

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
DECEMBER 2, 2022**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, December 2, 2022 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor D. Lynn Spruill, Alderman Ben Carver, Alderwoman Sandra Sistrunk, Alderman Jeffrey Rupp and Alderman Henry Vaughn. City Attorney Chris Latimer and City Clerk Lesa Hardin were also present. Alderman Mike Brooks attended telephonically.

Mayor Spruill opened the work session. The work session was properly noticed pursuant to Miss. Code Ann. §25-41-13 and a copy of that notice is included in the minutes. The work session was live streamed on Facebook. The public and media were welcomed and attended. The session is also available for viewing on the City website.

Nelson McGough of the MSU Extension Service, presented an analysis of water and sewer proposed rates by gallons and the effects of a proposed increase.

City of Starkville Utilities Director Edward Kemp discussed the need for an increase in rates and the capital projects needed in the coming years. Materials from their presentations are attached.

The Mayor and members of the Board discussed items on the upcoming December 6, 2022 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed.

SIGNED AND SEALED THIS THE 20th DAY OF DECEMBER, 2022.

MAYOR D. LYNN SPRUILL

Attest:

Seal

LESA HARDIN, CITY CLERK



WORK SESSION

**CITY OF STARKVILLE, MISSISSIPPI
DECEMBER 2, 2022
11:00 a.m.**

- A. CALL THE MEETING TO ORDER**
- B. PRESENTATION OF A UTILITIES UPDATE FOR WATER AND SEWER RATE ADJUSTMENTS AND AN UPDATE OF THE PROJECTS FOR THE UTILITIES DEPARTMENT.**
- C. DISCUSSION OF THE AGENDA ITEMS FOR THE DECEMBER 6, 2022, REGULAR MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF STARKVILLE.**
- D. ADJOURN MEETING**



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, DECEMBER 2, 2022**

**AT 11:00 AM IN THE STARKVILLE CITY HALL
LOCATED AT 110 WEST MAIN STREET
IN THE SECOND FLOOR CONFERENCE ROOM**

The public and media are invited to attend.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator at (662) 323-2525 ext. 3119, in advance for any services requested.



