

**MINUTES OF THE RECESS MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
October 15, 2024**

Be it remembered that the Mayor and Board of Alderman met in a Recess Meeting on October 15, 2024 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Aldermen Kim Moreland, Sandra Sistrunk, Jeffrey Rupp, Mike Brooks, Hamp Beatty, Roy A'. Perkins and Henry Vaughn, Sr. as well as City Attorney Berk Huskison and City Clerk / CFO Lesa Hardin.

Mayor Lynn Spruill opened the meeting with the Pledge of Allegiance followed by a moment of silence.

REQUESTED REVISIONS TO THE OFFICIAL AGENDA:

Mayor Lynn Spruill asked if there were any changes to the agenda as presented. Alderman Beatty asked that Mayor's Item B and Engineering Item 4 be removed from consent. Both are related to the main Street Redesign Project. There being no objections or additional changes, the Mayor called for a motion to approve the agenda with consent items as amended.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA WITH CONSENT ITEMS.

Alderman Rupp offered a motion, duly seconded by Alderman Brooks, to approve the October 15, 2024 Official Agenda as amended. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

Having received a majority affirmative vote, the Mayor declared the motion carried and then read the consented items.

**OFFICIAL AGENDA OF
THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI
RECESS MEETING OF TUESDAY, OCTOBER 15, 2024
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN STREET**

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

CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 17, 2024 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 27, 2024 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

V. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS: New Employee Introductions

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC APPEARANCES

VIII. PUBLIC HEARINGS

- A. FIRST PUBLIC HEARING ON AMENDING THE ORDINANCE 2021-07 AND MUNICODE §4.3.02(B) TO REFLECT CHANGES RELATED TO THE REQUIREMENT FOR A PERCENTAGE OF FOOD SALES AND THE REQUIREMENT FOR KITCHEN FACILITIES IN ORDER TO APPROVE THE SALE OF BEER AND LIGHT WINE AND TO ADD THE REQUIREMENTS FOR BUSINESSES THAT SERVE ALCOHOL TO PROVIDE SECURITY AND INSTALL CAMERAS AND FOR OTHER RELATED PURPOSES.
- B. PUBLIC HEARING AND CONSIDERATION OF SE 24-07: A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT **102 PRICE STREET** IN A C ZONING DISTRICT.
- C. PUBLIC HEARING AND CONSIDERATION OF SE 24-08: A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF **COLLIER ROAD AND ROCK HILL ROAD** IN AN RN ZONING DISTRICT.
- D. PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT **502 MCKEE AVE.**, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-176.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.
- E. PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT **203 WARE ST.**, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 118O-00-182.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.
- F. PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT **409 MCKEE AVE.**, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-098.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.
- G. PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT **107 REX ST.**, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 118O-00-231.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.
- H. PUBLIC HEARING AND CONSIDERATION FOR LOT MOWINGS: PROPERTIES (300 SCALES STREET AND 314 LOUISVILLE STREET) ON THE PROPERTY MOWING LIST FOR ADJUDICATION AS MENACES TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND IN NEED OF CLEANING AND TO APPROVE CLEANING IN ACCORDANCE WITH MISSISSIPPI CODE ANNOTATED §21-19-11.

IX. MAYOR'S BUSINESS

- A. CONSIDERATION OF APPROVING THE AMENDMENT TO THE LEASE AGREEMENT WITH THE COTTON DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO ADA BATHROOMS AND ACCESSORY STRUCTURES IN THE LEASED AREA ALONG ADKERSON WAY.
- B. CONSIDERATION OF THE MEMORANDUM OF UNDERSTANDING WITH THE STARKVILLE MAIN STREET ASSOCIATION FOR THE PURCHASE OF THE LIGHTING MATERIALS/ELEMENTS FOR THE MAIN STREET REDESIGN AND REDEVELOPMENT PROJECT.
- C. ACCEPTANCE OF TVA COMMUNITY TREES CONTRIBUTION OF \$50,000 TO STARKVILLE TO USE TO ENHANCE URBAN TREE CANOPIES IN THE COMMUNITY.

X. BOARD BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

- 1. CONSIDERATION OF REAPPOINTING CYNDI SULLIVAN FOR A 3-YEAR TERM AND APPOINTING DR. CORINNE KENNEDY TO THE HISTORIC PRESERVATION COMMISSION FOR A 3-YEAR TERM.
- 2. CONSIDERATION OF FP 24-08: A REQUEST FOR FINAL PLAT APPROVAL FOR THE "BUCKNER MINOR SUBDIVISION" AT THE SOUTHWEST CORNER OF MCKINLEY STREET AND SOUTH WASHINGTON STREET IN A TN-E ZONING DISTRICT.
- 3. CONSIDERATION OF CALLING FOR TWO PUBLIC HEARINGS TO AMEND THE UNIFIED DEVELOPMENT CODE.

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

- 1. REQUEST APPROVAL OF SELECTING THE FOLLOWING ENGINEERING FIRMS TO PROVIDE CONSULTANT SERVICES AND AUTHORIZATION FOR THE MAYOR TO NEGOTIATE AND EXECUTE MASTER SERVICES AGREEMENTS IN ACCORDANCE WITH MISSISSIPPI PROCUREMENT PROCEDURES: ALLEN & HOSHALL, BURNS COOLEY DENNIS, INC., NEEL-SCHAFFER, INC., OVERSTREET ASSOCIATES, SPRINGER ENGINEERING, INC. AND VOLKERT, INC.
- 2. REQUEST APPROVAL FOR AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR THE SPRING STREET CONNECTOR SOUTH PROJECT PENDING MDOT AUTHORITY TO ADVERTISE NOTIFICATION AND AUTHORIZATION FOR THE MAYOR TO SIGN RELATED MDOT REQUIRED PAPERWORK.

3. CONSIDERATION OF APPROVING THE CHANGE ORDER TO EXTEND THE TERM CONTRACT WITH GREGORY COMPANIES, LLC DBA MURPHREE PAVING FOR THE ANNUAL ASPHALT OVERLAYS CONTRACT FOR ONE CALENDAR YEAR.
4. CONSIDERATION OF APPROVING PERMISSION TO ADVERTISE FOR THE MAIN STREET IMPROVEMENTS PROJECT.
5. CONSIDERATION OF ACCEPTING THE LOW QUOTE FROM HANNON LLC IN THE AMOUNT OF \$28,977 TO PROVIDE ADA AND SIDEWALK-RELATED IMPROVEMENTS AT THE INTERSECTION OF FELLOWSHIP STREET AND UNIVERSITY DRIVE.
6. CONSIDERATION OF ACCEPTING THE LOW QUOTE FROM GROUNDSTONE CONSTRUCTION LLC IN THE AMOUNT OF \$15,615.00 TO PROVIDE DRAINAGE RELATED IMPROVEMENTS AT THE INTERSECTION OF WASHINGTON STREET AND GILLESPIE STREET.

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF SEPTEMBER 30, 2024 FOR FISCAL YEAR ENDING 9/30/24, AND AS OF OCTOBER 8, 2024 FOR FISCAL YEAR ENDING 9/30/25, ACKNOWLEDGING THAT THE CITY CLERK HAS ATTESTED AND CERTIFIED ON THE COVER OF THE CLAIMS DOCKET THAT ALL CLAIMS ON THE DOCKET ARE TRUE, ACCURATE, LAWFUL AND PROPER TO THE BEST OF HER KNOWLEDGE, FOR PAYMENT PURSUANT TO HER DUTIES UNDER MISS. CODE SECTIONS 21-39-5, 21-39-7, 21-39-9, 21-39-17 AND 21-15-21.
2. CONSIDERATION OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024.
3. REQUEST ACCEPTANCE OF SEPTEMBER 2024 FINANCIAL REPORTS.
4. REQUEST APPROVAL OF 2024 MUNICIPAL COMPLIANCE QUESTIONNAIRE.

F. FIRE DEPARTMENT

1. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM CATS (CENTRAL ALABAMA TRAINING SOLUTIONS) FOR A MAKO MODEL # EA06H, 6000 PSI SYSTEM IN THE AMOUNT OF \$27,500 AND CATS IS THE SOLE SOURCE PROVIDER FOR THE MAKO AIR COMPRESSOR IN THIS AREA.
2. REQUEST AUTHORIZATION FOR BRIAN ARNETT, KEN BRITT, ANNA ROBERTSON AND POSSIBLY ONE MORE PERSON TO TRAVEL TO CORINTH, MS TO ATTEND THE OLD SOUTH F.O.O.L.S. TRAINING ON NOVEMBER 6 – 10, 2024 AT AN APPROXIMATE COST OF \$1,700.00 WITH POSSIBLE ADVANCE TRAVEL.

