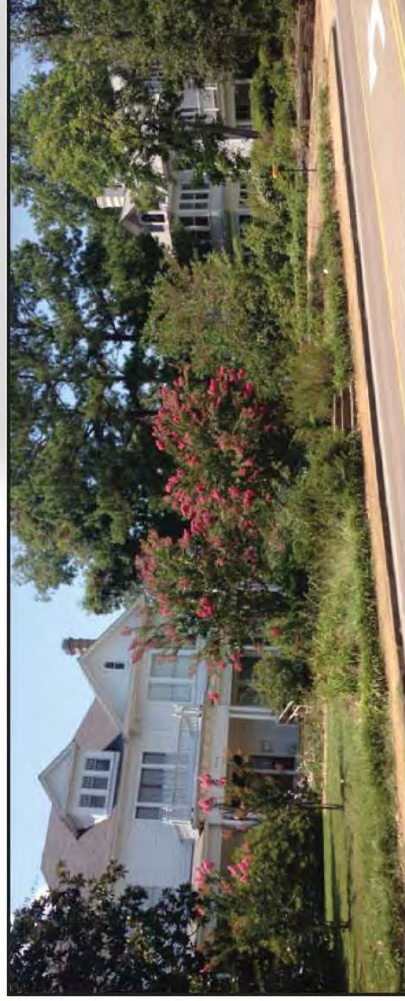
Moderate to high density, but with some larger lots

##### 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





# Place Types: Urban Areas

## 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

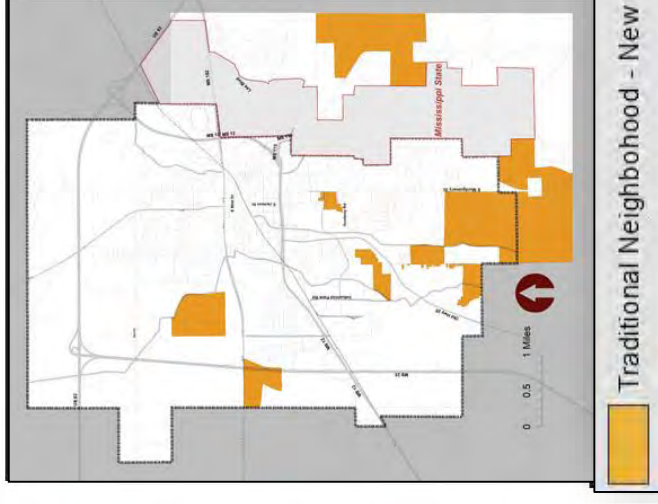
Moderate to high density, but with some larger lots

##### 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



# Place Types: Urban Areas

## 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

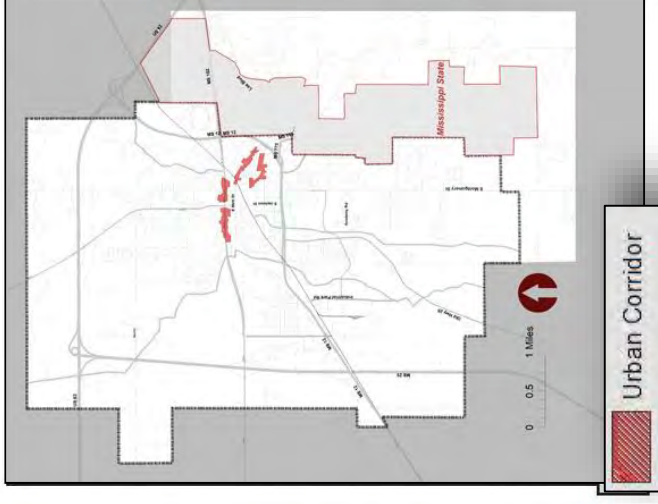
High density / intensity

##### 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





# Place Types: Urban Areas

## 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

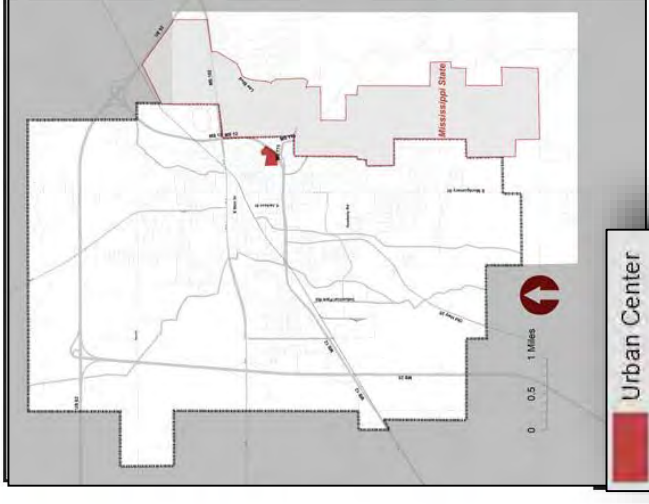
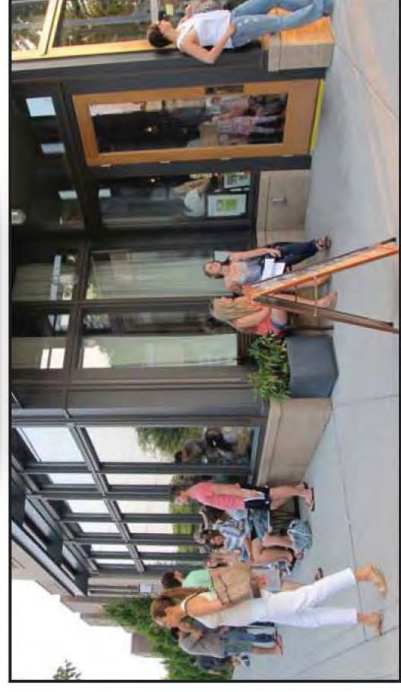
High density / intensity

##### 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



# Place Types: Urban Areas

## 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

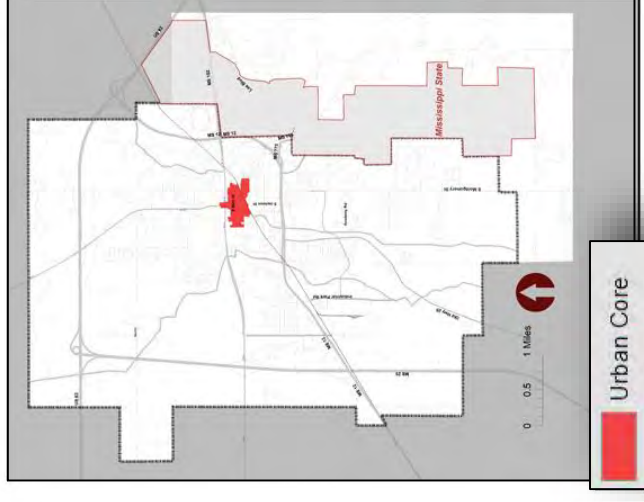
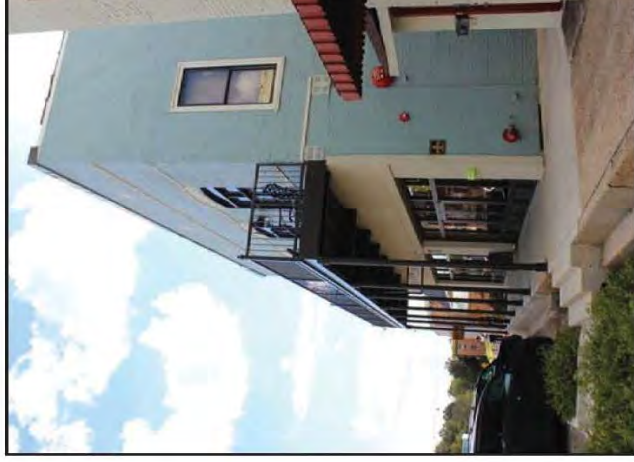
Highest density / intensity in Starkville

##### 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





# Place Types: Urban Areas

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## **Making Urban Areas Better:**

**Mix uses horizontally and vertically.** Ground floor commercial and upper floor housing and/or offices.

**Achieve compatibility with design and scale.** Uses alone do not determine compatibility.

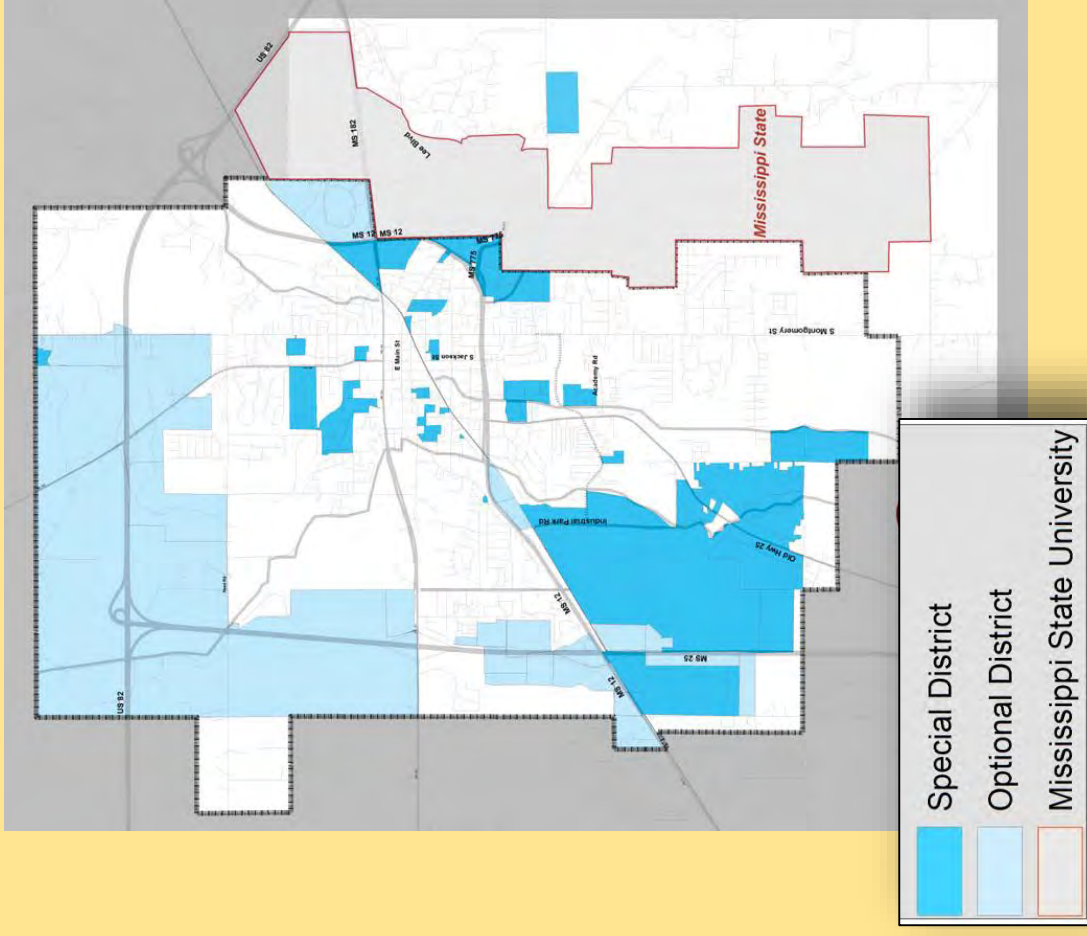
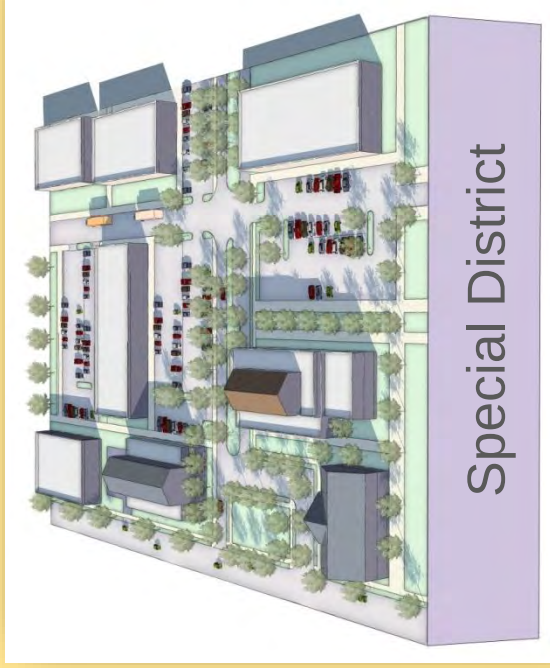
**Design streets and street-scapes for diverse users.** Including peds and cyclists.

**Save and utilize older buildings where viable.** Have economic and character value.



# Place Types: Other Districts

- **Special** - airport, schools, hospital, industrial/research parks
- **Optional** - commercial, industrial, TND, CSD
- **MSU**





# Place Types: Special Districts

## 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

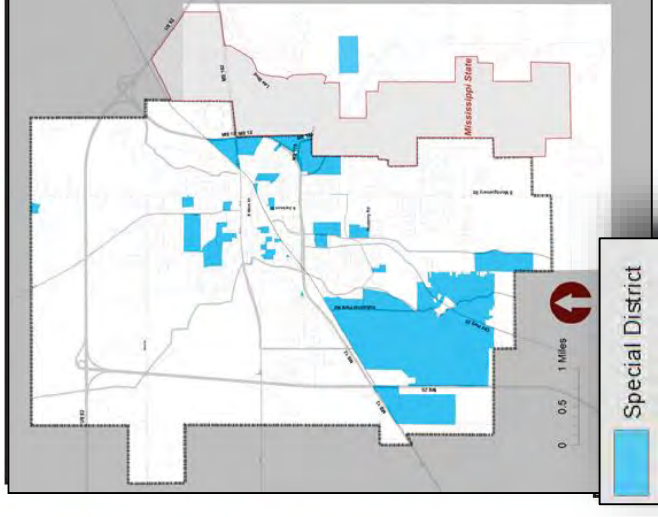
Dependent upon the use/purpose

##### 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



# Place Types: Special Districts

---

## Making Special Districts Better:

**Provide good access.** Truck traffic for industries should avoid residential and pedestrian-oriented areas.

**Buffer sites from adjacent areas.** Peripheral space and landscaping can buffer uses that do not integrate well with other areas.

**Provide generous landscaping.** Internal landscaping should particularly focus on parking and streets.

**Strategically located high quality architecture.** Such buildings can distract from lower quality design.







# Place Types: Optional Districts

## 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

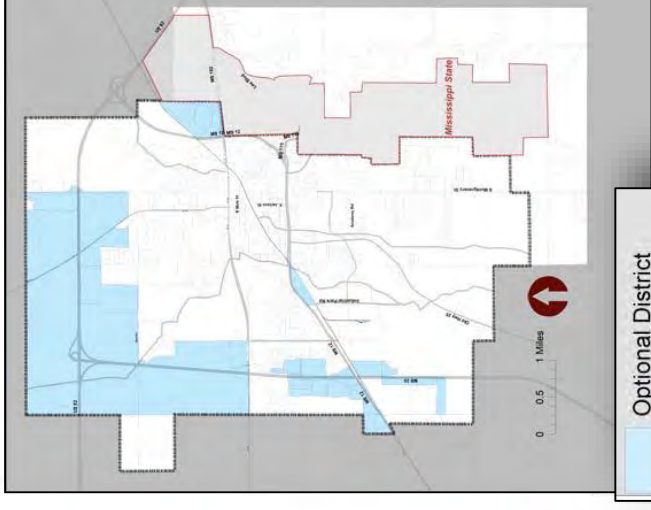
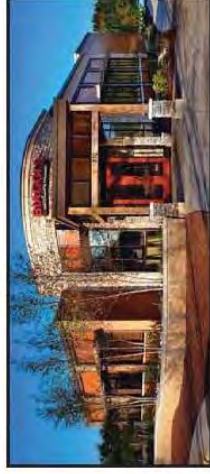
Low to moderate overall "gross" site density/ intensity, but can be high where buildings are located

##### 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





# Place Types: Optional Districts

---

## Commercial Option:

*Model:* Renaissance  
at Colony Park  
Ridgeland, MS

## *Commercial Lifestyle Center:*

- Open air mall
- 57 acres
- 500,000 square feet of retail space
- Over 60 retail stores

**Question – Do we need to keep the second and third slide for each optional district?**

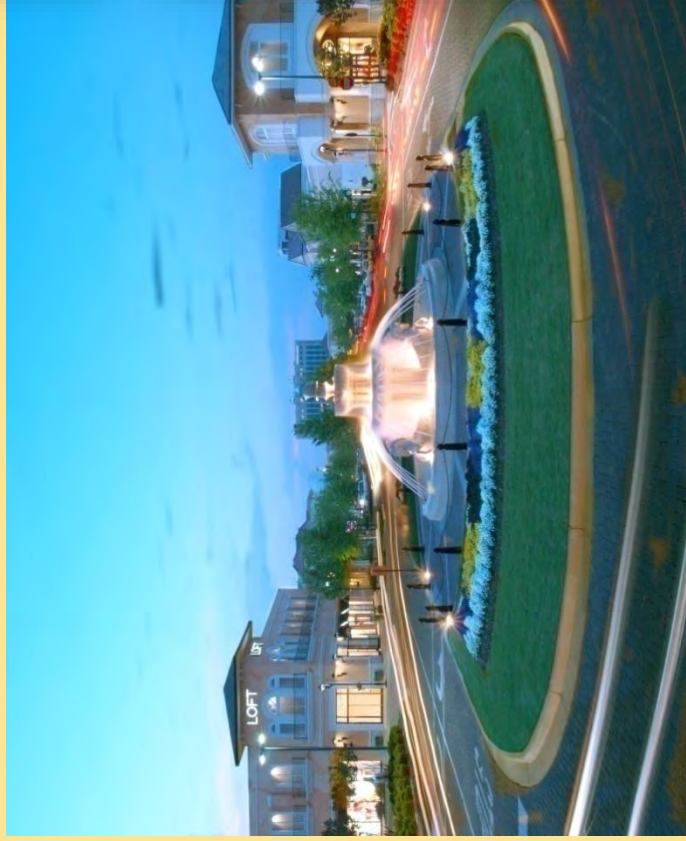


# Place Types: Optional Districts

---

## Commercial Option:

*Model:* Renaissance at  
Colony Park  
Ridgeland, MS





# Place Types: Optional Districts – Keep Slide?

---

While this type of lifestyle center may be part of the area's future, it is not the sole answer:

- More than 1,200 acres of undeveloped commercially-zoned property within this corridor
- Could accommodate 21 lifestyle centers
- Translates to more than 10.5 million sq. ft. of retail space



# Place Types: Optional Districts

## 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

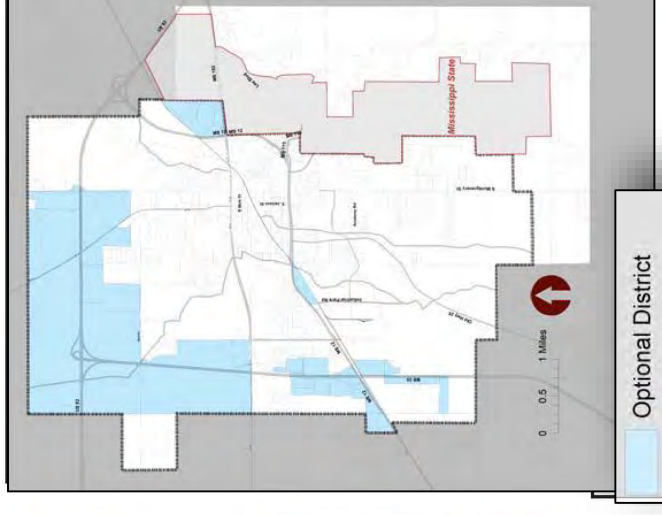
Low to moderate

##### 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





# Place Types: Optional Districts

## 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

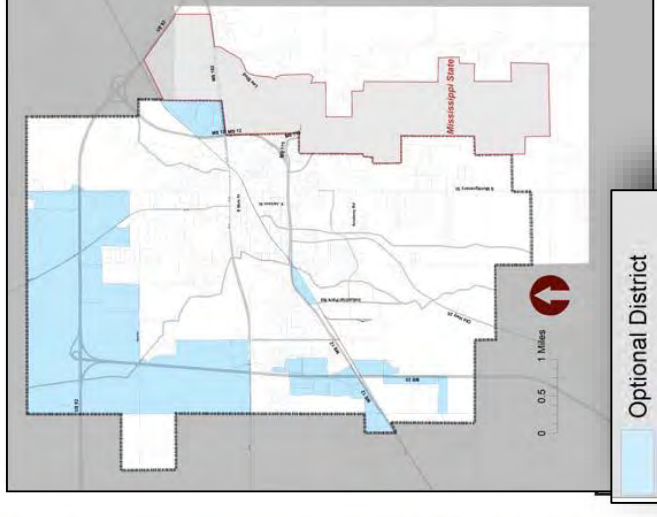
Moderate to high density/intensity

##### 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



# Place Types: Optional Districts

---

## TND Option:

*Model:* The Waters  
Pike Road, AL

## *Traditional Neighborhood Development:*

- Mixture of uses at center
- Mixture of housing types, decreasing in intensity from center to edge
- Buildings, parking, and streets cater to pedestrians
- Formal & natural open space





# Place Types: Optional Districts

---

## TND Option:

*Model:* The Waters  
Pike Road, AL



# Place Types: Optional Districts

## 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

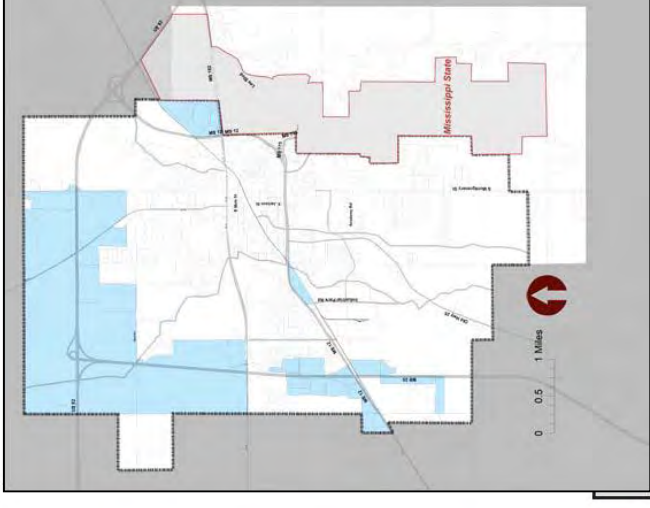
Low gross density for the site, but high density in developed portions with clustered housing

##### 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





# Place Types: Optional Districts

---

## CSD Option:

*Model:* Jackson Meadow  
Marine on St. Croix, MN

## *Conservation Subdivision* *Development:*

- Intended to preserve undivided, buildable tracts of land as communal open space for residents
- 50% - 75% of land set aside
- Clustering of homes on varying lot sizes on remaining land
- Maintains rural character



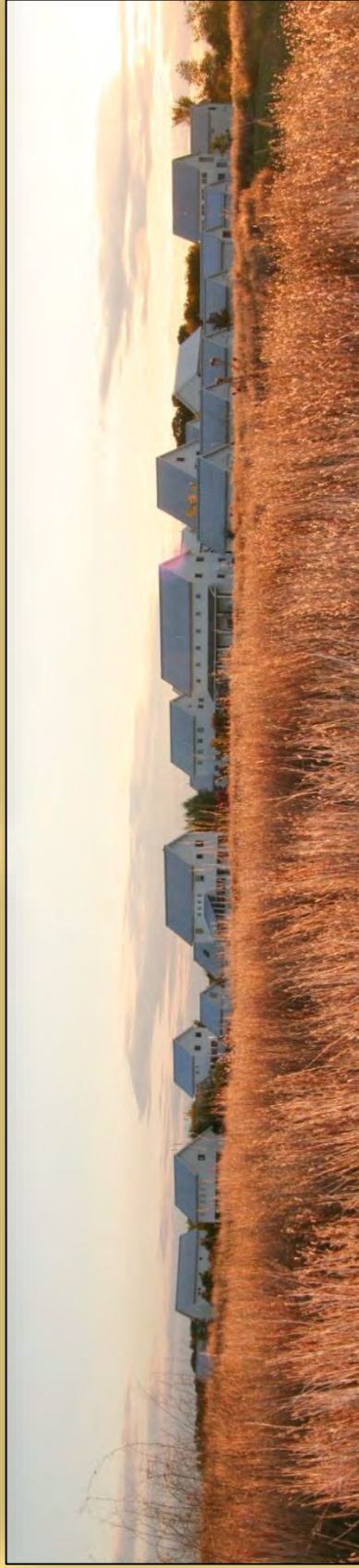


# Place Types: Optional Districts

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## CSD Option:

*Model:* Jackson Meadow  
Marine on St. Croix, MN



# Transportation & Mobility

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## Recommendations

- Develop and adopt a Complete Streets Policy.
- Recognize new street typologies per this plan.
- Develop street design guidelines that reflect the new street typologies.
- Work with MDOT to make their enhancements and roads as complete as possible.

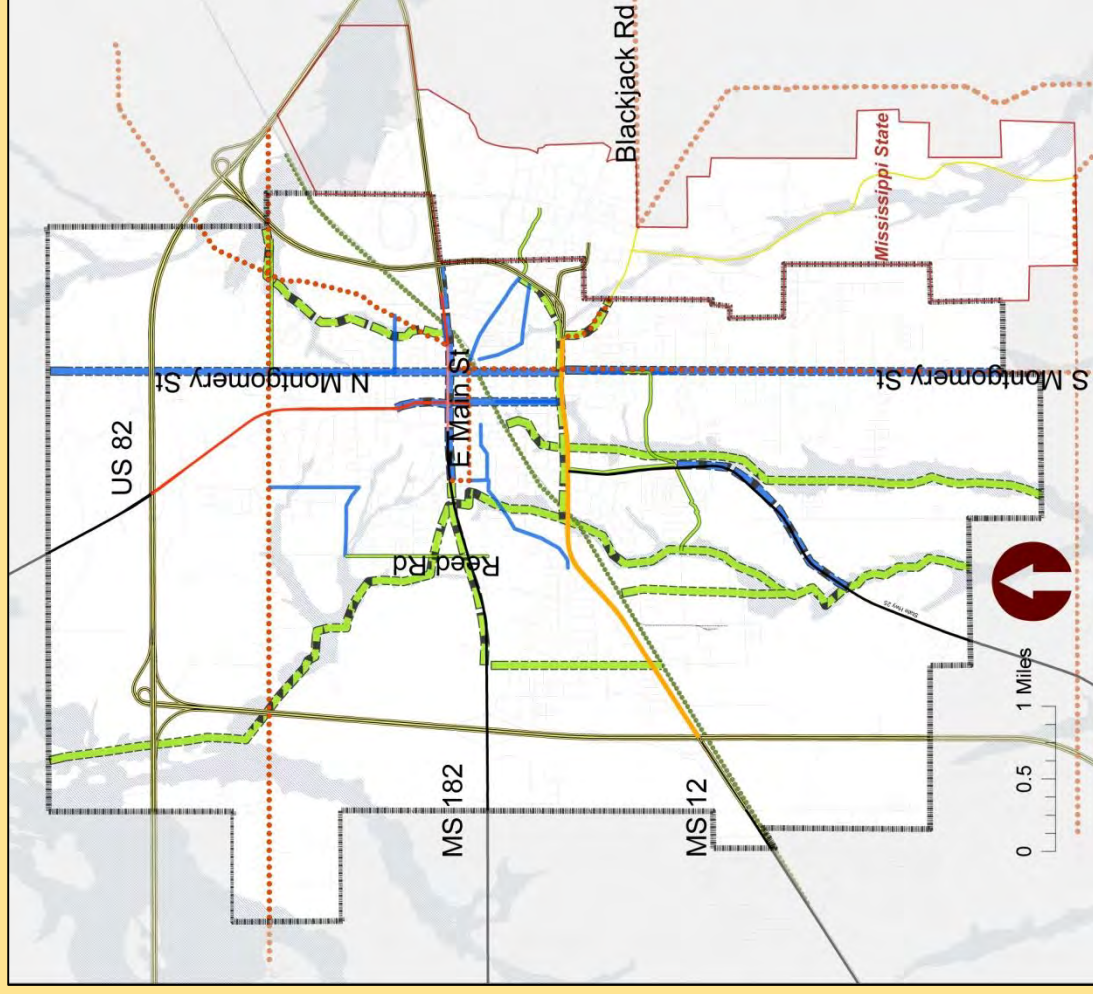
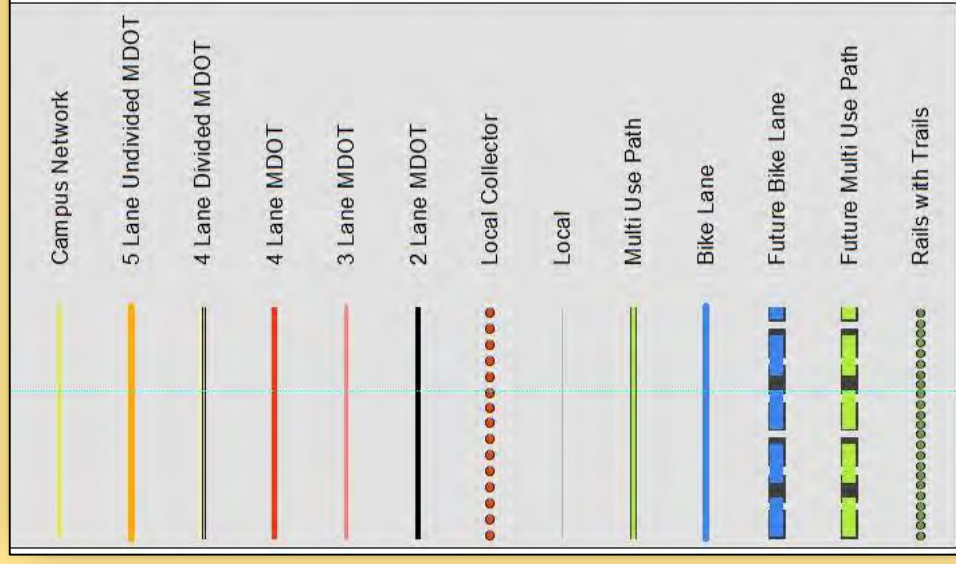


Historic photo source: Starkville Cafe



# Transportation & Mobility

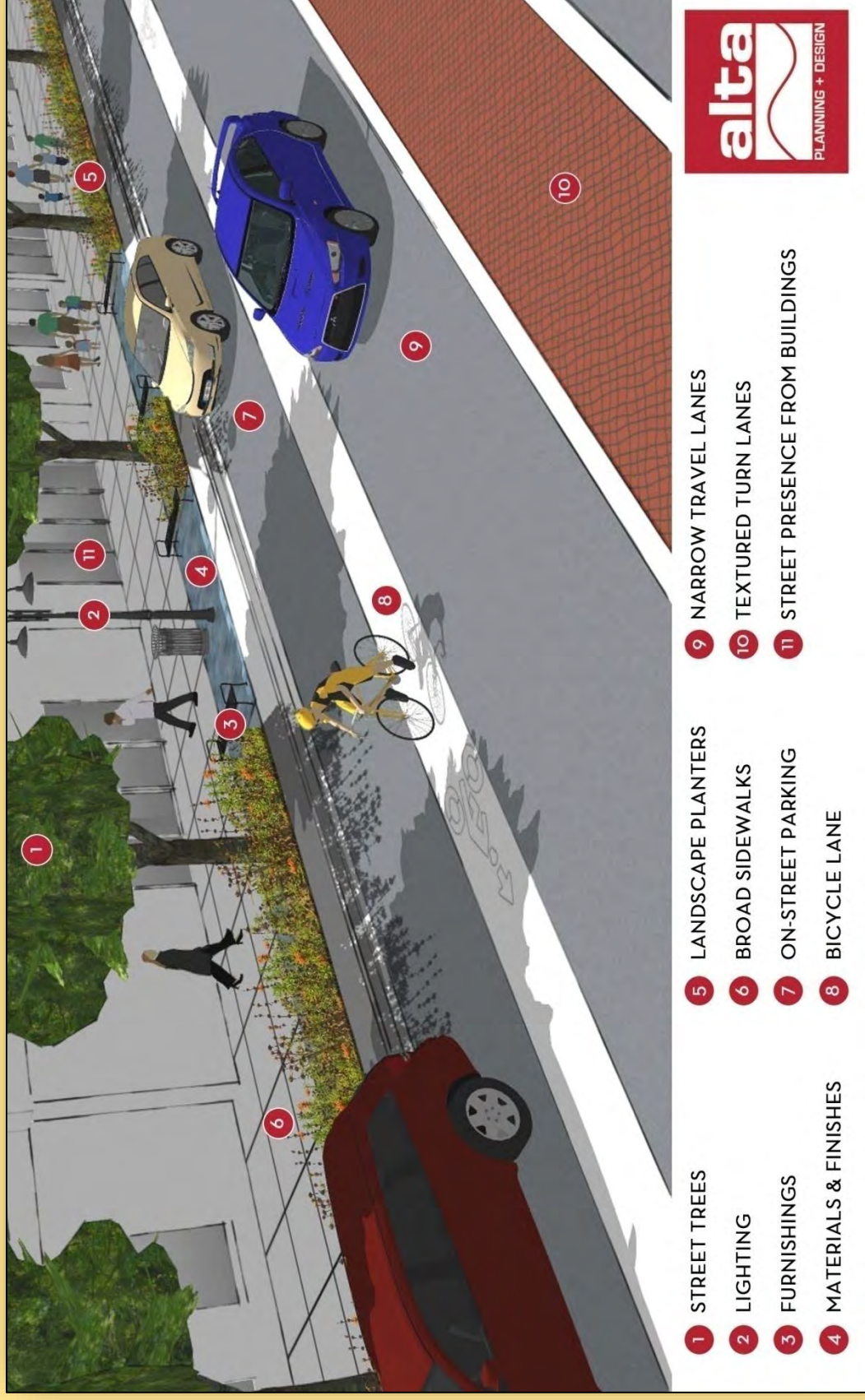
## Recommendations





# Transportation & Mobility

## Complete Streets



# Transportation & Mobility

## Context-sensitive streets based on place types



**STREET APPLICABILITY MATRIX**

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



# Transportation & Mobility

## Street Types: Sensitive (Natural Environments)

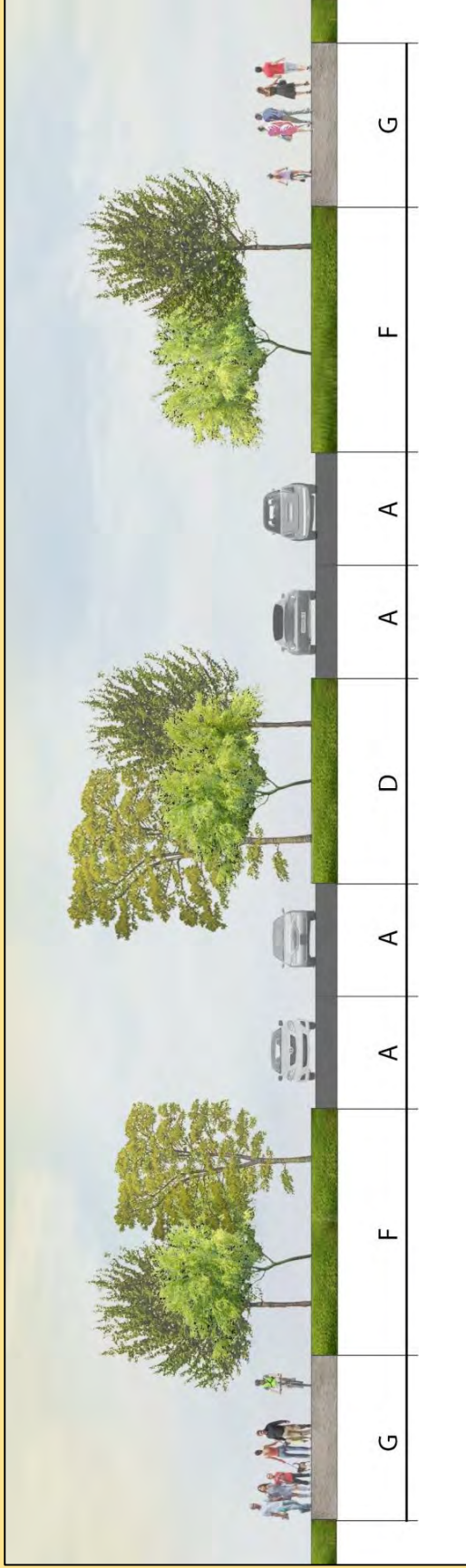


| Sensitive          |                                     |
|--------------------|-------------------------------------|
| Design Elements    | Description                         |
| Number of Lanes    | 2 (max.)                            |
| Parking            | No                                  |
| 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                            |



# Transportation & Mobility

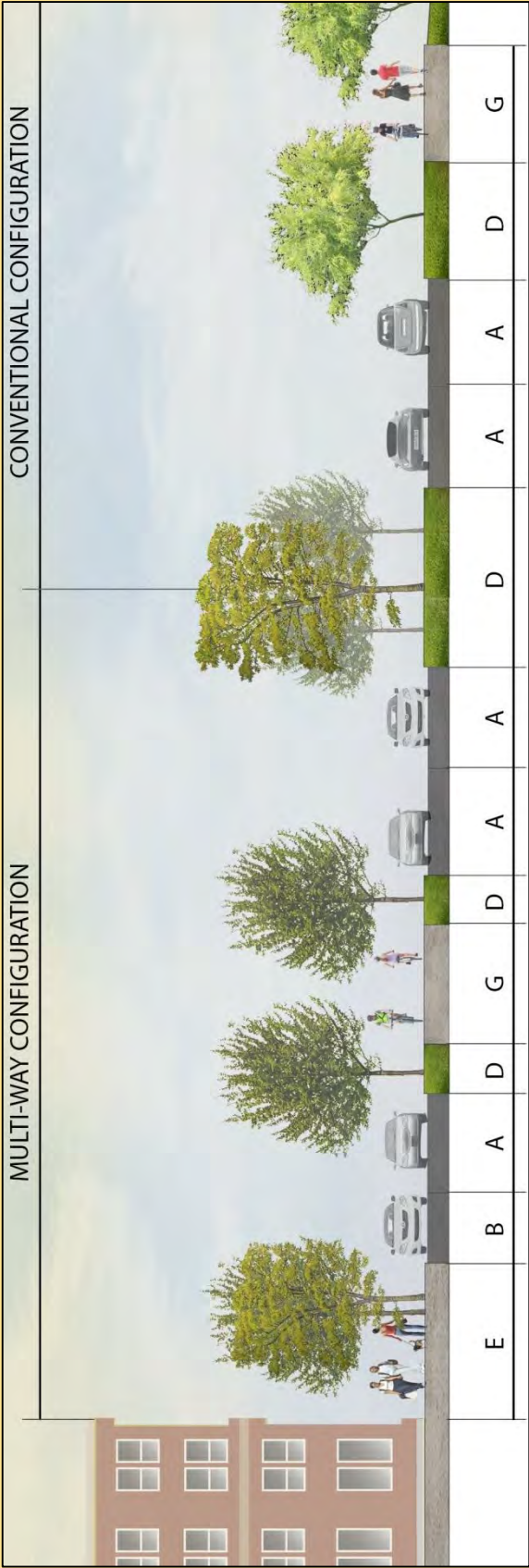
## Street Types: Parkway



| 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) |

# Transportation & Mobility

## Street Types: Boulevard



| 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)                                         |

# Transportation & Mobility

## Street Types: Avenue



| Avenue Design Specifications |                       |
|------------------------------|-----------------------|
| Component                    | Description           |
| A                            | Travel lane           |
| B                            | Parking (access lane) |
| D                            | Median / flush median |
| E                            | Sidewalk              |
| C                            | Bike lane             |
| C                            | Protected bike lane   |
|                              | Target speed          |

| Dimensions |                                                                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A          | 10'-11'                                                                                                                                                      |
| B          | 8'                                                                                                                                                           |
| D          | 10'-11' (spot and flush)                                                                                                                                     |
| E          | 6' (min.) 8' (preferred); 16'-20' with tree wells (neighborhood commercial)                                                                                  |
| C          | 6' (min.)                                                                                                                                                    |
| C          | One-way: 7' + 3' separator (preferred) 6'+2' separator (constrained segment); Two-way: 12' + 4' separator (preferred) 10'+2' separator (constrained segment) |
|            | 35 MPH (4 lane); 25 MPH (2 lane)                                                                                                                             |



# Transportation & Mobility

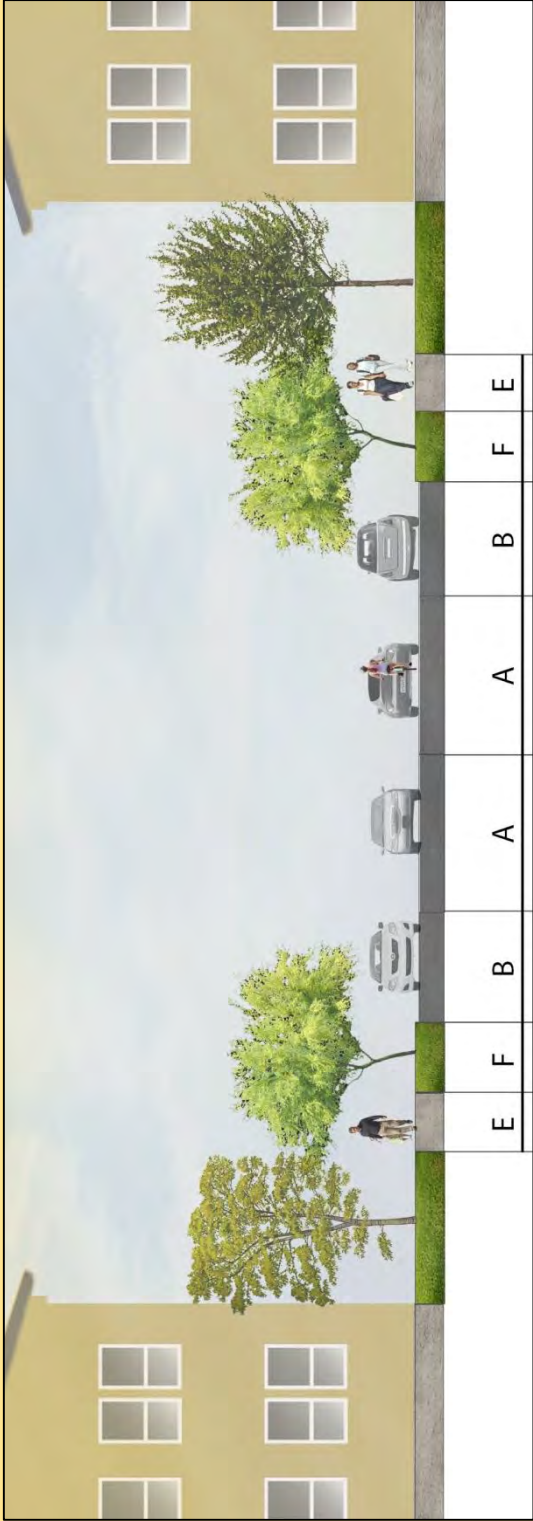
## Street Types: Main Street



| 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' tree wells   |  |  |  |
| C                                 | Bicycle facilities | Sharrows in travel lane                      |  |  |  |
|                                   | Target speed       | 20 MPH                                       |  |  |  |

# Transportation & Mobility

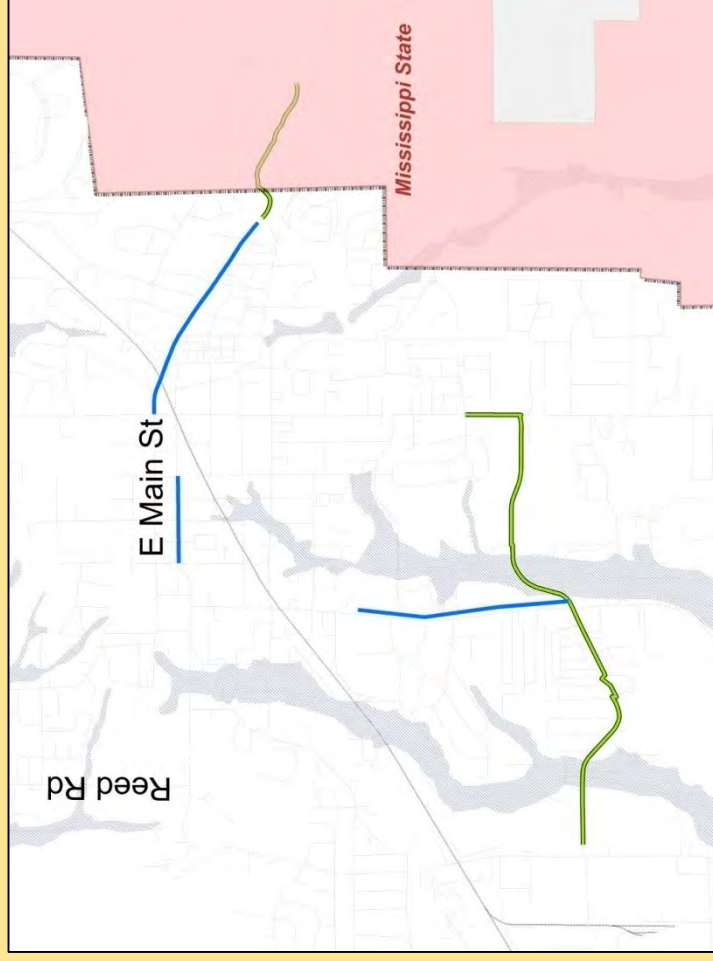
## Street Types: Local



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

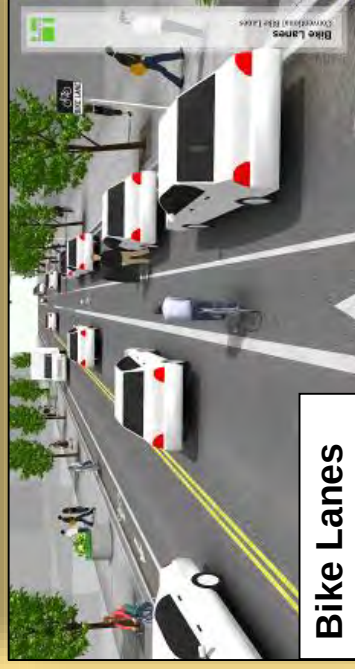
# Transportation & Mobility

## Active Transportation: Bike Lanes



Existing lanes;  
see proposed  
on next slide.

Bike Lane  
Multi Use Path





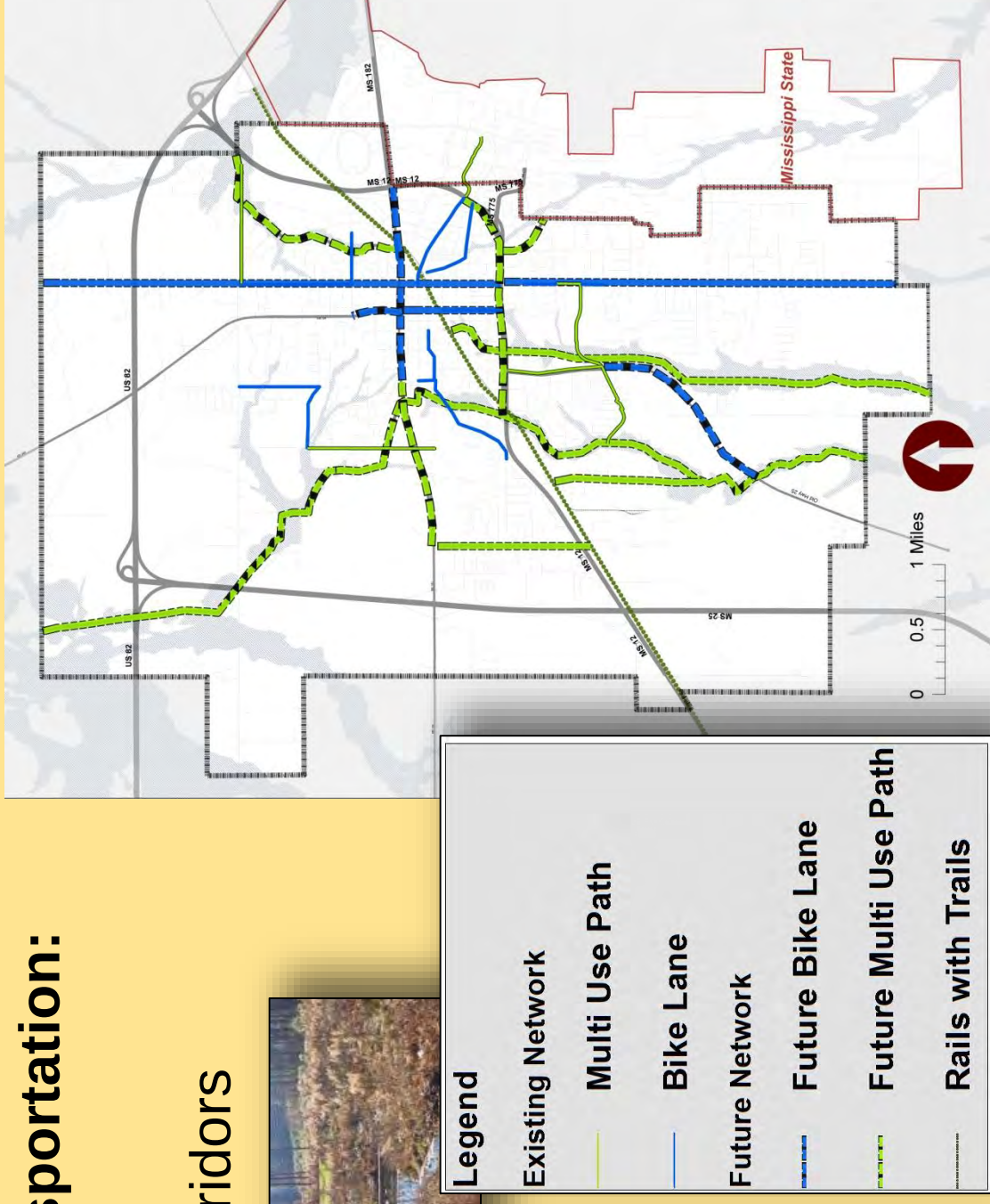
# Transportation & Mobility

## Active Transportation: Greenways

- Stream Corridors



- Rail with Trail  
(more on that with next slide)



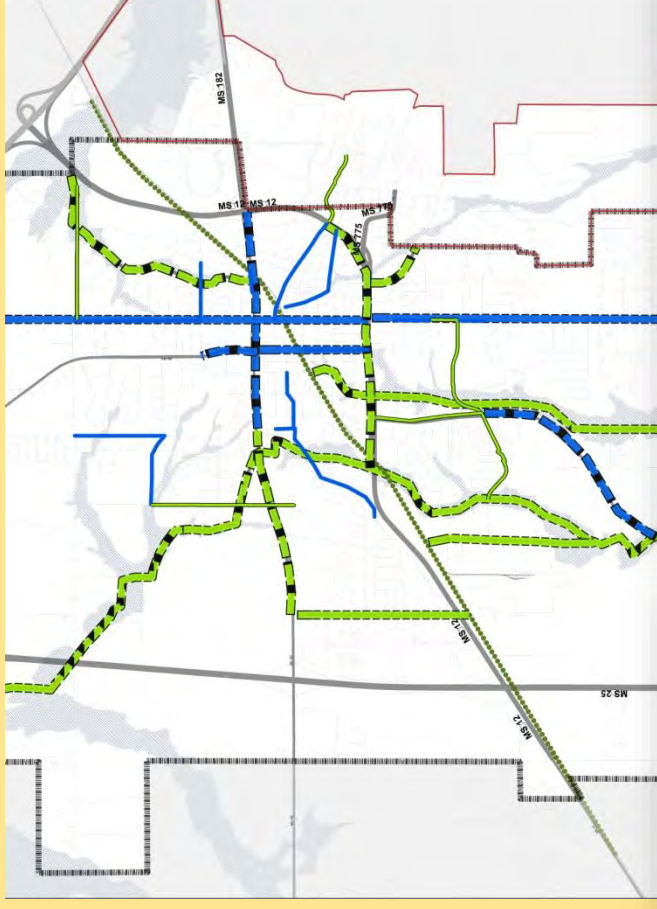
# Transportation & Mobility

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## Active Transportation: Greenways

### Rail with Trail:

- Work with railroad to gain acceptance – might have cost associated
- Set design parameters
- Look to other peer facilities:
  - o Fayetteville, AR
  - o Portland, OR
  - o Astoria, OR





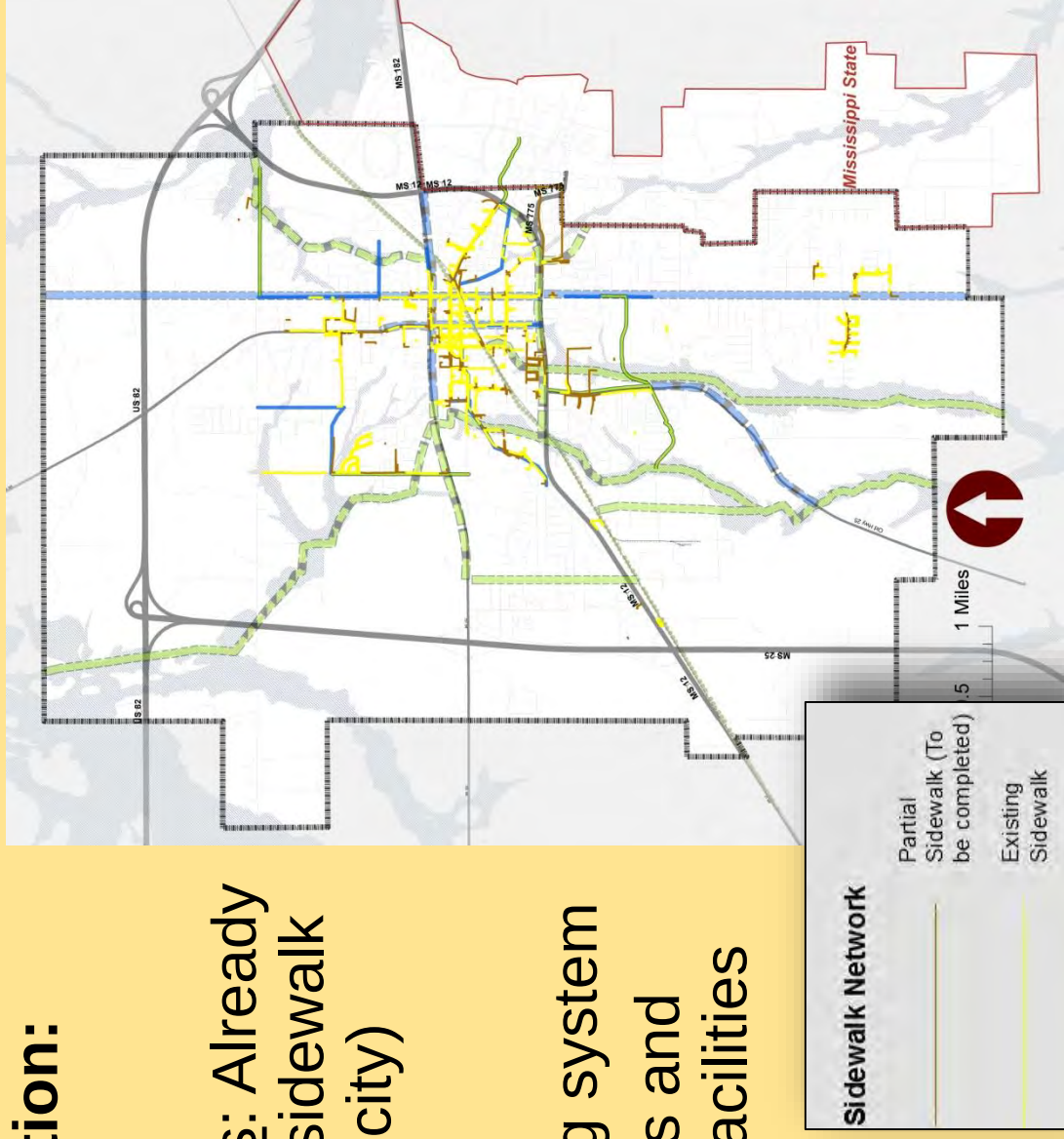
# Transportation & Mobility

## Active Transportation: Sidewalks

Code Requirements: Already required within the sidewalk district (most of the city)

### City Initiatives:

- Fill gaps in existing system
- Link schools, parks and other community facilities
- Provide on other side of high-traffic streets where missing



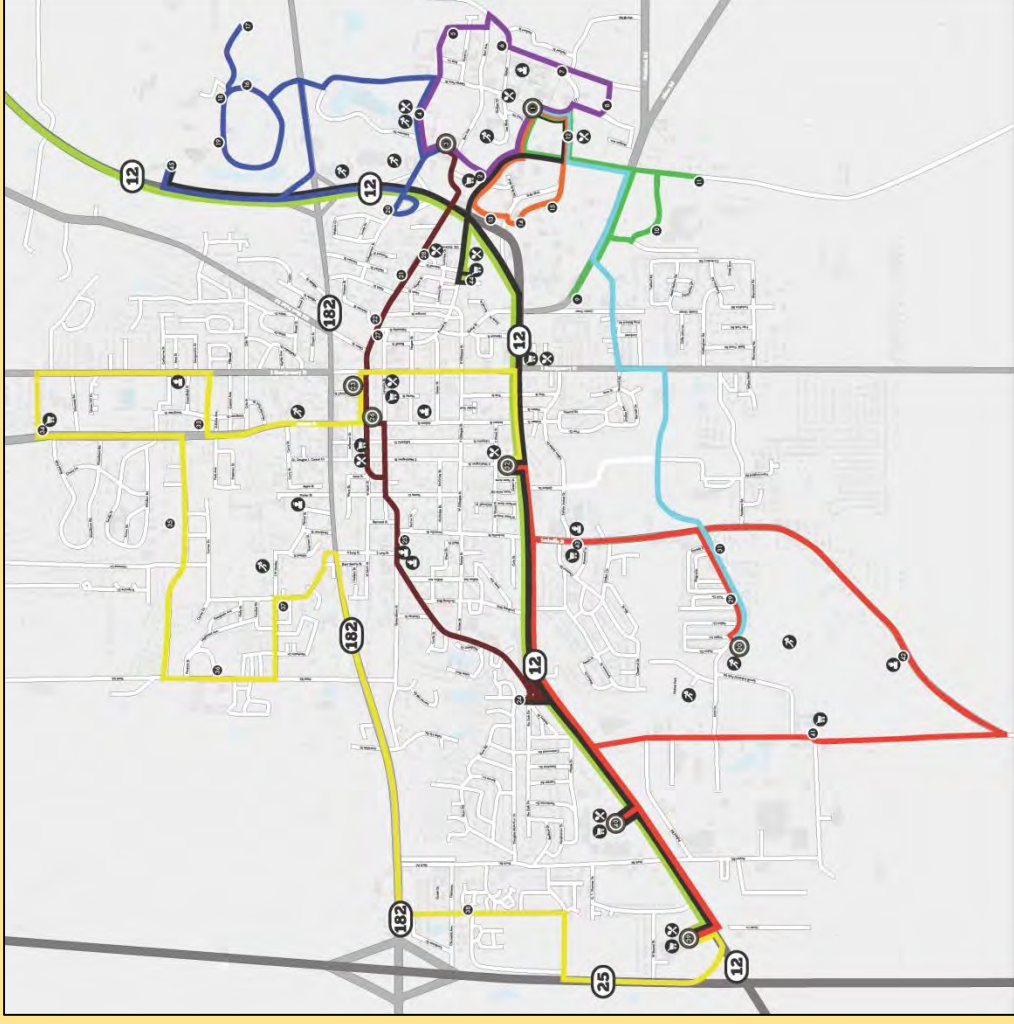


# Transportation & Mobility

## Transit

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

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



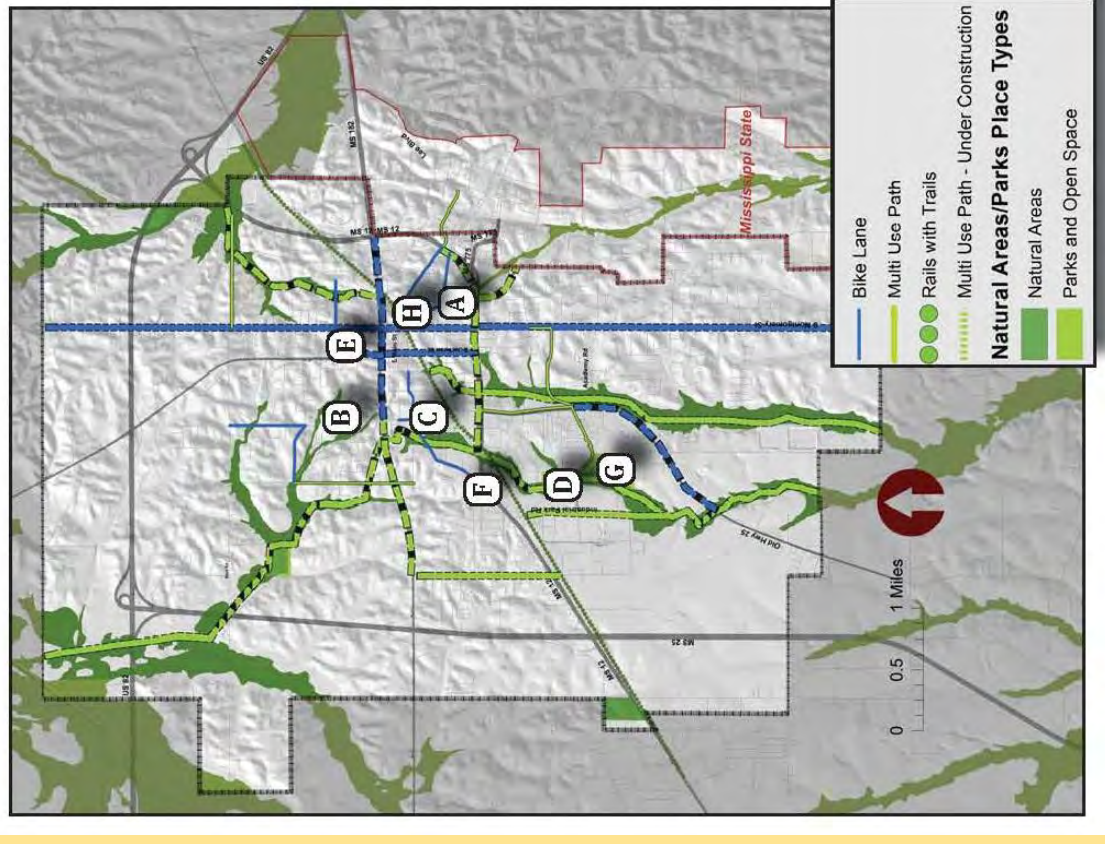




# Public Space & Recreation

## Existing Parks

- A) George Evans Park - E. Gillespie St.
- B) J.L. King Senior Memorial Park - N. Long St.
- C) Josey Park - Josey Ave.
- D) McKee Park - Lynn Ln.
- E) Moncrief Park – N. Jackson St.
- F) Patriots Park - Whitfield St.
- G) Starkville Sportsplex - Lynn Ln.
- H) Fire Station Park - terminus of Russell St.

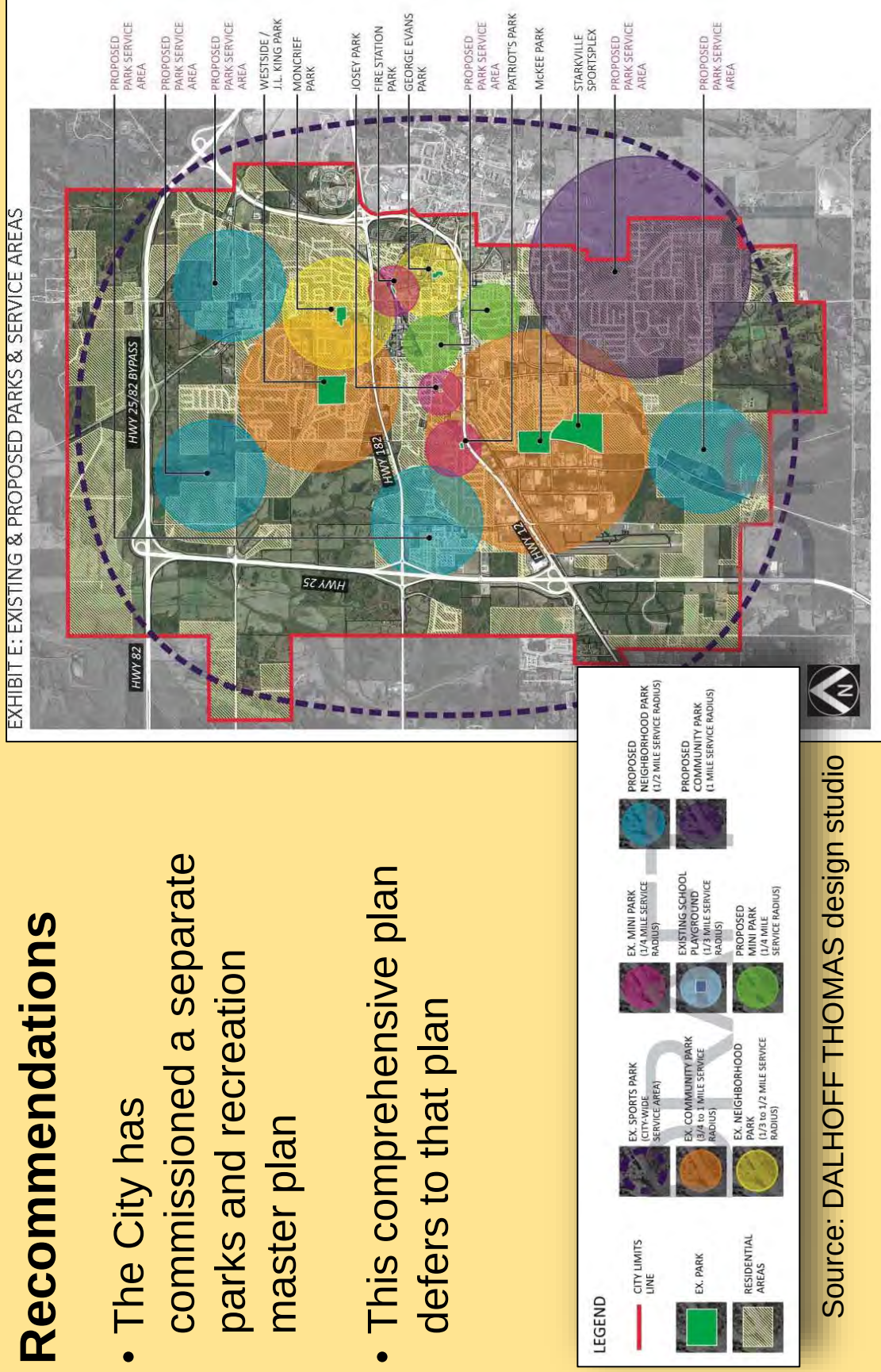




# Public Space & Recreation

## Recommendations

- The City has commissioned a separate parks and recreation master plan
- This comprehensive plan defers to that plan





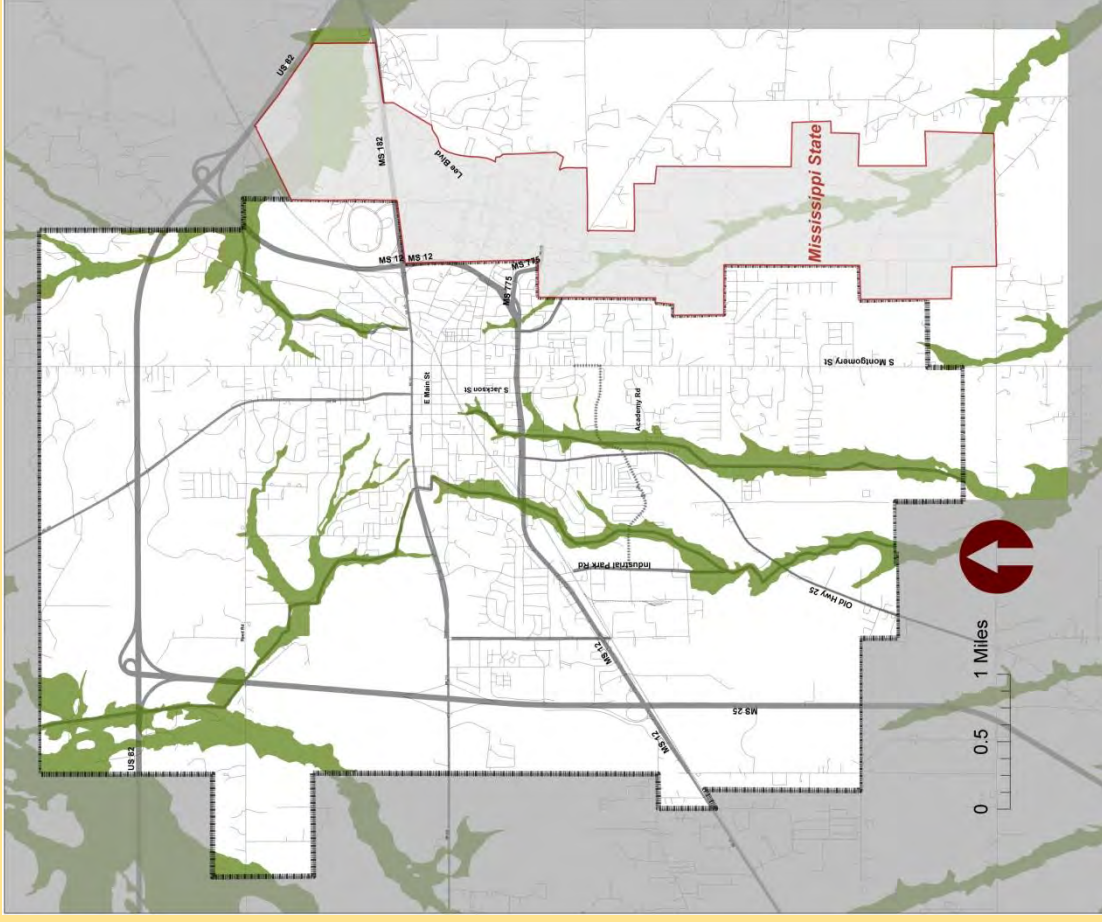


# Natural & Cultural Resources Conservation

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## Natural Resources Conservation

- *Implement federal and state regulatory protections:* wetlands, floodplains, etc.
- *Provide incentives for natural resource protection:* density transfers
- *Acquire (from willing sellers) and protect the most important lands*
- *Work with land trusts to conserve land with easements:* Mississippi Land Trust

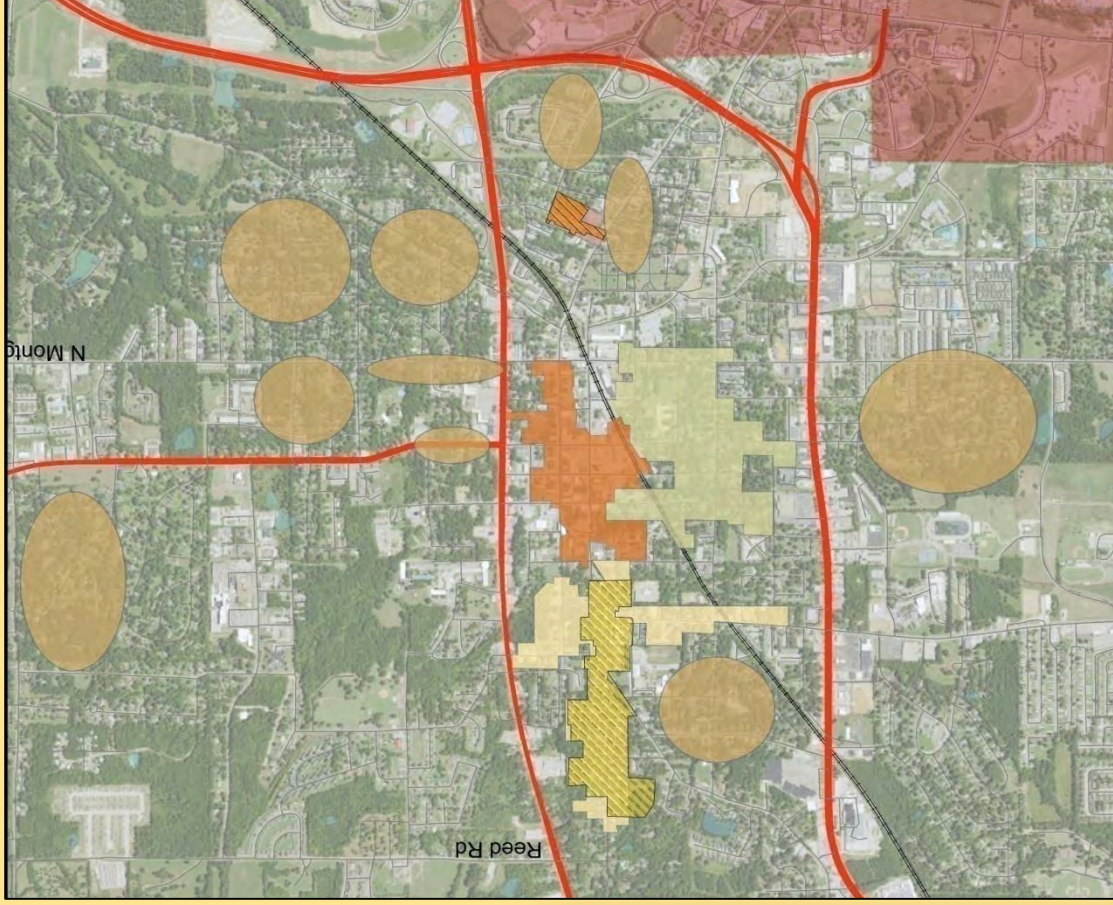
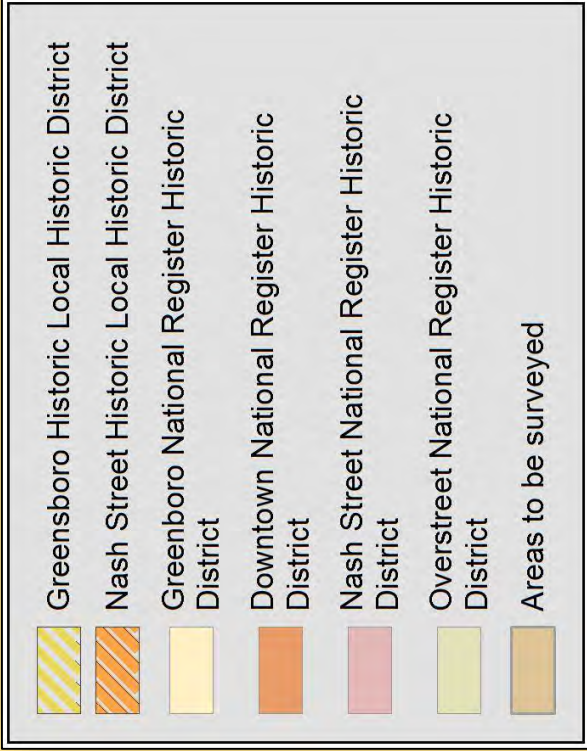




# Natural & Cultural Resources Conservation

## Cultural Resources Conservation

- 1) Continue with further historic resources surveys.
- 2) Explore local design. of NR districts – *only* if supported.

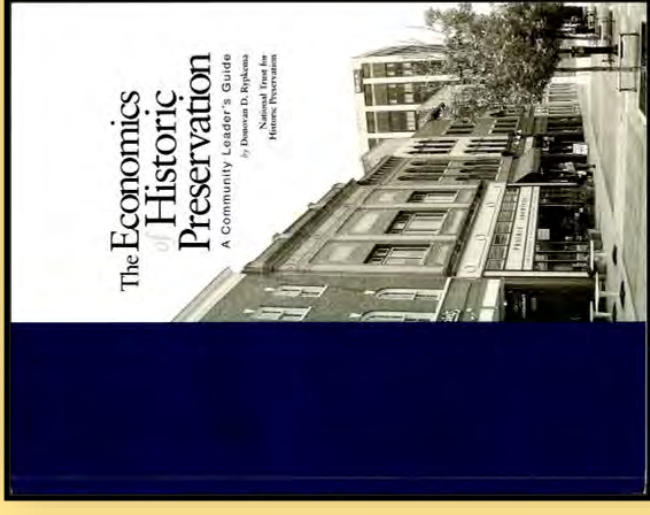


# Natural & Cultural Resources Conservation

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## Cultural Resources Conservation

- 3) Maintain and support the City's CLG status and the Main Street program.
- 4) Educate the community on the benefits of historic preservation.
- 5) Expand the City's existing design guidelines if any non-residential districts are designated in the future (the current guidelines are thin on commercial guidelines).
- 6) Adopt local incentives for preservation in the form of property tax abatements (allowed by State statutes in central business districts).





# Key Redevelopment Opportunities

---

## Hwy. 182 / MLK Corridor

- Important gateway corridor from east and expansion area for downtown
- Has physically and economically deteriorated / diluted by suburban forms





# Key Redevelopment Opportunities

## Hwy. 182 / MLK Corridor

- The City recently commissioned a plan for this corridor.
- This plan will defer to it (as with parks and rec. plan).



# Key Redevelopment Opportunities

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## Hwy. 182 / MLK Corridor

- Current Condition:*
- Poor streetscape design
  - Lack of urban development to frame the street and make the corridor pedestrian friendly





# Key Redevelopment Opportunities

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## Hwy. 182 / MLK Corridor

### *Proposed Condition:*

- Enhanced streetscape design
- Urban development to frame the street and make the corridor pedestrian friendly

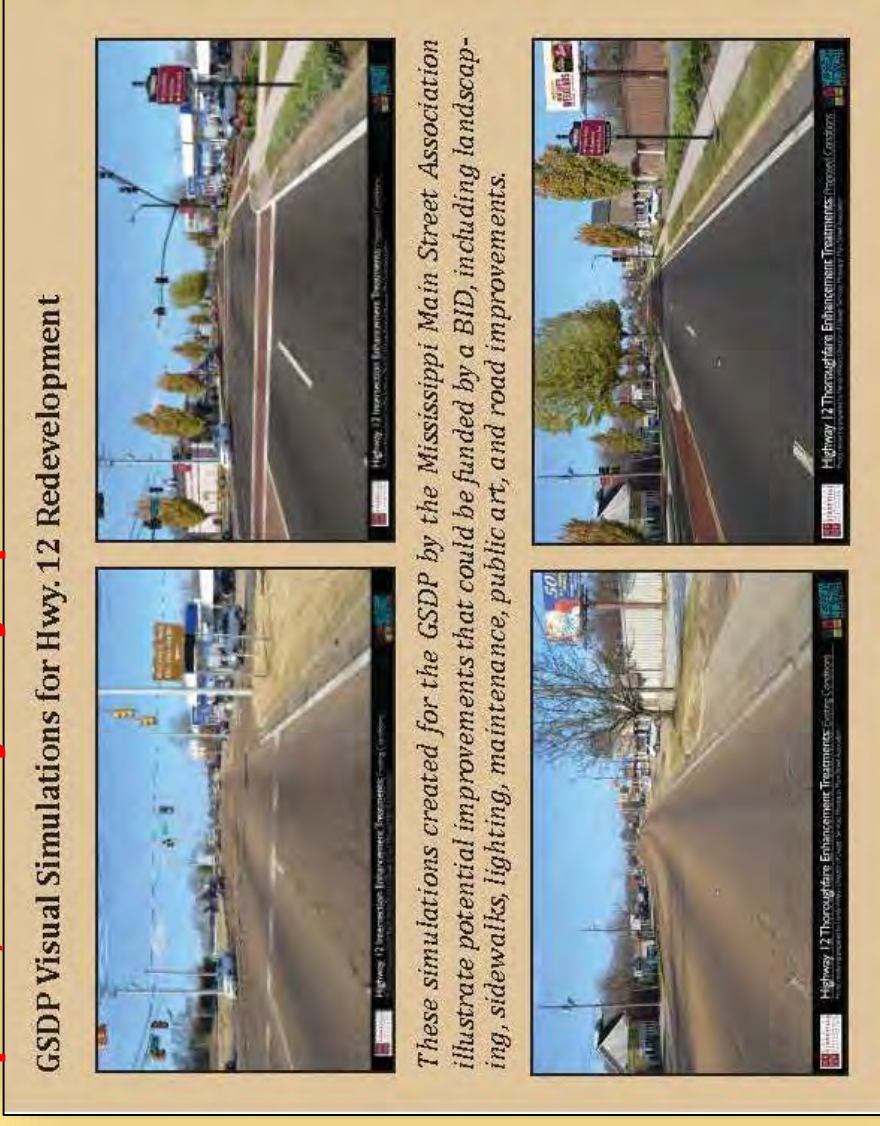




# Key Redevelopment Opportunities

**Even though this is in the plan, the City may opt to leave this slide out.**  
**Hwy. 12 Corridor**

- State adopted business improvement district statute in 2012.
- GSDP worked with State Main Street program to develop a concept to redevelop Hwy. 12.
- Support of many property owners was generated.
- Project suffered a setback at a key meeting, but the concept should not be discarded *if sufficient support among property owners builds.*



Graphics source: Mississippi Main Street Association

# Housing & Commercial Development

---

## Housing Development Strategies

### Downtown & Other Mixed Use 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. **Need to clarify to avoid pushing hist. districts? (sensitive issue)**

### Citywide - The City should:

- 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.



# Housing & Commercial Development

---

## 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 South Montgomery.
- Big box retail opportunities exist along Hwy. 82. **Confirm City is OK with this since it may be a sensitive issue.**





# Housing & Commercial Development

---

## Commercial Development Strategies

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

### 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%               |



# Economic Development & Diversification

---

## Key Objectives

- Focus on quality of life.
- Energize residents, business people, faculty and other stakeholders.
- Use targeted incentives to leverage Starkville's strengths.
- Pursue "implementable" and targeted strategies for economic development.
- Address policies that hinder economic development.
- Address issues with poverty and under-development.

## VISION

### STATEMENT

*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.*

# Economic Development & Diversification

---

## Role of Starkville in the Regional Economy

- A high quality of life
- High-quality technology and infrastructure
- Retirement and alumni



*MSU and the Cotton District are just two examples of how Starkville differs significantly from any of the other communities in the region.*



# Economic Development & Diversification

---

## Key Strategies

- Strengthen the local economic development marketing structure.
- Create an economic development strategic plan.
- Package programs and incentives to promote and recruit tech businesses.
- Facilitate downtown development and business recruitment.
- Create an entrepreneurial development and small business support program.
- Diversify the mix of business environments.
- Increase the focus on technology workforce development.