Starkville UTILITIES

WATER AND SEWER RATE EVALUATION & CAPITAL IMPROVEMENT PLAN

BOARD OF ALDERMEN WORK SESSION
DECEMBER 2, 2022



AGENDA

Water/ Sewer Rates Review

2022 Successes

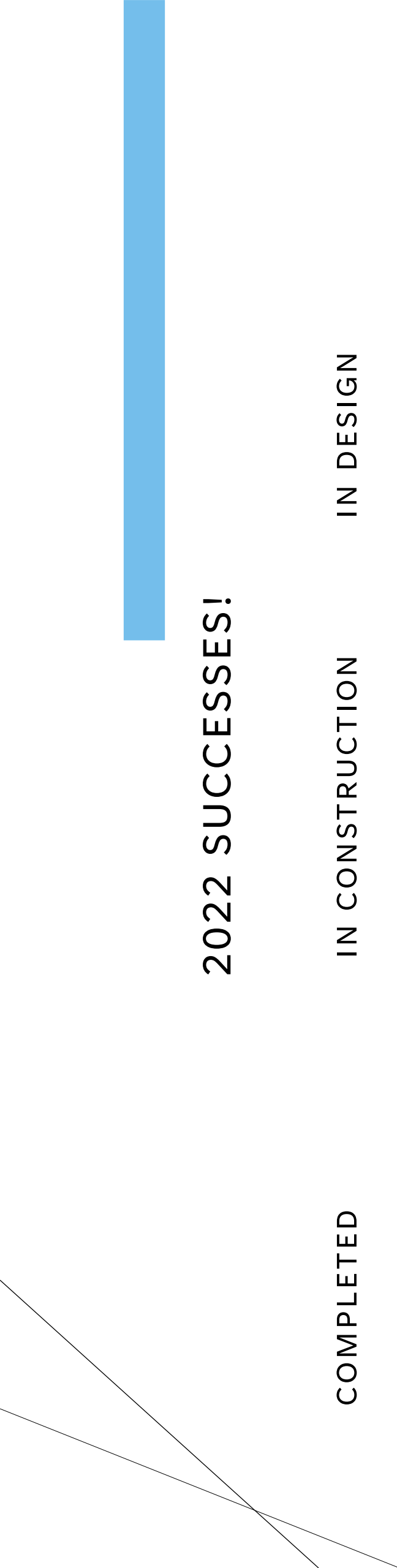
Budget Review

Operational Challenges

Capital Improvement Plan

Sewer Flat Rate

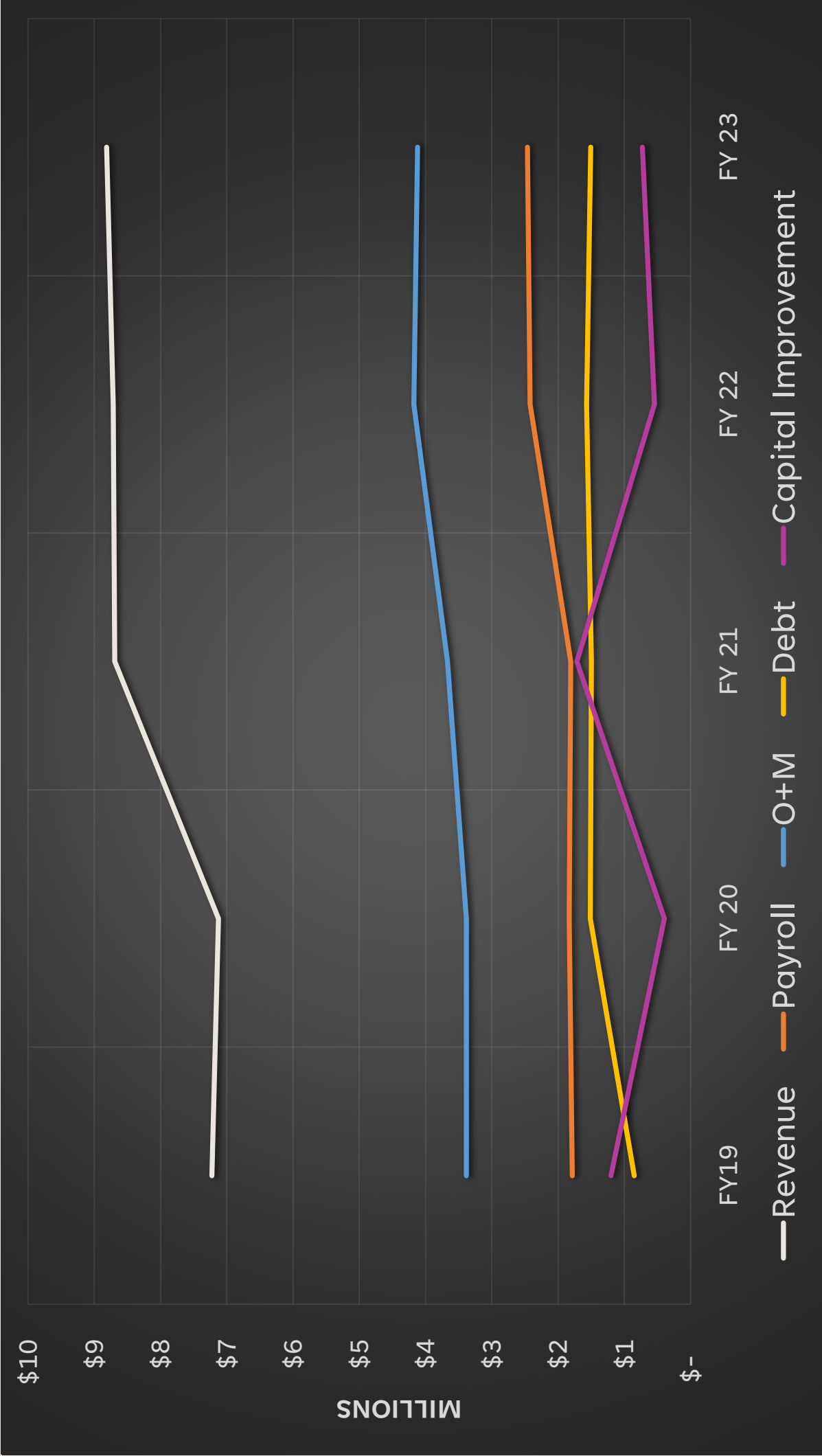
Brown Water Efforts



2022 SUCCESSES!

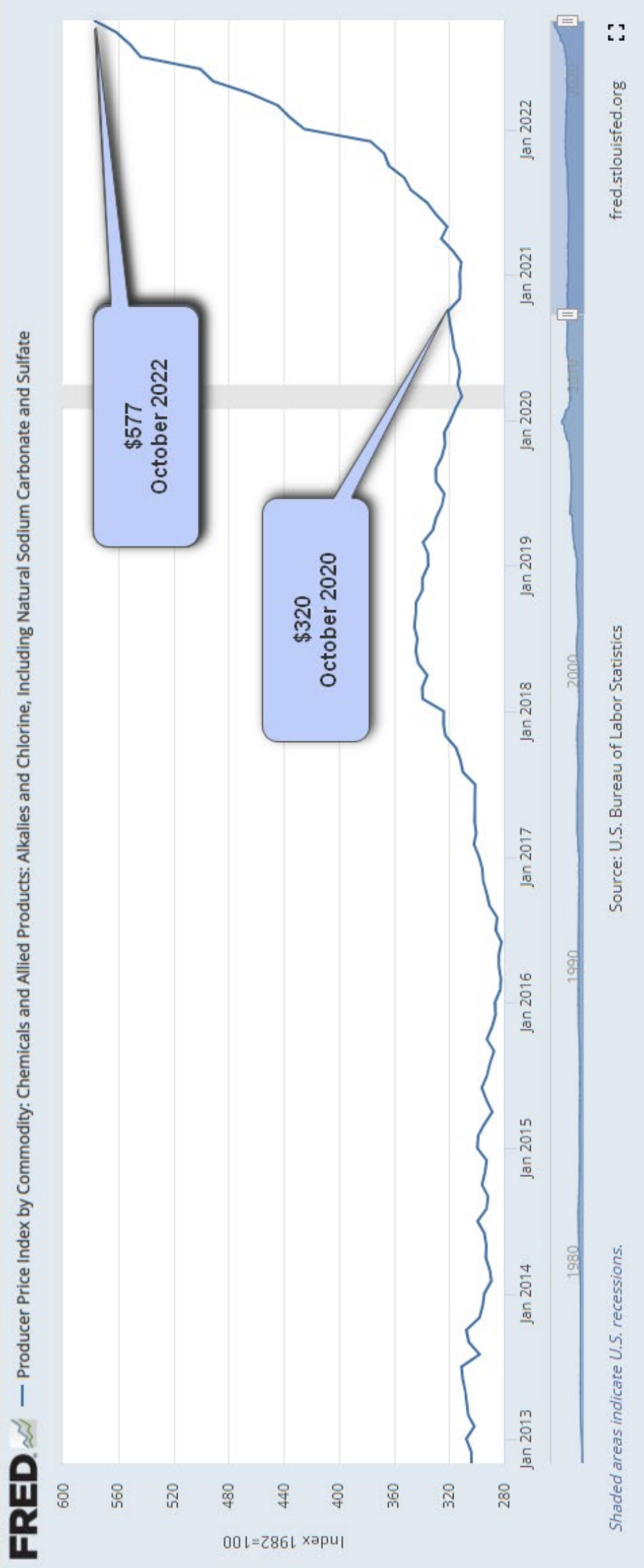
COMPLETED	IN CONSTRUCTION	IN DESIGN
Replacement of 750' of Forcemain at WWTP	Rolling Hills Sewer	Main Street / Lampkin
Green Oaks- Phase 2 Sewer	Green Oaks Phase 3 Sewer	Street Water and Sewer replacement
SCADA Upgrades- 8 Lift Stations	Babylon Road Sewer	Effluent Lift Station Rehab
Trim Cane Lift Station Rehab & Flow Meter	Dan Camp Lift Station removal	Collegeview Sewer replacement