G. HUMAN RESOURCES

1. REQUEST FOR AUTHORIZATION TO HIRE AVERY BROWN AS SANITATION WORKER AND EDTRON TAYLOR AS SEASONAL SANITATION WORKER IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.
2. REQUEST AUTHORIZATION TO HIRE SHANE AGUAYO AS AN ASSISTANT PERMIT TECHNICIAN FOR THE COMMUNITY DEVELOPMENT DEPARTMENT.

H. INFORMATION TECHNOLOGY

1. REQUEST APPROVAL FOR RENEWAL OF GOOGLE WORKSPACE CONTACT FROM SADA SYSTEMS AT ANNUAL FEE OF \$17,280.00.

I. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

J. POLICE DEPARTMENT

1. POLICE

- a. REQUEST AUTHORIZATION TO DECLARE THE FOLLOWING STARKVILLE POLICE DEPARTMENT VEHICLES AS SURPLUS AND ADVERTISE FOR SALE TO THE HIGHEST BIDDER ON GOVDEALS.COM, DISCARD, OR SELL DIRECTLY TO A SCRAP DEALER: 2011 CHEVROLET TAHOE VIN 2260, 2013 FORD TAURUS VIN 8066 AND 2013 FORD TAURUS VIN 8064.
- b. REQUEST APPROVAL TO PURCHASE FROM UNITED SHIELD INTERNATIONAL LLC, THE LOWER OF TWO ESTIMATES AT A COST OF \$7,864.08, (12) SIDE PANEL ARMOR SETS AND (8) STAND ALONE PLATES FROM THE STATE FORFEITED FUNDS LINE ITEM.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

1. CONSIDERATION OF THE PURCHASE OF A 25-YARD REFUSE TRUCK FROM INGRAM EQUIPMENT COMPANY, THE LOWEST BIDDER IN THE AMOUNT OF \$277,500.00 WITH A LOANER TRUCK TO BE PROVIDER FREE OF CHARGE UNTIL DELIVERY OF NEW TRUCK TO BE FINANCED WITH A THREE-YEAR LOAN FROM GENERAL FUNDS TO SANITATION, NET OF INSURANCE PROCEEDS.
2. CONSIDERATION OF THE PURCHASE OF A STREET SWEEPER FROM INGRAM EQUIPMENT COMPANY, THE LOWEST BIDDER IN THE AMOUNT OF \$344,500.00 TO BE FINANCED WITH A FIVE-YEAR LOAN FROM GENERAL FUNDS TO SANITATION.

L. UTILITIES DEPARTMENT

1. CONSIDERATION OF APPROVAL OF CHANGE ORDER #1 WITH G & L SANDBLASTING FOR A PRICE INCREASE OF \$8,000.00 FOR THE AZALEA LANE ELEVATED WATER TANK REHABILITATION PROJECT.
2. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM HARVEST TECHNOLOGY, LLC FOR ELECTRIC MOLE WHEEL REPLACEMENT IN THE AMOUNT OF \$5,742.00.
3. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM ANIXTER FOR 1200 V-4 WATER MODULES IN THE AMOUNT OF \$168,960.00 IN THAT THEY ARE COMPATIBLE WITH CURRENT METER SOFTWARE AND ANIXTER IS THE SOLE SOURCE PROVIDER FOR HONEYWELL IN THIS AREA.
4. REQUEST EMERGENCY AUTHORIZATION, AS PER MISSISSIPPI CODE SECTION 31-7-13 (K) THAT AN EMERGENCY EXISTED SUCH THAT A DELAY WOULD HAVE BEEN

DETRIMENTAL TO THE INTEREST OF THE GOVERNING AUTHORITY AND THE WELFARE OF ITS CITIZENS, TO PURCHASE THE MOTOR REPLACEMENT FOR THE PARKDALE WELL IN THE AMOUNT OF \$12,261.00 FROM DONALD SMITH COMPANY, INC.

5. REQUEST AUTHORIZATION TO ADVERTISE FOR SOURCE OF SUPPLY BIDS FOR THE ELECTRIC AND WATER DIVISIONS OF STARKVILLE UTILITIES, WITH THE INTENT OF AWARDED THE SOURCE OF SUPPLY CONTRACTS FOR JANUARY 1, 2025 THROUGH JUNE 30, 2025.
6. CONSIDERATION OF ACCEPTING GRANT AGREEMENT MODIFICATION #2 TO THE MUNICIPALITY AND COUNTY WATER INFRASTRUCTURE (MCWI) GRANT FOR THE AERATOR REPLACEMENT PROJECT FOR THE WASTEWATER TREATMENT PLANT.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

XV. OPEN SESSION

XVI. ADJOURN UNTIL NOVEMBER 5, 2024 @ 5:30 IN THE COURT ROOM AT 110 WEST MAIN STREET.

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

Consent items 2 – 31:

2. CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 17, 2024 MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the September 17, 2024 meeting of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 27, 2024 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the September 27, 2024 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

4. CONSIDERATION OF APPROVING THE AMENDMENT TO THE LEASE AGREEMENT WITH THE COTTON DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO ADA BATHROOMS AND ACCESSORY STRUCTURES IN THE LEASED AREA ALONG ADKERSON WAY.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of amending the lease agreement for the use of the city right of way on Adkerson Way with the Dan Camp Family Real Estate, LLC, d/b/a Cotton District to allow for the construction of accessory structures and 2 ADA bathroom facilities in compliance with all city building codes” is enumerated, this consent item is thereby approved.

STREET RIGHT OF WAY ENCROACHMENT LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into by and between "The Dan Camp Family Real Estate LLC. d/b/a The Cotton District" (hereinafter "**DEVELOPER**"), and **CITY OF STARKVILLE, MISSISSIPPI**, a municipal corporation existing pursuant to the laws of the State of Mississippi (hereinafter "**CITY**").

WITNESSETH:

WHEREAS, the **DEVELOPER** desires to construct and install an outside seating area to include two ADA bathrooms and accessory structure serving area s with construction subject to applicable city codes on property located in the **CITY** of Starkville, County of Oktibbeha, State of Mississippi, more specifically described as being located along the western right-of-way of Adkerson Way at the intersection with University Drive.

WHEREAS, the **DEVELOPER** and **CITY**, are aware that the new installation will be constructed on the right of way in an area described as follows:

The subject leased premises is a 1,887 Square Foot+/- site along the Western right-of-way of Adkerson Way at the intersection of University Drive, the subject has 26 feet+/- frontage along University Drive and narrows to 19 feet+/- wide after approximately 25 foot of depth. Total Frontage along Adkerson Way is 90 feet, more or less.

LESS AND EXCEPT, the City of Starkville, Mississippi does herein reserve unto itself a 5 to 10 foot +/- wide easement along the entire East side of said described property along and adjoining Adkerson Way for the construction and maintenance of a sidewalk.

The City shall determine the dimensions appropriate for the sidewalk prior to construction by the **Developer**. Photos of the leased property and an aerial depicting the property are attached to this Lease Agreement as Ex. "A" and

WHEREAS, the **DEVELOPER** and the **CITY**, both having been made aware of the proposed right of way encroachment, desire to provide for the permissive use thereof.

NOW, THEREFORE, in consideration of the **CITY** allowing the **DEVELOPER** to construct and maintain said outside seating, serving and bathroom accessory structure area in the above-described right of way, the **DEVELOPER** and **CITY** do mutually agree and covenant as follows:

1. The **CITY** does not proport by entering into this lease to grant **DEVELOPER any** right, title, claim or easement on said right of way.

2. **TERM:** This lease agreement is effective as of July 1, 2023, and shall continue in effect for fifteen (15) years, with an option of a (10) year renewal for the Developer, unless sooner terminated in accordance with other provisions in this agreement. Developer shall provide written notice of exercise to the option to renew at least (90) days prior to the expiration of the initial (15) year term. In

the event the Developer exercises the (10) year renewal option, either party shall, at least ninety (90) days prior to the expiration of the option term, provide written notice to the other party of its intention to terminate the lease prior to expiration of the option term. The term of the lease shall be automatically renewed at the end of the option term for an additional five (5) years upon the same terms and conditions contained herein unless either party exercises its right to terminate the lease at the end of the option term as outlined above.