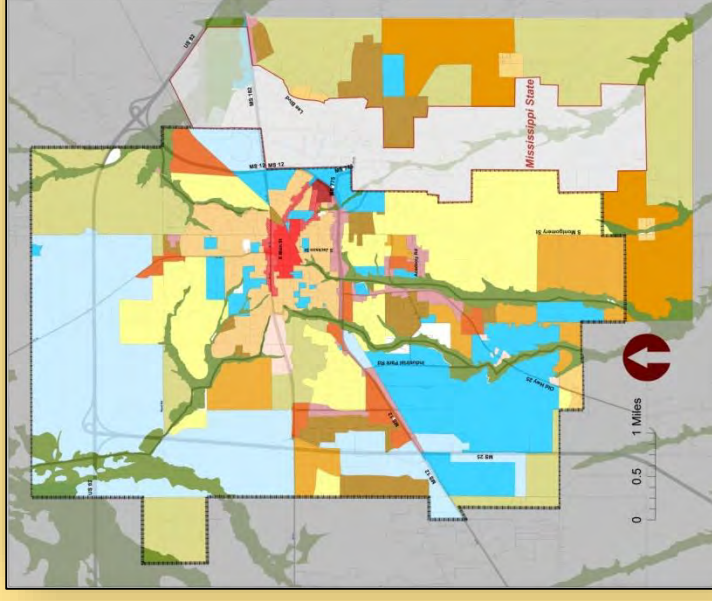
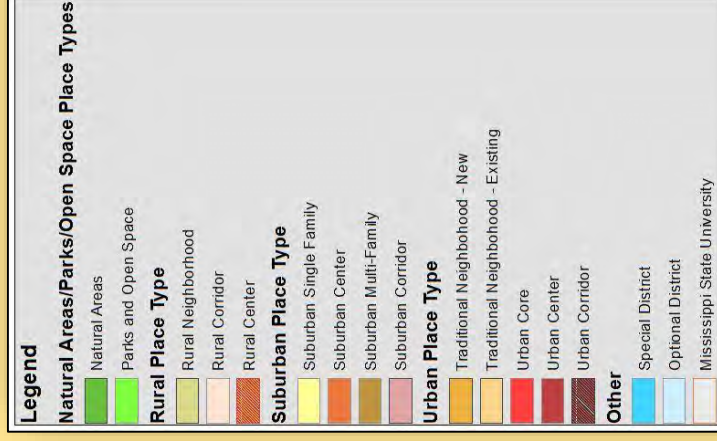
# Implementation

| Policies                                                                                                                                                                                        | Projects                                                                                                                                                                                       | Administration                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Policy</b> <ul style="list-style-type: none"> <li>• Zoning</li> <li>• Preservation</li> <li>• Environmental</li> <li>• Work force housing</li> <li>• Design character</li> </ul> | <b>Mobility</b> <ul style="list-style-type: none"> <li>• Southern Connector</li> <li>• Greenways</li> <li>• Bike/ped expansion</li> </ul>                                                      | <b>Collaboration</b> <ul style="list-style-type: none"> <li>• University collaboration</li> <li>• County collaboration</li> </ul>                                              |
| <b>Annexation Policy</b> <ul style="list-style-type: none"> <li>• East side of town</li> </ul>                                                                                                  | <b>Capital Projects</b> <ul style="list-style-type: none"> <li>• Park acquisition / expansion</li> <li>• Public safety facilities</li> <li>• Maintenance of existing infrastructure</li> </ul> | <b>Other</b> <ul style="list-style-type: none"> <li>• Development quality assurance</li> <li>• Implementation monitoring</li> <li>• Predictable development process</li> </ul> |

# Implementation

## Policies:

- Best Practices – “place based” zoning districts beyond just land use
- Reflect the Plan – new zoning districts and street types





# Implementation

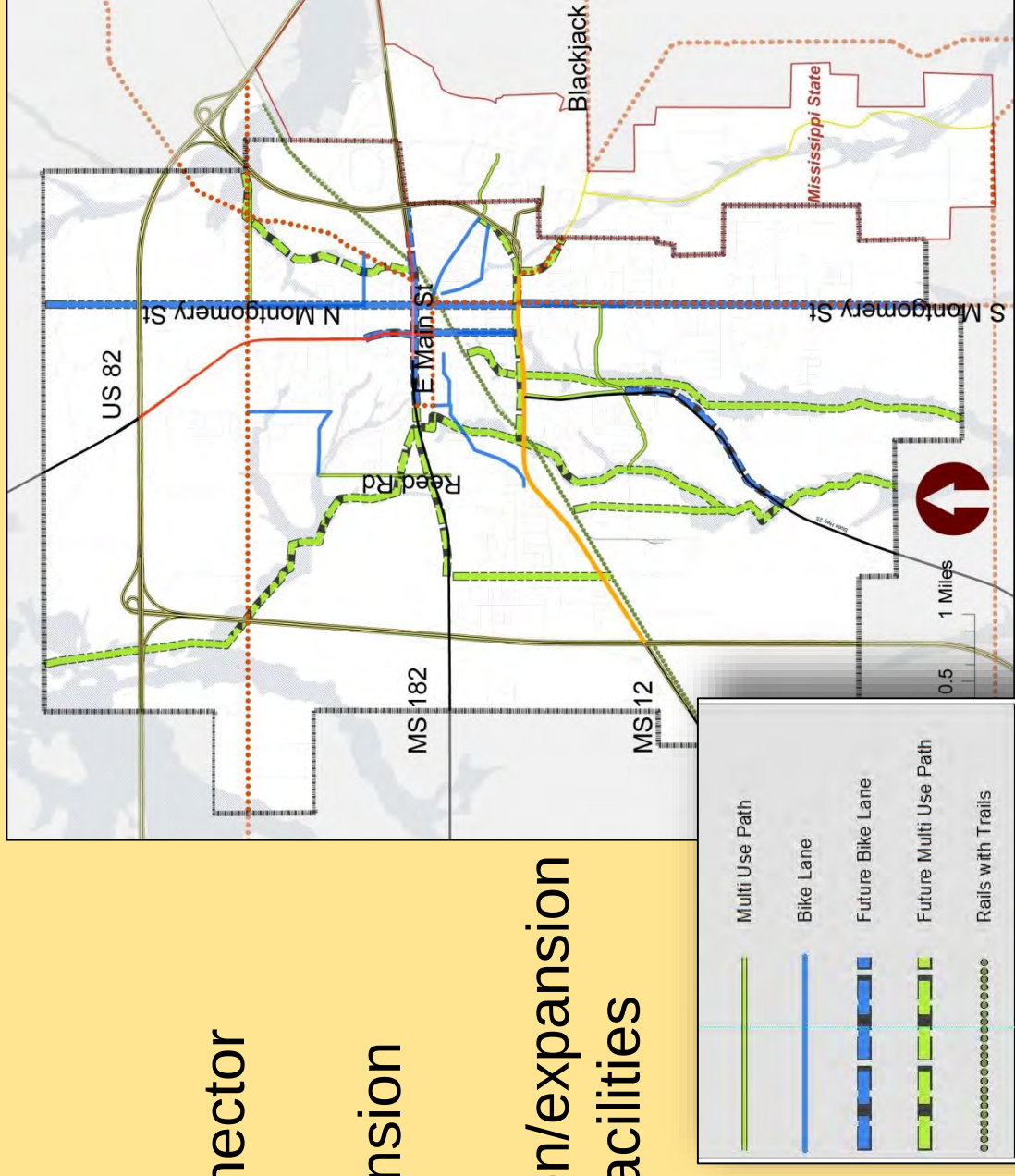
## Projects:

### Mobility

- Southern Connector
- Greenways
- Bike/ped expansion

### Capital Projects

- Park acquisition/expansion
- Public safety facilities
- Maintenance of existing infrastructure



# Implementation

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## Administration:

### Collaboration

- University collaboration
- County collaboration

### Other

- Development quality assurance (plan review)
- Implementation monitoring (periodic plan revisit & updates)
- Predictable development process (good for City & developers)





# Implementation

## Implementation Matrix: Sample Page

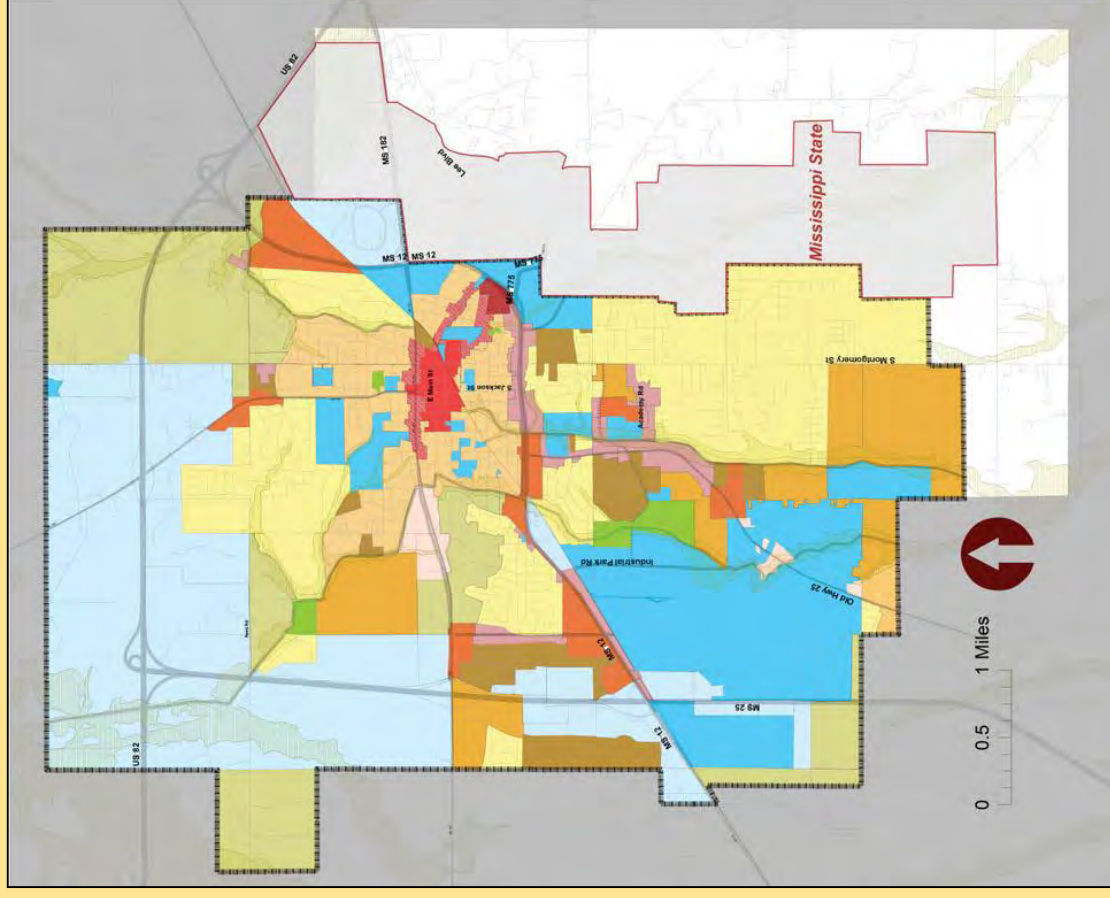
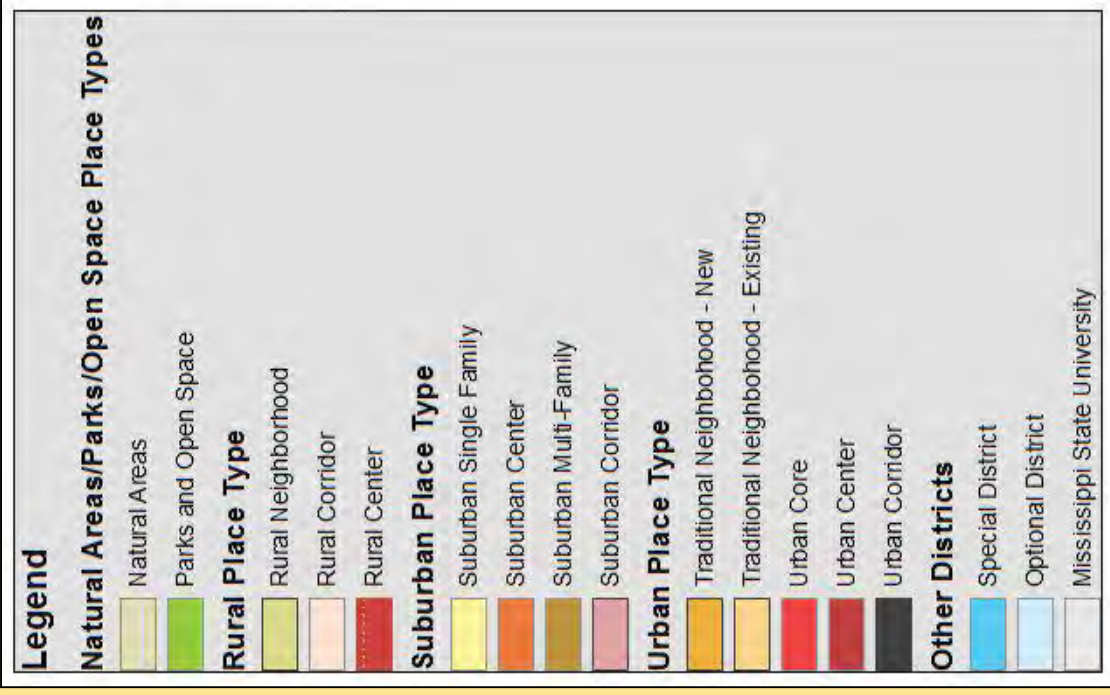
| No.                                                | Recommendation                                                                                               | Pg. #     | Responsible Party                     | Time-Frame           |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------|----------------------|
| <b>A General Growth &amp; Development Policies</b> |                                                                                                              |           |                                       |                      |
| 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>B Natural &amp; Cultural Resources</b>          |                                                                                                              |           |                                       |                      |
| 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 Arch. & 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) |
| <b>C Transportation &amp; Mobility</b>             |                                                                                                              |           |                                       |                      |
| 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             |
| 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)  |



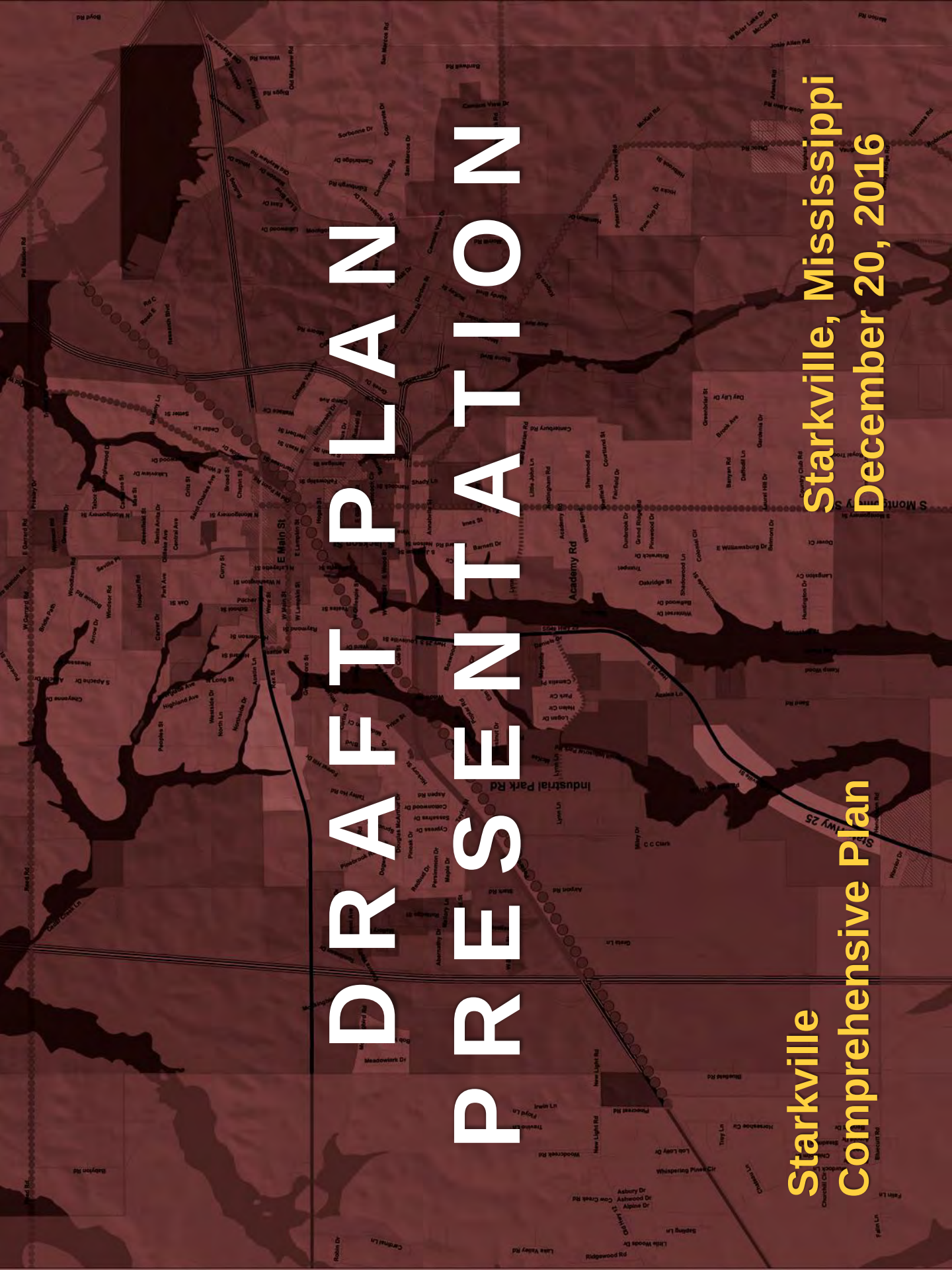


# DISCUSSIONS

# Discussion







# DRAFT PLAT

**Starkville**  
**Comprehensive Plan**

**Starkville, Mississippi**  
**December 20, 2016**



# What is a Comprehensive Plan?

---

**A blueprint for the future growth of Starkville.** It addresses:

- Conservation of natural and cultural resources
- Land use and density/intensity
- Development form and character
- Transportation
- Community facilities
- Infrastructure and utilities
- Housing
- Economic development

## *Key Questions:*

- 1. Where are we now?*
- 2. Where are we headed?*
- 3. Where do we want to go?*
- 4. How do we get there?*

# Presentation Overview

---

## ➤ Project Background

- Planning Process
- Key Findings
- Planning Principles
- Public Input

## ➤ Draft Plan

- Place Types
- Mobility
- Economic

## Development

- Implementation

## ➤ Discussion



*“This new plan needs to have clarity, it needs a consistent vision and theme, and it needs to be inspiring.”* - Mayor Parker Wiseman

# PROJECT BACKGROUND





# Planning Process

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## PROJECT STEPS:

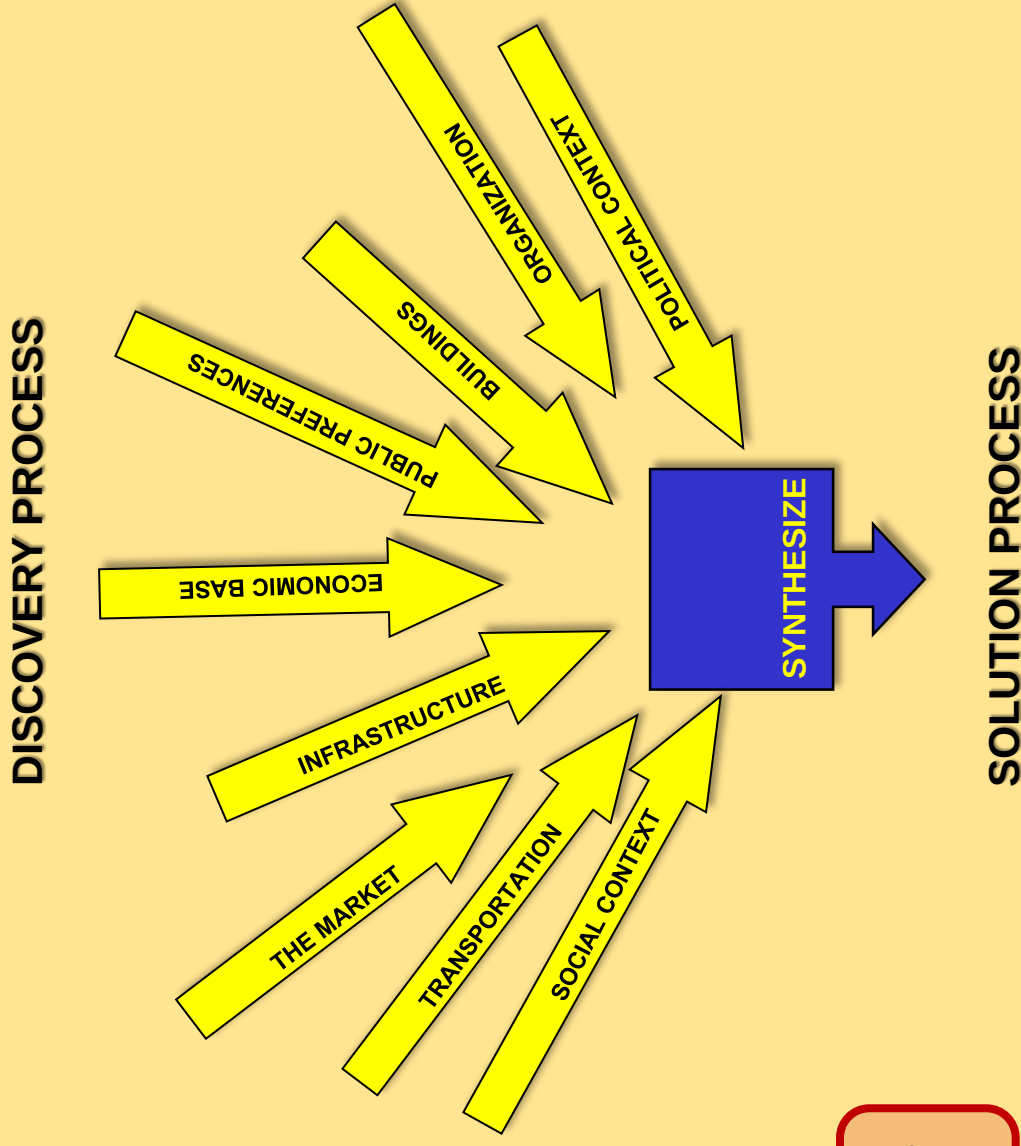
1.0 Project Kick-Off  
& Research

2.0 Community  
Visioning

3.0 Charrette &  
Concept Plan

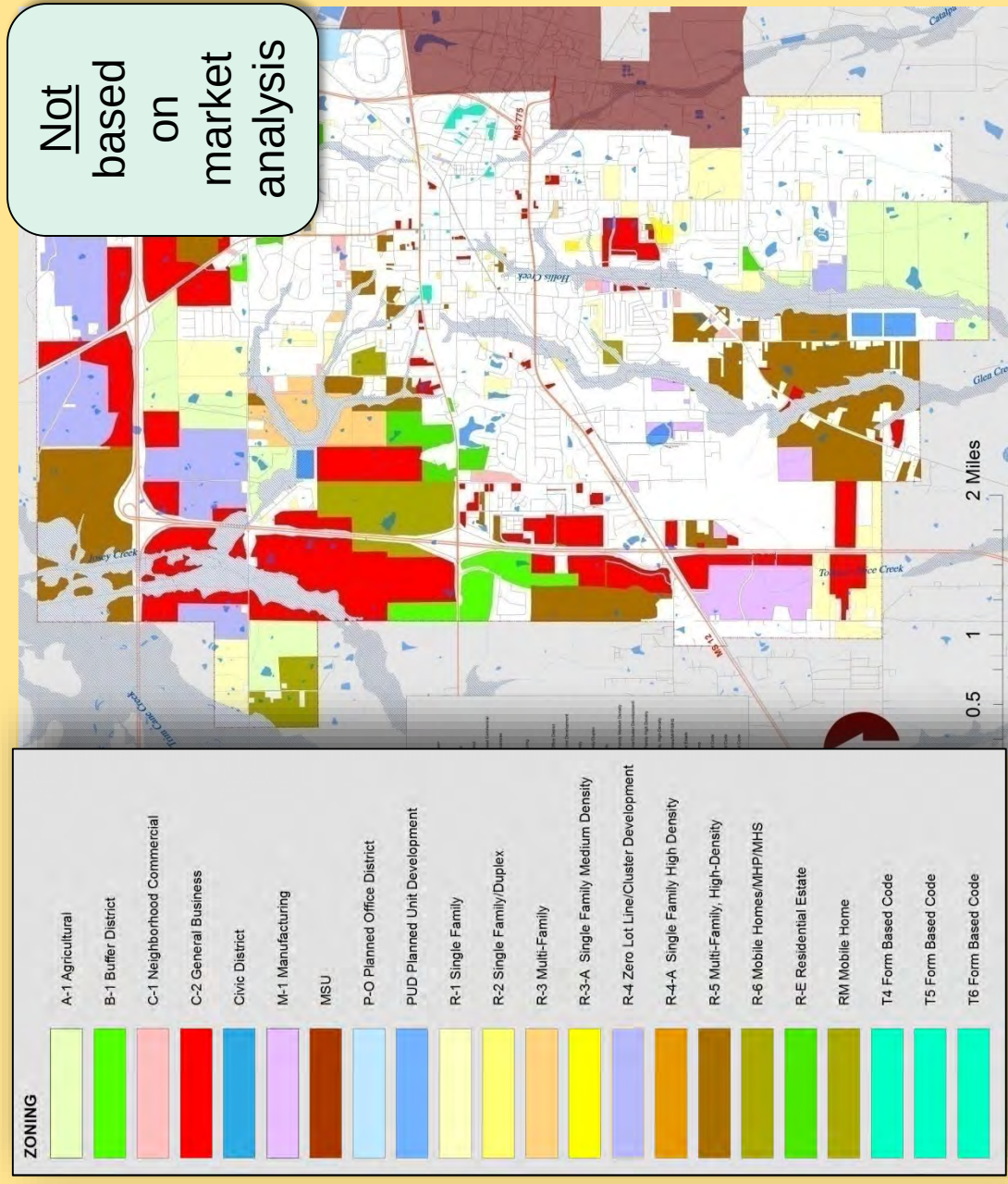
4.0 Draft Plan  
Preparation

5.0 Plan Presentations  
& Revisions



# Key Findings

- Future Build-Out:**
- Vacant land by zoning
  - 8,000+ acres of vacant land
  - Vacant land can support 18.5 million sq. ft. of non-residential space & 40,000+ housing units



# Key Findings

## Future Population:

- Modest future growth (177 people annually)
- 40,000 potential units divided by demand for 200

Retail potential for 375 years

| Table 1. DEMOGRAPHIC FORECASTS, STARKVILLE AREA, 2015-2020 |                                                    |        |        |         |          |
|------------------------------------------------------------|----------------------------------------------------|--------|--------|---------|----------|
| 2015-2020 Change                                           |                                                    |        |        |         |          |
| Factor/Area                                                | 2015                                               | 2020   | 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. |        |        |         |          |

units per year translates to a potential supply for the next 200 years!



# Planning Principles

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- 1) **Preserve Open Space and Environmentally Sensitive Areas.**
- 2) **Take Advantage of Existing Community Assets.**
- 3) **Foster Walkable Neighborhoods Offering a High Quality of Life.**
- 4) **Create a Range of Housing Opportunities and Affordable Choices.**
- 5) **Mix Land Uses for Pedestrian-Friendly Places.**
- 6) **Promote Attractive Development with a Strong Sense of Place.**
- 7) **Provide Recreational and Cultural Amenities**
- 8) **Provide a Variety of Transportation Choices and High-Quality Transportation Corridors.**
- 9) **Expand Economic Development Opportunities.**
- 10) **Insure Policies and Processes that are Equitable to both Citizens and Developers.**

# Public Input

---

## PUBLIC INPUT TASKS

**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 Meetings** (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**

**Task 2.4: Planning Principles**

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

**Task 4.0: Draft Plan** - public input sessions (March 30, May 26, Sept. 28)

# Public Input

---

**Workshop:** To generate ideas that can serve as the basis of the Concept Plan.

- 1) 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 for Starkville
- 4) Reconvened and presented at the end

## GRAPHIC KEY FOR PLANS

### Place Types

- **Natural Areas** (GREEN - can include parks)
- **Rural Areas** (YELLOW - can include very low-density housing)
- **Suburban Areas** (ORANGE - can include housing and commercial)
- **Urban Areas** (RED - can include housing and commercial)
- **Downtown** (PURPLE - one exists, but can expand)
- **Special Districts** (BLUE - MSU and can include stand-alone public facilities)

### Planning Issues

- **Transportation** (BROWN - streets, trails, transit)
- **Other Issues** (BLACK - economic, social, cultural)



## STARKVILLE PLACE TYPES

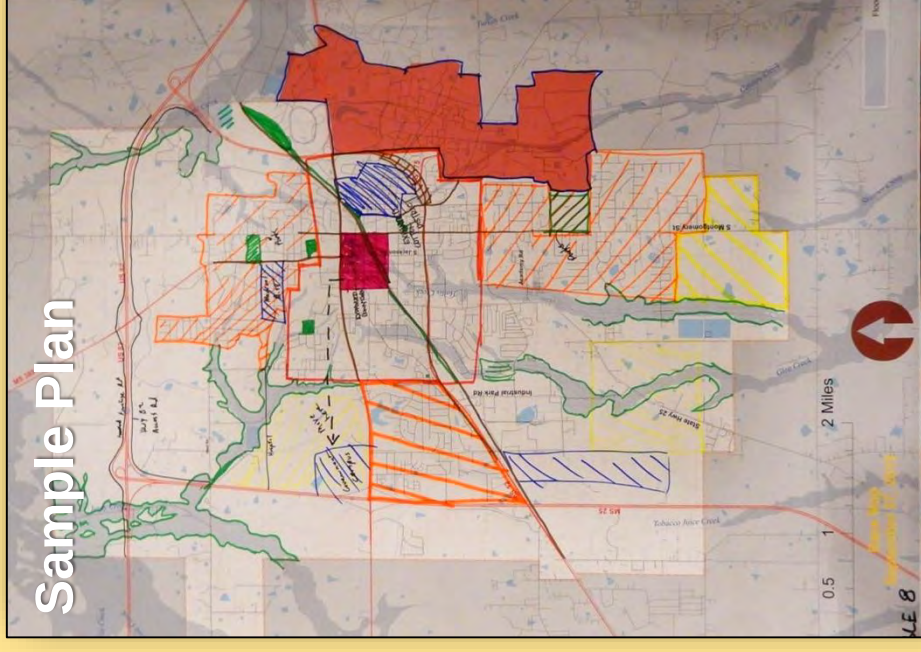
| Natural                                                                                 | Rural                                                                                                                     | Suburban                                                                            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



# Public Input

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**Workshop: Results are reflected in the draft plan**







# THE PLAN



# Place Types

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## What is a “Place Type?”

Characteristics such as:

- land use
- development pattern and intensity
- scale
- form
- ... combine to create a particular type of place.

This approach differs dramatically from conventional land use planning and zoning.



**Urban Commercial**



**Suburban Commercial**



**Urban Residential**



**Suburban Residential**



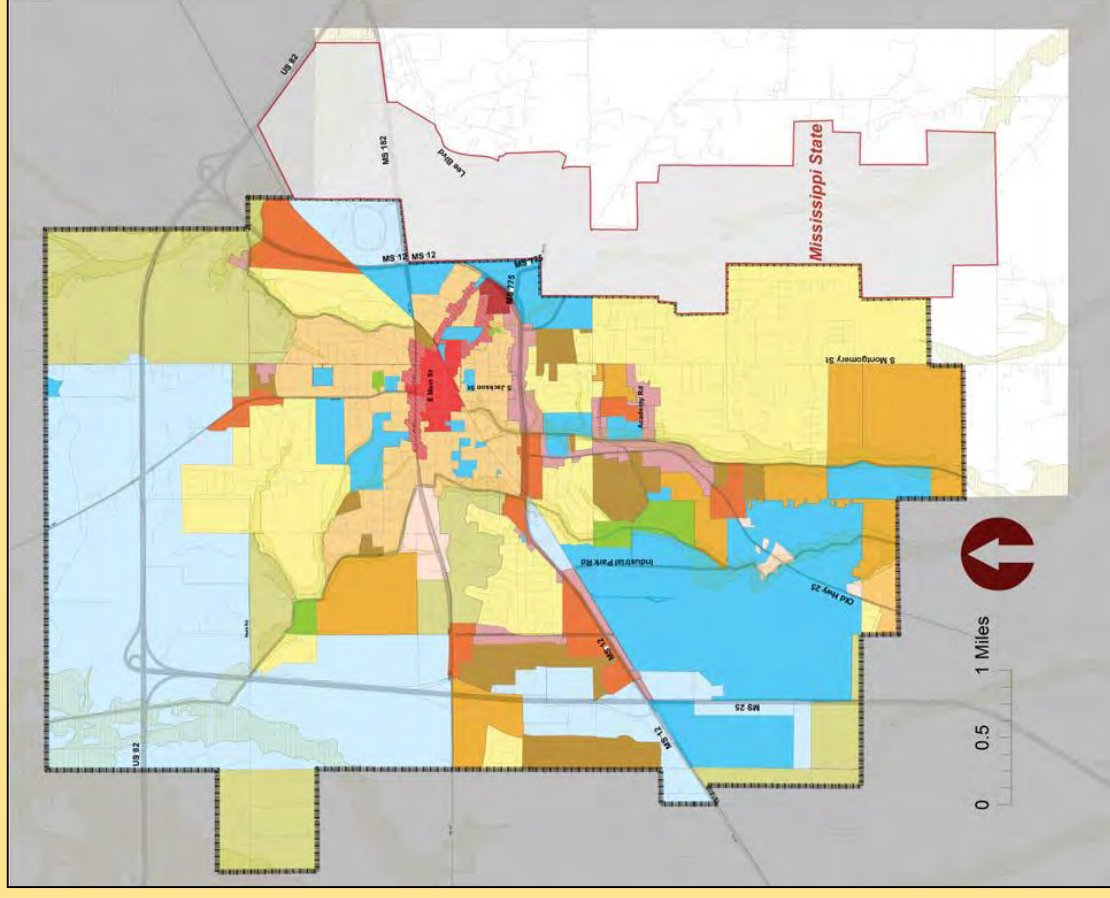
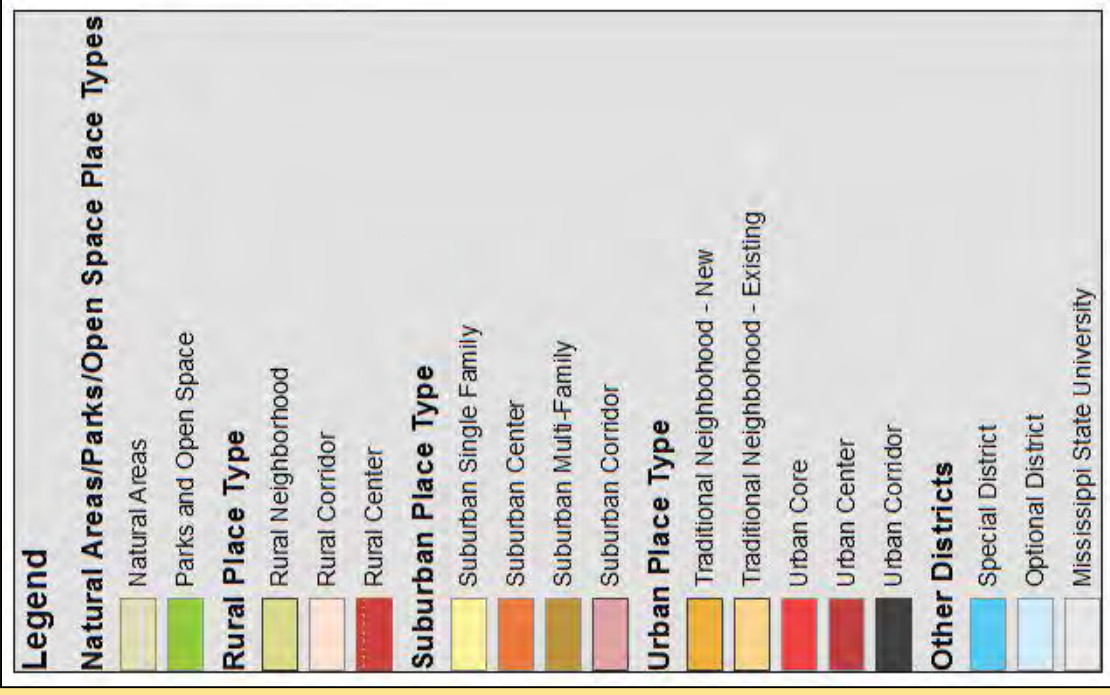
# Place Types



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



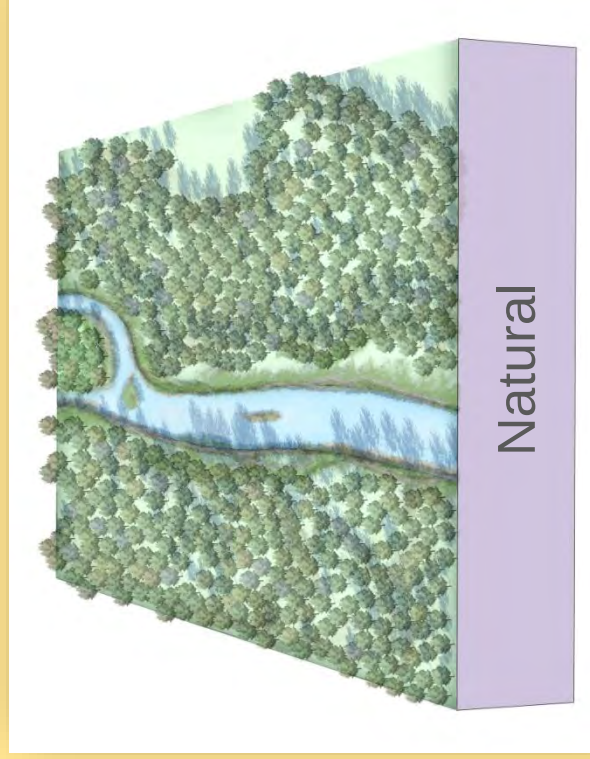
# Place Types



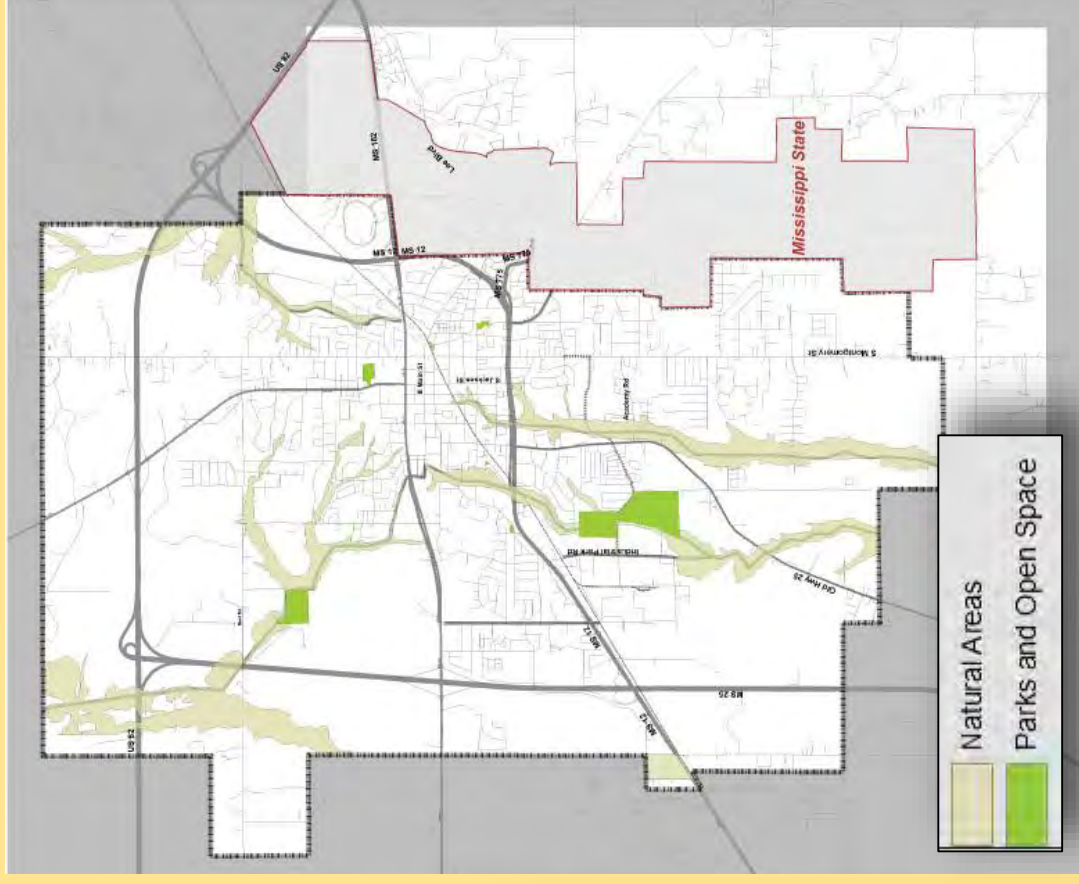


# Place Types: Natural Areas

- Streams
- Floodplains
- Steep Slopes
  - a non-issue for Starkville



Natural



# Place Types: Natural Areas

---

## Making Natural Areas Better:

### **Enforce existing regulations**

Federal, State and local regulations currently address grading and the disturbance of wetlands and floodplains.



### **Adopt incentives for resource protection**

*Example:* permitting higher density development in some areas to offset preservation of environmentally valuable areas.



### **Acquire and protect important lands**

Acquire from willing owners key properties with high environmental and recreational value, and/or connectivity to other resources.



### **Work with land trusts to conserve lands**

*Example:* conservation easements via the Mississippi Land Trust.





# Place Types: Rural Areas

## 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

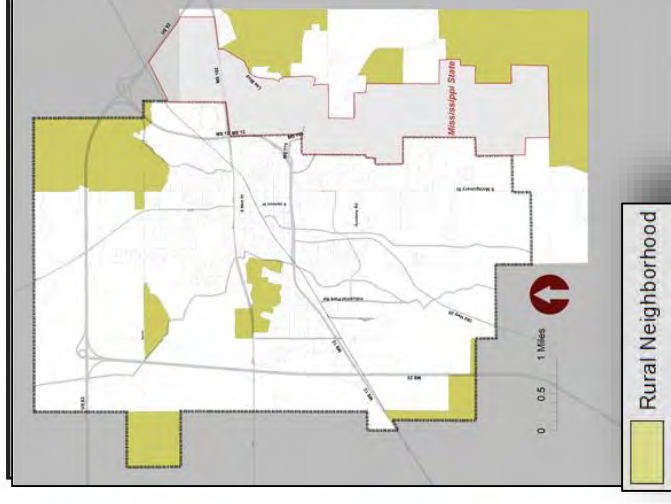
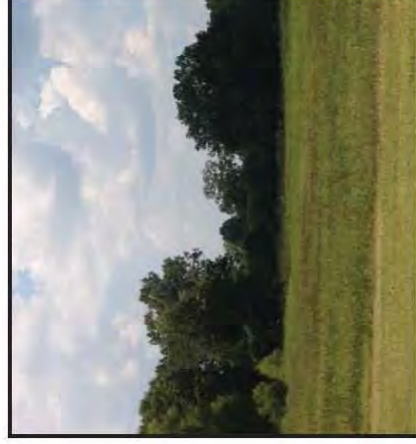
Very low density / intensity

##### Development Form

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

##### Street Types

Parkways, Avenues and Local



# Place Types: Rural Areas

## 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

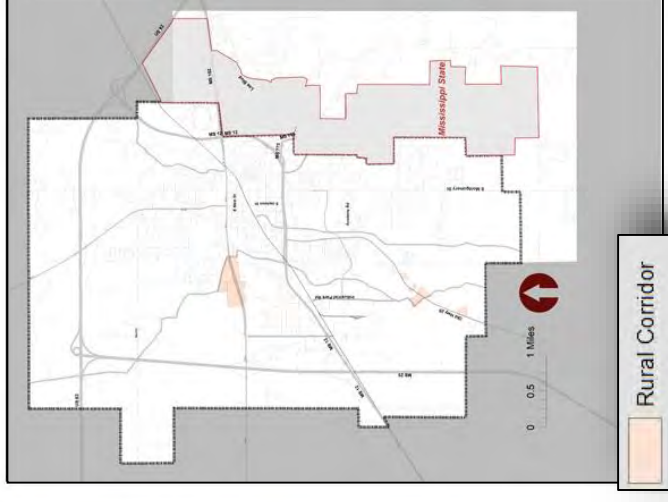
Low density / intensity

##### Development Form

Irregular lot sizes and front setbacks, low-rise buildings

##### Street Types

Parkways, Avenues and Local





# Place Types: Rural Areas

## 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

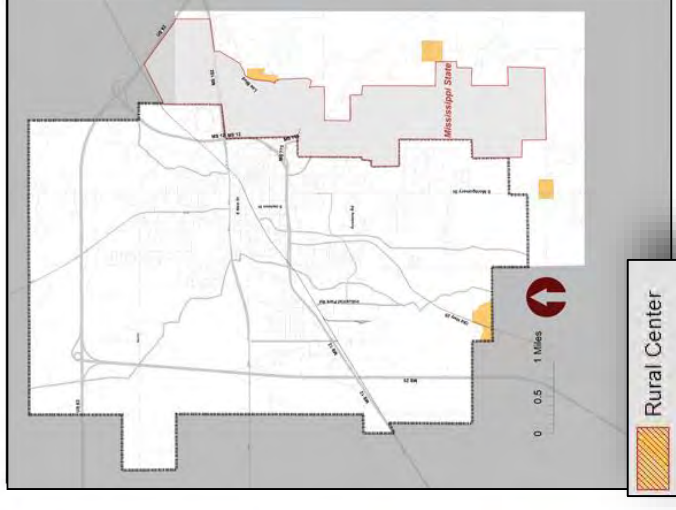
Moderate to high density / intensity just within the center area

##### Development Form

Irregular lot sizes and front setbacks, low-rise buildings

##### Street Types

Parkways, Avenues and Local





# Place Types: Rural Areas

---

## Making Rural Areas Better:

**Keep rural areas rural in character.** Implement this plan's strategies such as open space requirements and road buffers.

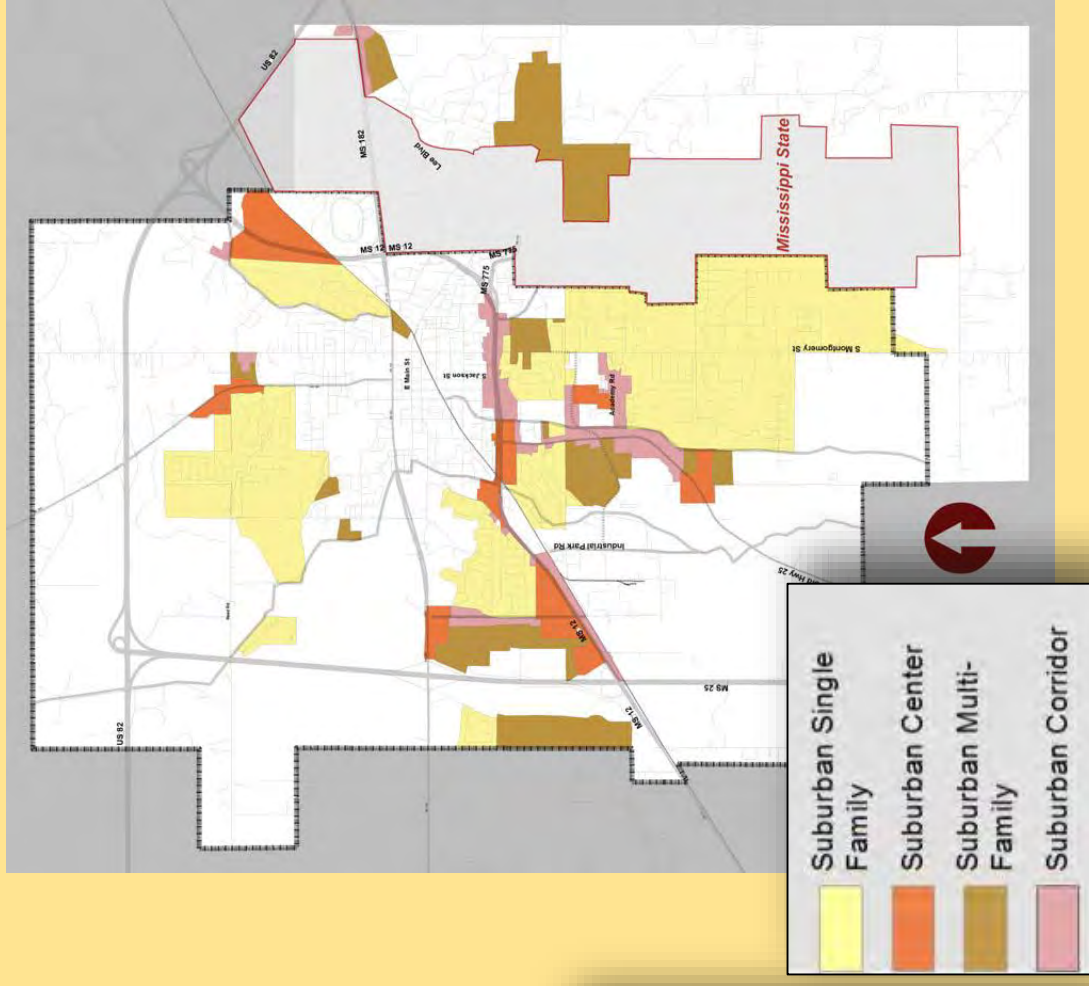
**Avoid “strip commercial” on rural corridors.** Development on rural corridors should be sporadic and not cohesive, and suburban forms should be avoided.

**Rural Centers should be “country crossroads.”** Development should not be suburban in form, including avoiding large front parking lots. A mix of uses can occur.



# Place Types: Suburban Areas

- Single-Family
- Multi-Family
- Corridors
- Centers





# Place Types: Suburban Areas

## 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

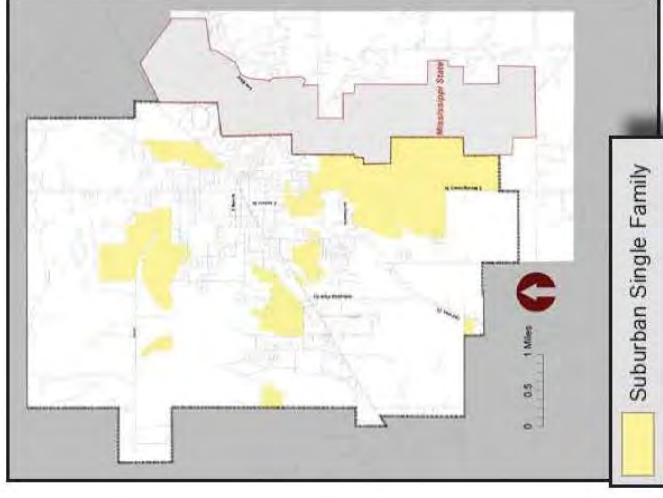
Low to moderate density

##### 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





# Place Types: Suburban Areas

## 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

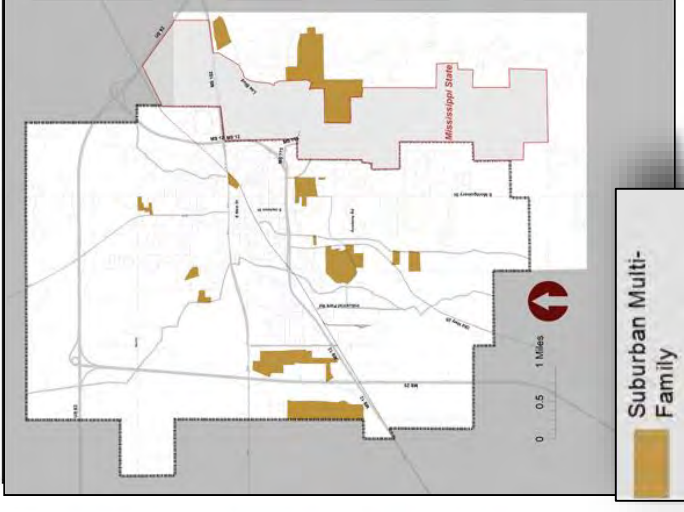
Moderate to high density

##### Development Form

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

##### Street Types

Boulevards, Avenues and Local



# Place Types: Suburban Areas

## 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

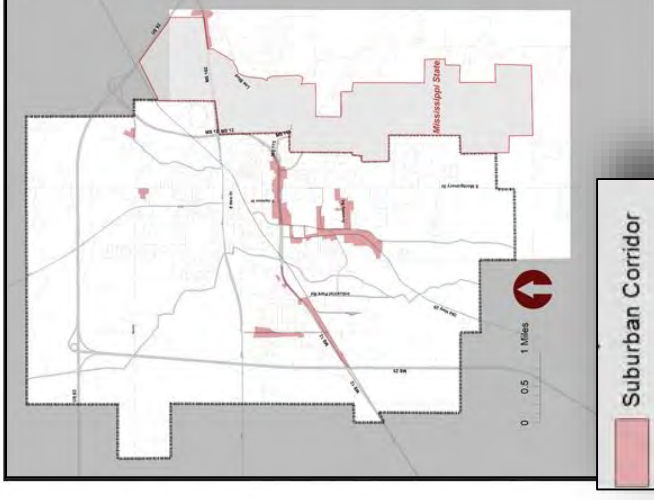
Moderate density / intensity

##### Development Form

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

##### Street Types

Boulevards and Avenues





# Place Types: Suburban Areas

## 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

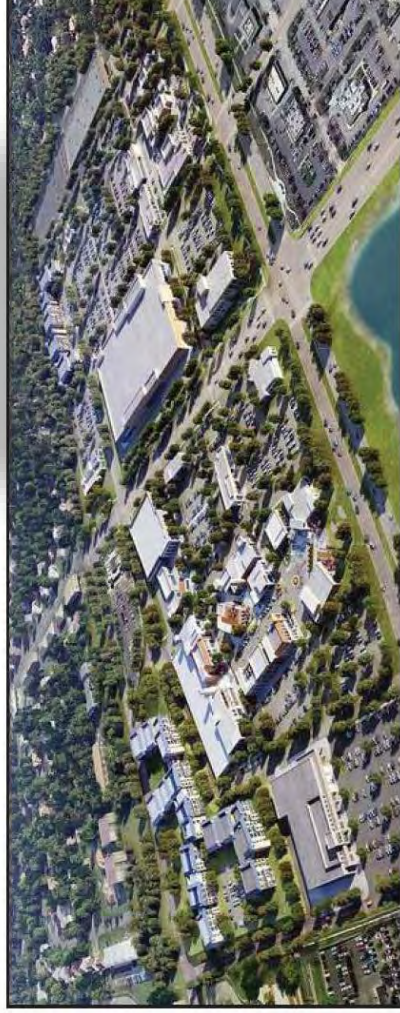
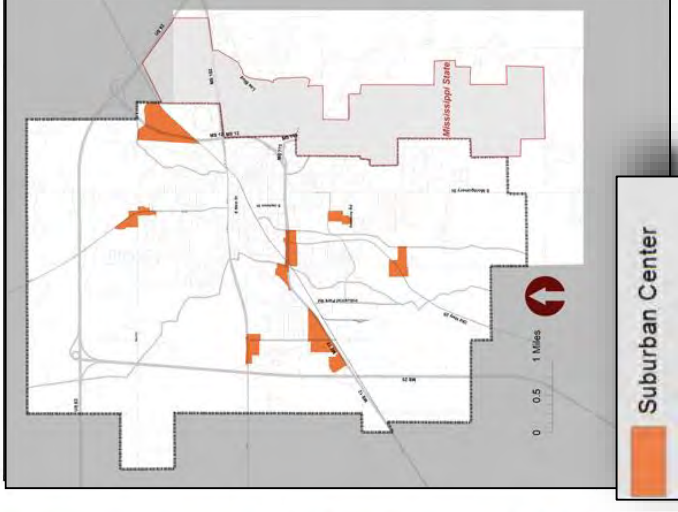
Moderate to high density

##### Development Form

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

##### Street Types

Boulevards, Avenues and Local





# Place Types: Suburban Areas

---

## Making Suburban Areas Better:

**Provide a variety of housing types.** Single-family detached may dominate, but other options are needed (affordable).

**Increase connectivity and varied modes of travel.** Avoid cul de sacs / “complete” streets.

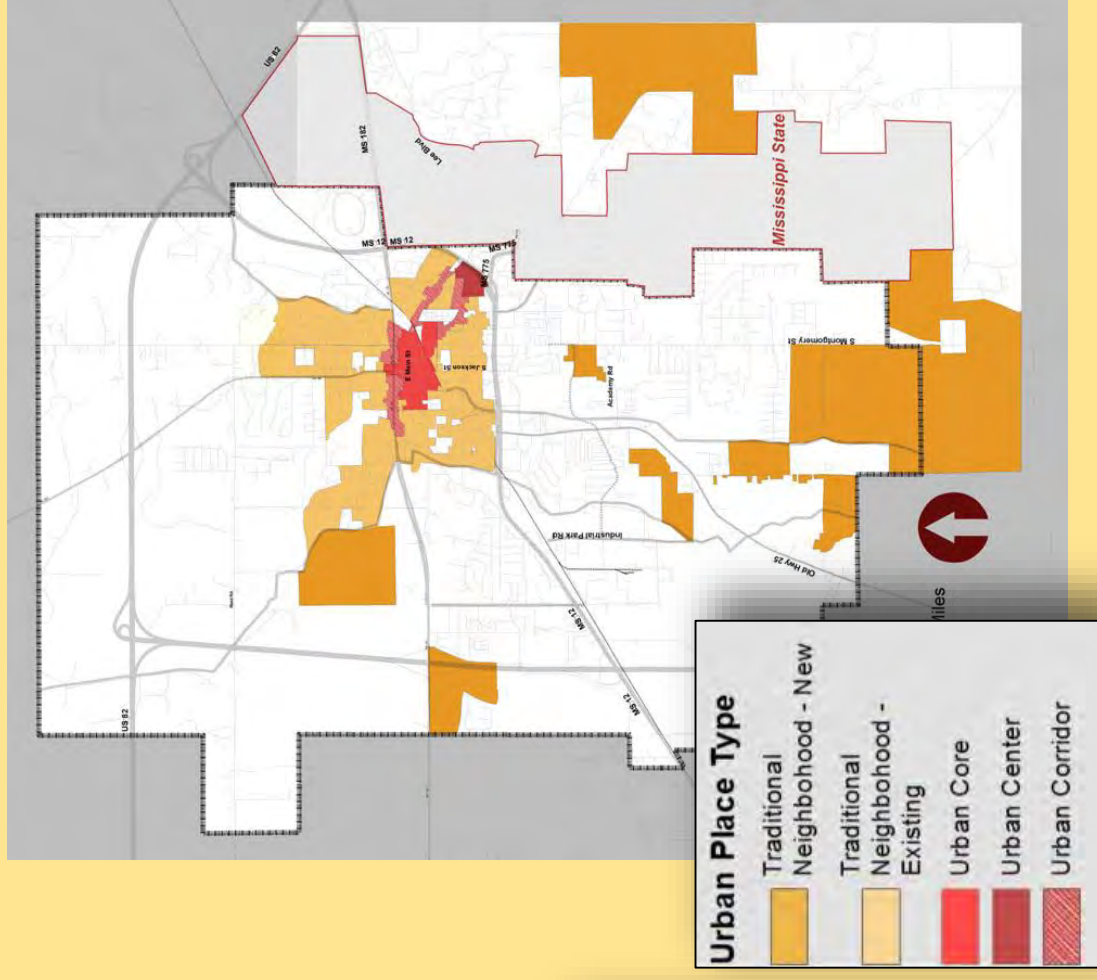
**Make the suburbs greener.** Preserve vegetation and heavily landscape parking lots.

**Make corridors walkable and attractive.** Minimize driveways.



# Place Types: Urban Areas

- Traditional Neighborhoods
- Corridors
- Centers
- Core





# Place Types: Urban Areas

## 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

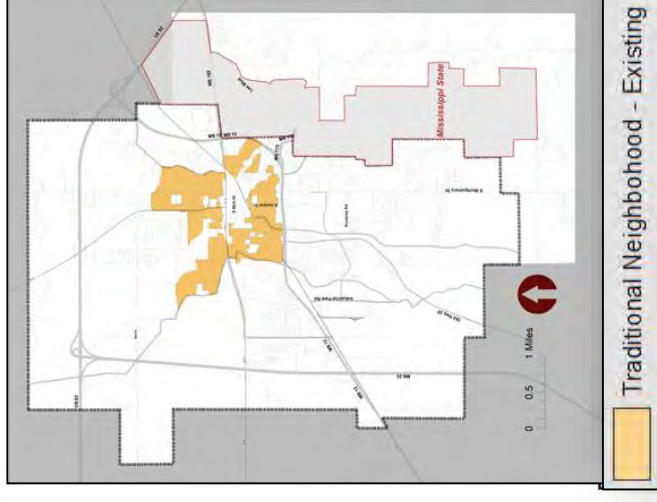
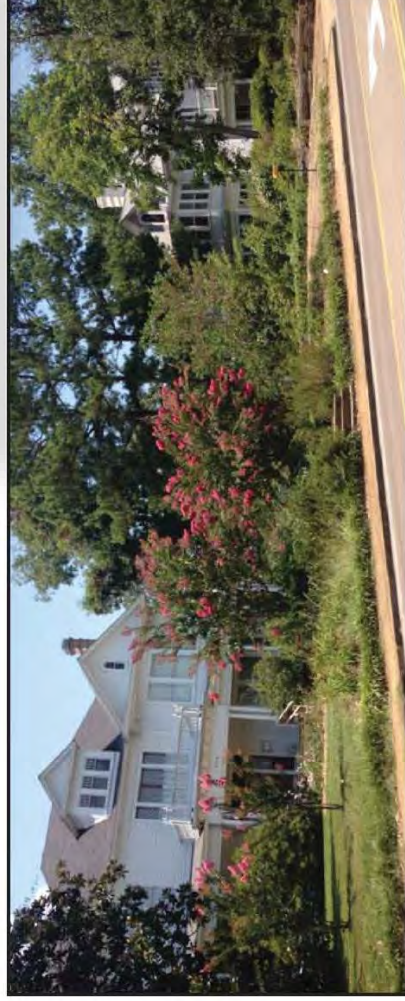
Moderate to high density, but with some larger lots

##### 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





# Place Types: Urban Areas

## 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

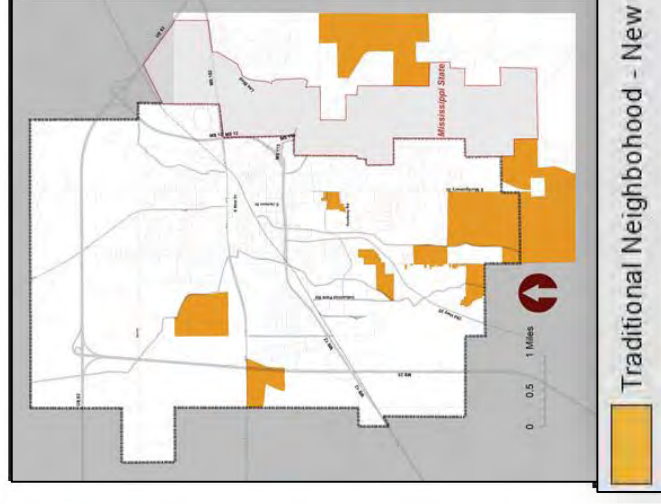
Moderate to high density, but with some larger lots

##### 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



# Place Types: Urban Areas

## 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

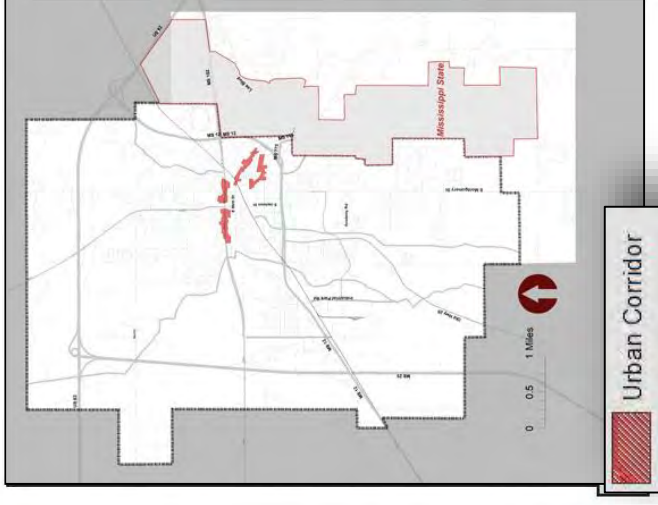
High density / intensity

##### 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





# Place Types: Urban Areas

## 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

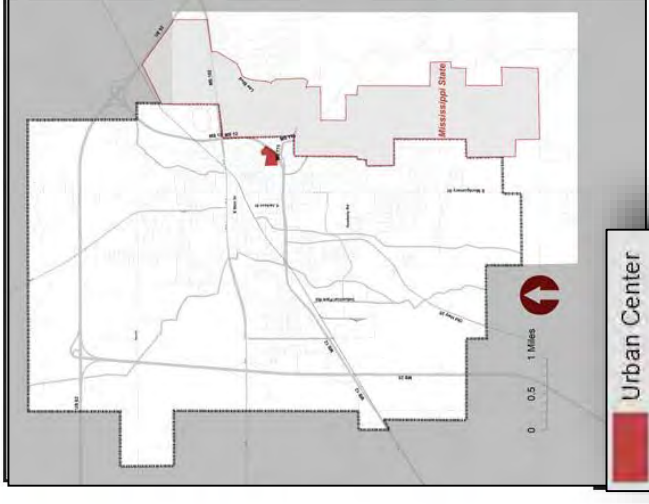
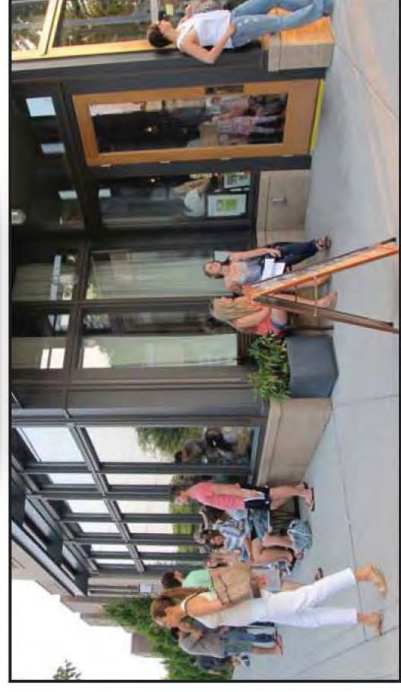
High density / intensity

##### 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





# Place Types: Urban Areas

## 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

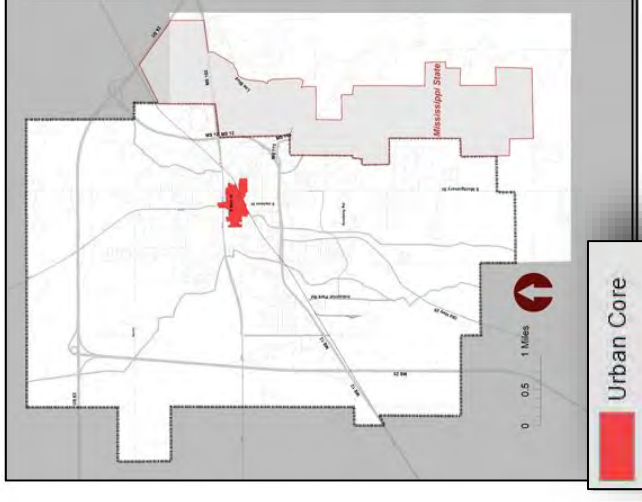
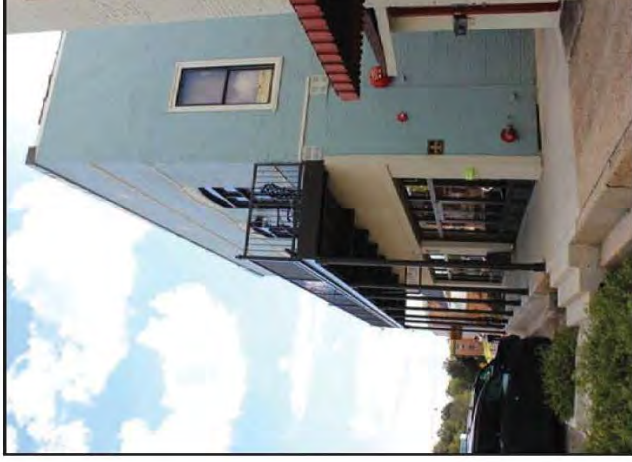
Highest density / intensity in Starkville

##### 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



# Place Types: Urban Areas

---

## **Making Urban Areas Better:**

**Mix uses horizontally and vertically.** Ground floor commercial and upper floor housing and/or offices.

**Achieve compatibility with design and scale.** Uses alone do not determine compatibility.

**Design streets and street-scapes for diverse users.** Including peds and cyclists.

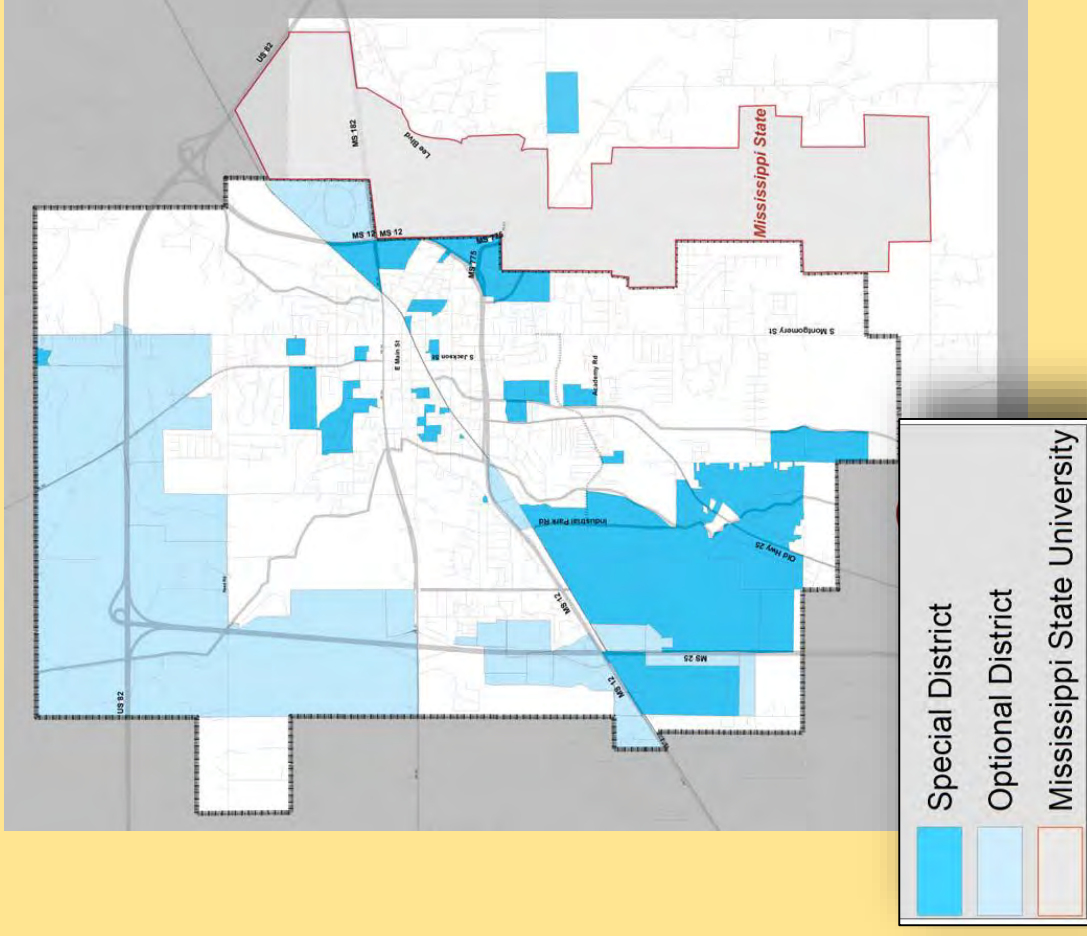
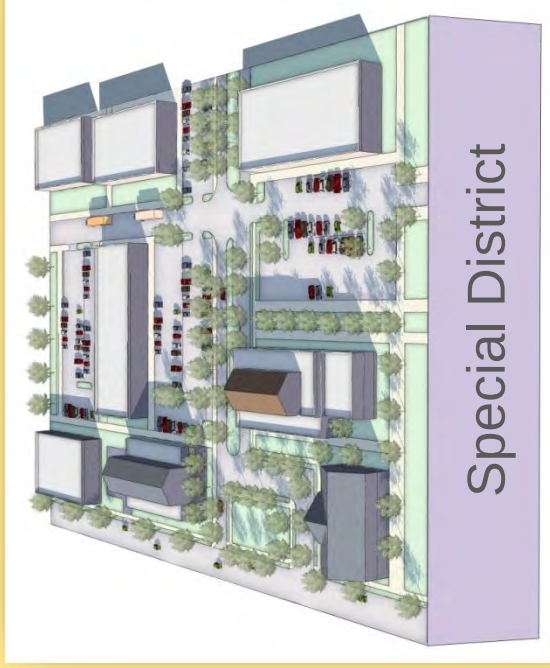
**Save and utilize older buildings where viable.** Have economic and character value.





# Place Types: Other Districts

- **Special** - airport, schools, hospital, industrial/research parks
- **Optional** - commercial, industrial, TND, CSD
- **MSU**





# Place Types: Special Districts

## 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

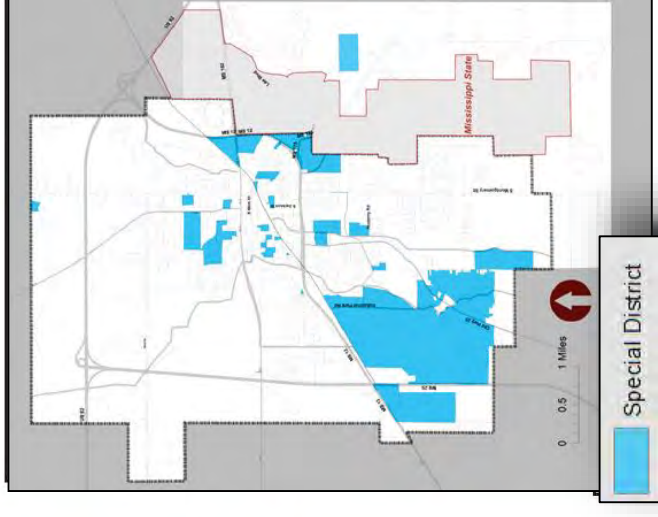
Dependent upon the use/purpose

##### 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



# Place Types: Special Districts

---

## Making Special

## Districts Better:

**Provide good access.** Truck traffic for industries should avoid residential and pedestrian-oriented areas.

**Buffer sites from adjacent areas.** Peripheral space and landscaping can buffer uses that do not integrate well with other areas.

**Provide generous landscaping.** Internal landscaping should particularly focus on parking and streets.

**Strategically located high quality architecture.** Such buildings can distract from lower quality design.









# Place Types: Optional Districts

## 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

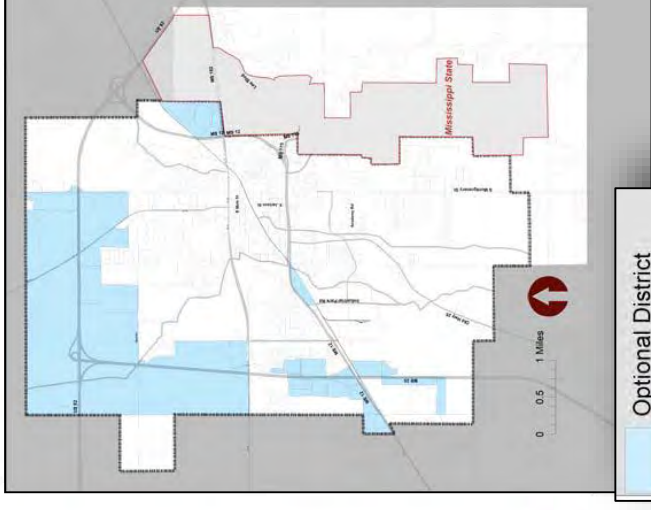
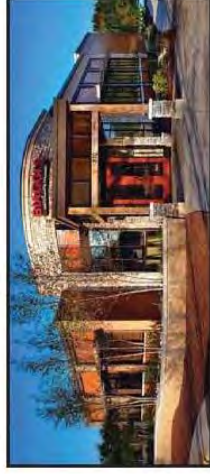
Low to moderate overall "gross" site density/ intensity, but can be high where buildings are located

##### 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



Optional District



# Place Types: Optional Districts

---

## Commercial Option:

*Model:* Renaissance  
at Colony Park  
Ridgeland, MS

## *Commercial Lifestyle Center:*

- Open air mall
- 57 acres
- 500,000 square feet of retail space
- Over 60 retail stores

**Question – Do we need to keep the second and third slide for each optional district?**



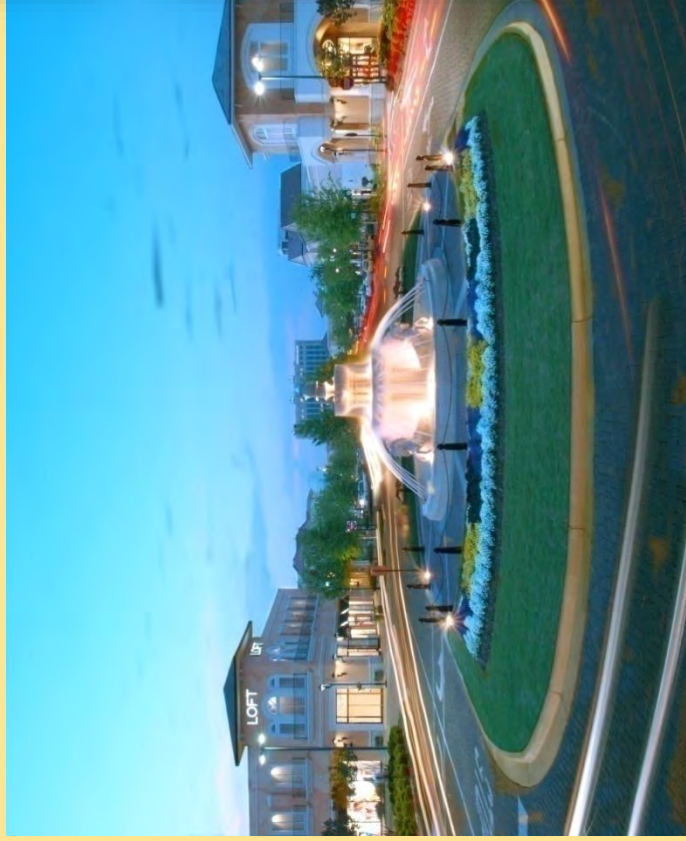


# Place Types: Optional Districts

---

## Commercial Option:

*Model:* Renaissance at  
Colony Park  
Ridgeland, MS





# Place Types: Optional Districts – Keep Slide?

---

While this type of lifestyle center may be part of the area's future, it is not the sole answer:

- More than 1,200 acres of undeveloped commercially-zoned property within this corridor
- Could accommodate 21 lifestyle centers
- Translates to more than 10.5 million sq. ft. of retail space



# Place Types: Optional Districts

## 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

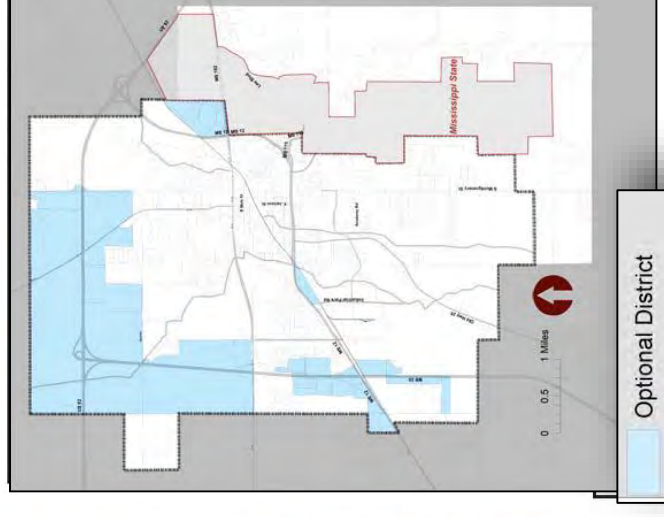
Low to moderate

##### 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





# Place Types: Optional Districts

## 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

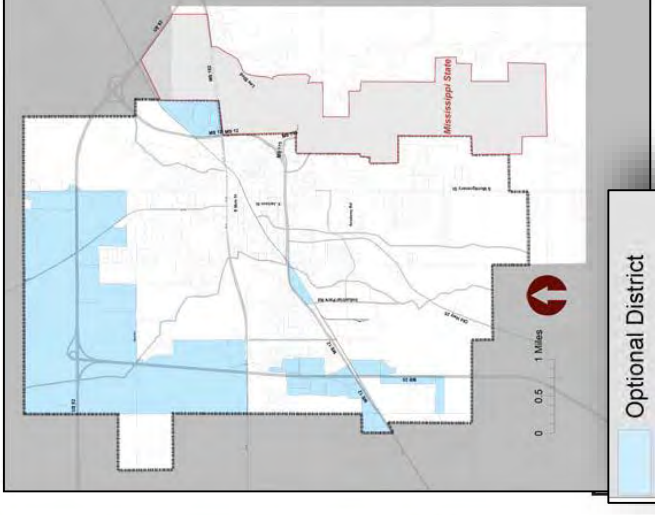
Moderate to high density/intensity

##### 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





# Place Types: Optional Districts

---

## TND Option:

*Model:* The Waters  
Pike Road, AL

### *Traditional Neighborhood Development:*

- Mixture of uses at center
- Mixture of housing types, decreasing in intensity from center to edge
- Buildings, parking, and streets cater to pedestrians
- Formal & natural open space



# Place Types: Optional Districts

---

## TND Option:

*Model:* The Waters  
Pike Road, AL





# Place Types: Optional Districts

## 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

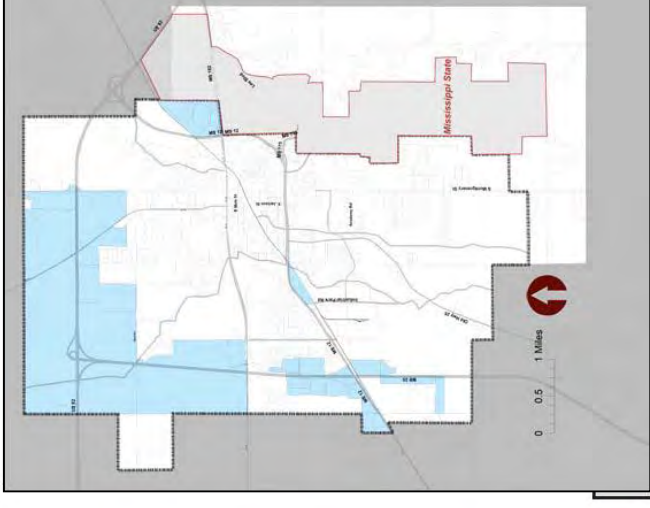
Primarily single-family detached houses on clustered small to medium sized lots with 50-75% preserved open space; rural character

##### Street Types

Parkways, Local



Model CSD: Jackson Meadow - Marine on St. Croix, MN





# Place Types: Optional Districts

---

## CSD Option:

*Model:* Jackson Meadow  
Marine on St. Croix, MN

## *Conservation Subdivision* *Development:*

- Intended to preserve undivided, buildable tracts of land as communal open space for residents
- 50% - 75% of land set aside
- Clustering of homes on varying lot sizes on remaining land
- Maintains rural character

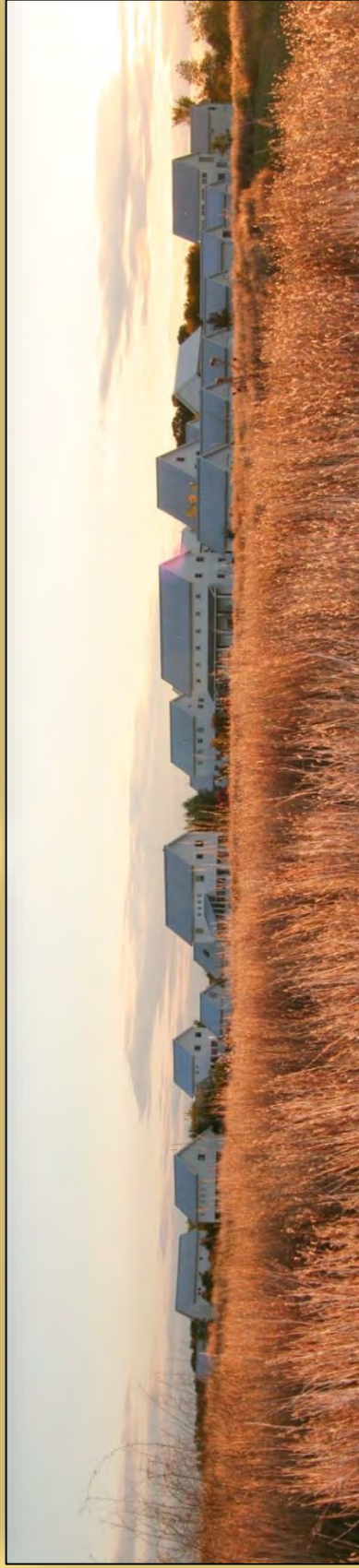


# Place Types: Optional Districts

---

## CSD Option:

*Model:* Jackson Meadow  
Marine on St. Croix, MN





# Transportation & Mobility

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## Recommendations

- Develop and adopt a Complete Streets Policy.
- Recognize new street typologies per this plan.
- Develop street design guidelines that reflect the new street typologies.
- Work with MDOT to make their enhancements and roads as complete as possible.