Country Club LS Rehab	Pipeyard and Water Inventory	Edgewood Sewer replacement
Chestnut Waterline- Phase 1		
Operation Center		

WATER – SEWER BUDGET ALLOCATIONS



OPERATION AND MAINTENANCE INCREASES

CHEMICALS FOR WATER AND WASTEWATER TREATMENT



OPERATION AND MAINTENANCE INCREASES

PLASTIC WATER PIPE



OPERATION AND MAINTENANCE INCREASES

DIESEL FUEL



CAPITAL IMPROVEMENT PLAN APPROACH

FUTURE FOCUSED	COMPREHENSIVE & SYSTEMATIC	DATA DRIVEN	LEVERAGE AND PARTNER
Readiness in Short-term	Evaluate	Technology as a tool	Grants
Prepared for the Long-term	Plan Execute	Minimize emotion and anecdotes	External Funding sources



EVALUATION OF WATER AND WASTEWATER TREATMENT

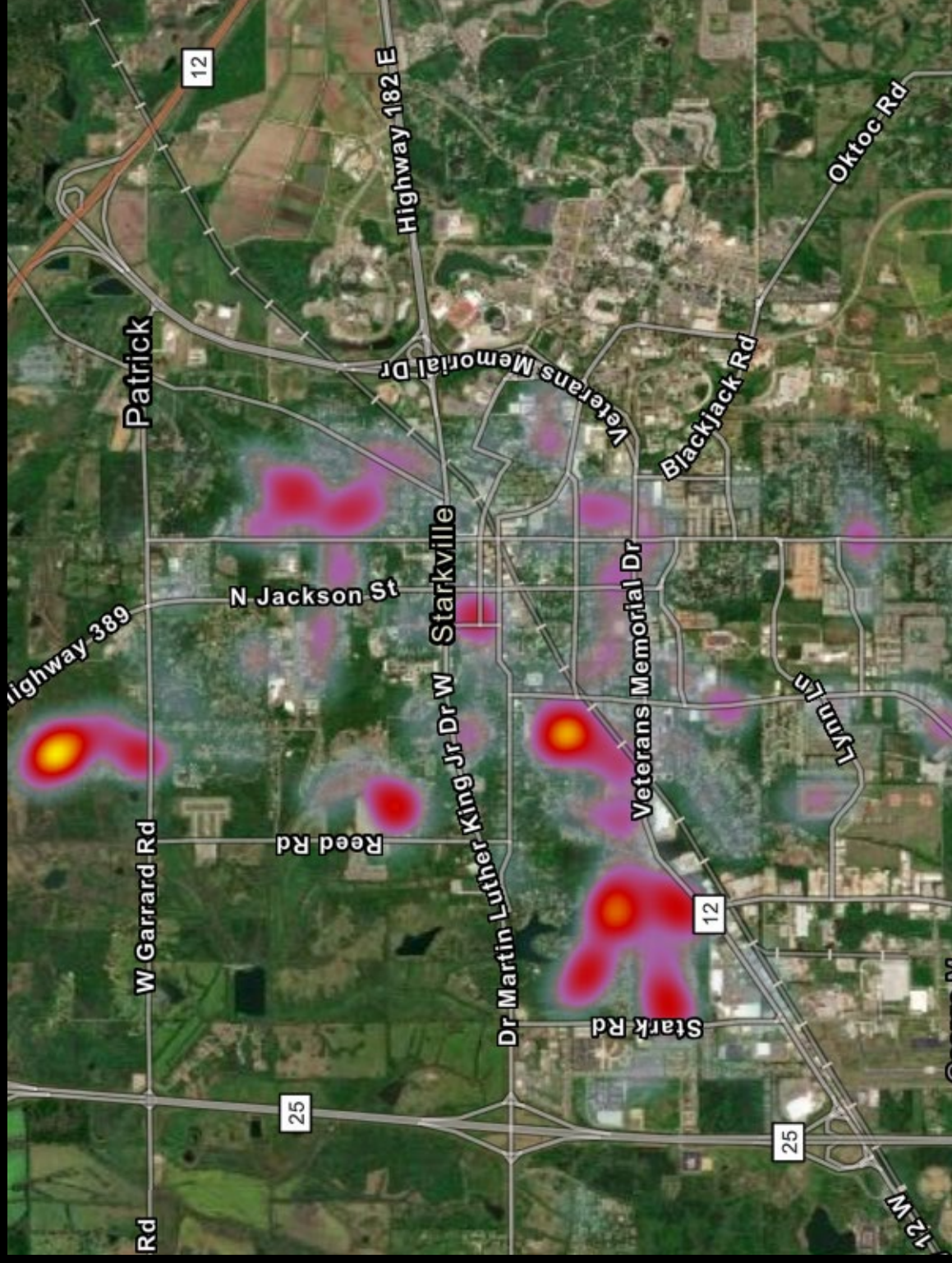
Comprehensive evaluation of:

- Facilities
- Treatment process(es)
- Capacity and Needs

Continual Improvement *****
Proactive Preparedness
Roadmap (When & How much)
Embrace Technology
Technical Expertise

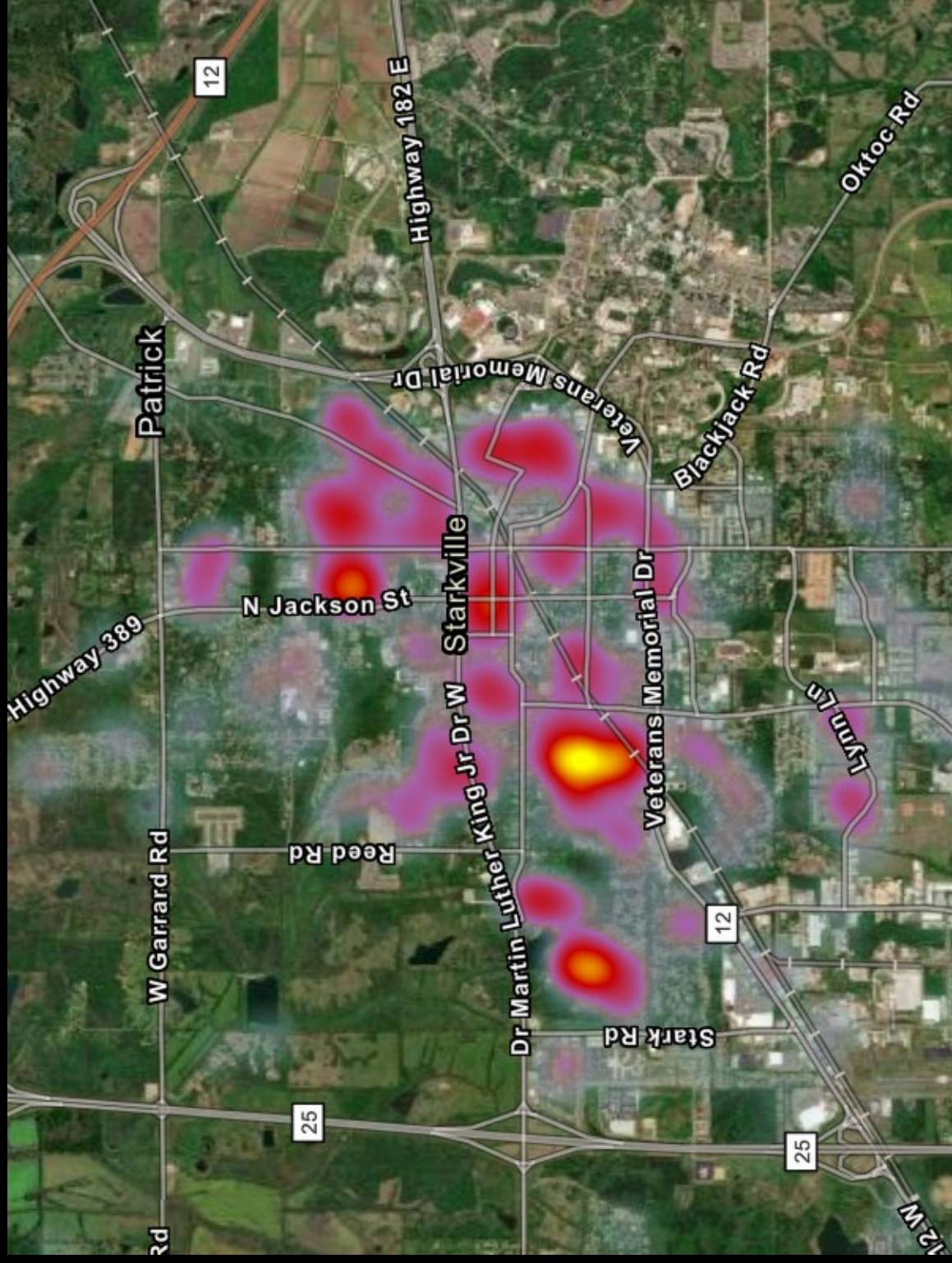
SEWER ISSUES HEAT MAP

DECEMBER 2022



WATER ISSUES HEAT MAP

DECEMBER 2022



WATER/SEWER - CAPITAL IMPROVEMENT PLAN

[illegible]