3. **RENT:** The parties agree that rent for the leased premises during the term of the lease shall be \$300.00 per month, with the first payment due on the first day of July, 2023, and subsequent payments due on the first day of each month thereafter for the fifteen (15) year lease term. If the **Developer** exercises its option on the (10) year renewal, the **City** may at its discretion consider and negotiate an increased monthly rent not to exceed \$500.00 per month during the option period. Rent shall be paid to the Clerk of the City of Starkville. In the event rent is not received within ten (10) business days after the due date, **DEVELOPER** agrees to pay a late charge of five percent (5%) for said rent when due. If **DEVELOPER** breaches this Lease Agreement or vacates the premises prior to the expiration of the lease term, **CITY** may accelerate the terms of this lease and declare all rents for the remaining term to be immediately due and payable. In addition, if **DEVELOPER** should vacate the leased premises, for any reason, prior to the expiration of the lease, **DEVELOPER** shall be liable to **CITY**, in addition to all other damages and remedies arising from **DEVELOPER's** breach of the lease, for reasonable costs and expenses incurred in attempting to re-rent the leased premises.

4. The **CITY** may at any time at its discretion require and compel the reconstruction or relocation of the above-described work or any appurtenances thereto when the board deems it necessary for the repair, maintenance, widening, or reconstruction thereof and all expense of such reconstruction or relocation is to be borne exclusively by the **DEVELOPER** and the **CITY** is in no way liable. It is further understood and agreed that, if this lease is entered into, the **CITY** will use all reasonable effort to avoid the necessity of requesting that the outdoor seating area and serving accessory structure be moved, altered, or reconstructed.

5. All construction will be done in full compliance with all regulations of the **CITY** in effect at the time of construction.

6. **DEVELOPER** must provide proof of and maintain general public liability insurance against claims relating to or occurring on or about the Property and its respective appurtenances and improvements, including personal injury, death and property damage with a combined single limit of not less than One Million Dollars (\$1,000,000.00) per occurrence on account of bodily injuries to or death of one person and Two Million Dollars (\$2,000,000.00) on account of bodily injuries or death of more than one person as a result of any one incident or occurrence. All such general public liability insurance shall name the City of Starkville as an additional insured.

7. The **DEVELOPER** and contractor hired by the **DEVELOPER** will not be released from responsibility until final inspection has been made by the **CITY** and notice has been given that work is satisfactory.

8. **DEVELOPER** is responsible for obtaining a Utility Locate and resolving any conflict with other utilities on the **CITY** right-of-way. **DEVELOPER** must notify other utility companies of any conflicts and gain permission for proposed alterations.

9. A copy of the approved plans is to be kept at the site of the work at all times during the construction of the outside seating area.

10. The **DEVELOPER** agrees to bear the expense of any relocation or adjustment as deemed necessary by the **CITY** to sewers, public improvements and utilities made necessary by the encroachment of said structure in the existing right of way.

11. The **CITY** will not be responsible for any damage to said area in the existing right of way.

12. The **DEVELOPER** agrees to indemnify, defend, and hold harmless the **CITY** and its employees, agents, and representatives from any loss, damage, inconvenience, injury, loss of business, claim, judgement, or any other expense, including attorney fees, brought against the **CITY** or its employees, agents, or representatives relating to said outside seating area.

13. The **DEVELOPER** agrees to assume full and complete responsibility for any and all damage to the **CITY's** right of way, easement, public improvements, drainage facilities, sanitary sewers or public utilities during construction, repairs and maintenance of the said outside seating area.

14. The **DEVELOPER** agrees to pay for the recordation of this agreement and any plats or plans that may be attached.

15. The **DEVELOPER** shall be solely responsible for any and all damage and/or injuries caused by, relating to, or resulting from the outside seating area.

16. The **DEVELOPER** agrees to furnish, on demand of the **CITY**, satisfactory evidence that it has the lawful right to enter into this agreement for the purposes herein contained, and said agreement is subject to the approval of the **CITY** Attorney and **CITY** Board.

17. **Events of Default.** The occurrence of any of the following acts or events shall constitute an event of default under this lease:

- (a) **DEVELOPER's** failure to make any payment of rent or any other payment required hereunder;
- (b) **DEVELOPER's** failure to fulfill or perform any of **DEVELOPER's** other covenants, agreements or obligations under this lease;
- (c) At any time during the term, the filing by or against the **CITY** or **DEVELOPER** in any court pursuant to any petition in bankruptcy alleging an insolvency, for reorganization, for the appointment of a receiver, or for an arrangement under the Bankruptcy Code, or if a similar type of proceeding shall be filed.

18. The **DEVELOPER** hereby agrees that this agreement shall run with the land and shall be binding on the successors and assigns of the **DEVELOPER**.

19. Execution of this instrument shall in no way be interpreted by the **DEVELOPER** as a relinquishment by the **CITY** of said right of way, and the **CITY** specifically retains all of its lawful rights and powers associated therewith.

20. This Agreement shall be null and void if any future improvements or alterations are made to the portion of the outside seating area, accessory serving area and bathrooms located inside of the **CITY's** right of way without written permission by the **CITY** through the **CITY** Planner's office. Any permission denied by the **CITY** Planner's office may be appealed to the Board of Aldermen.

21. **Compliance with Laws.**

- (a) **DEVELOPER** acknowledges that any use of property that is unlawful, improper, excessively noisy or offensive, or contrary to any law or any applicable law, regulation, or ordinance in force in Starkville, Mississippi shall be grounds for immediate termination of the lease.
- (b) **DEVELOPER** is obligated, at its own expense, to procure the appropriate permits for the operation of its business on the property including any necessary permits from the Mississippi Department of Revenue and/or Alcoholic Beverage Control for the sale of alcoholic beverages on the property. **DEVELOPER** shall give prompt notice to the **CITY** of any violation of any law or requirement of public authority with respect to the property or the use and occupation thereof.
- (c) **DEVELOPER** shall not permit any liens to attach to the property. If any lien or order for the payment of money shall be filed against **DEVELOPER** or the property, arising out of **DEVELOPER's** use or occupation of the property then **DEVELOPER** shall, immediately cause such lien to be canceled and discharged of record, by bond or otherwise, at the election and expense of **DEVELOPER** or **DEVELOPER** may insure over such lien with a title insurance company acceptable to the **CITY**. **DEVELOPER** shall, indemnify, hold harmless and defend on behalf of the **CITY**, at **DEVELOPER's** sole cost and expense, any action, suit or proceeding which may be brought thereon or for the enforcement of such lien, liens or orders, and **DEVELOPER** shall pay any damages and discharge any judgment entered thereon.

This Agreement was given approval by the Mayor and Board of Aldermen at a meeting held on October 15, 2024

IN WITNESS WHEREOF, the parties have executed this agreement this October 15, 2024

DEVELOPER:

 9/27/24

5. CONSIDERATION OF TVA COMMUNITY TREES CONTRIBUTION OF \$50,000 TO STARKVILLE TO USE TO ENHANCE URBAN TREE CANOPIES IN THE COMMUNITY.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of accepting the Tennessee Valley Authority Community Trees Contribution grant in the amount of \$50,000” is enumerated, this consent item is thereby approved.

The City was awarded a grant (which has not yet been received) from TVA to install trees along existing walking paths to enhance urban tree canopies in the community. This funding will be used to replace trees along the Lynn Lane multi-use path.

6. CONSIDERATION OF REAPPOINTING CYNDI SULLIVAN FOR A 3-YEAR TERM AND APPOINTING DR. CORINNE KENNEDY TO THE HISTORIC PRESERVATION COMMISSION FOR A 3-YEAR TERM.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of reappointing Cyndi Sullivan for a 3-year term and appointing Dr. Corinne Kennedy to the Historic Preservation Commission for a 3-year term” is enumerated, this consent item is thereby approved. Both appointments are for a 3-year term ending October 15, 2027.

7. CONSIDERATION OF FP 24-08: A REQUEST FOR FINAL PLAT APPROVAL FOR THE “BUCKNER MINOR SUBDIVISION” AT THE SOUTHWEST CORNER OF MCKINLEY STREET AND SOUTH WASHINGTON STREET IN A TN-E ZONING DISTRICT.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of FP 24-08 a request for Final Plat approval for the “Buckner Minor Subdivision” at the southwest corner of McKinley Street and South Washington Street in a TN-E zoning district” is enumerated, this consent item is thereby approved.