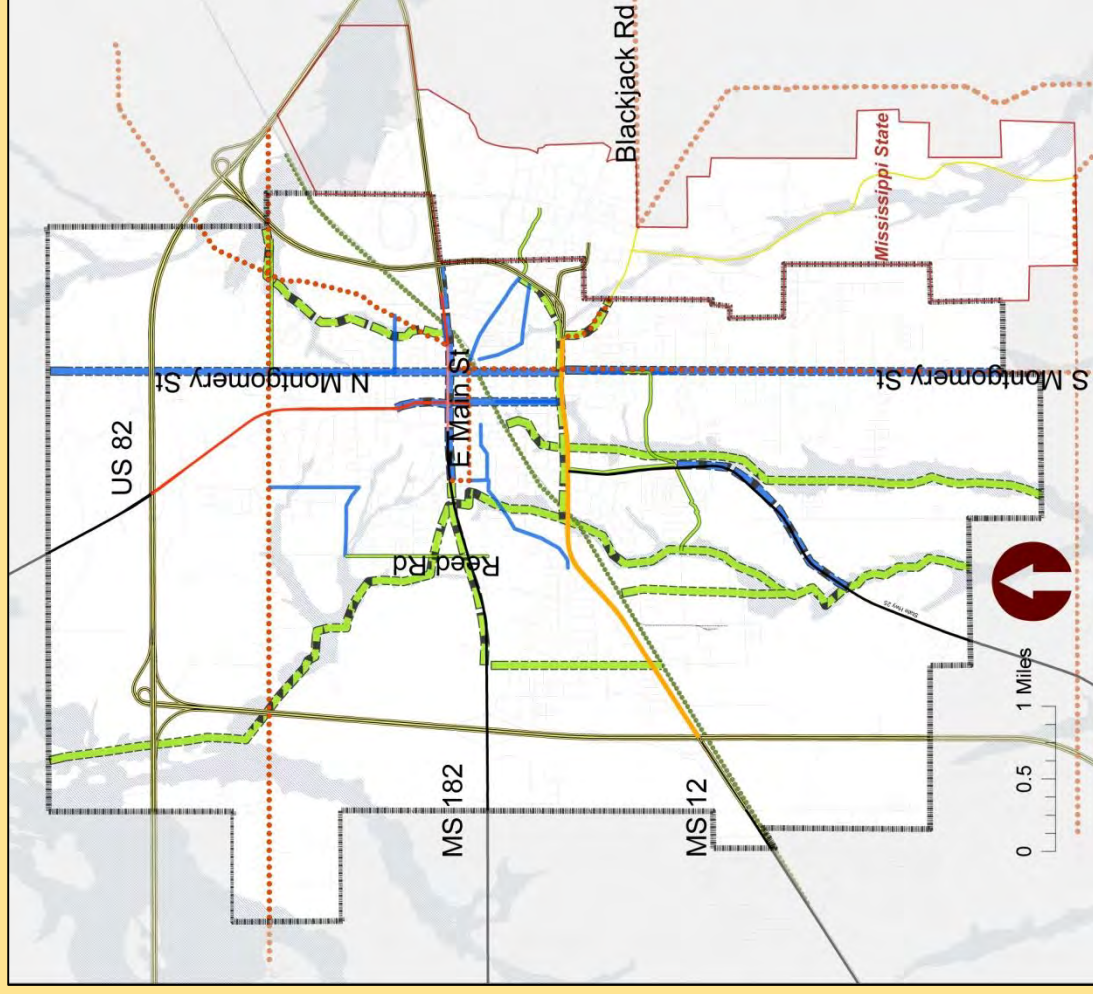
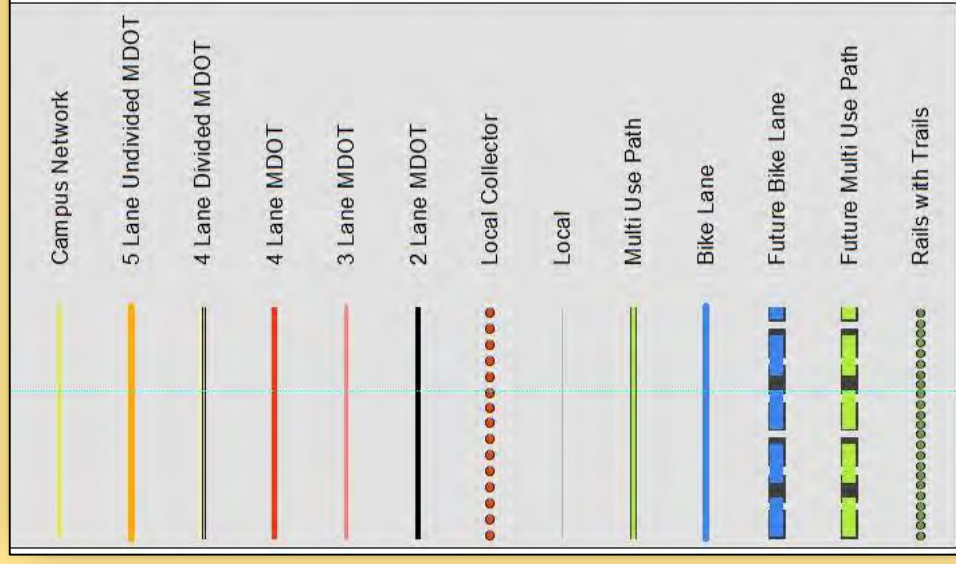


Historic photo source: Starkville Cafe



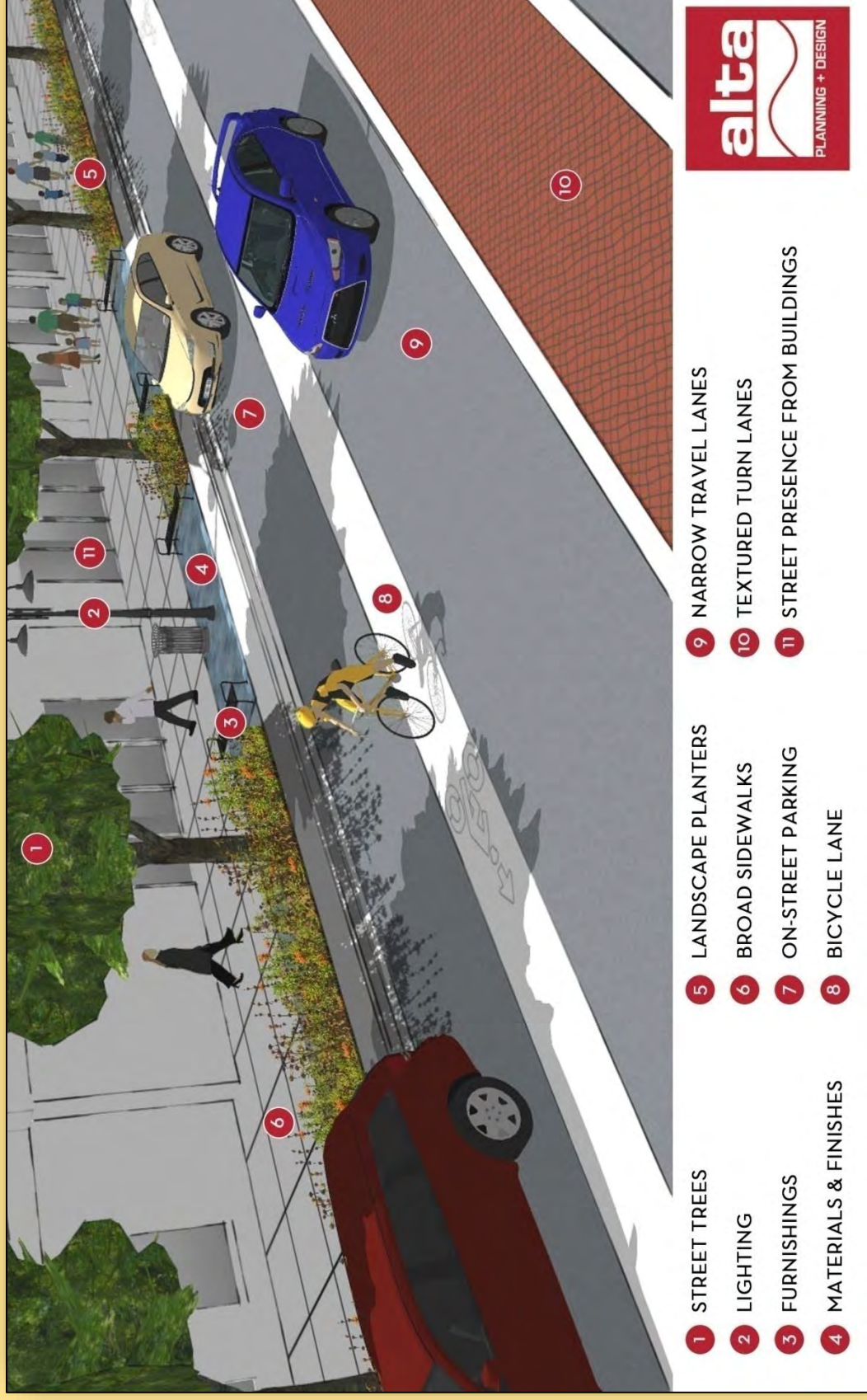
# Transportation & Mobility

## Recommendations



# Transportation & Mobility

## Complete Streets





# Transportation & Mobility

## Context-sensitive streets based on place types



**STREET APPLICABILITY MATRIX**

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



# Transportation & Mobility

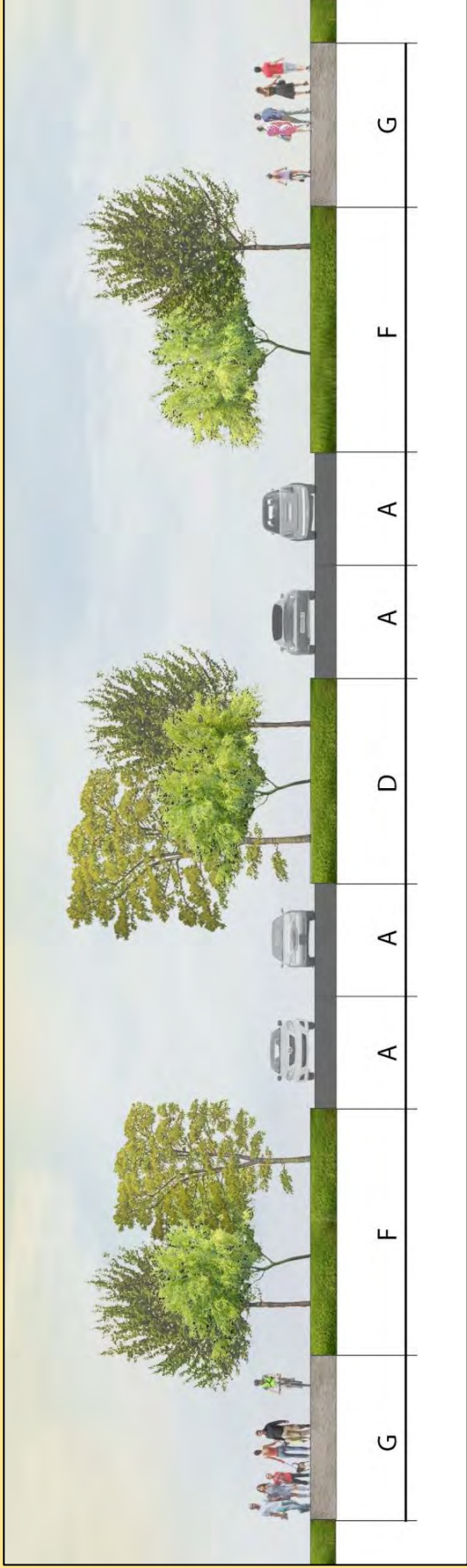
## Street Types: Sensitive (Natural Environments)



| 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                            |

# Transportation & Mobility

## Street Types: Parkway

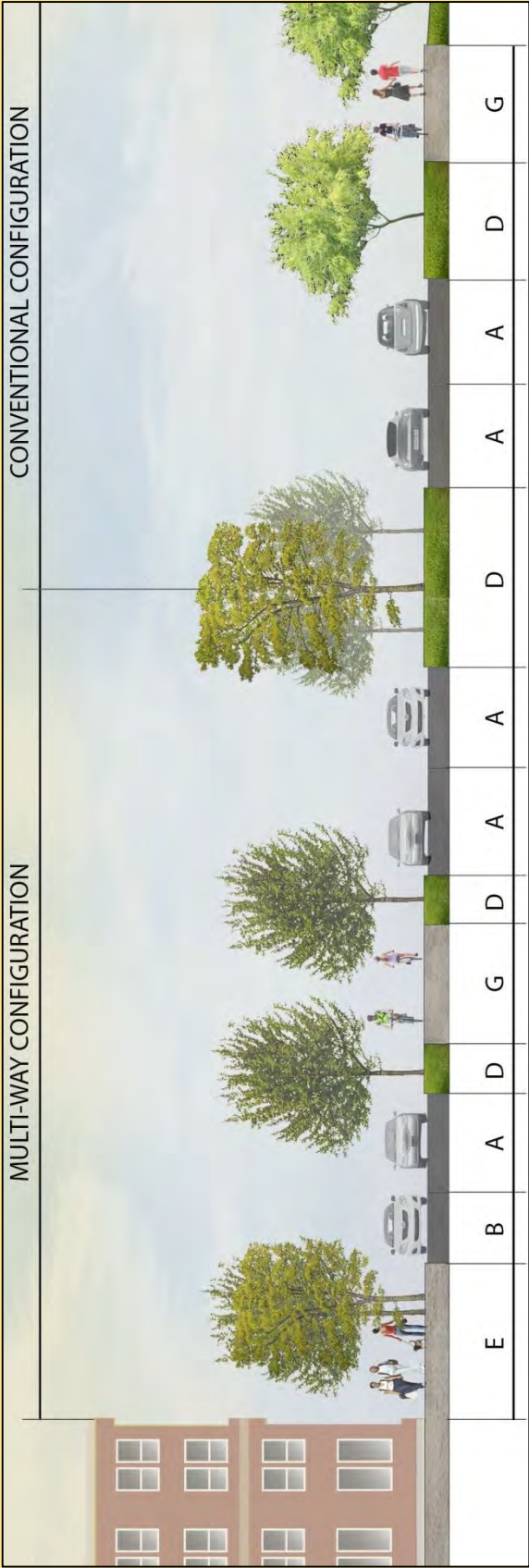


| Parkway Design Specifications |                 |                                |
|-------------------------------|-----------------|--------------------------------|
| Component                     | Description     | Dimensions                     |
| A                             | Travel lane     | 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) |



# Transportation & Mobility

## Street Types: Boulevard



| 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)                                         |



# Transportation & Mobility

## Street Types: Avenue



| 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);<br>Two-way: 12' + 4' separator (preferred) 10'+2' separator (constrained segment) |
|                              | Target speed          | 35 MPH (4 lane); 25 MPH (2 lane)                                                                                                                                |

# Transportation & Mobility

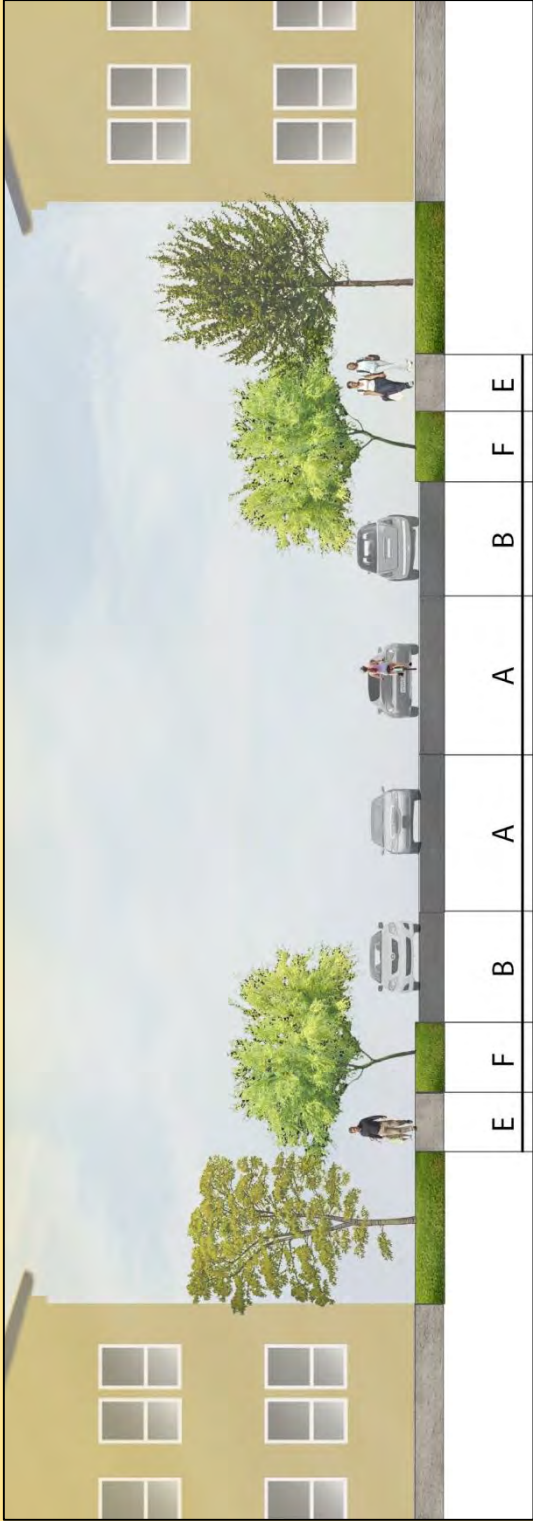
## Street Types: Main Street



| 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' tree wells   |  |  |  |
| C                                 | Bicycle facilities | Sharrows in travel lane                      |  |  |  |
|                                   | Target speed       | 20 MPH                                       |  |  |  |

# Transportation & Mobility

## Street Types: Local

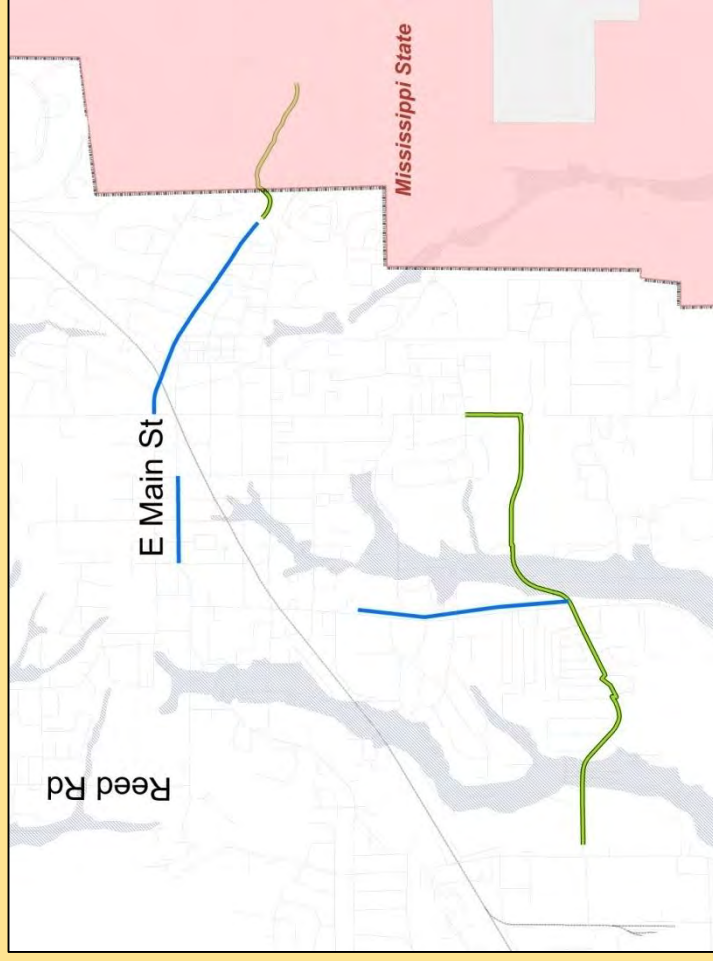


| Local Street Design Specifications |              |                                                                                   |
|------------------------------------|--------------|-----------------------------------------------------------------------------------|
| Component             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



# Transportation & Mobility

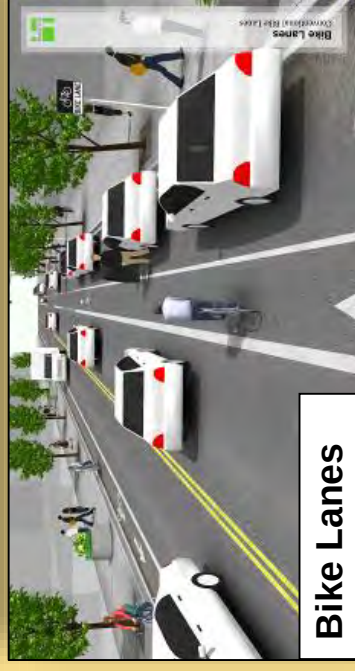
## Active Transportation: Bike Lanes



Bike Lane

Multi Use Path

Existing lanes;  
see proposed  
on next slide.



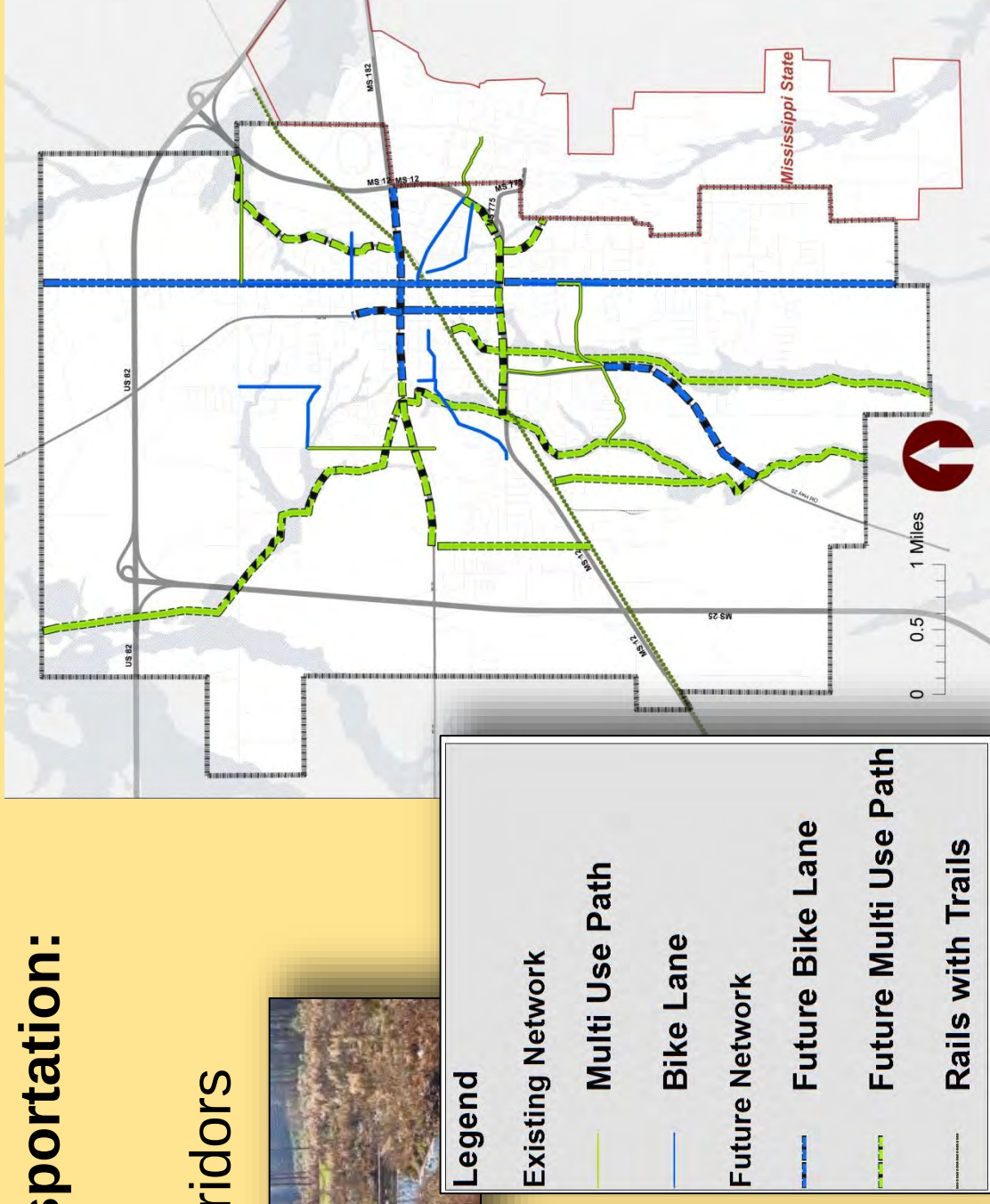
# Transportation & Mobility

## Active Transportation: Greenways

- Stream Corridors



- Rail with Trail  
(more on that with next slide)





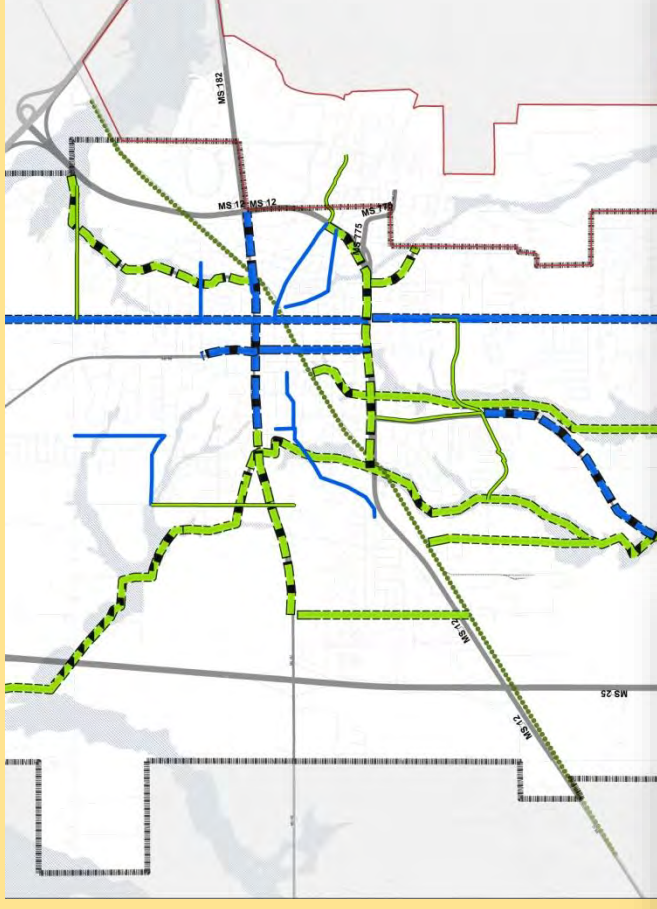
# Transportation & Mobility

---

## Active Transportation: Greenways

### Rail with Trail:

- Work with railroad to gain acceptance – might have cost associated
- Set design parameters
- Look to other peer facilities:
  - o Fayetteville, AR
  - o Portland, OR
  - o Astoria, OR





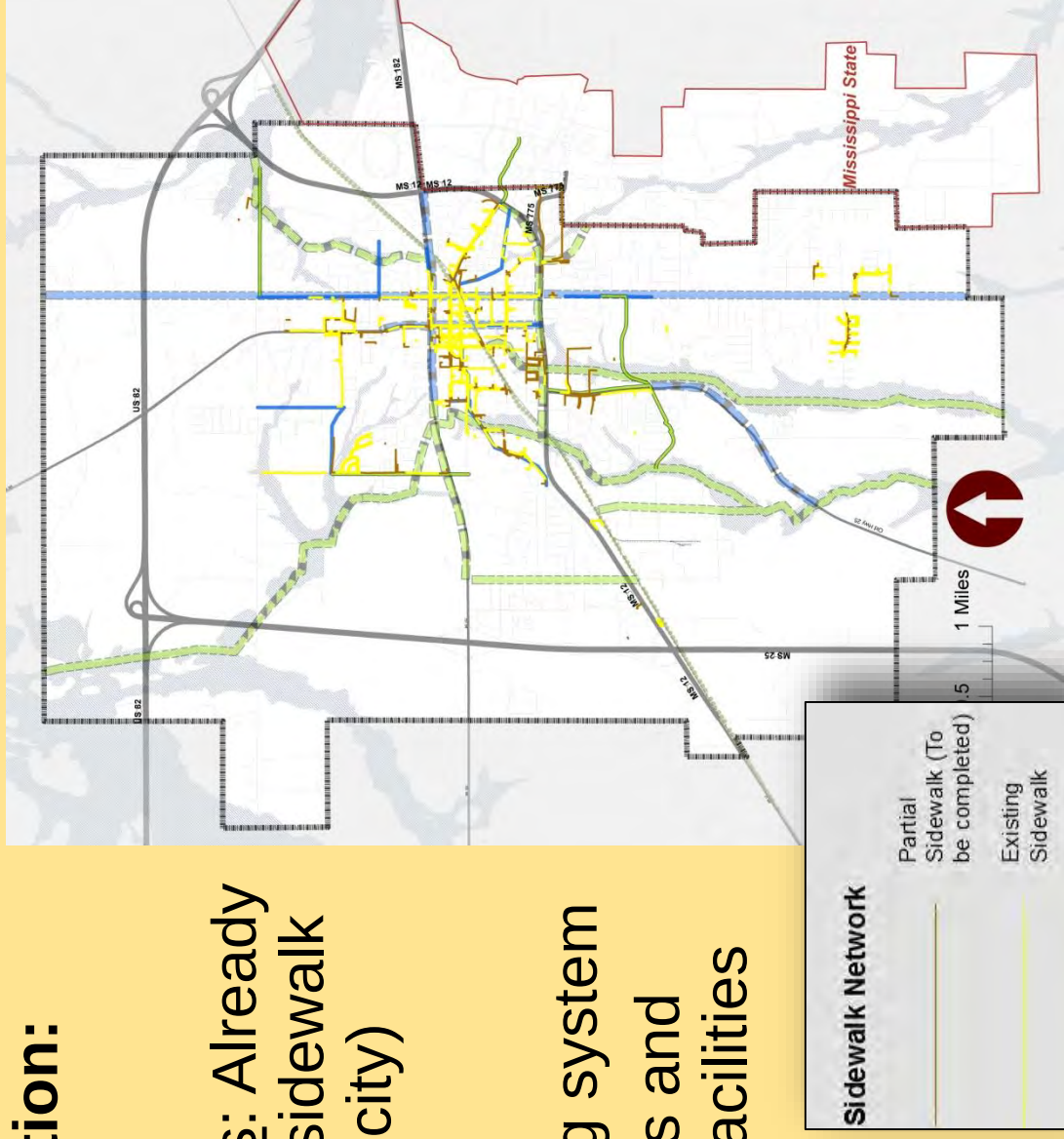
# Transportation & Mobility

## Active Transportation: Sidewalks

Code Requirements: Already required within the sidewalk district (most of the city)

### City Initiatives:

- Fill gaps in existing system
- Link schools, parks and other community facilities
- Provide on other side of high-traffic streets where missing

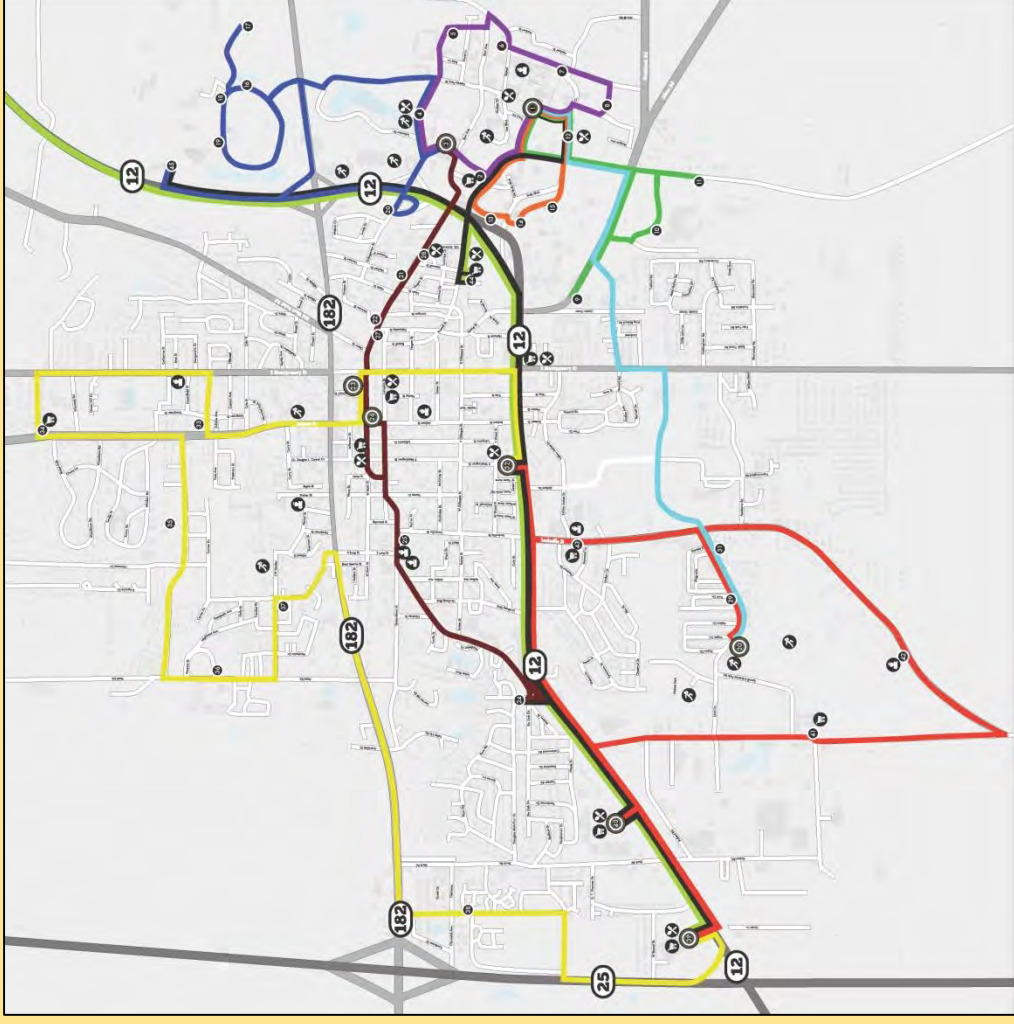


# Transportation & Mobility

## Transit

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

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



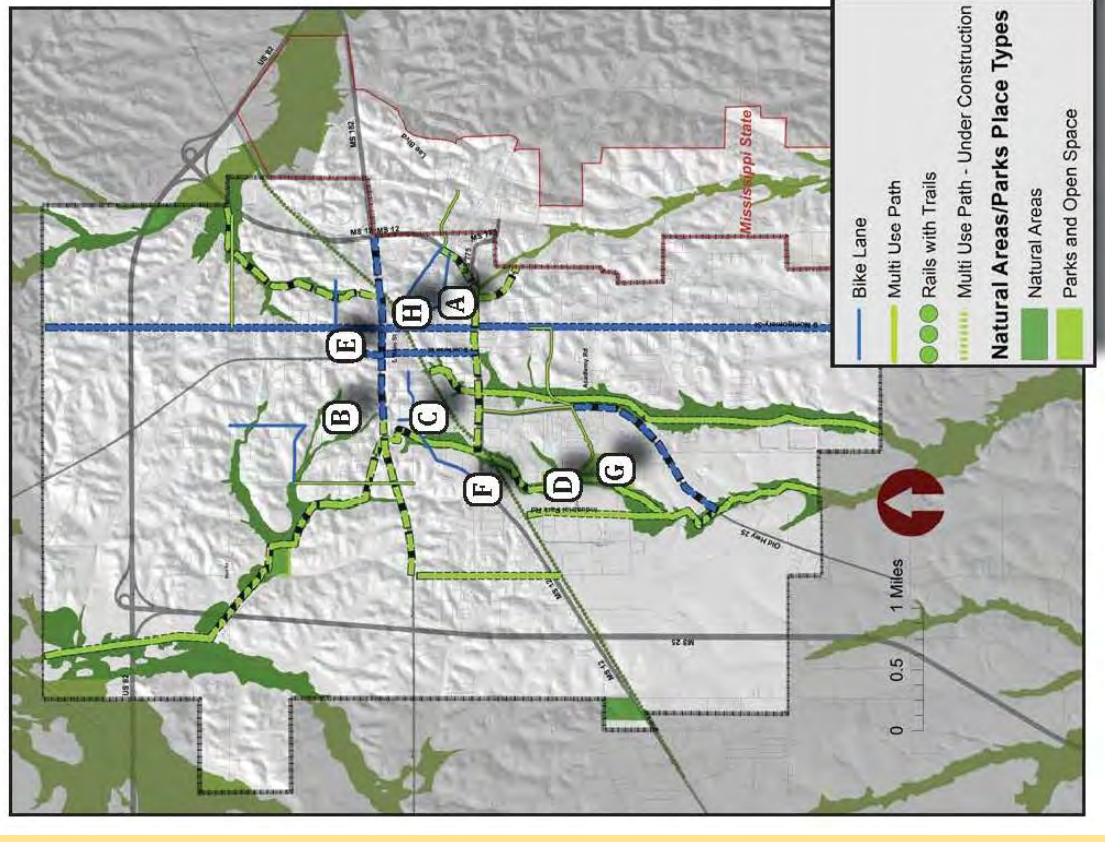




# Public Space & Recreation

## Existing Parks

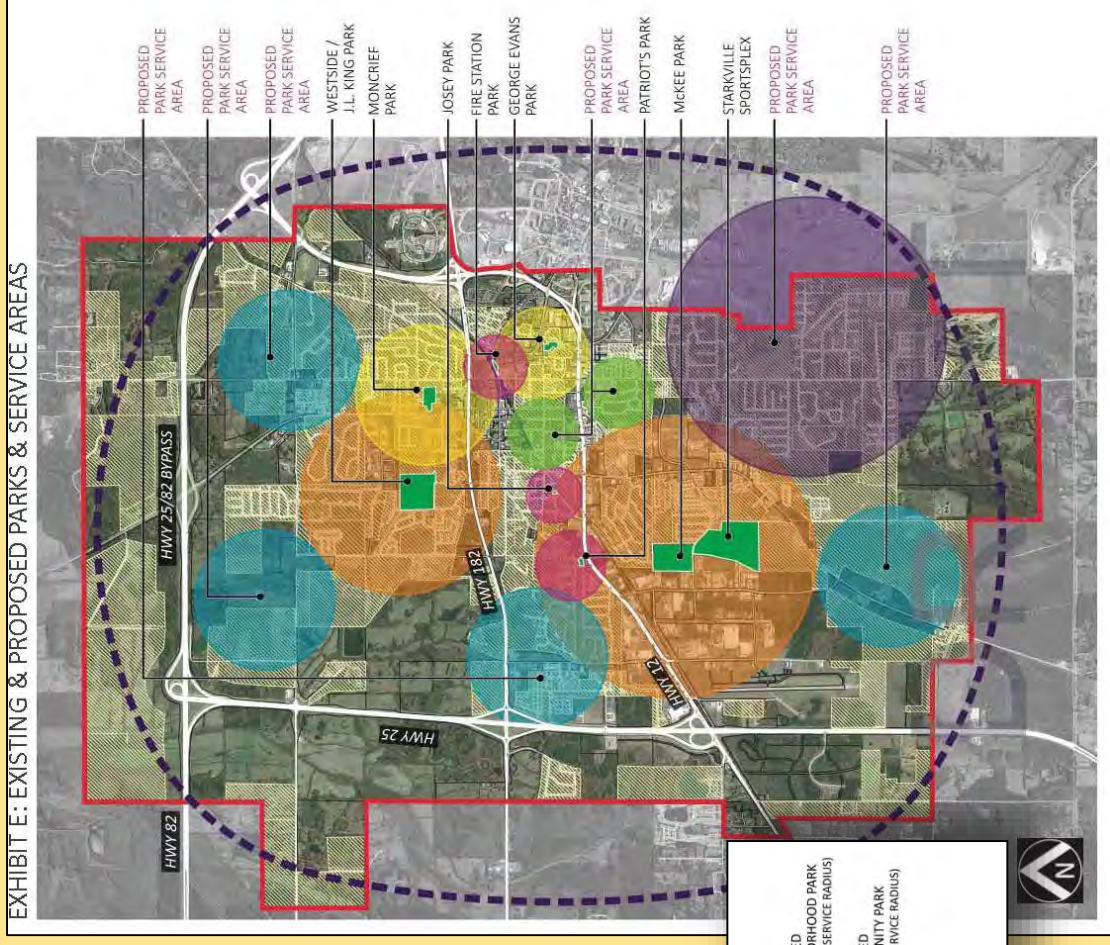
- A) George Evans Park - E. Gillespie St.
- B) J.L. King Senior Memorial Park - N. Long St.
- C) Josey Park - Josey Ave.
- D) McKee Park - Lynn Ln.
- E) Moncrief Park – N. Jackson St.
- F) Patriots Park - Whitfield St.
- G) Starkville Sportsplex - Lynn Ln.
- H) Fire Station Park - terminus of Russell St.



# Public Space & Recreation

## Recommendations

- The City has commissioned a separate parks and recreation master plan
- This comprehensive plan defers to that plan



Source: DALHOFF THOMAS design studio





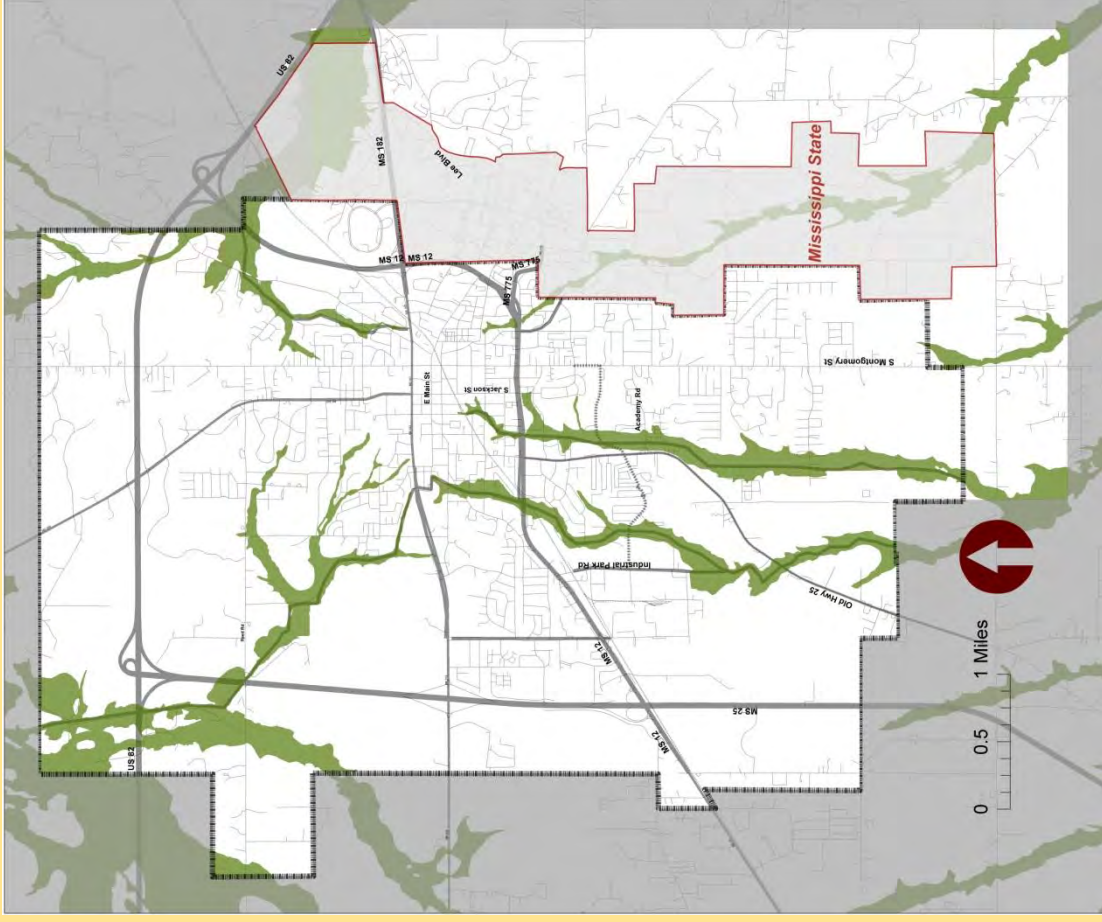


# Natural & Cultural Resources Conservation

---

## Natural Resources Conservation

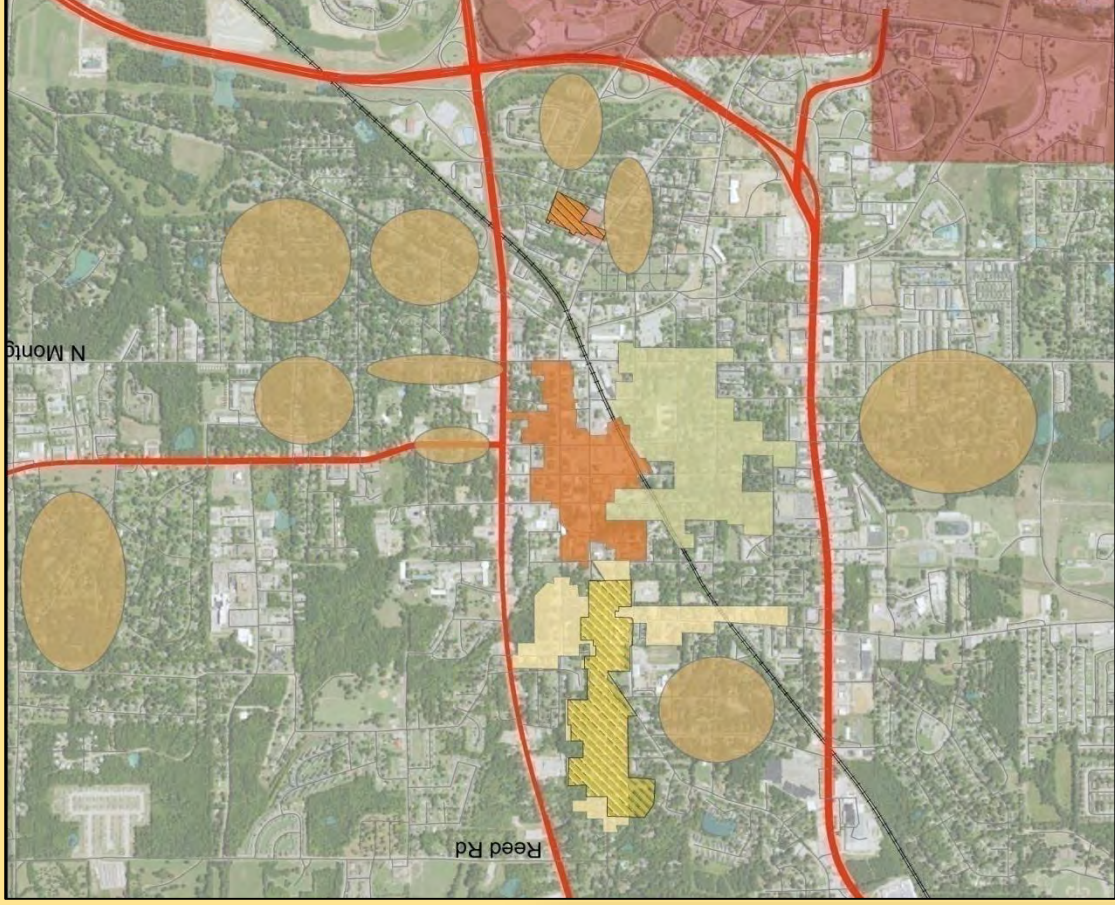
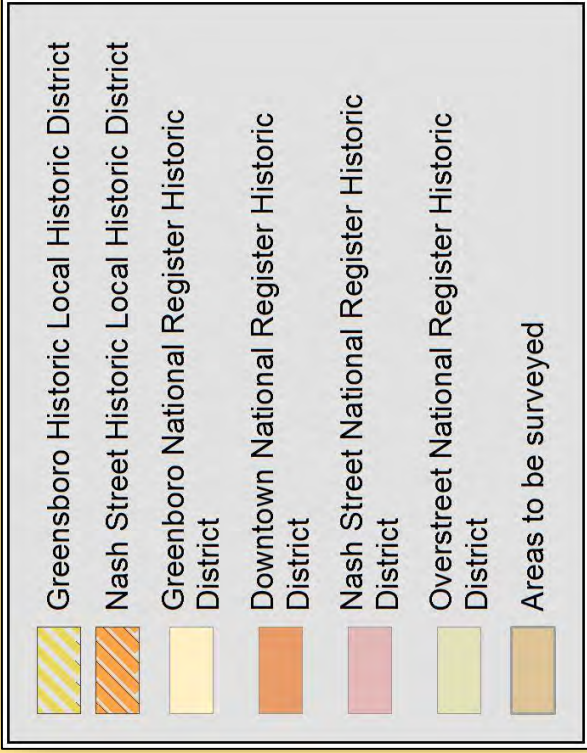
- *Implement federal and state regulatory protections:* wetlands, floodplains, etc.
- *Provide incentives for natural resource protection:* density transfers
- *Acquire (from willing sellers) and protect the most important lands*
- *Work with land trusts to conserve land with easements:* Mississippi Land Trust



# Natural & Cultural Resources Conservation

## Cultural Resources Conservation

- 1) Continue with further historic resources surveys.
- 2) Explore local design. of NR districts – only if supported.



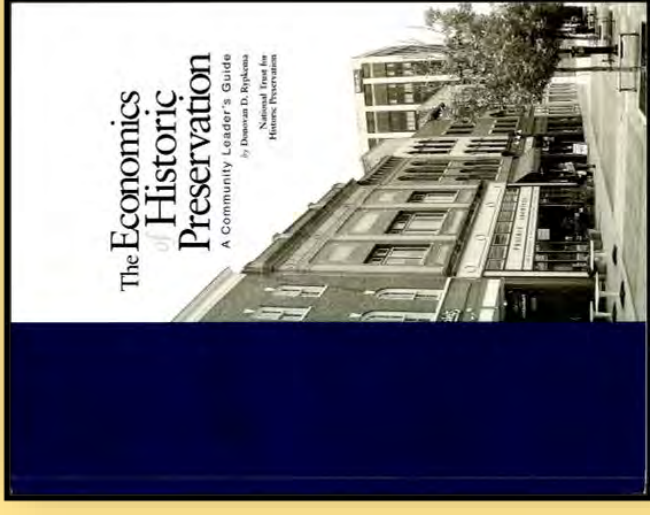


# Natural & Cultural Resources Conservation

---

## Cultural Resources Conservation

- 3) Maintain and support the City's CLG status and the Main Street program.
- 4) Educate the community on the benefits of historic preservation.
- 5) Expand the City's existing design guidelines if any non-residential districts are designated in the future (the current guidelines are thin on commercial guidelines).
- 6) Adopt local incentives for preservation in the form of property tax abatements (allowed by State statutes in central business districts).





# Key Redevelopment Opportunities

---

## Hwy. 182 / MLK Corridor

- Important gateway corridor from east and expansion area for downtown
- Has physically and economically deteriorated / diluted by suburban forms

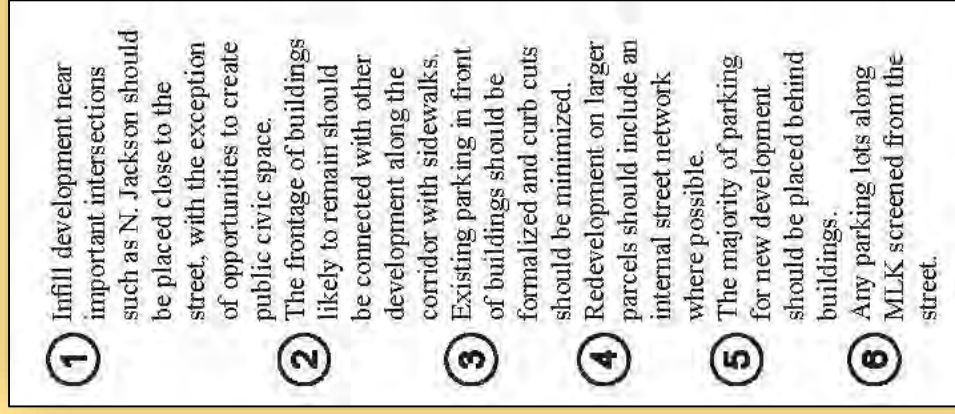




# Key Redevelopment Opportunities

## Hwy. 182 / MLK Corridor

- The City recently commissioned a plan for this corridor.
- This plan will defer to it (as with parks and rec. plan).



# Key Redevelopment Opportunities

---

## Hwy. 182 / MLK Corridor

- Current Condition:*
- Poor streetscape design
  - Lack of urban development to frame the street and make the corridor pedestrian friendly





# Key Redevelopment Opportunities

---

## Hwy. 182 / MLK Corridor

### *Proposed Condition:*

- Enhanced streetscape design
- Urban development to frame the street and make the corridor pedestrian friendly

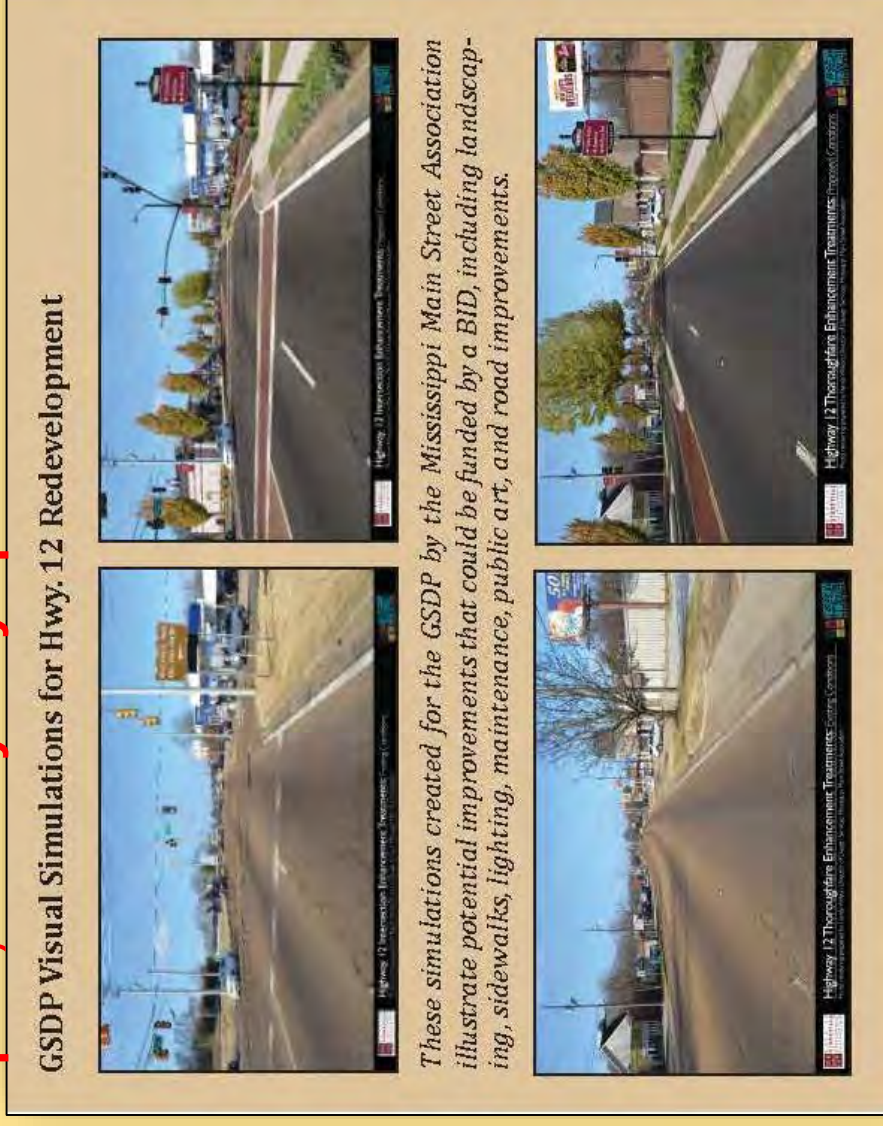


# Key Redevelopment Opportunities

**Even though this is in the plan, the City may opt to leave this slide out.**  
**Hwy. 12 Corridor**

- State adopted business improvement district statute in 2012.
- GSDP worked with State Main Street program to develop a concept to redevelop Hwy. 12.
- Support of many property owners was generated.

- Project suffered a setback at a key meeting, but the concept should not be discarded *if sufficient support among property owners builds.*





# Housing & Commercial Development

---

## Housing Development Strategies

### Downtown & Other Mixed Use 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. **Need to clarify to avoid pushing hist. districts? (sensitive issue)**

### Citywide - The City should:

- 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.





# Housing & Commercial Development

---

## 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 South Montgomery.
- Big box retail opportunities exist along Hwy. 82. **Confirm City is OK with this since it may be a sensitive issue.**



# Housing & Commercial Development

---

## Commercial Development Strategies

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

### 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%               |



# Economic Development & Diversification

---

## Key Objectives

- Focus on quality of life.
- Energize residents, business people, faculty and other stakeholders.
- Use targeted incentives to leverage Starkville's strengths.
- Pursue "implementable" and targeted strategies for economic development.
- Address policies that hinder economic development.
- Address issues with poverty and under-development.

## VISION

### STATEMENT

*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.*



# Economic Development & Diversification

---

## Role of Starkville in the Regional Economy

- A high quality of life
- High-quality technology and infrastructure
- Retirement and alumni



*MSU and the Cotton District are just two examples of how Starkville differs significantly from any of the other communities in the region.*

# Economic Development & Diversification

---

## Key Strategies

- Strengthen the local economic development marketing structure.
- Create an economic development strategic plan.
- Package programs and incentives to promote and recruit tech businesses.
- Facilitate downtown development and business recruitment.
- Create an entrepreneurial development and small business support program.
- Diversify the mix of business environments.
- Increase the focus on technology workforce development.



# Implementation

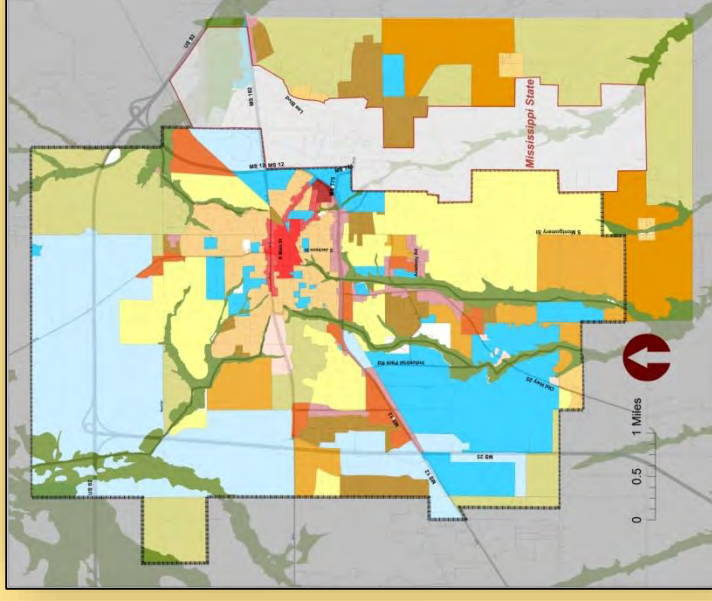
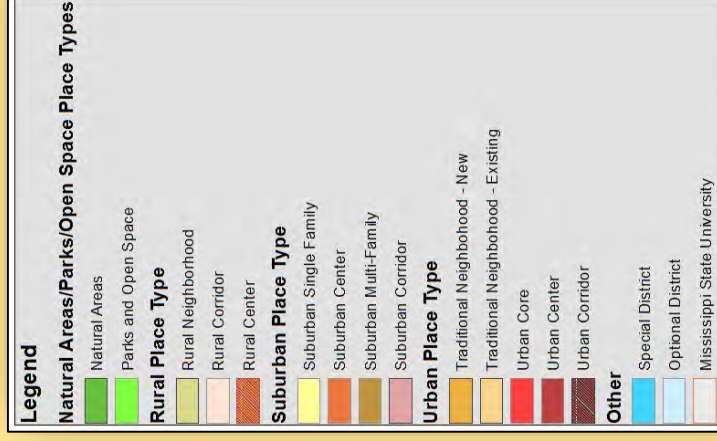
| Policies                                                                                                                                                                                                                                                                               | Projects                                                                                                                                                                                                                                                                                                                         | Administration                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Policy</b> <ul style="list-style-type: none"><li>• Zoning</li><li>• Preservation</li><li>• Environmental</li><li>• Work force housing</li><li>• Design character</li></ul> <b>Annexation Policy</b> <ul style="list-style-type: none"><li>• East side of town</li></ul> | <b>Mobility</b> <ul style="list-style-type: none"><li>• Southern Connector</li><li>• Greenways</li><li>• Bike/ped expansion</li></ul> <b>Capital Projects</b> <ul style="list-style-type: none"><li>• Park acquisition / expansion</li><li>• Public safety facilities</li><li>• Maintenance of existing infrastructure</li></ul> | <b>Collaboration</b> <ul style="list-style-type: none"><li>• University collaboration</li><li>• County collaboration</li></ul> <b>Other</b> <ul style="list-style-type: none"><li>• Development quality assurance</li><li>• Implementation monitoring</li><li>• Predictable development process</li></ul> |



# Implementation

## Policies:

- Best Practices – “place based” zoning districts beyond just land use
- Reflect the Plan – new zoning districts and street types



# Implementation

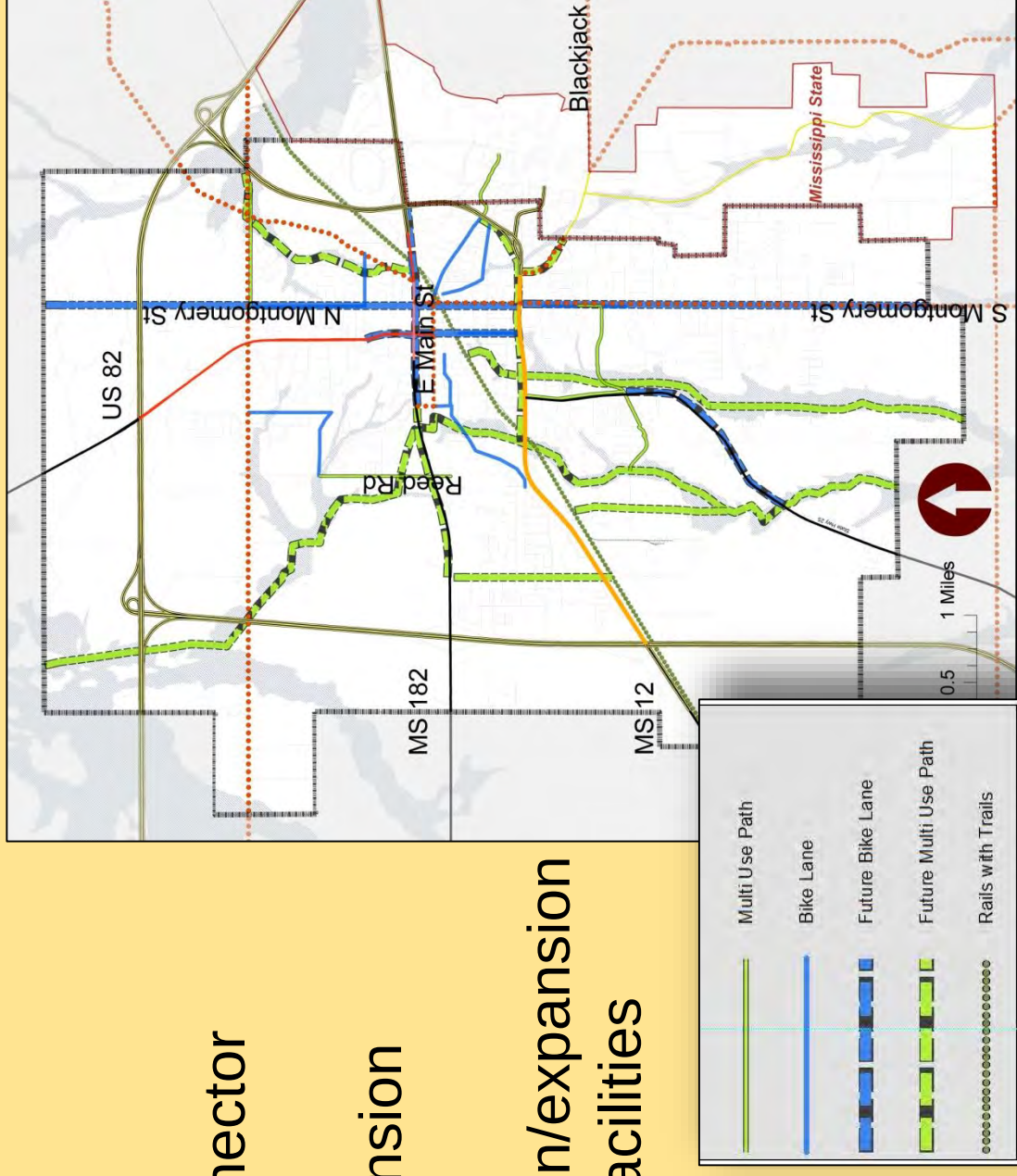
## Projects:

### Mobility

- Southern Connector
- Greenways
- Bike/ped expansion

### Capital Projects

- Park acquisition/expansion
- Public safety facilities
- Maintenance of existing infrastructure





# Implementation

---

## Administration:

### Collaboration

- University collaboration
- County collaboration

### Other

- Development quality assurance (plan review)
- Implementation monitoring (periodic plan revisit & updates)
- Predictable development process (good for City & developers)





# Implementation

## Implementation Matrix: Sample Page

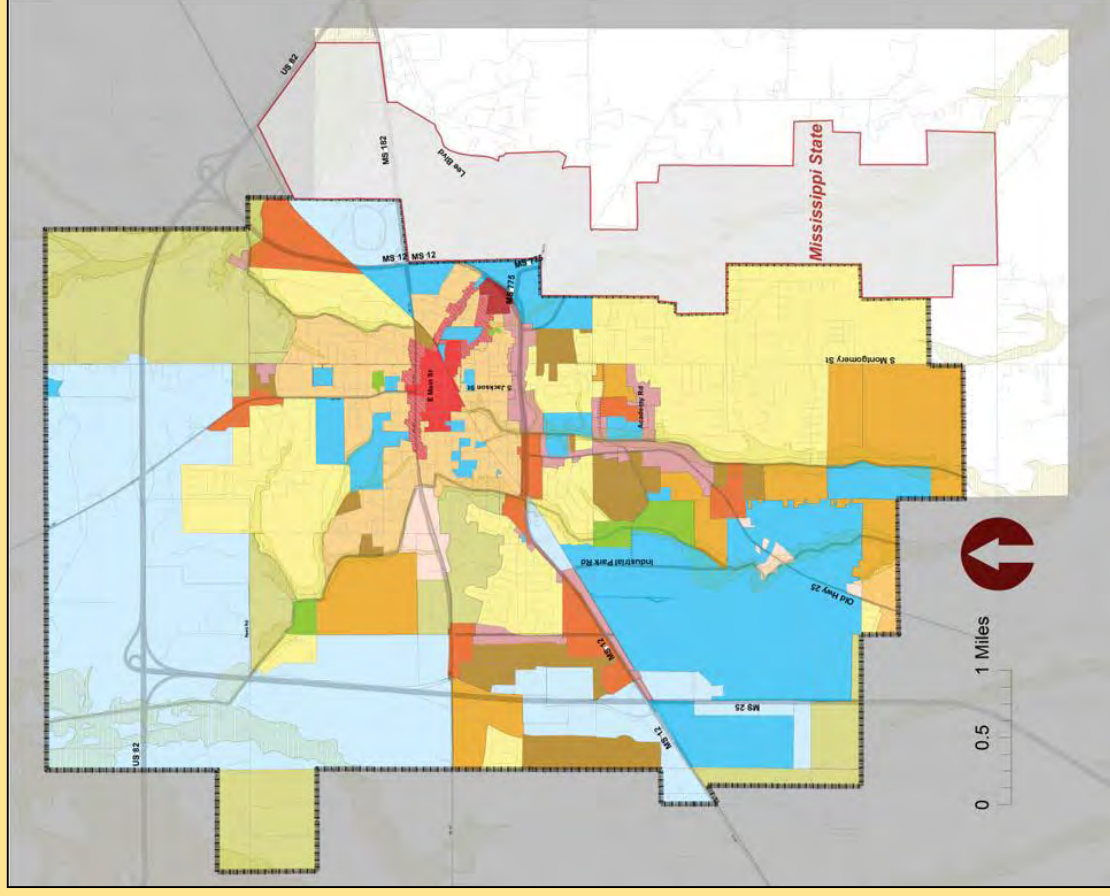
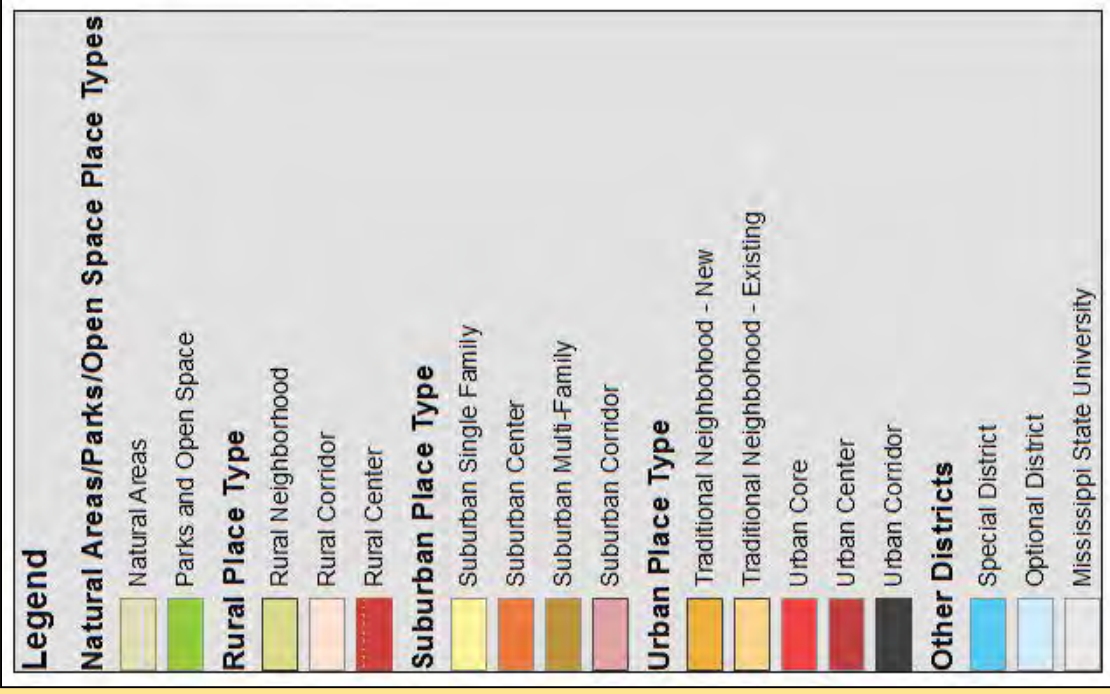
| No.                                                | Recommendation                                                                                               | Pg. #     | Responsible Party                     | Time-Frame           |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------|----------------------|
| <b>A General Growth &amp; Development Policies</b> |                                                                                                              |           |                                       |                      |
| 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>B Natural &amp; Cultural Resources</b>          |                                                                                                              |           |                                       |                      |
| 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 Arch. & 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) |
| <b>C Transportation &amp; Mobility</b>             |                                                                                                              |           |                                       |                      |
| 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             |
| 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)  |





# DISCUSSIONS

# Discussion







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

**AGENDA ITEM DEPT.: Mayor**  
**AGENDA DATE: 6-20-2017**  
**PAGE: 1 of**

**SUBJECT:** Consideration of acceptance of warranty deeds for parcel designated as "pond" of Rolling Hills Subdivision part 1 as recorded in Plat Book 2, Page 37, Slide No. 43 in the Chancery Clerk's Office of the Oktibbeha County, Mississippi Courthouse and authorization for the City to clean and maintain the pond and said property.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING**  
**DEPARTMENT:** Mayor's Office

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

**FOR MORE INFORMATION CONTACT:** Chris Latimer

---

**SUGGESTED MOTION:** Move approval of the acceptance of warranty deeds for parcel designated as "pond" of Rolling Hills Subdivision part 1 as recorded in Plat Book 2, Page 37, Slide No. 43 in the Chancery Clerk's Office of the Oktibbeha County, Mississippi Courthouse and authorization for the City to clean and maintain the pond and said property.



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

**AGENDA ITEM DEPT.:** Mayor's Business  
**AGENDA DATE:** 06.20.17  
**PAGE:** 1

**SUBJECT:** Consideration of providing City in-kind equipment and labor for installation of a drainage improvement project on First Baptist Church property.

**AMOUNT & SOURCE OF FUNDING**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Mayor Wiseman

**DIRECTOR'S  
AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:** Edward C. Kemp

First Baptist Church has approached the City and proposed that if the Church purchases the materials, can the City provide the installation for a large pipe on the south end of their new parking lot? It is also proposed for the church to construct/install the large box culvert/ junction box on the west side of the project.

This area is currently a ditch and is on private property; however, it does drain city streets upstream.

An aerial image is attached below and a copy of the plans are attached.

I have put together an approximation of time/effort required for the install to be performed in-house using city equipment and labor. That estimate is also attached and is approximated that it will essentially take the efforts of ½ of the street department working full time continuously for 2 weeks.

The City Attorney is prepared to discuss the legalities of the project.



---

**SUGGESTED MOTION IF BOARD APPROVES:** Move to approve providing City in-kind equipment and labor for the installation of a drainage improvement project on First Baptist Church, with the understanding that the Church will provide all necessary materials to complete construction as well as install/construct the box culvert/ junction box located on the west end of the project, and that the Board finds that this work will promote the health, comfort, and convenience of the inhabitants of the City by helping to alleviate flooding and contribute to better drainage of a public street, subject to the First Baptist Church providing a construction easement.



# PLANS OF

# SOUTH PARKING LOT DITCH RENOVATION

106 E LAMPKIN STREET  
STARKVILLE, MISSISSIPPI

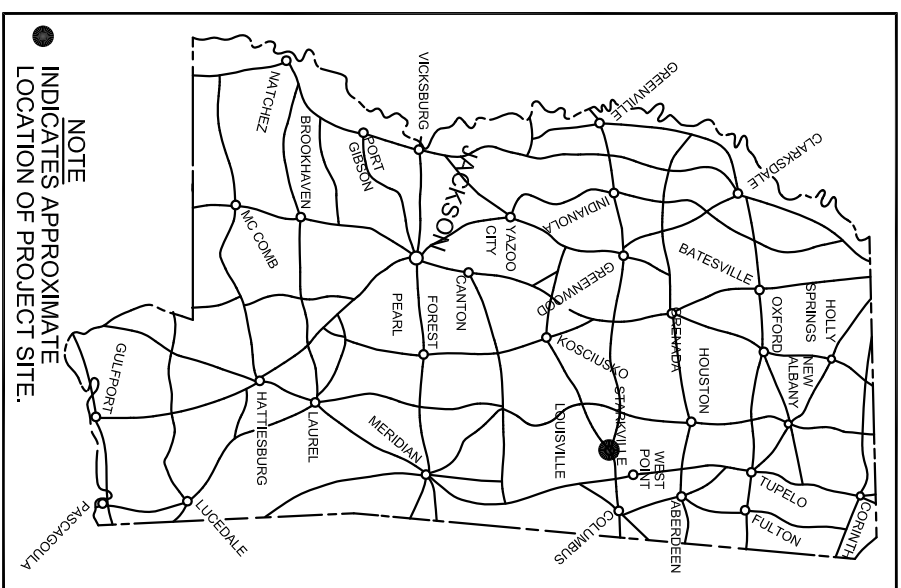
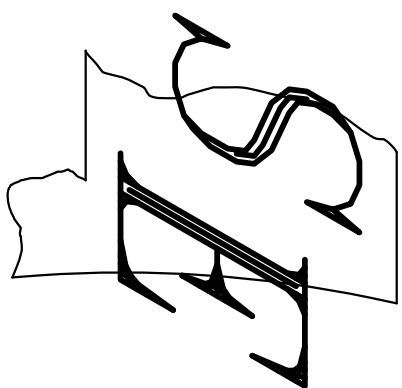
# SHEET INDEX

- 1) COVER
- 2) SITE PLAN
- 3) GRADING PLAN
- 4) DETAILS AND NOTES
- 5) DETAILS AND NOTES
- 6) PIPE SECTIONS
- 7) EROSION CONTROL PLANS
- 8) EROSION CONTROL DETAILS AND NOTES

OWNER  
FIRST BAPTIST CHURCH  
STARKVILLE, MISSISSIPPI

PREPARED 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](mailto:springerms@bellsouth.net)



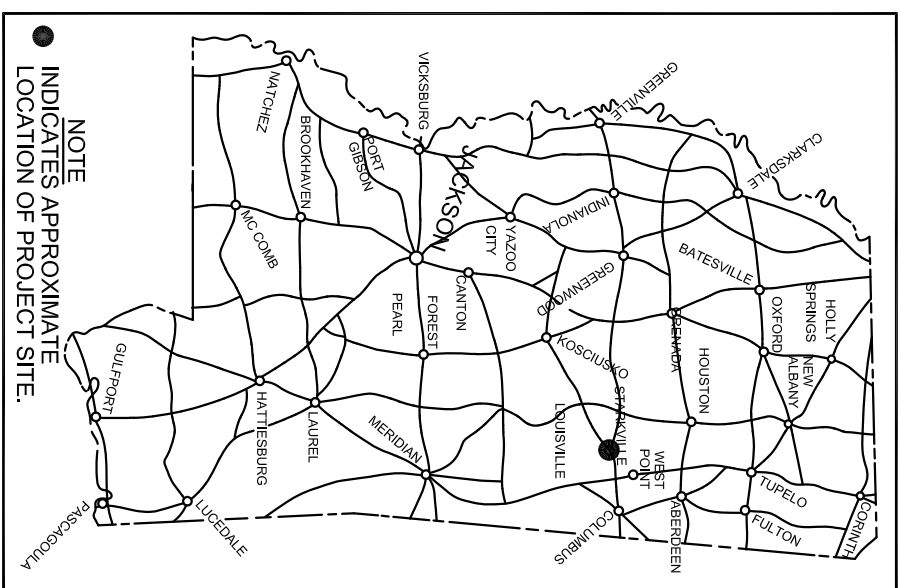
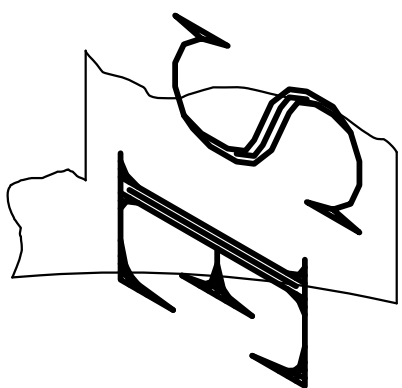
# LOCATION MAP

OWNER

FIRST BAPTIST CHURCH  
STARKVILLE, MISSISSIPPI

PREPARED BY:

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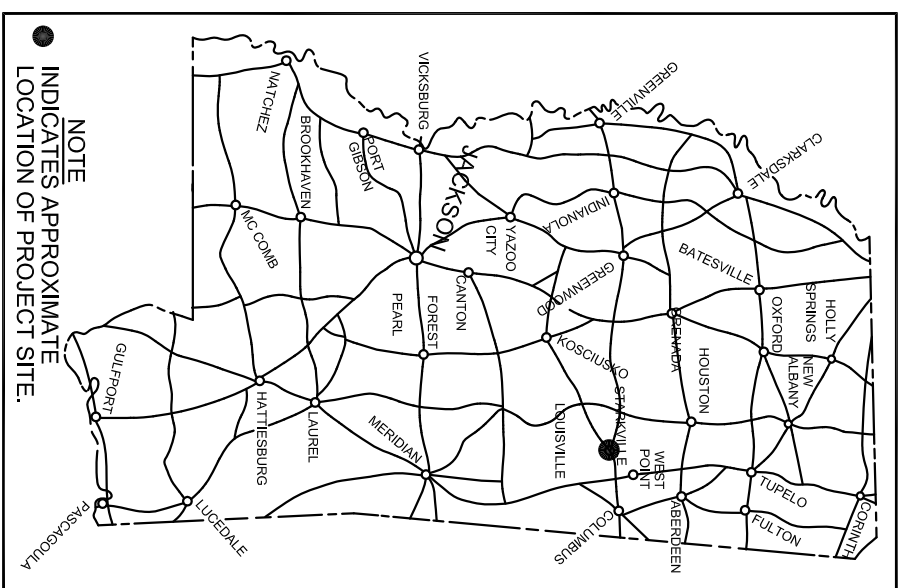
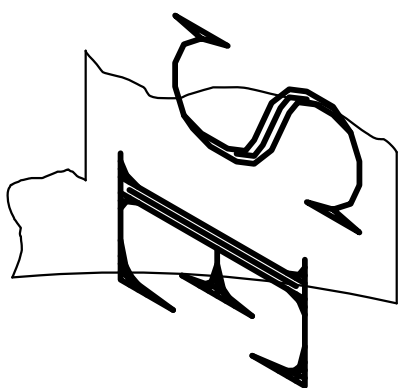
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FIRST BAPTIST CHURCH  
STARKVILLE, MISSISSIPPI

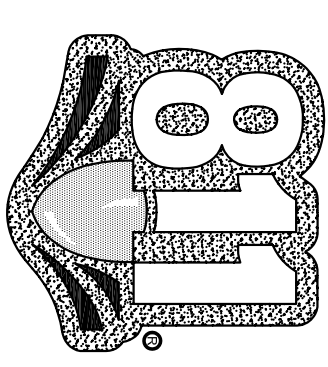
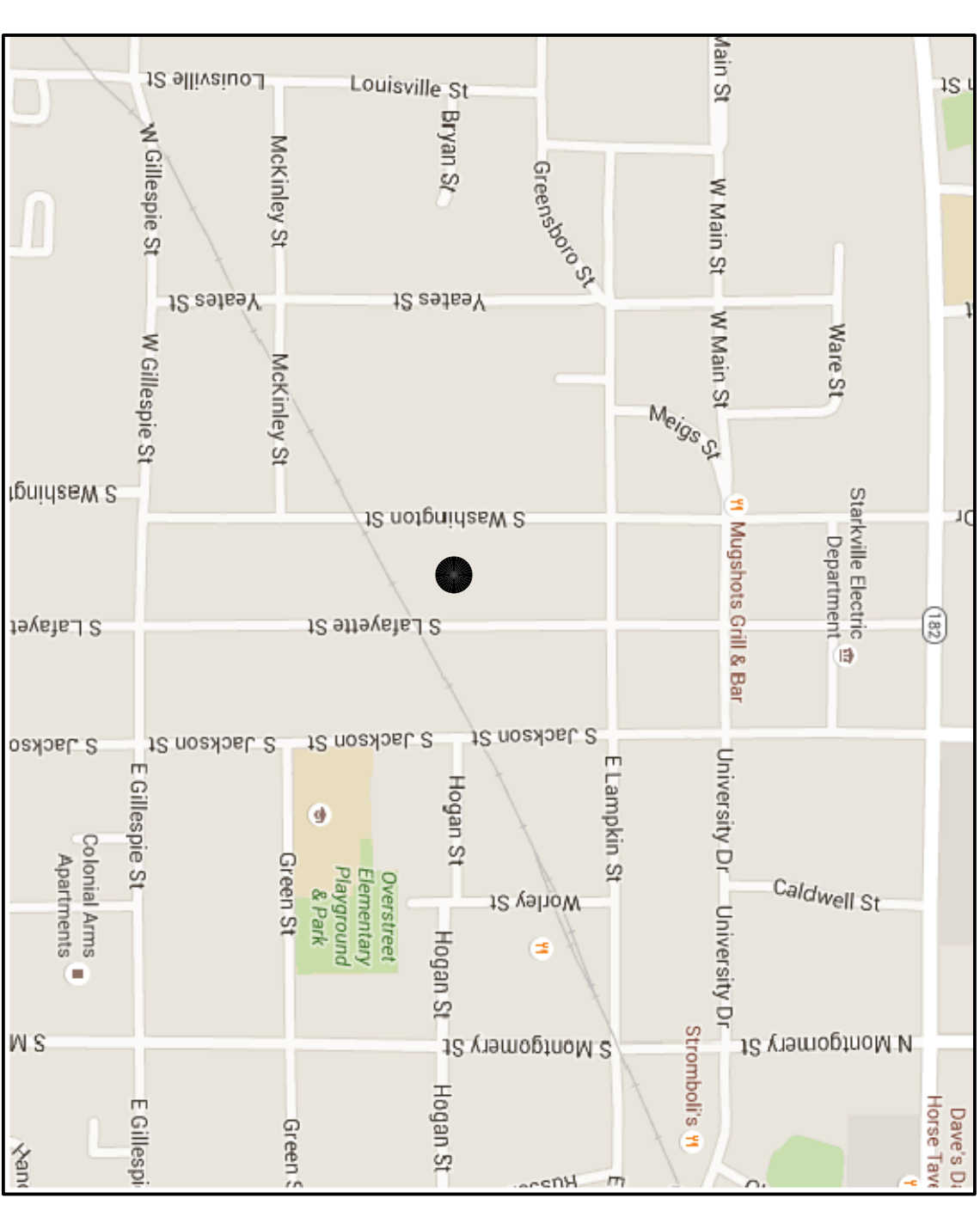
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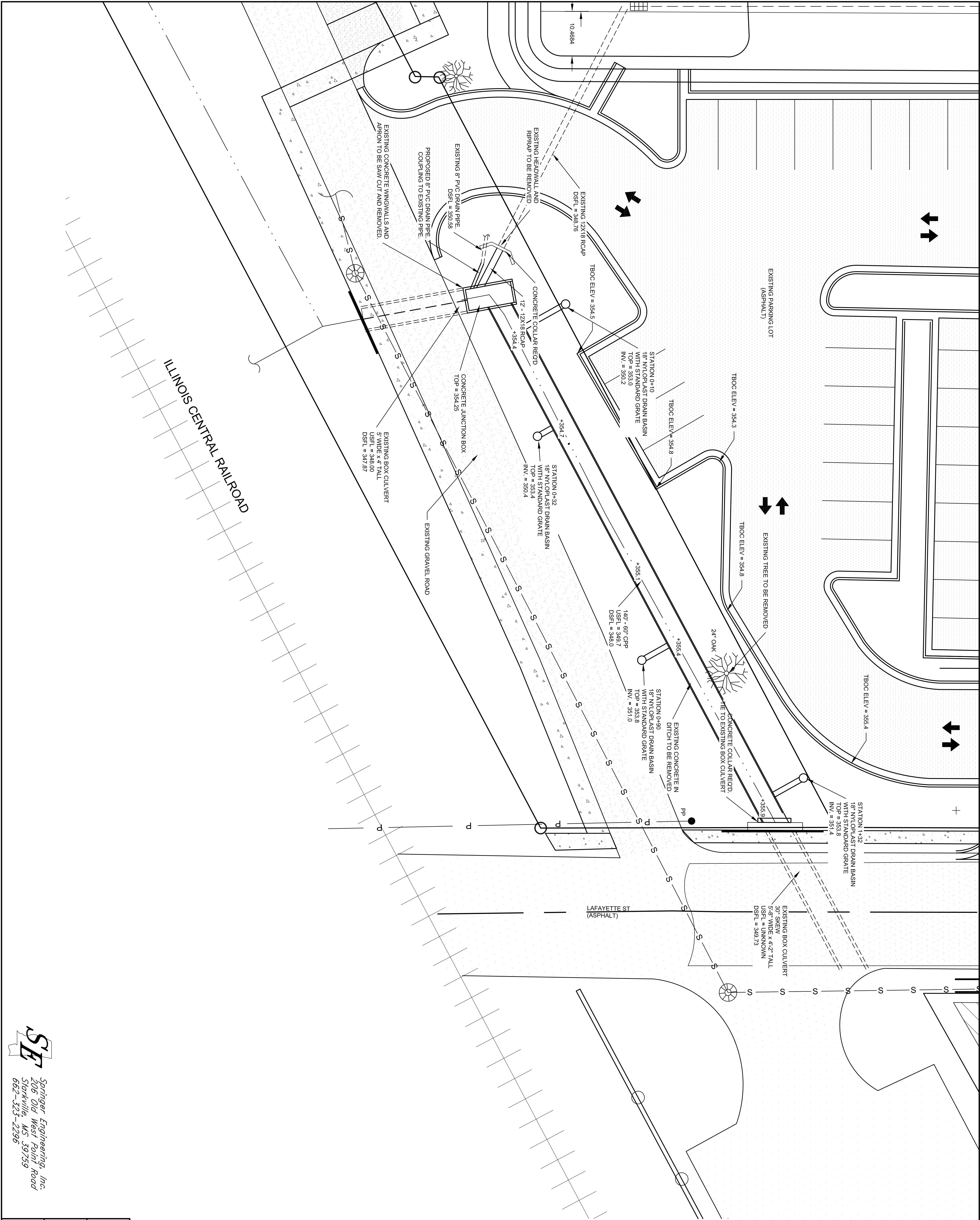
# LOCATION MAP

## VICINITY MAP



Know what's below.  
**Call before you dig.**





SCALE: 1" = 10'  
 N  
 LEGEND

- IPF ● --- IRON PIN FOUND
- IPS ○ --- IRON PIN SET
- PP ● --- POWER POLE
- ⊕ --- BORING
- ⊙ --- AREA LIGHT
- ⊗ --- WATER VALVE
- ⊗ --- SEWER MANHOLE
- CABLE CONNECTION
- TRANSFORMER
- WATER METER
- GRATE INLET
- AIR CONDITIONING UNIT
- ⊗ --- TELEPHONE PEDASTAL
- ⊕ --- FIRE HYDRANT
- ⊗ --- GAS METER
- W --- WATER LINE
- S --- SEWER LINE
- P --- POWER LINE
- X --- FENCE
- X --- BARB WIRE FENCE
- FT --- FIBER OPTIC LINE
- IR --- IRRIGATION LINE
- FM --- FIRE MAIN
- UG --- UNDERGROUND POWER LINE
- GA --- GAS LINE
- SF --- SILT FENCE
- ||||| HAY BALES
- +325.4 FINISHED GROUND SPOT ELEVATION

NOTE:  
 CONSTRUCTION EQUIPMENT AND TRUCKS SHALL NOT BE ALLOWED ON THE EXISTING PARKING LOT. ANY DAMAGE TO THE EXISTING PARKING LOT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

SITE PLAN  
 SOUTH PARKING LOT DITCH RENOVATION  
 STARKVILLE, MISSISSIPPI

FOR  
 FIRST BAPTIST CHURCH  
 STARKVILLE, MISSISSIPPI

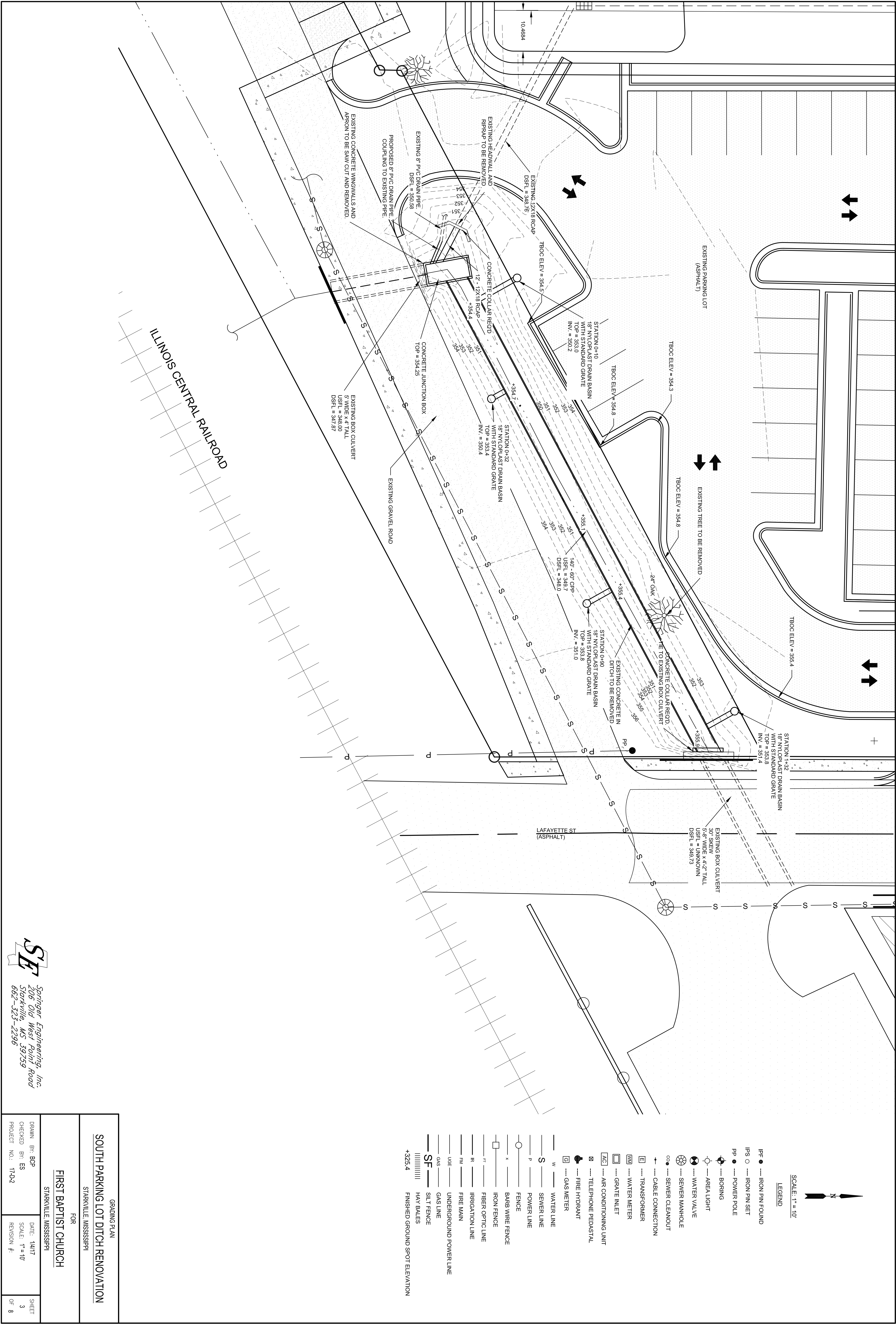
DRAWN BY: BGP  
 CHECKED BY: ES  
 PROJECT NO.: 17-02

DATE: 11/17  
 SCALE: 1" = 10'  
 REVISION #:

SHEET  
 2  
 OF 8

Springer Engineering, Inc.  
 206 Old West Point Road  
 Starkville, MS 39759  
 662-523-2296