CURRENT AND FUTURE NEEDS: \$35 MILLION

CAPITAL PROJECTS: \$26 MILLION

MAJOR CONSTRUCTION / REHAB / ASSETS: \$11 MILLION

SCENARIO 1: CURRENT RATE \$750K PER YEAR, \$7M BONDS

	2023	2024
Capital Projects	\$1,825,000	\$3,150,000
Special Projects	\$200,000	\$0
Major Construction and Rehab Work	\$335,000	\$30,000
Water Distribution	\$130,000	\$0
Water Treatment/Supply	\$0	\$0
Wastewater Collection	\$125,000	\$0
Wastewater Treatment	\$80,000	\$30,000
Total	\$2,360,000	\$3,180,000

SCENARIO 2: PROPOSED RATE
\$1.75M PER YEAR, \$7M BONDS

	2023	2024
Capital Projects	\$1,995,000	\$5,250,000
Special Projects	\$200,000	\$0
Major Construction and Rehab Work	\$825,000	\$400,000
Water Distribution	\$180,000	\$270,000
Water Treatment/Supply	\$290,000	\$50,000
Wastewater Collection	\$125,000	\$0
Wastewater Treatment	\$230,000	\$80,000
Total	\$3,020,000	\$5,650,000

SEWER FLAT RATE

SEWER ONLY CUSTOMERS

TWO PRIMARY AREAS: DEERFIELD & ROCKHILL

COMPUTATION OF FLAT RATE:

DEERFIELD CUSTOMERS (84)

12 MONTH WATER/SEWER AVERAGE USAGE: 3,815 GALLONS

BASE RATE (FIRST THOUSAND FREE): \$6.00

ADDITIONAL 2,815 GALLONS * \$4.50/1000 GAL.: \$12.67

PROPOSED SEWER ONLY CUSTOMERS FLAT RATE: \$18.67

BROWN WATER PREVENTATIVE EFFORTS

CONTINUED INVESTMENT	FLUSHING PROGRAM	TROUBLESHOOTING
Replacement of Aging infrastructure Connectivity Enhancements	Systematic Proactive	Collect Real Time Data Convenience for Contractors