The applicant, Drew Morgan, on behalf of John P Buckner, is proposing to consolidate three lots into two, with two homes currently located on two of the lots. Each home will be situated on its own remaining lot. The gross combined acreage of both lots is +/-0.93, with a total of two lots.

8. CONSIDERATION OF CALLING FOR TWO PUBLIC HEARINGS TO AMEND THE UNIFIED DEVELOPMENT CODE.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of calling for two public hearings to amend the Unified Development Code” is enumerated, this consent item is thereby approved.

The proposed changes include but are not limited to the following sections:

- Section 5- Correct an error in the base dimension chart for side setbacks in the T-4 zoning district
- Section 6- Add base dimension standards for Multiplex buildings within C and CN zoning districts
- Section 14- Add requirement to remove guy wires from trees within a year of planting
- Section 16.10- Update flood plain protection requirements for historic structures

9. CONSIDERATION OF SELECTING THE FOLLOWING ENGINEERING FIRMS TO PROVIDE CONSULTANT SERVICES AND AUTHORIZATION FOR THE MAYOR TO NEGOTIATE AND EXECUTE MASTER SERVICES AGREEMENTS IN ACCORDANCE WITH MISSISSIPPI PROCUREMENT PROCEDURES: ALLEN & HOSHALL, BURNS COOLEY DENNIS, INC., NEEL-SCHAFFER, INC., OVERSTREET ASSOCIATES, SPRINGER ENGINEERING, INC. AND VOLKERT, INC.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of selecting multiple engineering firms to provide consultant services and authorization for the Mayor to negotiate and execute Master Services Agreements in accordance with Mississippi procurement procedures” is enumerated, this consent item is thereby approved.

A Request for Qualifications (RFQ) to provide consultant services was advertised on September 3rd, 2024. Statements of Qualifications (SOQ) were received from the following firms: Allen & Hoshall, Burns Cooley Dennis, Inc., Neel-Schaffer, Inc., Overstreet & Associates, Springer Engineering, Inc. and Volkert, Inc.

The Consultant Selection Committee met on October 7th, 2024 in the engineering conference room located at City Hall to review the submitted SOQs. Each SOQ was evaluated using the criteria set out in the advertisement. Following this review, the committee recommended approving Master Service Agreements with each of the firms that submitted SOQs.

10. CONSIDERATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR THE SPRING STREET CONNECTOR SOUTH PROJECT PENDING MDOT AUTHORITY TO ADVERTISE NOTIFICATION AND AUTHORIZATION FOR THE MAYOR TO SIGN RELATED MDOT REQUIRED PAPERWORK.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to advertise for construction bids for the Spring Street Connector South project pending MDOT authority to advertise notification and authorization for the Mayor to sign related MDOT required paperwork” is enumerated, this consent item is thereby approved. This project (Federal Aid Project No. STP-7131-00(001) LPA /109583-701000) is a continuation of the City’s masterplan to connect pedestrian and bicycle facilities from existing facilities on Locksley Way to those on Russell Street. This specific project includes installing a sidewalk and bike lanes along Spring Street from the intersection of Locksley Way to the intersection of Hwy 12 and is a continuation of the project that was finished earlier this year.

11. CONSIDERATION THE CHANGE ORDER TO EXTEND THE TERM CONTRACT WITH GREGORY COMPANIES, LLC DBA MURPHREE PAVING FOR THE ANNUAL ASPHALT OVERLAYS CONTRACT FOR ONE CALENDAR YEAR.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the change order to extend the term contract with Gregory Companies, LLC DBA Murphree Paving for the Annual Asphalt Overlays Contract for one calendar year” is enumerated, this consent item is thereby approved.

12. CONSIDERATION TO ACCEPT THE LOW QUOTE FROM HANNON LLC IN THE AMOUNT OF \$28,977 TO PROVIDE ADA AND SIDEWALK-RELATED IMPROVEMENTS AT THE INTERSECTION OF FELLOWSHIP STREET AND UNIVERSITY DRIVE.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the low quote from Hannon LLC in the amount of \$28,977 to provide ADA and sidewalk-related improvements at the intersection of Fellowship Street and University Drive with Alt 1 Brick Pavers” is enumerated, this consent item is thereby approved. Two quotes received: Hannon, LLC- \$28,977.00 and GroundStone Construction - \$41,542.00.

13. CONSIDERATION OF ACCEPTING THE LOW QUOTE FROM GROUNDSTONE CONSTRUCTION LLC IN THE AMOUNT OF \$15,615.00 TO PROVIDE DRAINAGE RELATED IMPROVEMENTS AT THE INTERSECTION OF WASHINGTON STREET AND GILLESPIE STREET.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the low quote from GroundStone Construction LLC in the amount of \$15,615.00 to provide drainage related improvements at the intersection of Washington Street and Gillespie Street” is enumerated, this consent item is thereby approved.

Two quotes received: Hannon, LLC- \$18,775.00 and Groundstone Construction - \$15,615.00.

14. CONSIDERATION OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of Budget Adjustments for fiscal year 9-30-24” is enumerated, this consent item is thereby approved.

15. CONSIDERATION TO ACCEPT THE SEPTEMBER 2024 FINANCIAL REPORTS.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “acceptance of the September 2024 financial reports” is enumerated, this consent item is thereby approved.

16. CONSIDERATION TO APPROVE THE 2024 MUNICIPAL COMPLIANCE QUESTIONNAIRE.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the 2024 Municipal Compliance Questionnaire” is enumerated, this consent item is thereby approved. The questionnaire follows the budget adjustments.

17. CONSIDERATION TO ACCEPT THE SOLE SOURCE QUOTE FROM CATS (CENTRAL ALABAMA TRAINING SOLUTIONS) FOR A MAKO MODEL # EA06H, 6000 PSI SYSTEM IN THE AMOUNT OF \$27,500 AND CATS IS THE SOLE SOURCE PROVIDER FOR THE MAKO AIR COMPRESSOR IN THIS AREA.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to purchase a Mako Model # EA06H, 6000 PSI System from CATS (Central Alabama Training Solutions), a sole source provider, at a cost of \$27,500” is enumerated, this consent item is thereby approved. Sole Source letter is in the file.

18. CONSIDERATION FOR BRIAN ARNETT, KEN BRITT, ANNA ROBERTSON AND POSSIBLY ONE MORE PERSON TO TRAVEL TO CORINTH, MS TO ATTEND THE OLD SOUTH F.O.O.L.S. TRAINING ON NOVEMBER 6 – 10, 2024 AT AN APPROXIMATE COST OF \$1,700.00 WITH POSSIBLE ADVANCE TRAVEL.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval for Brian Arnett, Ken Britt, Anna Robertson and possibly one more person to travel to Corinth, MS to attend the Old South F.O.O.L.S. Training on November 6 – 10, 2024 at an approximate cost of \$1,700.00 (hotel and registration)” is enumerated, this consent item is thereby approved.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
General Fund Revenues					
200 - Taxes	10,208,900	-	10,208,900	-	10,208,900
206 - Lieu of Taxes	721,300	128,619	849,919	-	849,919
220 - License and Permits	300,500	115,000	415,500	-	415,500
230 - Intergovernmental Revenues	11,705,500	82,649	11,788,149	-	11,788,149
250 - Grants (Federal)	108,655	506,292	614,947	-	614,947
330 - Fines and Forfeits	650,000	-	650,000	-	650,000
340 - Miscellaneous (Unrestricted)	749,695	127,855	877,550	-	877,550
360 - Charges for Services	38,400	-	38,400	-	38,400
380 - Transfers and Non Revenue Receipts	4,130,000	12,380	4,142,380	-	4,142,380
Total General Fund Revenues	28,612,950	972,795	29,585,745	-	29,585,745

General Fund Expenditures

100 - Board of Aldermen

400 - Personnel Services	221,266	-	221,266	(3,565)	217,701
600 - Contractual Services	14,250	-	14,250	350	14,600
Total 100 - Board of Aldermen	235,516	-	235,516	(3,215)	232,301

Purpose: To reclassify excess budget to be reserved for capital projects.

110 - Municipal Court

400 - Personnel Services	422,082	-	422,082	(18,730)	403,352
500 - Supplies	10,000	-	10,000	35	10,035
600 - Contractual Services	32,250	-	32,250	(8,750)	23,500
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	15,000	-	15,000	-	15,000
Total 110 - Municipal Court	479,332	-	479,332	(27,445)	451,887

Purpose: To reclassify excess budget to be reserved for capital projects.