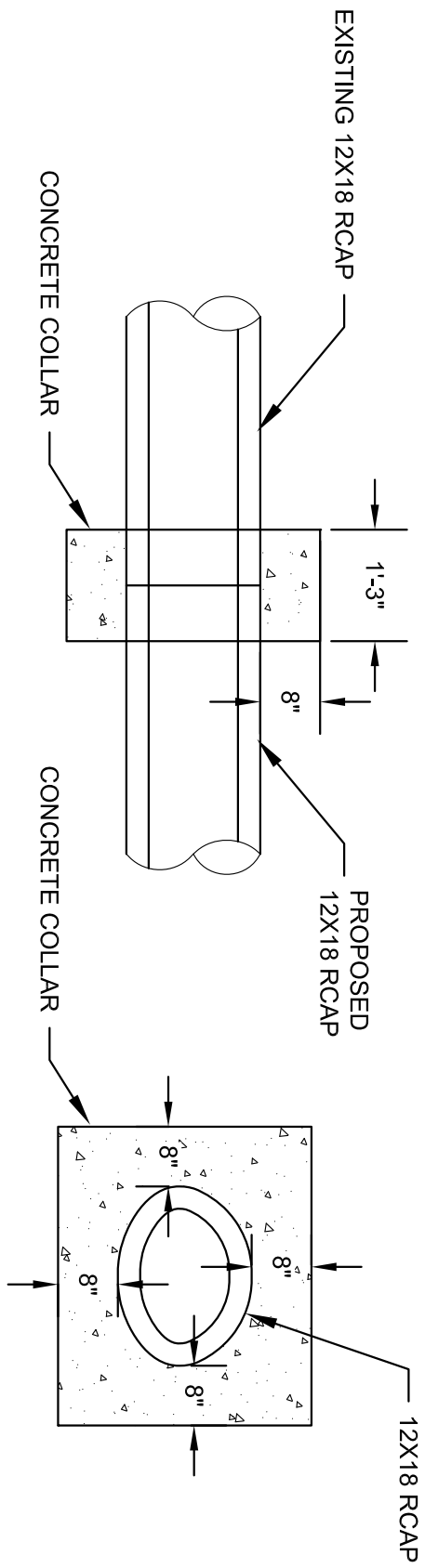




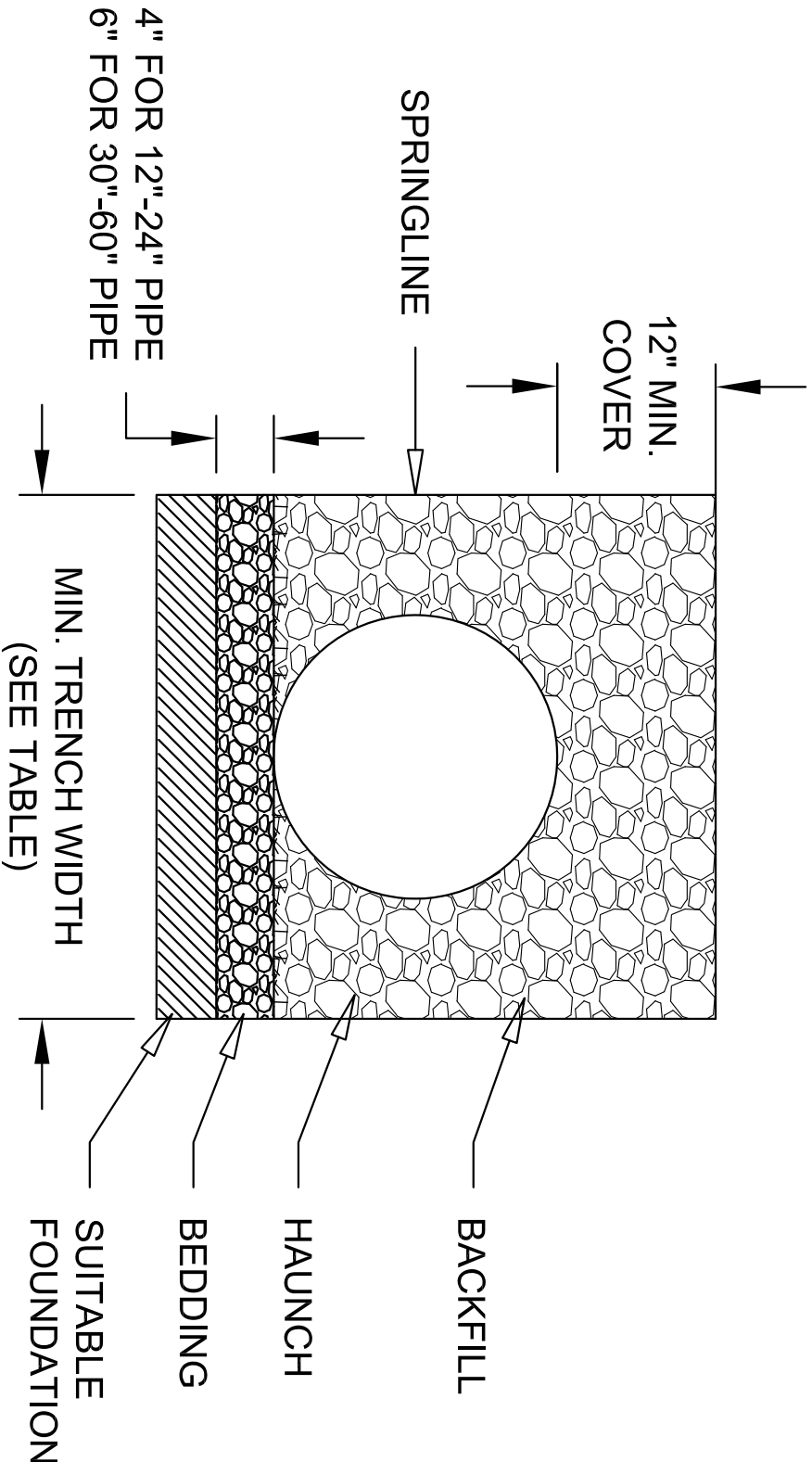
**SE**  
Springer Engineering, Inc.  
206 Old West Point Road  
Starkville, MS 39759  
662-523-2296

|                                    |                 |         |
|------------------------------------|-----------------|---------|
| GRADING PLAN                       |                 |         |
| SOUTH PARKING LOT DITCH RENOVATION |                 |         |
| STARKVILLE, MISSISSIPPI            |                 |         |
| FOR                                |                 |         |
| FIRST BAPTIST CHURCH               |                 |         |
| STARKVILLE, MISSISSIPPI            |                 |         |
| DRAWN BY: BGP                      | DATE: 1/4/17    | SHEET 3 |
| CHECKED BY: ES                     | SCALE: 1" = 10' | OF 8    |
| PROJECT NO.: 17-D-2                | REVISION #:     |         |





CONCRETE COLLAR



BEDDING DETAIL

| PIPE DIAM. | MIN. TRENCH WIDTH |
|------------|-------------------|
| 4"         | 21"               |
| (100mm)    | (533mm)           |
| 6"         | 23"               |
| (150mm)    | (584mm)           |
| 8"         | 26"               |
| (200mm)    | (660mm)           |
| 10"        | 28"               |
| (250mm)    | (711mm)           |
| 12"        | 30"               |
| (300mm)    | (762mm)           |
| 15"        | 34"               |
| (375mm)    | (864mm)           |
| 18"        | 39"               |
| (450mm)    | (991mm)           |
| 24"        | 48"               |
| (600mm)    | (1219mm)          |
| 30"        | 56"               |
| (750mm)    | (1422mm)          |
| 36"        | 64"               |
| (900mm)    | (1626mm)          |
| 42"        | 72"               |
| (1050mm)   | (1829mm)          |
| 48"        | 80"               |
| (1200mm)   | (2032mm)          |
| 60"        | 96"               |
| (1500mm)   | (2438mm)          |

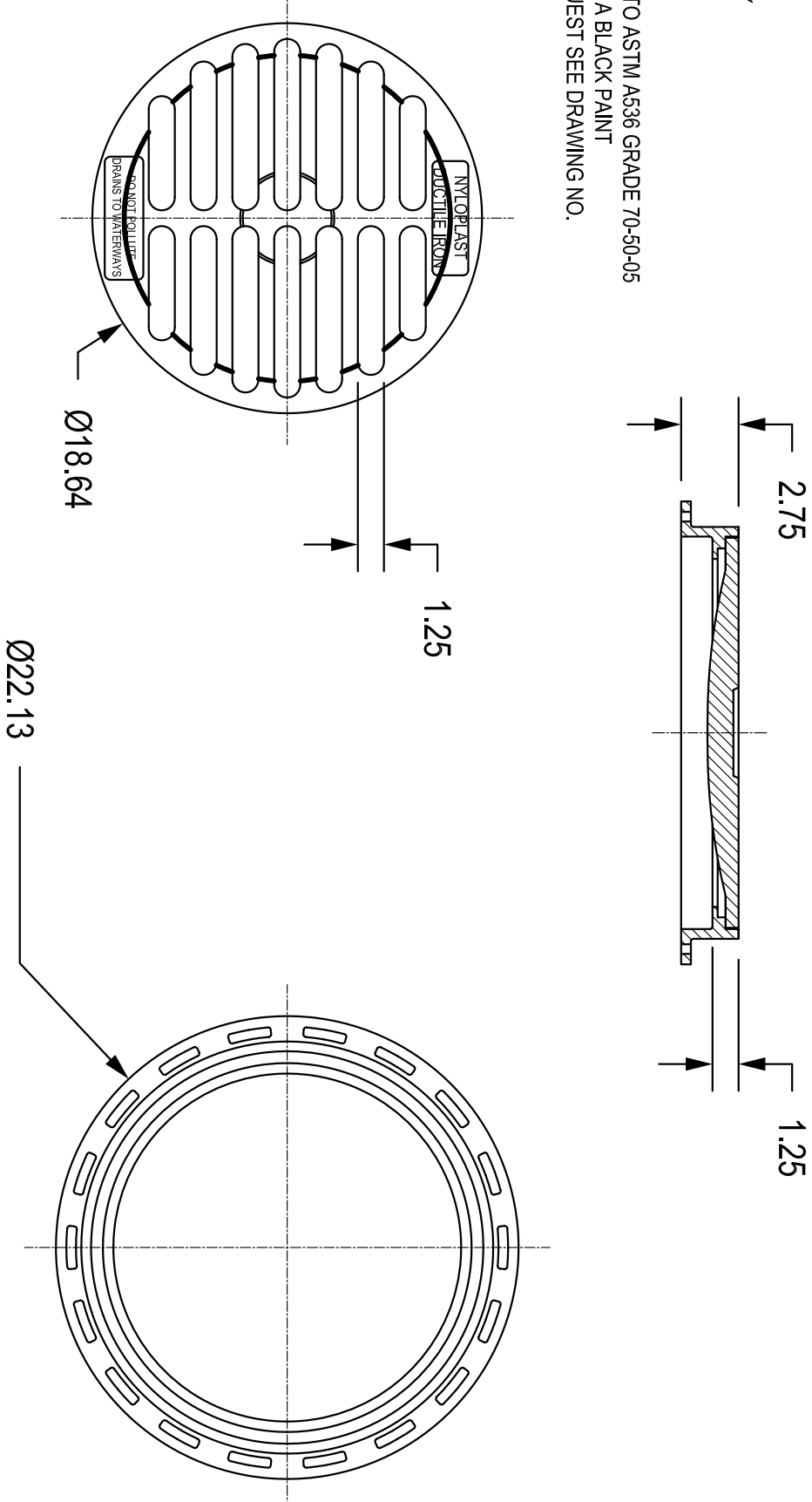
NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

REFERENCE DETAILS:

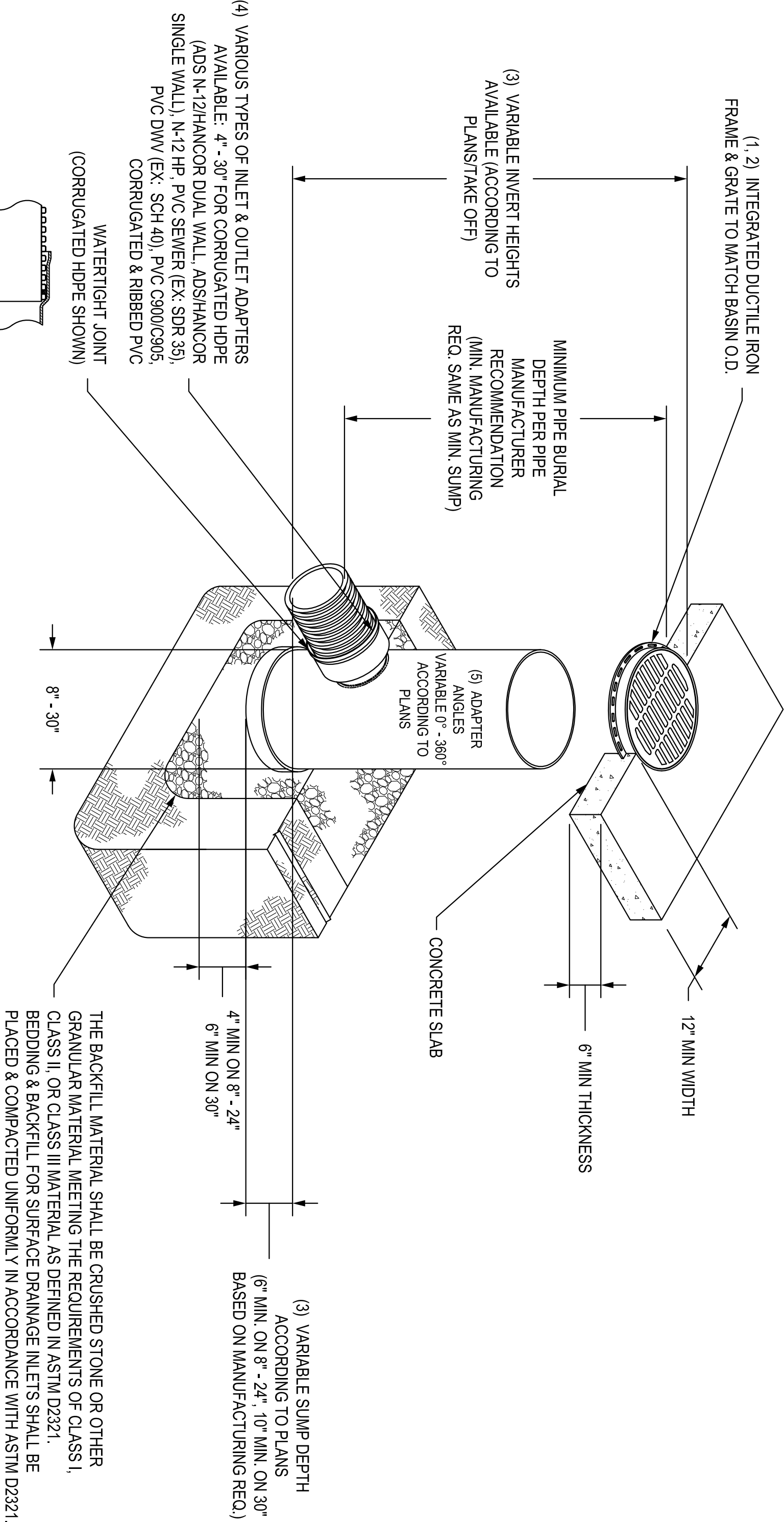


18" STANDARD GRATE  
APPROX. DRAIN AREA = 116.72 SQ IN  
APPROX. WEIGHT WITH FRAME = 68.50 LBS

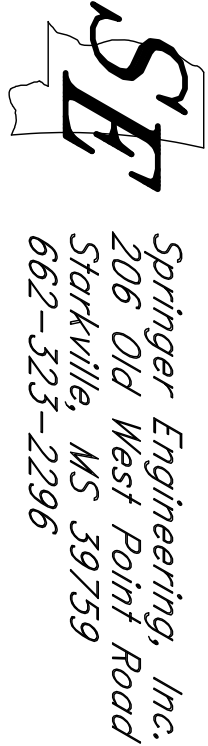


DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY  
DIMENSIONS ARE IN INCHES  
GRADES SHALL BE TO FINISH GRADE  
QUALITY MATERIALS SHALL CONFORM TO ASTMA A536 GRADE 70-50-05  
PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT  
LOADING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



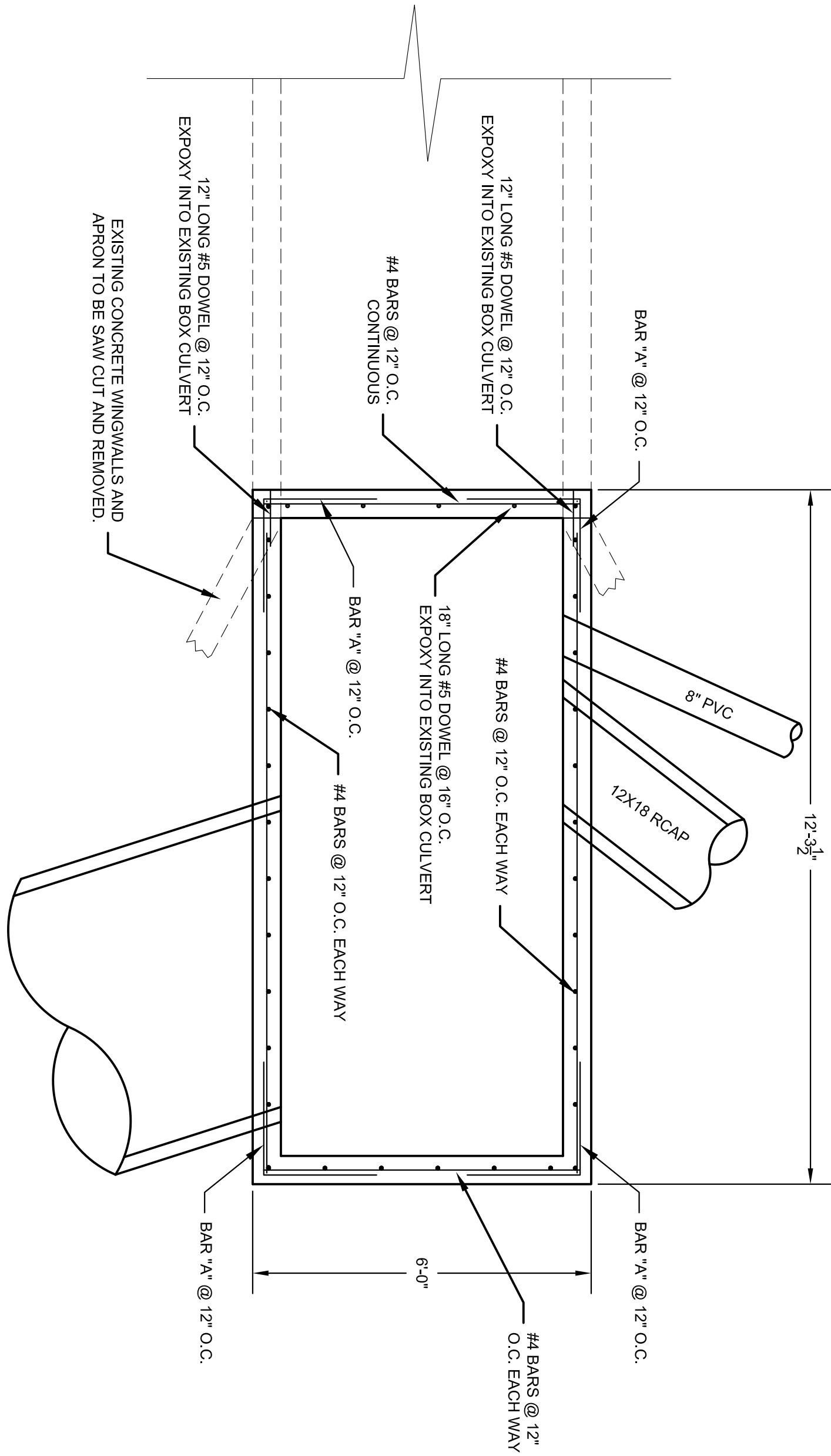
- 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL), N-12 HP & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
- 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.



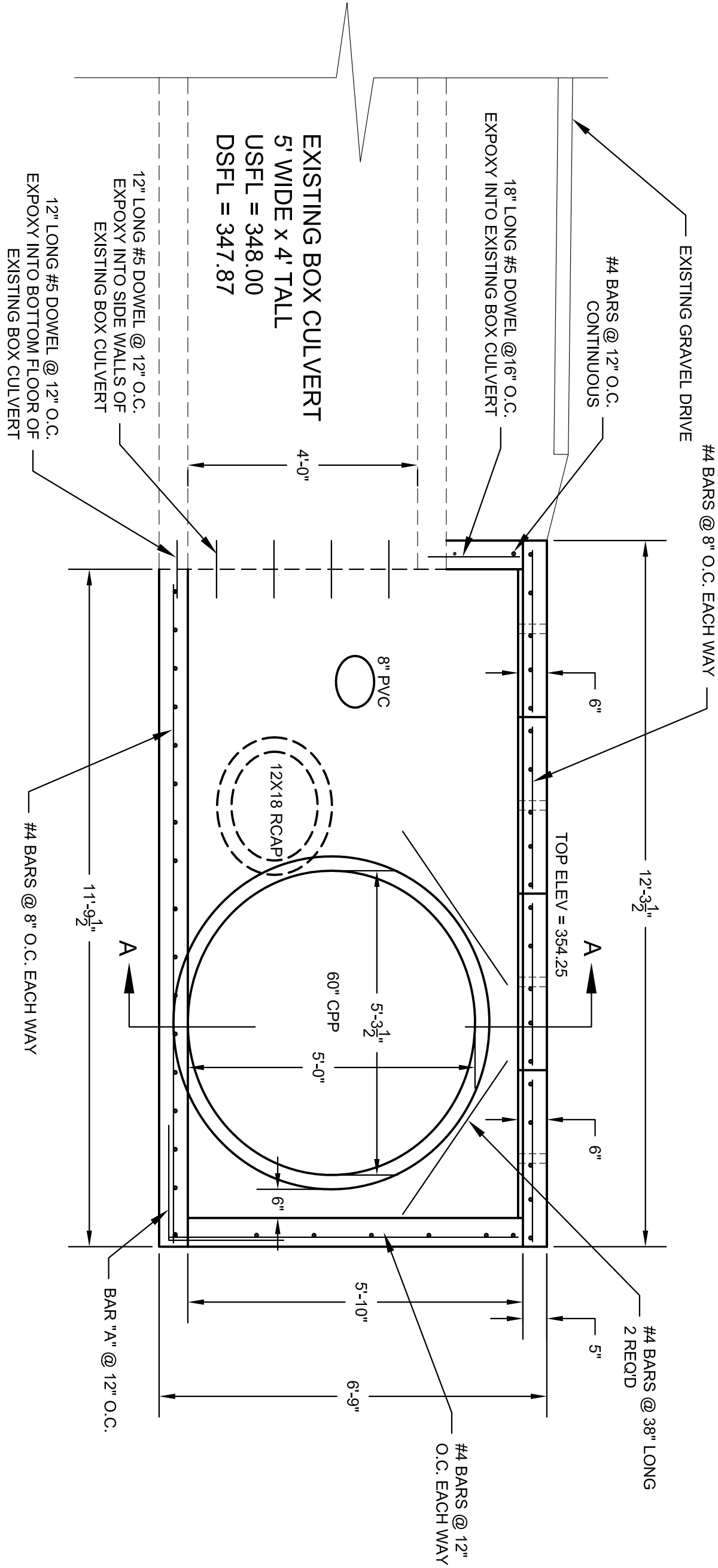
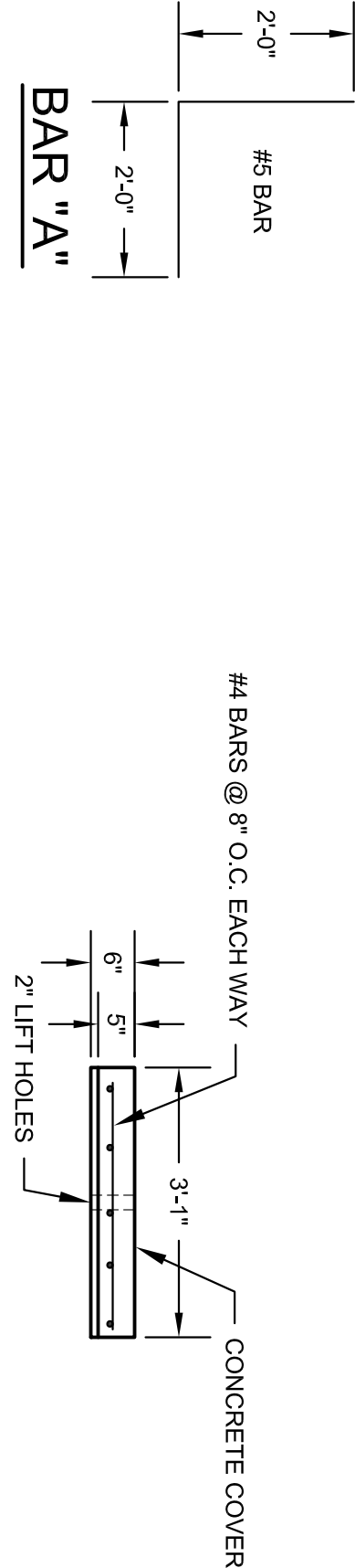
DETAILS AND NOTES  
SOUTH PARKING LOT DITCH RENOVATION  
STARKVILLE, MISSISSIPPI

|                    |  |                      |  |
|--------------------|--|----------------------|--|
| FOR                |  | FIRST BAPTIST CHURCH |  |
| DRAWN BY: BGP      |  | DATE: 11/17          |  |
| CHECKED BY: ES     |  | SCALE: N.T.S.        |  |
| PROJECT NO.: 17-02 |  | REVISION #:          |  |
|                    |  | SHEET 4 OF 8         |  |

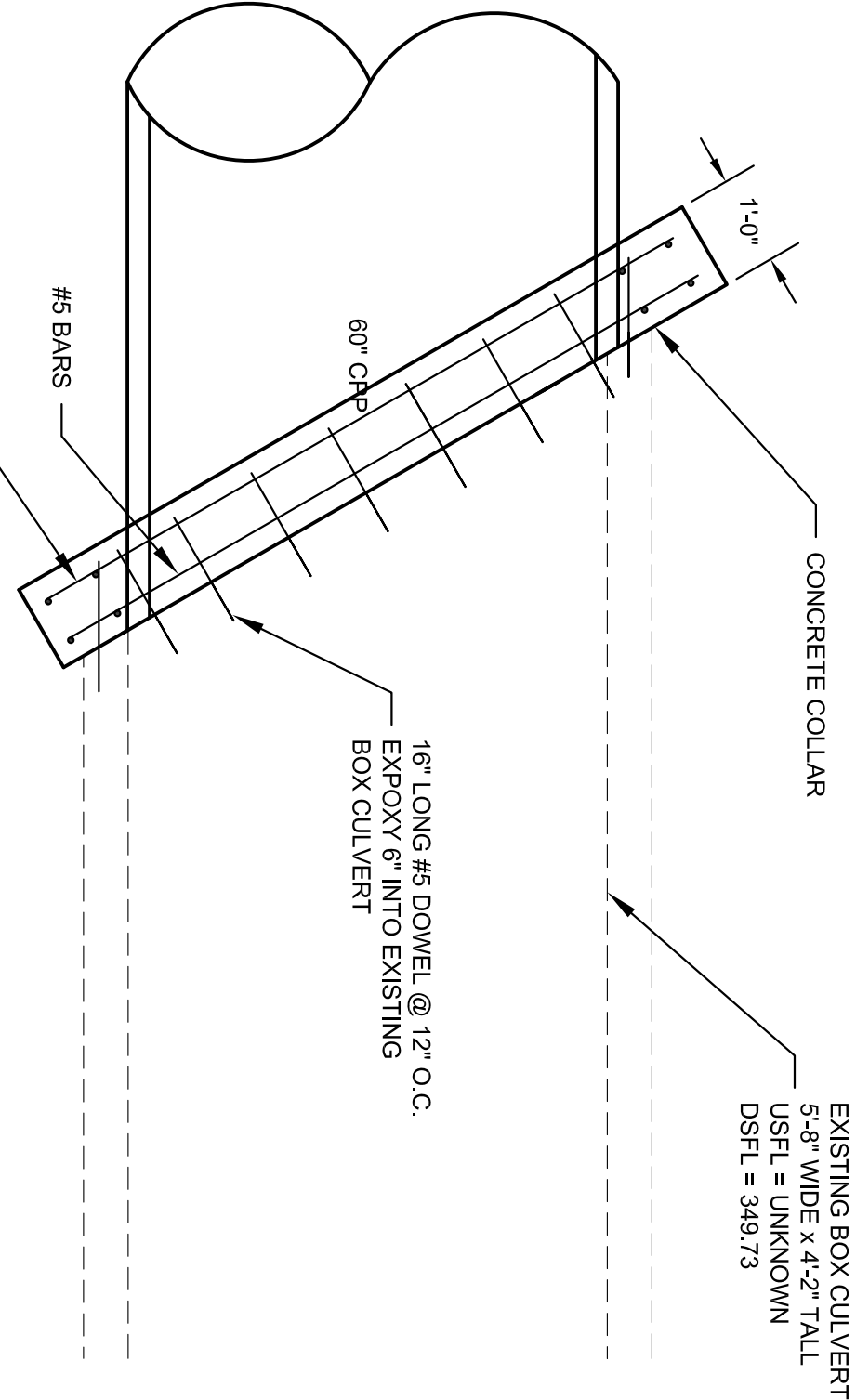




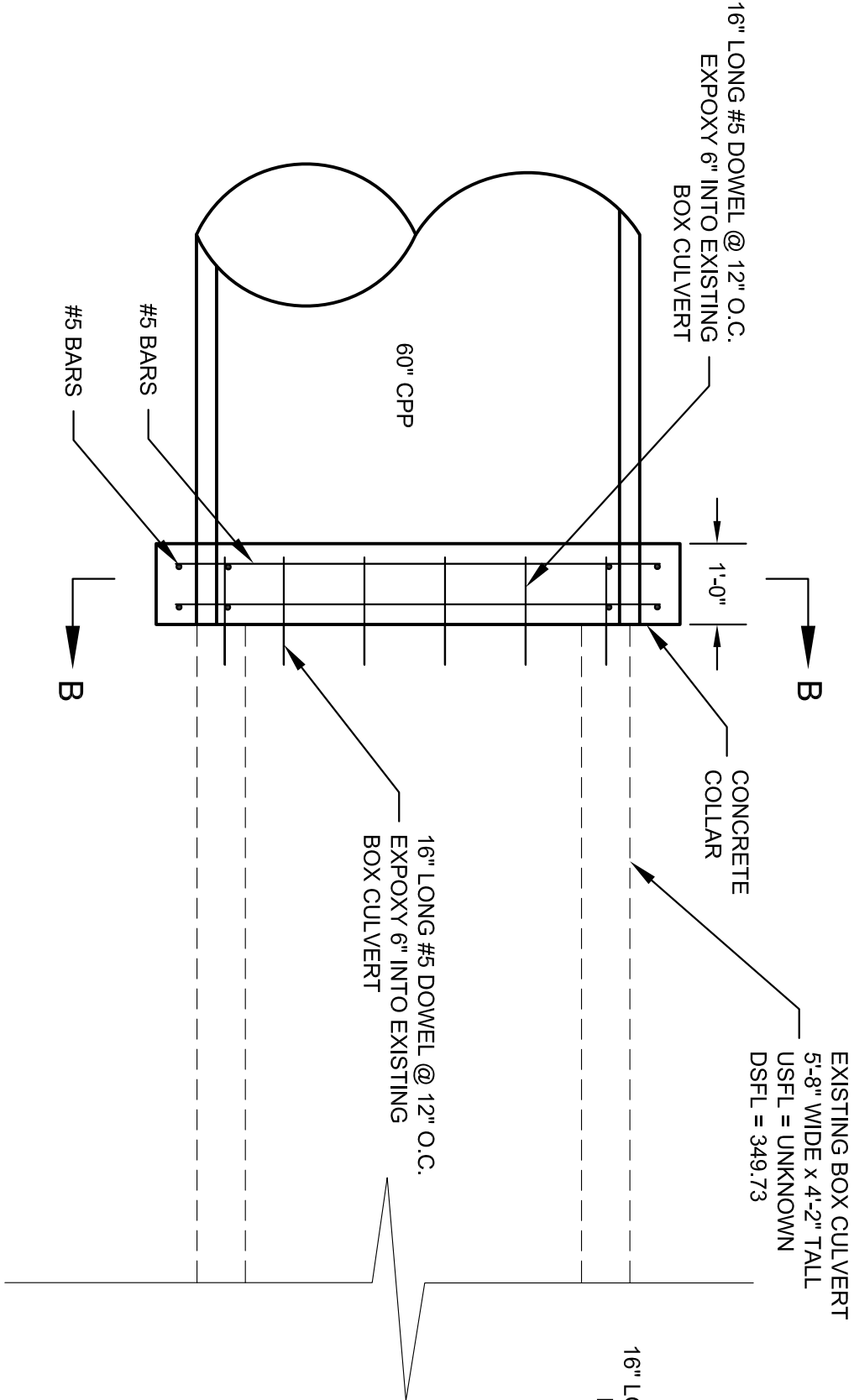
JUNCTION BOX PLAN @ GRAVEL DRIVE



JUNCTION BOX PROFILE @ GRAVEL DRIVE



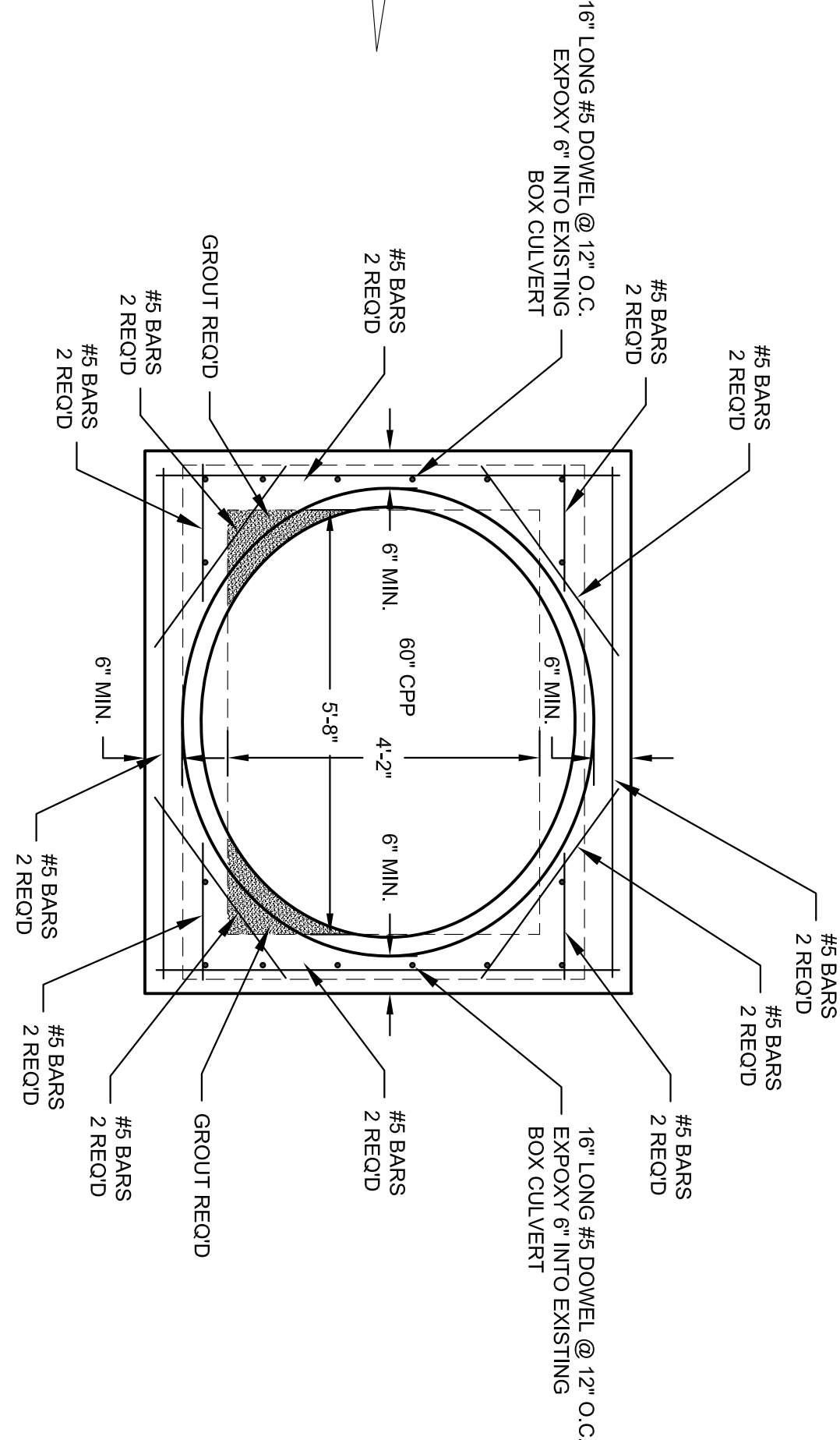
CONCRETE COLLAR PLAN @ LAFAYETTE ST



CONCRETE COLLAR PROFILE @ LAFAYETTE ST

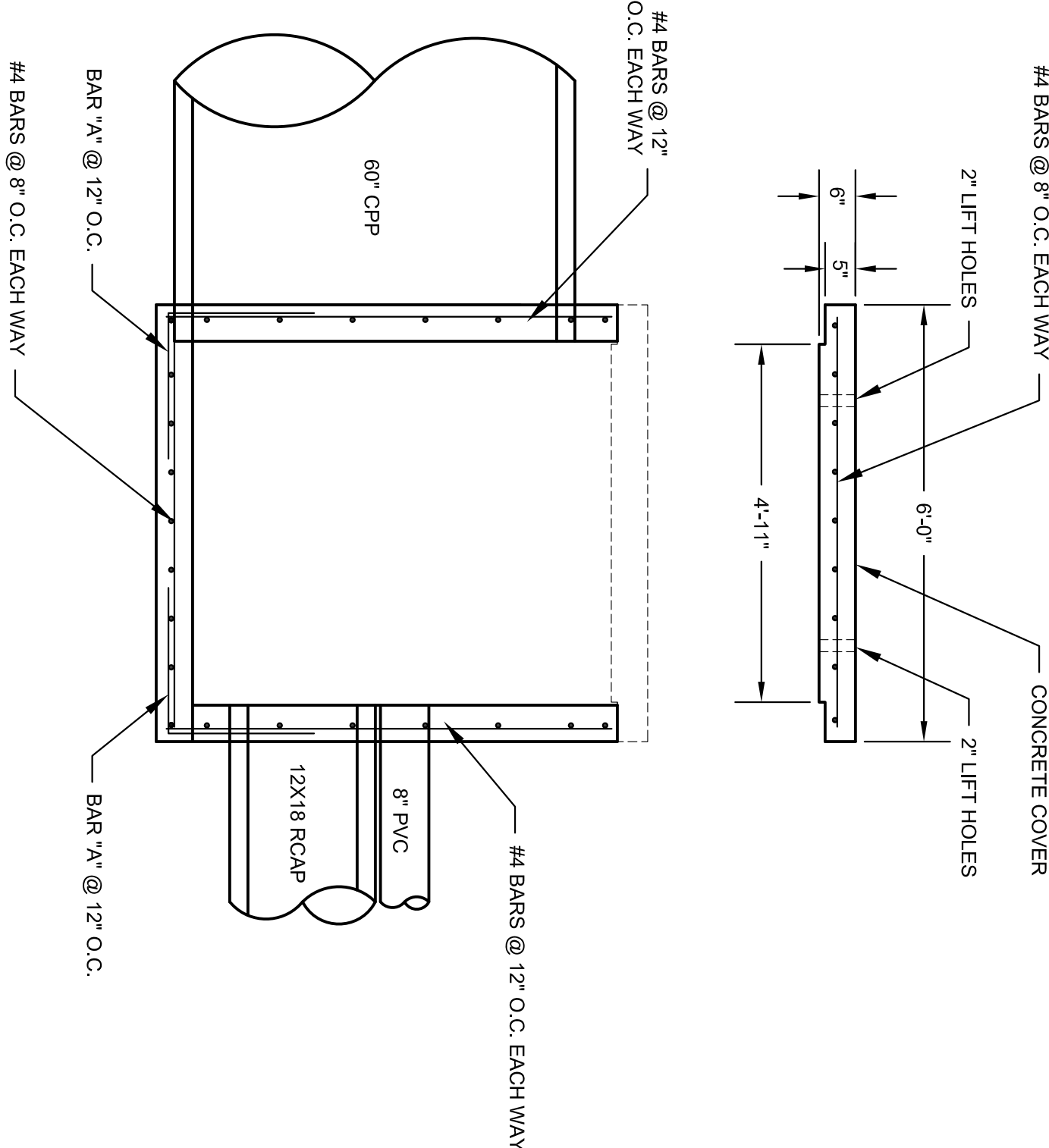
NOTES:

1. COMPACT TOP 8" OF EXISTING SUBGRADE AND ANY FILL OR BACKFILL TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS ESTIMATED BY STANDARD PROCTOR (ASTM D-698). (SEE REPORT OF GEOTECHNICAL INVESTIGATION)
2. ALL CONCRETE SHALL CONFORM TO LATEST A.C.I. SPECIFICATIONS AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE SPECIFIED. NOTIFY TESTING LAB 24 HOURS IN ADVANCE OF TESTING.
3. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL OPENINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITY LINES.
4. SITE GRADING, SOIL COMPACTION, AND PAD PROPORTIONS SHALL CONFORM TO REQUIREMENTS OF GEOTECHNICAL ENGINEER.
5. EXPOSED CONCRETE COMPONENTS SHALL CONTAIN 4 TO 6% ENTRAINED AIR.
6. ALL CONCRETE WORK INCLUDING MIX DESIGNS, PLACING OF MATERIALS, FINISHING, AND CURING SHALL CONFORM TO THE RECOMMENDATIONS OF A.C.I.
7. WASTE GRADING SHALL PROVIDE FOR REMOVAL OF ALL SURFACE WATER IN A MANNER TO PREVENT STANDING WATER.
8. FLY ASH NOT PERMITTED.
9. CONCRETE MIX DESIGN TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
10. EXPANSION JOINT MATERIAL (PREPREGATED FIBER OR OTHER MATERIALS) TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. ALL JOINTS TO BE SEALED.
11. ALL REINFORCING STEEL SHALL BE A.S.T.M. A615 GRADE 60.
12. PROVIDE NECESSARY REINFORCING STEEL ACCESSORIES TO HOLD STEEL IN PROPER POSITION.
13. UNLESS OTHERWISE SHOWN, LAP ALL BAR SPLICES 32 DIAMETERS AT CORNERS, SPLICES, AND INTERSECTIONS. LAP CONTINUOUS TOP BARS AT MID-SPAN AND BOTTOM BARS OVER SUPPORT.
14. COVER CONFINEMENT IN MEMBERS IN CONTACT WITH EARTH SHALL HAVE A MINIMUM OF 3 INCHES OF CONCRETE COVER.
15. ALL FILL AND BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO WITHIN 95% OF THE STANDARD PROCTOR DENSITY.
16. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INSURE FOUNDATION COMPONENTS ARE PROPERLY LOCATED WITH RESPECT TO THE EXISTING STRUCTURES.
17. IMPORTED FILL SHALL BE AN SC OR CL TYPE MATERIAL HAVING A PLASTICITY INDEX OF 10 TO 20. SUBMIT SAMPLE TO ENGINEER FOR APPROVAL.
18. ALL PROPOSED PIPES TO BE CUT FLUSH WITH CONCRETE SURFACE AND GROUTED.



SECTION B-B

SECTION A-A



DETAILS AND NOTES

STARKVILLE, MISSISSIPPI

FOR  
FIRST BAPTIST CHURCH

STARKVILLE, MISSISSIPPI

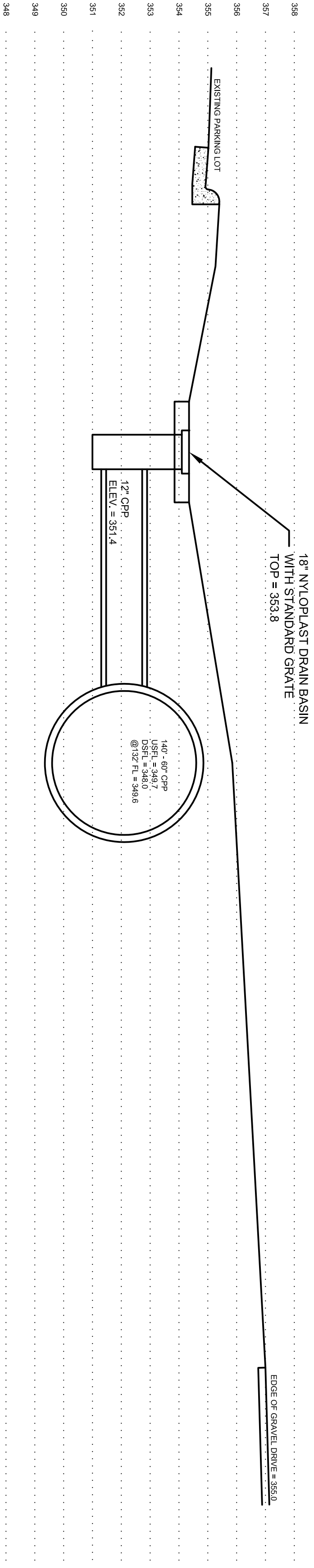
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CHECKED BY: ES  
PROJECT NO.: 17-0-2

DATE: 11/17  
SCALE: N.T.S.  
REVISION #:

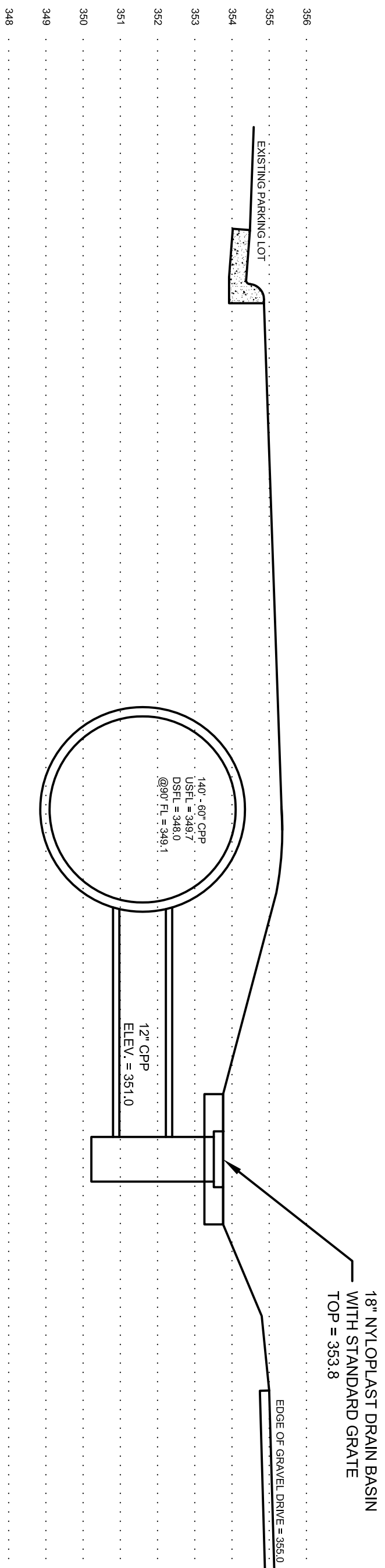
SHEET  
5  
OF 8

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206 Old West Point Road  
Starkville, MS 39759  
662-523-2296

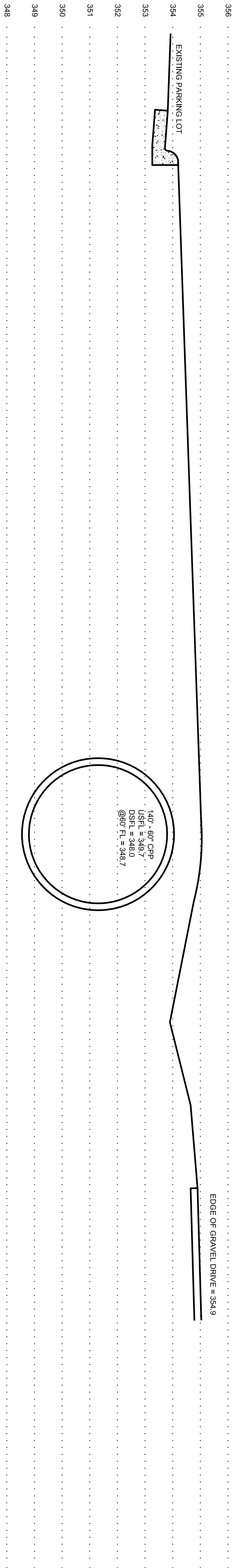




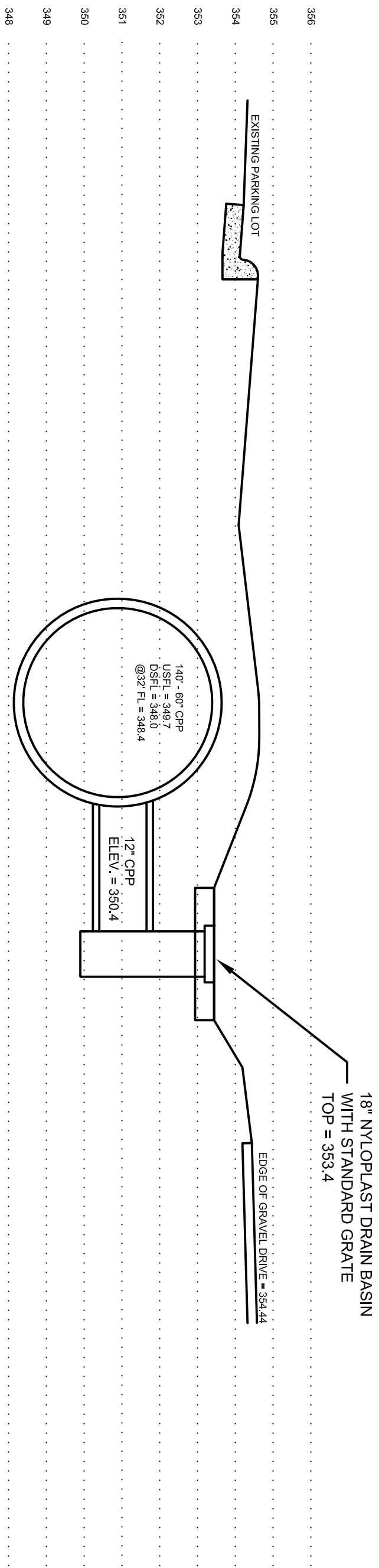
PIPE SECTION @ STATION 1+32



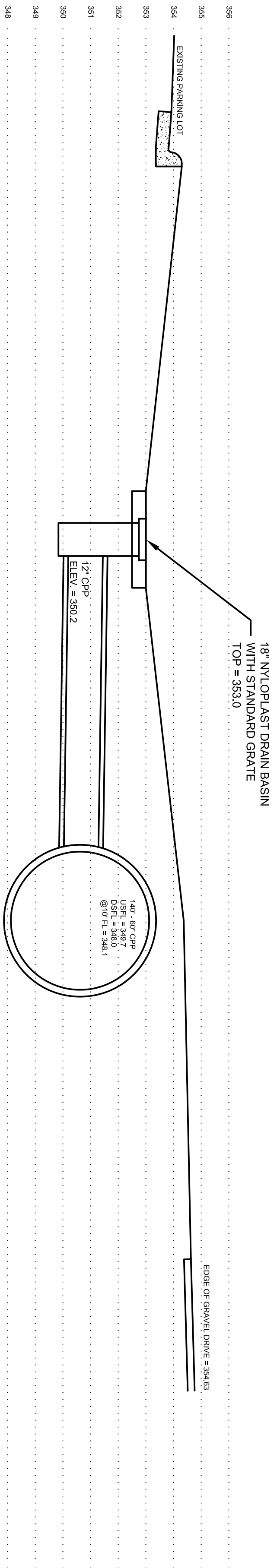
PIPE SECTION @ STATION 0+90



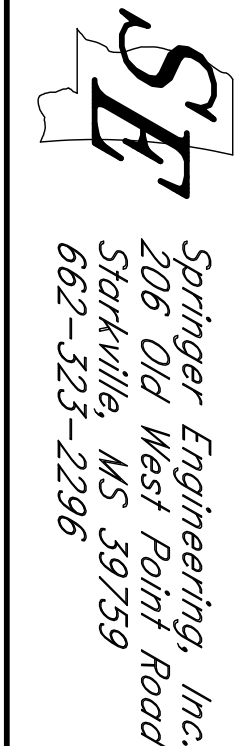
PIPE SECTION @ STATION 0+60



PIPE SECTION @ STATION 0+32

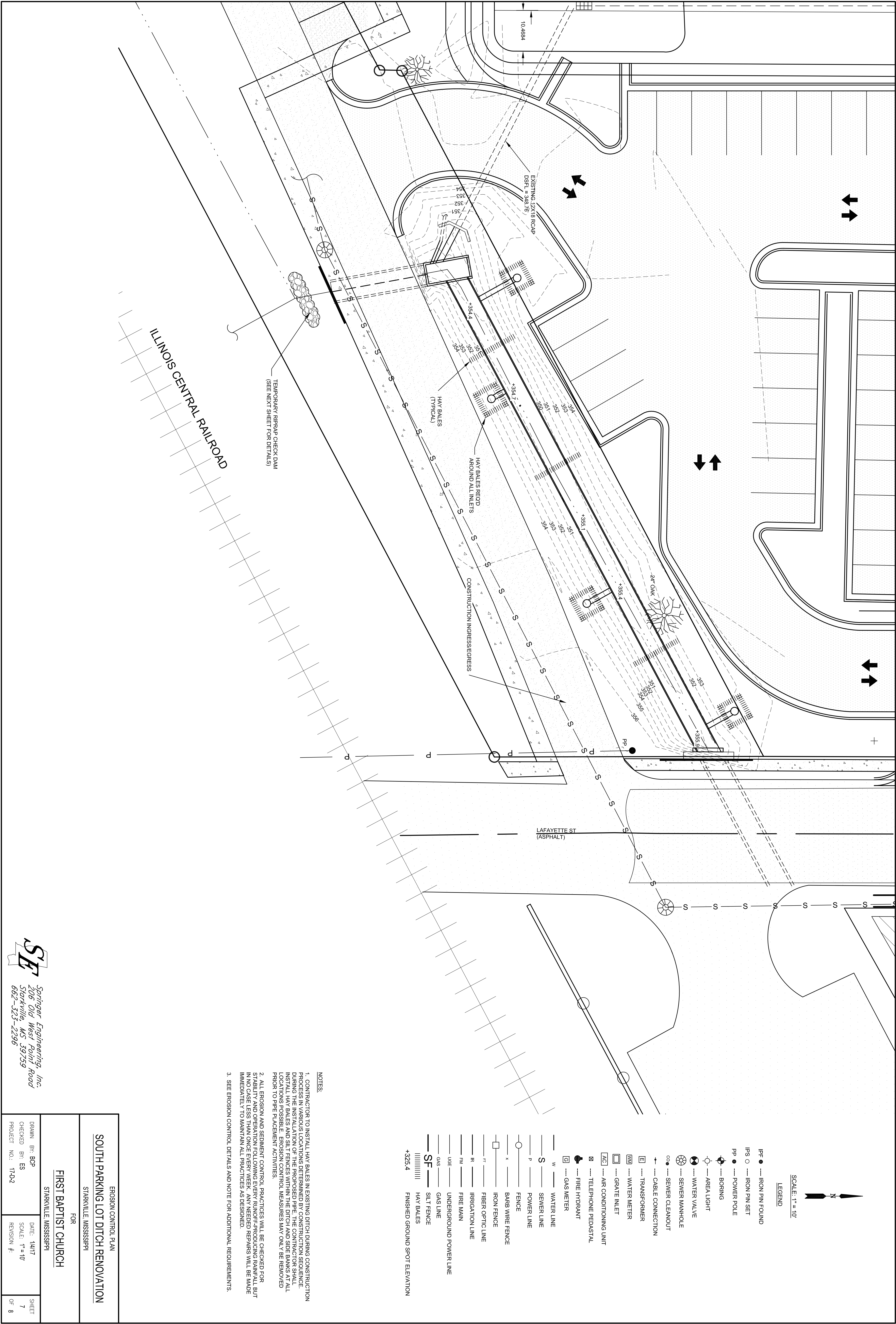


PIPE SECTION @ STATION 0+10



| PIPE SECTIONS                      |                |         |
|------------------------------------|----------------|---------|
| SOUTH PARKING LOT DITCH RENOVATION |                |         |
| STARKVILLE, MISSISSIPPI            |                |         |
| FOR                                |                |         |
| FIRST BAPTIST CHURCH               |                |         |
| STARKVILLE, MISSISSIPPI            |                |         |
| DRAWN BY: BGP                      | DATE: 1/4/17   | SHEET 6 |
| CHECKED BY: ES                     | SCALE: 1" = 3' | OF 8    |
| PROJECT NO.: 17-D-2                | REVISION #:    |         |

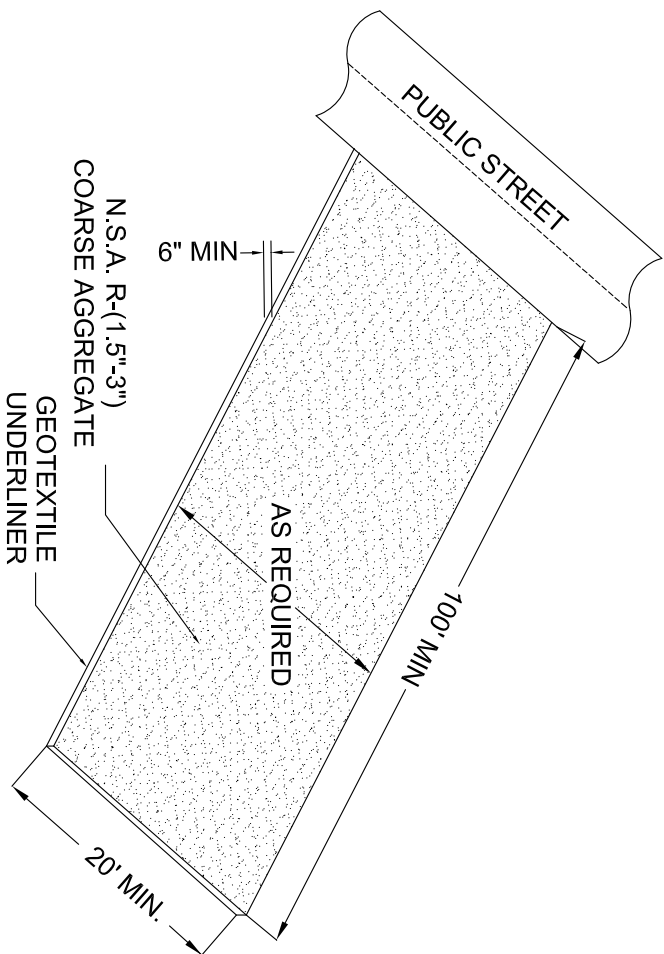




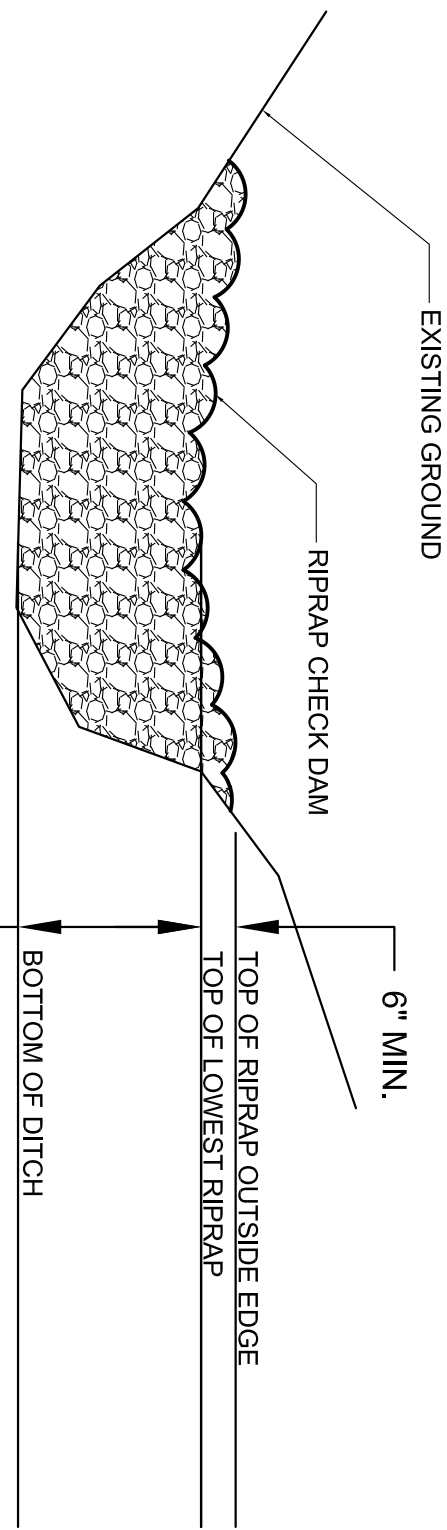
**SE**  
Springer Engineering, Inc.  
206 Old West Point Road  
Starkville, MS 39759  
662-523-2296

|                                    |                 |       |  |
|------------------------------------|-----------------|-------|--|
| EROSION CONTROL PLAN               |                 |       |  |
| SOUTH PARKING LOT DITCH RENOVATION |                 |       |  |
| STARKVILLE, MISSISSIPPI            |                 |       |  |
| FOR                                |                 |       |  |
| FIRST BAPTIST CHURCH               |                 |       |  |
| STARKVILLE, MISSISSIPPI            |                 |       |  |
| DRAWN BY: BGP                      | DATE: 1/4/17    | SHEET |  |
| CHECKED BY: ES                     | SCALE: 1" = 10' | 7     |  |
| PROJECT NO.: 17D-2                 | REVISION #:     | OF 8  |  |



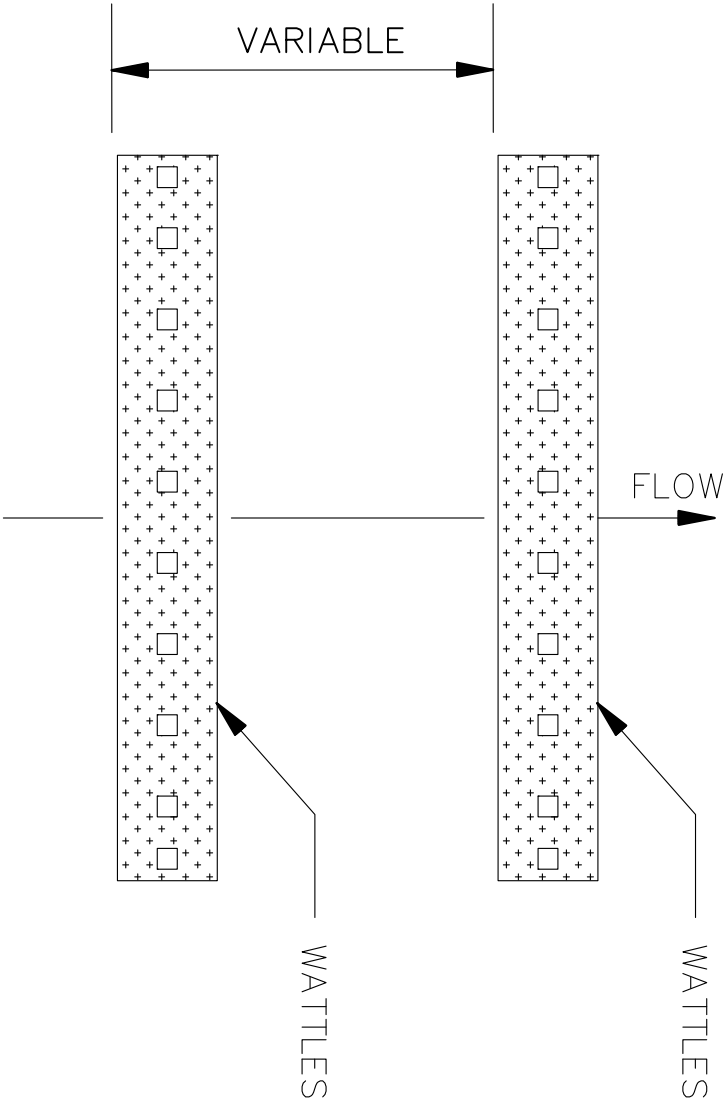


CONSTRUCTION EGRESS DETAIL



RIPRAP CHECK DAM SECTION

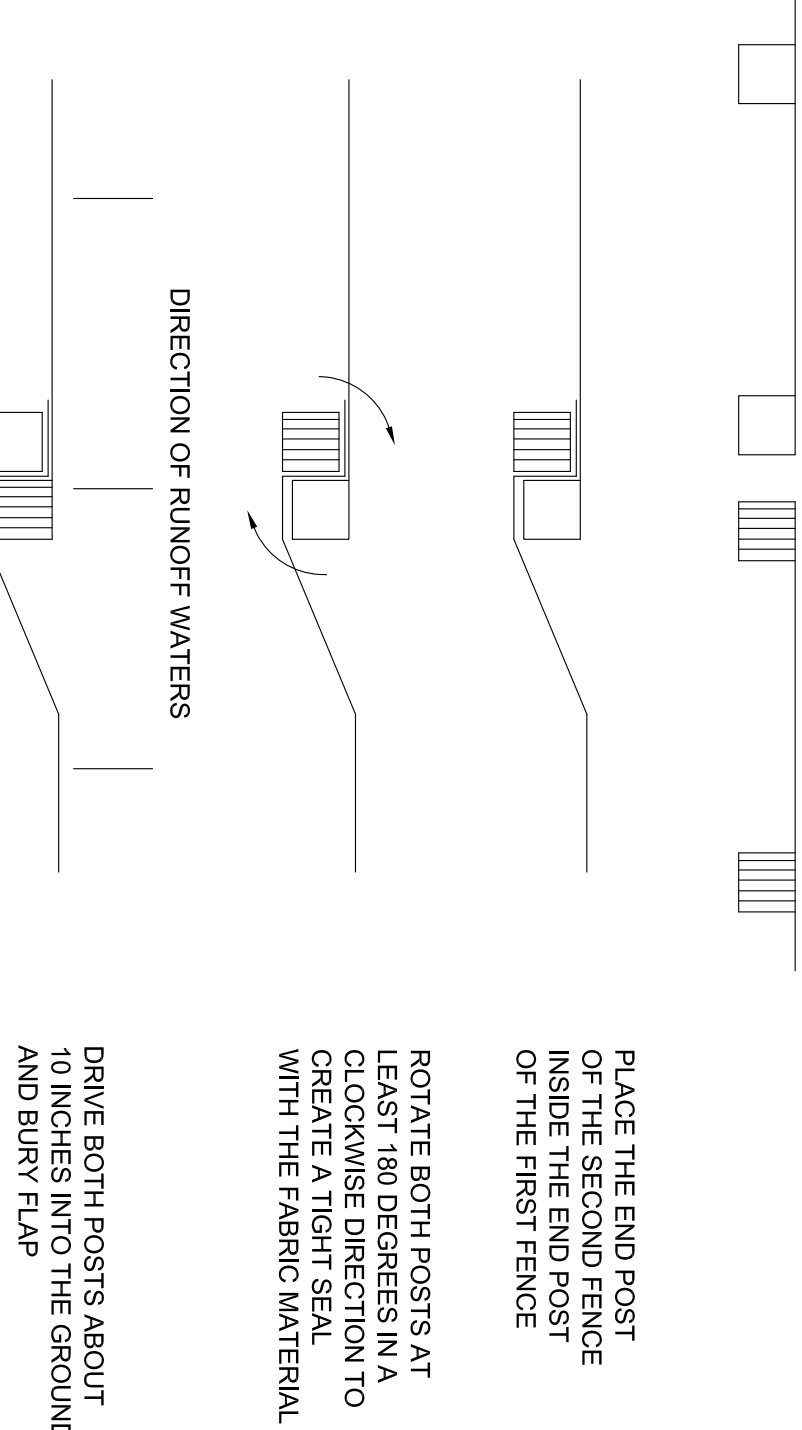
| FALL OF DITCH (%) | DISTANCE (ft) |
|-------------------|---------------|
| 0 - 1             | 100'          |
| 1 - 2             | 50'           |
| >2                | 25'           |



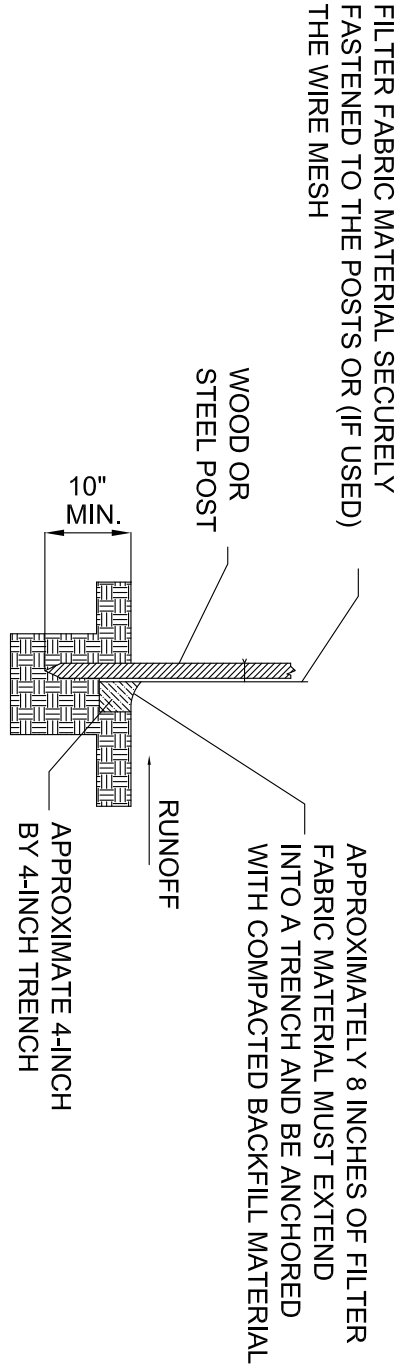
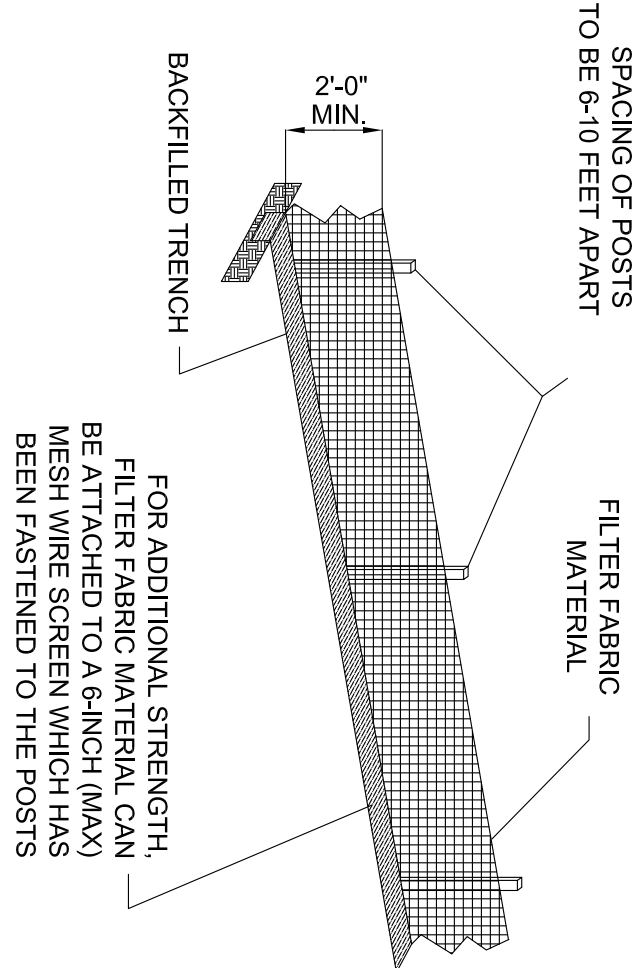
ELEVATION OF DITCH TREATMENT

NOTE: POINT "B" MUST BE LOWER THAN POINT "A"

PLAN OF DITCH TREATMENT



ATTACHING TWO SILT FENCES

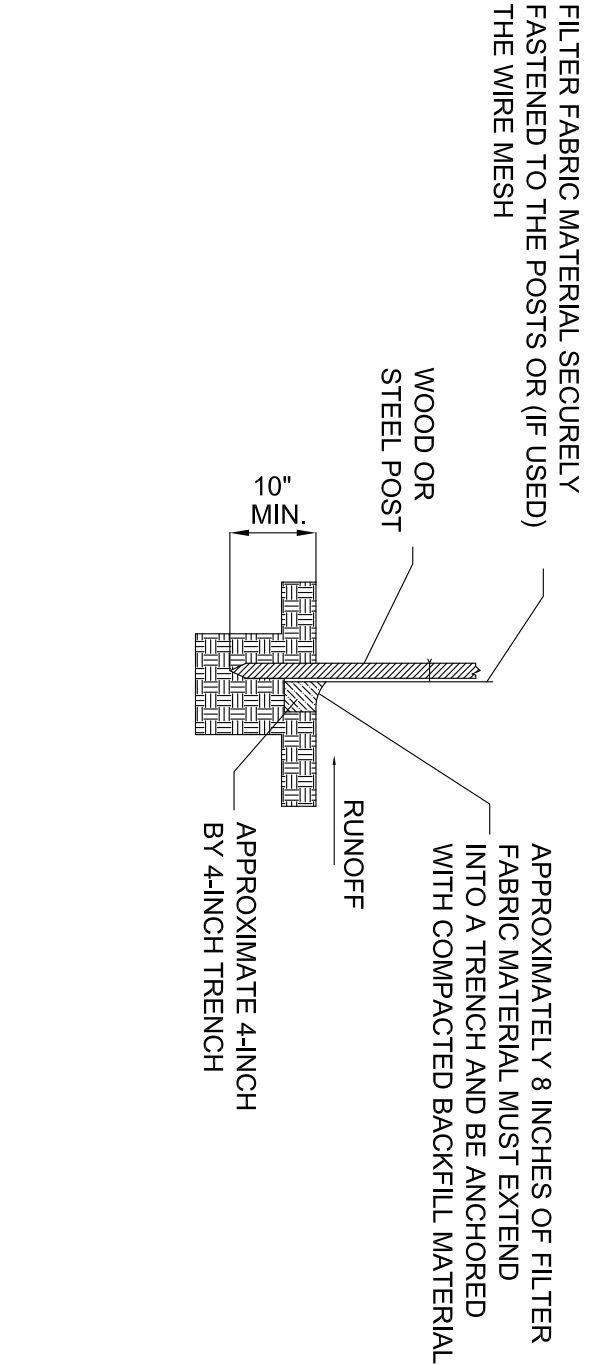
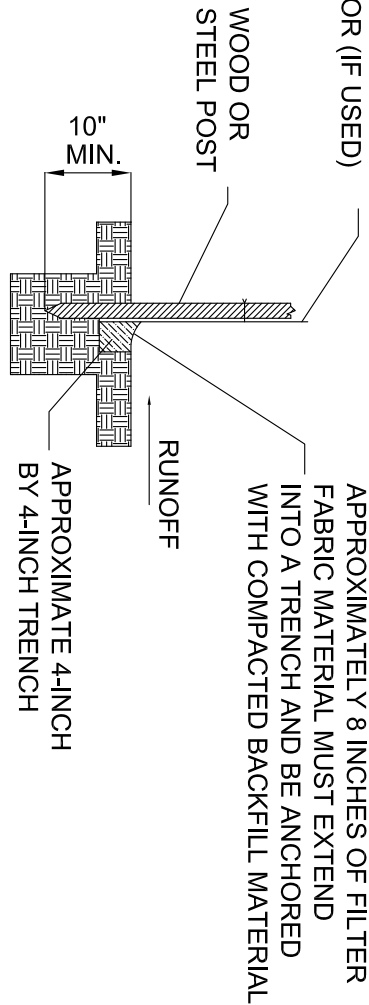


CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICATION PERMITS.
2. FLAG THE WORK LIMITS.
3. HOLD PRECONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. MEET AND REVIEW EROSION, SEDIMENT, AND STORMWATER CONTROL PLAN WILL BE CONDUCTED.
4. INSTALL SEDIMENT BASINS AS THE FIRST CONSTRUCTION ACTIVITY.
5. INSTALL STORM DRAIN WITH BLOCK AND GRAVEL INLET PROTECTION AT CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
7. ROUGH GRADE SITE STOCKPILE TOPSOIL. INSTALL CULVERTS AND OUTLET PROTECTION. AND INSTALL SEDIMENT FENCE AS NEEDED.
8. COMPLETE FINAL GRADING FOR ROADS AND PARKING AND STABILIZE WITH GRAVEL.
9. COMPLETE FINAL GRADING SITE.
10. COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL, CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
11. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION - 10 MONTHS.

CONSTRUCTION CONTROL MEASURES AND GENERAL HOUSEKEEPING PRACTICES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
  2. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN AND BLOCK AND GRAVEL INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL EVENT. APPROXIMATE 50 PERCENT FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
  3. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE WHEN IT REACHES A MAXIMUM SIX-INCH (6") DEPTH AT THE FENCE. THE FENCE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
  4. CARE SHOULD BE TAKEN TO MINIMIZE THE MOVEMENT OF THE SEDIMENT INTO ALL STORM DRAIN ENTRANCES AND PUBLIC STREETS UNTIL THE IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED.
  5. A DROP INLET SEDIMENT TRAP WITH PERIMETER SILT FENCING OR PROPERLY INSTALLED HAYBALE BARRIERS IS THE RECOMMENDED METHOD OF INLET PROTECTION. SEDIMENT WILL BE REMOVED FROM THE EXCAVATED DROP INLET SEDIMENT TRAP AND RESTORED TO THE ORIGINAL DEPTH WHEN SEDIMENT ACCUMULATION HAS REACHED HALF THE DEPTH OF THE TRAP.
  6. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
  7. AS NEEDED, NEW OR ADDITIONAL WORKERS WILL BE INFORMED OF THE PLAN DETAILS IN THE OPERATION AND MAINTENANCE OF PLAN FEATURE.
  8. THE OWNER OR OPERATOR SHALL DESIGNATE AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR. CONCRETE CHUTE WASHOFF-PROVIDE WASTE RECEPTACLES AT CONVENIENT LOCATIONS AND PROVIDE REGULAR COLLECTION OF WASTE. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS, AND PROVIDE ADEQUATELY MAINTAINED SANITARY FACILITIES.
  9. THE FOLLOWING NON-STORM WATER DISCHARGES SHALL BE PROHIBITED:
    - A. WASTEWATER FROM WASHOUTS OF CONCRETE.
    - B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUND AND OTHER CONSTRUCTION MATERIALS.
    - C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATIONS AND MAINTENANCE.
    - D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
    - E. WASTEWATER FROM SANITARY FACILITIES, INCLUDING PORTABLE TOILETS.
  10. PERMANENT EROSION CONTROLS (SOIL PREPARATION, FERTILIZING, SEEDING, MULCHING, AND SODDING) WILL BE PLACED AS SHOWN ON THE PLANS. ANY DISTURBED AREAS LEFT FOR OVER 14 DAYS WILL BE SEED (TEMPORARY OR PERMANENT SEEDING) WITHIN 7 CALENDAR DAYS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
  11. HEAVY EQUIPMENT USE IN AREAS TO BE RE-VEGETATED SHOULD BE TILLED BEFORE RE-VEGETATION. ANY NECESSARY FERTILIZER OR OTHER SOIL AMENDMENTS SHOULD BE ADDED DURING THE TILLING PROCESS.
  12. TOPSOIL SHOULD BE STOCKPILED AND USED IN AREAS THAT WILL BE RE-VEGETATED. WHEN FINAL GRADE IS REACHED IT SHOULD BE DISTRIBUTED TO A MINIMUM DEPTH OF 2 INCHES ON 3:1 SLOPES AND 4 INCHES ON FLATTER SLOPES.
  13. TOPSOIL STOCKPILES SHOULD BE COVERED WITH PLASTIC OR TARPAS AT THE END OF EACH WORKDAY, OR SURROUNDED WITH SILT FENCE.
- POST CONSTRUCTION CONTROL MEASURE
1. ALL VEGETATED AREAS WILL BE MAINTAINED IN ADEQUATE CONDITION TO PROVIDE PROPER GROUND COVER, THEREBY REDUCING EROSION POTENTIAL.
  2. AREAS WHERE VEGETATION IS LOST WILL BE FERTILIZED, SEED,ED, AND MAINTAINED AS NECESSARY TO RESTORE PROPER GROUND COVER.
  3. POLLUTION TREATMENT AREAS SUCH AS THE RETENTION BASIN WILL HAVE EXCESS SEDIMENT AND DEBRIS REMOVED AS NECESSARY. SEED RE-VEGETATIVE SURFACES IMMEDIATELY AFTER EACH RAINFALL EVENT. SURFACES SHOULD BE RESTORED TO ORIGINAL SURFACE INFILTRATION. THATCH BUILDUP WILL ALSO BE ADDRESSED.
  4. STRUCTURAL MEASURES WILL BE EXAMINED AT LEAST ANNUALLY AND MAINTENANCE PERFORMED AS NEEDED.
  5. AFTER SITE IS STABILIZED, COMPLETE FINAL GRADING AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.



EROSION CONTROL DETAILS AND NOTES

STARKVILLE, MISSISSIPPI

FIRST BAPTIST CHURCH

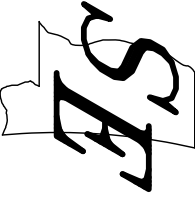
STARKVILLE, MISSISSIPPI

DRAWN BY: BGP  
CHECKED BY: ES  
PROJECT NO.: 17D-2

DATE: 11/17/17  
SCALE: N.T.S.  
REVISION #:

SHEET  
8  
OF 8

Springer Engineering, Inc.  
206 Old West Point Road  
Starkville, MS 39759  
662-523-2296





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

**AGENDA ITEM DEPT.:** Mayor  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1 of 2

**SUBJECT:**

Discussion and Consideration of approving a phased site plan for the new Starkville Police Department

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

This request is to approve a phased site plan to be added to the existing approved site plan illustrating the three separate phases of site construction. The first phase is the restoration of exterior of existing landmark building, demolition and renovation of interior including fire protection, plumbing, electrical and mechanical system upgrades, accessibility upgrades, and site improvements to Lampkin Street frontage, parking lot repair and overlay. The first phase is currently nearing completion. The second phase will have a street screen around existing parking lot, Washington Street landscaping, and renovation to existing basement office space. The third and final phase will be the addition of a secure sally port on west side of police facility. If approved, the attached plan will be added to the approved site plan.

**REQUESTING**

**DEPARTMENT:** Mayor's Office

**DIRECTOR'S**

**AUTHORIZATION:** Mayor Parker Wiseman

**FOR MORE INFORMATION CONTACT:**

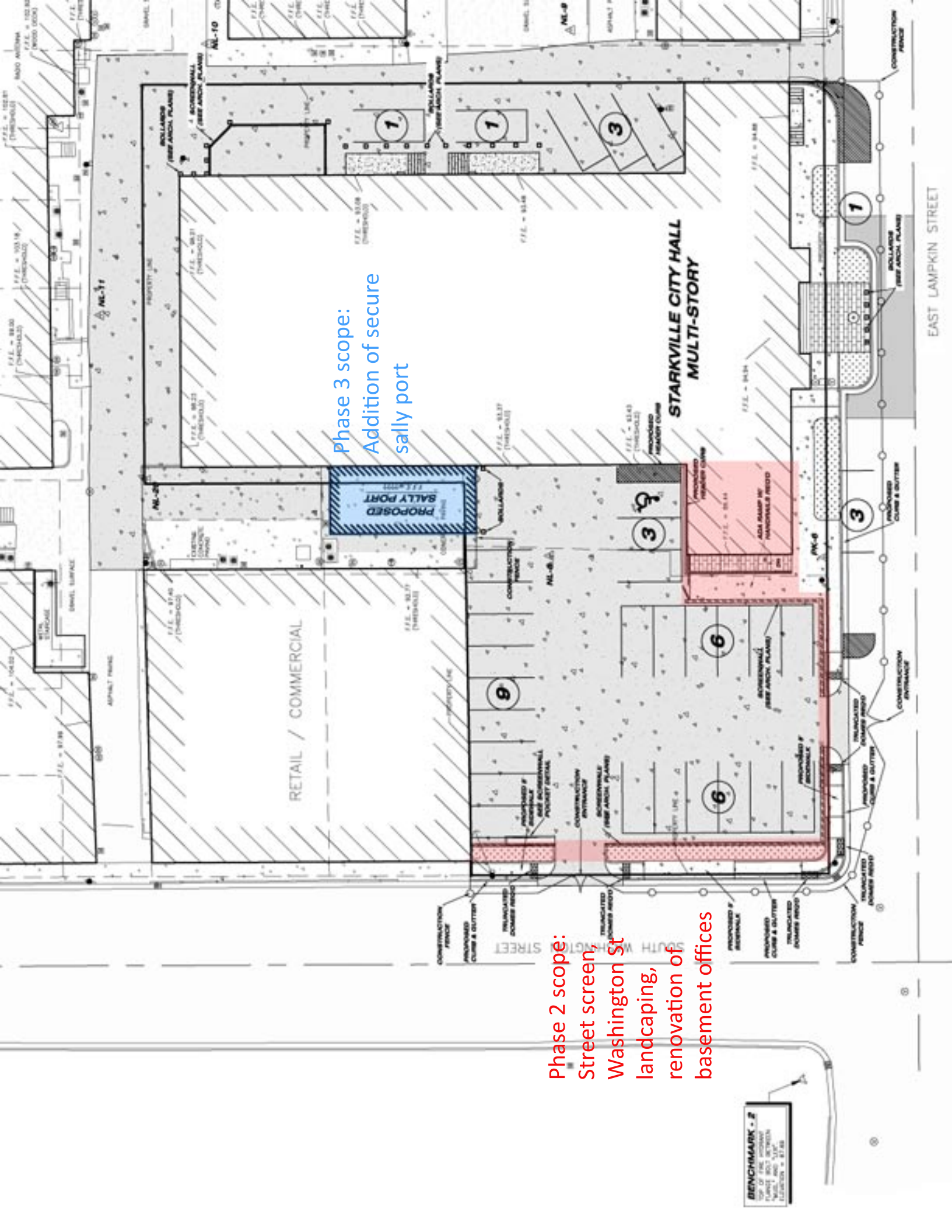
Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

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**SUGGESTED MOTION:**

Move approval of the request to approve the phased site plan for the new Starkville Police Department.





Phase 3 scope:  
Addition of secure  
sally port

Phase 2 scope:  
Street screen,  
Washington St  
landscaping,  
renovation of  
basement offices



**CITY OF STARKVILLE  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO:**  
**AGENDA DATE: 06-20-17**  
**PAGE: 1 of 1**

**SUBJECT:** DISCUSSION AND CONSIDERATION OF ADDRESSING A REQUEST FROM THE OKTIBBEHA COUNTY BOARD OF SUPERVISORS AND OCEDA PRESIDENT MR. JACK WALLACE REGARDING MODIFYING THE ORDINANCE REGULATIONS FOR SIDEWALKS.

**FISCAL NOTE:** N/A

**REQUESTING  
DEPARTMENT:** Alderman Wynn

**DIRECTOR'S  
AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:**

**PRIOR BOARD ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**DEADLINE:** N/A

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**AUTHORIZATION HISTORY:** N/A

---

**STAFF RECOMMENDATION:**

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# OKTIBBEHA COUNTY

## BOARD OF SUPERVISORS

P. O. BOX 80285

STARKVILLE, MISSISSIPPI 39759

June 9, 2017

### SUPERVISORS

JOHN MONTGOMERY

ORLANDO TRAINER

MARVELL HOWARD

BRICKLEE MILLER

JOE WILLIAMS

EMILY GARRARD

County Administrator

egarrard@gtpdd.com

PHONE (662) 323-1520

FAX (662) 338-1065

Alderman Lisa Wynn  
110 West Main Street  
Starkville, MS 39759

Dear Alderman Wynn:

Mr. Jack Wallace met with the Oktibbeha County Board of Supervisors on May 1, 2017, at which time the board unanimously voted to request the city's consideration in regards to the Cornerstone Park ordinance requirements (board order enclosed).

It is the supervisors' request that the Board of Aldermen consider modifying the development ordinances and regulations within the park, such as landscaping and side walk requirements. Current property owners and prospective buyers have expressed that the cost of complying with the current regulations are too stringent and expensive which prohibits relocating their businesses to the park.

Furthermore, the public needs to see that economic development is progressing in Cornerstone Park. With the modifications of the regulations, current property owners can announce plans to start construction of new facilities within the park, which will reflect to the public that economic development is progressing at that location and keep the public upbeat about the new industrial park.

Thank you for your consideration of the Board of Supervisors request.

Sincerely,



Emily Garrard  
County Administrator

Enclosure



STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

**ORDER REGARDING CORNERSTONE PARK**

There came on for consideration a presentation by Jack Wallace regarding Cornerstone Park, and on motion by member Miller, seconded by member Montgomery, the Board unanimously authorized an Order be drawn and sent to the City of Starkville requesting a modification of the Ordinance be made reducing the fees and regulations applying in the Park since the present regulations are too stringent and expensive for current owners and prospective buyers of lots.

So Ordered, this the 1<sup>st</sup> day of May, 2017.

A handwritten signature in dark ink, appearing to read "Orlando Trainer", is written over a horizontal line.

Orlando Trainer  
2017 Board President



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

**AGENDA ITEM DEPT.:** Board of Alderman

**AGENDA DATE:** 06/20/2017

**PAGE:** 1 of

**SUBJECT:** Consideration of the approval of delegates to attend the Mississippi Municipal League's Summer Conference, beginning July 24, 2017 and ending July 26, 2017, with advance payment for the conference reservation and accommodations with advance travel. Vice Mayor Perkins will not be attending.

**AMOUNT & SOURCE OF FUNDING**

Board of Alderman: 001-100-610-350

**FISCAL NOTE:**

|                       |                |
|-----------------------|----------------|
| The rate per night is | \$159.00       |
| Resort fee per night  | <u>\$ 9.00</u> |
| Total per night       | \$168.00       |

Registration Fee:  
\$235 per person if sent by June 20

**AUTHORIZATION HISTORY:** The Board of Alderman and designated individuals have attended this annual conference in the past. Registration deadline without a late fee is June 20. The clerk will email registration forms on June 20<sup>th</sup> with a request to be invoiced.

**REQUESTING  
DEPARTMENT:** Board of Aldermen

**DIRECTOR'S  
AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:** Lesa Hardin

---

**SUGGESTED MOTION:**

Move approval to authorize the Mayor Elect and any Aldermen wishing to travel to Biloxi, MS., to attend the Mississippi Municipal League's Summer Conference, from July 23, 2017 through July 26, 2017, with advance payment for the conference reservations and accommodations and advance travel. Vice Mayor Perkins will not be attending.