Portable Tank
Filling Station



Starkville UTILITIES



MISSISSIPPI STATE UNIVERSITY™
WATER RESOURCES RESEARCH INSTITUTE



Starkville
UTILITIES

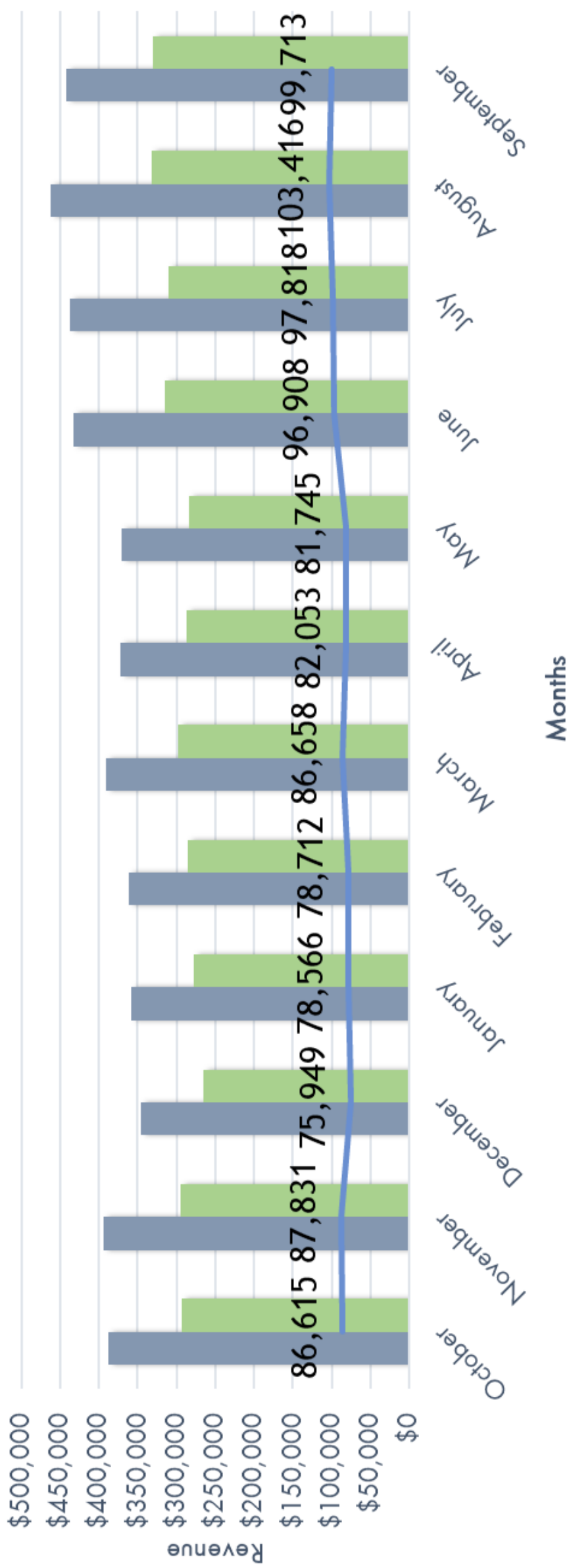
W.E. CONNECT

Monthly Revenues					
	Water \$	Usage (gal)	Wastewater \$	Usage (gal)	Projected Total
October	\$387,920	86,615,498	\$292,999	68,062,078	\$680,919
November	\$393,669	87,831,157	\$294,012	68,319,577	\$687,681
December	\$346,508	75,948,950	\$265,186	60,850,260	\$611,694
January	\$357,788	78,565,948	\$277,412	63,779,618	\$635,200
February	\$360,902	78,711,567	\$284,779	65,465,097	\$645,681
March	\$390,094	86,658,236	\$297,264	68,823,716	\$687,357
April	\$371,825	82,052,774	\$286,855	66,217,614	\$658,680
May	\$370,897	81,745,282	\$283,548	65,246,592	\$654,446
June	\$433,144	96,907,846	\$314,643	72,612,876	\$747,787
July	\$436,940	97,818,160	\$310,266	71,308,360	\$747,205
August	\$462,086	103,415,710	\$332,252	76,483,780	\$794,338
September	\$442,448	99,713,465	\$329,980	76,873,985	\$772,428
2021/22	\$4,754,222	1,055,984,593	\$ 3,569,195	824,043,553	\$ 8,323,417
2020/21	\$4,620,719	1,025,209,285	\$3,438,225	793,192,162	\$ 8,058,945
		3.0%			3.3%



Monthly Water Revenue

Water \$ Wastewater \$ Water Usage (1,000 gal.)



Water Only	Number of Customers	Usage by Customers	Amount Billed	Avg. Bill
less than 1,000 gal	4105	79%	\$ 18,472.50	\$ 4.50
1,000 to 2,000 gal.	142	3%	\$ 950.63	\$ 6.68
2,000 to 5,000 gal.	411	8%	\$ 5,983.54	\$ 14.58
5,000 to 10,000 ga	293	6%	\$ 8,574.96	\$ 29.26
more than 10,000 g	238	5%	\$ 64,770.63	\$ 272.43
	5,189		\$ 98,752.27	

Water & Sewer	Number of Customers	Usage by Customers	Amount Billed	Avg. Bill
less than 1,000 gal	2,828	25%	\$ 25,449.00	\$ 9.00
1,000 to 2,000 gal.	1,772	16%	\$ 23,471.30	\$ 13.25
2,000 to 5,000 gal.	4,106	36%	\$ 116,440.11	\$ 28.36
5,000 to 10,000 ga	1,836	16%	\$ 104,096.41	\$ 56.70
more than 10,000 g	740	7%	\$ 325,408.97	\$ 439.74
	11,281		\$ 594,865.79	



Base Rate Increase from
\$9.00 to \$12.00

Monthly Revenues						
	Water \$	Usage (gal)	Wastewater \$	Usage (gal)	Projected Total	Amount Billed
October	\$412,157	86,615,498	\$309,373	68,062,078	\$721,530	\$680,919
November	\$418,257	87,831,157	\$310,546	68,319,577	\$728,804	\$687,681
December	\$371,344	75,948,950	\$282,169	60,850,260	\$653,513	\$611,694
January	\$382,114	78,565,948	\$293,901	63,779,618	\$676,015	\$635,200
February	\$385,313	78,711,567	\$301,555	65,465,097	\$686,868	\$645,681
March	\$414,535	86,658,236	\$314,094	68,823,716	\$728,628	\$687,357
April	\$396,758	82,052,774	\$304,004	66,217,614	\$700,763	\$658,680
May	\$396,307	81,745,282	\$301,149	65,246,592	\$697,457	\$654,446
June	\$457,949	96,907,846	\$331,742	72,612,876	\$789,691	\$747,787
July	\$461,180	97,818,160	\$326,979	71,308,360	\$788,158	\$747,205
August	\$487,691	103,415,710	\$349,863	76,483,780	\$837,554	\$794,338
September	\$467,075	99,713,465	\$346,884	76,873,985	\$813,958	\$772,428
2021 / 22	\$5,050,680	1,055,984,593	\$ 3,772,259	824,043,553	\$ 8,822,939	\$8,323,417
Additional Revenue	\$ 499,523					