111 - Youth Court

600 - Contractual Services	2,000	(1,650)	350	-	350
Total 111 - Youth Court	2,000	(1,650)	350	-	350

120 - Mayors Office

400 - Personnel Services	183,180	-	183,180	(1,000)	182,180
500 - Supplies	6,750	1,850	8,600	-	8,600
600 - Contractual Services	129,550	(1,100)	128,450	(9,200)	119,250
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	-	-	2,285	2,285
Total 120 - Mayors Office	319,480	750	320,230	(7,915)	312,315

Purpose: To reclassify excess budget to be reserved for capital projects.

123 - IT

400 - Personnel Services	367,860	(2,000)	365,860	-	365,860
500 - Supplies	750	100	850	-	850
600 - Contractual Services	180,735	15,425	196,160	20,000	216,160
700 - Grants, Subsidies and Allocations	-	59,000	59,000	-	59,000
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	83,927	-	83,927	8,600	92,527
Total 123 - IT	633,272	72,525	705,797	28,600	734,397

Purpose: To increase budget for software expenses and IT equipment purchases.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
130 - Elections					
500 - Supplies	500	-	500	-	500
600 - Contractual Services	2,500	(500)	2,000	(950)	1,050
Total 130 - Elections	3,000	(500)	2,500	(950)	1,550

Purpose: To reclassify excess budget to be reserved for capital projects.

142 - City Clerks Office					
400 - Personnel Services	456,625	-	456,625	(7,500)	449,125
500 - Supplies	7,500	-	7,500	500	8,000
600 - Contractual Services	261,150	3,500	264,650	(75,500)	189,150
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	3,000	-	3,000	-	3,000
Total 142 - City Clerks Office	728,275	3,500	731,775	(82,500)	649,275

Purpose: To reclassify excess budget to be reserved for capital projects.

160 - Prosecuting Attorney and Staff					
400 - Personnel Services	72,890	-	72,890	-	72,890
Total 160 - Prosecuting Attorney and Staff	72,890	-	72,890	-	72,890

169 - Legal					
600 - Contractual Services	205,000	-	205,000	(16,000)	189,000
Total 169 - Legal	205,000	-	205,000	(16,000)	189,000

Purpose: To reclassify excess budget to be reserved for capital projects.

180 - Human Resources					
400 - Personnel Services	463,252	(3,500)	459,752	(48,500)	411,252
500 - Supplies	3,000	-	3,000	1,000	4,000
600 - Contractual Services	48,750	(1,000)	47,750	1,500	49,250
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	4,500	4,500	-	4,500
Total 180 - Human Resources	515,002	-	515,002	(46,000)	469,002

Purpose: To reclassify excess budget to be reserved for capital projects.

190 - City Planner					
400 - Personnel Services	192,842	-	192,842	(1,000)	191,842
500 - Supplies	400	-	400	-	400
600 - Contractual Services	43,900	(1,000)	42,900	(15,400)	27,500
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	30,000	1,000	31,000	-	31,000
Total 190 - City Planner	267,142	-	267,142	(16,400)	250,742

Purpose: To reclassify excess budget to be reserved for capital projects.

191 - External Services					
400 - Personnel Services	175,795	-	175,795	(62,000)	113,795
Total 191 - External Services	175,795	-	175,795	(62,000)	113,795

Purpose: To reclassify excess budget to be reserved for capital projects.

192 - General Government Bldg & Plant					
500 - Supplies	5,300	-	5,300	-	5,300
600 - Contractual Services	143,000	22,500	165,500	(5,000)	160,500
Total 192 - General Government Bldg & Plant	148,300	22,500	170,800	(5,000)	165,800

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
195 - Transfers to Other Agencies					
600 - Contractual Services	49,466	-	49,466	-	49,466
700 - Grants, Subsidies and Allocations	5,000	-	5,000	(1,150)	3,850
990 - Transfers	763,000	68,722	831,722	-	831,722
Total 195 - Transfers to Other Agencies	817,466	68,722	886,188	(1,150)	885,038

Purpose: To reclassify excess budget to be reserved for capital projects.

196 - Cemetery Administration					
600 - Contractual Services	46,000	-	46,000	(5,000)	41,000
Total 196 - Cemetery Administration	46,000	-	46,000	(5,000)	41,000

Purpose: To reclassify excess budget to be reserved for capital projects.

197 - Engineering					
400 - Personnel Services	536,410	(5,000)	531,410	(69,000)	462,410
500 - Supplies	10,700	5,000	15,700	(5,000)	10,700
600 - Contractual Services	39,850	-	39,850	(9,000)	30,850
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	5,000	-	5,000	-	5,000
Total 197 - Engineering	591,960	-	591,960	(83,000)	508,960

Purpose: To reclassify excess budget to be reserved for capital projects.

201 - Police					
400 - Personnel Services	6,050,292	(107,000)	5,943,292	(235,000)	5,708,292
500 - Supplies	527,560	-	527,560	20,000	547,560
600 - Contractual Services	612,600	163,085	775,685	32,000	807,685
700 - Grants, Subsidies and Allocations	-	67,295	67,295	-	67,295
800 - Debt Service	162,500	(162,500)	-	-	-
900 - Capital Outlay	298,700	188,649	487,349	7,500	494,849
Total 201 - Police	7,651,652	149,529	7,801,181	(175,500)	7,625,681

Purpose: To reclassify excess budget to be reserved for capital projects.

245 - Dispatchers					
400 - Personnel Services	350,212	(1,700)	348,512	(18,000)	330,512
500 - Supplies	1,000	600	1,600	600	2,200
600 - Contractual Services	2,500	1,100	3,600	600	4,200
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	-	-	-	-
Total 245 - Dispatchers	353,712	-	353,712	(16,800)	336,912

Purpose: To reclassify excess budget to be reserved for capital projects.

246 - Code Enforcement					
400 - Personnel Services	136,820	(2,500)	134,320	(14,000)	120,320
500 - Supplies	4,500	-	4,500	-	4,500
600 - Contractual Services	7,000	9,415	16,415	1,000	17,415
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	-	-	-	-
Total 246 - Code Enforcement	148,320	6,915	155,235	(13,000)	142,235

Purpose: To reclassify excess budget to be reserved for capital projects.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
254 - DUI Grant					
400 - Personnel Services	181,337	-	181,337	(20,000)	161,337
Total 254 - DUI Grant	<u>181,337</u>	<u>-</u>	<u>181,337</u>	<u>(20,000)</u>	<u>161,337</u>

Purpose: To reclassify excess budget to be reserved for capital projects.

261 - Fire Department					
400 - Personnel Services	4,338,444	(37,970)	4,300,474	(37,500)	4,262,974
500 - Supplies	119,000	(1,680)	117,320	-	117,320
600 - Contractual Services	279,500	47,970	327,470	8,000	335,470
700 - Grants, Subsidies and Allocations	40,000	173,279	213,279	-	213,279
800 - Debt Service	226,385	-	226,385	-	226,385
900 - Capital Outlay	45,000	(10,000)	35,000	-	35,000
Total 261 - Fire Department	<u>5,048,329</u>	<u>171,599</u>	<u>5,219,928</u>	<u>(29,500)</u>	<u>5,190,428</u>

Purpose: To reclassify excess budget to be reserved for capital projects.

281 - Building/Community Development					
400 - Personnel Services	288,355	-	288,355	(21,000)	267,355
500 - Supplies	7,100	-	7,100	(2,500)	4,600
600 - Contractual Services	35,500	-	35,500	(16,000)	19,500
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	-	-	-	-
281 - Building/Community Development	<u>330,955</u>	<u>-</u>	<u>330,955</u>	<u>(39,500)</u>	<u>291,455</u>

Purpose: To reclassify excess budget to be reserved for capital projects.

290 - Civil Defense/Warning System					
600 - Contractual Services	18,000	1,250	19,250	-	19,250
Total 290 - Civil Defense/Warning System	<u>18,000</u>	<u>1,250</u>	<u>19,250</u>	<u>-</u>	<u>19,250</u>

301 - Street					
400 - Personnel Services	1,013,115	-	1,013,115	(10,500)	1,002,615
500 - Supplies	281,000	17,400	298,400	(35,000)	263,400
600 - Contractual Services	620,400	-	620,400	(45,000)	575,400
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	48,075	-	48,075	(16,860)	31,215
900 - Capital Outlay	75,000	-	75,000	(60,000)	15,000
Total 301 - Street	<u>2,037,590</u>	<u>17,400</u>	<u>2,054,990</u>	<u>(167,360)</u>	<u>1,887,630</u>

Purpose: To reclassify excess budget to be reserved for capital projects.