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

**AGENDA ITEM DEPT.:** Board Business  
**AGENDA DATE:** 06.20.17  
**PAGE:** 1

**SUBJECT:** Authorization to spend \$6259.51 for custom signage for the Highway 12 Improvement project with funds coming from 001-600-912-801 Highway 12 Landscaping fund.

**AMOUNT & SOURCE OF FUNDING**

001-600-912-801 Highway 12 landscaping

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Alderman Little

**DIRECTOR'S  
AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:** Edward C. Kemp

It is proposed to replace the typical highway street naming signage with custom signage with the City's logo.

Find below a mockup of what the signage would look like and also attached is a change order breakdown from the Highway 12 improvement contractor, Gregory Construction.



**SUGGESTED MOTION:** Move for approval to spend \$6259.51 for custom signage for the Highway 12 Improvement project with funds coming from 001-600-912-801 Highway 12 Landscaping fund.



**Gregory Construction Services, Inc.**  
**CHANGE ORDER COST JUSTIFICATION**

| Change Order Request Number: 1A |                                               | Change Order Request Total from Below: |            |                                                            |                               |                               |          |                              |                |                            |
|---------------------------------|-----------------------------------------------|----------------------------------------|------------|------------------------------------------------------------|-------------------------------|-------------------------------|----------|------------------------------|----------------|----------------------------|
|                                 |                                               | \$ 6,259.51                            |            |                                                            |                               |                               |          |                              |                |                            |
| Date:                           | 6/7/2017                                      |                                        |            |                                                            |                               | Price per SF:                 |          | \$ 27.70                     |                |                            |
| Project Name:                   | SR 12 Median and Signal Improvements          |                                        |            |                                                            | Days Requested for Extension: |                               | TBD      |                              |                |                            |
| Project Number                  | 0018-03(021)                                  |                                        |            |                                                            |                               |                               |          |                              |                |                            |
| Description:                    | 653-B001 Street Name Signs, Encapsulated Lens |                                        |            |                                                            |                               | Approximate Square Footage:   |          | 226                          |                |                            |
|                                 |                                               |                                        |            |                                                            |                               |                               |          |                              |                |                            |
| Item of Work                    | Qty                                           | Unit                                   | Labor Unit | Labor Total                                                | Material Unit                 | Material Total                | Sub Unit | Sub Total                    | Equipment Unit | Equipment Total            |
| Lewis Price Addition            | 226                                           | SF                                     |            | \$0.00                                                     | \$23.04                       | \$5,207.04                    |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
|                                 |                                               |                                        |            | \$0.00                                                     |                               | \$0.00                        |          | \$0.00                       |                | \$0.00                     |
| <b>Subtotals</b>                |                                               |                                        |            | \$0.00                                                     |                               | \$5,207.04                    |          | \$0.00                       |                | \$0.00                     |
| Markup                          |                                               |                                        |            |                                                            | 15%                           | \$782.00                      |          |                              |                |                            |
| <b>Change Order Totals</b>      |                                               |                                        |            | <u>Labor</u><br>\$0.00                                     |                               | <u>Material</u><br>\$5,989.04 |          | <u>Subcontract</u><br>\$0.00 |                | <u>Equipment</u><br>\$0.00 |
|                                 |                                               |                                        |            | 4.5% Tax and Bond                                          |                               |                               |          |                              |                | \$269.51                   |
|                                 |                                               |                                        |            |                                                            |                               |                               |          |                              |                |                            |
|                                 |                                               |                                        |            | <b>GRAND TOTAL - Labor, Material, Contract, Equipment:</b> |                               |                               |          |                              |                | <b>\$6,259.51</b>          |
|                                 |                                               |                                        |            |                                                            |                               |                               |          |                              |                |                            |
|                                 |                                               |                                        |            |                                                            |                               |                               |          |                              |                |                            |



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

**AGENDA ITEM DEPT.:** Board Business  
**AGENDA DATE:** 06.20.17  
**PAGE:** 1

**SUBJECT:** Authorization for the City Engineer to develop a multi-year road plan to be presented at a future meeting or work session of the Mayor and Board of Alderman.

**AMOUNT & SOURCE OF FUNDING**

n/a

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Alderman Little

**DIRECTOR'S  
AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:** Edward C. Kemp

It is proposed to develop a multi-year road improvement plan which will be prioritized based on pavement condition, classification and roadway volumes.

This plan will be presented to the next Mayor and Board of Aldermen at a regularly scheduled meeting or as part of the FY 17-18 Budget work sessions.

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**SUGGESTED MOTION:** Move to authorization for the City Engineer to develop a multi-year road plan to be presented at a future Board of Alderman Meeting for the new Administration.



**CITY OF STARKVILLE  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO:** Board Business  
**AGENDA DATE:** 6-20-2017  
**PAGE:** 1 of 2

**SUBJECT:** DISCUSSION AND CONSIDERATION OF THE RE-APPOINTMENT OF H. W. (BILL) WEBB, JR. TO THE BOARD OF ADJUSTMENT AND APPEALS TO REPRESENT WARD 6 WITH TERM TO END JUNE 30, 2021.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:** N/A

**HISTORY:**

THE POSITION HAS BEEN ADVERTISED IN THE STARKVILLE DAILY NEWS.

**REQUESTING  
DEPARTMENT:** Board of Aldermen

**DIRECTOR'S  
AUTHORIZATION:** Vice-Mayor Perkins

**FOR MORE INFORMATION CONTACT:**

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**SUGGESTED MOTION:** MOVE APPROVAL OF RE-APPOINTING H. W. (BILL) WEBB, JR. TO THE BOARD OF ADJUSTMENT AND APPEALS TO REPRESENT WARD 6 WITH TERM TO END JUNE 30, 2021.



June 12, 2017

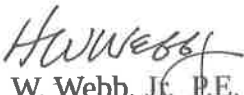
Mayor & Board of Aldermen  
City of Starkville  
City Hall  
Starkville, MS

Re: Board of Adjustments & Appeals  
Ward Six Representative

Mayor and Board Members:

Please consider my reappointment to the above referenced board. I feel my background with the various city departments I've worked in, and with, gives me an insight that would be beneficial to this board and the City. Thanks for your consideration.

Sincerely,

  
H. W. Webb, Jr. P.E.



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

**AGENDA ITEM DEPT.:** Board of Aldermen  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 6

**SUBJECT:**

A Special Event request by City of Starkville to hold the Mayoral Inauguration Event with City participation with in-kind services.

**AMOUNT & SOURCE OF FUNDING**

The estimated cost to the City is \$1869.80 with the funding being indirectly associated with the cost of city services from three departments.

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

|                         |                  |
|-------------------------|------------------|
| Police Dept.            | \$ 1,219.80      |
| Starkville Electric     | \$250.00         |
| <u>Sanitation Dept.</u> | <u>\$ 400.00</u> |
| TOTAL                   | \$ 1869.80       |

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The applicant is requesting to hold the Mayoral Inauguration Event and have City participation with in-kind services on July 3, 2017. The event will have a setup time of 4:30 pm and a takedown time of 11:30 pm. The event time is from 6:00 pm-10:30 pm. The requested service includes the Starkville Police Department, Starkville Electric Department, and Sanitation Department with a total cost of \$1869.80.

**REQUESTING**

**DEPARTMENT:** Roy A'. Perkins, Vice-Mayor, Alderman Ward 6

**DIRECTOR'S**

**AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:**

Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

---

**SUGGESTED MOTION:**

Move approval of the Mayoral Inauguration Event with in-kind services to be held on July 3, 2017.

**City of Starkville - Building Department**

101 E. Lampkin Street  
Starkville, MS 39759

www.cityofstarkville.org

Phone: (662) 323-2525

Fax: (662) 323-4143

## SPECIAL EVENT APPLICATION

### APPLICATION INFORMATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                                                          |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------|---------------------|
| <b>Applicant Name</b><br>City of Starkville- Board of Aldermen                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  | <b>Organization Name</b><br>City of Starkville           |                     |
| <b>Address</b><br>110 West Main Street                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  | <b>City</b><br>Starkville                                | <b>State</b><br>MS  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Zip</b><br>39759                                      |                     |
| <b>E-Mail Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  | <b>Web Site Address</b><br>www.cityofstarkville.org      |                     |
| <b>Telephone Number</b><br>662-323-2525 ext 3136                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Facsimile</b> | <b>Mobile Number</b>                                     | <b>Pager Number</b> |
| <b>Type of Organization</b> <div style="display: flex; justify-content: space-between;"> <span>[ ] Individual</span> <span>[ ] Non-Profit Organization (501.C3 Tax Identification # _____)</span> </div> <div style="display: flex; justify-content: space-between;"> <span>[ ] Charitable</span> <span>[ ] For Profit Organization</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Other</span> <span>Government</span> </div> |                  |                                                          |                     |
| <b>On-Site Contact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  | <b>Mobile Number for On-Site Contact</b><br>662-338-0075 |                     |

### EVENT INFORMATION

|                                                                                            |                                               |                                                                                                                                                                                                                                                                    |                                              |                               |             |
|--------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------|-------------|
| <b>Event Name</b><br>2017 Mayoral Inauguration                                             |                                               | <b>Event Date(s)</b><br>7-3-17                                                                                                                                                                                                                                     |                                              | <b>Time</b><br>6 pm- 10:30 pm |             |
| <b>Type of Event:</b><br>(check all that apply)                                            | <input type="checkbox"/> Carnival             | <input type="checkbox"/> Fundraiser                                                                                                                                                                                                                                | <input type="checkbox"/> Run/Walk            |                               |             |
|                                                                                            | <input type="checkbox"/> Concert/Performance  | <input type="checkbox"/> Parade                                                                                                                                                                                                                                    | <input type="checkbox"/> Sports/Recreational |                               |             |
|                                                                                            | <input type="checkbox"/> Festival             | <input type="checkbox"/> Private Gathering                                                                                                                                                                                                                         | <input type="checkbox"/> Other _____         |                               |             |
|                                                                                            | <input type="checkbox"/> Professional Filming | <input checked="" type="checkbox"/> Reception                                                                                                                                                                                                                      |                                              |                               |             |
|                                                                                            |                                               |                                                                                                                                                                                                                                                                    |                                              |                               |             |
| <b>Is this a first time event?</b> [ ] Yes [ ] No                                          |                                               |                                                                                                                                                                                                                                                                    | <b>If No, date of previous event</b> _____   |                               |             |
|                                                                                            |                                               |                                                                                                                                                                                                                                                                    | <b>What was past attendance?</b> _____       |                               |             |
| <b>Is this event open to the public?</b><br><input checked="" type="checkbox"/> Yes [ ] No |                                               | <b>Admission/Entry Fee</b><br>none                                                                                                                                                                                                                                 |                                              | <b>Estimated Total Budget</b> |             |
| <b>Proposed Area</b><br>(check all that apply)                                             |                                               | <div style="display: flex; flex-direction: column;"> <input type="checkbox"/> Cotton District           <input checked="" type="checkbox"/> Main Street           <input type="checkbox"/> City Park           <input type="checkbox"/> Other _____         </div> |                                              |                               |             |
| <b>Setup: (first item to be loaded in on site)</b><br>Date: 7-3-17<br>Time: 4:30 pm        |                                               | <b>Teardown: (last item removed)</b><br>Date: 7-3-17<br>Time: 11:30 pm                                                                                                                                                                                             |                                              | <b>Estimated Attendance</b>   |             |
|                                                                                            |                                               |                                                                                                                                                                                                                                                                    |                                              | Participants:                 | Spectators: |
|                                                                                            |                                               |                                                                                                                                                                                                                                                                    |                                              | Est.# Hotel Rooms:            |             |
| <b>Known Current Sponsor(s)</b>                                                            |                                               |                                                                                                                                                                                                                                                                    | <b>Beneficiary(ies)</b>                      |                               |             |
|                                                                                            |                                               |                                                                                                                                                                                                                                                                    |                                              |                               |             |



## City of Starkville - Building Department

101 E. Lampkin Street  
Starkville, MS 39759

www.cityofstarkville.org

Phone: (662) 323-2525

Fax: (662) 323-4143

### EVENT SPECIAL FEATURES

|                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                           |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Will sound amplification equipment be used?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                  |  | <b>If Yes, provide the following:</b><br><input type="checkbox"/> Recorded Music <input checked="" type="checkbox"/> Live Music<br><input type="checkbox"/> Other (please describe)       |                                        |
| <b>If Yes, provide the following:</b><br>Sound System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Lighting System <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Stage <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Dance Floor <input type="checkbox"/> Yes <input type="checkbox"/> No |  |                                                                                                                                                                                           |                                        |
| <b>Will the event feature food/beverage service?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                |  | <b>If Yes, provide Current Known Vendor Names/Telephone #</b>                                                                                                                             |                                        |
| <b>Open Flames or Cooking</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br><i>* Please show location of cooking areas on site plan</i><br><i>* Vendors cooking with charcoal, wood or gas must have at least one 2.5 gallon water fire extinguisher nearby.</i>                                                                             |  | <b>Type of Fuel</b> <input type="checkbox"/> Gas<br>(check all that apply) <input type="checkbox"/> Electric<br><input type="checkbox"/> Charcoal<br><input type="checkbox"/> Other _____ |                                        |
| <b>Does the event propose closing, blocking or using public streets?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br>If yes, a road closure plan complete with barricades and signage shall be submitted.                                                                                                                   |  | <b>Street:</b><br><input checked="" type="checkbox"/> Main Street/University<br><input type="checkbox"/> Russell Street<br><input type="checkbox"/> Other _____                           |                                        |
|                                                                                                                                                                                                                                                                                                                                                            |  | <b>Closing</b><br>Day/Time<br>3rd/ 3pm                                                                                                                                                    | <b>Opening</b><br>Day/Time<br>3rd/ 9pm |
| <b>Tents or Canopies</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicable if larger than 20' x 15'                                                                                                                                                                                                                        |  | <b>If Yes, provide the following:</b><br><b>Company</b>                                                                                                                                   |                                        |
| <b>Approximate Number of Tents/Size(s)</b>                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                           |                                        |
| <b>Temporary Perimeter Fencing</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><i>*Indicate fence locations on site plan</i>                                                                                                                                                                                                    |  | <b>If Yes, provide the following:</b><br><b>Company</b>                                                                                                                                   |                                        |
|                                                                                                                                                                                                                                                                                                                                                            |  | <b>Provide approximate dimensions of fenced area</b>                                                                                                                                      |                                        |
| <b>Restrooms, Dumpsters, Sinks</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br>businesses, City Hall                                                                                                                                                                                                                                       |  | <b>If Yes, provide the following:</b><br><b>Company</b>                                                                                                                                   |                                        |
| <b>Other Requirements?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                        |  | Number of: _____ Portables<br>_____ ADA Portables<br>_____ Restroom Trailers<br>_____ Dumpsters    _____ Sizes<br>_____ Hand washing Sinks                                                |                                        |
| <b>Explain</b>                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                           |                                        |

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|                         |                                                  |                          |              |
|-------------------------|--------------------------------------------------|--------------------------|--------------|
| <b>Trash Collection</b> | <input checked="" type="checkbox"/> Yes   [ ] No | <b>Requirements:</b>     |              |
| <b>Street Sweeper</b>   | <input checked="" type="checkbox"/> Yes   [ ] No |                          |              |
| <b>Extra Pickups</b>    | <input checked="" type="checkbox"/> Yes   [ ] No | <b>Number of Workers</b> | <b>Hours</b> |

|                                        |                                                  |                        |                              |
|----------------------------------------|--------------------------------------------------|------------------------|------------------------------|
| <b>Electrical Services</b>             | <input checked="" type="checkbox"/> Yes   [ ] No | <b>Requirements:</b>   |                              |
| *Event must use a licensed electrician |                                                  | <b>Supplemental</b>    | [ ] Generator(s)   # _____   |
|                                        |                                                  | <b>Equipment</b>       | [ ] Light Tower(s)   # _____ |
|                                        |                                                  | (Check all that apply) |                              |

|                                   |                                                |                                       |              |                  |
|-----------------------------------|------------------------------------------------|---------------------------------------|--------------|------------------|
| <b>Professional Parking/Valet</b> | [ ] Yes <input checked="" type="checkbox"/> No | <b>If Yes, provide the following:</b> |              |                  |
|                                   |                                                | <b>Company</b>                        |              |                  |
|                                   |                                                | <b>Number of Parking Personnel</b>    | <b>Hours</b> | <b># of Cars</b> |

|                                                 |                                                |                                       |              |
|-------------------------------------------------|------------------------------------------------|---------------------------------------|--------------|
| <b>Carnival/Amusement Rides and Attractions</b> | [ ] Yes <input checked="" type="checkbox"/> No | <b>If Yes, provide the following:</b> |              |
|                                                 |                                                | <b>Company</b>                        |              |
|                                                 |                                                | <b>Contact Name</b>                   | <b>Phone</b> |

|                        |                                                |                                       |  |
|------------------------|------------------------------------------------|---------------------------------------|--|
| <b>Climate Control</b> | [ ] Yes <input checked="" type="checkbox"/> No | <b>If Yes, provide the following:</b> |  |
|                        |                                                | <b>Company</b>                        |  |
|                        |                                                | <b>Type</b>                           |  |
|                        |                                                | [ ] Fan (pedestal, box, etc.)         |  |
|                        |                                                | [ ] Misting Air                       |  |
|                        |                                                | [ ] Air-conditioning                  |  |
|                        |                                                | [ ] Heater(s)                         |  |

|                                               |                                                |                                       |                    |
|-----------------------------------------------|------------------------------------------------|---------------------------------------|--------------------|
| <b>Pyrotechnics / Laser / Special Effects</b> | [ ] Yes <input checked="" type="checkbox"/> No | <b>If Yes, provide the following:</b> |                    |
|                                               |                                                | <b>Company</b>                        |                    |
|                                               |                                                | <b>Contact Name</b>                   | <b>Phone</b>       |
| <b>Day/Time of Show</b>                       | <b>Length of Show</b><br>(in minutes)          | <b>Products Used</b>                  | <b>Show Budget</b> |

101 E. Lampkin Street  
Starkville, MS 39759

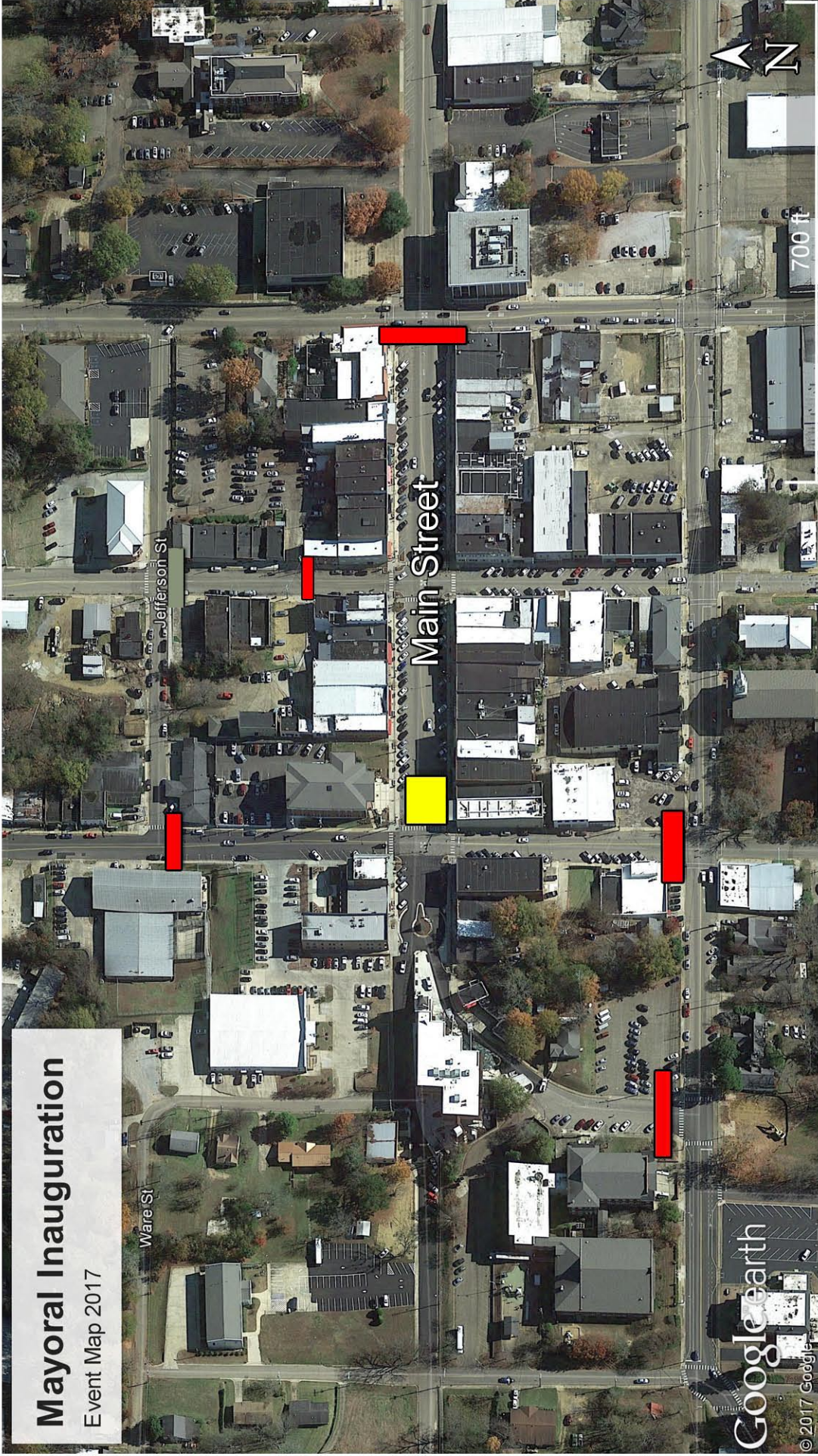
Fax: (662) 323-4143

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

[illegible]

|                          |       |         |
|--------------------------|-------|---------|
| Name of Insurance Agency |       |         |
| Name of Insurance Agent  |       |         |
| Address                  |       |         |
| City                     | State | Zip     |
| Phone                    | Fax   | Policy# |





**Mayoral Inauguration**  
Event Map 2017

Street Closing

Stage Area





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

**AGENDA ITEM DEPT.:** Board of Aldermen  
**AGENDA DATE:** 06.20.17  
**PAGE:** 1

**SUBJECT:** Consideration of the proposed Warranty Deed from Starkville Country Club, Inc. dedicating a portion of Fairway Drive and Sand Wedge Drive as a City Street.

**AMOUNT & SOURCE OF FUNDING**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

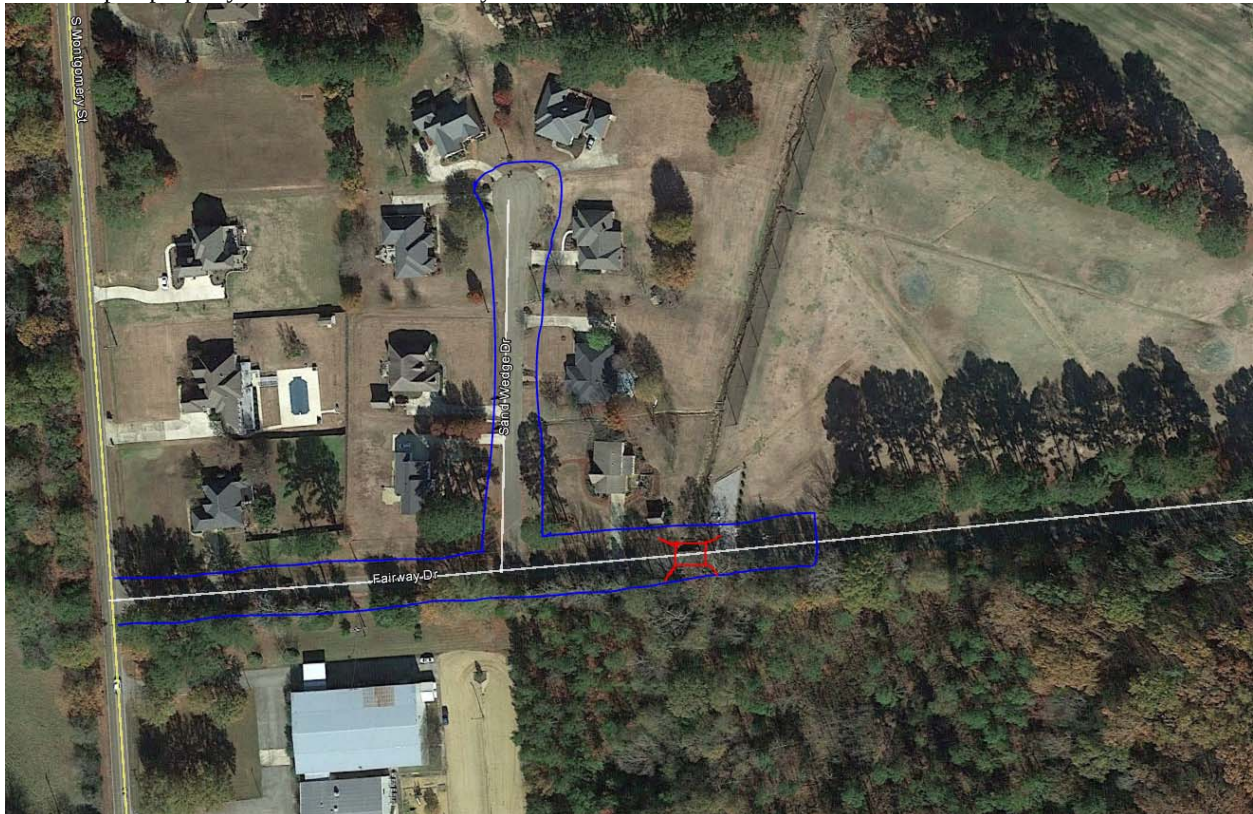
**REQUESTING  
DEPARTMENT:** Engineering and Street

**DIRECTOR'S  
AUTHORIZATION:** Edward C. Kemp

**FOR MORE INFORMATION CONTACT:** Edward C. Kemp

Attached is a copy of the deed and survey proposed to be conveyed to the City of Starkville as a public street. The approximate location of the proposed ROW is shown in blue and the existing bridge is shown in red in the aerial photo below.

The developer for Starkvest LLC is proposing to improve the structural condition of the bridge replacing timber pilings with concrete in conjunction with their new subdivision development, Acadiana, which is located on the undeveloped property to the south of Fairway Drive.



**SUGGESTED MOTION:** Move to approve the Warranty Deed from Starkville Country Club, Inc. to the City of Starkville, MS accepting the dedication of a portion of Fairway Drive and Sand Wedge Road to the City of Starkville, as described in the Warranty Deed, on a finding that public interest, convenience, and necessity requires a portion of Fairway Drive and Sand Wedge Drive to be accepted as a public street, contingent on Starkville Country Club signing the provided deed.



**This document prepared by:  
Moore Law Office  
108 S. Lafayette  
Post Office Box 924  
Starkville, MS 39760  
(662) 323-7740  
MS Bar #3450**

**GRANTOR: THE STARKVILLE COUNTRY CLUB, INC.,  
A MISSISSIPPI CORPORATION  
ADDRESS: 1800 SOUTH MONTGOMERY STREET  
STARKVILLE, MS 39759  
PHONE: 662-\_\_\_\_\_**

**GRANTEE: CITY OF STARKVILLE  
ADDRESS: 101 LAMPKIN STREET  
STARKVILLE, MS 39759  
PHONE: 662-323-2525**

**Indexing Instructions:**

**TRACT ONE: 0.99 acres, more or less, in NW 1/4 of SW 1/4 of S23, T18 N, R14 E, Oktibbeha County, Mississippi.**

**TRACT TWO: Part of NW 1/4 of S23, T18 N, R14 E, Oktibbeha County, Mississippi.**

**STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA**

**WARRANTY DEED**

**For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, THE STARKVILLE COUNTRY CLUB, INC., A MISSISSIPPI CORPORATION, Grantor, do hereby convey, release, and**

warrant unto CITY OF STARKVILLE, Grantee, the following described property situated in the County of Oktibbeha, State of Mississippi, and being more particularly described as follows, to-wit:

**TRACT ONE:**

**A parcel of land being 0.99 acres, more or less, situated in the Northwest Quarter of the Southwest Quarter of Section 23, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and being further described as follows:**

**Commencing at the wooden post marking the intersection of the East right-of-way for South Montgomery Street with the North line of the Southwest Quarter of said Section 23 as per Deed Book 642, Page 71, with said wooden post also being used as the Point of Beginning for this description; run thence along the South right-of-way for Fairway Drive North 88 degrees 52 minutes East for 858.71 feet to the East right-of-way for proposed Evangiline Street; run thence North for 50.01 feet to the North right-of-way for Fairway Drive; run thence along said North right-of-way South 88 degrees 52 minutes West for 858.37 feet to the East right-of-way for South Montgomery Street; run thence along said East right-of-way South 00 degrees 24 minutes West for 50.02 feet to a wooden post and the Point of Beginning.**

**TRACT TWO:**

**Commence at the intersection of the South boundary of the Northwest Quarter of Section 23, Township 18 North, Range 14 East with the East right-of-way of South Montgomery Street Extended; thence run in an Easterly direction along the South right-of-way of Club House Road a distance of 500.0 feet; thence run in a Northerly direction across Club House Road a distance of 60.0 feet to the Southwest corner of the intersection between Club House Road and Sandwedge Drive and use as the Point of Beginning.**

**Thence continue in a Northerly direction along the East right-of-way of Sandwedge Drive a distance of 385.6 feet to the beginning of a 50 foot radius cul de sac; thence run in a circular direction around the right-of-way of said 50 foot radius cul de sac (being a distance of 252.45 feet more or less); thence run in a Southerly direction along the West right-of-way of Sandwedge Drive a distance of 388.5 feet to the North right-of-way of Club House Road; thence run North 89 degrees 45 minutes 00 seconds East a distance of 60.0 feet**

**to the Point of Beginning.**

**The above described property is conveyed subject to all prior mineral reservations, if any, and also subject to easements for public utilities and rights of way for public roadways, whether the same appear of record or not, if any.**

**It is agreed and understood that the taxes for the current year have not been prorated.**

**WITNESS THE OFFICIAL SIGNATURE this the \_\_\_\_ day of \_\_\_\_\_, 2017.**

**THE STARKVILLE COUNTRY CLUB, INC.,  
A MISSISSIPPI CORPORATION**

**BY: \_\_\_\_\_**

**President**



**STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA**

**Personally appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of \_\_\_\_\_, 2017, within my jurisdiction, the within named \_\_\_\_\_, who acknowledged to me that he is PRESIDENT of THE STARKVILLE COUNTRY CLUB, INC., a Mississippi Corporation, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.**

\_\_\_\_\_  
**NOTARY PUBLIC**

**My Commission Expires:**



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

**AGENDA ITEM DEPT.:** AIRPORT  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1

**SUBJECT:** REQUEST TO ACCEPT THE ENGINEERING PROPOSAL FROM CLEARWATER CONSULTANTS, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES AT GEORGE M. BRYAN FIELD, STARKVILLE MS

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:** This proposal was the only proposal received from the two time run advertisement in the Starkville Daily News

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Airport

**DIRECTOR'S  
AUTHORIZATION:** Rodney Lincoln

**FOR MORE INFORMATION CONTACT:** Rodney Lincoln 418-5900

---

**SUGGESTED MOTION:** MOVE TO ACCEPT THE ENGINEERING PROPOSAL FROM CLEARWATER CONSULTANTS, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES AT GEORGE M. BRYAN FIELD, STARKVILLE MS



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

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 19

**SUBJECT:**

Discussion and Consideration of an Appeal of the recommendation for denial by the Board of Adjustment and Appeals of VA 17-10, a Request by Eco-Site Inc. for Variance relief from required setbacks for a proposed cell tower adjacent to residential property located at 1113 Stark Rd with the Parcel Number 103H-00-013.01.

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The applicant, Eco-Site, Inc. is requesting relief from the required setback requirements for a proposed cellular tower adjacent to a residential district. The applicant is requesting to grant a +-71-foot setback distance in lieu of the required 238-foot setback distance adjacent to a residential property and a +-32-foot radius in lieu of the required 2,640-foot radius from a residential district. The proposed cell tower would exceed the minimum setback requirements for cell towers adjacent to a residential property and district. On May 24, 2017, the Board of Adjustment and Appeals voted 4-0 to recommend denial of the request. On May 30, 2017, the applicant appealed the decision of the Board of Adjustment and Appeals to the Board of Aldermen. On June 13, 2017, The Planning and Zoning Commission voted 4-0 to recommend approval of the conditional use request to allow for a Wireless Communication Tower at the site.

34 property owners of record within 300 feet of the subject property were notified directly by mail of the appeal request. A public hearing notice was published in the Starkville Daily News Monday, June 5th, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

---

**SUGGESTED MOTION:**



**BAKER DONELSON**  
BEARMAN, CALDWELL & BERKOWITZ, PC

WELLS FARGO TOWER  
420 20TH STREET NORTH  
SUITE 1400  
BIRMINGHAM, ALABAMA  
35203

PHONE: 205.328.0480  
FAX: 205.322.8007

[www.bakerdonelson.com](http://www.bakerdonelson.com)

N. ANDREW ROTENSTREICH, SHAREHOLDER  
Direct Dial: 205.250.8304  
Direct Fax: 205.488.3704  
E-Mail Address: [arotenstreich@bakerdonelson.com](mailto:arotenstreich@bakerdonelson.com)

May 30, 2017

**VIA US MAIL**

Honorable Parker Wiseman  
Mayor  
City of Starkville, Mississippi  
110 W. Main Street  
Starkville, MS 39759

Re: Appeal of Variance Case 17-10

Dear Sir:

Pursuant to Starkville's City Code of Ordinances Sections 2-175(e) and/or 2-177, please allow this correspondence to serve as official written notice of the applicant's decision to appeal the denial by the Starkville Board of Adjustment and Appeals of Variance Case 17-10 pertaining to the placement of a cell tower at 1113 Stark Road in a C-2 zoning district.

If you have any questions, please feel free to contact me.

Sincerely yours,

BAKER, DONELSON, BEARMAN,  
CALDWELL & BERKOWITZ, PC



N. Andrew Rotenstreich

cc: Mr. Buddy Sanders  
Mr. Chris Latimer  
Eco-Site, Inc.

4845-2192-5449 v1  
2936976-000053 05/30/2017



**THE CITY OF STARKVILLE**  
**PLANNING DEPARTMENT**  
**BOARD OF ADJUSTMENTS & APPEALS**  
CITY HALL, 110 WEST MAIN STREET  
STARKVILLE, MISSISSIPPI 39759

**STAFF REPORT**

**To:** Members of the Board of Adjustments & Appeals  
**From:** Daniel Havelin, City Planner (662-323-2525 ext. 3136)  
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)  
**Subject:** VA 17-10 Request by Eco-Site Inc. for Variance relief from required setback for a proposed cell tower adjacent to residential property located at 1113 Stark Rd WITH THE Parcel Number 103H-00-013.01  
**Date:** May 24, 2017

The purpose of this report is to provide information regarding Variance Request by Eco-Site, Inc for variances from the required setback from a residential property and district located at 1113 Stark Road in an C-2 Zone with the property #103H-00-013.01. Please see attachments 1-8.

**PROPOSED USE & BACKGROUND:**

The applicant, Eco-Site, Inc. is requesting relief from the required setback requirements for a proposed cellular tower adjacent to a residential district. The applicant is requesting to grant a +-71-foot setback distance in lieu of the required 238-foot setback distance adjacent to a residential property and a +-32-foot radius in lieu of the required 2,640-foot radius from a residential district. The proposed cell tower would exceed the minimum setback requirements for cell towers adjacent to a residential property and district.

The underlying landowner's property is approximately +- 0.71 acres within a C-2 (General Business) zoning district. The subject property is currently a one story commercial building. The subject area to be leased is approximately .0023 acres located on the west side of the property. The proposed communication tower will be a 115-foot monopole design (119' at highest appurtenance with 4' foot lighting arrestor) within a 20' x 50' space surrounded by an 8' wooden fence. The facility will be unmanned and will accommodate up to three carriers. The Joint access utility easement totals 0.052 acres. If the request for Variance is recommended for approval, the applicant's requests will be heard by the Board of Aldermen at the June 6, 2017 meeting.

**VARIANCE REQUESTS:**

Variance Request #1: Relief from the setback requirement from residential property. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-54. District (zoning) regulations (a)(2)(a)*

Variance Request #2: Relief from the setback distance from property line. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)(a)*

Variance Request #2: Relief from the setback distance of 2640ft from residential zoned property. *Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)(d)*

**VARIANCE REQUESTS FROM:**

***Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-54. District (zoning) regulations (a)(2)(a)***

*a. Permitted uses.*

*2) Specific permitted uses are as follows:*

- a) The placement of a tower or antenna, including additional buildings or other supporting equipment, in zoning district A-1 (agricultural), zoning district M-1 (manufacturing) and zoning district C-2 (general business), provided however, that such tower shall not exceed one foot for each two feet the tower is setback from residential property up to a maximum tower height of 150 feet; (Request #1)*

***Chapter 104- Telecommunications Article III- Wireless Communication Towers, Sec. 104-55 Towers; performance standards and other requirements (b)(8)***

*b. Tower construction requirements. All towers erected, constructed, or located within the City of Starkville, and all wiring thereof shall comply with the following requirements:*

- 8) Antennas and towers shall not be erected in any zoning district except the A-1 (agricultural), M-1 (manufacturing) and C-2 (general business), as set forth in the zoning ordinances of the city, unless and except a special use permit has been applied for and received from the mayor and board of aldermen of the city, and shall be subject to the following restrictions:*

- a) Notwithstanding ordinary setback provisions for construction in A-1, M-1 and C-2. The required setback for antenna and tower not rigidly attached to a building shall be equal to the height of the antenna and tower. Those antennas and towers rigidly attached to a building, and whose base is on the ground, may exceed this required setback by the amount equal to the distance from the point of attachment to the ground.(Request #2)*
- d) No tower shall be, set within a 2,640-foot radius of another tower or residential zoning district. (Request #3)*

**NOTIFICATION:**

34 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News Monday, May 4th, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.



## **VARIANCE REQUEST REQUIREMENTS:**

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

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

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

## **ORDER OF ATTACHMENTS**

1. Aerial
2. Zoning
3. Site Plan
4. Applicant Statement
5. FAA letter
6. FCC Registration
7. Radio Frequency Engineer
8. Compliance Letter

Attachment 1  
VA 17-10 Aerial



# Attachment 2 VA 17-10 Zoning





[illegible]

## Attachment 4- Applicant Statement



November 17, 2016

To Whom It May Concern:

Please allow this correspondence to serve as Eco-Site, Inc.'s "Letter of Intent" regarding the development of the wireless communication facility.

As improved wireless services are developed throughout the United States, it is the goal of the multiple carriers to not only provide these advanced services to urban areas, but to the rural areas as well. Eco-Site was formed to provide "BTS" or build to suit services for the numerous carriers licensed by the FCC that offers these services to the public, private, and governmental entities across the state. Eco-Site's sites are developed to provide access and facilities allowing co-location for multiple carriers of these services, thereby reducing the number of tower locations required.

In compliance with the "Wireless Telecommunications Ordinance", Eco-Site does hereby commit to (a) negotiate in good faith for shared use of the proposed tower by third parties, (b) allowed shared sue if an applicant agrees in writing to pay reasonable rental charges or other consideration, and (c) make no more than a reasonable charge for shared use based on generally acceptable industry standards and impose no terms or conditions that would render co-location impractical for other Telecommunications providers in the future.

Thank you for your consideration in this regard.

Respectfully,

A handwritten signature in cursive script that reads "Colleen K. Carroll".

Eco-Site, Inc.  
Colleen K. Carroll  
Director of Site Acquisition and Zoning  
240 Leigh Farm Road.  
Suite 230  
Durham, NC 27707  
919-246-8652

Eco-Site<sup>®</sup>

STATE OF North Carolina )  
COUNTY OF Durham )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, Colleen Carroll, whose name as Director of Site Acquisition & Zoning is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 17<sup>th</sup> day of November, 2016

[NOTARIAL SEAL]



Notary Public: Elisabeth K. Jones

Print Name: Elisabeth K. Jones

My Commission Expires: 11.24.2018



## Attachment 5- FAA Letter



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2015-ASO-15697-OE

Issued Date: 12/01/2015

John Bean  
Gulf South Tower  
650 Olive Street  
Shreveport, LA 71101

### **\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

|            |                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------|
| Structure: | Monopole MS20157 MINI                                                                                     |
| Location:  | Starkville, MS                                                                                            |
| Latitude:  | 33-27-55.22N NAD 83                                                                                       |
| Longitude: | 88-50-00.76W                                                                                              |
| Heights:   | 294 feet site elevation (SE)<br>150 feet above ground level (AGL)<br>444 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/01/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

## Attachment 6- FCC Registration

### STATEMENT OF IMPACT ON HEALTH, SAFETY AND WELFARE

In accordance with the requirements of the Standards for the Development of Telecommunications Antennas and Towers and the Installation of Related Facilities, the undersign applicant hereby certifies that the proposed tower to be located at 113 Stark Road in Starkville, Mississippi will fully comply with all federal, state and local laws and regulations, most particularly the Federal Communications Radio Frequency Regulations, Standard Building Code, and the Electronic Industries Association RHEA Code, and is structurally sound for the use intended.

By:   
Title: RF Engineer  
Date: 4/20/17

**Date:** December 15, 2016

**Eco-Site**  
240 Leigh Farm Road  
Suite 415  
Durham, NC 27707

**Re: FAA "1-A" Letter**  
**Eco-Site (Mississippi) Site Name:** STARK ROAD  
**Eco-Site (Mississippi) Site Number:** MS-0006  
**Eco-Site Property Landowners:** Hilbun Investments  
**Eco-Site Tower Location:** Starkville, Mississippi

This is to advise you that we have conducted a Global Positioning System (GPS) observation for this project in order to establish a geographic position and elevation for the proposed tower at this location.

The nearest NGS base station used for the GPS observation is described as follows:  
MSPE PRAIRIE CORS ARP.  
Horizontal values are based upon the following datum: NAD-83.  
Vertical values are based upon the following datum: NAVD-88.

Geographic Coordinates of the proposed tower center are as follows:

**LATITUDE:** 33° 27' 06.26" NORTH      **LONGITUDE** 88° 50' 46.00" WEST

Ground elevation at the proposed tower center is 306.00 FEET (MSL).

The accuracy of the above stated "proposed tower center" values meet or exceed "1-A" accuracy as required by the Federal Aviation Administration (horizontal accuracy +/- 15 feet, vertical accuracy +/- 3 feet ).

If you have any questions concerning this information please contact us at any time.

Sincerely,

**CONSULTANT TO ECO-SITE.**



Checked by: Frank V. Neeley  
Date: December 15, 2016

**Sharondale Surveying, Inc. Land Surveying - GPS Services**

4205 Hillsboro Pike, Suite 301, Nashville, TN 37215  
(615) 292-0435 Fax (615) 292-7870



## Attachment 7- Radio Frequency Engineer



Verizon Wireless  
One Verizon Way - B2F06N  
Little Rock, AR 72202

Gil Tomlinson  
Gil.Tomlinson@VerizonWireless.com  
Direct 501-905-6902

April 20, 2017

Re: Verizon Wireless Proposed Stark Road MS Site.  
Starkville MS

To Whom It May Concern:

In my capacity as a Radio Frequency Engineer for Verizon Wireless (hereinafter "Verizon"), I am writing to you for and on behalf of Verizon in support of Verizon's application to build a new site called Stark Road MS. My responsibilities for Verizon include, but are not limited to, the design and engineering of Verizon's wireless communications network in Western Tennessee and Northern Mississippi.

The Stark Road MS site is required to enhance in-building coverage in the southwestern portion of Starkville. It will also offload Verizon's existing sites that have recently been taxed with heavy usage stemming from the new Verizon Unlimited Data Plan. By building the Stark Road MS site Verizon will:

- 1.) Improve Coverage in Southwestern Starkville MS.
- 2.) Improve throughput to existing heavy data users.
- 3.) Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

The site will provide the quality coverage our customers expect and rely on. Customers will experience access to mobile voice and wireless data services that may have been previously unavailable.

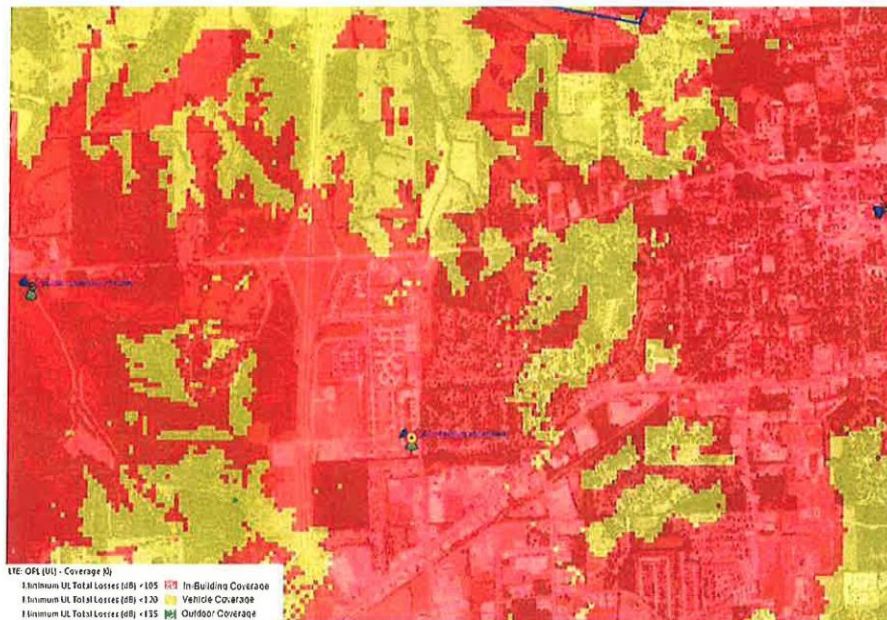
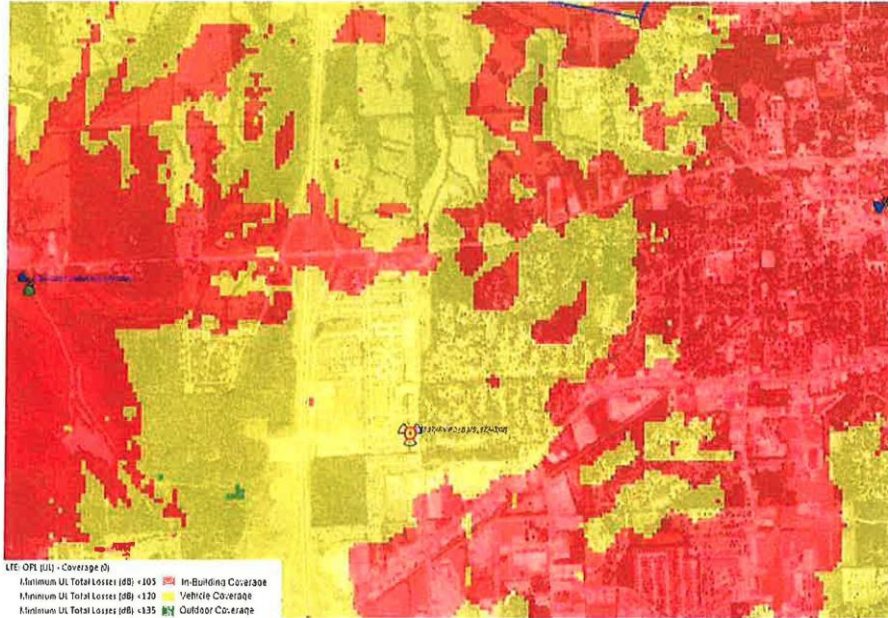
Sincerely,

Gil Tomlinson  
Radio Frequency Engineer  
Verizon Wireless



Verizon Wireless  
One Verizon Way - B2F06N  
Little Rock, AR 72202

Gil Tomlinson  
Gil.Tomlinson@VerizonWireless.com  
Direct 501-905-6902



**February 18, 2017**

Mr. Don Owen  
MDL Consulting, Inc.  
5555 Morningside Drive, Suite 208  
Houston, TX 77005

***RE: Existing Tower Structure(s) Map  
Federal Communications Commission Database  
Starkville, Mississippi***

Dear Mr. Owen;

Enclosed herewith please find an aerial map as provided by the Federal Communications Commission's Antenna Registration website. This map shows that there is currently no other tower structure within a ½ mile radius of the proposed Eco-Site "Stark Road" tower located in Starkville, MS. The ½ mile radius area is outlined by the red circle shown on the aerial map. The nearest tower structure is registered to Cellular South, FCC Registration Number 1288973.

Upon your review of this information, please contact me if you have any comments regarding this information.

Sincerely;



Frank V. Neeley  
State of Mississippi  
P.L.S. #02610



**SHARONDALE SURVEYING CO., INC.** Land Surveying - GPS Services  
4205 Hillsboro Pike, Suite 300, Nashville, TN 37215  
(615) 292-0435 Fax (615) 292-7870





## Attachment 8- Compliance Letter

### COMPLIANCE LETTER FOR CONSTRUCTION OF NEW TELECOMMUNICATION FACILITY

Eco-Site, ~~ABC~~ ("Eco-Site") acknowledges compliance with the County's Telecommunication Ordinance and all applicable regulations.

Eco-Site's proposed Wireless Telecommunications Facility:

- 1) shall, at all times and without exception, be maintained in a safe manner, and in compliance with all conditions of all permits and authorizations.
- 2) shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.
- 3) the Telecommunication Facility, foundation and attachments are designed and will be constructed ("As Built") to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads, as required by the currently adopted building code.
- 4) will be grounded and bonded so as to protect persons and property and installed with appropriate surge protectors

Eco-Site's will expeditiously remedy any physical or RF interference with other telecommunications or wireless devices or services;

Eco-Site will negotiate in good faith for shared use of the proposed Tower by other Telecommunications providers in the future; and

Eco-Site's proposed work is legally permissible, including, but not limited to the fact that Eco-Site is authorized to do business in the State.

Signed by:  being authorized to sign for and legally commit the Applicant

Print Name: DARREN JOHNSON

Date: 10/4/2016





## BUSINESS DIRECTORY

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mates

3-7007

MS Hwy. 182

Village Exit

le, MS 39759

**NORTHEAST Exterminating Co.**

Jimmy Linley

Richard Linley

**323-5232**

**Big A's**

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### 300 Legals

#### NOTICE TO CONSULTANTS

The Starkville/Oktibbeha County Airport is seeking statements of qualifications from experienced airport engineering consultants to perform services at George M. Bryan Field. Work may consist of the preparation of pre-applications and applications for federal and state funding, planning, facilities justifications, land acquisition services, engineering design of runways, taxiways, aprons, auto parking areas, access roads, lighting, fencing, hangars, buildings, and improvements thereto, and other planning, design and construction services as may be required.

A qualification based selection process conforming to FAA Advisory Circular 150/5100-14E will be utilized. Fee information will not be considered in the selection process and must not be submitted with the statement of qualifications. The Airport Board may make its selection based on materials received or may require an interview.

City Clerk, Starkville, Mississippi

Published:  
May 30, 2017  
June 5, 2017.

A public hearing will be conducted by the City of Starkville Board of Aldermen to hear an appeal of the denial of the variance request by Eco-Sites, Inc. from the required setbacks for a proposed telecommunication tower located at 1113 Stark Road with the parcel number 103H-00-013.0 by the Board of Adjustments and Appeals on May 24, 2017. The parcel has the following descriptions:

Property located in Oktibbeha County, Mississippi. Commencing at the iron pin being used as the Northeast corner of Section 8, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, run thence North for 1,635.50 feet; run thence West for 157.36 feet to the iron pin marking the west right-of-way for Stark Road and the POINT OF BEGINNING for the following described parcel:

Run thence North 67 degrees 25 minutes West for 189.96 feet to an iron pin; run thence North 1 degree 14 minutes West for 112.05 feet to an iron pin; run thence North 87 degrees 04 minutes East for 177.14 feet to an iron pin marking the West right-of-way for Stark Road; run thence, along said right-of-way, South 00 degrees 12 minutes East for 183.96 feet back to the iron pin marking the POINT OF BEGINNING.

Being 0.82 acres more or less, plus or minus a strip of land off the East side to the West right-of-way for Stark Road, and being part of Lot 2 Block 80-C of the City of Starkville 1974 Map and being situated in the Northeast Quarter of the Southeast Quarter of Section 5, Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

AND BEING the same property conveyed to Andrew Bryant and Maria Josephine Bryant from Video Magic One, LLC by Warranty Deed dated February 11, 2010 and recorded February 11, 2010 in Deed Book 2010, Page 709.

The public hearing will be held Tuesday June 20, 2017 at 5:30 PM in the Courtroom at City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

At the hearing, interested parties may appear and be heard with respect to this request. Copies of the request are available at City Hall in the Community Development Department and may be inspected by the public during normal business hours.

Daniel Havelin, City Planner

Published: June 5, 2017

#### STATE OF MISSISSIPPI COUNTY OF OKTIBBEHA

RESOLUTIONS AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE SALE OF OCH REGIONAL MEDICAL CENTER AND PUBLICATION OF THESE RESOLUTIONS IN ACCORDANCE WITH SECTION 41-13-15 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED

WHEREAS, Oktibbeha County Hospital d/b/a OCH Regional Medical Center ("OCH") is a community hospital governed by Section 41-13-10 et seq. of the Mississippi Code of 1972, as amended (the "Hospital Act"), and owned by Oktibbeha County, Mississippi (the "County");

WHEREAS, Stroudwater Associates has conducted a review of the current operating condition of OCH in accordance with Section 41-13-15(b) of the Hospital Act and issued its report and recommendations to the Board of Supervisors (the "Board") on October 17, 2016 (the "Statutory Review");

WHEREAS, on December 6, 2016 and pursuant to Section 41-13-15(10) of the Hospital Act, the Board conducted a public hearing on the potential sale, lease or retention of OCH, including presentations by Stroudwater Associates of its Statutory Review and comments by interested citizens and representatives of OCH;

### 300 Legals

taxes upon the citizens; (iii) the changes in the healthcare industry resulting in declining surgical and inpatient volumes and increased competition in the community for diagnostic and post-acute services; (iv) an uncertain regulatory environment; (v) the healthcare delivery benefits and services to the community which can only be achieved by affiliation with a larger healthcare system; (vi) the external market impediments imposed on a stand-alone hospital which limit its ability to compete; and (vii) the ability of a financially capable healthcare service provider to provide expanded healthcare services and financial resources to safeguard the community's healthcare interests; and WHEREAS, pursuant to the Hospital Act, the Board desires to authorize and adopt a Request for Proposals for the sale of OCH. NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF SUPERVISORS OF OKTIBBEHA COUNTY, AS FOLLOWS:

As part of the evaluation process, the Board will consider all aspects of each Respondent's proposal to determine the highest and best proposal, however, the County has identified the following objectives and priorities that may serve as a guide to important criteria that will be evaluated in determining the relative merits of the proposals received:

- Demonstration of the ability to provide clinical and operational synergy to improve quality of care and long term viability of healthcare in the community.
- Commitment to fostering a culture and governance model that supports collaboration and alignment with the medical staff, employees and the community.
- Consideration sufficient to satisfy in full the long-term bond obligations of OCH and the County that support OCH's operations and facilities.
- Commitment to expand clinical services throughout OCH's service area.
- Commitment to capital investments to upgrade facilities, equipment and services.
- Demonstration of short and long-term strategies that promote OCH employee retention and stability.
- Acquisition of OCH's working capital or in the alternative, a commitment to perform billing and collections on behalf of the County post-closing, on reasonable terms and conditions.
- Assumption of contractual obligations of OCH.
- Development and investment in a strategic information technology plan.
- Indemnification of the County, the Board of Supervisors, the Board of Trustees of OCH, and all other representatives, officers, managers, directors and agents of the County and OCH for operations and liabilities of OCH post-closing.
- Commitment to provide necessary resources to enable a timely closing of the purchase of OCH.

(1) To be eligible to submit a proposal and given access to the online data room, a Respondent must send a written request, including a certification with respect to the minimum requirements set forth in Section 1:

Oktibbeha County Board of Supervisors  
Request for Proposals - OCH Regional Medical Center  
Attention: Emily Garrard, County Administrator  
108 W. Main Street  
Starkville, MS 39759

With a copy to:  
Woodrell Advisory & Consulting Services  
Attention: Frederick D. Woodrell  
20965 E. Highway M  
Stockton, MO 65785

Butler Snow LLP  
Attention: John J. Healy III  
Suite 1400  
1020 Highland Colony Parkway  
Ridgeland, MS 39157

(2) Each Respondent must sign a Confidentiality Agreement in form acceptable to the County and if requested by the County, submit the documents necessary for the

### 300 Legals

County to determine Respondent's ability to meet the minimum requirements set forth in Section 1 above.

(3) If, after receiving a signed Confidentiality Agreement and requested documents, the County determines in its sole discretion that a Respondent meets the minimum requirements described above, the County will provide said Respondent with secure access to an online "virtual data room" administered by Butler Snow LLP, Special Counsel to the County. The Board can determine not to provide access to the data room to any Respondent if for any reason the Board concludes that (a) a Respondent does not meet the minimum requirements described above or (b) a Respondent fails to provide any requested information by such deadlines imposed by the County. The Board may also limit access to or provide redacted copies of certain documents that may contain proprietary information.

OKTIBBEHA COUNTY, MISSISSIPPI

#### Legal Publication:

Your Extra Closet hereby gives notice that pursuant to the provisions of Section 85-7-125 Mississippi Code Annotated it will sell at public auction, property belonging to those individuals listed below on www.storage-treasures.com. Winning bidder will come to the address listed:

612 Dr Martin Luther King Jr Dr West  
Starkville, MS 39759  
6/14/17 at 10:00am

CONTENTS of storage unit #A16 occupied by Eboni Moore whose last known address was 140 Levon Owens Dr Raymond, MS 39154

CONTENTS of storage unit #445 occupied by April & Antonio Belk whose last known address was 411 MLK Dr Starkville, MS 39759

CONTENTS of storage unit #8 occupied by Koretta Harris whose last known address was 409-A Hancock Circle Starkville, MS 39759

CONTENTS of storage unit #317 occupied by Debra Wood whose last known address was 505 Whispering Pines Circle Starkville, MS 39759

CONTENTS of storage unit #413 occupied by Randy Davis whose last known address was 2298 Louisville Rd Sturgis, MS 39759

CONTENTS of storage unit #502, 508, 524, and 313 occupied by Kimberly Cooper whose last known address was 103 Cedar Lane Starkville, MS 39759

CONTENTS of storage unit #121 occupied by Shamiko Malone whose last known address was 1233 Crawford Rd Crawford, MS 39743

The auctions at this site are all online and will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Your Extra Closet may refuse any purchase up until the winning bidder takes possession of the property.

Published:  
May 30, 2017  
June 5, 2017  
June 12, 2017

Put the Classifieds to work for you!  
Call 323-1642 to place an ad

**HOME FOR SALE**

**80 ACRES** with  
**New 3 BEDROOM** and  
**3 1/2 BATH HOME**

located 16 Miles North of Starkville

See photos at  
**www.owners.com ad #DDA 9242**  
Call for questions: 662-694-1035

**FOR SALE**

**REDUCED PRICE**

**3 Acre Lakeside Lot**

**WAKE UP**

**323-1642**

**MARKS THE SPOT**

This spot could be yours- Advertise today!

**323-1642**

**ONE CALL**

Thats all!!  
Sell your stuff here!  
This could be your spot

**323-1642**

**FIND IT FOR LESS in the Classifieds**

Quiet country living in the city limits of Sturgis

\*\*\*\*\*

Beautiful 2BR/2.5BA townhouses. Located on Hwy 12 next to Sturgis school. All appliances furnished including washer and dryer. Pets allowed. Call 662-465-7448 for pricing information. Please leave message.

**\$149,900**  
No Money Down.  
Seller Pays up to \$3000 in Closing Costs  
129 Ashwood Dr.

Welcome home to **WELLINGTON PLACE**  
3BR/3BA, Walk In Closets, Open Floor Plan, 1500 sq. ft., Hardwood Floors, Tile. All Appliances and 2 Car Garage, Community Pool, Volleyball Court, Fitness Center, Cabanas with Grills & Children's Playground, Starkville School System & 5.8 miles from MSU

For more Info  
**www.wellingtonplace-starkville.com**  
662-769-4600

**COMMERCIAL BUILDING**

Commercial building for sale, 2000 sq. ft., just west of the highway.





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

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 4

**SUBJECT:**

Discussion and Consideration of three candidates for potential appointment for the upcoming vacancy in Ward 7 of the Starkville Planning and Zoning Commission.

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The Planning and Zoning Commission has two members (Wards 6 & 7) whose terms expire on June 30, 2017. The upcoming vacancy of Ward 6 was filled by the Board of Alderman on March 7, 2017. There are three candidates who have applied for Ward 7's upcoming vacancy. The position comes with a six-year term set to start July 1, 2017 and expire on June 30, 2023.

**Candidates for Consideration:**

Tom Ball (Attachment 1)

Tommy Verdell Jr. (Attachment 2)

Clyde Williams (Attachment 3)

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Buddy Sanders @ 662-323-2525 ext 3119

---

**SUGGESTED MOTION:**

June 8, 2017

The Hon. Henry N. Vaughn, Sr.

Ward 7 Alderman

City of Starkville

City Hall

Main Street

Starkville, Mississippi 39759

Dear. Mr. Vaughn,

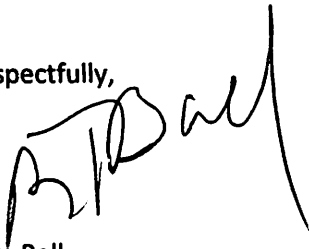
It has come to my attention that there is currently a vacancy on the Planning and Zoning Board of the City of Starkville from Ward 7, which you represent.

I am interested in serving on the board and have had past experiences observing the board's actions as well as participating in cases before the board. I learned from each of those experiences.

Public service is the highest calling one can have. Each of us who claim this as our hometown owes Starkville a debt of gratitude and a sacrifice of personal time and resources to help make it the best place in Mississippi in which to live, work, and have a family. Those would be my goals if you choose to nominate me for this service to the community.

Thank you in advance for your consideration in this matter, and if I can answer any questions you have or you would like to visit with me more about this matter, please see my contact information below.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tom Ball', with a stylized, flowing script.

Tom Ball

210 South Washington Street

Starkville, Mississippi 39759

601-818-7225 cellular

Panhandler92154@aol.com

Attachment 2

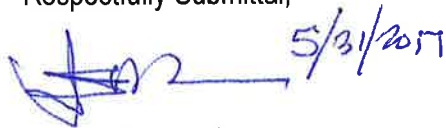
May 31, 2017

Vickie Hampton  
City of Starkville –City Hall  
110 West Main Street  
Starkville, Ms. 39759

Greetings:

My name is Tommy Verdell Jr. and I am currently residing at 512 West Main Street here in Starkville. This Letter serves as a request for approval to serve on the Planning/Zoning Commission for Ward 7. Should you have questions I may be reached by phone at 662.323.4983 Home, 662.897.1505 Cell or by email at [tverdell@physplant.msstate.edu](mailto:tverdell@physplant.msstate.edu). It will be a privilege to serve.

Respectfully Submittal,

A handwritten signature in blue ink, appearing to be 'Tommy Verdell Jr.', followed by the date '5/31/2017' written in the same ink.

Tommy Verdell Jr.



May 31, 2017

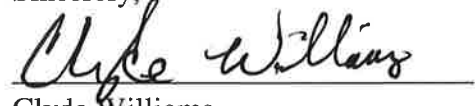
Honorable Henry N. Vaughn  
Alderman, Ward 7  
City of Starkville  
110 West Main Street  
Starkville, MS 39759

Dear Alderman Vaughn:

I am writing this letter to request consideration of the Ward 7 vacant position on the Starkville Planning and Zoning Commission. I have lived in Ward 7 for over 65 years and am very concerned about its growth and development. I will work with other members of the Commission, the City Planner, Ward 7 residents and property owners, and others to ensure that Ward 7 grows in a manner that will benefit all.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Clyde Williams", is written over a horizontal line.

Clyde Williams  
503 West Main Street  
Starkville, MS 39759



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

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** June 20, 2017  
**PAGE:** Page 1 of 8

**SUBJECT:**

Discussion and Consideration of FP 17-05 a request for Final Plat approval for subdividing 1.5 acre parcel into seven lots located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive in a B-1 zone with the parcel number 117C-00-038.00

**AMOUNT & SOURCE OF FUNDING**

N/A

**FISCAL NOTE:**

N/A

**AUTHORIZATION HISTORY:**

The applicant Jason Pepper, on behalf of Providence Hill LLC is requesting Final Plat approval for subdividing a 1.5 acre parcel into seven lots. The proposed subdivision is named "Pilkington Place". The proposed subdivision is located in a B-1 zone. The proposed subdivision is located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive. Most of the property was rezoned from C-1/R-1 to B-1 by the Board of Aldermen on June 5, 2015. The Owner's purchase a portion of Lot 1 of Bay Meadows and added it to the Subdivision. This portion was rezoned from C-1/R-1 to B-1 by the Board of Aldermen on September 9, 2016. Preliminary Plat was approved by the Board of Aldermen on August 8, 2015. On May 9, 2017, the Planning and Zoning Commission voted 6-0 to recommend approval of the final plat with conditions.

Recommended Conditions by the Planning and Zoning Commission

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for B-1 zoning district's dimensions.
3. All public utilities are currently in place as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to signing of the final plat.
7. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
8. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

---

**SUGGESTED MOTION:**

Move approval of the request FP 17-05 for Final Plat approval for subdividing 1.5 acre parcel into seven lots located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive with conditions.



**THE CITY OF STARKVILLE**  
**PLANNING DEPARTMENT**  
**PLANNING AND ZONING COMMISSION**  
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)  
**Subject:** FP 17-05 Request for Final Plat approval for subdividing 1.5 acre parcel into seven lots located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive in a B-1 zone with the parcel number 117C-00-038.00  
**Date:** May 9, 2018

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Providence Hill LLC for Final Plat approval for subdividing a 1.5 acre parcel into seven lots. The proposed subdivision is named "Pilkington Place". The proposed subdivision is located in an B-1 zone. The proposed subdivision is located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive. Most of the property was rezoned from C-1/R-1 to B-1 by the Board of Aldermen on June 5, 2015. The Owner's purchase a portion of Lot 1 of Bay Meadows and added it to the Subdivision. This portion was rezoned from C-1/R-1 to B-1 by the Board of Aldermen on September 9, 2016. Preliminary Plat was approved by the Board of Aldermen on August 8, 2015.. Please see attachments 1-4.

Below is information pertaining to B-1 Zone

***Sec. J. - B-1 buffer district regulations.***

*These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met. [The following regulations apply to B-1 districts:]*

1. *See chart for uses permitted.*
2. *See chart for uses that may be permitted as an exception.*
3. *Minimum lot size: Residence uses shall meet the minimum standards that are least restrictive for the type residential use proposed in the residential districts listing. There is no minimum lot size for commercial uses except that other yard and parking requirements of the ordinance be met.*
4. *Required lot area and width, yards, building areas and heights for buffer districts:*
  - a) *Minimum depth of front yard: 25 feet.*
  - b) *Minimum width of side yard: Five feet.*
  - c) *Minimum depth of rear yard: 20 feet.*
  - d) *Maximum height of structure: 45 feet.*



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

(Ord. No. 2014-2, 9-16-14)

## **PLAT PROPOSAL:**

### **General Information**

The subdivision has a gross acreage of +/- 1.5 acres with a total of seven lots. The proposed development has a gross density of 4.67 units per acre. Staff has reviewed the proposed covenants and they include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney.

### **Easements and Dedications**

All easements are provided on the final plat. There are no proposed roadway dedications on the plat. Electrical service is provided by Starkville Utilities. Potable water and sanitary sewer utility services is provided by the City.

### **Findings and Comments**

The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. This subdivision is a part of a previously platted subdivision. The applicant has listed the adversely effected party on the Certificate of Ownership.

**REQUESTED CONDITIONS:**

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for B-1 zoning district's dimensions.
3. All public utilities are currently in place as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to signing of the final plat.
7. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
8. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.

Attachment 1  
FP 17-05 Aerial



**Legend**

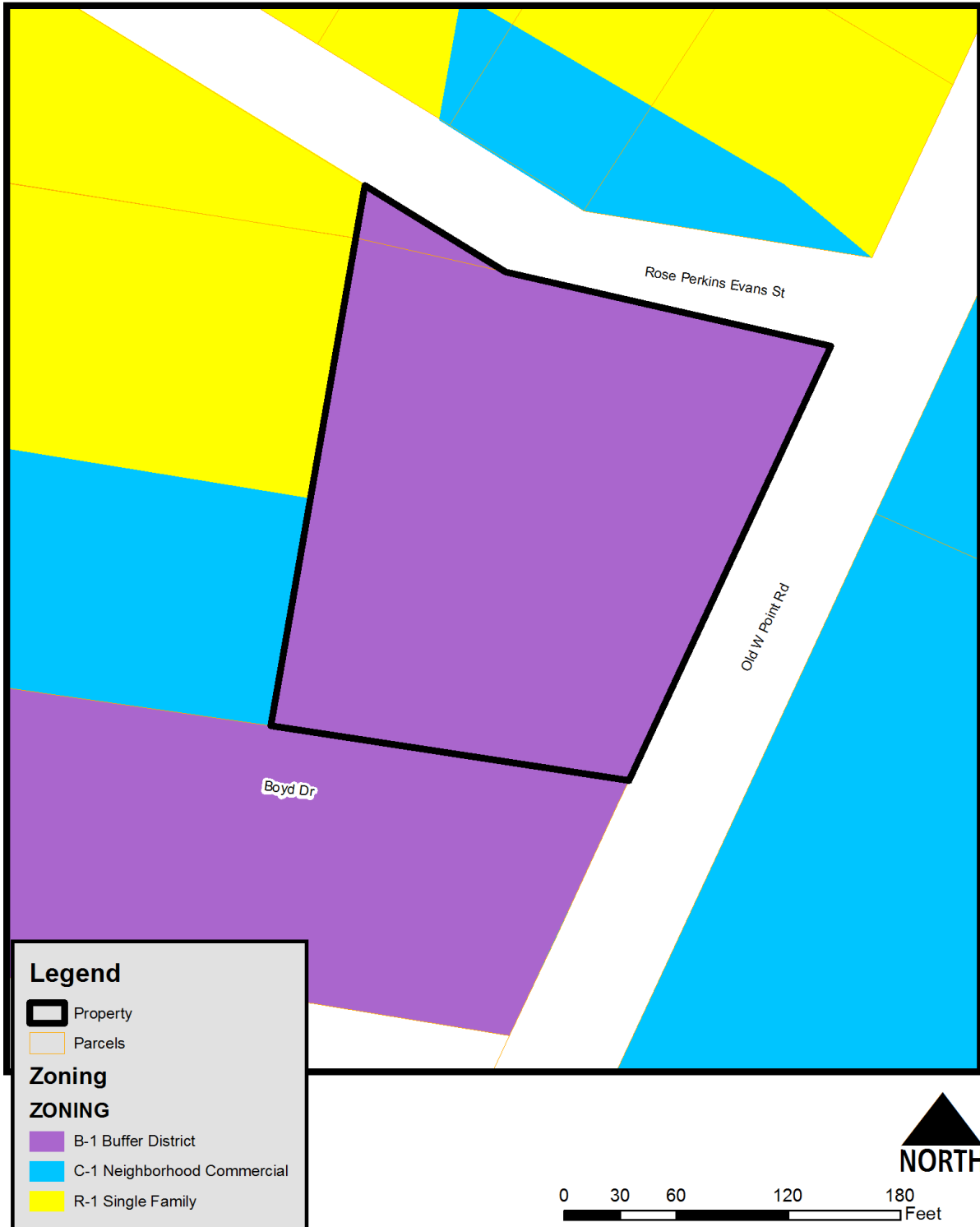
-  Property
-  Parcels

0 30 60 120 180  
Feet





Attachment 2  
FP 17-05 Zoning



[illegible]

[illegible]





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

**AGENDA ITEM DEPT.:** Community Dev.  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1 of 389

**SUBJECT:**

Discussion and Consideration of the reconsideration of the Starkville Comprehensive Plan

**HISTORY:**

**Meetings**

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| July 21, 2015:       | Public kick-off Meeting Attachment 1                             |
| August 11-12, 2015:  | Community leaders interviews & focus group meetings Attachment 2 |
| October 19-22, 2015: | Charrette Attachment 3                                           |
| February 22, 2016:   | Public input session Attachments 4 and 8                         |
| March 30, 2016:      | Public input session Attachments 5 and 9                         |
| May 26, 2016:        | Public input session Attachment 6                                |
| September 28, 2016:  | Public input session Attachment 7                                |
| December 20, 2016    | Public Hearing                                                   |

**Supporting Documents**

Proof of Advertisement for June 20, 2017 Attachment 10  
Starkville Comprehensive Plan Attachment 11  
Starkville Comprehensive Plan Presentation at December 20, 2016 Board of Aldermen Meeting, Attachment 12

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Buddy Sanders @ 662-323-2525 ext 3119

---

**SUGGESTED MOTION:**



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

**AGENDA ITEM DEPT.:** Community Development  
**AGENDA DATE:** June 20, 2017  
**PAGE:**

**SUBJECT:**

Discussion and consideration of travel for Buddy Sanders to attend the Mississippi Municipal League Conference in Biloxi, MS as a City representative, Outreach Chair for the American Planning Association – Mississippi Chapter, and educator with the Mississippi Planning Institute.

**AMOUNT & SOURCE OF FUNDING**

Mississippi Municipal League Conference – Biloxi, MS – July 24<sup>th</sup> – 26<sup>th</sup>

Registration \$ Paid by APA

Meals: \$ 204.00

Miles: \$ 89.08

Hotel: \$ 476.00

Total: \$ 769.08

Funding Lines: 001-190-610-350

**REQUESTING**

**DEPARTMENT:** Community Development

**DIRECTOR'S**

**AUTHORIZATION:** Buddy Sanders

**FOR MORE INFORMATION CONTACT:**

Buddy Sanders @ 662-323-2525 ext 3119

---

**SUGGESTED MOTION:**

Move approval of travel for Buddy Sanders to attend the Mississippi Municipal League Conference with cost not to exceed \$ 769.08.



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

**AGENDA ITEM DEPT.:** Finance  
**AGENDA DATE** 06/20/2017  
**PAGE:** 1 of several

**SUBJECT:** Claims Docket through June 20<sup>th</sup> 2017

**AMOUNT & SOURCE OF FUNDING:** FY 2016 – 2017 Budget

**FISCAL NOTE:** Total Claims for the Claims Docket Ending June 20, 2017 is \$1,917,056.94  
Of which the claims amount for Starkville Utilities is \$1,425,706.51

**REQUESTING  
DEPARTMENT:** Finance and Administration

**DIRECTOR'S  
AUTHORIZATION:** Lesa Hardin

**FOR MORE INFORMATION CONTACT:** Lesa Hardin

---

**SUGGESTED MOTION:** Approval of Claims Docket for claims from all departments through June 1, 2017 as listed.





City of Starkville, MS

# Expense Approval Report

By Fund

Post Dates 06/08/2017 - 06/14/2017

| Vendor Name                                      | Payable Number | Post Date  | Description (Item)      | Account Number  | Amount           |
|--------------------------------------------------|----------------|------------|-------------------------|-----------------|------------------|
| <b>Fund: 001 - GENERAL FUND</b>                  |                |            |                         |                 |                  |
| <b>Department: 000 - UNDESIGNATED</b>            |                |            |                         |                 |                  |
| <b>Outstanding</b>                               |                |            |                         |                 |                  |
| BERRY ELECTRIC, LLC                              | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-000-053-206 | 24.75            |
| BERRY ELECTRIC, LLC                              | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-000-053-206 | 29.70            |
| BERRY ELECTRIC, LLC                              | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-000-053-206 | 9.90             |
| BERRY ELECTRIC, LLC                              | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-000-053-206 | 9.90             |
| BERRY ELECTRIC, LLC                              | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-000-054-205 | 59.40            |
| RACKLEY OIL INC.                                 | 000457678      | 06/14/2017 | FUEL INVENTORY          | 001-000-070-251 | 13,717.84        |
| FAIR OIL COMPANY                                 | 1757794        | 06/14/2017 | FUEL INVENTORY          | 001-000-070-251 | 15,845.68        |
| THE COMMERCIAL DISPATCH                          | INV0022241     | 06/13/2017 | ADVERTISING             | 001-000-053-206 | 202.50           |
| STARKVILLE DAILY NEWS                            | INV0022242     | 06/13/2017 | ADVERTISING 000132      | 001-000-053-206 | 265.90           |
| CSPIRE WIRELESS                                  | INV0022343     | 06/14/2017 | 0030343986              | 001-000-053-206 | 315.15           |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-053-206 | 101.46           |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-053-206 | 268.65           |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-053-206 | 67.35            |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-054-205 | 117.60           |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-054-205 | 202.30           |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| SOUTHERN                                         | INV0022344     | 06/14/2017 | 2490                    | 001-000-054-205 | 349.83           |
| TELECOMMUNICATIONS                               |                |            |                         |                 |                  |
| BARNHILL'S BAILS BONDING                         | INV0022348     | 06/14/2017 | REMISSION               | 001-000-149-691 | 594.25           |
| CYNTHIA HUNT BAIL BONDIN                         | INV0022349     | 06/14/2017 | REMISSION               | 001-000-149-691 | 1,240.00         |
| <b>Outstanding Total:</b>                        |                |            |                         |                 | <b>33,422.16</b> |
| <b>Paid</b>                                      |                |            |                         |                 |                  |
| JOHNNY CALMESE                                   | INV0022218     | 06/08/2017 | 1332743 RESTITUTION     | 001-000-330-135 | 100.00           |
| SIERRA ADAMS                                     | INV0022219     | 06/08/2017 | 1000019633 RESTITUTION  | 001-000-330-135 | 25.00            |
| SPRINT MART STORE                                | INV0022220     | 06/08/2017 | 1337833 RESTITUTION     | 001-000-330-135 | 20.00            |
| SHANE GIVENS                                     | INV0022221     | 06/08/2017 | 080009611 RESTITUTION   | 001-000-330-135 | 100.00           |
| OKTIBBEHA COUNTY JUSTICE COURT                   | INV0022222     | 06/08/2017 | 1342772 CHANDLER MORGAN | 001-000-149-691 | 1,111.00         |
| <b>Paid Total:</b>                               |                |            |                         |                 | <b>1,356.00</b>  |
| <b>Department 000 - UNDESIGNATED Total:</b>      |                |            |                         |                 | <b>34,778.16</b> |
| <b>Department: 100 - BOARD OF ALDERMEN</b>       |                |            |                         |                 |                  |
| <b>Outstanding</b>                               |                |            |                         |                 |                  |
| CSPIRE WIRELESS                                  | INV0022343     | 06/14/2017 | 0030343986              | 001-100-604-330 | 216.06           |
| <b>Outstanding Total:</b>                        |                |            |                         |                 | <b>216.06</b>    |
| <b>Department 100 - BOARD OF ALDERMEN Total:</b> |                |            |                         |                 | <b>216.06</b>    |
| <b>Department: 110 - MUNICIPAL COURT</b>         |                |            |                         |                 |                  |
| <b>Outstanding</b>                               |                |            |                         |                 |                  |
| STRICKLAND COMPANIES                             | 454699-0       | 06/14/2017 | OFFICE SUPPLIES         | 001-110-501-200 | 181.81           |
| STRICKLAND COMPANIES                             | 454950-0       | 06/14/2017 | OFFICE SUPPLIES         | 001-110-501-200 | 79.75            |
| ALL STAR PRINTING                                | INV0022350     | 06/14/2017 | OFFICE SUPPLIES         | 001-110-501-200 | 205.53           |
| <b>Outstanding Total:</b>                        |                |            |                         |                 | <b>467.09</b>    |
| <b>Paid</b>                                      |                |            |                         |                 |                  |
| TONY ROOK                                        | INV0022223     | 06/08/2017 | TRAINING                | 001-110-690-553 | 282.48           |
| TONY ROOK                                        | INV0022223     | 06/08/2017 | TRAINING                | 001-110-690-553 | 82.00            |
| SHALONDA SYKES                                   | INV0022224     | 06/08/2017 | TRAINING                | 001-110-690-553 | 82.00            |

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| SHALONDA SYKES                          | INV0022224        | 06/08/2017 | TRAINING           | 001-110-690-553 | 282.48   |
| Paid Total:                             |                   |            |                    |                 | 728.96   |
| Department 110 - MUNICIPAL COURT Total: |                   |            |                    |                 | 1,196.05 |
| Department: 111 - YOUTH COURT           |                   |            |                    |                 |          |
| Outstanding                             |                   |            |                    |                 |          |
| SOUTHERN TELECOMMUNICATIONS             | INV0022344        | 06/14/2017 | 2490               | 001-111-604-330 | 110.02   |
| Outstanding Total:                      |                   |            |                    |                 | 110.02   |
| Department 111 - YOUTH COURT Total:     |                   |            |                    |                 | 110.02   |
| Department: 120 - MAYORS OFFICE         |                   |            |                    |                 |          |
| Outstanding                             |                   |            |                    |                 |          |
| SULLIVAN'S OFFICE SUPPLY, INC.          | 22683             | 06/13/2017 | OFFICE SUPPLIES    | 001-120-503-202 | 27.95    |
| MSU                                     | 364516-GC-2 FINAL | 06/13/2017 | SALARY STUDY       | 001-120-600-300 | 2,625.00 |
| BOARDTOWN ENGRAVING                     | 052317F           | 06/13/2017 | SUPPLIES           | 001-120-503-202 | 27.50    |
| SULLIVAN'S OFFICE SUPPLY, INC.          | 22953             | 06/13/2017 | OFFICE SUPPLIES    | 001-120-503-202 | 23.59    |
| CSPIRE WIRELESS                         | INV0022343        | 06/14/2017 | 0030343986         | 001-120-604-330 | 50.20    |
| SOUTHERN TELECOMMUNICATIONS             | INV0022344        | 06/14/2017 | 2490               | 001-120-604-330 | 147.33   |
| Outstanding Total:                      |                   |            |                    |                 | 2,901.57 |
| Department 120 - MAYORS OFFICE Total:   |                   |            |                    |                 | 2,901.57 |
| Department: 123 - IT                    |                   |            |                    |                 |          |
| Outstanding                             |                   |            |                    |                 |          |
| NORTHEAST EXTERMINATING                 | 308170            | 06/14/2017 | 113274 CITY HALL   | 001-123-630-400 | 45.00    |
| WAUKAWAY DISTRIBUTORS, INC              | CLR0617-48        | 06/14/2017 | COOLER             | 001-123-691-550 | 10.00    |
| BANKFIRST-VISA PAYMENT                  | INV0022281        | 06/14/2017 | WEB HOSTING        | 001-123-604-330 | 30.94    |
| CSPIRE WIRELESS                         | INV0022343        | 06/14/2017 | 0030343986         | 001-123-604-330 | 159.82   |
| SOUTHERN TELECOMMUNICATIONS             | INV0022344        | 06/14/2017 | 2490               | 001-123-604-330 | 67.35    |
| Outstanding Total:                      |                   |            |                    |                 | 313.11   |
| Department 123 - IT Total:              |                   |            |                    |                 | 313.11   |
| Department: 130 - ELECTIONS             |                   |            |                    |                 |          |
| Outstanding                             |                   |            |                    |                 |          |
| ELECTION SYSTEM & SOFTWARE              | 1009861           | 06/14/2017 | ELECTION SUPPORT   | 001-130-602-301 | 3,561.00 |
| STARKVILLE DAILY NEWS                   | INV0022242        | 06/13/2017 | ADVERTISING 000132 | 001-130-501-200 | 249.00   |
| LORETTA M. GILLESPIE                    | INV0022243        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| TERRY MILLER                            | INV0022244        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| PAT P. COLWICK                          | INV0022245        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| IRA LOVELESS                            | INV0022246        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| THOMAS E. PRENTICE                      | INV0022247        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| CASANDRA MOSLEY                         | INV0022248        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| PEGGY P. MAYDEN                         | INV0022249        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| TED MAYDEN                              | INV0022250        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| LYNN WAMPLER                            | INV0022251        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| DOUG FEIG                               | INV0022252        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| ANASTASIA ELDER                         | INV0022253        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| EMMA MAY                                | INV0022254        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| LYNN P. BLACK                           | INV0022255        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| BOB SINGLETARY                          | INV0022256        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| JANETTE TATE                            | INV0022257        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| DAVID C. BOLES                          | INV0022258        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| MARY DEAN ROSE                          | INV0022259        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |
| CARLA JONES                             | INV0022260        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 140.00   |
| FAYE BENJAMIN                           | INV0022261        | 06/14/2017 | JUNE 6 ELECTION    | 001-130-602-301 | 125.00   |

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| CYNTHIA ALDERMAN                                    | INV0022262     | 06/14/2017 | JUNE 6 ELECTION         | 001-130-602-301 | 125.00    |
| Outstanding Total:                                  |                |            |                         |                 | 6,415.00  |
| Department 130 - ELECTIONS Total:                   |                |            |                         |                 | 6,415.00  |
| Department: 145 - OTHER ADMINISTRATIVE              |                |            |                         |                 |           |
| Outstanding                                         |                |            |                         |                 |           |
| PETTY CASH VOUCHERS                                 | INV0022232     | 06/13/2017 | OFFICE SUPPLIES         | 001-145-501-200 | 22.04     |
| CSPIRE WIRELESS                                     | INV0022343     | 06/14/2017 | 0030343986              | 001-145-604-330 | 72.78     |
| SOUTHERN TELECOMMUNICATIONS                         | INV0022344     | 06/14/2017 | 2490                    | 001-145-604-330 | 33.67     |
| Outstanding Total:                                  |                |            |                         |                 | 128.49    |
| Department 145 - OTHER ADMINISTRATIVE Total:        |                |            |                         |                 | 128.49    |
| Department: 159 - BONDING-CITY EMPLOYEES            |                |            |                         |                 |           |
| Outstanding                                         |                |            |                         |                 |           |
| REYNOLDS/RENASANT INSURANCE AGENCY                  | 814712         | 06/13/2017 | 14844385 S SYKES        | 001-159-620-371 | 175.00    |
| REYNOLDS/RENASANT INSURANCE AGENCY                  | 819065         | 06/14/2017 | 71561735 J SMITH        | 001-159-620-371 | 175.00    |
| Outstanding Total:                                  |                |            |                         |                 | 350.00    |
| Department 159 - BONDING-CITY EMPLOYEES Total:      |                |            |                         |                 | 350.00    |
| Department: 169 - LEGAL                             |                |            |                         |                 |           |
| Outstanding                                         |                |            |                         |                 |           |
| STARKVILLE DAILY NEWS                               | INV0022242     | 06/13/2017 | ADVERTISING 000132      | 001-169-615-342 | 533.02    |
| STARKVILLE DAILY NEWS                               | INV0022242     | 06/13/2017 | ADVERTISING 000132      | 001-169-615-342 | 122.50    |
| MARTY HAUG                                          | INV0022236     | 06/13/2017 | VS MARCUS MARTIN        | 001-169-600-309 | 200.00    |
| JAY HOWARD HURDLE                                   | INV0022237     | 06/13/2017 | VS RENA FULTON          | 001-169-600-309 | 200.00    |
| MARK G. WILLIAMSON, ATTORNEY AT LAW                 | INV0022238     | 06/13/2017 | VS SHAMAR BANKS         | 001-169-600-309 | 200.00    |
| MITCHELL, MCNUTT, & SAM, P.A.                       | 336659         | 06/14/2017 | GENERAL MATTERS         | 001-169-600-302 | 8,361.10  |
| MITCHELL, MCNUTT, & SAM, P.A.                       | 336660         | 06/14/2017 | LITIGATED MATTERS       | 001-169-600-312 | 1,375.00  |
| Outstanding Total:                                  |                |            |                         |                 | 10,991.62 |
| Department 169 - LEGAL Total:                       |                |            |                         |                 | 10,991.62 |
| Department: 190 - CITY PLANNER                      |                |            |                         |                 |           |
| Outstanding                                         |                |            |                         |                 |           |
| BERRY ELECTRIC, LLC                                 | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-190-525-231 | 14.85     |
| MSU                                                 | 365468-GC-1    | 06/13/2017 | BILLBOARD BASE DESIGN   | 001-190-600-300 | 4,978.00  |
| STARKVILLE DAILY NEWS                               | INV0022242     | 06/13/2017 | ADVERTISING 000132      | 001-190-604-330 | 399.36    |
| WAL MART-GENERAL CITY                               | 03014          | 06/14/2017 | OFFICE SUPPLIES         | 001-190-501-200 | 33.45     |
| JOYNER WILLIAMS                                     | 01995          | 06/14/2017 | REIMBURSE               | 001-190-600-323 | 27.95     |
| BANKFIRST-VISA PAYMENT                              | INV0022280     | 06/14/2017 | SUPPLIES                | 001-190-600-310 | 235.74    |
| CSPIRE WIRELESS                                     | INV0022343     | 06/14/2017 | 0030343986              | 001-190-604-330 | 317.91    |
| Outstanding Total:                                  |                |            |                         |                 | 6,007.26  |
| Department 190 - CITY PLANNER Total:                |                |            |                         |                 | 6,007.26  |
| Department: 192 - GENERAL GOVERN BLDG & PLANT       |                |            |                         |                 |           |
| Outstanding                                         |                |            |                         |                 |           |
| CINTAS                                              | 215233376      | 06/13/2017 | CITY HALL               | 001-192-510-220 | 306.03    |
| CINTAS                                              | 215235045      | 06/13/2017 | CITY HALL               | 001-192-510-220 | 25.07     |
| TCC FACILITIES MANAGEMENT, INC                      | 2449           | 06/14/2017 | CITY HALL               | 001-192-600-338 | 1,100.00  |
| CINTAS                                              | 215238375      | 06/13/2017 | CITY HALL               | 001-192-510-220 | 25.07     |
| CINTAS                                              | 215240025      | 06/13/2017 | CITY HALL               | 001-192-510-220 | 306.03    |
| Outstanding Total:                                  |                |            |                         |                 | 1,762.20  |
| Department 192 - GENERAL GOVERN BLDG & PLANT Total: |                |            |                         |                 | 1,762.20  |