Base Rate Increase from \$9.00 to \$12.00

Water Only	Number of Customers	Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	4105	\$ 6.00	\$ 4.50	\$ 1.50
1,000 to 2,000 gal.	142	\$ 8.18	\$ 6.68	\$ 1.50
2,000 to 5,000 gal.	411	\$ 16.08	\$ 14.58	\$ 1.50
5,000 to 10,000 gal	293	\$ 30.76	\$ 29.26	\$ 1.50
more than 10,000 g	238	\$ 273.93	\$ 272.43	\$ 1.50
	5,189			
Water & Sewer	Number of Customers	Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	2,828	\$ 12.00	\$ 9.00	\$ 3.00
1,000 to 2,000 gal.	1,772	\$ 16.25	\$ 13.25	\$ 3.00
2,000 to 5,000 gal.	4,106	\$ 31.36	\$ 28.36	\$ 3.00
5,000 to 10,000 ga	1,836	\$ 59.70	\$ 56.70	\$ 3.00
more than 10,000 g	740	\$ 442.74	\$ 439.74	\$ 3.00
	11,281			

Variable Rate Increase from \$8.30 to \$9.00

Monthly Revenues						
	Water \$	Usage (gal)	Wastewater \$	Usage (gal)	Projected Total	Amount Billed
October	\$414,504	86,615,498	\$313,567	68,062,078	\$728,071	\$680,919
November	\$420,649	87,831,157	\$314,624	68,319,577	\$735,274	\$687,681
December	\$369,448	75,948,950	\$283,254	60,850,260	\$652,702	\$611,694
January	\$381,808	78,565,948	\$296,636	63,779,618	\$678,444	\$635,200
February	\$385,164	78,711,567	\$304,552	65,465,097	\$689,715	\$645,681
March	\$416,809	86,658,236	\$318,076	68,823,716	\$734,885	\$687,357
April	\$396,876	82,052,774	\$306,708	66,217,614	\$703,584	\$658,680
May	\$395,749	81,745,282	\$303,009	65,246,592	\$698,758	\$654,446
June	\$463,398	96,907,846	\$336,853	72,612,876	\$800,251	\$747,787
July	\$467,657	97,818,160	\$332,204	71,308,360	\$799,861	\$747,205
August	\$494,579	103,415,710	\$355,817	76,483,780	\$850,396	\$794,338
September	\$473,532	99,713,465	\$353,533	76,873,985	\$827,065	\$772,428
2021/ 22	\$5,080,173	1,055,984,593	\$3,818,834	824,043,553	\$8,899,006	\$ 8,323,417
Additional Revenue		\$	575,590			



Variable Rate Increase from \$8.30 to \$9.00

Water Only	Number of Customers		Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	4105	79%	\$ 4.50	\$ 4.50	\$ -
1,000 to 2,000 gal.	142	3%	\$ 6.87	\$ 6.68	\$ 0.18
2,000 to 5,000 gal.	411	8%	\$ 15.43	\$ 14.58	\$ 0.85
5,000 to 10,000 gal.	293	6%	\$ 31.35	\$ 29.26	\$ 2.09
more than 10,000 gal.	238	5%	\$ 295.03	\$ 272.43	\$ 22.60
	5,189				
Water & Sewer	Number of Customers		Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	2,828	25%	\$ 9.00	\$ 9.00	\$ -
1,000 to 2,000 gal.	1,772	16%	\$ 13.61	\$ 13.25	\$ 0.36
2,000 to 5,000 gal.	4,106	36%	\$ 29.99	\$ 28.36	\$ 1.63
5,000 to 10,000 gal.	1,836	16%	\$ 60.72	\$ 56.70	\$ 4.02
more than 10,000 gal.	740	7%	\$ 476.07	\$ 439.74	\$ 36.33
	11,281				

Base Rate: \$9.00 to \$12.00
Variable Rate: \$8.30 to \$9.00

Monthly Revenues						
	Water \$	Usage (gal)	Wastewater \$	Usage (gal)	Projected Total	Amount Billed
October	\$438,741	86,615,498	\$329,941	68,062,078	\$768,682	\$680,919
November	\$445,237	87,831,157	\$331,159	68,319,577	\$776,396	\$687,681
December	\$394,284	75,948,950	\$300,237	60,850,260	\$694,521	\$611,694
January	\$406,134	78,565,948	\$313,125	63,779,618	\$719,259	\$635,200
February	\$409,575	78,711,567	\$321,328	65,465,097	\$730,902	\$645,681
March	\$441,250	86,658,236	\$334,906	68,823,716	\$776,156	\$687,357
April	\$421,809	82,052,774	\$323,858	66,217,614	\$745,667	\$658,680
May	\$421,159	81,745,282	\$320,610	65,246,592	\$741,769	\$654,446
June	\$488,204	96,907,846	\$353,952	72,612,876	\$842,155	\$747,787
July	\$491,897	97,818,160	\$348,917	71,308,360	\$840,814	\$747,205
August	\$520,184	103,415,710	\$373,428	76,483,780	\$893,612	\$794,338
September	\$498,159	99,713,465	\$370,437	76,873,985	\$868,595	\$772,428
2021 / 22	\$5,376,631	1,055,984,593	\$4,021,898	824,043,553	\$9,398,529	\$ 8,323,417
Additional Revenue		\$1,075,112				