360 - Animal Control					
400 - Personnel Services	110,825	-	110,825	(14,500)	96,325
500 - Supplies	6,500	-	6,500	-	6,500
600 - Contractual Services	6,500	-	6,500	-	6,500
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	-	-	-	-	-
Total 360 - Animal Control	<u>123,825</u>	<u>-</u>	<u>123,825</u>	<u>(14,500)</u>	<u>109,325</u>

Purpose: To reclassify excess budget to be reserved for capital projects.

550 - Parks and Recreation					
600 - Contractual Services	1,505,000	150,000	1,655,000	75,000	1,730,000
Total 550 Parks and Recreation	<u>1,505,000</u>	<u>150,000</u>	<u>1,655,000</u>	<u>75,000</u>	<u>1,730,000</u>

Purpose: To increase parks operating budget.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
600 - Capital Projects					
700 - Grants, Subsidies and Allocations	7,500	-	7,500	(7,000)	500
900 - Capital Outlay	100,000	-	100,000	-	100,000
Total 600 - Capital Projects	107,500	-	107,500	(7,000)	100,500

Purpose: To reclassify excess budget to be reserved for capital projects.

800 - Debt Service					
800 - Debt Service	15,000	-	15,000	(1,000)	14,000
Total - 800 Debt Service	15,000	-	15,000	(1,000)	14,000

900 - Interfund Transactions					
900 - Beginning Fund Balance and Contingency	2,785,000	-	2,785,000	-	2,785,000
990 - Transfers	3,066,300	310,255	3,376,555	737,135	4,113,690
Total 900 - Interfund Transactions	5,851,300	310,255	6,161,555	737,135	6,898,690

Purpose: To increase budget to Transfer to Capital Projects Fund and City Owned Building Fund for Library HVAC.

Total General Fund Expenditures	28,612,950	972,795	29,585,745	-	29,585,745
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Fund 002 - Restricted Police Fund

Revenues					
330 - Fines and Forfeits	12,000	2,700	14,700	-	14,700
380 - Transfers and Nonrevenue Receipts	1,500	3,500	5,000	-	5,000
Total Revenues	13,500	6,200	19,700	-	19,700

Expenditures					
500 - Supplies	9,000	2,700	11,700	-	11,700
900 - Capital Outlay	4,500	3,500	8,000	-	8,000
Total Expenditures	13,500	6,200	19,700	-	19,700

Fund 003 - Restricted Fire Fund

Revenues					
230 - Intergovernmental Revenues	167,000	-	167,000	-	167,000
Total Revenues	167,000	-	167,000	-	167,000

Expenditures					
500 - Supplies	2,000	-	2,000	-	2,000
600 - Contractual Services	750	-	750	-	750
800 - Debt Service	163,816	-	163,816	-	163,816
900 - Capital Outlay	434	-	434	-	434
Total Expenditures	167,000	-	167,000	-	167,000

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	<u>Original Budget</u>	<u>Prior Adjustments</u>	<u>Current Budget</u>	<u>Budget Adjustments</u>	<u>Amended Budget</u>
Fund 015 - Airport					
Revenues					
230 - Intergovernmental Revenues	285,714	196,346	482,060		482,060
340 - Miscellaneous	23,000	-	23,000	-	23,000
360 - Charges for Services	792,425	105,000	897,425	61,000	958,425
380 - Transfers and Non Revenue Receipts	550,000	(148,584)	401,416		401,416
Total Revenues	1,651,139	152,762	1,803,901	61,000	1,864,901
Expenditures					
400 - Personnel Services	312,500	-	312,500	-	312,500
500 - Supplies	642,500	100,000	742,500	55,000	797,500
600 - Contractual Services	121,350	5,000	126,350	6,000	132,350
700 - Grants, Subsidies and Allocations	-	65,027	65,027	-	65,027
800 - Debt Service	-	-	-	-	-
900 - Capital Outlay	574,790	(17,265)	557,525	-	557,525
Total Expenditures	1,651,139	152,762	1,803,901	61,000	1,864,901

Purpose: To budget increased fuel sales and purchases.

Fund 016 - Restricted Airport

Revenues					
230 - Intergovernmental Revenues	458,426	711,552	1,169,978	-	1,169,978
Total Revenues	458,426	711,552	1,169,978	-	1,169,978
Expenditures					
600 - Contractual Services	174,277	192,185	366,462	-	366,462
700 - Grants, Subsidies and Allocations	284,149	519,367	803,516	-	803,516
Total Expenditures	458,426	711,552	1,169,978	-	1,169,978

Fund 022 - Sanitation

Revenues					
250 - Grants	-	9,710	9,710	-	9,710
340 - Miscellaneous	3,525,000	-	3,525,000	-	3,525,000
380 - Transfers and Non Revenue Receipts	25,000	-	25,000	-	25,000
Total Revenues	3,550,000	9,710	3,559,710	-	3,559,710
Expenditures					
400 - Personnel Services	1,961,486	-	1,961,486	-	1,961,486
500 - Supplies	308,500	42,560	351,060	(10,000)	341,060
600 - Contractual Services	846,000	(49,420)	796,580	10,000	806,580
700 - Grants, Subsidies and Allocations	-	-	-	-	-
800 - Debt Service	392,146	17,710	409,856	-	409,856
900 - Capital Outlay	41,868	(1,140)	40,728	-	40,728
Total Expenditures	3,550,000	9,710	3,559,710	-	3,559,710

Purpose: To reclassify budget for landfill fees.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
Fund 023 Landfill					
Revenues					
380 - Transfers and Non Revenue Receipts	1,180,000	-	1,180,000	-	1,180,000
Total Revenues	1,180,000	-	1,180,000	-	1,180,000
Expenditures					
600 - Contractual Services	265,000	-	265,000	-	265,000
900 - Capital Outlay	915,000	-	915,000	-	915,000
Total Expenditures	1,180,000	-	1,180,000	-	1,180,000

Fund 120 Modernization Use Tax

Revenues					
230 - Intergovernmental Revenues	2,075,000	-	2,075,000	-	2,075,000
380 - Transfers and Non Revenue Receipts	500,000	36,000	536,000	-	536,000
Total Revenues	2,575,000	36,000	2,611,000	-	2,611,000
Expenditures					
800 - Debt Service	722,200	-	722,200	-	722,200
900 - Capital Outlay	1,852,800	36,000	1,888,800	-	1,888,800
Total Expenditures	2,575,000	36,000	2,611,000	-	2,611,000

Fund 200 Debt Service Fund

Revenues					
340 - Miscellaneous	116,857	-	116,857	5,000	121,857
380 - Transfers and Non Revenue Receipts	2,706,300	-	2,706,300	-	2,706,300
Total Revenues	2,823,157	-	2,823,157	5,000	2,828,157
Expenditures					
800 - Debt Service	2,823,157	-	2,823,157	(195,000)	2,628,157
990 - Transfers	-	-	-	200,000	200,000
Total Expenditures	2,823,157	-	2,823,157	5,000	2,828,157

Purpose: To transfer amount budgeted for Garan TIF to City Owned Building Fund for HVAC.

Fund 300 Capital Projects Fund

Revenues					
250 - Grants	-	154,525	154,525	-	154,525
340 - Miscellaneous	-	2,750	2,750	-	2,750
380 - Transfers and Non Revenue Receipts	5,997,500	340,170	6,337,670	476,635	6,814,305
Total Revenues	5,997,500	497,445	6,494,945	476,635	6,971,580
Expenditures					
600 - Contractual Services	-	84,500	84,500	-	84,500
900 - Capital Outlay	5,964,167	412,945	6,377,112	375,055	6,752,167
990 - Transfers	33,333	-	33,333	101,580	134,913
Total Expenditures	5,997,500	497,445	6,494,945	476,635	6,971,580

Purpose: To adjust budget to transfer to City Owned Building Fund and for Linkage Tap Grant Match.