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| <b>Department: 195 - TRANSFERS TO OTHER AGENCIES</b>       |                  |            |                         |                 |                  |
| <b>Outstanding</b>                                         |                  |            |                         |                 |                  |
| OKT COUNTY                                                 | 151612           | 06/13/2017 | GT LINK                 | 001-195-951-967 | 12,500.00        |
| <b>Outstanding Total:</b>                                  |                  |            |                         |                 | <b>12,500.00</b> |
| <b>Department 195 - TRANSFERS TO OTHER AGENCIES Total:</b> |                  |            |                         |                 | <b>12,500.00</b> |
| <b>Department: 196 - CEMETERY ADMINISTRATION</b>           |                  |            |                         |                 |                  |
| <b>Outstanding</b>                                         |                  |            |                         |                 |                  |
| LESLIE DEAN, RLA                                           | 485              | 06/13/2017 | UNIV DR ODD FELLOWS     | 001-196-630-402 | 1,100.00         |
| LESLIE DEAN, RLA                                           | 486              | 06/13/2017 | HWY 182 ODD FELLOWS     | 001-196-630-425 | 550.00           |
| LESLIE DEAN, RLA                                           | 489              | 06/13/2017 | BRUSH ARBOR             | 001-196-637-637 | 400.00           |
| <b>Outstanding Total:</b>                                  |                  |            |                         |                 | <b>2,050.00</b>  |
| <b>Department 196 - CEMETERY ADMINISTRATION Total:</b>     |                  |            |                         |                 | <b>2,050.00</b>  |
| <b>Department: 197 - ENGINEERING</b>                       |                  |            |                         |                 |                  |
| <b>Outstanding</b>                                         |                  |            |                         |                 |                  |
| BERRY ELECTRIC, LLC                                        | 004052           | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-197-525-231 | 4.95             |
| SPRINGER ENGINEERING, INC.                                 | 12981            | 06/13/2017 | PRESLEY DRIVE           | 001-197-600-308 | 1,100.00         |
| TRUSTMARK NATIONAL BANK                                    | 6.27.17          | 06/13/2017 | 93894 PRIUS /2TACOMAS   | 001-197-820-874 | 382.28           |
| TRUSTMARK NATIONAL BANK                                    | 6.27.17          | 06/13/2017 | 93894 PRIUS /2TACOMAS   | 001-197-830-873 | 54.67            |
| <b>Outstanding Total:</b>                                  |                  |            |                         |                 | <b>1,541.90</b>  |
| <b>Department 197 - ENGINEERING Total:</b>                 |                  |            |                         |                 | <b>1,541.90</b>  |
| <b>Department: 201 - POLICE DEPARTMENT</b>                 |                  |            |                         |                 |                  |
| <b>Outstanding</b>                                         |                  |            |                         |                 |                  |
| TRI-STARR MUFFLER & BRAKE                                  | 768403           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 469.62           |
| TRI-STARR MUFFLER & BRAKE                                  | 768439           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 168.12           |
| TRI-STARR MUFFLER & BRAKE                                  | 368461           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 202.50           |
| BERRY ELECTRIC, LLC                                        | 004052           | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-201-525-231 | 74.25            |
| TRI-STARR MUFFLER & BRAKE                                  | 368457           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 37.59            |
| IPMA-HR                                                    | INV-28172-X6Y4Z3 | 06/14/2017 | TRAINING SUPPLIES       | 001-201-501-200 | 284.50           |
| TRI-STARR MUFFLER & BRAKE                                  | 368484           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 523.07           |
| TRI-STARR MUFFLER & BRAKE                                  | 368494           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 1,044.13         |
| TRI-STARR MUFFLER & BRAKE                                  | 368496           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 1,151.90         |
| TRI-STARR MUFFLER & BRAKE                                  | 368499           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 1,268.23         |
| TRI-STARR MUFFLER & BRAKE                                  | 471267           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 489.74           |
| RACKLEY OIL INC.                                           | 000456285        | 06/14/2017 | GAS                     | 001-201-525-231 | 28.05            |
| R&M TIRES                                                  | 1113422          | 06/13/2017 | AUTO REPAIRS            | 001-201-630-360 | 17.50            |
| MAGNOLIA BOTTLED WATER CO                                  | 26124            | 06/13/2017 | COOLER                  | 001-201-501-200 | 30.00            |
| STARKVILLE GLASS & PAINT                                   | 26404            | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 220.00           |
| MID-SOUTH UNIFORM & SUPPLY                                 | 562293           | 06/14/2017 | UNIFORMS                | 001-201-535-233 | 228.41           |
| DIGITAL-ALLY                                               | 1094178          | 06/14/2017 | UNIFORMS                | 001-201-535-233 | 360.00           |
| DANNY MCCLUSKEY TOWING                                     | 12147            | 06/13/2017 | TOW P-55                | 001-201-600-300 | 105.00           |
| TRI-STARR MUFFLER & BRAKE                                  | 271258           | 06/13/2017 | AUTO REPAIRS            | 001-201-630-360 | 33.00            |
| TRI-STARR MUFFLER & BRAKE                                  | 271262           | 06/13/2017 | AUTO REPAIRS            | 001-201-630-360 | 153.43           |
| JIM SPENCER                                                | 5172017          | 06/13/2017 | TINT WINDOWS            | 001-201-600-300 | 250.00           |
| EXPRESS OIL /CENTRALIZED BILLING                           | 02302-119308     | 06/14/2017 | OIL CHANGE              | 001-201-525-231 | 46.79            |
| STARKVILLE FORD-LINCOLN MERCURY, IN                        | 010373           | 06/14/2017 | TOW SERVICE             | 001-201-600-300 | 275.00           |
| STARKVILLE FORD-LINCOLN MERCURY, IN                        | 010375           | 06/14/2017 | TOW SERVICE             | 001-201-600-300 | 330.00           |
| BASICS, INC. A Trade America Company                       | 21728            | 06/13/2017 | JANITORIAL ITEMS        | 001-201-501-200 | 86.60            |
| TRI-STARR MUFFLER & BRAKE                                  | 271270           | 06/14/2017 | AUTO MAINT              | 001-201-630-360 | 125.25           |
| SULLIVAN'S OFFICE SUPPLY, INC.                             | 22895            | 06/14/2017 | OFFICE SUPPLIES         | 001-201-501-200 | 107.00           |
| TRI-STARR MUFFLER & BRAKE                                  | 271275           | 06/14/2017 | AUTO REPAIRS            | 001-201-630-360 | 976.98           |
| WEX Bank /WRIGHT EXPRESS FSC                               | 49870540         | 06/14/2017 | GAS                     | 001-201-525-231 | 60.95            |

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| RACKLEY OIL INC.                     | 000456986      | 06/14/2017 | GAS                | 001-201-525-231 | 2,364.00  |
| BOB'S MOBILE RADIO                   | 315795         | 06/14/2017 | RADIO MAINT        | 001-201-600-300 | 4,868.00  |
| RACKLEY OIL INC.                     | 000457188      | 06/14/2017 | GAS                | 001-201-525-231 | 31.02     |
| DIGITAL-ALLY                         | 1094370        | 06/14/2017 | SUPPLIES           | 001-201-556-251 | 4,840.00  |
| BOB'S MOBILE RADIO                   | 315797         | 06/14/2017 | RADIO MAINT        | 001-201-600-300 | 2,750.00  |
| MAGNOLIA BOTTLED WATER CO            | 25403          | 06/14/2017 | COOLER             | 001-201-501-200 | 45.00     |
| MID-SOUTH UNIFORM & SUPPLY           | 562836         | 06/14/2017 | UNIFORMS           | 001-201-535-233 | 1,885.18  |
| RACKLEY OIL INC.                     | 000457408      | 06/14/2017 | GAS                | 001-201-525-231 | 2,095.32  |
| LINDA MICHELLE HARGETT               | 05312017-SPD   | 06/14/2017 | ALTERATIONS        | 001-201-600-300 | 141.00    |
| IVY AUTO PARTS, LLC.                 | 560706         | 06/14/2017 | AUTO REPAIRS       | 001-201-630-360 | 175.00    |
| THE COMMERCIAL DISPATCH              | INV0022241     | 06/13/2017 | ADVERTISING        | 001-201-604-330 | 67.50     |
| STARKVILLE DAILY NEWS                | INV0022242     | 06/13/2017 | ADVERTISING 000132 | 001-201-604-330 | 122.60    |
| ROCIC                                | 0037374-IN     | 06/14/2017 | ANNUAL SERVICE FEE | 001-201-600-300 | 300.00    |
| BELL BUILDING SUPPLY, INC.           | 193116         | 06/14/2017 | SUPPLIES           | 001-201-501-200 | 9.00      |
| BASICS, INC. A Trade America Company | 21772          | 06/14/2017 | JANITORIAL ITEMS   | 001-201-630-426 | 344.93    |
| SULLIVAN'S OFFICE SUPPLY, INC.       | 23159          | 06/14/2017 | OFFICE SUPPLIES    | 001-201-501-200 | 55.63     |
| HARLEY-DAVIDSON OF CENTRAL MS        | INV0022284     | 06/14/2017 | QUARTERLY LEASE    | 001-201-635-367 | 1,800.00  |
| OKTIBBEHA COUNTY COOPERATIVE         | 235341         | 06/14/2017 | UNIFORM            | 001-201-535-233 | 99.85     |
| DPS CRIME LAB                        | 90061044       | 06/14/2017 | ANALYTICAL FEE     | 001-201-600-300 | 60.00     |
| WAL MART-GENERAL CITY                | 04606          | 06/14/2017 | OFFICE SUPPLIES    | 001-201-501-200 | 99.35     |
| WAL MART-GENERAL CITY                | 00703          | 06/14/2017 | SUPPLIES           | 001-201-501-200 | 78.41     |
| RACKLEY OIL INC.                     | 000458001      | 06/14/2017 | GAS                | 001-201-525-231 | 2,311.87  |
| R&M TIRES                            | 1113663        | 06/14/2017 | AUTO REPAIRS       | 001-201-630-360 | 50.00     |
| R&M TIRES                            | 1113669        | 06/14/2017 | AUTO REPAIRS       | 001-201-630-360 | 45.00     |
| PREFERRED COMMUNICATIONS, INC.       | 2536           | 06/13/2017 | POLICE EQUIPMENT   | 001-201-918-805 | 2,743.95  |
| TOM ROBERSON                         | INV0022277     | 06/14/2017 | UNIFORMS           | 001-201-535-233 | 149.17    |
| CHARLES JORDAN.                      | INV0022283     | 06/14/2017 | REIMBURSE          | 001-201-630-360 | 10.69     |
| CSPIRE WIRELESS                      | INV0022343     | 06/14/2017 | 0030343986         | 001-201-604-330 | 2,151.06  |
| Outstanding Total:                   |                |            |                    |                 | 38,841.14 |

Department 201 - POLICE DEPARTMENT Total: 38,841.14

## Department: 215 - CUSTODY OF PRISONERS

## Outstanding

|                                   |            |            |                         |                 |           |
|-----------------------------------|------------|------------|-------------------------|-----------------|-----------|
| WAL MART-GENERAL CITY             | 04512      | 06/14/2017 | SUPPLIES                | 001-215-541-237 | 79.64     |
| OKTIBBEHA COUNTY SHERIFF'S OFFICE | INV0022276 | 06/14/2017 | FEEDING INMATES MAY2017 | 001-215-541-237 | 10,950.00 |

Outstanding Total: 11,029.64

Department 215 - CUSTODY OF PRISONERS Total: 11,029.64

## Department: 230 - POLICE TRAINING

## Paid

|                              |            |            |                       |                 |        |
|------------------------------|------------|------------|-----------------------|-----------------|--------|
| GOLDEN NUGGET                | INV0022211 | 06/08/2017 | CHIEF NICHOLAS        | 001-230-690-552 | 672.00 |
| MS ASSOC OF CHIEFS OF POLICE | INV0022212 | 06/08/2017 | CHEIF FRANK NICHOLAS  | 001-230-690-552 | 325.00 |
| FRANK NICHOLS                | INV0022213 | 06/08/2017 | PER DEIM              | 001-230-690-552 | 135.00 |
| MS LAW ENFORCEMENT ASSOC     | INV0022214 | 06/08/2017 | REGISTRATION          | 001-230-690-552 | 25.00  |
| MS LAW ENFORCEMENT ASSOC     | INV0022214 | 06/08/2017 | REGISTRATION          | 001-230-690-552 | 25.00  |
| SCARLET PEARL CASINO RESORT  | INV0022215 | 06/08/2017 | 2017 MLEOA CONF 33YMB | 001-230-690-552 | 400.00 |
| ANDY ROUND                   | INV0022216 | 06/08/2017 | 2017 MLEOA TRAINING   | 001-230-690-552 | 195.00 |
| TAYLOR WELLS                 | INV0022217 | 06/08/2017 | 2017 MLEOA TRAINING   | 001-230-690-552 | 195.00 |

Paid Total: 1,972.00

Department 230 - POLICE TRAINING Total: 1,972.00

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| Vendor Name                                     | Payable Number | Post Date  | Description (Item)        | Account Number  | Amount          |
|-------------------------------------------------|----------------|------------|---------------------------|-----------------|-----------------|
| <b>Department: 250 - NARCOTICS BUREAU</b>       |                |            |                           |                 |                 |
| <b>Outstanding</b>                              |                |            |                           |                 |                 |
| SYNERGETICS DIVERSIFIED<br>COMP, INC            | INV0002616     | 06/14/2017 | RENT                      | 001-250-635-368 | 550.00          |
| SYNERGETICS DIVERSIFIED<br>COMP, INC            | INV0002617     | 06/14/2017 | RENT                      | 001-250-635-368 | 950.00          |
| CSPIRE WIRELESS                                 | INV0022343     | 06/14/2017 | 0030343986                | 001-250-604-330 | 143.40          |
| SOUTHERN<br>TELECOMMUNICATIONS                  | INV0022344     | 06/14/2017 | 2490                      | 001-250-604-330 | 67.35           |
| SOUTHERN<br>TELECOMMUNICATIONS                  | INV0022344     | 06/14/2017 | 2490                      | 001-250-604-330 | 33.67           |
| <b>Outstanding Total:</b>                       |                |            |                           |                 | <b>1,744.42</b> |
| <b>Department 250 - NARCOTICS BUREAU Total:</b> |                |            |                           |                 | <b>1,744.42</b> |
| <b>Department: 254 - DUI GRANT</b>              |                |            |                           |                 |                 |
| <b>Outstanding</b>                              |                |            |                           |                 |                 |
| THE CENTRAL STATION GRILL                       | INV0022235     | 06/13/2017 | SEATBELT LUNCHEON         | 001-254-691-550 | 516.13          |
| <b>Outstanding Total:</b>                       |                |            |                           |                 | <b>516.13</b>   |
| <b>Department 254 - DUI GRANT Total:</b>        |                |            |                           |                 | <b>516.13</b>   |
| <b>Department: 261 - FIRE DEPARTMENT</b>        |                |            |                           |                 |                 |
| <b>Outstanding</b>                              |                |            |                           |                 |                 |
| BERRY ELECTRIC, LLC                             | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE   | 001-261-525-231 | 29.70           |
| IDVILLE                                         | 3207346        | 06/14/2017 | EQUIPMENT                 | 001-261-918-805 | 2,873.31        |
| CANON SOLUTIONS AMERICA<br>-BURLINGTON          | 425649         | 06/14/2017 | COPIER                    | 001-261-501-200 | 0.01            |
| LAIRD CLINIC OF FAMILY<br>MEDICINE              | 065542         | 06/13/2017 | DOC BILL                  | 001-261-600-319 | 165.00          |
| SHEPS CLEANERS                                  | 12244          | 06/13/2017 | UNIFORM CLEANING          | 001-261-600-430 | 45.00           |
| SHEPS CLEANERS                                  | 12245          | 06/13/2017 | UNIFORM CLEANING          | 001-261-600-430 | 22.00           |
| LOWE'S                                          | 09363          | 06/13/2017 | SUPPLIES                  | 001-261-555-250 | 23.29           |
| LOWE'S                                          | 09365          | 06/13/2017 | SUPPLIES                  | 001-261-555-250 | 22.21           |
| UNIVERSITY SCREENPRINT                          | 21514          | 06/13/2017 | UNIFORMS                  | 001-261-535-233 | 269.70          |
| UNIVERSITY SCREENPRINT                          | 21716          | 06/13/2017 | UNIFORMS                  | 001-261-535-233 | 329.67          |
| GATEWAY TIRE & SERVICE<br>CENTER                | I103665614     | 06/13/2017 | TIRES                     | 001-261-630-360 | 735.24          |
| GALL'S INC                                      | 007546533      | 06/14/2017 | UNIFORM                   | 001-261-535-233 | 98.93           |
| INTERSTATE BATTERY OF<br>CNTRL MS               | 80221          | 06/13/2017 | BATTERY                   | 001-261-630-360 | 116.95          |
| RACKLEY OIL INC.                                | 000456526      | 06/13/2017 | DIESEL                    | 001-261-525-231 | 225.27          |
| RACKLEY OIL INC.                                | 000456599      | 06/13/2017 | GAS                       | 001-261-525-231 | 17.90           |
| SHEPS CLEANERS                                  | 13017          | 06/13/2017 | UNIFORM CLEANING          | 001-261-600-430 | 6.00            |
| FIRST RESPONSE FIRE- MIKE<br>COLLINS            | 2519           | 06/13/2017 | FIRE EXT                  | 001-261-630-360 | 60.00           |
| THOMPSON MACHINERY                              | WO370024091    | 06/13/2017 | REPAIR HYD LEAK L1        | 001-261-630-360 | 774.92          |
| UNIVERSITY SCREENPRINT                          | 21715          | 06/13/2017 | UNIFORMS                  | 001-261-535-233 | 179.80          |
| STARKVILLE AUTO PARTS                           | 5151-102828    | 06/13/2017 | FUEL FILTER               | 001-261-630-360 | 15.99           |
| NAFECO                                          | 878881         | 06/13/2017 | EQUIPMENT                 | 001-261-918-805 | 334.00          |
| WAL MART-GENERAL CITY                           | 01963          | 06/13/2017 | SUPPLIES                  | 001-261-691-550 | 120.26          |
| GATEWAY TIRE & SERVICE<br>CENTER                | I103672111     | 06/13/2017 | L1 TIRES                  | 001-261-630-360 | 128.00          |
| WAL MART-GENERAL CITY                           | 03727          | 06/13/2017 | SUPPLIES                  | 001-261-691-550 | 60.56           |
| STARKVILLE AUTO PARTS                           | 5151-102930    | 06/13/2017 | AUTO TOOLS                | 001-261-630-360 | 68.71           |
| STARKVILLE AUTO PARTS                           | 5151-102934    | 06/13/2017 | MOTOR OIL                 | 001-261-630-360 | 9.69            |
| SPORTS CENTER                                   | 2137           | 06/13/2017 | UNIFORMS                  | 001-261-535-233 | 65.00           |
| RACKLEY OIL INC.                                | 000456985      | 06/13/2017 | GAS                       | 001-261-525-231 | 266.71          |
| FIRE GUARD                                      | 30216          | 06/13/2017 | HYDROSTATIC PRESSURE TEST | 001-261-691-550 | 320.00          |
| STARKVILLE AUTO PARTS                           | 5151-103007    | 06/13/2017 | AUTO TOOLS                | 001-261-630-360 | 41.73           |
| EVS /G&W DIESEL SERVICES,<br>INC                | 128107         | 06/13/2017 | UNIFORMS                  | 001-261-918-805 | 361.00          |
| STARKVILLE AUTO PARTS                           | 5151-103139    | 06/13/2017 | OIL                       | 001-261-630-360 | 21.45           |
| RACKLEY OIL INC.                                | 000457407      | 06/13/2017 | GAS                       | 001-261-525-231 | 310.47          |



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| Vendor Name                                         | Payable Number | Post Date  | Description (Item)            | Account Number  | Amount   |
|-----------------------------------------------------|----------------|------------|-------------------------------|-----------------|----------|
| LOWE'S                                              | 10025          | 06/13/2017 | SUPPLIES                      | 001-261-555-250 | 15.74    |
| CANON SOLUTIONS AMERICA -BURLINGTON                 | 429388         | 06/14/2017 | COPIER                        | 001-261-501-200 | 124.31   |
| EAST MISSISSIPPI LUMBER CO                          | A21992         | 06/14/2017 | RED BRICK                     | 001-261-555-250 | 30.35    |
| BELL BUILDING SUPPLY, INC.                          | 193526         | 06/13/2017 | TOOLS                         | 001-261-555-250 | 31.24    |
| FIRST RESPONSE FIRE- MIKE COLLINS                   | 2526           | 06/13/2017 | FIRE EXT                      | 001-261-630-360 | 60.00    |
| WAL MART-GENERAL CITY                               | 03038          | 06/14/2017 | SUPPLIES                      | 001-261-555-250 | 33.38    |
| WAL MART-GENERAL CITY                               | 03348          | 06/14/2017 | SUPPLIES                      | 001-261-555-250 | 41.58    |
| STARKVILLE AUTO PARTS                               | 5151-103429    | 06/14/2017 | BRAKE PAD                     | 001-261-630-360 | 74.99    |
| IVY AUTO PARTS, LLC.                                | 561363         | 06/14/2017 | AUTO REPAIRS                  | 001-261-630-360 | 35.23    |
| GATEWAY TIRE & SERVICE CENTER                       | I103697855     | 06/14/2017 | AUTO REPAIRS                  | 001-261-630-360 | 15.00    |
| LOWE'S                                              | 17002          | 06/13/2017 | TAX CORRECTION INVOICE 10025  | 001-261-555-250 | -1.03    |
| STEIN MCMULLEN                                      | INV0022233     | 06/13/2017 | REIMBURSE                     | 001-261-690-555 | 85.00    |
| CHARLES YARBROUGH                                   | INV0022265     | 06/14/2017 | TRAINING                      | 001-261-610-350 | 21.00    |
| Outstanding Total:                                  |                |            |                               |                 | 8,685.26 |
| Department 261 - FIRE DEPARTMENT Total:             |                |            |                               |                 | 8,685.26 |
| Department: 263 - FIRE TRAINING                     |                |            |                               |                 |          |
| Outstanding                                         |                |            |                               |                 |          |
| STATE FIRE ACADEMY                                  | 25284          | 06/13/2017 | 53007 TRAINING                | 001-263-600-390 | 720.00   |
| STEIN MCMULLEN                                      | INV0022234     | 06/13/2017 | TRAINING                      | 001-263-600-390 | 168.00   |
| MATT SCHOBBER                                       | INV0022263     | 06/14/2017 | TRAINING                      | 001-263-600-390 | 92.00    |
| MATT SCHOBBER                                       | INV0022264     | 06/14/2017 | TRAINING                      | 001-263-600-390 | 92.00    |
| STEWART BIRD                                        | INV0022266     | 06/14/2017 | TRAINING                      | 001-263-600-390 | 472.77   |
| Outstanding Total:                                  |                |            |                               |                 | 1,544.77 |
| Department 263 - FIRE TRAINING Total:               |                |            |                               |                 | 1,544.77 |
| Department: 264 - FIRE COMMUNICATIONS               |                |            |                               |                 |          |
| Outstanding                                         |                |            |                               |                 |          |
| MSU FACILITIES MANAGEMENT                           | INV0022271     | 06/14/2017 | TRAFFIC SIGNAL                | 001-264-630-404 | 20.78    |
| CSPIRE WIRELESS                                     | INV0022343     | 06/14/2017 | 0030343986                    | 001-264-604-330 | 199.34   |
| SOUTHERN TELECOMMUNICATIONS                         | INV0022344     | 06/14/2017 | 2490                          | 001-264-604-330 | 2,831.54 |
| SOUTHERN TELECOMMUNICATIONS                         | INV0022344     | 06/14/2017 | 2490                          | 001-264-604-330 | 530.98   |
| Outstanding Total:                                  |                |            |                               |                 | 3,582.64 |
| Department 264 - FIRE COMMUNICATIONS Total:         |                |            |                               |                 | 3,582.64 |
| Department: 267 - FIRE STATIONS AND BUILDINGS       |                |            |                               |                 |          |
| Outstanding                                         |                |            |                               |                 |          |
| NORTHEAST EXTERMINATING                             | 308653         | 06/13/2017 | 741 FIRE ST#1 TERMITE CONTROL | 001-267-558-269 | 1,474.50 |
| LOPER HEATING & AIR CONDITIONING                    | 007672         | 06/13/2017 | AC REPAIR                     | 001-267-558-269 | 80.00    |
| FARRELL-CALHOUN CO                                  | 000091698      | 06/13/2017 | PAINT SUPPLIES                | 001-267-558-269 | 63.60    |
| FARRELL-CALHOUN CO                                  | 000091708      | 06/13/2017 | PAINT SUPPLIES                | 001-267-558-269 | 25.91    |
| LOWE'S                                              | 97806          | 06/14/2017 | SUPPLIES                      | 001-267-558-269 | 35.00    |
| Outstanding Total:                                  |                |            |                               |                 | 1,679.01 |
| Department 267 - FIRE STATIONS AND BUILDINGS Total: |                |            |                               |                 | 1,679.01 |
| Department: 281 - BUILDING/CODES OFFICE             |                |            |                               |                 |          |
| Outstanding                                         |                |            |                               |                 |          |
| BERRY ELECTRIC, LLC                                 | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE       | 001-281-525-231 | 9.90     |
| STARKVILLE DAILY NEWS                               | INV0022242     | 06/13/2017 | ADVERTISING 000132            | 001-281-502-201 | 49.32    |
| TRUSTMARK NATIONAL BANK                             | 6.27.17        | 06/13/2017 | 93894 PRIUS /2TACOMAS         | 001-281-820-874 | 382.28   |
| TRUSTMARK NATIONAL BANK                             | 6.27.17        | 06/13/2017 | 93894 PRIUS /2TACOMAS         | 001-281-830-873 | 54.67    |

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| Vendor Name                                   | Payable Number | Post Date  | Description (Item) | Account Number  | Amount |
|-----------------------------------------------|----------------|------------|--------------------|-----------------|--------|
| CSPIRE WIRELESS                               | INV0022343     | 06/14/2017 | 0030343986         | 001-281-604-330 | 100.54 |
| Outstanding Total:                            |                |            |                    |                 | 596.71 |
| Department 281 - BUILDING/CODES OFFICE Total: |                |            |                    |                 | 596.71 |

## Department: 301 - STREET DEPARTMENT

## Outstanding

|                                   |            |            |                         |                 |          |
|-----------------------------------|------------|------------|-------------------------|-----------------|----------|
| BERRY ELECTRIC, LLC               | 004052     | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 001-301-525-231 | 39.60    |
| CUSTOM PRODUCTS CORPORATION       | 288890     | 06/14/2017 | STREET SIGNS            | 001-301-565-272 | 1,019.70 |
| FASTENAL COMPANY                  | MSSTA71583 | 06/13/2017 | TOOLS                   | 001-301-555-250 | 310.76   |
| OKT COUNTY                        | A1811      | 06/14/2017 | A1811 CRS2              | 001-301-560-270 | 775.00   |
| PAUL'S WELDING                    | 5955       | 06/13/2017 | EQUIPMENT WELD          | 001-301-630-400 | 150.00   |
| CINTAS                            | 215233361  | 06/13/2017 | STREET                  | 001-301-535-233 | 107.49   |
| SOUTHERN PIPE AND SUPPLY CO., INC | 782324-00  | 06/13/2017 | SUPPLIES                | 001-301-560-270 | 8.78     |
| GATEWAY TIRE & SERVICE CENTER     | I103667970 | 06/13/2017 | REPAIRS                 | 001-301-630-400 | 809.04   |
| RONNIE JONES CONSTRUCTION, INC    | 2017826    | 06/14/2017 | CLAY GRAVEL             | 001-301-560-270 | 990.00   |
| G&C SUPPLY CO., INC               | 6656707    | 06/13/2017 | EQUIPMENT               | 001-301-918-805 | 150.00   |
| G&C SUPPLY CO., INC               | 6656708    | 06/13/2017 | EQUIPMENT               | 001-301-918-805 | 2,499.00 |
| BELL BUILDING SUPPLY, INC.        | 192002     | 06/13/2017 | CONT MATERIALS          | 001-301-560-270 | 425.80   |
| BELL BUILDING SUPPLY, INC.        | 192066     | 06/13/2017 | CONT MATERIALS          | 001-301-560-270 | 12.99    |
| BELL BUILDING SUPPLY, INC.        | 192180     | 06/13/2017 | CONT MATERIALS          | 001-301-560-270 | 99.88    |
| CINTAS FIRST AID & SAFETY         | 5007986113 | 06/13/2017 | FIRST AID               | 001-301-555-250 | 66.73    |
| BELL BUILDING SUPPLY, INC.        | 192260     | 06/13/2017 | TOOLS                   | 001-301-630-400 | 60.37    |
| CUSTOM PRODUCTS CORPORATION       | 289637     | 06/14/2017 | STREET SIGNS            | 001-301-560-270 | 163.91   |
| SHERWIN WILLIAMS CO.              | 1897-2     | 06/14/2017 | PAINT SUPPLIES          | 001-301-565-272 | 135.48   |
| CINTAS                            | 215235030  | 06/13/2017 | STREET                  | 001-301-535-233 | 107.49   |
| SHERWIN WILLIAMS CO.              | 1974-9     | 06/14/2017 | PAINT SUPPLIES          | 001-301-565-272 | 203.22   |
| SHERWIN WILLIAMS CO.              | 2020-0     | 06/14/2017 | PAINT SUPPLIES          | 001-301-565-272 | 185.98   |
| SHERWIN WILLIAMS CO.              | 2053-1     | 06/14/2017 | PAINT SUPPLIES          | 001-301-565-272 | 116.25   |
| FASTENAL COMPANY                  | MSSTA71994 | 06/14/2017 | TOOLS                   | 001-301-555-250 | 33.10    |
| APAC-MISSISSIPPI, INC             | 4000070438 | 06/14/2017 | CONT MATERIALS          | 001-301-560-270 | 291.80   |
| PAUL BRAND                        | 592002     | 06/14/2017 | ADREIL HICKMAN CDL      | 001-301-555-250 | 200.00   |
| BELL BUILDING SUPPLY, INC.        | 192996     | 06/13/2017 | TOOLS                   | 001-301-555-250 | 19.45    |
| CUSTOM PRODUCTS CORPORATION       | 289925     | 06/13/2017 | STREET SIGNS            | 001-301-565-272 | 136.60   |
| PAUL'S WELDING                    | 5953       | 06/13/2017 | REPAIRS                 | 001-301-630-400 | 40.00    |
| EAST MISSISSIPPI LUMBER CO        | A21691     | 06/13/2017 | CONT MATERIALS          | 001-301-560-270 | 19.98    |
| BELL BUILDING SUPPLY, INC.        | 192998     | 06/13/2017 | TOOLS                   | 001-301-555-250 | 15.09    |
| CINTAS                            | 215238360  | 06/13/2017 | STREET                  | 001-301-535-233 | 112.85   |
| WAL MART-GENERAL CITY             | 05345      | 06/14/2017 | TOOLS                   | 001-301-555-250 | 107.48   |
| REGIONS FINANCIAL CORPORATION     | 07.02.17   | 06/13/2017 | 001-0007521-002         | 001-301-820-874 | 1,986.97 |
| CINTAS                            | 215240010  | 06/13/2017 | STREET                  | 001-301-535-233 | 167.85   |
| REGIONS FINANCIAL CORPORATION     | 800769     | 06/13/2017 | 001-0007521-004         | 001-301-820-874 | 593.03   |
| REGIONS FINANCIAL CORPORATION     | 800769     | 06/13/2017 | 001-0007521-004         | 001-301-830-873 | 2.23     |
| BANKFIRST-VISA PAYMENT            | INV0022273 | 06/14/2017 | EQUIPMENT               | 001-301-630-400 | 210.57   |
| BANKFIRST-VISA PAYMENT            | INV0022278 | 06/14/2017 | UNIFORMS                | 001-301-535-233 | 146.58   |
| BANKFIRST-VISA PAYMENT            | INV0022279 | 06/14/2017 | UNIFORMS                | 001-301-535-233 | 257.95   |
| CSPIRE WIRELESS                   | INV0022343 | 06/14/2017 | 0030343986              | 001-301-604-330 | 52.26    |
| SOUTHERN TELECOMMUNICATIONS       | INV0022344 | 06/14/2017 | 2490                    | 001-301-604-330 | 33.67    |
| SOUTHERN TELECOMMUNICATIONS       | INV0022344 | 06/14/2017 | 2490                    | 001-301-604-330 | 175.27   |

Outstanding Total: 13,040.20

Department 301 - STREET DEPARTMENT Total: 13,040.20

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| Vendor Name                                       | Payable Number | Post Date  | Description (Item)        | Account Number  | Amount       |
|---------------------------------------------------|----------------|------------|---------------------------|-----------------|--------------|
| <b>Department: 360 - ANIMAL CONTROL</b>           |                |            |                           |                 |              |
| <b>Outstanding</b>                                |                |            |                           |                 |              |
| BERRY ELECTRIC, LLC                               | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE   | 001-360-525-231 | 4.95         |
| CSPIRE WIRELESS                                   | INV0022343     | 06/14/2017 | 0030343986                | 001-360-604-330 | 38.68        |
| <b>Outstanding Total:</b>                         |                |            |                           |                 | <b>43.63</b> |
| <b>Department 360 - ANIMAL CONTROL Total:</b>     |                |            |                           |                 | <b>43.63</b> |
| <b>Department: 550 - PARKS AND REC DEPARTMENT</b> |                |            |                           |                 |              |
| <b>Outstanding</b>                                |                |            |                           |                 |              |
| GANN'S PARTY INFLATABLES                          | 1018           | 06/14/2017 | SPORTSPLEX                | 001-550-600-355 | 1,100.00     |
| NEWELL PAPER COMPANY                              | 807780         | 06/13/2017 | JANITORIAL ITEMS          | 001-550-501-208 | 15.67        |
| BERRY ELECTRIC, LLC                               | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE   | 001-550-501-204 | 19.80        |
| RACKLEY OIL INC.                                  | 000115617      | 06/14/2017 | GAS                       | 001-550-501-204 | 185.99       |
| RACKLEY OIL INC.                                  | 000115620      | 06/14/2017 | GAS                       | 001-550-501-204 | 162.48       |
| NRPA -NATIONAL                                    | 2249260508-17  | 06/14/2017 | MEMBERSHIP                | 001-550-600-300 | 600.00       |
| RECREATION & PARK ASSOCI                          |                |            |                           |                 |              |
| RACKLEY OIL INC.                                  | 000115625      | 06/14/2017 | GAS                       | 001-550-501-204 | 215.60       |
| NRPA -NATIONAL                                    | 2533340511-17  | 06/14/2017 | WILLIAM POCHOP            | 001-550-600-300 | 70.00        |
| RECREATION & PARK ASSOCI                          |                |            |                           |                 |              |
| RACKLEY OIL INC.                                  | 000115632      | 06/14/2017 | GAS                       | 001-550-501-204 | 228.42       |
| G&K SERVICES                                      | 6231334128     | 06/14/2017 | MAT CLEANING              | 001-550-600-300 | 36.20        |
| NEWELL PAPER COMPANY                              | 3001598        | 06/13/2017 | JANITORIAL ITEMS          | 001-550-501-208 | 315.58       |
| GATEWAY TIRE & SERVICE                            | I103670551     | 06/13/2017 | OIL CHANGE                | 001-550-600-370 | 42.90        |
| CENTER                                            |                |            |                           |                 |              |
| GATEWAY TIRE & SERVICE                            | I103670552     | 06/13/2017 | OIL CHANGE                | 001-550-600-370 | 42.90        |
| CENTER                                            |                |            |                           |                 |              |
| SPORTS SPECIALTY                                  | 0000017292     | 06/14/2017 | EQUIPMENT                 | 001-550-600-300 | 139.90       |
| GATEWAY TIRE & SERVICE                            | I103671948     | 06/13/2017 | REPAIRS                   | 001-550-600-370 | 12.50        |
| CENTER                                            |                |            |                           |                 |              |
| LOWE'S                                            | 19244          | 06/13/2017 | 7173273 SUPPLIES          | 001-550-600-300 | 63.24        |
| OKTIBBEHA COUNTY                                  | 229599         | 06/14/2017 | TOOLS                     | 001-550-600-300 | 51.77        |
| COOPERATIVE                                       |                |            |                           |                 |              |
| PITNEY (GLOBAL FINANCIAL                          | INV0022275     | 06/14/2017 | 3303578777 PARK/REC       | 001-550-501-200 | 281.07       |
| SERVICES)                                         |                |            |                           |                 |              |
| G&K SERVICES                                      | 6231337136     | 06/14/2017 | MAT CLEANING              | 001-550-600-300 | 36.20        |
| ATCO INTERNATIONAL                                | I0486090       | 06/14/2017 | CHEMICALS                 | 001-550-501-208 | 403.95       |
| GENTRY SIGNS                                      | n13328         | 06/14/2017 | SIGNS                     | 001-550-600-300 | 250.00       |
| RACKLEY OIL INC.                                  | 000115638      | 06/14/2017 | GAS                       | 001-550-501-204 | 177.55       |
| NEWELL PAPER COMPANY                              | 3002346        | 06/14/2017 | JANITORIAL ITEMS          | 001-550-501-208 | 36.54        |
| RACKLEY OIL INC.                                  | 000115641      | 06/14/2017 | GAS                       | 001-550-501-204 | 81.50        |
| WATERMARK PRINTERS LLC                            | 10777          | 06/14/2017 | BUSINESS CARDS            | 001-550-501-220 | 263.00       |
| NEWELL PAPER COMPANY                              | 3002890        | 06/14/2017 | JANITORIAL ITEMS          | 001-550-501-208 | 196.99       |
| G&K SERVICES                                      | 6231340130     | 06/14/2017 | MAT CLEANING              | 001-550-501-220 | 36.20        |
| BIG POP FIREWORKS LLC-                            | INV0022274     | 06/14/2017 | JULY 4th FIREWORKS        | 001-550-600-355 | 4,950.00     |
| WILLIAM DAVID CHANCELLOR                          |                |            |                           |                 |              |
| WAUKAWAY DISTRIBUTORS,                            | CLR0617-264    | 06/14/2017 | COOLER                    | 001-550-501-220 | 20.00        |
| INC                                               |                |            |                           |                 |              |
| BACKSTAGE MUSIC                                   | 59441          | 06/14/2017 | SUPPLIES                  | 001-550-501-220 | 5.98         |
| WAL MART-GENERAL CITY                             | 03324          | 06/14/2017 | POOL SUPPLIES             | 001-550-501-220 | 288.34       |
| DYNAMIC FIRE PROTECTION,                          | AL17-0251-1    | 06/14/2017 | SERVICE CALL              | 001-550-600-300 | 85.00        |
| LLC                                               |                |            |                           |                 |              |
| EAST MISSISSIPPI LUMBER CO                        | B10942         | 06/14/2017 | SUPPLIES                  | 001-550-501-220 | 9.63         |
| MODERN POOL & SPA INC.                            | 199532         | 06/14/2017 | POOL EQUIPMENT            | 001-550-600-300 | 1,259.99     |
| MODERN POOL & SPA INC.                            | 199533         | 06/14/2017 | POOL EQUIPMENT            | 001-550-600-300 | 39.99        |
| WAUKAWAY DISTRIBUTORS,                            | 35924          | 06/14/2017 | COOLER                    | 001-550-501-220 | 31.80        |
| INC                                               |                |            |                           |                 |              |
| LOWE'S                                            | 01519.         | 06/14/2017 | SUPPLIES                  | 001-550-501-220 | 6.24         |
| LOWE'S                                            | 08678          | 06/14/2017 | SUPPLIES                  | 001-550-501-220 | 54.12        |
| COLE'S AUTO REPAIR                                | 17344          | 06/14/2017 | AUTO REPAIRS              | 001-550-600-370 | 208.35       |
| G&K SERVICES                                      | 6231343108     | 06/14/2017 | MAT CLEANING              | 001-550-501-220 | 36.20        |
| ANDERSON WILLIAMS                                 | 4251           | 06/14/2017 | JULY 4TH MUSIC            | 001-550-501-220 | 800.00       |
| SCHRONDA FAYE EDDINS                              | INV0022285     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 500.00       |



## Expense Approval Report

Post Dates: 06/08/2017 - 06/14/2017

| Vendor Name              | Payable Number | Post Date  | Description (Item)        | Account Number  | Amount |
|--------------------------|----------------|------------|---------------------------|-----------------|--------|
| ANTHONY STEVENSON        | INV0022286     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 800.00 |
| KENNEDI AKINS            | INV0022287     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 200.00 |
| VERLEAN AKINS            | INV0022288     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 300.00 |
| ALLY HART                | INV0022289     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 70.00  |
| COURTNEY HENDERSON       | INV0022290     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 850.00 |
| MARION WATSON            | INV0022291     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 450.00 |
| KEIVIN WARE              | INV0022292     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 330.00 |
| RAPHAEL McCLAIN          | INV0022293     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 412.50 |
| TYRUS DANIELS            | INV0022294     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 665.00 |
| KENNIS KINGERY           | INV0022295     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 550.00 |
| SAMANTHA MAXINE TURBA    | INV0022296     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 300.00 |
| WARREN DOUGLAS SMITH     | INV0022297     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 300.00 |
| ABBIE AMMON              | INV0022298     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 228.00 |
| ELIJAH CAPPLEMAN         | INV0022299     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 56.00  |
| JADEN COOLEY             | INV0022300     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 228.00 |
| CAMRYN DAWKINS           | INV0022301     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 100.00 |
| GEORGE WALTER ELLIS, JR. | INV0022303     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 180.00 |
| TRISTEN GRANTHAM         | INV0022304     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 172.00 |
| BRET GILES               | INV0022305     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 176.00 |
| STEVEN RILEY HARDY       | INV0022306     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 256.00 |
| TAYLOR S. HARDY          | INV0022307     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 92.00  |
| WILLIAM THOMAS HARDY     | INV0022308     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 196.00 |
| KAYLIE ELIZABETH HOBART  | INV0022309     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 208.00 |
| NICOLAS HOLLIS           | INV0022310     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 124.00 |
| MATTHEW JOHNSON          | INV0022311     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 236.00 |
| HANNAH KNOX              | INV0022312     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 200.00 |
| HAILEY LOCKE             | INV0022313     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 204.00 |
| PEYTON WAYNE POOLE       | INV0022314     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 204.00 |
| CALEB WALKER PUGH        | INV0022315     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 144.00 |
| ROB FYKE                 | INV0022316     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 400.00 |
| VANESSA SHAFFER          | INV0022317     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 400.00 |
| WILL IRVIN               | INV0022318     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 240.00 |
| BENJAMIN COLE DUTY       | INV0022319     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 240.00 |
| MIKALA TAYLOR            | INV0022320     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 80.00  |
| ANNA HADEN TAYLOR        | INV0022321     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 60.00  |
| RONALD JOHNSON JR.       | INV0022322     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 560.00 |
| CHARLES R. TILLERY II    | INV0022323     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 610.00 |
| JARQUEZ McCARTER         | INV0022324     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 610.00 |
| REGINALD CAMPBELL        | INV0022325     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 610.00 |
| CODY ROMAN               | INV0022326     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 530.00 |
| RACHEL LAMBERT           | INV0022327     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 500.00 |
| MARK A. GENTRY           | INV0022328     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 180.00 |
| CALVIN.WARE              | INV0022329     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 180.00 |
| LONDON GIBSON SUMMERS    | INV0022330     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 160.00 |
| BOBBY TALLANT            | INV0022331     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 160.00 |
| RICKY LINDSEY            | INV0022332     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 140.00 |
| ZEBEDEE RICE             | INV0022333     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 100.00 |
| ASHTON YATES             | INV0022334     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 100.00 |
| CARRIE ASHFORD           | INV0022335     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 80.00  |
| THEDFORD (T.J.) HOLLIS   | INV0022336     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 80.00  |
| SIERRA McKINLEY          | INV0022337     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 72.00  |
| MARY AUSTIN BARBER       | INV0022338     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 56.00  |
| RILEY WILLIAMS           | INV0022339     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 54.00  |
| HARRIET (VON) GRAY       | INV0022340     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 40.00  |
| CARL AUSTIN STOVALL      | INV0022341     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 40.00  |
| SHARON McKINLEY          | INV0022342     | 06/14/2017 | UMPIRES & REFEREES 6/13/1 | 001-550-600-320 | 36.00  |
| SOUTHERN                 | INV0022344     | 06/14/2017 | 2490                      | 001-550-600-330 | 128.41 |
| TELECOMMUNICATIONS       |                |            |                           |                 |        |
| SOUTHERN                 | INV0022344     | 06/14/2017 | 2490                      | 001-550-600-330 | 33.67  |
| TELECOMMUNICATIONS       |                |            |                           |                 |        |

## Expense Approval Report

Post Dates: 06/08/2017 - 06/14/2017

| Vendor Name               | Payable Number | Post Date  | Description (Item) | Account Number  | Amount           |
|---------------------------|----------------|------------|--------------------|-----------------|------------------|
| QUEEN COX                 | INV0022346     | 06/14/2017 | REFUND             | 001-550-949-978 | 160.00           |
| AMBER WARE                | INV0022347     | 06/14/2017 | REFUND             | 001-550-949-978 | 80.00            |
| <b>Outstanding Total:</b> |                |            |                    |                 | <b>28,313.17</b> |

**Paid**

|                    |            |            |                    |                 |              |
|--------------------|------------|------------|--------------------|-----------------|--------------|
| TONY WHITE         | INV0022225 | 06/09/2017 | umpires & referees | 001-550-600-320 | 80.00        |
| <b>Paid Total:</b> |            |            |                    |                 | <b>80.00</b> |

**Department 550 - PARKS AND REC DEPARTMENT Total: 28,393.17****Department: 800 - DEBT SERVICE****Outstanding**

|                               |        |            |                   |                 |                 |
|-------------------------------|--------|------------|-------------------|-----------------|-----------------|
| MITCHELL, MCNUTT, & SAM, P.A. | 336660 | 06/14/2017 | LITIGATED MATTERS | 001-800-890-850 | 1,575.00        |
| <b>Outstanding Total:</b>     |        |            |                   |                 | <b>1,575.00</b> |

**Department 800 - DEBT SERVICE Total: 1,575.00****Fund 001 - GENERAL FUND Total: 194,505.16****Fund: 002 - RESTRICTED POLICE FUND****Department: 251 - DRUG EDUCATION FUND****Outstanding**

|                           |       |            |          |                 |               |
|---------------------------|-------|------------|----------|-----------------|---------------|
| WAL MART-GENERAL CITY     | 01171 | 06/13/2017 | SUPPLIES | 002-251-501-200 | 128.02        |
| <b>Outstanding Total:</b> |       |            |          |                 | <b>128.02</b> |

**Department 251 - DRUG EDUCATION FUND Total: 128.02****Fund 002 - RESTRICTED POLICE FUND Total: 128.02****Fund: 015 - AIRPORT FUND****Department: 505 - AIRPORT****Outstanding**

|                                     |            |            |                             |                 |                 |
|-------------------------------------|------------|------------|-----------------------------|-----------------|-----------------|
| MAGNOLIA BOTTLED WATER CO           | 25399      | 06/14/2017 | COOLER                      | 015-505-691-550 | 23.00           |
| REYNOLDS/RENASANT INSURANCE AGENCY  | 819278     | 06/14/2017 | AIRPORT EQUIPMENT 791000535 | 015-505-620-370 | 116.00          |
| STARKVILLE DAILY NEWS               | INV0022242 | 06/13/2017 | ADVERTISING 000132          | 015-505-610-340 | 43.16           |
| EASTERN AVIATION FUELS              | R2765991   | 06/14/2017 | RENT                        | 015-505-600-322 | 800.00          |
| WAL MART-GENERAL CITY               | 02262      | 06/14/2017 | SUPPLIES                    | 015-505-541-237 | 141.56          |
| STEVE DRAGOO                        | 10         | 06/14/2017 | 52.75 HRS WORKED            | 015-505-600-338 | 422.00          |
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 27398      | 06/14/2017 | GRETA LANE                  | 015-505-720-805 | 128.62          |
| CSPIRE WIRELESS                     | INV0022343 | 06/14/2017 | 0030343986                  | 015-505-604-330 | 50.27           |
| SOUTHERN TELECOMMUNICATIONS         | INV0022344 | 06/14/2017 | 2490                        | 015-505-604-330 | 239.80          |
| <b>Outstanding Total:</b>           |            |            |                             |                 | <b>1,964.41</b> |

**Department 505 - AIRPORT Total: 1,964.41****Fund 015 - AIRPORT FUND Total: 1,964.41****Fund: 016 - RESTRICTED AIRPORT****Department: 251 - DRUG EDUCATION FUND****Outstanding**

|                                     |       |            |            |                 |          |
|-------------------------------------|-------|------------|------------|-----------------|----------|
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 27398 | 06/14/2017 | GRETA LANE | 016-251-918-805 | 2,315.08 |
|-------------------------------------|-------|------------|------------|-----------------|----------|

**Outstanding Total: 2,315.08****Department 251 - DRUG EDUCATION FUND Total: 2,315.08****Department: 515 - RESTRICTED FAA PROJECTS****Outstanding**

|                                     |       |            |            |                 |        |
|-------------------------------------|-------|------------|------------|-----------------|--------|
| 4-COUNTY ELECTRIC POWER ASSOCIATION | 27398 | 06/14/2017 | GRETA LANE | 016-515-730-640 | 128.61 |
|-------------------------------------|-------|------------|------------|-----------------|--------|

**Outstanding Total: 128.61****Department 515 - RESTRICTED FAA PROJECTS Total: 128.61****Fund 016 - RESTRICTED AIRPORT Total: 2,443.69**

## Expense Approval Report

Post Dates: 06/08/2017 - 06/14/2017

| Vendor Name                                          | Payable Number | Post Date  | Description (Item)                 | Account Number  | Amount           |
|------------------------------------------------------|----------------|------------|------------------------------------|-----------------|------------------|
| <b>Fund: 022 - SANITATION</b>                        |                |            |                                    |                 |                  |
| <b>Department: 322 - SANITATION DEPARTMENT</b>       |                |            |                                    |                 |                  |
| <b>Outstanding</b>                                   |                |            |                                    |                 |                  |
| BERRY ELECTRIC, LLC                                  | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE            | 022-322-525-231 | 103.95           |
| CINTAS                                               | 215233365      | 06/13/2017 | SANITATION                         | 022-322-535-233 | 186.87           |
| PAUL'S WELDING                                       | 5948           | 06/13/2017 | WELD METAL BED                     | 022-322-630-360 | 2,036.00         |
| BULLDOG TOWING & RECOVERY                            | 36328          | 06/13/2017 | TOWING SERVICE                     | 022-322-630-360 | 300.00           |
| PAUL BRAND                                           | 592002.        | 06/14/2017 | CDL HILL SMILEY ROBERSON YARBROUGH | 022-322-691-550 | 800.00           |
| STARKVILLE DAILY NEWS                                | INV0022242     | 06/13/2017 | ADVERTISING 000132                 | 022-322-604-330 | 112.50           |
| CINTAS                                               | 215238364      | 06/13/2017 | SANITATION                         | 022-322-535-233 | 232.84           |
| CINTAS                                               | 215240014      | 06/13/2017 | SANITATION                         | 022-322-535-233 | 269.09           |
| WASTE MANAGEMENT                                     | 0681272-2132-0 | 06/14/2017 | RECYCLE                            | 022-322-600-431 | 3,963.80         |
| GOLDEN TRIANGLE                                      | 2690052017     | 06/14/2017 | INVOICE 2104 2105 2106             | 022-322-600-379 | 318.00           |
| PLANNING & DEVELOPM                                  |                |            |                                    |                 |                  |
| GOLDEN TRIANGLE REG SOLID                            | INV0022272     | 06/14/2017 | PROF SRVS                          | 022-322-600-379 | 39,998.88        |
| WASTE MGMT. AUTH                                     |                |            |                                    |                 |                  |
| CSPIRE WIRELESS                                      | INV0022343     | 06/14/2017 | 0030343986                         | 022-322-604-330 | 150.72           |
| SOUTHERN                                             | INV0022344     | 06/14/2017 | 2490                               | 022-322-604-330 | 33.67            |
| TELECOMMUNICATIONS                                   |                |            |                                    |                 |                  |
| JAMES YARBROUGH                                      | INV0022351     | 06/14/2017 | CDL                                | 022-322-691-550 | 81.00            |
| <b>Outstanding Total:</b>                            |                |            |                                    |                 | <b>48,587.32</b> |
| <b>Department 322 - SANITATION DEPARTMENT Total:</b> |                |            |                                    |                 | <b>48,587.32</b> |
| <b>Department: 323 - MISSING DESCRIPTION</b>         |                |            |                                    |                 |                  |
| <b>Outstanding</b>                                   |                |            |                                    |                 |                  |
| WAL MART-GENERAL CITY                                | 05573          | 06/14/2017 | SUPPIES                            | 022-323-691-550 | 294.22           |
| WAL MART-GENERAL CITY                                | 07331          | 06/14/2017 | SUPPLIES                           | 022-323-691-550 | 88.00            |
| WAL MART-GENERAL CITY                                | 07780          | 06/14/2017 | SUPPLIES                           | 022-323-691-550 | 115.33           |
| <b>Outstanding Total:</b>                            |                |            |                                    |                 | <b>497.55</b>    |
| <b>Department 323 - MISSING DESCRIPTION Total:</b>   |                |            |                                    |                 | <b>497.55</b>    |
| <b>Department: 325 - RUBBISH</b>                     |                |            |                                    |                 |                  |
| <b>Outstanding</b>                                   |                |            |                                    |                 |                  |
| BERRY ELECTRIC, LLC                                  | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE            | 022-325-525-231 | 9.90             |
| TERRY'S GARAGE, INC                                  | 40475          | 06/13/2017 | REPARIS                            | 022-325-630-360 | 906.85           |
| <b>Outstanding Total:</b>                            |                |            |                                    |                 | <b>916.75</b>    |
| <b>Department 325 - RUBBISH Total:</b>               |                |            |                                    |                 | <b>916.75</b>    |
| <b>Department: 341 - LANDSCAPING</b>                 |                |            |                                    |                 |                  |
| <b>Outstanding</b>                                   |                |            |                                    |                 |                  |
| BERRY ELECTRIC, LLC                                  | 004052         | 06/14/2017 | CAMERAS FUEL PUMP CENTE            | 022-341-525-231 | 29.70            |
| CINTAS                                               | 215233365.     | 06/13/2017 | LANDSCAPE                          | 022-341-535-233 | 53.66            |
| SANSOM EQUIPMENT COMPANY, INC                        | 51207          | 06/13/2017 | TOOLS                              | 022-341-555-250 | 1,501.97         |
| CINTAS                                               | 215235034.     | 06/13/2017 | LANDSCAPE                          | 022-341-535-233 | 53.66            |
| OKTIBBEHA COUNTY COOPERATIVE                         | 234157         | 06/14/2017 | SUPPLIES                           | 022-341-555-250 | 259.61           |
| CINTAS                                               | 215238364.     | 06/13/2017 | LANDSCAPE                          | 022-341-535-233 | 53.66            |
| OKTIBBEHA COUNTY COOPERATIVE                         | 236219         | 06/14/2017 | SUPPLES                            | 022-341-555-250 | 208.84           |
| OKTIBBEHA COUNTY COOPERATIVE                         | 236226         | 06/14/2017 | SUPPLIES                           | 022-341-555-250 | 69.53            |
| CINTAS                                               | 215240014.     | 06/13/2017 | LANDSCAPE                          | 022-341-535-233 | 53.66            |
| REGIONS FINANCIAL CORPORATION                        | 6.29.17        | 06/13/2017 | 001-0007521-006                    | 022-341-820-874 | 1,150.21         |
| REGIONS FINANCIAL CORPORATION                        | 6.29.17        | 06/13/2017 | 001-0007521-006                    | 022-341-830-873 | 64.09            |
| ROBERT ROBERTSON                                     | INV0022352     | 06/14/2017 | CDL                                | 022-341-691-550 | 101.00           |
| ANTONIO HILL                                         | INV0022353     | 06/14/2017 | CDL                                | 022-341-691-550 | 151.00           |



## Expense Approval Report

Post Dates: 06/08/2017 - 06/14/2017

| Vendor Name                         | Payable Number | Post Date  | Description (Item) | Account Number  | Amount    |
|-------------------------------------|----------------|------------|--------------------|-----------------|-----------|
| CHRISTOPHER SMILEY                  | INV0022354     | 06/14/2017 | CDL                | 022-341-691-550 | 111.00    |
| Outstanding Total:                  |                |            |                    |                 | 3,861.59  |
| Department 341 - LANDSCAPING Total: |                |            |                    |                 | 3,861.59  |
| Fund 022 - SANITATION Total:        |                |            |                    |                 | 53,863.21 |

## Fund: 023 - LANDFILL ACCOUNT

## Department: 323 - MISSING DESCRIPTION

## Outstanding

|                                             |            |            |                         |                 |        |
|---------------------------------------------|------------|------------|-------------------------|-----------------|--------|
| BERRY ELECTRIC, LLC                         | 004052     | 06/14/2017 | CAMERAS FUEL PUMP CENTE | 023-323-535-233 | 19.80  |
| CINTAS                                      | 215233364  | 06/13/2017 | LANDFILL                | 023-323-535-233 | 47.89  |
| CINTAS                                      | 215235033  | 06/13/2017 | LANDFILL                | 023-323-535-233 | 35.00  |
| CINTAS                                      | 215235034  | 06/13/2017 | SANITATION              | 023-323-535-233 | 186.87 |
| CINTAS                                      | 215238363  | 06/13/2017 | LANDFILL                | 023-323-535-233 | 35.00  |
| CINTAS                                      | 215240013  | 06/13/2017 | LANDFILL                | 023-323-535-233 | 47.89  |
| ROCK HILL WATER ASSOCIATION                 | INV0022282 | 06/14/2017 | UTILITIES               | 023-323-625-380 | 57.00  |
| SOUTHERN TELECOMMUNICATIONS                 | INV0022344 | 06/14/2017 | 2490                    | 023-323-604-330 | 33.67  |
| Outstanding Total:                          |            |            |                         |                 | 463.12 |
| Department 323 - MISSING DESCRIPTION Total: |            |            |                         |                 | 463.12 |
| Fund 023 - LANDFILL ACCOUNT Total:          |            |            |                         |                 | 463.12 |

## Fund: 135 - POLICE BUILDING RENOVATION BONDS

## Department: 201 - POLICE DEPARTMENT

## Outstanding

|                                                    |            |            |                        |                 |            |
|----------------------------------------------------|------------|------------|------------------------|-----------------|------------|
| LOWE'S                                             | INV0022356 | 06/14/2017 | DISWASHER REFRIGERATOR | 135-201-918-805 | 5,276.69   |
| LOWE'S                                             | INV0022356 | 06/14/2017 | ICE MAKER -POLICE      |                 |            |
| LOWE'S                                             | INV0022356 | 06/14/2017 | DISWASHER REFRIGERATOR | 135-201-918-805 | 1,409.83   |
| LOWE'S                                             | INV0022356 | 06/14/2017 | ICE MAKER -POLICE      |                 |            |
| LOWE'S                                             | INV0022356 | 06/14/2017 | DISWASHER REFRIGERATOR | 135-201-918-805 | 941.49     |
| LOWE'S                                             | INV0022356 | 06/14/2017 | ICE MAKER -POLICE      |                 |            |
| Outstanding Total:                                 |            |            |                        |                 | 7,628.01   |
| Paid                                               |            |            |                        |                 |            |
| SULLIVAN'S OFFICE SUPPLY, INC.                     | INV0022226 | 06/09/2017 | POLICE EQUIPMENT       | 135-201-918-805 | 41,615.05  |
| BUSINESS INTERIORS                                 | INV0022227 | 06/09/2017 | POLICE EQUIPMENT       | 135-201-918-805 | 40,601.40  |
| SULLIVAN'S OFFICE SUPPLY, INC.                     | INV0022228 | 06/09/2017 | POLICE EQUIPMENT       | 135-201-918-805 | 4,488.40   |
| SULLIVAN'S OFFICE SUPPLY, INC.                     | INV0022229 | 06/09/2017 | POLICE EQUIPMENT       | 135-201-918-805 | 3,966.00   |
| SULLIVAN'S OFFICE SUPPLY, INC.                     | INV0022230 | 06/09/2017 | POLICE EQUIPMENT       | 135-201-918-805 | 3,966.00   |
| Paid Total:                                        |            |            |                        |                 | 94,636.85  |
| Department 201 - POLICE DEPARTMENT Total:          |            |            |                        |                 | 102,264.86 |
| Fund 135 - POLICE BUILDING RENOVATION BONDS Total: |            |            |                        |                 | 102,264.86 |

## Fund: 375 - PARK AND REC TOURISM

## Department: 551 - PARK &amp; REC TOURISM

## Outstanding

|                               |              |            |                              |                 |          |
|-------------------------------|--------------|------------|------------------------------|-----------------|----------|
| J.A. DAWSON & CO.             | 16451        | 06/13/2017 | EQUIPMENT                    | 375-551-907-942 | 6,033.22 |
| J.A. DAWSON & CO.             | 16452        | 06/13/2017 | EQUIPMENT                    | 375-551-907-942 | 4,100.00 |
| NESCO ELECTRICAL DISTRIBUTORS | S2168485.001 | 06/14/2017 | SUPPLIES                     | 375-551-907-942 | 440.11   |
| LOWE'S                        | 01678.       | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 19.31    |
| LOWE'S                        | 02422        | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 8.30     |
| LOWE'S                        | 09239        | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 14.74    |
| LOWE'S                        | 09661        | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 54.20    |
| LOWE'S                        | 09715        | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 56.91    |
| LOWE'S                        | 10659        | 06/13/2017 | SUPPLIES                     | 375-551-907-942 | 18.94    |
| BERRY ELECTRIC, LLC           | 004074       | 06/14/2017 | 100 AMP PANEL NORTH PAVILION | 375-551-907-942 | 586.00   |

## Expense Approval Report

Post Dates: 06/08/2017 - 06/14/2017

| Vendor Name                              | Payable Number   | Post Date  | Description (Item) | Account Number  | Amount   |
|------------------------------------------|------------------|------------|--------------------|-----------------|----------|
| LOWE'S                                   | 09061            | 06/13/2017 | SUPPLIES           | 375-551-907-942 | 37.70    |
| PENICK FOREST PRODUCTS                   | 42455            | 06/14/2017 | MULCH              | 375-551-907-942 | 821.00   |
| SHERWIN WILLIAMS CO.                     | 1759-4           | 06/13/2017 | PAINT SUPPLIES     | 375-551-907-942 | 372.00   |
| KAY PARK RECREATION                      | 178812           | 06/14/2017 | EQUIPMENT          | 375-551-907-942 | 4,281.00 |
| LOWE'S                                   | 09541            | 06/13/2017 | SUPPLIES           | 375-551-907-942 | 8.15     |
| LOWE'S                                   | 10836            | 06/13/2017 | SUPPLIES           | 375-551-907-942 | 24.65    |
| SERVICE MASTER<br>RESTORATION BY ONECALL | DRPW-172092-0530 | 06/14/2017 | CARPET CLEANING    | 375-551-907-942 | 750.12   |
| FARRELL-CALHOUN CO                       | 000091690        | 06/14/2017 | PAINT SUPPLIES     | 375-551-907-942 | 144.04   |
| LOWE'S                                   | 10846.           | 06/14/2017 | SUPPLIES           | 375-551-907-942 | 282.86   |
| OKTIBBEHA COUNTY<br>COOPERATIVE          | 235434           | 06/14/2017 | UNIFORMS           | 375-551-907-942 | 142.82   |
| LOWE'S                                   | 19841            | 06/14/2017 | SUPPLIES           | 375-551-907-942 | 171.39   |
| LOWE'S                                   | 20093            | 06/14/2017 | SUPPLIES           | 375-551-907-942 | 203.08   |
| LOWE'S                                   | 10211            | 06/14/2017 | SUPPLIES           | 375-551-907-942 | 69.99    |
| LANDSCAPE STRUCTURES, INC                | INV0022240       | 06/13/2017 | DRUMS              | 375-551-907-942 | 3,771.80 |

Outstanding Total: 22,412.33

Department 551 - PARK &amp; REC TOURISM Total: 22,412.33

Fund 375 - PARK AND REC TOURISM Total: 22,412.33

## Fund: 610 - TRUST &amp; AGENCY

## Department: 000 - UNDESIGNATED

## Outstanding

|            |            |            |                     |                 |           |
|------------|------------|------------|---------------------|-----------------|-----------|
| STARKVILLE | INV0022270 | 06/14/2017 | 2% HOTEL /MOTEL TAX | 610-000-147-656 | 21,113.56 |
|------------|------------|------------|---------------------|-----------------|-----------|

CONVENTIONS/VISITORS BUR

Outstanding Total: 21,113.56

Department 000 - UNDESIGNATED Total: 21,113.56

Fund 610 - TRUST &amp; AGENCY Total: 21,113.56

## Fund: 630 - ECONOMIC DEV, TOURISM &amp; CONV

## Department: 000 - UNDESIGNATED

## Outstanding

|           |            |            |                       |                 |           |
|-----------|------------|------------|-----------------------|-----------------|-----------|
| O.C.E.D.A | INV0022267 | 06/14/2017 | 2% FOOD & BEV TAX 15% | 630-000-148-655 | 27,657.62 |
|-----------|------------|------------|-----------------------|-----------------|-----------|

|     |            |            |                       |                 |           |
|-----|------------|------------|-----------------------|-----------------|-----------|
| MSU | INV0022268 | 06/14/2017 | 2% FOOD & BEV TAX 20% | 630-000-147-657 | 36,876.83 |
|-----|------------|------------|-----------------------|-----------------|-----------|

|            |            |            |                       |                 |           |
|------------|------------|------------|-----------------------|-----------------|-----------|
| STARKVILLE | INV0022269 | 06/14/2017 | 2% FOOD & BEV TAX 15% | 630-000-147-664 | 27,657.62 |
|------------|------------|------------|-----------------------|-----------------|-----------|

CONVENTIONS/VISITORS BUR

Outstanding Total: 92,192.07

Department 000 - UNDESIGNATED Total: 92,192.07

Fund 630 - ECONOMIC DEV, TOURISM &amp; CONV Total: 92,192.07

Grand Total: 491,350.43

## Report Summary

## Fund Summary

| Fund                                   | Expense Amount    | Payment Amount   |
|----------------------------------------|-------------------|------------------|
| 001 - GENERAL FUND                     | 194,505.16        | 4,136.96         |
| 002 - RESTRICTED POLICE FUND           | 128.02            | 0.00             |
| 015 - AIRPORT FUND                     | 1,964.41          | 0.00             |
| 016 - RESTRICTED AIRPORT               | 2,443.69          | 0.00             |
| 022 - SANITATION                       | 53,863.21         | 0.00             |
| 023 - LANDFILL ACCOUNT                 | 463.12            | 0.00             |
| 135 - POLICE BUILDING RENOVATION BONDS | 102,264.86        | 94,636.85        |
| 375 - PARK AND REC TOURISM             | 22,412.33         | 0.00             |
| 610 - TRUST & AGENCY                   | 21,113.56         | 0.00             |
| 630 - ECONOMIC DEV, TOURISM & CONV     | 92,192.07         | 0.00             |
| <b>Grand Total:</b>                    | <b>491,350.43</b> | <b>98,773.81</b> |

## Account Summary

| Account Number  | Account Name           | Expense Amount | Payment Amount |
|-----------------|------------------------|----------------|----------------|
| 001-000-053-206 | DUE FROM WATER & SE    | 1,295.26       | 0.00           |
| 001-000-054-205 | DUE FROM STARKVILLE    | 729.13         | 0.00           |
| 001-000-070-251 | FUEL INVENTORY         | 29,563.52      | 0.00           |
| 001-000-149-691 | MUNICIPAL COURT BON    | 2,945.25       | 1,111.00       |
| 001-000-330-135 | COURT CLERK SETTLEME   | 245.00         | 245.00         |
| 001-100-604-330 | COMMUNICATIONS         | 216.06         | 0.00           |
| 001-110-501-200 | SUPPLIES               | 467.09         | 0.00           |
| 001-110-690-553 | TRAINING & EDUCATION   | 728.96         | 728.96         |
| 001-111-604-330 | COMMUNICATIONS         | 110.02         | 0.00           |
| 001-120-503-202 | COMMITTEE SUPPORT      | 79.04          | 0.00           |
| 001-120-600-300 | PROFESSIONAL SERVICE   | 2,625.00       | 0.00           |
| 001-120-604-330 | COMMUNICATIONS         | 197.53         | 0.00           |
| 001-123-604-330 | COMMUNICATIONS         | 258.11         | 0.00           |
| 001-123-630-400 | EQUIPMENT REPAIR &     | 45.00          | 0.00           |
| 001-123-691-550 | MISCELLANEOUS          | 10.00          | 0.00           |
| 001-130-501-200 | SUPPLIES               | 249.00         | 0.00           |
| 001-130-602-301 | ELECTION FEES          | 6,166.00       | 0.00           |
| 001-145-501-200 | SUPPLIES               | 22.04          | 0.00           |
| 001-145-604-330 | COMMUNICATIONS         | 106.45         | 0.00           |
| 001-159-620-371 | BONDING-CITY EMPLOY    | 350.00         | 0.00           |
| 001-169-600-302 | CITY ATTORNEY GENERA   | 8,361.10       | 0.00           |
| 001-169-600-309 | LEGAL EXPENSES         | 600.00         | 0.00           |
| 001-169-600-312 | CITY ATTORNEY LITIGATI | 1,375.00       | 0.00           |
| 001-169-615-342 | LEGAL ADVERTISING & N  | 655.52         | 0.00           |
| 001-190-501-200 | SUPPLIES               | 33.45          | 0.00           |
| 001-190-525-231 | GAS & OIL              | 14.85          | 0.00           |
| 001-190-600-300 | PROF. SVCS/ COMP PLA   | 4,978.00       | 0.00           |
| 001-190-600-310 | PLANNING COMMISSIO     | 235.74         | 0.00           |
| 001-190-600-323 | DEBRIS REMOVAL/DEM     | 27.95          | 0.00           |
| 001-190-604-330 | COMMUNICATIONS         | 717.27         | 0.00           |
| 001-192-510-220 | SUPPLIES - TOOLS       | 662.20         | 0.00           |
| 001-192-600-338 | CONTRACT SERVICES      | 1,100.00       | 0.00           |
| 001-195-951-967 | GREATER PARTNERSHIP/   | 12,500.00      | 0.00           |
| 001-196-630-402 | REPAIRS & MAINT - ODD  | 1,100.00       | 0.00           |
| 001-196-630-425 | REPAIRS MAINT/MLK/18   | 550.00         | 0.00           |
| 001-196-637-637 | BRUSH ARBOR            | 400.00         | 0.00           |
| 001-197-525-231 | GAS & OIL              | 4.95           | 0.00           |
| 001-197-600-308 | ENGINEERING SERVICES   | 1,100.00       | 0.00           |
| 001-197-820-874 | PRINCIPAL              | 382.28         | 0.00           |
| 001-197-830-873 | INTEREST               | 54.67          | 0.00           |
| 001-201-501-200 | SUPPLIES               | 795.49         | 0.00           |
| 001-201-525-231 | GAS & OIL              | 7,012.25       | 0.00           |
| 001-201-535-233 | UNIFORMS               | 2,722.61       | 0.00           |



## Account Summary

| Account Number  | Account Name           | Expense Amount | Payment Amount |
|-----------------|------------------------|----------------|----------------|
| 001-201-556-251 | POLICE SUPPLIES        | 4,840.00       | 0.00           |
| 001-201-600-300 | PROFESSIONAL SERVICE   | 9,079.00       | 0.00           |
| 001-201-604-330 | COMMUNICATIONS         | 2,341.16       | 0.00           |
| 001-201-630-360 | VEHICLE REPAIRS & MAI  | 7,161.75       | 0.00           |
| 001-201-630-426 | BUILDING MAINTENANC    | 344.93         | 0.00           |
| 001-201-635-367 | MOTORCYCLE RENTAL      | 1,800.00       | 0.00           |
| 001-201-918-805 | MACHINERY AND EQUIP    | 2,743.95       | 0.00           |
| 001-215-541-237 | PRISONER EXPENSES      | 11,029.64      | 0.00           |
| 001-230-690-552 | POLICE TRAINING & EDU  | 1,972.00       | 1,972.00       |
| 001-250-604-330 | COMMUNICATIONS         | 244.42         | 0.00           |
| 001-250-635-368 | RENT                   | 1,500.00       | 0.00           |
| 001-254-691-550 | MISCELLANEOUS          | 516.13         | 0.00           |
| 001-261-501-200 | SUPPLIES               | 124.32         | 0.00           |
| 001-261-525-231 | GAS & OIL              | 850.05         | 0.00           |
| 001-261-535-233 | UNIFORMS               | 943.10         | 0.00           |
| 001-261-555-250 | SUPPLIES & SMALL TOO   | 196.76         | 0.00           |
| 001-261-600-319 | PHYSICAL EXAMINATION   | 165.00         | 0.00           |
| 001-261-600-430 | UNIFORM CLEANING       | 73.00          | 0.00           |
| 001-261-610-350 | TRAVEL                 | 21.00          | 0.00           |
| 001-261-630-360 | SHOP REPAIRS & MAINT   | 2,157.90       | 0.00           |
| 001-261-690-555 | DUES                   | 85.00          | 0.00           |
| 001-261-691-550 | MISCELLANEOUS          | 500.82         | 0.00           |
| 001-261-918-805 | MACHINERY AND EQUIP    | 3,568.31       | 0.00           |
| 001-263-600-390 | FIRE TRAINING          | 1,544.77       | 0.00           |
| 001-264-604-330 | COMMUNICATIONS         | 3,561.86       | 0.00           |
| 001-264-630-404 | RADIO MAINTENANCE /    | 20.78          | 0.00           |
| 001-267-558-269 | BUILDING MAINTENANC    | 1,679.01       | 0.00           |
| 001-281-502-201 | REFERENCE PUBLICATIO   | 49.32          | 0.00           |
| 001-281-525-231 | GAS & OIL              | 9.90           | 0.00           |
| 001-281-604-330 | COMMUNICATIONS         | 100.54         | 0.00           |
| 001-281-820-874 | PRINCIPAL (VEHICLES)   | 382.28         | 0.00           |
| 001-281-830-873 | INTEREST (VEHICLES)    | 54.67          | 0.00           |
| 001-301-525-231 | GAS & OIL              | 39.60          | 0.00           |
| 001-301-535-233 | UNIFORMS               | 900.21         | 0.00           |
| 001-301-555-250 | SUPPLIES & SMALL TOO   | 752.61         | 0.00           |
| 001-301-560-270 | CONSTRUCTION MATERI    | 2,788.14       | 0.00           |
| 001-301-565-272 | STREETS SIGNS & PAINT  | 1,797.23       | 0.00           |
| 001-301-604-330 | COMMUNICATIONS         | 261.20         | 0.00           |
| 001-301-630-400 | EQUIPMENT REPAIR &     | 1,269.98       | 0.00           |
| 001-301-820-874 | PRINCIPAL              | 2,580.00       | 0.00           |
| 001-301-830-873 | INTEREST               | 2.23           | 0.00           |
| 001-301-918-805 | MACHINERY AND EQUIP    | 2,649.00       | 0.00           |
| 001-360-525-231 | GAS & OIL              | 4.95           | 0.00           |
| 001-360-604-330 | COMMUNICATIONS         | 38.68          | 0.00           |
| 001-550-501-200 | OFFICE SUPPLIES        | 281.07         | 0.00           |
| 001-550-501-204 | GAS & OIL              | 1,071.34       | 0.00           |
| 001-550-501-208 | JANITORIAL SUPPLIES    | 968.73         | 0.00           |
| 001-550-501-220 | MISC SUPPLIES / TRAVEL | 1,551.51       | 0.00           |
| 001-550-600-300 | MISC SERVICES          | 2,632.29       | 0.00           |
| 001-550-600-320 | CONTRACT LABOR, UMP    | 15,129.50      | 80.00          |
| 001-550-600-330 | COMMUNICATIONS         | 162.08         | 0.00           |
| 001-550-600-355 | JULY 4TH EXPENSES      | 6,050.00       | 0.00           |
| 001-550-600-370 | EQUIP. REPAIR/MAINT    | 306.65         | 0.00           |
| 001-550-949-978 | PARK & REC REFUNDS     | 240.00         | 0.00           |
| 001-800-890-850 | IND PARK EXPENSES      | 1,575.00       | 0.00           |
| 002-251-501-200 | SUPPLIES               | 128.02         | 0.00           |
| 015-505-541-237 | OPERATING SUPPLIES     | 141.56         | 0.00           |
| 015-505-600-322 | LEASE/RENT-FUEL TRUC   | 800.00         | 0.00           |

**Account Summary**

| Account Number      | Account Name           | Expense Amount    | Payment Amount   |
|---------------------|------------------------|-------------------|------------------|
| 015-505-600-338     | CONTRACT & LEGAL SER   | 422.00            | 0.00             |
| 015-505-604-330     | COMMUNICATIONS         | 290.07            | 0.00             |
| 015-505-610-340     | ADVERTISING            | 43.16             | 0.00             |
| 015-505-620-370     | INSURANCE              | 116.00            | 0.00             |
| 015-505-691-550     | MISCELLANEOUS          | 23.00             | 0.00             |
| 015-505-720-805     | CAPITAL OUTLAY-GRANT   | 128.62            | 0.00             |
| 016-251-918-805     | MACHINERY AND EQUIP    | 2,315.08          | 0.00             |
| 016-515-730-640     | MISC-MDOT 2017 MULT    | 128.61            | 0.00             |
| 022-322-525-231     | GAS & OIL              | 103.95            | 0.00             |
| 022-322-535-233     | UNIFORMS               | 688.80            | 0.00             |
| 022-322-600-379     | LANDFILL FEES          | 40,316.88         | 0.00             |
| 022-322-600-431     | CONTRACT RECYCLING     | 3,963.80          | 0.00             |
| 022-322-604-330     | COMMUNICATIONS/AD      | 296.89            | 0.00             |
| 022-322-630-360     | SHOP REPAIRS & MAINT   | 2,336.00          | 0.00             |
| 022-322-691-550     | MISCELLANEOUS          | 881.00            | 0.00             |
| 022-323-691-550     | KEEP STK BEAUTIFUL-MI  | 497.55            | 0.00             |
| 022-325-525-231     | GAS & OIL              | 9.90              | 0.00             |
| 022-325-630-360     | SHOP REPAIRS & MAINT   | 906.85            | 0.00             |
| 022-341-525-231     | GAS & OIL              | 29.70             | 0.00             |
| 022-341-535-233     | UNIFORMS               | 214.64            | 0.00             |
| 022-341-555-250     | SUPPLIES & SMALL TOO   | 2,039.95          | 0.00             |
| 022-341-691-550     | MISCELLANEOUS          | 363.00            | 0.00             |
| 022-341-820-874     | PRINCIPAL-SWEEPER/F2   | 1,150.21          | 0.00             |
| 022-341-830-873     | INTEREST               | 64.09             | 0.00             |
| 023-323-535-233     | UNIFORMS               | 372.45            | 0.00             |
| 023-323-604-330     | COMMUNICATIONS         | 33.67             | 0.00             |
| 023-323-625-380     | UTILITIES              | 57.00             | 0.00             |
| 135-201-918-805     | MACHINERY AND EQUIP    | 102,264.86        | 94,636.85        |
| 375-551-907-942     | PARK IMP/CAPITAL PROJ  | 22,412.33         | 0.00             |
| 610-000-147-656     | DUE TO GOVERNMENT      | 21,113.56         | 0.00             |
| 630-000-147-657     | DUE TO MISSISSIPPI STA | 36,876.83         | 0.00             |
| 630-000-147-664     | DUE TO VISITORS/CONV   | 27,657.62         | 0.00             |
| 630-000-148-655     | DUE TO EDA             | 27,657.62         | 0.00             |
| <b>Grand Total:</b> |                        | <b>491,350.43</b> | <b>98,773.81</b> |

**Project Account Summary**

| Project Account Key | Expense Amount    | Payment Amount   |
|---------------------|-------------------|------------------|
| **None**            | 491,350.43        | 98,773.81        |
| <b>Grand Total:</b> | <b>491,350.43</b> | <b>98,773.81</b> |

STARKVILLE WATER DEPT  
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ACCOUNTS PAYABLE LISTING  
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| INVOICE          | DATE     | PO NBR | DESCRIPTION                  | TEMPL<br>INV | AP<br>DATE | INVOICE<br>AMOUNT | TAX<br>AMOUNT | PMT<br>TYP | PAID<br>AMOUNT | PAID/VOID<br>DATE | CHECK/<br>ACH SEQ |
|------------------|----------|--------|------------------------------|--------------|------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:          | 2        |        | TRAILBOSS TRAILERS, INC.     |              |            |                   |               |            |                |                   |                   |
| 0110812          | 06/12/17 | 1219   | Repairs                      |              | 06/21/17   | 2758.21           | .00           | CHK        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 2758.21           |               |            |                |                   |                   |
| VENDOR:          | 3        |        | TRI-STATE CHLORINATION       |              |            |                   |               |            |                |                   |                   |
| 604              | 06/12/17 | 1220   | Supplies                     |              | 06/21/17   | 1575.00           | .00           | CHK        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 1575.00           |               |            |                |                   |                   |
| VENDOR:          | 76       |        | APAC MISSISSIPPI, INC.       |              |            |                   |               |            |                |                   |                   |
| 4000068105       | 06/14/17 | 0      | Asphalt repair               |              | 06/21/17   | 430.71            | .00           | ACH        |                |                   |                   |
| 4000068113       | 06/14/17 | 0      | Asphalt repair               |              | 06/21/17   | 124.95            | .00           | ACH        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 555.66            |               |            |                |                   |                   |
| VENDOR:          | 124      |        | ATMOS ENERGY                 |              |            |                   |               |            |                |                   |                   |
| 5/9 3020752702   | 06/12/17 | 0      | Utility bill                 |              | 06/21/17   | 206.68            | .00           | CHK        |                |                   |                   |
| 5/9 3020752962   | 06/12/17 | 0      | Utility bill                 |              | 06/21/17   | 163.92            | .00           | CHK        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 370.60            |               |            |                |                   |                   |
| VENDOR:          | 152      |        | BUGS-B-GONE                  |              |            |                   |               |            |                |                   |                   |
| 275928, 275556   | 06/13/17 | 0      | Pest control                 |              | 06/21/17   | 135.00            | .00           | ACH        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 135.00            |               |            |                |                   |                   |
| VENDOR:          | 190      |        | BANCORPSOUTH EQUIP FINANCE   |              |            |                   |               |            |                |                   |                   |
| 625446           | 06/14/17 | 0      | Loan-Freightliner & Excavato |              | 06/21/17   | 20217.46          | .00           | CHK        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 20217.46          |               |            |                |                   |                   |
| VENDOR:          | 220      |        | CENTRAL PIPE SUPPLY          |              |            |                   |               |            |                |                   |                   |
| 704.001, 704.002 | 06/13/17 | 1124   | Supplies                     |              | 06/21/17   | 1764.11           | .00           | ACH        |                |                   |                   |
| 91982.001,3,5    | 06/14/17 | 1009   | AMI Meters                   |              | 06/21/17   | 56655.84          | .00           | ACH        |                |                   |                   |
| 94750.001        | 06/14/17 | 1122   | AMI Meters                   |              | 06/21/17   | 2430.00           | .00           | ACH        |                |                   |                   |
| S100093271.001   | 06/12/17 | 1044   | Supplies                     |              | 06/21/17   | 304.74            | .00           | ACH        |                |                   |                   |
| S100094017.001   | 06/12/17 | 1064   | Inventory                    |              | 06/21/17   | 1200.00           | .00           | ACH        |                |                   |                   |
| S100094228.001   | 06/12/17 | 1068   | Supplies                     |              | 06/21/17   | 547.00            | .00           | ACH        |                |                   |                   |
| S100095378.001   | 06/12/17 | 1096   | Supplies                     |              | 06/21/17   | 398.80            | .00           | ACH        |                |                   |                   |
| S100101887.001   | 06/13/17 | 1232   | Supplies                     |              | 06/21/17   | 799.35            | .00           | ACH        |                |                   |                   |
|                  |          |        | VENDOR TOTAL:                |              |            | 64099.84          |               |            |                |                   |                   |



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| INVOICE      | DATE     | PO NBR | DESCRIPTION              | TEMPL<br>INV | AP<br>DATE    | INVOICE<br>AMOUNT | TAX<br>AMOUNT | PMT<br>TYP | PAID<br>AMOUNT | PAID/VOID<br>DATE | CHECK/<br>ACH SEQ |
|--------------|----------|--------|--------------------------|--------------|---------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 474859       | 06/07/17 | 1190   | Supplies                 |              | 06/21/17      | 387.37            | .00           | ACH        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 387.37            |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 5/31/17      | 06/13/17 | 0      | Reimb 60% L Brown salary |              | 06/21/17      | 1761.09           | .00           | CHK        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 1761.09           |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 12933        | 06/13/17 | 0      | Root control             |              | 06/21/17      | 41146.86          | .00           | CHK        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 41146.86          |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 31415400     | 06/07/17 | 1198   | Supplies                 |              | 06/21/17      | 959.40            | .00           | CHK        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 959.40            |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 71502        | 06/07/17 | 1238   | Supplies                 |              | 06/21/17      | 1088.42           | .00           | ACH        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 1088.42           |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 5/1 - 6/1/17 | 06/09/17 | 0      | Utilities expense        |              | 06/21/17      | 14799.34          | .00           | CHK        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 14799.34          |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 3062062017   | 06/13/17 | 0      | Billing services         |              | 06/21/17      | 434.00            | .00           | ACH        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 434.00            |               |            |                |                   |                   |
| VENDOR:      |          |        |                          |              |               |                   |               |            |                |                   |                   |
| 103688134    | 06/07/17 | 1240   | Tires                    |              | 06/21/17      | 321.06            | .00           | CHK        |                |                   |                   |
| 103693322    | 06/07/17 | 1248   | Maintenance              |              | 06/21/17      | 42.90             | .00           | CHK        |                |                   |                   |
|              |          |        |                          |              | VENDOR TOTAL: | 363.96            |               |            |                |                   |                   |