Base Rate: \$9.00 to \$12.00
Variable Rate: \$8.30 to \$9.00

Water Only	Number of Customers		Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	4105	79%	\$ 6.00	\$ 4.50	\$ 1.50
1,000 to 2,000 gal.	142	3%	\$ 8.37	\$ 6.68	\$ 1.68
2,000 to 5,000 gal.	411	8%	\$ 16.93	\$ 14.58	\$ 2.35
5,000 to 10,000 gal.	293	6%	\$ 32.85	\$ 29.26	\$ 3.59
more than 10,000 gal.	238	5%	\$ 296.53	\$ 272.43	\$ 24.10
	5,189				
Water & Sewer	Number of Customers		Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	2,828	25%	\$ 12.00	\$ 9.00	\$ 3.00
1,000 to 2,000 gal.	1,772	16%	\$ 16.61	\$ 13.25	\$ 3.36
2,000 to 5,000 gal.	4,106	36%	\$ 32.99	\$ 28.36	\$ 4.63
5,000 to 10,000 gal.	1,836	16%	\$ 63.72	\$ 56.70	\$ 7.02
more than 10,000 gal.	740	7%	\$ 479.07	\$ 439.74	\$ 39.33
	11,281				

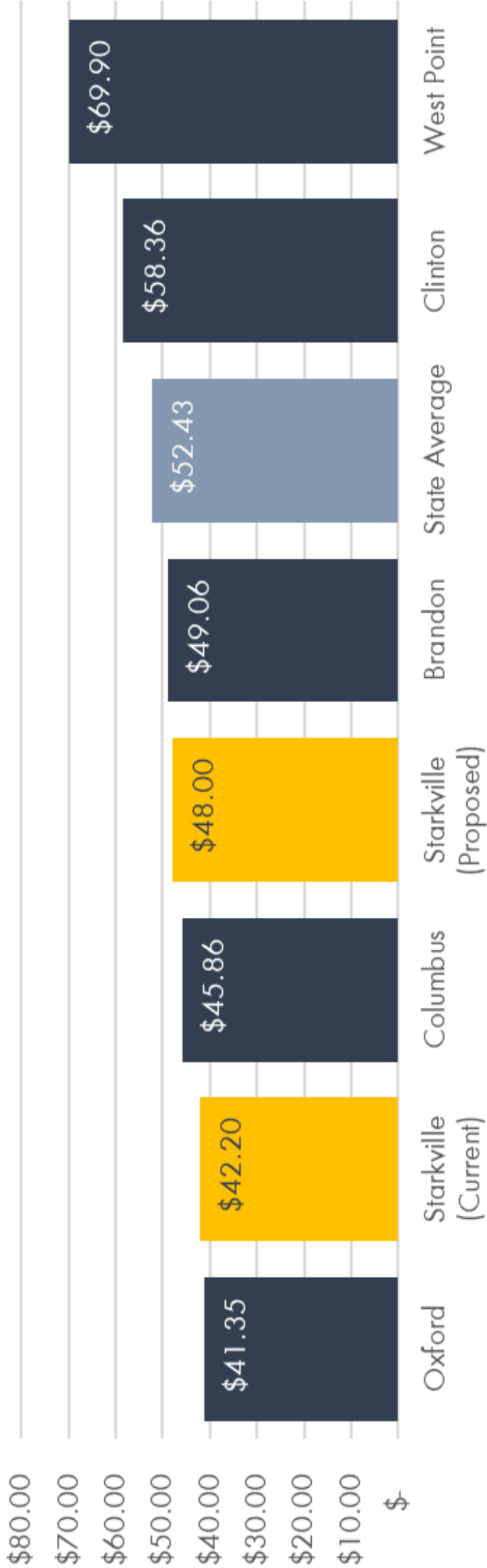


Rate Comparison: Oktibbeha County



Rate Comparison: Municipalities

Cost of 5,000 gal.
(Water & Wastewater)



Summary

	Base Water	Base Water & Sewer	Variable Water	Variable Water & Sewer	
Current Rate	\$ 4.50	\$ 9.00	\$ 4.15	\$ 8.30	
Proposed Rate	\$ 6.00	\$ 12.00	\$ 4.50	\$ 9.00	
Revenue Generated	\$ 499,523.00	46%	\$ 575,590.00	54%	\$ 1,075,113.00

Water Only	Number of Customers	Proj. Bill	Avg. Bill	Bill Increase
less than 1,000 gal	4105	\$ 6.00	\$ 4.50	\$ 1.50
1,000 to 2,000 gal.	142	\$ 8.37	\$ 6.68	\$ 1.68
2,000 to 5,000 gal.	411	\$ 16.93	\$ 14.58	\$ 2.35
5,000 to 10,000 gal	293	\$ 32.85	\$ 29.26	\$ 3.59
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Water & Sewer	Number of Customers	Proj. Bill	Avg. Bill	Bill Increase
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1,000 to 2,000 gal.	1,772	\$ 16.61	\$ 13.25	\$ 3.36
2,000 to 5,000 gal.	4,106	\$ 32.99	\$ 28.36	\$ 4.63
5,000 to 10,000 ga	1,836	\$ 63.72	\$ 56.70	\$ 7.02
more than 10,000 g	740	\$ 479.07	\$ 439.74	\$ 39.33
	11,281			