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
Fund 301 City Owned Building Fund					
Revenues					
380 - Transfers and Non Revenue Receipts	-	-	-	510,500	510,500
Total Revenues	-	-	-	510,500	510,500
Expenditures					
900 - Capital Outlay	-	-	-	510,500	510,500
Total Expenditures	-	-	-	510,500	510,500
Purpose: To establish budget for City Owned Building Fund for Library HVAC.					
Fund 303 Industrial Park Bond					
Revenues					
380 - Transfers and Non Revenue Receipts	200,000	12,000	212,000	-	212,000
Total Revenues	200,000	12,000	212,000	-	212,000
Expenditures					
600 - Contractual Services	200,000	12,000	212,000	-	212,000
Total Expenditures	200,000	12,000	212,000	-	212,000
Fund 305 2022 GO Public Improvement Bonds					
Revenues					
340 - Miscellaneous	-	2,000	2,000	-	2,000
380 - Transfers and Non Revenue Receipts	1,250,000	6,202,075	7,452,075	-	7,452,075
Total Revenues	1,250,000	6,204,075	7,454,075	-	7,454,075
Expenditures					
600 - Contractual Services	-	306,400	306,400	-	306,400
900 - Capital Outlay	1,250,000	5,897,675	7,147,675	-	7,147,675
Total Expenditures	1,250,000	6,204,075	7,454,075	-	7,454,075
Fund 306 2022 Local Improvements Project Fund					
Revenues					
380 - Transfers and Non Revenue Receipts	100,000	(28,000)	72,000	-	72,000
Total Revenues	100,000	(28,000)	72,000	-	72,000
Expenditures					
900 - Capital Outlay	100,000	(28,000)	72,000	-	72,000
Total Expenditures	100,000	(28,000)	72,000	-	72,000
Fund 309 - American Relief Fund					
Revenues					
230 - Intergovernmental Revenues	6,666,911	-	6,666,911	-	6,666,911
340 - Miscellaneous	205,000	-	205,000	-	205,000
380 - Transfers and Non Revenue Receipts	5,000,000	1,475,000	6,475,000	-	6,475,000
Total Revenues	11,871,911	1,475,000	13,346,911	-	13,346,911
Expenditures					
600 - Contractual Services	10,871,911	-	10,871,911	-	10,871,911
900 - Capital Outlay	1,000,000	1,475,000	2,475,000	-	2,475,000
Total Expenditures	11,871,911	1,475,000	13,346,911	-	13,346,911

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	<u>Original Budget</u>	<u>Prior Adjustments</u>	<u>Current Budget</u>	<u>Budget Adjustments</u>	<u>Amended Budget</u>
Fund 311 - Main Street Corridor Improvements Project					
Revenues					
230 - Intergovernmental Revenues	400,000	-	400,000	-	400,000
340 - Miscellaneous	5,000	-	5,000	-	5,000
380 - Transfers and Non Revenue Receipts	2,875,000	500,000	3,375,000	-	3,375,000
Total Revenues	3,280,000	500,000	3,780,000	-	3,780,000
Expenditures					
600 - Contractual Services	377,000	-	377,000	-	377,000
900 - Capital Outlay	2,903,000	500,000	3,403,000	-	3,403,000
Total Expenditures	3,280,000	500,000	3,780,000	-	3,780,000
Fund 312 - Parks Capital Projects Fund (2023)					
Revenues					
340 - Miscellaneous	-	104,000	104,000	-	104,000
380 - Transfers and Non Revenue Receipts	13,500,000	45,000	13,545,000	-	13,545,000
Total Revenues	13,500,000	149,000	13,649,000	-	13,649,000
Expenditures					
600 - Contractual Services	343,820	277,000	620,820	-	620,820
900 - Capital Outlay	13,156,180	(128,000)	13,028,180	-	13,028,180
Total Expenditures	13,500,000	149,000	13,649,000	-	13,649,000
Fund 313 - Spring/Hwy 12 Linkage Tap					
Revenues					
230 - Intergovernmental Revenues	466,667	-	466,667	69,157	535,824
380 - Transfers and Non Revenue Receipts	33,333	-	33,333	51,580	84,913
Total Revenues	500,000	-	500,000	120,737	620,737
Expenditures					
900 - Capital Outlay	500,000	-	500,000	120,737	620,737
Total Expenditures	500,000	-	500,000	120,737	620,737
Purpose: To increase budget for Linkage Tap Project phase 2 and 3.					
Fund 319 - Public Improvement Bonds 2018					
Revenues					
340 - Miscellaneous	-	245	245	-	245
380 - Transfers and Non Revenue Receipts	200,000	(47,436)	152,564	-	152,564
Total Revenues	200,000	(47,191)	152,809	-	152,809
Expenditures					
900 - Capital Outlay	200,000	(47,191)	152,809	-	152,809
Total Expenditures	200,000	(47,191)	152,809	-	152,809

City of Starkville
FY24 Budget Adjustments
Agenda Date: October 15, 2024

	Original Budget	Prior Adjustments	Current Budget	Budget Adjustments	Amended Budget
Fund 375 - Park and Rec Tourism					
Revenues					
230 - Intergovernmental Revenues	2,850,000	-	2,850,000	-	2,850,000
380 - Transfers and Non Revenue Receipts	2,100,000	(65,000)	2,035,000	-	2,035,000
Total Revenues	4,950,000	(65,000)	4,885,000	-	4,885,000
Expenditures					
600 - Contractual Services	620,000	-	620,000	-	620,000
800 - Debt Service	1,364,060	161,350	1,525,410	-	1,525,410
900 - Capital Outlay	2,965,940	(226,350)	2,739,590	-	2,739,590
Total Expenditures	4,950,000	(65,000)	4,885,000	-	4,885,000
Fund 377 - Build Grant MS 182 / MLK Corridor					
Revenues					
230 - Intergovernmental Revenues	6,450,000	-	6,450,000	-	6,450,000
380 - Transfers and Non Revenue Receipts	200,000	175,000	375,000	-	375,000
Total Revenues	6,650,000	175,000	6,825,000	-	6,825,000
Expenditures					
600 - Contractual Services	650,000	-	650,000	-	650,000
900 - Capital Outlay	6,000,000	175,000	6,175,000	-	6,175,000
Total Expenditures	6,650,000	175,000	6,825,000	-	6,825,000
Fund 380 - Park Bonds 2020					
Revenues					
380 - Transfers and Non Revenue Receipts	400,000	374,390	774,390	-	774,390
Total Revenues	400,000	374,390	774,390	-	774,390
Expenditures					
600 - Contractual Services	-	36,025	36,025	-	36,025
900 - Capital Outlay	400,000	338,365	738,365	-	738,365
Total Expenditures	400,000	374,390	774,390	-	774,390
Fund 700 - Stark/Hospital Road					
Revenues					
340 - Miscellaneous	3,000	-	3,000	-	3,000
380 - Transfers and Non Revenue Receipts	1,250,000	40,000	1,290,000	-	1,290,000
Total Revenues	1,253,000	40,000	1,293,000	-	1,293,000
Expenditures					
500 - Supplies	-	-	-	-	-
600 - Contractual Services	1,253,000	40,000	1,293,000	(502,000)	791,000
990 - Transfers	-	-	-	502,000	-
Total Expenditures	1,253,000	40,000	1,293,000	-	791,000

Purpose: To adjust budget to transfer funds to Water Dept to reimburse expenses related to Waste Water Treatment Plant.



Starkville Utilities – Electric Division
Board Budget Year 2024 (10/2023-9/2024) Amendment

		Current Budget	Amendments	Amended Budget
	<u>Revenues</u>			
100	Electric Sales	\$ 42,238,774		\$ 42,238,774
110	Forfeited Customer Discounts	\$ 250,000		\$ 250,000
111	Misc. Service Revenue	\$ 250,000		\$ 250,000
112	Interest Income	\$ 3,000	190,969	\$ 193,969
120	Rent from Electric Property	\$ 315,000		\$ 315,000
130	Water Sewer Reimbursement	\$ 1,000,000		\$ 1,000,000
131	Sanitation Reimbursement	\$ 75,000		\$ 75,000
132	City Reimbursement for Lights	\$ 10,000		\$ 10,000
	From Retained Earnings	\$ 131,938	298,219	\$ 430,157
	Other Revenues	\$ 2,034,938	489,188	\$ 2,524,126
	Total Revenues	\$ 44,273,712	489,188	\$ 44,762,900

Expenses

150	Purchased Power Expense	\$ 33,283,066		\$ 33,283,066
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Payroll Expenses

200	Employee Salaries	\$ 2,339,660		\$ 2,339,660
201	Employee Overtime	\$ 60,000		\$ 60,000
202	Employer Contributions - State Retirement	\$ 447,537		\$ 447,537
203	Employer Contributions - Social Security	\$ 183,574		\$ 183,574
204	Employer Contributions - Group Insurance	\$ 185,000		\$ 185,000
205	Payroll Expense from Other Departments	\$ 65,000		\$ 65,000
	Total Payroll Expenses	\$ 3,280,771	-	\$ 3,280,771