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|-----------------|----------|--------------------------|------------------------|--------------|---------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:         | 823      | H D SUPPLY, INC.         |                        |              |               |                   |               |            |                |                   |                   |
| H016958         | 06/07/17 | 1106                     | Repair parts           |              | 06/21/17      | 790.00            | .00           | CHK        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 790.00            |               |            |                |                   |                   |
| VENDOR:         | 1312     | MSDEQ                    |                        |              |               |                   |               |            |                |                   |                   |
| UST-00020494    | 06/14/17 | 0                        | Tank regulatory fee    |              | 06/21/17      | 200.00            | .00           | CHK        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 200.00            |               |            |                |                   |                   |
| VENDOR:         | 1335     | NETWORKELET, INC.        |                        |              |               |                   |               |            |                |                   |                   |
| OSV000001091191 | 06/13/17 | 0                        | Vehicle services       |              | 06/21/17      | 454.80            | .00           | CHK        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 454.80            |               |            |                |                   |                   |
| VENDOR:         | 1366     | MS CROSS CONNECTION, LLC |                        |              |               |                   |               |            |                |                   |                   |
| 29135           | 06/07/17 | 0                        | CCC Program Management |              | 06/21/17      | 288.00            | .00           | ACH        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 288.00            |               |            |                |                   |                   |
| VENDOR:         | 1525     | OKTIBBEHA COUNTY COOP    |                        |              |               |                   |               |            |                |                   |                   |
| 230740          | 06/07/17 | 1226                     | Soil                   |              | 06/21/17      | 37.00             | .00           | ACH        |                |                   |                   |
| 233874          | 06/07/17 | 1241                     | Boots                  |              | 06/21/17      | 115.32            | .00           | ACH        |                |                   |                   |
| 233901          | 06/07/17 | 1242                     | Uniforms               |              | 06/21/17      | 68.98             | .00           | ACH        |                |                   |                   |
| 235218          | 06/07/17 | 1244                     | Uniforms               |              | 06/21/17      | 160.09            | .00           | ACH        |                |                   |                   |
| 235248          | 06/07/17 | 1247                     | Uniforms               |              | 06/21/17      | 96.06             | .00           | ACH        |                |                   |                   |
| 235438          | 06/07/17 | 1249                     | Shop supplies          |              | 06/21/17      | 299.00            | .00           | ACH        |                |                   |                   |
| 235679          | 06/07/17 | 1251                     | Supplies               |              | 06/21/17      | 84.57             | .00           | ACH        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 861.02            |               |            |                |                   |                   |
| VENDOR:         | 1850     | RG-3 UTILITIES           |                        |              |               |                   |               |            |                |                   |                   |
| 1687            | 06/09/17 | 0                        | AMI Installation       |              | 06/21/17      | 4639.50           | .00           | ACH        |                |                   |                   |
| 1693            | 06/09/17 | 0                        | AMI Installation       |              | 06/21/17      | 8233.25           | .00           | ACH        |                |                   |                   |
| 1696            | 06/09/17 | 0                        | AMI Installation       |              | 06/21/17      | 2912.00           | .00           | ACH        |                |                   |                   |
| 1702            | 06/14/17 | 0                        | AMI Installation       |              | 06/21/17      | 6293.75           | .00           | ACH        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 22078.50          |               |            |                |                   |                   |
| VENDOR:         | 1884     | STARKVILLE GARBAGE       |                        |              |               |                   |               |            |                |                   |                   |
| 5/25/17         | 06/12/17 | 0                        | Garbage disposal       |              | 06/21/17      | 98.99             | .00           | CHK        |                |                   |                   |
|                 |          |                          |                        |              | VENDOR TOTAL: | 98.99             |               |            |                |                   |                   |

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|------------------|----------|--------|------------------------------|--------------|---------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:          | 1905     |        | STARKVILLE AUTO PARTS        |              |               |                   |               |            |                |                   |                   |
| 101507           | 06/14/17 | 1087   | Supplies                     |              | 06/21/17      | 6.99              | .00           | CHK        |                |                   |                   |
| 102130           | 06/14/17 | 1087   | Auto Supplies                |              | 06/21/17      | 192.65            | .00           | CHK        |                |                   |                   |
| 102428           | 06/14/17 | 1179   | Shop/Auto Supplies           |              | 06/21/17      | 50.02             | .00           | CHK        |                |                   |                   |
| 102863           | 06/14/17 | 1218   | Auto Supplies                |              | 06/21/17      | 156.99            | .00           | CHK        |                |                   |                   |
| APRIL-MAY STMT   | 06/14/17 | 1162   | Shop/Auto Supplies           |              | 06/21/17      | 585.03            | .00           | CHK        |                |                   |                   |
| MAY STMTS        | 06/14/17 | 0      | Supplies                     |              | 06/21/17      | 2341.38           | .00           | CHK        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 3333.06           |               |            |                |                   |                   |
| VENDOR:          | 1910     |        | STARKVILLE UTILITIES         |              |               |                   |               |            |                |                   |                   |
| 5/26-6/08        | 06/13/17 | 0      | Utility bills                |              | 06/21/17      | 52201.06          | .00           | CHK        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 52201.06          |               |            |                |                   |                   |
| VENDOR:          | 1913     |        | SEAN JOHNSTON                |              |               |                   |               |            |                |                   |                   |
| 6/6/17-6/8/17    | 06/14/17 | 0      | Travel reimbursement         |              | 06/21/17      | 430.32            | .00           | CHK        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 430.32            |               |            |                |                   |                   |
| VENDOR:          | 1947     |        | SUNCOAST INFRASTRUCTURE, INC |              |               |                   |               |            |                |                   |                   |
| S16081-103       | 06/13/17 | 0      | Catalpa Forcemain Extension  |              | 06/21/17      | 1900.00           | .00           | CHK        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 1900.00           |               |            |                |                   |                   |
| VENDOR:          | 2004     |        | TJ CHEMICALS & SUPPLIES LLC  |              |               |                   |               |            |                |                   |                   |
| 1753             | 06/12/17 | 1184   | Supplies                     |              | 06/21/17      | 475.00            | .00           | ACH        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 475.00            |               |            |                |                   |                   |
| VENDOR:          | 2018     |        | TRADE AMERICA                |              |               |                   |               |            |                |                   |                   |
| 21694            | 06/12/17 | 1160   | Cleaning supplies            |              | 06/21/17      | 4958.00           | .00           | ACH        |                |                   |                   |
| 21767            | 06/12/17 | 1235   | Supplies                     |              | 06/21/17      | 1014.00           | .00           | ACH        |                |                   |                   |
| 21771, 21768     | 06/12/17 | 1236   | Supplies                     |              | 06/21/17      | 583.14            | .00           | ACH        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 6555.14           |               |            |                |                   |                   |
| VENDOR:          | 2202     |        | WAYPOINT ANALYTICAL          |              |               |                   |               |            |                |                   |                   |
| 1033783          | 06/13/17 | 1098   | Testing                      |              | 06/21/17      | 234.00            | .00           | ACH        |                |                   |                   |
| 3901,4018,78,172 | 06/13/17 | 1170   | Testing                      |              | 06/21/17      | 936.00            | .00           | ACH        |                |                   |                   |
|                  |          |        |                              |              | VENDOR TOTAL: | 1170.00           |               |            |                |                   |                   |



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VENDOR: 2210 VERIZON WIRELESS

9786681473 06/14/17 0 Phones

VENDOR: 99009783 TERRY STIDHAM CONSTRUCTION

897823 06/14/17 0 Sewer Line Repairs  
911861 06/12/17 0 Sewer line repairs  
911862 06/12/17 0 Sewer line repairs  
911863 06/12/17 0 Sewer line repairs  
911864 06/12/17 0 Sewer line repairs  
PAY REQU 6-RETNG 06/14/17 0 Catalpa Force Main-Retainage  
PAY REQUEST 5 06/14/17 0 Catalpa Force Main

UNPAID INVOICES

INVOICE AMOUNT TAX AMOUNT PMT TYP

238.60 .00 CHK

VENDOR TOTAL: 238.60

2981.50 .00 ACH  
3095.00 .00 ACH  
375.00 .00 ACH  
500.00 .00 ACH  
375.00 .00 ACH  
50779.40 .00 ACH  
82770.26 .00 ACH

VENDOR TOTAL: 140876.16

GRAND TOTAL: 382602.86

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| INVOICE     | DATE     | PO NBR               | DESCRIPTION                  | TEMP INV | AP DATE  | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID DATE | CHECK/ACH SEQ |
|-------------|----------|----------------------|------------------------------|----------|----------|----------------|------------|---------|-------------|-----------|---------------|
| VENDOR:     | 108      | ALARM ONE            |                              |          |          |                |            |         |             |           |               |
| 0163078     | 06/13/17 | 0                    | Security system monitoring   |          | 06/21/17 | 59.85          | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 59.85          |            |         |             |           |               |
| VENDOR:     | 123      | ATCO INTERNATIONAL   |                              |          |          |                |            |         |             |           |               |
| I0486095    | 06/05/17 | 7437                 | Supplies                     |          | 06/21/17 | 692.60         | .00        | ACH     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 692.60         |            |         |             |           |               |
| VENDOR:     | 125      | AT & T               |                              |          |          |                |            |         |             |           |               |
| 05217-3600  | 06/14/17 | 0                    | Phones                       |          | 06/21/17 | 164.05         | .00        | CHK     |             |           |               |
| 060117-1007 | 06/14/17 | 0                    | Phones                       |          | 06/21/17 | 37.25          | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 201.30         |            |         |             |           |               |
| VENDOR:     | 139      | ACC BUSINESS         |                              |          |          |                |            |         |             |           |               |
| 171304881   | 06/07/17 | 0                    | Internet services            |          | 06/26/17 | 1439.20        | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 1439.20        |            |         |             |           |               |
| VENDOR:     | 202      | BELL BUILDING SUPPLY |                              |          |          |                |            |         |             |           |               |
| 192726      | 06/07/17 | 7444                 | Supplies                     |          | 06/26/17 | 15.29          | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 15.29          |            |         |             |           |               |
| VENDOR:     | 232      | BRADLEY BAGWELL      |                              |          |          |                |            |         |             |           |               |
| MAY 2017    | 06/09/17 | 0                    | Meter reading                |          | 06/21/17 | 19172.82       | .00        | ACH     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 19172.82       |            |         |             |           |               |
| VENDOR:     | 303      | C SPIRE WIRELESS     |                              |          |          |                |            |         |             |           |               |
| MAY 2017    | 06/14/17 | 0                    | Phones                       |          | 06/21/17 | 653.87         | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 653.87         |            |         |             |           |               |
| VENDOR:     | 306      | CITY OF STARKVILLE   |                              |          |          |                |            |         |             |           |               |
| JUNE 2017   | 06/14/17 | 0                    | Equivalency Tax & Administra |          | 06/21/17 | 112916.67      | .00        | CHK     |             |           |               |
|             |          |                      | VENDOR TOTAL:                |          |          | 112916.67      |            |         |             |           |               |

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| INVOICE      | DATE     | PO NBR                      | DESCRIPTION         | TEMPL<br>INV | AP<br>DATE    | INVOICE<br>AMOUNT | TAX<br>AMOUNT | PMT<br>TYP | PAID<br>AMOUNT | PAID/VOID<br>DATE | CHECK/<br>ACH SEQ |
|--------------|----------|-----------------------------|---------------------|--------------|---------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:      | 308      | CITY OF STARKVILLE          |                     |              |               |                   |               |            |                |                   |                   |
| APR&MAY 2017 | 06/14/17 | 0                           | Fuel                |              | 06/21/17      | 4661.87           | .00           | CHK        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 4661.87           |               |            |                |                   |                   |
| VENDOR:      | 318      | CLAYTON VILLAGE MINI STG    |                     |              |               |                   |               |            |                |                   |                   |
| 5/28/17      | 06/14/17 | 0                           | Storage unit rental |              | 06/21/17      | 170.00            | .00           | ACH        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 170.00            |               |            |                |                   |                   |
| VENDOR:      | 341      | CDW GOVERNMENT, INC         |                     |              |               |                   |               |            |                |                   |                   |
| 6553         | 06/07/17 | 7420                        | Office Equipment    |              | 06/21/17      | 1306.68           | .00           | ACH        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 1306.68           |               |            |                |                   |                   |
| VENDOR:      | 550      | EVANS PLUMBING & A/C        |                     |              |               |                   |               |            |                |                   |                   |
| 5614110      | 06/13/17 | 0                           | A/C Repairs         |              | 06/21/17      | 1468.64           | .00           | CHK        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 1468.64           |               |            |                |                   |                   |
| VENDOR:      | 604      | FASTENAL COMPANY            |                     |              |               |                   |               |            |                |                   |                   |
| MSSTA71890   | 06/14/17 | 7423                        | Tool Supplies       |              | 06/21/17      | 83.48             | .00           | ACH        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 83.48             |               |            |                |                   |                   |
| VENDOR:      | 696      | GARNER LUMLEY ELECTRIC      |                     |              |               |                   |               |            |                |                   |                   |
| 537050       | 06/13/17 | 7231                        | Material            |              | 06/21/17      | 2512.50           | .00           | ACH        |                |                   |                   |
| 537330       | 06/13/17 | 7426                        | Materials           |              | 06/21/17      | 2306.00           | .00           | ACH        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 4818.50           |               |            |                |                   |                   |
| VENDOR:      | 730      | GRESKO UTILITY SUPPLY, INC. |                     |              |               |                   |               |            |                |                   |                   |
| 5011836-00   | 06/14/17 | 7326                        | Materials           |              | 06/21/17      | 12296.00          | .00           | ACH        |                |                   |                   |
| 5011838-00   | 06/14/17 | 7387                        | Lightbulbs          |              | 06/21/17      | 9600.00           | .00           | ACH        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 21896.00          |               |            |                |                   |                   |
| VENDOR:      | 733      | GUARDIAN LOCK AND KEY       |                     |              |               |                   |               |            |                |                   |                   |
| 4273         | 06/07/17 | 7440                        | Door keys           |              | 06/21/17      | 115.00            | .00           | CHK        |                |                   |                   |
|              |          |                             |                     |              | VENDOR TOTAL: | 115.00            |               |            |                |                   |                   |



STARKVILLE UTILITIES  
PRG. ACTPAYLT

ACCOUNTS PAYABLE LISTING  
FOR: 06/26/17 ACCOUNT 23200

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| INVOICE     | DATE     | PO NBR       | DESCRIPTION           | TEMP INV | AP DATE  | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID/VOID DATE | CHECK/ACH SEQ |
|-------------|----------|--------------|-----------------------|----------|----------|----------------|------------|---------|-------------|----------------|---------------|
| VENDOR:     | 812      | HELENA       | CHEMICAL COMPANY      |          |          |                |            |         |             |                |               |
| 62088087    | 06/07/17 | 7403         | Weed control spraying |          | 06/21/17 | 1830.00        | .00        | CHK     |             |                |               |
| VENDOR:     | 907      | INDOFF, INC. |                       |          |          | 1830.00        |            |         |             |                |               |
| 2964435     | 06/07/17 | 7443         | Office furniture      |          | 06/21/17 | 249.00         | .00        | ACH     |             |                |               |
| VENDOR:     | 1106     | LESLIE       | DEAN                  |          |          | 249.00         |            |         |             |                |               |
| 482,489,490 | 06/14/17 | 0            | Weekly Maintenance    |          | 06/21/17 | 972.50         | .00        | ACH     |             |                |               |
| VENDOR:     | 1205     | LOWE'S       |                       |          |          | 972.50         |            |         |             |                |               |
| MAY 2017    | 06/07/17 | 7429         | Supplies              |          | 06/21/17 | 524.25         | .00        | CHK     |             |                |               |
| VENDOR:     | 1231     | TERRY        | KEMP                  |          |          | 524.25         |            |         |             |                |               |
| 6/2/17      | 06/13/17 | 0            | Travel reimbursement  |          | 06/21/17 | 270.29         | .00        | ACH     |             |                |               |
| VENDOR:     | 1239     | LOLLEY       | REAL ESTATE           |          |          | 270.29         |            |         |             |                |               |
| MAY 2017    | 06/14/17 | 0            | Storage Rental        |          | 06/21/17 | 900.00         | .00        | ACH     |             |                |               |
| VENDOR:     | 1305     | NEXAIR, LLC. |                       |          |          | 900.00         |            |         |             |                |               |
| 05153541    | 06/13/17 | 0            | Gas cylinder rentals  |          | 06/21/17 | 34.76          | .00        | ACH     |             |                |               |
| VENDOR:     | 1315     | MID-SOUTH    | UTILITY CONSULTANT    |          |          | 34.76          |            |         |             |                |               |
| 8043        | 06/14/17 | 0            | SW Substation upgrade |          | 06/21/17 | 14407.50       | .00        | CHK     |             |                |               |
| VENDOR:     |          |              |                       |          |          | 14407.50       |            |         |             |                |               |

STARKVILLE UTILITIES  
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ACCOUNTS PAYABLE LISTING  
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| INVOICE          | DATE     | PO NBR                      | DESCRIPTION         | TEMP INV | AP DATE       | INVOICE AMOUNT | TAX AMOUNT | PMT TYP | PAID AMOUNT | PAID/VOID DATE | CHECK/ACH SEQ |
|------------------|----------|-----------------------------|---------------------|----------|---------------|----------------|------------|---------|-------------|----------------|---------------|
| VENDOR#          | 1319     | MONTS PAPER & PACKAGING     |                     |          |               |                |            |         |             |                |               |
| 307997           | 06/13/17 | 0                           | Uniform shirts      |          | 06/21/17      | 261.97         | .00        | ACH     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 261.97         |            |         |             |                |               |
| VENDOR#          | 1400     | NESCO                       |                     |          |               |                |            |         |             |                |               |
| S2171336.001, S2 | 06/07/17 | 7400                        | Supplies            |          | 06/21/17      | 939.10         | .00        | ACH     |             |                |               |
| S2174231.001     | 06/07/17 | 7428                        | Parts and fuses     |          | 06/21/17      | 61.20          | .00        | ACH     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 1000.30        |            |         |             |                |               |
| VENDOR#          | 1521     | ONLINE COLLECTIONS          |                     |          |               |                |            |         |             |                |               |
| 044600000083     | 06/13/17 | 0                           | Collection fees     |          | 06/21/17      | 32.45          | .00        | ACH     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 32.45          |            |         |             |                |               |
| VENDOR#          | 1623     | POWERSTROKE EQUIPMENT SALES |                     |          |               |                |            |         |             |                |               |
| 2241             | 06/09/17 | 7442                        | Repairs             |          | 06/21/17      | 254.90         | .00        | ACH     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 254.90         |            |         |             |                |               |
| VENDOR#          | 1790     | R & F COMFORT SYSTEMS       |                     |          |               |                |            |         |             |                |               |
| 18137            | 06/09/17 | 7349                        | A/C Repairs         |          | 06/21/17      | 108.57         | .00        | CHK     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 108.57         |            |         |             |                |               |
| VENDOR#          | 1800     | RACKLEY OIL, INC.           |                     |          |               |                |            |         |             |                |               |
| 457007,457250    | 06/13/17 | 7439                        | Auto supplies       |          | 06/21/17      | 63.25          | .00        | ACH     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 63.25          |            |         |             |                |               |
| VENDOR#          | 1810     | REGIONS COMMERCIAL BANKCARD |                     |          |               |                |            |         |             |                |               |
| 6/03/17          | 06/14/17 | 0                           | Training & Supplies |          | 06/21/17      | 1167.34        | .00        | CHK     |             |                |               |
|                  |          |                             |                     |          | VENDOR TOTAL: | 1167.34        |            |         |             |                |               |
| VENDOR#          | 1887     | S & S LINE SERVICE          |                     |          |               |                |            |         |             |                |               |
| 1820             | 06/14/17 | 0                           | ROW Clearing        |          | 06/21/17      | 1130.00        | .00        | ACH     |             |                |               |
| 1821             | 06/14/17 | 0                           | ROW Clearing        |          | 06/21/17      | 4380.00        | .00        | ACH     |             |                |               |
| 1824             | 06/14/17 | 0                           | ROW Clearing        |          | 06/21/17      | 1130.00        | .00        | ACH     |             |                |               |
| 1825             | 06/14/17 | 0                           | ROW Clearing        |          | 06/21/17      | 4380.00        | .00        | ACH     |             |                |               |

STARKVILLE UTILITIES  
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ACCOUNTS PAYABLE LISTING  
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| INVOICE        | DATE     | PO NBR                     | DESCRIPTION           | TEMPL<br>INV  | AP<br>DATE | INVOICE<br>AMOUNT | TAX<br>AMOUNT | PMT<br>TYP | PAID<br>AMOUNT | PAID/VOID<br>DATE | CHECK/<br>ACH SEQ |
|----------------|----------|----------------------------|-----------------------|---------------|------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:        | 1893     | SCHWEITZER ENGINEERING LAB |                       |               |            |                   |               |            |                |                   |                   |
| 1210-20607     | 06/12/17 | 7391                       | Overhead Autoranger   |               | 06/21/17   | 2544.00           | .00           | ACH        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 2544.00           |               |            | 11020.00       |                   |                   |
| VENDOR:        | 1910     | STARKVILLE UTILITIES       |                       |               |            |                   |               |            |                |                   |                   |
| MAY 2017       | 06/12/17 | 0                          | Utility bill          |               | 06/21/17   | 292.35            | .00           | CHK        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 292.35            |               |            |                |                   |                   |
| VENDOR:        | 1925     | SCOTT PETROLEUM CORP.      |                       |               |            |                   |               |            |                |                   |                   |
| 1304081        | 06/12/17 | 7434                       | Fuel cylinder refills |               | 06/21/17   | 42.00             | .00           | ACH        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 42.00             |               |            |                |                   |                   |
| VENDOR:        | 1931     | STARKVILLE SANITATION DEPT |                       |               |            |                   |               |            |                |                   |                   |
| MAY 2017       | 06/14/17 | 0                          | May Collections       |               | 06/21/17   | 236388.97         | .00           | CHK        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 236388.97         |               |            |                |                   |                   |
| VENDOR:        | 1933     | STARKVILLE WATER DEPT      |                       |               |            |                   |               |            |                |                   |                   |
| MAY 2017       | 06/14/17 | 0                          | May Collections       |               | 06/21/17   | 581271.69         | .00           | CHK        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 581271.69         |               |            |                |                   |                   |
| VENDOR:        | 1940     | STUART C. IRBY             |                       |               |            |                   |               |            |                |                   |                   |
| S010157113.002 | 06/14/17 | 7372                       | Materials             |               | 06/21/17   | 957.50            | .00           | ACH        |                |                   |                   |
| S010225717.001 | 06/14/17 | 7451                       | Materials             |               | 06/21/17   | 3998.21           | .00           | ACH        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 4955.71           |               |            |                |                   |                   |
| VENDOR:        | 1945     | SULLIVAN'S                 |                       |               |            |                   |               |            |                |                   |                   |
| 21539          | 06/12/17 | 7407                       | Office supplies       |               | 06/21/17   | 56.07             | .00           | ACH        |                |                   |                   |
| 22890          | 06/13/17 | 0                          | Office supplies       |               | 06/21/17   | 62.89             | .00           | ACH        |                |                   |                   |
| 22970          | 06/13/17 | 0                          | Office supplies       |               | 06/21/17   | 172.67            | .00           | ACH        |                |                   |                   |
| 23060          | 06/13/17 | 0                          | Office supplies       |               | 06/21/17   | 18.95             | .00           | ACH        |                |                   |                   |
| 23203          | 06/13/17 | 0                          | Office supplies       |               | 06/21/17   | 39.74             | .00           | ACH        |                |                   |                   |
|                |          |                            |                       | VENDOR TOTAL: |            | 350.32            |               |            |                |                   |                   |



STARKVILLE UTILITIES  
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| INVOICE        | DATE     | PO NBR                      | DESCRIPTION          | TEMPL<br>INV  | AP<br>DATE | INVOICE<br>AMOUNT | TAX<br>AMOUNT | PMT<br>TYP | PAID<br>AMOUNT | PAID/VOID<br>DATE | CHECK/<br>ACH SEQ |
|----------------|----------|-----------------------------|----------------------|---------------|------------|-------------------|---------------|------------|----------------|-------------------|-------------------|
| VENDOR:        | 2015     | TEMPLE & SON CO., INC       |                      |               |            |                   |               |            |                |                   |                   |
| INV0163772     | 06/13/17 | 6972                        | Material             |               | 06/21/17   | 3612.00           | .00           | ACH        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 3612.00           |               |            |                |                   |                   |
| VENDOR:        | 2021     | TCC FACILITIES MANAGEMENT   |                      |               |            |                   |               |            |                |                   |                   |
| 2464 - 5/31    | 06/12/17 | 0                           | Janitorial services  |               | 06/21/17   | 450.00            | .00           | ACH        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 450.00            |               |            |                |                   |                   |
| VENDOR:        | 2040     | TPPPA EDUCATION & TRAIN.    |                      |               |            |                   |               |            |                |                   |                   |
| 27781          | 06/14/17 | 0                           | Education & Training |               | 06/21/17   | 4092.75           | .00           | ACH        |                |                   |                   |
| 93806          | 06/14/17 | 0                           | DIC Safety Meeting   |               | 06/21/17   | 500.00            | .00           | ACH        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 4592.75           |               |            |                |                   |                   |
| VENDOR:        | 2115     | CAPE ELECTRICAL SUPPLY      |                      |               |            |                   |               |            |                |                   |                   |
| S201197986.001 | 06/14/17 | 7410                        | Materials            |               | 06/21/17   | 222.00            | .00           | ACH        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 222.00            |               |            |                |                   |                   |
| VENDOR:        | 2118     | BORDER STATES ELECTRIC      |                      |               |            |                   |               |            |                |                   |                   |
| 1577,9555,9556 | 06/13/17 | 7383                        | Materials            |               | 06/21/17   | 1781.16           | .00           | ACH        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 1781.16           |               |            |                |                   |                   |
| VENDOR:        | 2120     | YOUNG WELDING SUPPLY, INC.  |                      |               |            |                   |               |            |                |                   |                   |
| 317463         | 06/14/17 | 0                           | Tank rental          |               | 06/21/17   | 33.36             | .00           | CHK        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 33.36             |               |            |                |                   |                   |
| VENDOR:        | 2210     | VERIZON WIRELESS            |                      |               |            |                   |               |            |                |                   |                   |
| 9786418370     | 06/14/17 | 0                           | AMI M2M Data Usage   |               | 06/21/17   | 483.21            | .00           | CHK        |                |                   |                   |
| 9786681471     | 06/14/17 | 0                           | Phones               |               | 06/21/17   | 2934.61           | .00           | CHK        |                |                   |                   |
| 9786681472     | 06/14/17 | 0                           | Mobile Workforce     |               | 06/21/17   | 352.72            | .00           | CHK        |                |                   |                   |
|                |          |                             |                      | VENDOR TOTAL: |            | 3770.54           |               |            |                |                   |                   |
| VENDOR:        | 2327     | WAUKAWAY DISTRIBUTORS, INC. |                      |               |            |                   |               |            |                |                   |                   |
| 35909          | 06/14/17 | 0                           | Water                |               | 06/21/17   | 7.95              | .00           | ACH        |                |                   |                   |
| CLR0617-262    | 06/14/17 | 0                           | Water                |               | 06/21/17   | 20.00             | .00           | ACH        |                |                   |                   |

STARKVILLE UTILITIES  
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ACCOUNTS PAYABLE LISTING  
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INVOICE DATE PO NBR DESCRIPTION

TEMPL AP  
INV DATE

INVOICE TAX PMT  
AMOUNT AMOUNT TYP

PAID PAID/VOID CHECK/  
AMOUNT DATE ACH SEQ

VENDOR TOTAL: 27.95

GRAND TOTAL: 1043103.65



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

**AGENDA ITEM DEPT.:** Finance & Admin  
**AGENDA DATE:** 6-20-2017  
**PAGE:** 1

**SUBJECT:** Request approval of the May 2017 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

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**SUGGESTED MOTION:**

Approval of the May 2017 financial statements of the City of Starkville, MS.





# Budget Report Group Summary

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                         | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|-----------------|
| <b>Fund: 001 - GENERAL FUND</b>                    |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                     |                          |                         |                     |                      |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>              |                          |                         |                     |                      |                                        |                 |
| 200 - TAXES                                        | 6,645,000.00             | 6,645,000.00            | 143,789.57          | 5,882,122.46         | -762,877.54                            | 88.52 %         |
| 220 - LICENSES AND PERMITS                         | 244,000.00               | 245,000.00              | 23,606.34           | 196,233.35           | -48,766.65                             | 80.10 %         |
| 230 - INTERGOVERNMENTAL REVENUES                   | 8,632,673.07             | 8,700,773.07            | 690,432.24          | 6,109,746.43         | -2,591,026.64                          | 70.22 %         |
| 280 - CHARGES FOR GOVERNMENTAL SERVICES            | 250.00                   | 350.00                  | 0.00                | 327.50               | -22.50                                 | 93.57 %         |
| 330 - FINES AND FORFEITS                           | 1,238,000.00             | 1,238,000.00            | 49,275.05           | 644,217.24           | -593,782.76                            | 52.04 %         |
| 340 - MISCELLANEOUS                                | 219,500.00               | 219,500.00              | 24,437.26           | 171,701.84           | -47,798.16                             | 78.22 %         |
| 360 - CHARGES FOR SERVICES                         | 32,100.00                | 57,000.00               | 200.00              | 48,016.44            | -8,983.56                              | 84.24 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS           | 3,766,200.00             | 3,766,200.00            | 108,388.40          | 890,254.27           | -2,875,945.73                          | 23.64 %         |
| <b>Department: 000 - UNDESIGNATED Total:</b>       | <b>20,777,723.07</b>     | <b>20,871,823.07</b>    | <b>1,040,128.86</b> | <b>13,942,619.53</b> | <b>-6,929,203.54</b>                   | <b>66.80 %</b>  |
| <b>Revenue Total:</b>                              | <b>20,777,723.07</b>     | <b>20,871,823.07</b>    | <b>1,040,128.86</b> | <b>13,942,619.53</b> | <b>-6,929,203.54</b>                   | <b>66.80 %</b>  |
| <b>Expense</b>                                     |                          |                         |                     |                      |                                        |                 |
| <b>Department: 100 - BOARD OF ALDERMEN</b>         |                          |                         |                     |                      |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 174,400.00               | 174,400.00              | 13,027.59           | 107,780.42           | 66,619.58                              | 61.80 %         |
| 600 - CONTRACTUAL SERVICES                         | 28,500.00                | 28,500.00               | 568.88              | 6,762.80             | 21,737.20                              | 23.73 %         |
| <b>Department: 100 - BOARD OF ALDERMEN Total:</b>  | <b>202,900.00</b>        | <b>202,900.00</b>       | <b>13,596.47</b>    | <b>114,543.22</b>    | <b>88,356.78</b>                       | <b>56.45 %</b>  |
| <b>Department: 110 - MUNICIPAL COURT</b>           |                          |                         |                     |                      |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 409,880.00               | 409,880.00              | 32,340.49           | 275,692.79           | 134,187.21                             | 67.26 %         |
| 500 - SUPPLIES                                     | 12,000.00                | 12,000.00               | 222.94              | 7,334.39             | 4,665.61                               | 61.12 %         |
| 600 - CONTRACTUAL SERVICES                         | 22,500.00                | 22,500.00               | 1,077.93            | 14,361.32            | 8,138.68                               | 63.83 %         |
| 900 - CAPITAL OUTLAY                               | 35,000.00                | 34,450.00               | 0.00                | 1,454.93             | 32,995.07                              | 4.22 %          |
| <b>Department: 110 - MUNICIPAL COURT Total:</b>    | <b>479,380.00</b>        | <b>478,830.00</b>       | <b>33,641.36</b>    | <b>298,843.43</b>    | <b>179,986.57</b>                      | <b>62.41 %</b>  |
| <b>Department: 111 - YOUTH COURT</b>               |                          |                         |                     |                      |                                        |                 |
| 600 - CONTRACTUAL SERVICES                         | 1,000.00                 | 1,550.00                | 146.62              | 1,007.61             | 542.39                                 | 65.01 %         |
| <b>Department: 111 - YOUTH COURT Total:</b>        | <b>1,000.00</b>          | <b>1,550.00</b>         | <b>146.62</b>       | <b>1,007.61</b>      | <b>542.39</b>                          | <b>65.01 %</b>  |
| <b>Department: 120 - MAYORS OFFICE</b>             |                          |                         |                     |                      |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 142,850.00               | 142,850.00              | 10,878.72           | 93,093.18            | 49,756.82                              | 65.17 %         |
| 500 - SUPPLIES                                     | 7,250.00                 | 7,250.00                | 66.26               | 973.30               | 6,276.70                               | 13.42 %         |
| 600 - CONTRACTUAL SERVICES                         | 98,550.00                | 99,400.00               | 544.65              | 50,930.13            | 48,469.87                              | 51.24 %         |
| 900 - CAPITAL OUTLAY                               | 500.00                   | 500.00                  | 0.00                | 0.00                 | 500.00                                 | 0.00 %          |
| <b>Department: 120 - MAYORS OFFICE Total:</b>      | <b>249,150.00</b>        | <b>250,000.00</b>       | <b>11,489.63</b>    | <b>144,996.61</b>    | <b>105,003.39</b>                      | <b>58.00 %</b>  |
| <b>Department: 123 - IT</b>                        |                          |                         |                     |                      |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 216,775.00               | 216,775.00              | 16,691.59           | 148,224.06           | 68,550.94                              | 68.38 %         |
| 500 - SUPPLIES                                     | 2,000.00                 | 2,000.00                | 292.55              | 1,386.73             | 613.27                                 | 69.34 %         |
| 600 - CONTRACTUAL SERVICES                         | 59,750.00                | 59,750.00               | 2,772.65            | 46,555.03            | 13,194.97                              | 77.92 %         |
| 900 - CAPITAL OUTLAY                               | 50,000.00                | 50,000.00               | 17,614.11           | 46,445.62            | 3,554.38                               | 92.89 %         |
| <b>Department: 123 - IT Total:</b>                 | <b>328,525.00</b>        | <b>328,525.00</b>       | <b>37,370.90</b>    | <b>242,611.44</b>    | <b>85,913.56</b>                       | <b>73.85 %</b>  |
| <b>Department: 130 - ELECTIONS</b>                 |                          |                         |                     |                      |                                        |                 |
| 500 - SUPPLIES                                     | 2,000.00                 | 2,780.00                | 755.82              | 2,876.31             | -96.31                                 | 103.46 %        |
| 600 - CONTRACTUAL SERVICES                         | 18,000.00                | 20,000.00               | 6,028.75            | 6,684.66             | 13,315.34                              | 33.42 %         |
| <b>Department: 130 - ELECTIONS Total:</b>          | <b>20,000.00</b>         | <b>22,780.00</b>        | <b>6,784.57</b>     | <b>9,560.97</b>      | <b>13,219.03</b>                       | <b>41.97 %</b>  |
| <b>Department: 142 - CITY CLERKS OFFICE</b>        |                          |                         |                     |                      |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 360,388.00               | 360,388.00              | 28,589.77           | 241,151.42           | 119,236.58                             | 66.91 %         |
| 600 - CONTRACTUAL SERVICES                         | 145,000.00               | 145,000.00              | 0.00                | 94,743.31            | 50,256.69                              | 65.34 %         |
| <b>Department: 142 - CITY CLERKS OFFICE Total:</b> | <b>505,388.00</b>        | <b>505,388.00</b>       | <b>28,589.77</b>    | <b>335,894.73</b>    | <b>169,493.27</b>                      | <b>66.46 %</b>  |
| <b>Department: 145 - OTHER ADMINISTRATIVE</b>      |                          |                         |                     |                      |                                        |                 |
| 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: 05/31/2017

| Categor...                                                         | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--------------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| 500 - SUPPLIES                                                     | 12,600.00                | 12,600.00               | 202.74             | 7,246.34           | 5,353.66                               | 57.51 %         |
| 600 - CONTRACTUAL SERVICES                                         | 509,150.00               | 511,650.00              | 32,488.82          | 319,885.16         | 191,764.84                             | 62.52 %         |
| 900 - CAPITAL OUTLAY                                               | 2,000.00                 | 2,000.00                | 0.00               | 1,397.02           | 602.98                                 | 69.85 %         |
| <b>Department: 145 - OTHER ADMINISTRATIVE Total:</b>               | <b>528,750.00</b>        | <b>531,250.00</b>       | <b>32,691.56</b>   | <b>328,528.52</b>  | <b>202,721.48</b>                      | <b>61.84 %</b>  |
| <b>Department: 159 - BONDING-CITY EMPLOYEES</b>                    |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                         | 5,000.00                 | 5,000.00                | 175.00             | 1,922.50           | 3,077.50                               | 38.45 %         |
| <b>Department: 159 - BONDING-CITY EMPLOYEES Total:</b>             | <b>5,000.00</b>          | <b>5,000.00</b>         | <b>175.00</b>      | <b>1,922.50</b>    | <b>3,077.50</b>                        | <b>38.45 %</b>  |
| <b>Department: 160 - ATTORNEY AND STAFF</b>                        |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 67,595.00                | 67,595.00               | 5,161.04           | 43,868.84          | 23,726.16                              | 64.90 %         |
| <b>Department: 160 - ATTORNEY AND STAFF Total:</b>                 | <b>67,595.00</b>         | <b>67,595.00</b>        | <b>5,161.04</b>    | <b>43,868.84</b>   | <b>23,726.16</b>                       | <b>64.90 %</b>  |
| <b>Department: 169 - LEGAL</b>                                     |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                         | 200,000.00               | 200,000.00              | 11,626.89          | 102,378.74         | 97,621.26                              | 51.19 %         |
| <b>Department: 169 - LEGAL Total:</b>                              | <b>200,000.00</b>        | <b>200,000.00</b>       | <b>11,626.89</b>   | <b>102,378.74</b>  | <b>97,621.26</b>                       | <b>51.19 %</b>  |
| <b>Department: 180 - HUMAN RESOURCES</b>                           |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 199,290.00               | 199,290.00              | 16,446.66          | 126,970.30         | 72,319.70                              | 63.71 %         |
| 500 - SUPPLIES                                                     | 3,500.00                 | 7,000.00                | 0.00               | 6,572.39           | 427.61                                 | 93.89 %         |
| 600 - CONTRACTUAL SERVICES                                         | 7,750.00                 | 9,000.00                | 276.30             | 3,363.98           | 5,636.02                               | 37.38 %         |
| <b>Department: 180 - HUMAN RESOURCES Total:</b>                    | <b>210,540.00</b>        | <b>215,290.00</b>       | <b>16,722.96</b>   | <b>136,906.67</b>  | <b>78,383.33</b>                       | <b>63.59 %</b>  |
| <b>Department: 190 - CITY PLANNER</b>                              |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 226,496.00               | 226,496.00              | 17,428.08          | 148,030.42         | 78,465.58                              | 65.36 %         |
| 500 - SUPPLIES                                                     | 5,250.00                 | 5,250.00                | 0.75               | 561.68             | 4,688.32                               | 10.70 %         |
| 600 - CONTRACTUAL SERVICES                                         | 121,350.00               | 121,350.00              | 11,276.43          | 47,964.43          | 73,385.57                              | 39.53 %         |
| 900 - CAPITAL OUTLAY                                               | 9,500.00                 | 9,500.00                | 0.00               | 9,500.00           | 0.00                                   | 100.00 %        |
| <b>Department: 190 - CITY PLANNER Total:</b>                       | <b>362,596.00</b>        | <b>362,596.00</b>       | <b>28,705.26</b>   | <b>206,056.53</b>  | <b>156,539.47</b>                      | <b>56.83 %</b>  |
| <b>Department: 192 - GENERAL GOVERN BLDG &amp; PLANT</b>           |                          |                         |                    |                    |                                        |                 |
| 500 - SUPPLIES                                                     | 5,000.00                 | 5,000.00                | 78.82              | 3,314.58           | 1,685.42                               | 66.29 %         |
| 600 - CONTRACTUAL SERVICES                                         | 82,500.00                | 82,500.00               | 7,265.26           | 36,418.21          | 46,081.79                              | 44.14 %         |
| <b>Department: 192 - GENERAL GOVERN BLDG &amp; PLANT Total:</b>    | <b>87,500.00</b>         | <b>87,500.00</b>        | <b>7,344.08</b>    | <b>39,732.79</b>   | <b>47,767.21</b>                       | <b>45.41 %</b>  |
| <b>Department: 194 - OTHER-OUTSIDE CONTRIB &amp; APPRSL</b>        |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                         | 53,198.00                | 53,198.00               | 0.00               | 43,416.75          | 9,781.25                               | 81.61 %         |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                           | 12,000.00                | 12,000.00               | 0.00               | 10,000.00          | 2,000.00                               | 83.33 %         |
| <b>Department: 194 - OTHER-OUTSIDE CONTRIB &amp; APPRSL Total:</b> | <b>65,198.00</b>         | <b>65,198.00</b>        | <b>0.00</b>        | <b>53,416.75</b>   | <b>11,781.25</b>                       | <b>81.93 %</b>  |
| <b>Department: 195 - TRANSFERS TO OTHER AGENCIES</b>               |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                         | 3,500.00                 | 5,500.00                | 0.00               | 5,065.94           | 434.06                                 | 92.11 %         |
| 900 - CAPITAL OUTLAY                                               | 64,453.00                | 64,453.00               | 0.00               | 51,196.00          | 13,257.00                              | 79.43 %         |
| 990 - TRANSFERS                                                    | 57,500.00                | 57,500.00               | 0.00               | 40,000.00          | 17,500.00                              | 69.57 %         |
| <b>Department: 195 - TRANSFERS TO OTHER AGENCIES Total:</b>        | <b>125,453.00</b>        | <b>127,453.00</b>       | <b>0.00</b>        | <b>96,261.94</b>   | <b>31,191.06</b>                       | <b>75.53 %</b>  |
| <b>Department: 196 - CEMETERY ADMINISTRATION</b>                   |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                         | 39,500.00                | 39,500.00               | 5,225.00           | 22,675.00          | 16,825.00                              | 57.41 %         |
| <b>Department: 196 - CEMETERY ADMINISTRATION Total:</b>            | <b>39,500.00</b>         | <b>39,500.00</b>        | <b>5,225.00</b>    | <b>22,675.00</b>   | <b>16,825.00</b>                       | <b>57.41 %</b>  |
| <b>Department: 197 - ENGINEERING</b>                               |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 177,000.00               | 177,000.00              | 13,670.47          | 116,451.78         | 60,548.22                              | 65.79 %         |
| 500 - SUPPLIES                                                     | 2,050.00                 | 2,050.00                | 102.48             | 1,104.06           | 945.94                                 | 53.86 %         |
| 600 - CONTRACTUAL SERVICES                                         | 20,000.00                | 20,000.00               | 129.98             | 8,777.53           | 11,222.47                              | 43.89 %         |
| 800 - DEBT SERVICE                                                 | 5,246.00                 | 5,246.00                | 436.95             | 3,495.61           | 1,750.39                               | 66.63 %         |
| <b>Department: 197 - ENGINEERING Total:</b>                        | <b>204,296.00</b>        | <b>204,296.00</b>       | <b>14,339.88</b>   | <b>129,828.98</b>  | <b>74,467.02</b>                       | <b>63.55 %</b>  |
| <b>Department: 200 - POLICE ADMINISTRATION</b>                     |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 98,320.00                | 98,320.00               | 7,779.40           | 64,963.24          | 33,356.76                              | 66.07 %         |
| <b>Department: 200 - POLICE ADMINISTRATION Total:</b>              | <b>98,320.00</b>         | <b>98,320.00</b>        | <b>7,779.40</b>    | <b>64,963.24</b>   | <b>33,356.76</b>                       | <b>66.07 %</b>  |
| <b>Department: 201 - POLICE DEPARTMENT</b>                         |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                                           | 3,457,000.00             | 3,457,000.00            | 229,479.92         | 2,091,573.72       | 1,365,426.28                           | 60.50 %         |
| 500 - SUPPLIES                                                     | 250,000.00               | 250,000.00              | 29,059.24          | 168,298.22         | 81,701.78                              | 67.32 %         |
| 600 - CONTRACTUAL SERVICES                                         | 319,700.00               | 330,300.00              | 41,724.30          | 237,817.26         | 92,482.74                              | 72.00 %         |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                           | 5,275.00                 | 52,910.00               | 0.00               | 52,865.69          | 44.31                                  | 99.92 %         |

## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                  | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>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               | 15,811.00          | 134,134.81          | -124,134.81                            | 1,341.35 %      |
| <b>Department: 201 - POLICE DEPARTMENT Total:</b>           | <b>4,134,975.00</b>      | <b>4,193,210.00</b>     | <b>316,074.46</b>  | <b>2,684,689.70</b> | <b>1,508,520.30</b>                    | <b>64.02 %</b>  |
| <b>Department: 215 - CUSTODY OF PRISONERS</b>               |                          |                         |                    |                     |                                        |                 |
| 500 - SUPPLIES                                              | 165,500.00               | 163,000.00              | 12,595.00          | 110,683.73          | 52,316.27                              | 67.90 %         |
| <b>Department: 215 - CUSTODY OF PRISONERS Total:</b>        | <b>165,500.00</b>        | <b>163,000.00</b>       | <b>12,595.00</b>   | <b>110,683.73</b>   | <b>52,316.27</b>                       | <b>67.90 %</b>  |
| <b>Department: 230 - POLICE TRAINING</b>                    |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                  | 35,000.00                | 35,000.00               | 1,203.00           | 16,373.37           | 18,626.63                              | 46.78 %         |
| <b>Department: 230 - POLICE TRAINING Total:</b>             | <b>35,000.00</b>         | <b>35,000.00</b>        | <b>1,203.00</b>    | <b>16,373.37</b>    | <b>18,626.63</b>                       | <b>46.78 %</b>  |
| <b>Department: 237 - FIRING RANGE</b>                       |                          |                         |                    |                     |                                        |                 |
| 500 - SUPPLIES                                              | 8,000.00                 | 9,000.00                | 2,772.05           | 7,852.07            | 1,147.93                               | 87.25 %         |
| <b>Department: 237 - FIRING RANGE Total:</b>                | <b>8,000.00</b>          | <b>9,000.00</b>         | <b>2,772.05</b>    | <b>7,852.07</b>     | <b>1,147.93</b>                        | <b>87.25 %</b>  |
| <b>Department: 240 - POLICE-COMMUNICATION SERV</b>          |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                  | 10,000.00                | 10,000.00               | 406.00             | 9,891.00            | 109.00                                 | 98.91 %         |
| <b>Department: 240 - POLICE-COMMUNICATION SERV Total:</b>   | <b>10,000.00</b>         | <b>10,000.00</b>        | <b>406.00</b>      | <b>9,891.00</b>     | <b>109.00</b>                          | <b>98.91 %</b>  |
| <b>Department: 245 - DISPATCHERS</b>                        |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 277,000.00               | 277,000.00              | 25,348.80          | 173,305.02          | 103,694.98                             | 62.56 %         |
| 600 - CONTRACTUAL SERVICES                                  | 15,000.00                | 15,000.00               | 0.00               | 10,000.00           | 5,000.00                               | 66.67 %         |
| <b>Department: 245 - DISPATCHERS Total:</b>                 | <b>292,000.00</b>        | <b>292,000.00</b>       | <b>25,348.80</b>   | <b>183,305.02</b>   | <b>108,694.98</b>                      | <b>62.78 %</b>  |
| <b>Department: 250 - NARCOTICS BUREAU</b>                   |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 108,500.00               | 108,500.00              | 11,345.15          | 84,034.10           | 24,465.90                              | 77.45 %         |
| 600 - CONTRACTUAL SERVICES                                  | 27,500.00                | 27,500.00               | 3,730.70           | 17,346.29           | 10,153.71                              | 63.08 %         |
| <b>Department: 250 - NARCOTICS BUREAU Total:</b>            | <b>136,000.00</b>        | <b>136,000.00</b>       | <b>15,075.85</b>   | <b>101,380.39</b>   | <b>34,619.61</b>                       | <b>74.54 %</b>  |
| <b>Department: 254 - DUI GRANT</b>                          |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 100,600.00               | 100,600.00              | 12,469.74          | 90,906.39           | 9,693.61                               | 90.36 %         |
| 600 - CONTRACTUAL SERVICES                                  | 12,650.00                | 12,650.00               | 0.00               | 825.63              | 11,824.37                              | 6.53 %          |
| 900 - CAPITAL OUTLAY                                        | 5,500.00                 | 5,500.00                | 0.00               | 276.34              | 5,223.66                               | 5.02 %          |
| <b>Department: 254 - DUI GRANT Total:</b>                   | <b>118,750.00</b>        | <b>118,750.00</b>       | <b>12,469.74</b>   | <b>92,008.36</b>    | <b>26,741.64</b>                       | <b>77.48 %</b>  |
| <b>Department: 260 - FIRE ADMINISTRATION</b>                |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 87,735.00                | 87,735.00               | 6,774.61           | 57,387.97           | 30,347.03                              | 65.41 %         |
| <b>Department: 260 - FIRE ADMINISTRATION Total:</b>         | <b>87,735.00</b>         | <b>87,735.00</b>        | <b>6,774.61</b>    | <b>57,387.97</b>    | <b>30,347.03</b>                       | <b>65.41 %</b>  |
| <b>Department: 261 - FIRE DEPARTMENT</b>                    |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 3,426,860.50             | 3,426,860.50            | 262,185.83         | 2,135,838.06        | 1,291,022.44                           | 62.33 %         |
| 500 - SUPPLIES                                              | 61,500.00                | 71,500.00               | 3,218.42           | 48,470.11           | 23,029.89                              | 67.79 %         |
| 600 - CONTRACTUAL SERVICES                                  | 155,500.00               | 155,500.00              | 2,065.05           | 117,346.36          | 38,153.64                              | 75.46 %         |
| 900 - CAPITAL OUTLAY                                        | 100,000.00               | 125,000.00              | 1,554.13           | 69,923.50           | 55,076.50                              | 55.94 %         |
| <b>Department: 261 - FIRE DEPARTMENT Total:</b>             | <b>3,743,860.50</b>      | <b>3,778,860.50</b>     | <b>269,023.43</b>  | <b>2,371,578.03</b> | <b>1,407,282.47</b>                    | <b>62.76 %</b>  |
| <b>Department: 262 - FIRE PREVENTION</b>                    |                          |                         |                    |                     |                                        |                 |
| 500 - SUPPLIES                                              | 6,000.00                 | 6,000.00                | 0.00               | 1,578.67            | 4,421.33                               | 26.31 %         |
| <b>Department: 262 - FIRE PREVENTION Total:</b>             | <b>6,000.00</b>          | <b>6,000.00</b>         | <b>0.00</b>        | <b>1,578.67</b>     | <b>4,421.33</b>                        | <b>26.31 %</b>  |
| <b>Department: 263 - FIRE TRAINING</b>                      |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                  | 47,500.00                | 47,500.00               | 2,111.68           | 33,656.96           | 13,843.04                              | 70.86 %         |
| <b>Department: 263 - FIRE TRAINING Total:</b>               | <b>47,500.00</b>         | <b>47,500.00</b>        | <b>2,111.68</b>    | <b>33,656.96</b>    | <b>13,843.04</b>                       | <b>70.86 %</b>  |
| <b>Department: 264 - FIRE COMMUNICATIONS</b>                |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                  | 70,000.00                | 70,000.00               | 4,180.29           | 45,080.72           | 24,919.28                              | 64.40 %         |
| <b>Department: 264 - FIRE COMMUNICATIONS Total:</b>         | <b>70,000.00</b>         | <b>70,000.00</b>        | <b>4,180.29</b>    | <b>45,080.72</b>    | <b>24,919.28</b>                       | <b>64.40 %</b>  |
| <b>Department: 267 - FIRE STATIONS AND BUILDINGS</b>        |                          |                         |                    |                     |                                        |                 |
| 500 - SUPPLIES                                              | 25,000.00                | 25,000.00               | 354.56             | 5,656.38            | 19,343.62                              | 22.63 %         |
| 600 - CONTRACTUAL SERVICES                                  | 50,000.00                | 50,000.00               | 534.57             | 29,544.73           | 20,455.27                              | 59.09 %         |
| <b>Department: 267 - FIRE STATIONS AND BUILDINGS Total:</b> | <b>75,000.00</b>         | <b>75,000.00</b>        | <b>889.13</b>      | <b>35,201.11</b>    | <b>39,798.89</b>                       | <b>46.93 %</b>  |
| <b>Department: 281 - BUILDING/CODES OFFICE</b>              |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                                    | 259,500.00               | 259,500.00              | 15,191.35          | 128,399.80          | 131,100.20                             | 49.48 %         |
| 500 - SUPPLIES                                              | 6,250.00                 | 6,250.00                | 249.66             | 3,095.03            | 3,154.97                               | 49.52 %         |
| 600 - CONTRACTUAL SERVICES                                  | 22,500.00                | 22,500.00               | 1,269.59           | 9,731.73            | 12,768.27                              | 43.25 %         |



## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                          | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used    |
|---------------------------------------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|--------------------|
| 800 - DEBT SERVICE                                                  | 5,246.00                 | 9,731.00                | 888.33              | 7,557.96             | 2,173.04                               | 77.67 %            |
| <b>Department: 281 - BUILDING/CODES OFFICE Total:</b>               | <b>293,496.00</b>        | <b>297,981.00</b>       | <b>17,598.93</b>    | <b>148,784.52</b>    | <b>149,196.48</b>                      | <b>49.93 %</b>     |
| <b>Department: 290 - CIVIL DEFENSE/WARNING SYSTEM</b>               |                          |                         |                     |                      |                                        |                    |
| 600 - CONTRACTUAL SERVICES                                          | 10,000.00                | 10,000.00               | 9,526.21            | 17,111.76            | -7,111.76                              | 171.12 %           |
| 900 - CAPITAL OUTLAY                                                | 23,000.00                | 23,000.00               | 0.00                | 0.00                 | 23,000.00                              | 0.00 %             |
| <b>Department: 290 - CIVIL DEFENSE/WARNING SYSTEM Total:</b>        | <b>33,000.00</b>         | <b>33,000.00</b>        | <b>9,526.21</b>     | <b>17,111.76</b>     | <b>15,888.24</b>                       | <b>51.85 %</b>     |
| <b>Department: 301 - STREET DEPARTMENT</b>                          |                          |                         |                     |                      |                                        |                    |
| 400 - PERSONNEL SERVICES                                            | 628,776.00               | 628,776.00              | 44,719.65           | 317,874.55           | 310,901.45                             | 50.55 %            |
| 500 - SUPPLIES                                                      | 162,500.00               | 162,500.00              | 15,789.94           | 102,845.30           | 59,654.70                              | 63.29 %            |
| 600 - CONTRACTUAL SERVICES                                          | 69,500.00                | 69,500.00               | 2,941.55            | 62,473.80            | 7,026.20                               | 89.89 %            |
| 800 - DEBT SERVICE                                                  | 20,375.00                | 20,375.00               | 3,033.60            | 31,032.35            | -10,657.35                             | 152.31 %           |
| 900 - CAPITAL OUTLAY                                                | 40,000.00                | 40,000.00               | 0.00                | 27,224.00            | 12,776.00                              | 68.06 %            |
| <b>Department: 301 - STREET DEPARTMENT Total:</b>                   | <b>921,151.00</b>        | <b>921,151.00</b>       | <b>66,484.74</b>    | <b>541,450.00</b>    | <b>379,701.00</b>                      | <b>58.78 %</b>     |
| <b>Department: 302 - STREET LIGHTING</b>                            |                          |                         |                     |                      |                                        |                    |
| 600 - CONTRACTUAL SERVICES                                          | 475,000.00               | 475,000.00              | 38,145.56           | 317,161.53           | 157,838.47                             | 66.77 %            |
| <b>Department: 302 - STREET LIGHTING Total:</b>                     | <b>475,000.00</b>        | <b>475,000.00</b>       | <b>38,145.56</b>    | <b>317,161.53</b>    | <b>157,838.47</b>                      | <b>66.77 %</b>     |
| <b>Department: 360 - ANIMAL CONTROL</b>                             |                          |                         |                     |                      |                                        |                    |
| 400 - PERSONNEL SERVICES                                            | 84,400.00                | 84,400.00               | 4,425.07            | 37,696.76            | 46,703.24                              | 44.66 %            |
| 500 - SUPPLIES                                                      | 4,250.00                 | 4,250.00                | 0.25                | 855.70               | 3,394.30                               | 20.13 %            |
| 600 - CONTRACTUAL SERVICES                                          | 20,300.00                | 20,300.00               | 120.43              | 11,721.59            | 8,578.41                               | 57.74 %            |
| 900 - CAPITAL OUTLAY                                                | 106,000.00               | 106,000.00              | 0.00                | 79,500.00            | 26,500.00                              | 75.00 %            |
| <b>Department: 360 - ANIMAL CONTROL Total:</b>                      | <b>214,950.00</b>        | <b>214,950.00</b>       | <b>4,545.75</b>     | <b>129,774.05</b>    | <b>85,175.95</b>                       | <b>60.37 %</b>     |
| <b>Department: 500 - LIBRARIES</b>                                  |                          |                         |                     |                      |                                        |                    |
| 900 - CAPITAL OUTLAY                                                | 180,000.00               | 180,000.00              | 0.00                | 135,000.00           | 45,000.00                              | 75.00 %            |
| <b>Department: 500 - LIBRARIES Total:</b>                           | <b>180,000.00</b>        | <b>180,000.00</b>       | <b>0.00</b>         | <b>135,000.00</b>    | <b>45,000.00</b>                       | <b>75.00 %</b>     |
| <b>Department: 541 - MSU COOPERATIVE PROJECTS HORSE PARK</b>        |                          |                         |                     |                      |                                        |                    |
| 600 - CONTRACTUAL SERVICES                                          | 10,000.00                | 10,000.00               | 0.00                | 7,500.00             | 2,500.00                               | 75.00 %            |
| <b>Department: 541 - MSU COOPERATIVE PROJECTS HORSE PARK Total:</b> | <b>10,000.00</b>         | <b>10,000.00</b>        | <b>0.00</b>         | <b>7,500.00</b>      | <b>2,500.00</b>                        | <b>75.00 %</b>     |
| <b>Department: 550 - PARKS AND REC DEPARTMENT</b>                   |                          |                         |                     |                      |                                        |                    |
| 400 - PERSONNEL SERVICES                                            | 517,120.00               | 517,120.00              | 47,029.16           | 361,570.94           | 155,549.06                             | 69.92 %            |
| 500 - SUPPLIES                                                      | 67,500.00                | 67,500.00               | 3,426.24            | 40,246.61            | 27,253.39                              | 59.62 %            |
| 600 - CONTRACTUAL SERVICES                                          | 493,750.00               | 493,750.00              | 28,286.92           | 348,174.72           | 145,575.28                             | 70.52 %            |
| 900 - CAPITAL OUTLAY                                                | 0.00                     | 0.00                    | 215.00              | 235.00               | -235.00                                | 0.00 %             |
| <b>Department: 550 - PARKS AND REC DEPARTMENT Total:</b>            | <b>1,078,370.00</b>      | <b>1,078,370.00</b>     | <b>78,957.32</b>    | <b>750,227.27</b>    | <b>328,142.73</b>                      | <b>69.57 %</b>     |
| <b>Department: 600 - CAPITAL PROJECTS</b>                           |                          |                         |                     |                      |                                        |                    |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                            | 17,500.00                | 17,500.00               | 0.00                | 357.21               | 17,142.79                              | 2.04 %             |
| 900 - CAPITAL OUTLAY                                                | 1,017,135.00             | 1,262,135.00            | 261,186.90          | 839,443.50           | 422,691.50                             | 66.51 %            |
| <b>Department: 600 - CAPITAL PROJECTS Total:</b>                    | <b>1,034,635.00</b>      | <b>1,279,635.00</b>     | <b>261,186.90</b>   | <b>839,800.71</b>    | <b>439,834.29</b>                      | <b>65.63 %</b>     |
| <b>Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS</b>         |                          |                         |                     |                      |                                        |                    |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                            | 14,000.00                | 14,000.00               | 0.00                | 10,500.00            | 3,500.00                               | 75.00 %            |
| <b>Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS Total:</b>  | <b>14,000.00</b>         | <b>14,000.00</b>        | <b>0.00</b>         | <b>10,500.00</b>     | <b>3,500.00</b>                        | <b>75.00 %</b>     |
| <b>Department: 800 - DEBT SERVICE</b>                               |                          |                         |                     |                      |                                        |                    |
| 800 - DEBT SERVICE                                                  | 2,661,482.00             | 2,511,482.00            | 573,184.12          | 1,639,234.60         | 872,247.40                             | 65.27 %            |
| <b>Department: 800 - DEBT SERVICE Total:</b>                        | <b>2,661,482.00</b>      | <b>2,511,482.00</b>     | <b>573,184.12</b>   | <b>1,639,234.60</b>  | <b>872,247.40</b>                      | <b>65.27 %</b>     |
| <b>Department: 900 - INTERFUND TRANSACTIONS</b>                     |                          |                         |                     |                      |                                        |                    |
| 900 - CAPITAL OUTLAY                                                | 1,150,227.57             | 1,055,227.57            | 0.00                | 7,192.24             | 1,048,035.33                           | 0.68 %             |
| <b>Department: 900 - INTERFUND TRANSACTIONS Total:</b>              | <b>1,150,227.57</b>      | <b>1,055,227.57</b>     | <b>0.00</b>         | <b>7,192.24</b>      | <b>1,048,035.33</b>                    | <b>0.68 %</b>      |
| <b>Expense Total:</b>                                               | <b>20,777,723.07</b>     | <b>20,886,823.07</b>    | <b>1,979,943.96</b> | <b>12,668,402.29</b> | <b>8,218,420.78</b>                    | <b>60.65 %</b>     |
| <b>Fund: 001 - GENERAL FUND Surplus (Deficit):</b>                  | <b>0.00</b>              | <b>-15,000.00</b>       | <b>-939,815.10</b>  | <b>1,274,217.24</b>  | <b>1,289,217.24</b>                    | <b>-8,494.78 %</b> |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                                   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 002 - RESTRICTED POLICE FUND</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                        |                          |                         |                    |                    |                                        |                 |
| 330 - FINES AND FORFEITS                                     | 15,000.00                | 15,000.00               | 0.00               | 7,995.00           | -7,005.00                              | 53.30 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                     | 60,000.00                | 60,000.00               | 0.00               | 0.00               | -60,000.00                             | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                 | <b>75,000.00</b>         | <b>75,000.00</b>        | <b>0.00</b>        | <b>7,995.00</b>    | <b>-67,005.00</b>                      | <b>10.66 %</b>  |
| <b>Revenue Total:</b>                                        | <b>75,000.00</b>         | <b>75,000.00</b>        | <b>0.00</b>        | <b>7,995.00</b>    | <b>-67,005.00</b>                      | <b>10.66 %</b>  |
| <b>Expense</b>                                               |                          |                         |                    |                    |                                        |                 |
| <b>Department: 251 - DRUG EDUCATION FUND</b>                 |                          |                         |                    |                    |                                        |                 |
| 500 - SUPPLIES                                               | 21,000.00                | 21,000.00               | 0.00               | 1,779.35           | 19,220.65                              | 8.47 %          |
| 600 - CONTRACTUAL SERVICES                                   | 5,000.00                 | 5,000.00                | 171.50             | 2,567.72           | 2,432.28                               | 51.35 %         |
| 900 - CAPITAL OUTLAY                                         | 49,000.00                | 49,000.00               | 0.00               | 0.00               | 49,000.00                              | 0.00 %          |
| <b>Department: 251 - DRUG EDUCATION FUND Total:</b>          | <b>75,000.00</b>         | <b>75,000.00</b>        | <b>171.50</b>      | <b>4,347.07</b>    | <b>70,652.93</b>                       | <b>5.80 %</b>   |
| <b>Expense Total:</b>                                        | <b>75,000.00</b>         | <b>75,000.00</b>        | <b>171.50</b>      | <b>4,347.07</b>    | <b>70,652.93</b>                       | <b>5.80 %</b>   |
| <b>Fund: 002 - RESTRICTED POLICE FUND Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>-171.50</b>     | <b>3,647.93</b>    | <b>3,647.93</b>                        | <b>0.00 %</b>   |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                                 | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 003 - RESTRICTED FIRE FUND</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                             |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                      |                          |                         |                    |                    |                                        |                 |
| 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 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>               | <b>194,000.00</b>        | <b>194,000.00</b>       | <b>0.00</b>        | <b>0.00</b>        | <b>-194,000.00</b>                     | <b>0.00 %</b>   |
| <b>Revenue Total:</b>                                      | <b>194,000.00</b>        | <b>194,000.00</b>       | <b>0.00</b>        | <b>0.00</b>        | <b>-194,000.00</b>                     | <b>0.00 %</b>   |
| <b>Expense</b>                                             |                          |                         |                    |                    |                                        |                 |
| <b>Department: 560 - RESTRICTED FIRE FUND</b>              |                          |                         |                    |                    |                                        |                 |
| 500 - SUPPLIES                                             | 4,000.00                 | 4,000.00                | 580.00             | 1,752.61           | 2,247.39                               | 43.82 %         |
| 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 %          |
| <b>Department: 560 - RESTRICTED FIRE FUND Total:</b>       | <b>194,000.00</b>        | <b>194,000.00</b>       | <b>580.00</b>      | <b>101,180.79</b>  | <b>92,819.21</b>                       | <b>52.16 %</b>  |
| <b>Expense Total:</b>                                      | <b>194,000.00</b>        | <b>194,000.00</b>       | <b>580.00</b>      | <b>101,180.79</b>  | <b>92,819.21</b>                       | <b>52.16 %</b>  |
| <b>Fund: 003 - RESTRICTED FIRE FUND Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>-580.00</b>     | <b>-101,180.79</b> | <b>-101,180.79</b>                     | <b>0.00 %</b>   |



**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| <b>Categor...</b>                                                | <b>Original<br/>Total Budget</b> | <b>Current<br/>Total Budget</b> | <b>Period<br/>Activity</b> | <b>Fiscal<br/>Activity</b> | <b>Variance<br/>Favorable<br/>(Unfavorable)</b> | <b>Percent<br/>Used</b> |
|------------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------|----------------------------|-------------------------------------------------|-------------------------|
| <b>Fund: 010 - MULTI-UNIT DRUG TASK FORCE</b>                    |                                  |                                 |                            |                            |                                                 |                         |
| <b>Revenue</b>                                                   |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 000 - UNDESIGNATED</b>                            |                                  |                                 |                            |                            |                                                 |                         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                         | 26,000.00                        | 26,000.00                       | 0.00                       | 0.00                       | -26,000.00                                      | 0.00 %                  |
| <b>Department: 000 - UNDESIGNATED Total:</b>                     | <b>26,000.00</b>                 | <b>26,000.00</b>                | <b>0.00</b>                | <b>0.00</b>                | <b>-26,000.00</b>                               | <b>0.00 %</b>           |
| <b>Revenue Total:</b>                                            | <b>26,000.00</b>                 | <b>26,000.00</b>                | <b>0.00</b>                | <b>0.00</b>                | <b>-26,000.00</b>                               | <b>0.00 %</b>           |
| <b>Expense</b>                                                   |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 252 - DRUG TASK FORCE</b>                         |                                  |                                 |                            |                            |                                                 |                         |
| 900 - CAPITAL OUTLAY                                             | 26,000.00                        | 26,000.00                       | 0.00                       | 0.00                       | 26,000.00                                       | 0.00 %                  |
| <b>Department: 252 - DRUG TASK FORCE Total:</b>                  | <b>26,000.00</b>                 | <b>26,000.00</b>                | <b>0.00</b>                | <b>0.00</b>                | <b>26,000.00</b>                                | <b>0.00 %</b>           |
| <b>Expense Total:</b>                                            | <b>26,000.00</b>                 | <b>26,000.00</b>                | <b>0.00</b>                | <b>0.00</b>                | <b>26,000.00</b>                                | <b>0.00 %</b>           |
| <b>Fund: 010 - MULTI-UNIT DRUG TASK FORCE Surplus (Deficit):</b> | <b>0.00</b>                      | <b>0.00</b>                     | <b>0.00</b>                | <b>0.00</b>                | <b>0.00</b>                                     | <b>0.00 %</b>           |

**Budget Report**
**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                         | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 015 - AIRPORT FUND</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                     |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>              |                          |                         |                    |                    |                                        |                 |
| 230 - INTERGOVERNMENTAL REVENUES                   | 70,956.00                | 70,956.00               | 15,964.00          | 54,987.00          | -15,969.00                             | 77.49 %         |
| 340 - MISCELLANEOUS                                | 108,000.00               | 108,000.00              | 11,475.60          | 88,397.45          | -19,602.55                             | 81.85 %         |
| 360 - CHARGES FOR SERVICES                         | 205,408.00               | 453,008.00              | 38,078.86          | 326,852.65         | -126,155.35                            | 72.15 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS           | 200,000.00               | 255,000.00              | 55,000.00          | 55,000.00          | -200,000.00                            | 21.57 %         |
| <b>Department: 000 - UNDESIGNATED Total:</b>       | <b>584,364.00</b>        | <b>886,964.00</b>       | <b>120,518.46</b>  | <b>525,237.10</b>  | <b>-361,726.90</b>                     | <b>59.22 %</b>  |
| <b>Revenue Total:</b>                              | <b>584,364.00</b>        | <b>886,964.00</b>       | <b>120,518.46</b>  | <b>525,237.10</b>  | <b>-361,726.90</b>                     | <b>59.22 %</b>  |
| <b>Expense</b>                                     |                          |                         |                    |                    |                                        |                 |
| <b>Department: 505 - AIRPORT</b>                   |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                           | 51,920.00                | 73,770.00               | 15,993.29          | 54,994.02          | 18,775.98                              | 74.55 %         |
| 500 - SUPPLIES                                     | 127,000.00               | 352,500.00              | 30,017.50          | 229,771.63         | 122,728.37                             | 65.18 %         |
| 600 - CONTRACTUAL SERVICES                         | 69,850.00                | 76,850.00               | 2,727.61           | 41,939.78          | 34,910.22                              | 54.57 %         |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS           | 211,410.00               | 211,410.00              | 0.00               | 112,983.39         | 98,426.61                              | 53.44 %         |
| 900 - CAPITAL OUTLAY                               | 124,184.00               | 172,434.00              | 0.00               | 0.00               | 172,434.00                             | 0.00 %          |
| <b>Department: 505 - AIRPORT Total:</b>            | <b>584,364.00</b>        | <b>886,964.00</b>       | <b>48,738.40</b>   | <b>439,688.82</b>  | <b>447,275.18</b>                      | <b>49.57 %</b>  |
| <b>Expense Total:</b>                              | <b>584,364.00</b>        | <b>886,964.00</b>       | <b>48,738.40</b>   | <b>439,688.82</b>  | <b>447,275.18</b>                      | <b>49.57 %</b>  |
| <b>Fund: 015 - AIRPORT FUND Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>71,780.06</b>   | <b>85,548.28</b>   | <b>85,548.28</b>                       | <b>0.00 %</b>   |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                               | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 016 - RESTRICTED AIRPORT</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                           |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                    |                          |                         |                    |                    |                                        |                 |
| 230 - INTERGOVERNMENTAL REVENUES                         | 1,313,371.84             | 1,313,371.84            | 0.00               | 693,017.48         | -620,354.36                            | 52.77 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                 | 290,000.00               | 290,000.00              | 0.00               | 0.00               | -290,000.00                            | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>             | <b>1,603,371.84</b>      | <b>1,603,371.84</b>     | <b>0.00</b>        | <b>693,017.48</b>  | <b>-910,354.36</b>                     | <b>43.22 %</b>  |
| <b>Revenue Total:</b>                                    | <b>1,603,371.84</b>      | <b>1,603,371.84</b>     | <b>0.00</b>        | <b>693,017.48</b>  | <b>-910,354.36</b>                     | <b>43.22 %</b>  |
| <b>Expense</b>                                           |                          |                         |                    |                    |                                        |                 |
| <b>Department: 251 - DRUG EDUCATION FUND</b>             |                          |                         |                    |                    |                                        |                 |
| 900 - CAPITAL OUTLAY                                     | 290,000.00               | 290,000.00              | 0.00               | 0.00               | 290,000.00                             | 0.00 %          |
| <b>Department: 251 - DRUG EDUCATION FUND Total:</b>      | <b>290,000.00</b>        | <b>290,000.00</b>       | <b>0.00</b>        | <b>0.00</b>        | <b>290,000.00</b>                      | <b>0.00 %</b>   |
| <b>Department: 515 - RESTRICTED FAA PROJECTS</b>         |                          |                         |                    |                    |                                        |                 |
| 600 - CONTRACTUAL SERVICES                               | 453,678.54               | 453,678.54              | 0.00               | 77,931.66          | 375,746.88                             | 17.18 %         |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                 | 859,693.30               | 859,693.30              | 0.00               | 615,119.16         | 244,574.14                             | 71.55 %         |
| <b>Department: 515 - RESTRICTED FAA PROJECTS Total:</b>  | <b>1,313,371.84</b>      | <b>1,313,371.84</b>     | <b>0.00</b>        | <b>693,050.82</b>  | <b>620,321.02</b>                      | <b>52.77 %</b>  |
| <b>Expense Total:</b>                                    | <b>1,603,371.84</b>      | <b>1,603,371.84</b>     | <b>0.00</b>        | <b>693,050.82</b>  | <b>910,321.02</b>                      | <b>43.22 %</b>  |
| <b>Fund: 016 - RESTRICTED AIRPORT Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>-33.34</b>      | <b>-33.34</b>                          | <b>0.00 %</b>   |



## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                            | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|-------------------------------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|-----------------|
| <b>Fund: 022 - SANITATION</b>                         |                          |                         |                    |                     |                                        |                 |
| <b>Revenue</b>                                        |                          |                         |                    |                     |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                 |                          |                         |                    |                     |                                        |                 |
| 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            | 239,592.43         | 1,910,889.23        | -944,110.77                            | 66.93 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS              | 455,000.00               | 455,000.00              | 688.75             | 688.75              | -454,311.25                            | 0.15 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>          | <b>3,335,000.00</b>      | <b>3,335,000.00</b>     | <b>240,281.18</b>  | <b>1,911,577.98</b> | <b>-1,423,422.02</b>                   | <b>57.32 %</b>  |
| <b>Revenue Total:</b>                                 | <b>3,335,000.00</b>      | <b>3,335,000.00</b>     | <b>240,281.18</b>  | <b>1,911,577.98</b> | <b>-1,423,422.02</b>                   | <b>57.32 %</b>  |
| <b>Expense</b>                                        |                          |                         |                    |                     |                                        |                 |
| <b>Department: 322 - SANITATION DEPARTMENT</b>        |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                              | 851,510.00               | 851,510.00              | 73,874.18          | 650,356.14          | 201,153.86                             | 76.38 %         |
| 500 - SUPPLIES                                        | 255,000.00               | 255,000.00              | 13,183.89          | 221,753.08          | 33,246.92                              | 86.96 %         |
| 600 - CONTRACTUAL SERVICES                            | 783,000.00               | 783,000.00              | 59,859.92          | 480,293.11          | 302,706.89                             | 61.34 %         |
| 800 - DEBT SERVICE                                    | 86,286.60                | 86,286.60               | 7,190.55           | 64,714.95           | 21,571.65                              | 75.00 %         |
| 900 - CAPITAL OUTLAY                                  | 560,635.50               | 560,635.50              | 0.00               | 83,423.11           | 477,212.39                             | 14.88 %         |
| <b>Department: 322 - SANITATION DEPARTMENT Total:</b> | <b>2,536,432.10</b>      | <b>2,536,432.10</b>     | <b>154,108.54</b>  | <b>1,500,540.39</b> | <b>1,035,891.71</b>                    | <b>59.16 %</b>  |
| <b>Department: 323 - MISSING DESCRIPTION</b>          |                          |                         |                    |                     |                                        |                 |
| 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               | 354.05              | 1,645.95                               | 17.70 %         |
| <b>Department: 323 - MISSING DESCRIPTION Total:</b>   | <b>10,000.00</b>         | <b>10,000.00</b>        | <b>0.00</b>        | <b>354.05</b>       | <b>9,645.95</b>                        | <b>3.54 %</b>   |
| <b>Department: 324 - MDEQ RECYCLE GRANT</b>           |                          |                         |                    |                     |                                        |                 |
| 500 - SUPPLIES                                        | 25,000.00                | 25,000.00               | 0.00               | 2,870.85            | 22,129.15                              | 11.48 %         |
| <b>Department: 324 - MDEQ RECYCLE GRANT Total:</b>    | <b>25,000.00</b>         | <b>25,000.00</b>        | <b>0.00</b>        | <b>2,870.85</b>     | <b>22,129.15</b>                       | <b>11.48 %</b>  |
| <b>Department: 325 - RUBBISH</b>                      |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                              | 156,200.00               | 156,200.00              | 2,461.70           | 21,617.67           | 134,582.33                             | 13.84 %         |
| 500 - SUPPLIES                                        | 34,500.00                | 34,500.00               | 14.49              | 7,454.65            | 27,045.35                              | 21.61 %         |
| 600 - CONTRACTUAL SERVICES                            | 26,500.00                | 26,500.00               | 7,799.30           | 28,142.31           | -1,642.31                              | 106.20 %        |
| 800 - DEBT SERVICE                                    | 184,982.00               | 184,982.00              | 0.00               | 126,685.32          | 58,296.68                              | 68.49 %         |
| <b>Department: 325 - RUBBISH Total:</b>               | <b>402,182.00</b>        | <b>402,182.00</b>       | <b>10,275.49</b>   | <b>183,899.95</b>   | <b>218,282.05</b>                      | <b>45.73 %</b>  |
| <b>Department: 341 - LANDSCAPING</b>                  |                          |                         |                    |                     |                                        |                 |
| 400 - PERSONNEL SERVICES                              | 250,450.00               | 250,450.00              | 14,193.62          | 127,277.39          | 123,172.61                             | 50.82 %         |
| 500 - SUPPLIES                                        | 33,500.00                | 33,500.00               | 2,134.04           | 20,388.27           | 13,111.73                              | 60.86 %         |
| 600 - CONTRACTUAL SERVICES                            | 36,000.00                | 36,000.00               | 5,535.81           | 35,136.72           | 863.28                                 | 97.60 %         |
| 800 - DEBT SERVICE                                    | 41,435.90                | 41,435.90               | 4,957.89           | 43,406.71           | -1,970.81                              | 104.76 %        |
| <b>Department: 341 - LANDSCAPING Total:</b>           | <b>361,385.90</b>        | <b>361,385.90</b>       | <b>26,821.36</b>   | <b>226,209.09</b>   | <b>135,176.81</b>                      | <b>62.59 %</b>  |
| <b>Expense Total:</b>                                 | <b>3,335,000.00</b>      | <b>3,335,000.00</b>     | <b>191,205.39</b>  | <b>1,913,874.33</b> | <b>1,421,125.67</b>                    | <b>57.39 %</b>  |
| <b>Fund: 022 - SANITATION Surplus (Deficit):</b>      | <b>0.00</b>              | <b>0.00</b>             | <b>49,075.79</b>   | <b>-2,296.35</b>    | <b>-2,296.35</b>                       | <b>0.00 %</b>   |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                             | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 023 - LANDFILL ACCOUNT</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                         |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                  |                          |                         |                    |                    |                                        |                 |
| 230 - INTERGOVERNMENTAL REVENUES                       | 242,500.00               | 242,500.00              | 0.00               | 92,938.25          | -149,561.75                            | 38.33 %         |
| 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               | 2,910.30           | 2,947.30           | -18,052.70                             | 14.03 %         |
| <b>Department: 000 - UNDESIGNATED Total:</b>           | <b>264,500.00</b>        | <b>264,500.00</b>       | <b>2,910.30</b>    | <b>95,885.55</b>   | <b>-168,614.45</b>                     | <b>36.25 %</b>  |
| <b>Revenue Total:</b>                                  | <b>264,500.00</b>        | <b>264,500.00</b>       | <b>2,910.30</b>    | <b>95,885.55</b>   | <b>-168,614.45</b>                     | <b>36.25 %</b>  |
| <b>Expense</b>                                         |                          |                         |                    |                    |                                        |                 |
| <b>Department: 323 - MISSING DESCRIPTION</b>           |                          |                         |                    |                    |                                        |                 |
| 400 - PERSONNEL SERVICES                               | 133,490.00               | 133,490.00              | 3,212.29           | 49,886.21          | 83,603.79                              | 37.37 %         |
| 500 - SUPPLIES                                         | 22,710.00                | 22,710.00               | 911.74             | 15,969.54          | 6,740.46                               | 70.32 %         |
| 600 - CONTRACTUAL SERVICES                             | 103,300.00               | 103,300.00              | 9,737.04           | 91,597.53          | 11,702.47                              | 88.67 %         |
| 900 - CAPITAL OUTLAY                                   | 5,000.00                 | 5,000.00                | 0.00               | 0.00               | 5,000.00                               | 0.00 %          |
| <b>Department: 323 - MISSING DESCRIPTION Total:</b>    | <b>264,500.00</b>        | <b>264,500.00</b>       | <b>13,861.07</b>   | <b>157,453.28</b>  | <b>107,046.72</b>                      | <b>59.53 %</b>  |
| <b>Expense Total:</b>                                  | <b>264,500.00</b>        | <b>264,500.00</b>       | <b>13,861.07</b>   | <b>157,453.28</b>  | <b>107,046.72</b>                      | <b>59.53 %</b>  |
| <b>Fund: 023 - LANDFILL ACCOUNT Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>-10,950.77</b>  | <b>-61,567.73</b>  | <b>-61,567.73</b>                      | <b>0.00 %</b>   |

## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 105 - 1994 2% RESTAURANT TAX</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                        |                          |                         |                    |                    |                                        |                 |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                     | 3,527.00                 | 3,527.00                | 0.00               | 0.00               | -3,527.00                              | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                 | <b>3,527.00</b>          | <b>3,527.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>-3,527.00</b>                       | <b>0.00 %</b>   |
| <b>Revenue Total:</b>                                        | <b>3,527.00</b>          | <b>3,527.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>-3,527.00</b>                       | <b>0.00 %</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                    |                                        |                 |
| <b>Department: 650 - 1994 2% RESTAURANT TAX</b>              |                          |                         |                    |                    |                                        |                 |
| 700 - GRANTS, SUBSIDIES, AND ALLOCATIONS                     | 3,527.00                 | 3,527.00                | 0.00               | 0.00               | 3,527.00                               | 0.00 %          |
| <b>Department: 650 - 1994 2% RESTAURANT TAX Total:</b>       | <b>3,527.00</b>          | <b>3,527.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>3,527.00</b>                        | <b>0.00 %</b>   |
| <b>Expense Total:</b>                                        | <b>3,527.00</b>          | <b>3,527.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>3,527.00</b>                        | <b>0.00 %</b>   |
| <b>Fund: 105 - 1994 2% RESTAURANT TAX Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>0.00</b>        | <b>0.00</b>                            | <b>0.00 %</b>   |



## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                     | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 106 - LAW ENFORCEMENT GRANTS</b>                      |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                          |                          |                         |                    |                    |                                        |                 |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                       | 3,264.00                 | 3,264.00                | 0.00               | 0.00               | -3,264.00                              | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                   | <b>3,264.00</b>          | <b>3,264.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>-3,264.00</b>                       | <b>0.00 %</b>   |
| <b>Revenue Total:</b>                                          | <b>3,264.00</b>          | <b>3,264.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>-3,264.00</b>                       | <b>0.00 %</b>   |
| <b>Expense</b>                                                 |                          |                         |                    |                    |                                        |                 |
| <b>Department: 253 - LOCAL LAW ENFORCEMENT BLOCK GR</b>        |                          |                         |                    |                    |                                        |                 |
| 900 - CAPITAL OUTLAY                                           | 3,264.00                 | 3,264.00                | 0.00               | 0.00               | 3,264.00                               | 0.00 %          |
| <b>Department: 253 - LOCAL LAW ENFORCEMENT BLOCK GR Total:</b> | <b>3,264.00</b>          | <b>3,264.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>3,264.00</b>                        | <b>0.00 %</b>   |
| <b>Expense Total:</b>                                          | <b>3,264.00</b>          | <b>3,264.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>3,264.00</b>                        | <b>0.00 %</b>   |
| <b>Fund: 106 - LAW ENFORCEMENT GRANTS Surplus (Deficit):</b>   | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>0.00</b>        | <b>0.00</b>                            | <b>0.00 %</b>   |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| <b>Categor...</b>                                          | <b>Original<br/>Total Budget</b> | <b>Current<br/>Total Budget</b> | <b>Period<br/>Activity</b> | <b>Fiscal<br/>Activity</b> | <b>Variance<br/>Favorable<br/>(Unfavorable)</b> | <b>Percent<br/>Used</b> |
|------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------|----------------------------|-------------------------------------------------|-------------------------|
| <b>Fund: 107 - COMPUTER ASSESSMENTS</b>                    |                                  |                                 |                            |                            |                                                 |                         |
| <b>Revenue</b>                                             |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 000 - UNDESIGNATED</b>                      |                                  |                                 |                            |                            |                                                 |                         |
| 330 - FINES AND FORFEITS                                   | 50,000.00                        | 50,000.00                       | 0.00                       | 26,592.25                  | -23,407.75                                      | 53.18 %                 |
| <b>Department: 000 - UNDESIGNATED Total:</b>               | <b>50,000.00</b>                 | <b>50,000.00</b>                | <b>0.00</b>                | <b>26,592.25</b>           | <b>-23,407.75</b>                               | <b>53.18 %</b>          |
| <b>Revenue Total:</b>                                      | <b>50,000.00</b>                 | <b>50,000.00</b>                | <b>0.00</b>                | <b>26,592.25</b>           | <b>-23,407.75</b>                               | <b>53.18 %</b>          |
| <b>Expense</b>                                             |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 112 - COMPUTER ASSESSMENTS</b>              |                                  |                                 |                            |                            |                                                 |                         |
| 600 - CONTRACTUAL SERVICES                                 | 50,000.00                        | 50,000.00                       | 0.00                       | 42,339.32                  | 7,660.68                                        | 84.68 %                 |
| <b>Department: 112 - COMPUTER ASSESSMENTS Total:</b>       | <b>50,000.00</b>                 | <b>50,000.00</b>                | <b>0.00</b>                | <b>42,339.32</b>           | <b>7,660.68</b>                                 | <b>84.68 %</b>          |
| <b>Expense Total:</b>                                      | <b>50,000.00</b>                 | <b>50,000.00</b>                | <b>0.00</b>                | <b>42,339.32</b>           | <b>7,660.68</b>                                 | <b>84.68 %</b>          |
| <b>Fund: 107 - COMPUTER ASSESSMENTS Surplus (Deficit):</b> | <b>0.00</b>                      | <b>0.00</b>                     | <b>0.00</b>                | <b>-15,747.07</b>          | <b>-15,747.07</b>                               | <b>0.00 %</b>           |

## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                           | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 125 - MIDDLETON MARKETPLACE TIF BOND</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                                       |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                                |                          |                         |                    |                    |                                        |                 |
| 340 - MISCELLANEOUS                                                  | 10.00                    | 10.00                   | 0.66               | 5.18               | -4.82                                  | 51.80 %         |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                             | 2,225.00                 | 2,225.00                | 0.00               | 0.00               | -2,225.00                              | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                         | <b>2,235.00</b>          | <b>2,235.00</b>         | <b>0.66</b>        | <b>5.18</b>        | <b>-2,229.82</b>                       | <b>0.23 %</b>   |
| <b>Revenue Total:</b>                                                | <b>2,235.00</b>          | <b>2,235.00</b>         | <b>0.66</b>        | <b>5.18</b>        | <b>-2,229.82</b>                       | <b>0.23 %</b>   |
| <b>Expense</b>                                                       |                          |                         |                    |                    |                                        |                 |
| <b>Department: 655 - MIDDLETON MARKETPLACE PROJ TIF</b>              |                          |                         |                    |                    |                                        |                 |
| 900 - CAPITAL OUTLAY                                                 | 2,235.00                 | 2,235.00                | 0.00               | 0.00               | 2,235.00                               | 0.00 %          |
| <b>Department: 655 - MIDDLETON MARKETPLACE PROJ TIF Total:</b>       | <b>2,235.00</b>          | <b>2,235.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>2,235.00</b>                        | <b>0.00 %</b>   |
| <b>Expense Total:</b>                                                | <b>2,235.00</b>          | <b>2,235.00</b>         | <b>0.00</b>        | <b>0.00</b>        | <b>2,235.00</b>                        | <b>0.00 %</b>   |
| <b>Fund: 125 - MIDDLETON MARKETPLACE TIF BOND Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>0.66</b>        | <b>5.18</b>        | <b>5.18</b>                            | <b>0.00 %</b>   |



**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| <b>Categor...</b>                                               | <b>Original<br/>Total Budget</b> | <b>Current<br/>Total Budget</b> | <b>Period<br/>Activity</b> | <b>Fiscal<br/>Activity</b> | <b>Variance<br/>Favorable<br/>(Unfavorable)</b> | <b>Percent<br/>Used</b> |
|-----------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------|----------------------------|-------------------------------------------------|-------------------------|
| <b>Fund: 127 - 2016 COTTON MILL TIF BOND</b>                    |                                  |                                 |                            |                            |                                                 |                         |
| <b>Revenue</b>                                                  |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 000 - UNDESIGNATED</b>                           |                                  |                                 |                            |                            |                                                 |                         |
| 340 - MISCELLANEOUS                                             | 0.00                             | 0.00                            | 44.37                      | 381.90                     | 381.90                                          | 0.00 %                  |
| <b>Department: 000 - UNDESIGNATED Total:</b>                    | <b>0.00</b>                      | <b>0.00</b>                     | <b>44.37</b>               | <b>381.90</b>              | <b>381.90</b>                                   | <b>0.00 %</b>           |
| <b>Revenue Total:</b>                                           | <b>0.00</b>                      | <b>0.00</b>                     | <b>44.37</b>               | <b>381.90</b>              | <b>381.90</b>                                   | <b>0.00 %</b>           |
| <b>Expense</b>                                                  |                                  |                                 |                            |                            |                                                 |                         |
| <b>Department: 654 - 2016 COTTON MILL TIF BOND</b>              |                                  |                                 |                            |                            |                                                 |                         |
| 000 - UNDESIGNED                                                | 0.00                             | 0.00                            | 0.00                       | 909,597.02                 | -909,597.02                                     | 0.00 %                  |
| <b>Department: 654 - 2016 COTTON MILL TIF BOND Total:</b>       | <b>0.00</b>                      | <b>0.00</b>                     | <b>0.00</b>                | <b>909,597.02</b>          | <b>-909,597.02</b>                              | <b>0.00 %</b>           |
| <b>Expense Total:</b>                                           | <b>0.00</b>                      | <b>0.00</b>                     | <b>0.00</b>                | <b>909,597.02</b>          | <b>-909,597.02</b>                              | <b>0.00 %</b>           |
| <b>Fund: 127 - 2016 COTTON MILL TIF BOND Surplus (Deficit):</b> | <b>0.00</b>                      | <b>0.00</b>                     | <b>44.37</b>               | <b>-909,215.12</b>         | <b>-909,215.12</b>                              | <b>0.00 %</b>           |

## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                             | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|------------------------------------------------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|-----------------|
| <b>Fund: 135 - POLICE BUILDING RENOVATION BONDS</b>                    |                          |                         |                    |                     |                                        |                 |
| <b>Revenue</b>                                                         |                          |                         |                    |                     |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                                  |                          |                         |                    |                     |                                        |                 |
| 340 - MISCELLANEOUS                                                    | 0.00                     | 0.00                    | 626.25             | 8,597.76            | 8,597.76                               | 0.00 %          |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                               | 0.00                     | 5,400,000.00            | 0.00               | 5,435,687.72        | 35,687.72                              | 100.66 %        |
| <b>Department: 000 - UNDESIGNATED Total:</b>                           | <b>0.00</b>              | <b>5,400,000.00</b>     | <b>626.25</b>      | <b>5,444,285.48</b> | <b>44,285.48</b>                       | <b>100.82 %</b> |
| <b>Revenue Total:</b>                                                  | <b>0.00</b>              | <b>5,400,000.00</b>     | <b>626.25</b>      | <b>5,444,285.48</b> | <b>44,285.48</b>                       | <b>100.82 %</b> |
| <b>Expense</b>                                                         |                          |                         |                    |                     |                                        |                 |
| <b>Department: 201 - POLICE DEPARTMENT</b>                             |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                             | 0.00                     | 475,000.00              | 0.00               | 118,821.85          | 356,178.15                             | 25.02 %         |
| 900 - CAPITAL OUTLAY                                                   | 0.00                     | 200,000.00              | 27,029.50          | 77,354.76           | 122,645.24                             | 38.68 %         |
| <b>Department: 201 - POLICE DEPARTMENT Total:</b>                      | <b>0.00</b>              | <b>675,000.00</b>       | <b>27,029.50</b>   | <b>196,176.61</b>   | <b>478,823.39</b>                      | <b>29.06 %</b>  |
| <b>Department: 657 - POLICE BUILDING RENOVATIONS</b>                   |                          |                         |                    |                     |                                        |                 |
| 600 - CONTRACTUAL SERVICES                                             | 0.00                     | 0.00                    | 0.00               | 117,349.91          | -117,349.91                            | 0.00 %          |
| 900 - CAPITAL OUTLAY                                                   | 0.00                     | 4,725,000.00            | 0.00               | 2,826,258.67        | 1,898,741.33                           | 59.81 %         |
| <b>Department: 657 - POLICE BUILDING RENOVATIONS Total:</b>            | <b>0.00</b>              | <b>4,725,000.00</b>     | <b>0.00</b>        | <b>2,943,608.58</b> | <b>1,781,391.42</b>                    | <b>62.30 %</b>  |
| <b>Expense Total:</b>                                                  | <b>0.00</b>              | <b>5,400,000.00</b>     | <b>27,029.50</b>   | <b>3,139,785.19</b> | <b>2,260,214.81</b>                    | <b>58.14 %</b>  |
| <b>Fund: 135 - POLICE BUILDING RENOVATION BONDS Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>-26,403.25</b>  | <b>2,304,500.29</b> | <b>2,304,500.29</b>                    | <b>0.00 %</b>   |

## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                    | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|---------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 150 - FEDERAL FORFEITED FUNDS</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                                |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                         |                          |                         |                    |                    |                                        |                 |
| 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 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                  | <b>790.00</b>            | <b>790.00</b>           | <b>0.00</b>        | <b>0.00</b>        | <b>-790.00</b>                         | <b>0.00 %</b>   |
| <b>Revenue Total:</b>                                         | <b>790.00</b>            | <b>790.00</b>           | <b>0.00</b>        | <b>0.00</b>        | <b>-790.00</b>                         | <b>0.00 %</b>   |
| <b>Expense</b>                                                |                          |                         |                    |                    |                                        |                 |
| <b>Department: 217 - FEDERAL FORFEITED FUNDS</b>              |                          |                         |                    |                    |                                        |                 |
| 900 - CAPITAL OUTLAY                                          | 790.00                   | 790.00                  | 0.00               | 0.00               | 790.00                                 | 0.00 %          |
| <b>Department: 217 - FEDERAL FORFEITED FUNDS Total:</b>       | <b>790.00</b>            | <b>790.00</b>           | <b>0.00</b>        | <b>0.00</b>        | <b>790.00</b>                          | <b>0.00 %</b>   |
| <b>Expense Total:</b>                                         | <b>790.00</b>            | <b>790.00</b>           | <b>0.00</b>        | <b>0.00</b>        | <b>790.00</b>                          | <b>0.00 %</b>   |
| <b>Fund: 150 - FEDERAL FORFEITED FUNDS Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>0.00</b>        | <b>0.00</b>                            | <b>0.00 %</b>   |



## Budget Report

For Fiscal: 2016-2017 Period Ending: 05/31/2017

| Categor...                                                     | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Fund: 202 - CITY BOND &amp; INTEREST</b>                    |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                    |                    |                                        |                 |
| <b>Department: 000 - UNDESIGNATED</b>                          |                          |                         |                    |                    |                                        |                 |
| 340 - MISCELLANEOUS                                            | 0.00                     | 0.00                    | 0.00               | 19,350.00          | 19,350.00                              | 0.00 %          |
| <b>Department: 000 - UNDESIGNATED Total:</b>                   | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>19,350.00</b>   | <b>19,350.00</b>                       | <b>0.00 %</b>   |
| <b>Revenue Total:</b>                                          | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>19,350.00</b>   | <b>19,350.00</b>                       | <b>0.00 %</b>   |
| <b>Expense</b>                                                 |                          |                         |                    |                    |                                        |                 |
| <b>Department: 850 - CITY BOND &amp; INTEREST</b>              |                          |                         |                    |                    |                                        |                 |
| 800 - DEBT SERVICE                                             | 0.00                     | 0.00                    | 0.00               | 2,150.00           | -2,150.00                              | 0.00 %          |
| <b>Department: 850 - CITY BOND &amp; INTEREST Total:</b>       | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>2,150.00</b>    | <b>-2,150.00</b>                       | <b>0.00 %</b>   |
| <b>Expense Total:</b>                                          | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>2,150.00</b>    | <b>-2,150.00</b>                       | <b>0.00 %</b>   |
| <b>Fund: 202 - CITY BOND &amp; INTEREST Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>17,200.00</b>   | <b>17,200.00</b>                       | <b>0.00 %</b>   |

**Budget Report**

**For Fiscal: 2016-2017 Period Ending: 05/31/2017**

| Categor...                                                 | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used    |
|------------------------------------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|--------------------|
| <b>Fund: 375 - PARK AND REC TOURISM</b>                    |                          |                         |                    |                     |                                        |                    |
| <b>Revenue</b>                                             |                          |                         |                    |                     |                                        |                    |
| <b>Department: 000 - UNDESIGNATED</b>                      |                          |                         |                    |                     |                                        |                    |
| 230 - INTERGOVERNMENTAL REVENUES                           | 725,000.00               | 725,000.00              | 72,761.95          | 533,451.21          | -191,548.79                            | 73.58 %            |
| 380 - TRANSFERS AND NON REVENUE RECEIPTS                   | 500,000.00               | 500,000.00              | 0.00               | 0.00                | -500,000.00                            | 0.00 %             |
| <b>Department: 000 - UNDESIGNATED Total:</b>               | <b>1,225,000.00</b>      | <b>1,225,000.00</b>     | <b>72,761.95</b>   | <b>533,451.21</b>   | <b>-691,548.79</b>                     | <b>43.55 %</b>     |
| <b>Revenue Total:</b>                                      | <b>1,225,000.00</b>      | <b>1,225,000.00</b>     | <b>72,761.95</b>   | <b>533,451.21</b>   | <b>-691,548.79</b>                     | <b>43.55 %</b>     |
| <b>Expense</b>                                             |                          |                         |                    |                     |                                        |                    |
| <b>Department: 551 - PARK &amp; REC TOURISM</b>            |                          |                         |                    |                     |                                        |                    |
| 800 - DEBT SERVICE                                         | 402,486.00               | 402,486.00              | 1,311.25           | 336,062.50          | 66,423.50                              | 83.50 %            |
| 900 - CAPITAL OUTLAY                                       | 822,514.00               | 822,514.00              | 18,446.93          | 163,159.64          | 659,354.36                             | 19.84 %            |
| <b>Department: 551 - PARK &amp; REC TOURISM Total:</b>     | <b>1,225,000.00</b>      | <b>1,225,000.00</b>     | <b>19,758.18</b>   | <b>499,222.14</b>   | <b>725,777.86</b>                      | <b>40.75 %</b>     |
| <b>Expense Total:</b>                                      | <b>1,225,000.00</b>      | <b>1,225,000.00</b>     | <b>19,758.18</b>   | <b>499,222.14</b>   | <b>725,777.86</b>                      | <b>40.75 %</b>     |
| <b>Fund: 375 - PARK AND REC TOURISM Surplus (Deficit):</b> | <b>0.00</b>              | <b>0.00</b>             | <b>53,003.77</b>   | <b>34,229.07</b>    | <b>34,229.07</b>                       | <b>0.00 %</b>      |
| <b>Report Surplus (Deficit):</b>                           | <b>0.00</b>              | <b>-15,000.00</b>       | <b>-804,015.97</b> | <b>2,629,307.59</b> | <b>2,644,307.59</b>                    | <b>17,528.72 %</b> |

## Fund Summary

| Fund                             | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) |
|----------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|
| 001 - GENERAL FUND               | 0.00                     | -15,000.00              | -939,815.10        | 1,274,217.24        | 1,289,217.24                           |
| 002 - RESTRICTED POLICE FUND     | 0.00                     | 0.00                    | -171.50            | 3,647.93            | 3,647.93                               |
| 003 - RESTRICTED FIRE FUND       | 0.00                     | 0.00                    | -580.00            | -101,180.79         | -101,180.79                            |
| 010 - MULTI-UNIT DRUG TASK FORC  | 0.00                     | 0.00                    | 0.00               | 0.00                | 0.00                                   |
| 015 - AIRPORT FUND               | 0.00                     | 0.00                    | 71,780.06          | 85,548.28           | 85,548.28                              |
| 016 - RESTRICTED AIRPORT         | 0.00                     | 0.00                    | 0.00               | -33.34              | -33.34                                 |
| 022 - SANITATION                 | 0.00                     | 0.00                    | 49,075.79          | -2,296.35           | -2,296.35                              |
| 023 - LANDFILL ACCOUNT           | 0.00                     | 0.00                    | -10,950.77         | -61,567.73          | -61,567.73                             |
| 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                    | 0.00               | -15,747.07          | -15,747.07                             |
| 125 - MIDDLETON MARKETPLACE TI   | 0.00                     | 0.00                    | 0.66               | 5.18                | 5.18                                   |
| 127 - 2016 COTTON MILL TIF BOND  | 0.00                     | 0.00                    | 44.37              | -909,215.12         | -909,215.12                            |
| 135 - POLICE BUILDING RENOVATIO  | 0.00                     | 0.00                    | -26,403.25         | 2,304,500.29        | 2,304,500.29                           |
| 150 - FEDERAL FORFEITED FUNDS    | 0.00                     | 0.00                    | 0.00               | 0.00                | 0.00                                   |
| 202 - CITY BOND & INTEREST       | 0.00                     | 0.00                    | 0.00               | 17,200.00           | 17,200.00                              |
| 375 - PARK AND REC TOURISM       | 0.00                     | 0.00                    | 53,003.77          | 34,229.07           | 34,229.07                              |
| <b>Report Surplus (Deficit):</b> | <b>0.00</b>              | <b>-15,000.00</b>       | <b>-804,015.97</b> | <b>2,629,307.59</b> | <b>2,644,307.59</b>                    |





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

**AGENDA ITEM DEPT.:** City Clerk / CFO  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1

**SUBJECT:**

Discussion and consideration of travel for City Clerk / CFO Lesa Hardin to attend the Mississippi Municipal League Conference in Biloxi, MS IF Master Municipal Clerk classes are offered for City Clerks.

**AMOUNT & SOURCE OF FUNDING**

Mississippi Municipal League Conference – Biloxi, MS – July 24<sup>th</sup> – 26<sup>th</sup>

|              |    |               |
|--------------|----|---------------|
| Registration | \$ | 235.00        |
| Meals:       | \$ | 120.00        |
| Miles:       | \$ | 89.08         |
| Hotel:       | \$ | <u>477.00</u> |

Total:       \$    921.08

Funding: Budgeted Travel in Finance and Admin Budget

Lesa Hardin currently serves as the co-chairman of the Mississippi Municipal Clerk Education Committee and chairman of the Municipal Clerk handbook committee.

**REQUESTING**

**DEPARTMENT:** Finance and Admin

**DIRECTOR'S**

**AUTHORIZATION:** Lesa Hardin

**FOR MORE INFORMATION CONTACT:**

---

**SUGGESTED MOTION:**

Move approval of travel for City Clerk / CFO Lesa Hardin to attend the Mississippi Municipal League Conference in Biloxi, MS IF Master Municipal Clerk classes are offered for City Clerks with a cost not to exceed \$ 770.00.

# 86TH ANNUAL CONFERENCE



MISSISSIPPI CONSTITUTIONAL CONVENTION CENTER

## REGISTRATION FORM (One Registration Form per Attendee - Please print legibly)

Full Name \_\_\_\_\_ Title \_\_\_\_\_

City/Organization City of Starkville

☐ Yes, I am registering one guest for \$50 \* Guest Name \_\_\_\_\_

Address \_\_\_\_\_

City Starkville State MS Zip 39759

Phone \_\_\_\_\_ Fax 662-323-4961

Cell \_\_\_\_\_ E-mail \_\_\_\_\_

### CHECK APPLICABLE CONFERENCE REGISTRATION FEES

#### EARLY REGISTRATION (Postmarked by 6/20/17)

- ☒ \$235 MEMBER/ASSOCIATE MEMBER  
☐ \$50 GUEST

#### LATE REGISTRATION (After 6/20/17)

- ☐ \$275 MEMBER/ASSOCIATE MEMBER  
*After July 7, 2017, all registrations must be done on-site.*  
☐ \$50 GUEST LATE REGISTRATION

#### NON-MEMBER REGISTRATION

- ☐ \$100 GUEST  
*Early-Registration discount is not available for non-members.*

- ☐ \$150 GUEST

\*Each registered attendee can register one guest for a \$50 fee which allows guest to attend all conference events.

### METHOD OF PAYMENT

Check # \_\_\_\_\_

We accept the following credit cards:

- ☐ VISA ☐ MC ☐ Discover

To make a payment using one of these cards, please contact the MML Office at 601-353-5854.

- Name Badge Only . . . . . \$ 30  
• Exhibitor Luncheon & Name Badge . . . . . \$ 20  
• Awards Luncheon & Name Badge . . . . . \$ 25  
• Gala & Name Badge . . . . . \$ 50  
• All 3 Functions . . . . . \$ 95

Name badges must be worn when attending all conference events.

Replacement badges will cost \$5.

All on-site payments must be made with debit or credit cards only. No cash or checks. Payments will be accepted at the conference. Payment must be submitted in writing to the MML Office at 601-353-5854. To make a payment, please call 601-353-5854.

NO REFUNDS GIVEN AFTER JUNE 20, 2017

Please return completed registration form and payment to the MML office: 600 East Amite Street, Suite 104, Jackson, Mississippi 39201  
Phone 601-353-5854 / Fax 601-353-6980 / [www.mmlonline.com](http://www.mmlonline.com) [facebook.com/msmunicipalleague](https://www.facebook.com/msmunicipalleague) [@mmlonline](https://twitter.com/mmlonline)

## **2017 Annual Conference Educational Sessions**

### **Monday, July 24 (8:00am-12:00pm)**

- CMO Basic Municipal Organization\*
- CMO Advanced Economic Development
- CMO Professional Development: Leading in Turbulent Times (8:00am-11:00am)
- The Cost vs. Value of Drinking Water (8:00am-10:00am)
- Meeting the Needs: Municipal Fire Service 101 (8:00am-10:00am)
- Vacant, Abandoned, and Problem Properties: Ideas and Suggestions for Municipal Officials (10:15am-12:00pm)
- Grant Incentives, Leadership, and Community Development (10:15am-12:00pm)

### **Monday, July 24 (1:00pm-5:00pm)**

- CMO Basic Municipal Land Use\*
- CMO Basic Municipal Law\*
- CMO Advanced Community Development
- CMO Professional Development: Creating a Spark! Strategies for Overcoming Common Community Challenges (1:00pm-4:00pm)
- Technology in Government: The Digital Age (1:00pm-4:00pm)
- Recipe for Success in Community Growth (1:00pm-3:00pm)

### **Monday, July 24 Roundtable Discussions (1:00pm-4:00pm)**

- Bloom Town Mississippi, Mississippi Arboretum Trail, and Edible Forests
- Improving Healthcare by Recruiting Doctors and Dentists: The Mississippi Rural Physicians and Dentists Scholarship
- Clean Water State Revolving Fund (CWSRF) Loan Program Update
- Managing the Public Rights of Way
- Stennis Salary Survey
- Funding Opportunities Through USDA Rural Development
- MSU Extension Center for Local Government and Community Development Services



- Workplace Violence: It Happens Here, Too
- Annual Audit Requirements, Travel Payments, and First Term Issues
- Working Together for a Healthy City
- 2020 Census: Local Update of Census Addresses (LUCA) Operation
- Entergy Solutions for Business Program
- Mississippi Home Corporation
- Planning and Development Districts
- Landscape Architecture

**Tuesday, July 25 (1:30pm-2:30pm)**

- CMO Basic Municipal Finance (1:30pm-5:00pm)\*
- CMO Advanced Economic & Community Development Case Study (1:00pm-5:00pm)
- CMO Professional Development: Personnel Issues (1:00pm-4:00pm)
- Municipal Liability and Workers' Compensation Issues for Newly Elected Officials\*
- Parliamentary Procedure 101\*
- Local Media: Not the Enemy\*
- MML Legislative Update
- Maximizing Value of Your Rights of Way
- Public Private Partnerships (P3s): Nuts and Bolts
- Get Elected, Stay Elected: Social Media for Local Elected Officials
- Tax Forfeited Property Sales
- Leading Through the Storm

**Tuesday, July 25 (2:45pm-3:45pm)**

- CMO Basic Municipal Finance Continues (until 5:00pm)\*
- CMO Advanced Economic and Community Development Case Study Continues (until 5:00pm)
- CMO Professional Development: Personnel Issues Continues (until 4:00pm)
- Ad Valorem Tax 101\*
- Parliamentary Procedure 101 (REPEAT)\*

- **The Open Meetings Act and the Public Records Act\***
- **GIS Initiatives for Local Governments**
- **Law Update**
- **Motivating Employees in Trying Times**
- **From Talk to Action: How to Get Your Plans Off the Shelf!**
- **Benefits of Mississippi Recreation and Parks Association for Your City**
- **Governing Through Compromise: Elected and Appointed Officials Working Together**

**Wednesday, July 26 (9:00am-10:00am)**

- **The Future of Smart Cities and a Smart State in Mississippi**
- **Mock Board Meeting\***
- **Purchasing Laws\***
- **So You're the Mayor: Now What?\***
- **Festivals are Community Development**
- **Mississippi Emergency Access Program**
- **Municipal Public Water Supply Concerns**
- **Mississippi Planning Institute: Working to Keep Your Community Out of Court!**
- **Battling the Opiate Epidemic in Your Community**
- **Wildflower Trails of Mississippi Program**
- **Payment Preservation Best Practices**
- **Employment Law**

**Wednesday, July 26 (1:15pm-5:00pm)**

- **CMO Basic Municipal Finance\***
- **CMO Basic Municipal Organization\***
- **Issues Facing Small Towns Under 1,000 Population (until 2:30pm)**
- **Issues Facing Cities 1,000 to 5,000 Population (until 2:30pm)**
- **Issues Facing Cities 5,000 to 10,000 Population (until 2:30pm)**
- **Issues Facing Cities Over 10,000 Population (until 2:30pm)**

**\*Indicates sessions recommended for 1<sup>st</sup> term elected officials**



**CITY OF STARKVILLE  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO:**  
**AGENDA DATE: 06-20-17**  
**PAGE: 1 of 1**

**SUBJECT:** Request permission to purchase firefighter turn-out gear from NAFECO at a cost of \$8436.00 off State contract. This amount will be paid from Fire Fund (003-000-254-091).

**FISCAL NOTE:** N/A

**REQUESTING  
DEPARTMENT:** Fire Department

**DIRECTOR'S  
AUTHORIZATION:** Chief Yarbrough

**FOR MORE INFORMATION CONTACT:** Chief Yarbrough at 769-3048

**PRIOR BOARD ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**DEADLINE:** N/A

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**AUTHORIZATION HISTORY:** N/A

AMOUNT

DATE – DESCRIPTION

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**STAFF RECOMMENDATION:** Grant permission to purchase firefighter turn-out gear from NAFECO at a cost of \$8,436.00.

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NAFECO  
1515 West Moulton Street  
Decatur, AL 35601  
Phone: 800-628-6233  
United States of America

## INVOICE

|              |         |
|--------------|---------|
| PAGE         | 1       |
| INVOICE NO.  | 879920  |
| INVOICE DATE | 5/25/17 |

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STA175  
CITY OF STARKVILLE, MS  
CITY HALL ACCOUNTS PAYABLE  
110 WEST MAIN STREET  
STARKVILLE, MS 39759  
United States of America  
662-323-2525 X 3105

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STA175  
STARKVILLE FIRE DEPT  
ATTN:  
503 E. LAMPKIN STREET  
STARKVILLE, MS 39759  
United States of America

**We accept all major credit cards. However, each transaction is subject to a 3% handling fee.**

|               |          |         |              |                 |        |        |
|---------------|----------|---------|--------------|-----------------|--------|--------|
| CUSTOMER PO # | SHIP VIA | TERMS   | DATE SHIPPED | PICK TICKET NO. | SLMN 1 | SLMN 2 |
|               | Best Way | INVOICE | 5/25/17      | 913579-000      | 4      |        |

SPECIAL INSTRUCTIONS >

HH/RB

| ORDERED         | SHIPPED | BACK ORDERED        | U/M | ITEM NO./ DESCRIPTION                                                                                                                                                                                                                                                                                                                                      | PRICE     | AMOUNT      |
|-----------------|---------|---------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| 4.00            | 4.00    | .00                 | EA  | ***lshonda@ci tyofstarkville.org***<br>CVFM-913579<br>Lion V-Force Coat PBI Max<br>Natural PSGQ 14459-C<br><br>FF NAME: CHARLES BOWENS<br>SIZE: 4032L<br><br>FF NAME: JASON WILLIAMS<br>SIZE: 4032L<br><br>FF NAME: WILL MCREYNOLDS<br>SIZE: 3832R<br><br>FF NAME: BRANDON CRANE<br>SIZE: 3832R                                                            | 1225.8500 | 4903.40     |
| 4.00            | 4.00    | .00                 | EA  | PVFM-913579<br>Lion V-Force Belted Pant PBI<br>Max Natural PSGQ 14459-C<br><br>FF NAME: CHARLES BOWENS<br>SIZE: 38XXL LONG SUSPENDERS<br><br>FF NAME: JASON WILLIAMS<br>SIZE: 38L REG SUSPENDERS<br><br>FF NAME: WILL MCREYNOLDS<br>SIZE: 38R REG SUSPENDERS<br><br>FF NAME: BRANDON CRANE<br>SIZE: 38L REG SUSPENDERS<br><br>****MS Contract # 8200022865 | 883.1500  | 3532.60     |
| LINE ITEM TOTAL |         | SHIPPING & HANDLING | TAX | SUB-TOTAL                                                                                                                                                                                                                                                                                                                                                  | DEPOSIT   | BALANCE DUE |
| 8436.00         |         | .00                 | .00 | 8436.00                                                                                                                                                                                                                                                                                                                                                    | .00       | 8436.00     |



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

**AGENDA ITEM DEPT.:** Fire  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1

**SUBJECT:** Request permission to allow Starkville Fire Department to host a Citizen Fire Academy, starting July 6, 2017. The academy will meet one night a week for a total of four weeks.

**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

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**SUGGESTED MOTION:** Approval to allow Starkville Fire Department to host a Citizen Fire Academy, starting July 6, 2017. The academy will meet one night a week for a total of four weeks.



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

**AGENDA ITEM DEPT.:** Fire Department  
**AGENDA DATE:** 06-20-17  
**PAGE:** 1

**SUBJECT:** Request permission to purchase a dive trailer from Staring Trailer Sales with funds from the Firehouse Subs grant in the amount of \$24,893.78, the lowest and best of 2 quotes.

**AMOUNT & SOURCE OF FUNDING** Firehouse Subs grant

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Fire Department

**DIRECTOR'S  
AUTHORIZATION:** Fire Chief Yarbrough

**FOR MORE INFORMATION CONTACT:** Chief Yarbrough @ 662-722-0051

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**SUGGESTED MOTION:** Move approval to purchase a dive trailer from Staring Trailer Sales with funds from the Firehouse Subs grant in the amount of \$24,893.78.



Wells  
Cargo

Salesperson: Leslie Staring

Quote #: 1469828019

**STARING TRAILER SALES**

Quote Title: Starkville Fire Dept. Matt Schober 662-341-6248

6765 I-55 SOUTH

Quote Date: 7/29/2016

Byram, MS 39272

Modified Date: 7/29/2016

Fax: 601-373-1677

Quote For:

Phone: (601) 373-1615

Email:

Phone:

FOB: Byram, MS

| Qty | UOM | Description                                          | MSRP        | Quote Price |
|-----|-----|------------------------------------------------------|-------------|-------------|
| 1   | EA  | Wells Cargo - Cargo - Model# EW2425W                 | \$13,139.00 | \$13,139.00 |
| 1   | EA  | Express Wagon<br>Notes: No Beavertail needed         | \$0.00      | \$0.00      |
| 1   | EA  | Tag                                                  | \$0.00      | \$0.00      |
| 1   | EA  | Flat Front                                           | \$0.00      | \$0.00      |
| 1   | EA  | Round Roof                                           | \$0.00      | \$0.00      |
| 1   | EA  | 24ft Long                                            | \$0.00      | \$0.00      |
| 1   | EA  | 8-1/2ft Wide                                         | \$0.00      | \$0.00      |
| 1   | EA  | UPG-8,000lb Side Wind Drop Leg A-Frame Jack.         | \$121.00    | \$121.00    |
| 1   | EA  | 2 5/16" Top Mount Low Profile Latch Coupler<br>(14k) | \$0.00      | \$0.00      |
| 1   | EA  | C Crossmembers                                       | \$0.00      | \$0.00      |
| 24  | FT  | Crossmembers 24in On Center                          | \$0.00      | \$0.00      |
| 24  | FT  | 3" x 8" Rectangular Steel Tube Mainrails             | \$0.00      | \$0.00      |
| 24  | FT  | Roof Bows 24in On Center                             | \$0.00      | \$0.00      |
| 1   | PR  | 5/16" Safety Chains w/ 5/16" Clevis Hook, Latch      | \$0.00      | \$0.00      |
| 24  | FT  | UPG-8'0" Inside Height                               | \$1,152.00  | \$1,152.00  |
| 24  | FT  | UPG-96-3/4in Hat Posts                               | \$0.00      | \$0.00      |
| 24  | FT  | UPG-Vertical Posts 12in On Center                    | \$144.00    | \$144.00    |
| 1   | EA  | UPG-Extend A-Frame 1 Foot (CDB required)             | \$265.00    | \$265.00    |
| 1   | EA  | Chassis Fully Undercoated with CPC                   | \$0.00      | \$0.00      |
| 1   | EA  | 10 Degree Up Angle                                   | \$0.00      | \$0.00      |
| 1   | EA  | Tandem Axle                                          | \$0.00      | \$0.00      |
| 1   | EA  | 102" Wide Track                                      | \$0.00      | \$0.00      |
| 2   | EA  | Electric Drum Brakes(DOT Batt & Breakaway<br>Req'd)  | \$0.00      | \$0.00      |
| 2   | EA  | 8 Bolt Pattern                                       | \$0.00      | \$0.00      |
| 2   | EA  | EZ Lube Hubs                                         | \$0.00      | \$0.00      |
| 1   | EA  | 1/2in Studs                                          | \$0.00      | \$0.00      |
| 1   | EA  | Torflex Suspension                                   | \$0.00      | \$0.00      |
| 2   | EA  | 6,000lb Axle                                         | \$0.00      | \$0.00      |
| 4   | EA  | ST235/80R16D Goodyr Radial 8B Silver Spoke<br>Wheel  | \$0.00      | \$0.00      |
| 1   | EA  | UPG-Max Size Rear Ramp Door - Standard -<br>8/8.5W   | \$0.00      | \$0.00      |





| Qty | UOM | Description                                                                                              | MSRP       | Quote Price |
|-----|-----|----------------------------------------------------------------------------------------------------------|------------|-------------|
| 1   | EA  | UPG-48 x 78 Side PT Door - RH Hinge - Recessed Step.<br>Notes: Make sure this is a flush lock door       | \$0.00     | \$0.00      |
| 24  | FT  | UPG-Black Raised Circle Non-Skid Vinyl Floor Covering                                                    | \$1,464.00 | \$1,464.00  |
| 24  | FT  | Gray Painted Floor.                                                                                      | \$0.00     | \$0.00      |
| 24  | FT  | UPG-3/8" White Embossed FRP Sidewall Liner<br>Notes: Smooth not Embossed                                 | \$1,152.00 | \$1,152.00  |
| 24  | FT  | 1" Sidewall Fiberglass Insulation - R5                                                                   | \$456.00   | \$456.00    |
| 8   | FT  | 18"H x 18"D Overhead Cabinet                                                                             | \$632.00   | \$632.00    |
| 1   | EA  | Workbench&Cabinet w/4Doors, 2 12" Overhead Shelves                                                       | \$1,205.00 | \$1,205.00  |
| 2   | EA  | 12 Volt LED Dome Light                                                                                   | \$0.00     | \$0.00      |
| 1   | EA  | LED Safety Package (Tandem/Triple)                                                                       | \$0.00     | \$0.00      |
| 5   | EA  | LED Clear Lens Red Clearance Lights                                                                      | \$0.00     | \$0.00      |
| 4   | EA  | LED Clear Lens Amber Clearance Lights                                                                    | \$0.00     | \$0.00      |
| 1   | PR  | LED Wraparound Tail Lights                                                                               | \$0.00     | \$0.00      |
| 1   | EA  | S.A.E. Color Coded 12 Volt Electrical System                                                             | \$0.00     | \$0.00      |
| 1   | EA  | Seven Way Trailer End Connector                                                                          | \$0.00     | \$0.00      |
| 1   | EA  | 12 Volt Interior Wall Switch                                                                             | \$0.00     | \$0.00      |
| 1   | EA  | D.O.T. 'A' Frame Mounted Battery Assembly                                                                | \$0.00     | \$0.00      |
| 24  | FT  | UPG-Bonded Aluminum > 7 Feet                                                                             | \$312.00   | \$312.00    |
| 24  | FT  | UPG-Pewter                                                                                               | \$0.00     | \$0.00      |
| 24  | FT  | .030 Aluminum Exterior                                                                                   | \$0.00     | \$0.00      |
| 1   | PR  | Smooth Aluminum Fenderettes                                                                              | \$0.00     | \$0.00      |
| 24  | FT  | DOT Conspicuity Tape on Side & Rear of Trailer                                                           | \$0.00     | \$0.00      |
| 24  | FT  | One Piece Aluminum Roof                                                                                  | \$0.00     | \$0.00      |
| 1   | EA  | 24"H ATP Stoneguard                                                                                      | \$0.00     | \$0.00      |
| 1   | EA  | 85 1/8"W Aluminum Ramp Extension                                                                         | \$223.00   | \$223.00    |
| 1   | EA  | 13.5M BTU RoofMnt A/C<br>Notes: Because of height, I need a thermostat                                   | \$1,165.00 | \$1,165.00  |
| 1   | PR  | Bogey Wheels.                                                                                            | \$175.00   | \$175.00    |
| 24  | FT  | 1/4"White Vinyl Ceiling Liner & Insulation                                                               | \$624.00   | \$624.00    |
| 1   | EA  | 16ft 8500 Series Roll-Out Awning.                                                                        | \$1,020.00 | \$1,020.00  |
| 2   | PR  | 24in Scissor Jacks.<br>Notes: front corners                                                              | \$302.00   | \$302.00    |
| 1   | EA  | Spare ST235/80R16 LR'D' Gdyl Rad 8B Silver Spk Whl                                                       | \$282.00   | \$282.00    |
| 1   | EA  | Interior V.P. Mount 8 Stud Spare Tire Carrier<br>Notes: Please ship loose                                | \$58.00    | \$58.00     |
| 1   | EA  | 50A Auto Trans Switch Wired to Gen & 50A Serv Pnl<br>Notes: Outside lights will be turned on at this box | \$282.00   | \$282.00    |
| 1   | EA  | 120/240V 50A Service Panel with 50A Main Breaker                                                         | \$175.00   | \$175.00    |



| Qty      | UOM | Description                                                                                    | MSRP        | Quote Price  |
|----------|-----|------------------------------------------------------------------------------------------------|-------------|--------------|
| 1        | EA  | 120/240V 50A Motorbase Tw Lk Rcpt,Wired to Srv Pnl                                             | \$138.00    | \$138.00     |
| 1        | EA  | 120/240v 50a Power Cord/Plug - 25ft.                                                           | \$126.00    | \$126.00     |
| 6        | EA  | 120V 15A Duplex GFI Recept                                                                     | \$354.00    | \$354.00     |
| 1        | EA  | 120V 15A Elec. Power Supply for Ext. Cord Hookup                                               | \$131.00    | \$131.00     |
| 1        | EA  | 120V 15A Duplex GFI Recept<br>Notes: powered by extension cord hook-up                         | \$59.00     | \$59.00      |
| 4        | EA  | 120V 15A Duplex Recept<br>Notes: 1-under overhead cabinet, 3- in ceiling centered down ceiling | \$180.00    | \$180.00     |
| 4        | EA  | 120v Recessed Low Profile Halogen Light.                                                       | \$1,284.00  | \$1,284.00   |
| 1        | EA  | 120V Interior Wall Switch<br>Notes: For Halogen lights                                         | \$38.00     | \$38.00      |
| Subtotal |     |                                                                                                | \$26,658.00 | \$26,658.00  |
| Qty      | UOM | Misc Charges                                                                                   |             |              |
| 1        | EA  | Discount                                                                                       |             | (\$2,399.22) |
| 1        | EA  | MS Title Fee                                                                                   |             | \$10.00      |
| Freight  |     |                                                                                                |             | \$625.00     |
| Total    |     |                                                                                                | \$26,658.00 | \$24,893.78  |

Pickup Location:matt\_schober@hotmail.com

Wells Cargo - Cargo - Model# EW2425W

Quote is good for 60 days



QUALITY TRAILER SALES  
1701 NORTH MAIN ST. MORTON, IL 61550

Starkville Fire Dept  
503 East Lampkin St  
Starkville, MS 39759

10/15/16

To Whom It May Concern

Bid: 8.5W x 24L Enclosed trailer

Specs:

2-6000 Axles

8' Interior height, line ceiling in white and insulate

Insulate sidewalls and line in smooth FRP

A/C unit, 16' Roll Out Awning, Cabinet, 50 service panel, motorbase, 6 GFI recepts

25' Shoreline, power cord supply for extension cord hook-up with 1 GFI 15A recept.

4 Halogen lights, light switches, transfer switch

spare tire & wheel, spare rack, scissor jacks, bogey wheels, rubber floor

4' side door with recessed step

Rear Ramp Door. aluminum ramp extension

8k Side Wind Jack, extend the tongue, vertical posts on 12" centers

DOT lighting, pewter exterior skin

\$28158.00 FOB Starkville MS

Sincerely,

David Tennant  
david@qualitytrailersales.net



**CITY OF STARKVILLE  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT: IT  
AGENDA DATE: 6/20/2017  
PAGE: 1 of 1**

**SUBJECT:** Request approval of professional services agreement with Garner Computers.

**AMOUNT & SOURCE OF FUNDING:** Costs associated with the project will come from line # 001-123-600-300 (Professional Services)

**FISCAL NOTE:**

**REQUESTING  
DEPARTMENT:** Information Technology

**DIRECTOR'S  
AUTHORIZATION:** JCC

**FOR MORE INFORMATION CONTACT:** Joel C. Clements, Jr – 662.323.2525 ext 3127

**PRIOR BOARD ACTION:**

**BOARD AND COMMISSION ACTION:**

**PURCHASING:**

**DEADLINE:**

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**ADDITIONAL INFORMATION:**

**STAFF RECOMMENDATION:** Staff recommends approval.

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## ***CONSULTING & RETAINER AGREEMENT***

This Agreement is made effective as of \_\_\_\_\_, by and between City of Starkville City Hall and Stacy Garner of Garner Computer Services, of 133 Elm Cove, Columbus, MS, 39701.

In this Agreement, the party who is contracting to receive services shall be referred to as "Client", and the party who will be providing the services shall be referred to as "Consultant".

Consultant has a background in Network, Communication and Fiber Optics and is willing to provide services to Client based on this background. Client remains responsible for all of their decisions.

Client desires to have services provided by Consultant.

Therefore, the parties agree as follows:

**1. DESCRIPTION OF SERVICES** Beginning on \_\_\_\_\_, Consultant will provide the following services (collectively, the "Services"): Assist Client as they seek to accomplish any of the following:

LAN\WAN Network Support, Communication, Consulting & Design for Structural Cabling & Outside Plant (OSP) Systems including CAT5/6, FiberOptics, Wireless, Network, Camera and Telephony. System design includes hardware & procedure recommendations, "As-Built" and Change Management documentation for Fiber Optic Network (FON). Services are billed at rate schedule.

**2. PERFORMANCE OF SERVICES.** The manner in which the Services are to be performed and the specific hours to be worked by Consultant shall be determined by Consultant. Client will rely on Consultant to work as many hours as may be reasonably necessary to fulfill Consultant's obligations under this Agreement.

**3. RETAINER/PAYMENT.** Client will pay a retainer to Consultant for the Services in the amount of \$500.00/month. This fee shall be invoiced per year and payable in 12 installments due at beginning of each service month. This retainer is non-refundable. Consultant shall bill first to the retainer. Upon depletion of retainer per month, Client shall pay additional fees, if any, upon presentment of a billing statement by Consultant. Rates are determined by the attached "Rate Schedule."

**4. EXPENSE REIMBURSEMENT.** Consultant shall be entitled to reimbursement from Client for the following "out-of-pocket" expenses: travel expenses.

**5. SUPPORT SERVICES.** Client will provide the following support services for the benefit of Consultant: Provide all documents and information necessary to support LAN\WAN & FON.

**6. TERM/TERMINATION.** This Agreement shall renew automatically 1 year from the effective date of this agreement. Written 30-day notice required prior to term renewal to cancel.

**7. RELATIONSHIP OF PARTIES.** It is understood by the parties that Consultant is an independent contractor with respect to Client, and not an employee of Client. Client will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Consultant.



**8. EMPLOYEES.** Consultant's employees, if any, who perform services for Client under this Agreement shall also be bound by the provisions of this Agreement.

**9. CONFIDENTIALITY.** Client recognizes that Consultant has and will have the following information:

- business affairs; financial information; personal information; future plans; and other proprietary information (collectively, "Information") which are valuable, special and unique assets of Client and need to be protected from improper disclosure. In consideration for the disclosure of the Information, Consultant agrees that Consultant will not at any time or in any manner, either directly or indirectly, use any Information for Consultant's own benefit, or divulge, disclose, or communicate in any manner any Information to any third party without the prior consent of Client. Consultant will protect the Information and treat it as strictly confidential. A violation of this paragraph shall be a material violation of this Agreement.

**10. CONFIDENTIALITY AFTER TERMINATION.** The confidentiality provisions of this Agreement shall remain in full force and effect after the termination of this Agreement.

**11. RETURN OF RECORDS.** Upon termination of this Agreement, Consultant shall deliver all records, notes, and data of any nature that are in Consultant's possession or under Consultant's control and that are Client's property or relate to Client's business.

**12. NOTICES.** All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed as follows:

IF for Client:

IF for Consultant:

Garner Computer Services, Attn: Stacy Garner, 133 Elm Cove, Columbus, MS 39701

Such address may be changed from time to time by either party by providing written notice to the other in the manner set forth above.

**13. ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

**14. AMENDMENT.** This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

**15. SEVERABILITY.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be

deemed to be written, construed, and enforced as so limited.

**16. WAIVER OF CONTRACTUAL RIGHT.** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

**17. APPLICABLE LAW.** This Agreement shall be governed by the laws of the State of Mississippi.

Party receiving services:

By: \_\_\_\_\_

Party providing services: Garner Computer Services

By: \_\_\_\_\_

Stacy Garner – Consultant  
Date:

## ***CONSULTING & RETAINER RATE SCHEDULE***

The rates below shall be referred to as the "Rate Schedule". This Rate Schedule is made effective as of \_\_\_\_\_, by and between City of Starkville – City Hall and Garner Computer Services. Rates are quoted on single quantity with additional discounts available per job based on quantity. Rates are subject to change with minimal 30 days written notice.

1. Consulting:  
\$100.00/hr
2. LAN\WAN, Telephony:  
\$65.00/hr
3. PC\Application\General:  
\$50.00/hr
4. Fiber Splice\Pigtail Termination:  
\$30/splice
5. Fiber OTDR Testing:  
\$20/splice (written report)  
\$10/splice (no-written report; quick test)
6. Fiber Cable Prep:  
\$175 per OPGW Cable  
\$125 per ADSS Cable
7. Fiber Enclosure\Terminal Prep:  
\$250 per Aerial enclosure (re-entry)  
\$100 per Aerial enclosure (new)  
\$100 per Pedestal enclosure (re-entry)  
\$75 per Pedestal enclosure (new)  
\$75 per Wall\Rack terminal
8. Travel  
Standard IRS mileage rate

Party receiving services:

By: \_\_\_\_\_

Party providing services: Garner Computer Service

By: \_\_\_\_\_

Stacy Garner – Consultant





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

**AGENDA ITEM DEPT.:** Parks and Recreation

**AGENDA DATE:**

**PAGE:** 1 of 8

**SUBJECT:** Report on Meet Me at the Park Grant proposal

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING**

**DEPARTMENT:** Starkville Parks and Recreation  
323-2294      Cell: 662-251-7582- Email: [hpeters@starkvilleparks.com](mailto:hpeters@starkvilleparks.com)

**DIRECTOR'S**

**AUTHORIZATION:** (Herman Peters) Office: 662-

**FOR MORE INFORMATION CONTACT:** Herman Peters 662-323-2294

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**SUGGESTED MOTION:**



## **BUILDING A HEALTHIER COMMUNITY**

Starkville Parks and Recreation

Meet Me at the Park Grant Proposal

Gerry Logan and Trent Helms

The National Recreation and Park Association's Play Spaces Grant is a new program that is being offered for the first time in 2017. The grant seeks applications from organizations for projects that are "Innovative, Scalable, Inclusive, or in an underserved community." Based on internal discussions between Herman Peters, Trent Helms and Gerry Logan, the project suggested for implementation via the NRPA Meet Me at the Park Grant is an accessibility improvement project in five of the city's parks. A map of the proposed improvements is provided. Due to the grant being a 1:1 matching grant (NRPA matches every dollar spent up to \$50,000), the cost of the project selected is approximately \$100,000 to maximize the impact and benefits to the citizens of Starkville.

The proposed sidewalk and accessibility improvements takes into consideration both parks with the heaviest use and needs for accessibility. McKee Park and the Starkville Sportsplex, in particular, see arguably the highest use within the parks system, yet lack basic ADA accessibility. This project would address that and improve the accessibility of these heavily trafficked areas. And, with the potential for the city to finish the park's connectivity to the existing shared path, this plan allows for a connected loop inside the park and continues a shared path that spans along Lynn Lane and Montgomery St. Those utilizing the park for the first time will be able to walk from the city's largest playground (within McKee Park), along the shared path for over 2 miles. The addition of handicapped access from the overflow lot at Starkville Sportsplex greatly improves accessibility to the city's youth softball complex, and also creates a loop that allows for greater opportunity to exercise from the shared path along Lynn Lane.

Needmore Center and George Evans Park are historically underserved areas, and are currently in need of an ADA-accessible sidewalk to connect from the rear of the building to Gillespie Street. The existing sidewalk in the rear of the building that is within George Evans Park is in need of repairs to make the entire sidewalk network connect to Spring Street, as this is a frequently used pedestrian path from the Needmore residential areas both through the park and for those that access the sidewalk to get to Gillespie Street and the nearby retail stores. This area of the project will improve ADA accessibility to the park and allow a historically underserved area better access to the parks amenities. For those that have never utilized this park, the connectivity this project creates allows those who exercise to travel through the park from Spring Street to Gillespie Street, which connects to a larger system of sidewalks in the city.

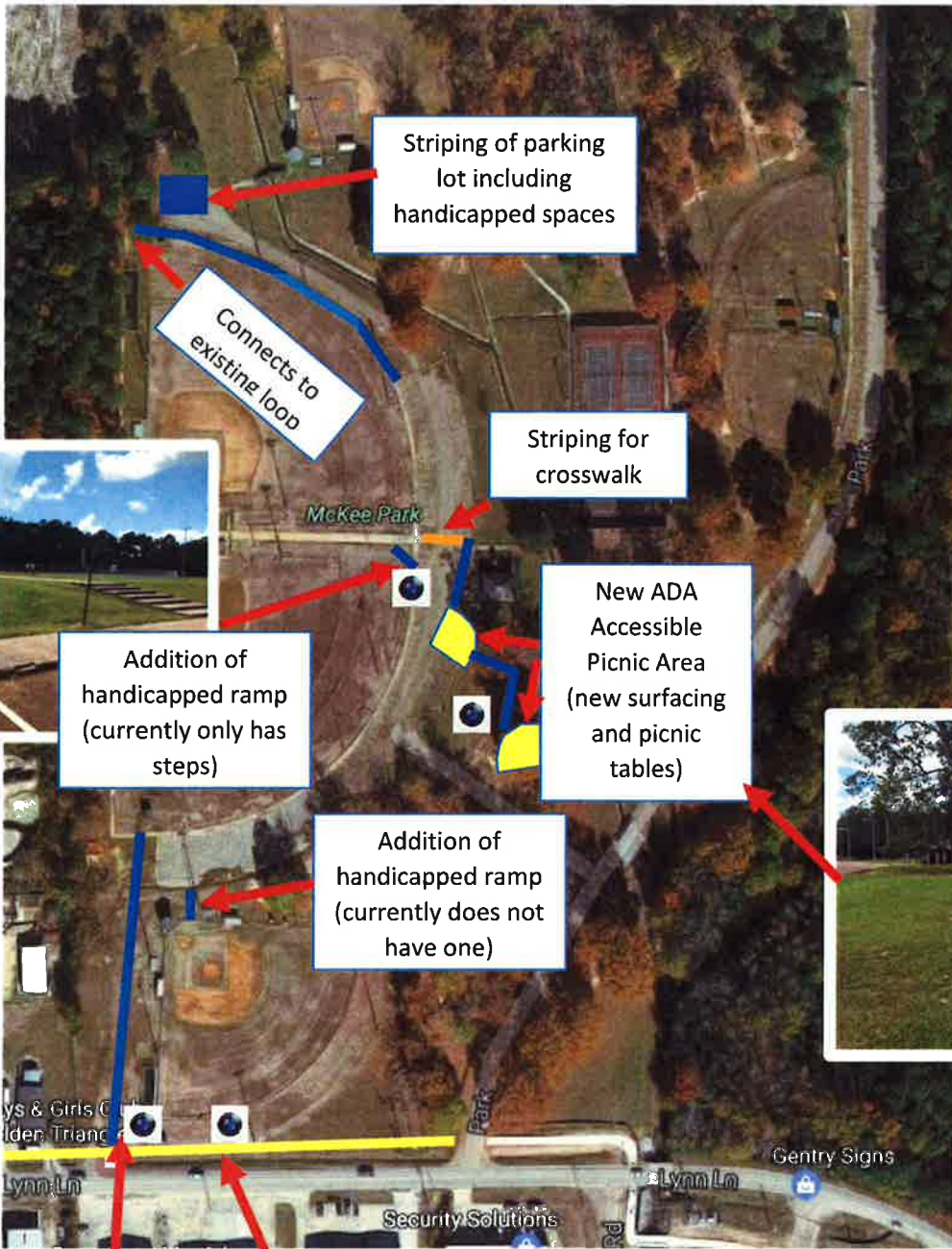
Josey Park is the park system's smallest park. The proposed improvements would both create a small sidewalk loop within the park that could be immediately utilized by the citizens, and would not impact future desired improvements in the park, including the installation of a new play unit. These improvements would attract the surrounding residents by creating a small accessible loop, and the future improvements planned for the park will be greatly amplified by the ability to monitor the new play unit from all sides via the improved accessibility project proposed via this grant. Currently, there is zero accessibility into the park, and the play unit is outdated, therefore it is not an attractive recreational option for the neighborhood. The improvement proposed will address that, and set the park up for even greater utilization going forward. It is noted on the proposal that the proposed sidewalk would connect to Josey Avenue, and, if so desired by the city, would allow for future connectivity to Lindberg Blvd, a city street that connects to Hwy 12, one of the most heavily used routes in the city.

Lastly, Patriots Park has one of the newest play units within the city, and is therefore a very appealing park for open play. By connecting the current parking spaces via a sidewalk and creating a route for this sidewalk to connect to the existing pavilion, it would encourage more use and greatly improve the current accessibility of the park. Under this proposal one of the existing parking areas would also be striped with handicapped parking spaces.

Overall, this proposal addresses some of the park's systems most pressing accessibility needs, and creates numerous opportunities for the community to become more physically active and access areas of the system that were previously not ADA accessible. Also, by connecting to some of the city's current shared path and sidewalk routes, the parks will become even more trafficked than they already are. This project is also scalable, as any one of the proposed improvements can be increased or decreased depending on future feedback and need. Lastly, the project creates a great foundation to build upon with other planned park additions, and is a great starting point for other strategic improvements to come.



# McKee Park



Photos

Proposed new sidewalk through NRPA Grant

New sidewalk through future City-funded connectivity project



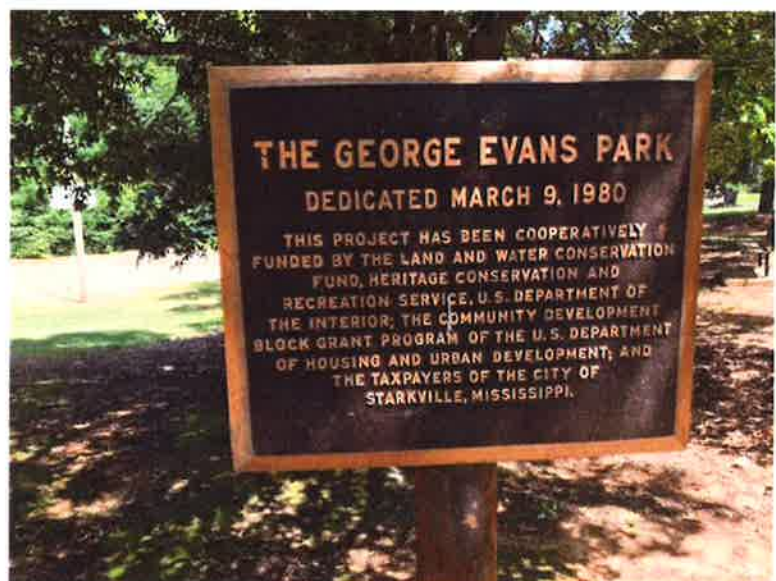
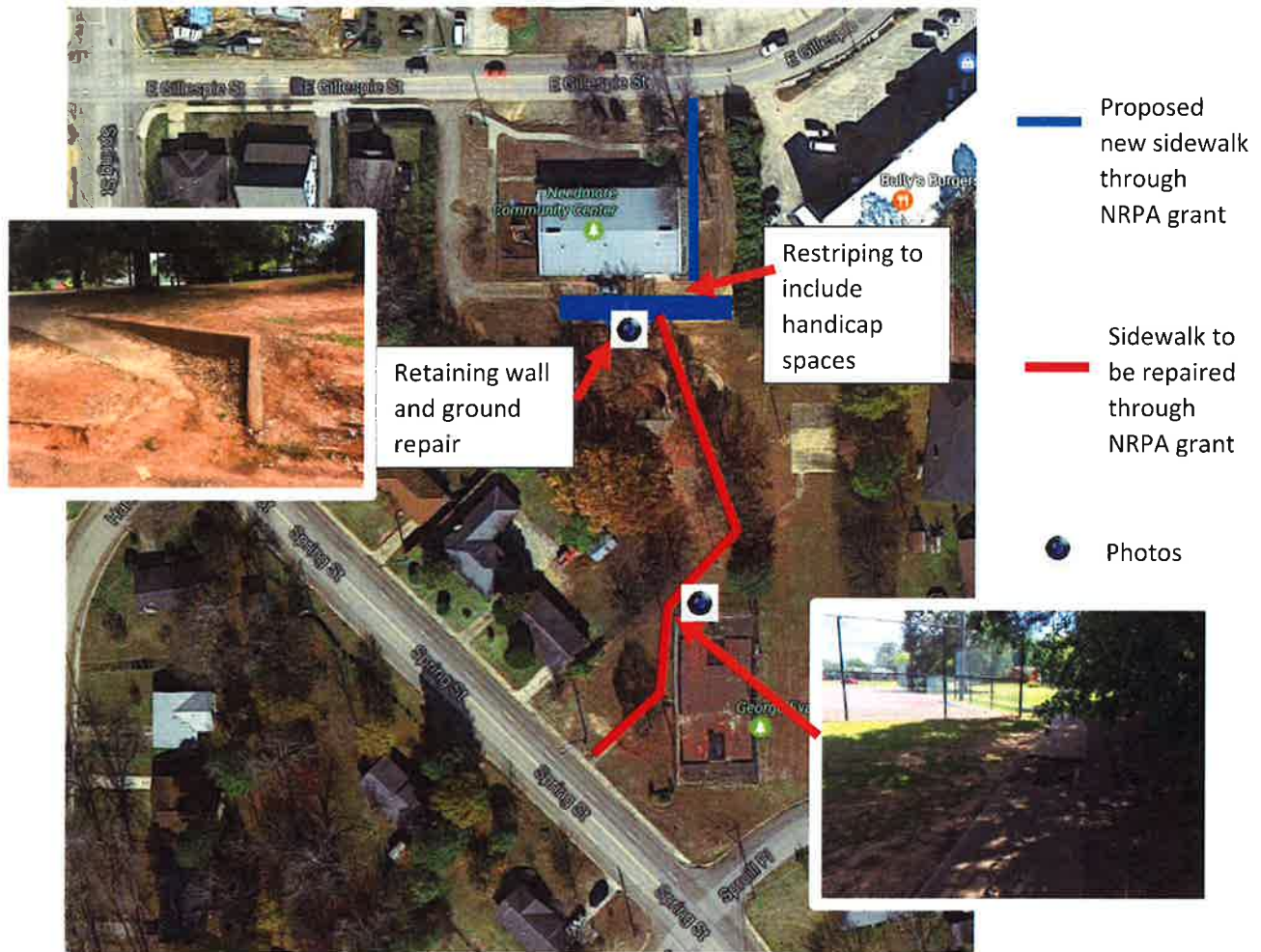


# Starkville Sportsplex



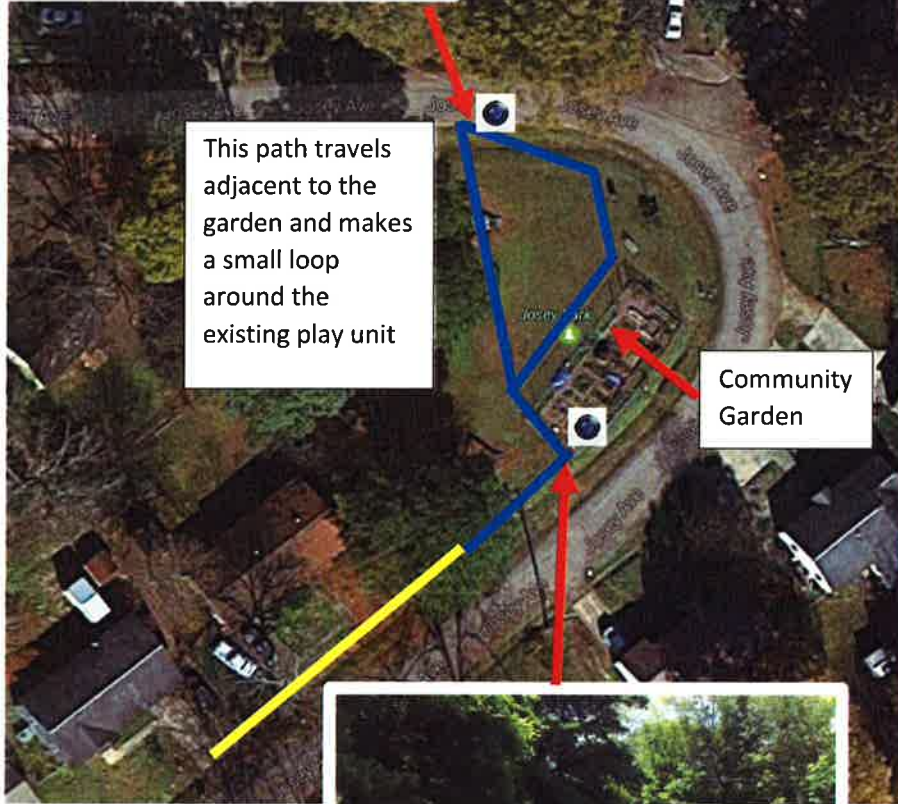


## Needmore Center and George Evans Park





Josey Park



This path travels adjacent to the garden and makes a small loop around the existing play unit

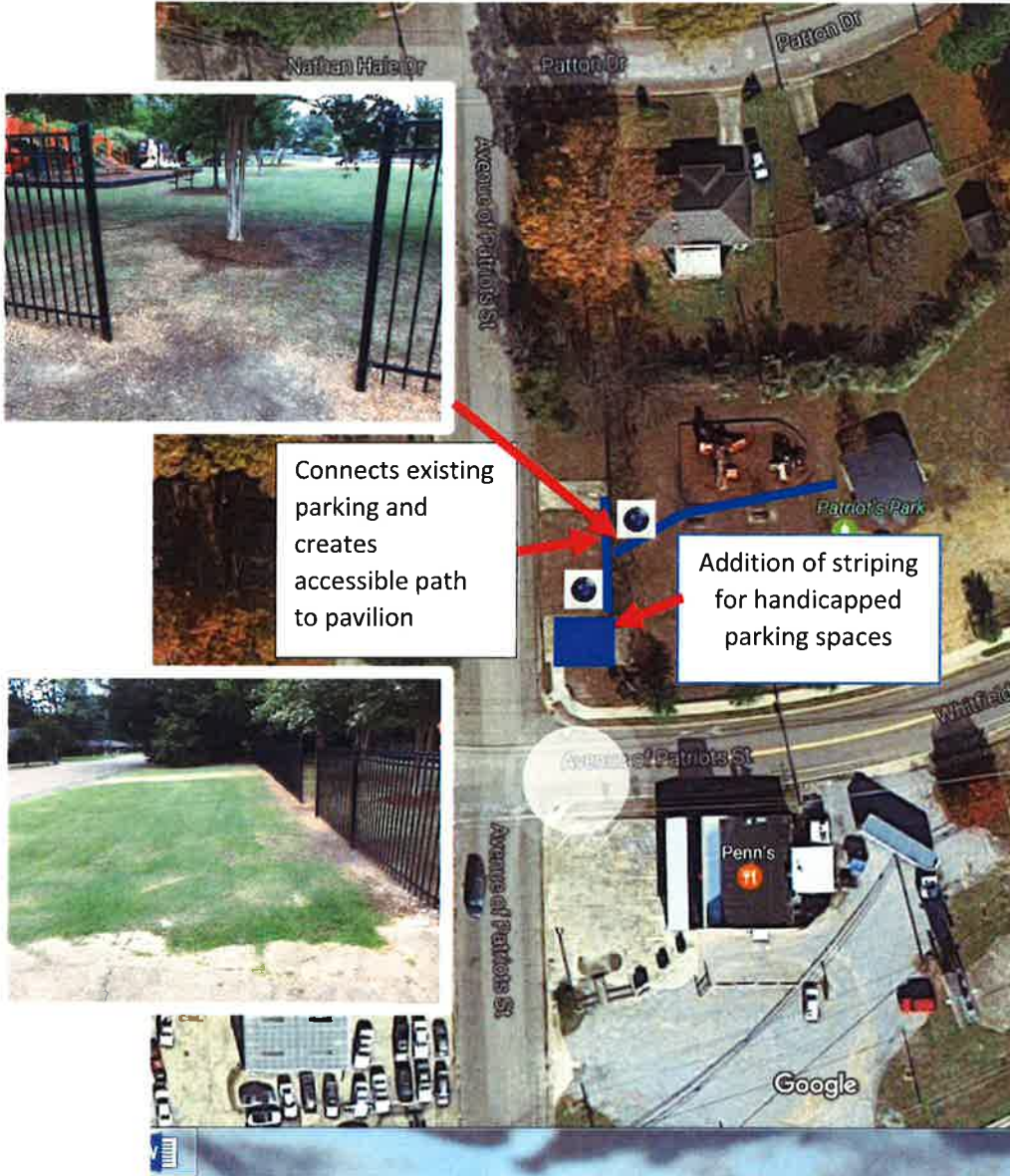
Community Garden



- Proposed new sidewalk through NRPA
- Future sidewalk (City funded connectivity project)
-  Photos



# Patriots Park



Proposed  
Sidewalk  
through NRPA  
Grant

Photos

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

**AGENDA ITEM DEPT:** Human Resources

**AGENDA DATE:** June 20, 2017

**Page:** 1

**SUBJECT:**

Request authorization to hire Thomas C. Ware, as a Chief Wasterwater Operator in the Wastewater Division.

**AMOUNT & SOURCE OF FUNDING:**

Grade 13, Annual Salary of \$49,920 (\$24.00 per hour), based on 2080 hours.

**AUTHORIZATION HISTORY:**

This position was previously held by Doug Delvin. Mr. Delvin, has retired.

**REQUESTING DEPARTMENT:**

Starkville Utilities Department

**DIRECTOR'S AUTHORIZATION:**

Terry Kemp, General Manager

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to hire Thomas C. Ware, as a Chief Wasterwater Operator in the Wastewater Division, effective July 1, 2017.



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

**AGENDA ITEM DEPT:** Human Resource  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Request authorization to advertise for a Lineman, in the Starkville Electric Department.

**AMOUNT & SOURCE OF FUNDING:**

Grade 14, range of \$45,926.40 (\$22.08 per hour) - \$61,110.40 (\$29.38 per hour), based on 2080 hours.

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

William Brooks, one of our experienced linemen, resigned on June 1, 2017, leaving us with limited ability to perform hot line work.

**REQUESTING DEPARTMENT:**

Starkville Utilities Department

**DIRECTOR'S AUTHORIZATION:**

Terry Kemp, General Manager

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to advertise for a Lineman, in the Starkville Electric Department.



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

**AGENDA ITEM DEPT:** Human Resources  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Request authorization to advertise for three (3) Certified Police Officers, in the Starkville Police Department.

**AMOUNT & SOURCE OF FUNDING:**

Grade 9, Salary for Certified Police Officers \$35,015.76 (\$15.66 per hour), based on 2236 hours per year.

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

On March 21, 2017, we requested the authorization to advertise to fill five (5) vacant positions of Police Officers. Since then, we have had more officers to resign. These positions are needed to fill the vacant positions, in the Police Department.

The positions were previously held by Timothy Chism, Andrew Fultz and Shawn Word.

**REQUESTING DEPARTMENT:**

Starkville Police Department

**DIRECTOR'S AUTHORIZATION:**

R. Frank Nichols, Police Chief

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to advertise for three (3) Certified Police Officers, in the Starkville Police Department.

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

**AGENDA ITEM DEPT:** Human Resources

**AGENDA DATE:** June 20, 2017

**Page:** 1

**SUBJECT:**

Request authorization to hire Angelica Colbert, Christopher English, David Fair, James Smith and Paul Wood, as Police Officers, in the Starkville Police Department.

**AMOUNT & SOURCE OF FUNDING:**

Grade 8, (2236 hours), annual salary of \$33,115.16 (\$14.81 per hour) for entry level.

**LINE ITEM**

001-201-420-103

**AUTHORIZATION HISTORY:**

These positions were previously held by James Apple, Howard Spann, Barry Doss, Reginald Campbell and William Thrasher.

**REQUESTING DEPARTMENT:**

Starkville Police Department

**DIRECTOR'S AUTHORIZATION:**

R. Frank Nichols, Police Chief

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to hire Angelica Colbert, Christopher English, David Fair, James Smith and Paul Wood, as Police Officers, in the Starkville Police Department.



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

**AGENDA ITEM DEPT:** Human Resources  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Request authorization to allow Bill Green, to work part time in his current position, as the Office Manager for the Community Development Department, until August 31, 2017.

**AMOUNT & SOURCE OF FUNDING:**

This position will be paid only for actual hours worked, not to exceed twenty (20) hours per week at \$14.76 per hour and authorized only through August 31, 2017. This position, will not be eligible for benefits.

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

Mr. Green turned in his two weeks notice on June 9, 2017. His last day of employment would be June 23, 2017. Mr. Buddy Sanders, will need Mr. Green to help with Cemetery Management and the transitions of all his duties.

**REQUESTING DEPARTMENT:**

Community Development Department

**DIRECTOR'S AUTHORIZATION:**

Buddy Sander, Community Development Director

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to allow Bill Green, to work part time in his current position, as the Office Manager for the Community Development Department, until August 31, 2017.

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

**AGENDA ITEM DEPT:** Human Resources  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Request approval for the temporary pay increases, per the Personnel Policy, for the following Fire Department employees:

Andy Sharp, who is assigned to the temporary position of Acting Battalion Chief.  
Roosevelt Harris, who is assigned to the temporary position of Acting Captain.  
Sam Wilkes, who is assigned to the temporary position of Acting Lieutenant.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

The board passed Personnel Policy on Pay Adjustments on 11-23-06 and approved a revision to this policy on 6/19/2007. Revised policy states: "When an employee is temporarily assigned to perform the *complete range* of job duties of a higher graded job for a period of 180 days or longer, the employee shall be given a ten percent salary increase or raised to the minimum salary of the new job, whichever is more. When the employee returns to their regular full time job duties, their salary will revert to the salary paid before the temporary promotion, plus any pay raises that would normally have been awarded to them in their regular job."

Andy Sharp, was assigned to perform the complete range of job duties of Battalion Chief on December 9, 2016, due to Battalion Chief Curtis Randle being out on medical leave.

Roosevelt Harris, was assigned to perform the complete range of duties of Captain, due to Andy Sharp acting as the Battalion Chief on December 9, 2016. .

Sam Wilkes, was assigned to to perform the complete range of job duties of Lieutenant , due to Roosevelt acting as the Captain on December 9, 2016.

**AMOUNT**

| <b><u>Employee</u></b> | <b><u>Regular Pay</u></b>  | <b><u>Temporary Pay</u></b> | <b><u>Effective Date</u></b> |
|------------------------|----------------------------|-----------------------------|------------------------------|
| Andy Sharp             | \$48,168.00 (\$18.00 hour) | \$52,984.80 (\$19.80 hour)  | 06/23/2017                   |
| Sam Wilkes             | \$36,126.00 (\$13.50hour)  | \$39,738.60 (\$14.85 hour)  | 06/23/2017                   |
| Roosevelt Harris       | \$48,168.00 (\$18.00 hour) | \$52,984.80 (\$19.80 hour)  | 06/23/2017                   |

**REQUESTING DEPARTMENT:**

Starkville Fire Department

**DIRECTOR'S AUTHORIZATION:**

Charles Yarbrough, Fire Chief

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**



Move approval for the temporary pay increases per Personnel Policy, for the following Fire Department employees:

Andy Sharp, who is assigned to the temporary position of Acting Battalion Chief.

Roosevelt Harris, who is assigned to the temporary position of Acting Captain.

Sam Wilkes, who is assigned to the temporary position of Acting Lieutenant.

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

**AGENDA ITEM DEPT:** Human Resources  
**AGENDA DATE:** June 20, 2017  
**Page:** 1

**SUBJECT:**

Discussion and Consideration of adopting the Purchase Order (PO) policy, for the City of Starkville.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

On May 2, 2016, during the Board meeting, Vice Mayor Roy Perkins, requested the Human Resources Director to Develop a Purchase Order Policy.

**REQUESTING DEPARTMENT:**

Human Resources Department

**DIRECTOR'S AUTHORIZATION:**

**FOR MORE INFORMATION CONTACT:**

Nav Ashford, Human Resources Director

**SUGGESTED MOTION:**

Move approval to adopt the Purchase Order (PO) policy, for the City of Starkville.



**CITY OF STARKVILLE  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT:** Mayor  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1

**SUBJECT:** Request authorizing to remove Gretchen Passons, Tammy Carlisle and Dylan from the Keep Starkville Beautiful Committee, with approval to advertise to fill vacancies.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:** Gretchen Passons has resigned and Tammy Carlisle and Dylan Karges are being removed from the committee due to a lack of attendance.

**REQUESTING  
DEPARTMENT:** Mayor

**DIRECTOR'S  
AUTHORIZATION:** Mayor  
Emma Gibson-Gandy

**FOR MORE INFORMATION CONTACT:**

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**SUGGESTED MOTION:** Move approval to remove Gretchen Passons, Tammy Carlisle and Dylan Karges from the KSB Committee, and approval to advertise to fill vacancies.





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

**AGENDA ITEM NO:**  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1 of 3

**SUBJECT:** Request authorization for Starkville Utilities to accept the lowest and best of 2 evaluated proposals submitted by Buddy Ayers Construction and enter into an agreement for construction of a bridge to the Starkville Utilities Trim Cane pump station.

The tabulation of bids document is attached.

**AMOUNT & SOURCE OF FUNDING:** FY16 Budget

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

Authorization to advertise for bids was approved by the Board of Aldermen at the January 17, 2017 meeting.

**REQUESTING  
DEPARTMENT:** Utilities

**DIRECTOR'S  
AUTHORIZATION:** Terry Kemp, General Manager

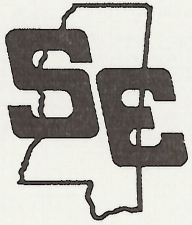
**FOR MORE INFORMATION CONTACT:** Terry Kemp 323-3133

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**SUGGESTED MOTION:**

Move approval for Starkville Utilities to accept the lowest and best proposal by Buddy Ayers Construction and enter into an agreement to construct a bridge to the Starkville Utilities Trim Cane pump station.

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**Springer Engineering, Inc.**  
**206 Old West Point Road**  
**Starkville, MS 39759**  
Phone 662-323-2296  
Fax 662-323-2297  
[springerms@bellsouth.net](mailto:springerms@bellsouth.net)

May 23, 2017

City of Starkville, Mississippi  
ATTN: Terry N. Kemp, P.E., General Manager  
Starkville Utilities  
200 North Lafayette Street  
Starkville, Mississippi 39759

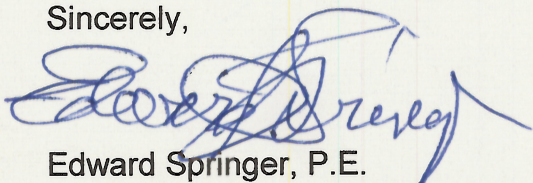
**RE: TABULATION OF BIDS FOR BRIDGE TO LAGOON**  
**CITY OF STARKVILLE**  
**BIDS @ 10:00 A.M. – MAY 22, 2017**  
**CITY HALL**

Dear Mr. Kemp:

Attached hereto is the tabulation of bids received at the referenced bid reception. As depicted on the tabulation, the low bidder was Buddy Ayers Construction of Corinth, Mississippi. Both bids were assessed to conform to State of Mississippi statutes and Springer Engineering, Inc. recommends that the project be awarded to Buddy Ayers Construction provided funds are available.

Questions concerning this letter report are welcomed and we await your authorization to proceed.

Sincerely,



Edward Springer, P.E.  
SPRINGER ENGINEERING, INC.

ES/rr

*Attachment(s)*

Cc: 1. Buddy Ayers Construction – Corinth, Mississippi  
2. Key LLC – Madison, Mississippi

Project: Bridge to Lagoon  
For: City of Starkville  
Bid: May 22, 2017

| ITEM NO.           | DESCRIPTION                                   | UNIT     | ESTIMATED QUANTITY | UNIT PRICE  | TOTAL PRICE  | Buddy Ayers Const. |             | Key, LLC    |              |
|--------------------|-----------------------------------------------|----------|--------------------|-------------|--------------|--------------------|-------------|-------------|--------------|
|                    |                                               |          |                    |             |              | Corinth, MS        |             | Madison, MS |              |
| Construction Items |                                               |          |                    |             |              |                    |             |             |              |
| 1                  | Mobilization                                  | Lump Sum | 1.0                | \$20,000.00 | \$20,000.00  | \$21,000.00        | \$21,000.00 | \$40,000.00 | \$40,000.00  |
| 2                  | Unclassified Excavation (FM)                  | Cu. Yd.  | 180.0              | \$6.00      | \$1,080.00   | \$7.89             | \$1,420.20  | \$15.00     | \$2,700.00   |
| 3                  | Borrow Material (LVM)                         | Cu. Yd.  | 180.0              | \$16.00     | \$2,880.00   | \$15.80            | \$2,844.00  | \$30.00     | \$5,400.00   |
| 4                  | Size 1 Stabilizer Aggregate, Coarse           | Cu. Yd.  | 20.0               | \$50.00     | \$1,000.00   | \$59.90            | \$1,198.00  | \$225.00    | \$4,500.00   |
| Erosion Control    |                                               |          |                    |             |              |                    |             |             |              |
| 5                  | Agricultural Limestone                        | Ton      | 0.4                | \$250.00    | \$100.00     | \$500.00           | \$200.00    | \$2,500.00  | \$1,000.00   |
| 6                  | Commercial Fertilizer (13-13-13)              | Ton      | 0.2                | \$900.00    | \$180.00     | \$1,000.00         | \$200.00    | \$2,500.00  | \$500.00     |
| 7                  | Seeding                                       | Acre     | 0.2                | \$900.00    | \$180.00     | \$1,500.00         | \$300.00    | \$5,500.00  | \$1,100.00   |
| 8                  | Vegetative Materials For Mulch                | Ton      | 0.4                | \$250.00    | \$100.00     | \$500.00           | \$200.00    | \$750.00    | \$300.00     |
| 9                  | Silt Fence                                    | Lin. Ft. | 400.0              | \$4.50      | \$1,800.00   | \$5.70             | \$2,280.00  | \$5.75      | \$2,300.00   |
| 10                 | Hay Bales                                     | Bale     | 20.0               | \$9.00      | \$180.00     | \$9.50             | \$190.00    | \$15.00     | \$300.00     |
| 11                 | Loose Riprap, (300 lb)                        | Ton      | 150.0              | \$50.00     | \$7,500.00   | \$60.00            | \$9,000.00  | \$90.00     | \$13,500.00  |
| Bridge Items       |                                               |          |                    |             |              |                    |             |             |              |
| 12                 | 10" Steel Piling                              | Lin. Ft. | 330.0              | \$40.00     | \$13,200.00  | \$77.54            | \$25,588.20 | \$70.00     | \$23,100.00  |
| 13                 | Bridge Concrete, Class "B"                    | Cu. Yd.  | 1.8                | \$700.00    | \$1,260.00   | \$1,000.00         | \$1,800.00  | \$2,500.00  | \$4,500.00   |
| 14                 | Reinforcement                                 | Lb.      | 34.0               | \$1.00      | \$34.00      | \$10.00            | \$340.00    | \$15.00     | \$510.00     |
| 15                 | Steel Cap (HP 14x73)                          | Lin. Ft. | 60.0               | \$60.00     | \$3,600.00   | \$75.00            | \$4,500.00  | \$175.00    | \$10,500.00  |
| 16                 | 31" Precast Concrete Slab Unit, 3.5' Interior | Each     | 6.0                | \$3,300.00  | \$19,800.00  | \$4,711.96         | \$28,271.76 | \$6,500.00  | \$39,000.00  |
| 17                 | 31" Precast Concrete Slab Unit, Curb          | Each     | 6.0                | \$3,500.00  | \$21,000.00  | \$5,101.12         | \$30,606.72 | \$6,500.00  | \$39,000.00  |
| 18                 | Beam Type Railing with Steel Post             | Lin. Ft. | 186.0              | \$55.00     | \$10,230.00  | \$63.71            | \$11,850.06 | \$135.00    | \$25,110.00  |
| TOTAL CONSTRUCTION |                                               |          |                    |             | \$104,124.00 | \$141,788.94       |             |             | \$213,320.00 |





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

**AGENDA ITEM NO:**  
**AGENDA DATE: June 20, 2017**  
**PAGE: 1 of 3**

**SUBJECT:** Request approval for Starkville Utilities to insert the Drinking Water Annual Consumer Confidence Report into the June utility bills.

Starkville Utilities is required by the Mississippi Department of Health to distribute the Consumer Confidence report to all our customers annually. The most efficient means of doing so is to include this report in the customers' utility bills.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Utilities

**DIRECTOR'S  
AUTHORIZATION:** Terry Kemp, General Manager

**FOR MORE INFORMATION CONTACT:** Terry Kemp 323-3133

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**SUGGESTED MOTION:**

Move approval for Starkville Utilities to insert the Drinking Water Annual Consumer Confidence Report into the June utility bills.

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2016 Annual Drinking Water Quality Report  
Starkville Utilities  
PWS#: 0530020  
June 2017

We're pleased to present to you this year's Annual Quality Water Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is from wells drawing from the Gordo Aquifer.

The source water assessment has been completed for our public water system to determine the overall susceptibility of its drinking water supply to identified potential sources of contamination. A report containing detailed information on how the susceptibility determinations were made has been furnished to our public water system and is available for viewing upon request. The wells for Starkville Utilities have received a moderate susceptibility ranking to contamination.

We routinely monitor for contaminants in your drinking water according to Federal and State laws. The table below lists all of the drinking water contaminants that were detected during the period of January 1<sup>st</sup> to December 31<sup>st</sup>, 2016. In cases where monitoring wasn't required in 2016, the table reflects the most recent results. As water travels over the surface of land or underground, it dissolves naturally occurring minerals and, in some cases, radioactive materials and can pick up substances or contaminants from the presence of animals or from human activity; microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm-water runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming; pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm-water runoff, and residential uses; organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations and septic systems; radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants does not necessarily indicate that the water poses a health risk.

In this table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

*Action Level* - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

*Maximum Contaminant Level (MCL)* - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

*Maximum Contaminant Level Goal (MCLG)* - The "Goal"(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

*Maximum Residual Disinfectant Level (MRDL)* – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary to control microbial contaminants.

*Maximum Residual Disinfectant Level Goal (MRDLG)* – The level of a drinking water disinfectant below which there is no known or expected risk of health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

*Parts per million (ppm) or Milligrams per liter (mg/l)* - one part per million corresponds to one minute in two years or a single penny in \$10,000.

*Parts per billion (ppb) or Micrograms per liter* - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

| TEST RESULTS                  |               |                |                |                                                    |                    |      |     |                                                                                                        |
|-------------------------------|---------------|----------------|----------------|----------------------------------------------------|--------------------|------|-----|--------------------------------------------------------------------------------------------------------|
| Contaminant                   | Violation Y/N | Date Collected | Level Detected | Range of Detects or # of Samples Exceeding MCL/ACL | Unit Measure -ment | MCLG | MCL | Likely Source of Contamination                                                                         |
| <b>Inorganic Contaminants</b> |               |                |                |                                                    |                    |      |     |                                                                                                        |
| 8. Arsenic                    | N             | 2016           | .6             | No Range                                           | ppb                | n/a  | 10  | Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes |
| 10. Barium                    | N             | 2016           | .0994          | .0414 - .0994                                      | ppm                | 2    | 2   | Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits             |

|                           |   |         |      |             |     |     |        |                                                                                                                           |
|---------------------------|---|---------|------|-------------|-----|-----|--------|---------------------------------------------------------------------------------------------------------------------------|
| 13. Chromium              | N | 2016    | 1.7  | 1 – 1.7     | ppb | 100 | 100    | Discharge from steel and pulp mills; erosion of natural deposits                                                          |
| 14. Copper                | N | 2014/16 | .2   | 0           | ppm | 1.3 | AL=1.3 | Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives                    |
| 16. Fluoride              | N | 2016    | .849 | .141 - .849 | ppm | 4   | 4      | Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories |
| 17. Lead                  | N | 2014/16 | 3    | 0           | ppb | 0   | AL=15  | Corrosion of household plumbing systems, erosion of natural deposits                                                      |
| 19. Nitrate (as Nitrogen) | N | 2016    | .39  | No Range    | ppm | 10  | 10     | Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits                               |

## Disinfection By Products

|                                  |   |      |   |          |      |   |          |                                            |
|----------------------------------|---|------|---|----------|------|---|----------|--------------------------------------------|
| 82. TTHM [Total trihalomethanes] | N | 2016 | 5 | No Range | ppb  | 0 | 80       | By-product of drinking water chlorination. |
| Chlorine                         | N | 2016 | 1 | .5 – 1.4 | mg/l | 0 | MDRL = 4 | Water additive used to control microbes    |

*\* Most recent sample. No sample required for 2016.*

We are required to monitor your drinking water for specific contaminants on a monthly basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. In an effort to ensure systems complete all monitoring requirements, MSDH now notifies systems of any missing samples prior to the end of the compliance period.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Our water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>. The Mississippi State Department of Health Public Health Laboratory offers lead testing. Please contact 601.576.7582 if you wish to have your water tested.

To comply with the "Regulation Governing Fluoridation of Community Water Supplies", our system is required to report certain results pertaining to fluoridation of our water system. The number of months in the previous calendar year in which average fluoride sample results were within the optimal range of 0.7-1.3 ppm was 10. The percentage of fluoride samples collected in the previous calendar year that was within the optimal range of 0.7-1.3 ppm was 72%.

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. These substances can be microbes, inorganic or organic chemicals and radioactive substances. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline 1-800-426-4791.

Starkville Utilities works around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

If you have any questions about this report or concerning your water utility, please contact Terry Kemp (General Manager of Starkville Utilities) at 662.323.3133.



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

**AGENDA ITEM NO:**  
**AGENDA DATE:** June 20, 2017  
**PAGE:** 1 of 3

**SUBJECT:** Request approval to authorize Wren Body Works of Okolona, MS to perform 5-year inspection and maintenance on bucket truck #37 at a cost of \$20,259.31.

Quote with scope of work is attached.

**AMOUNT & SOURCE OF FUNDING:** FY 2017 budget

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:** Utilities

**DIRECTOR'S  
AUTHORIZATION:** Terry Kemp, General Manager

**FOR MORE INFORMATION CONTACT:** Terry Kemp 323-3133

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**SUGGESTED MOTION:** Move approval for Starkville Utilities to authorize Wren Body Works to perform 5-year inspection and maintenance on bucket truck #37 at a cost of \$20,259.31

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|                                                         |                                                                    |
|---------------------------------------------------------|--------------------------------------------------------------------|
| <b>Wren Body Works, LLC.</b>                            |                                                                    |
| <b>32722 Hwy 45 North</b>                               |                                                                    |
| <b>Okolona, MS 38860</b>                                |                                                                    |
|                                                         |                                                                    |
| <b>Date: July 26, 2016</b>                              |                                                                    |
| <b>Starkville Electric Department</b>                   |                                                                    |
|                                                         |                                                                    |
| <b>Model Altec AA755</b>                                |                                                                    |
| <b>SN 0308BZ5588</b>                                    |                                                                    |
|                                                         |                                                                    |
| <b>Detailed Scope of Work</b>                           |                                                                    |
| <b>All parts included in below scope are OEM parts.</b> |                                                                    |
| <b>Item</b>                                             | <b>Description</b>                                                 |
| <b>Pre-Work Items</b>                                   |                                                                    |
| P1                                                      | Inspect unit covers, guards, baskets.                              |
| P2                                                      | Check operation of all unit functions and time each function.      |
| P3                                                      | Check tool quick couplings and valve at basket.                    |
| P4                                                      | Check operation of hydraulic tools.                                |
| P5                                                      | Check pump splines.                                                |
| P6                                                      | Check operation of safety interlocks.                              |
| P7                                                      | Check operation of vehicle lights, beacon lights, and work lights. |
| P8                                                      | Measure deflection of rotation bearing.                            |
| P9                                                      | Remove unit from truck                                             |
| <b>Scope of Work</b>                                    |                                                                    |
| 1                                                       | Furnish & install leveling cables.                                 |
| 2                                                       | Inspect idler sheaves and bushings.                                |
| 3                                                       | Inspect leveling cable insulator rods.                             |
| 4                                                       | Check upper boom cylinder holding valve.                           |
| 5                                                       | Check lower boom cylinder holding valve.                           |
| 6                                                       | Furnish & install new control tubes in upper and lower boom.       |
| 7                                                       | Furnish & install new hoses above rotation.                        |
| 8                                                       | Inspect hoses below rotation.                                      |
| 9                                                       | Install new seals in hydraulic swivel joint.                       |
| 10                                                      | Install new rotation bearing bolts.                                |
| 11                                                      | Inspect cylinder pins and bearings.                                |
| 12                                                      | Check cylinders for leaks and pitted cylinder rod.                 |
| 13                                                      | Inspect main hinge pin.                                            |
| 14                                                      | Inspect compensating link (Fiberglass).                            |
| 15                                                      | Replace all unit filters.                                          |
| 16                                                      | Clean suction strainer in tank.                                    |
| 17                                                      | Replace tank filler cap and o-ring.                                |
| 18                                                      | Drain tank and fill with new oil.                                  |
| 19                                                      | Check gearboxes for leaks - drain and re-fill with new oil.        |
| 20                                                      | Adjust boom stow valve.                                            |
| 21                                                      | Check elbow hinge pin.                                             |
| 22                                                      | Inspect elbow hinge pin bushings.                                  |
| 23                                                      | Inspect scissor links.                                             |
| 24                                                      | Inspect scissor link bushings.                                     |
| 25                                                      | Inspect scissor link pins.                                         |
| 26                                                      | Inspect upper cylinder slide pads.                                 |
| 27                                                      | Inspect compensating link slide pads.                              |
| 28                                                      | Adjust unit pressure.                                              |
| 29                                                      | Adjust tool pressure.                                              |
| 30                                                      | Spray grease all cables.                                           |
| 31                                                      | Tie wire all retainers necessary.                                  |

NT 7/26/16

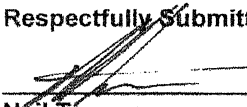


|    |                                                                              |
|----|------------------------------------------------------------------------------|
| 32 | Load test unit.                                                              |
| 33 | Adjust leveling cables.                                                      |
| 34 | Lubricate all lube points on unit.                                           |
| 35 | Clean, inspect and dielectric test upper boom, lower boom insert, and liner. |
| 36 | Paint fiberglass - upper boom and lower boom insert                          |

\$ 20,259.31

This quote does not include replacement of parts on items noted as "Inspect" or "Check".  
If inspection indicates any replacement of these parts the Owner will be notified and approval obtained before this work is performed.

Respectfully Submitted

 Date: 7/26/16  
Neil Turnage  
Wren Body Works, LLC.

Pre-priced parts in case inspection indicates excessive wear.

Rotation Bearing \$3853.00

Hydraulic Pump \$1360.00