Operating Expenses

300	City Administrative Cost Reimbursement	\$ 140,000	41,464	\$ 181,464
302	Billing Services	\$ 325,000		\$ 325,000
303	Contract Services	\$ 485,000		\$ 485,000
305	Insurance	\$ 260,000		\$ 260,000
306	Communications	\$ 90,000		\$ 90,000
307	Office Supplies	\$ 70,000		\$ 70,000
308	Safety Supplies	\$ 25,000		\$ 25,000
309	Uniforms	\$ 35,000	5,000	\$ 40,000
310	Utilities	\$ 15,000		\$ 15,000

311	Travel & Training	\$	45,000		\$	45,000
312	Dues	\$	50,000		\$	50,000
314	Collection & Bank Fees	\$	30,000	17,924	\$	47,924
315	Postage	\$	8,000		\$	8,000
316	Advertising	\$	6,000	6,000	\$	12,000
318	Miscellaneous	\$	10,000		\$	10,000
Total Operating Expenses		\$	1,594,000	70,388	\$	1,664,388

Maintenance Expenses

400	Expensed Materials & Supplies	\$	280,000		\$	280,000
401	ROW Clearing	\$	500,000	118,392	\$	618,392
403	Gas & Fuel Expense	\$	180,000		\$	180,000
404	Equipment Repairs & Maintenance	\$	200,000	89,488	\$	289,488
405	Substation Repairs & Supplies	\$	40,000	160,856	\$	200,856
406	Building Repairs & Maintenance	\$	50,000	35,064	\$	85,064
407	General Maintenance	\$	50,000		\$	50,000
Total Maintenance Expenses		\$	1,300,000	403,800	\$	1,703,800

Capital Expenses

500	Capitalized Materials & Supplies	\$	930,000		\$	930,000
501	Asset Purchases - Building & Grounds	\$	25,000		\$	25,000
502	Asset Purchases - Equipment & Vehicles & IT Equip.	\$	578,000		\$	578,000
503	Capital Projects & Construction	\$	1,289,100		\$	1,289,100
Total Capital Expenses		\$	2,822,100	-	\$	2,822,100

Debt Expenses

600	Interest Expense on Long-term Debt	\$	143,775		\$	143,775
601	Principal Paid on Long-term Debt	\$	485,000	15,000	\$	500,000
Total Debt Expenses		\$	628,775	15,000	\$	643,775

700	Tax Equivalency	\$	1,365,000		\$	1,365,000
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Total Expenses		\$	44,273,712	489,188	\$	44,762,900
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Total Revenues Over Expenses		\$	-	\$	-	\$	-
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Starkville Utilities – Water & Sewer Division
Board Budget Year 2024 (10/2023-9/2024) Amendment

	Current Budget	Amendments	Amended Budget
<u>Revenues</u>			
100 Water Sales Revenues	\$ 5,376,631		\$ 5,376,631
101 Sewer Sales Revenues	\$ 4,021,898		4,021,898
Total Sales Revenues	\$ 9,398,529	\$ -	\$ 9,398,529
110 Forfeited Customer Discounts	\$ 100,000		100,000
111 Misc. Service Revenue	\$ 50,000	50,000	100,000
112 Interest Income	\$ 5,000	75,000	80,000
113 Tap Fees	\$ 150,000	150,000	300,000
114 Tower Lease	\$ 370,000	83,228	453,228
115 MSU Wastewater Treatment Income	\$ 1,000,000	996,558	1,996,558
116 Wastewater Revenue	\$ 40,000		40,000
117 Federal & State Grant Revenue	\$ 700,000		700,000
From Retained Earnings	\$ 942,690	296,560	1,239,250
Total Other Revenues	\$ 3,357,690	\$ 1,651,346	\$ 5,009,036
Total Revenues	\$ 12,756,219	\$ 1,651,346	\$ 14,407,565
<u>Expenses</u>			
<u>Payroll Expenses</u>			
200 Employee Wages	\$ 1,265,021	\$ 292,661	\$ 1,557,682
201 Employee Overtime	\$ 120,000		120,000
202 Employer Contributions - State Retirement	\$ 258,306		258,306
203 Employer Contributions - Social Security	\$ 105,954		105,954
204 Employer Contributions - Group Insurance	\$ 140,000		140,000
205 Payroll Expense from Other Departments	\$ 650,000	129,318	779,318
Total Payroll Expenses	\$ 2,539,281	\$ 421,979	\$ 2,961,260
<u>Operating Expenses</u>			
300 City Administrative Costs Reimbursement	\$ 75,000		\$ 75,000
301 Rental Allocation to Electric Dept	\$ 160,000		160,000
302 Billing Services	\$ 150,000		150,000
303 Contract Services	\$ 255,000	333,243	588,243
304 Water Quality Analysis	\$ 40,000		40,000
305 Insurance	\$ 70,000		70,000
306 Communications	\$ 50,000	16,678	66,678
307 Office Supplies	\$ 30,000		30,000
309 Uniforms	\$ 20,000		20,000
310 Utilities	\$ 1,000,000		1,000,000
311 Travel & Training	\$ 10,000	1,861	11,861
312 Dues	\$ 5,000	2,662	7,662
316 Advertising	\$ 5,000		5,000
318 Miscellaneous	\$ 10,000		10,000

Total Operating Expenses		\$ 1,880,000	\$ 354,444	\$ 2,234,444
<u>Maintenance Expenses</u>				
400	Expensed Materials & Supplies	\$ 800,000		\$ 800,000
401	Chemicals	\$ 180,000		180,000
403	Gas & Fuel Expense	\$ 100,000		100,000
404	Equipment Repairs & Maintenance	\$ 400,000		400,000
	Aerator Expense		50,000	50,000
405	Infrastructure Repairs & Maintenance	\$ 500,000		500,000
406	Building Repairs & Maintenance	\$ 200,000		200,000
408	Tank & Well Maintenance	\$ 80,000		80,000
409	MSU Pump Operations & Maintenance	\$ 1,000,000	824,923	1,824,923
410	Remote Pump Station Maintenance	\$ 40,000		40,000
Total Maintenance Expenses		\$ 3,300,000	\$ 874,923	\$ 4,174,923
<u>Capital Expenses</u>				
501	Asset Purchases - Building & Grounds	\$ 200,000		\$ 200,000
502	Asset Purchases - Equipment & Vehicles	\$ 560,000		560,000
503	Capital Projects & Construction	\$ 2,771,500		2,771,500
Total Capital Expenses		\$ 3,531,500	\$ -	\$ 3,531,500
<u>Debt Expenses</u>				
600	Interest Expense on Long-term Debt	\$ 395,168		\$ 395,168
601	Principal Paid on Long-term Debt	\$ 1,110,270		1,110,270
Total Debt Expenses		\$ 1,505,438	\$ -	\$ 1,505,438
Total Expenses		\$ 12,756,219	\$ 1,651,346	\$ 14,407,565
Total Revenues Over Expenses		\$ -	\$ -	\$ -

MUNICIPAL COMPLIANCE QUESTIONNAIRE
Year Ended September 30, 2024

Answer All Questions: **Y** - YES, **N** - NO, **N/A** - NOT APPLICABLE

PART I - General

1. Have all ordinances been entered into the ordinance book and included in the minutes? (Section 21-13-13) ___Y___
2. Do all municipal vehicles have public license plates and proper markings? (Sections 25-1-87 and 27-19-27) ___Y___
3. Are municipal records open to the public? (Section 25-61-5) Y___
4. Are meetings of the board open to the public? (Section 25-41-5) Y___
5. Are notices of special or recess meetings posted? (Section 25-41-13) Y___
5. Are all required personnel covered by appropriate surety bonds?
 - Board or council members (Sec. 21-17-5) ___Y___
 - Appointed officers and those handling money, see statutes governing the form of government (i.e., Section 21-3-5 for Code Charter) ___Y___
 - @ Municipal clerk (Section 21-15-38) ___Y___
 - Deputy clerk (Section 21-15-23) ___Y___
 - Chief of police (Section 21-21-1) ___Y___
 - Deputy police (Section 45-5-9) (if hired under this law) ___NA___
7. Are minutes of board meetings prepared to properly reflect the actions of the board? (Sections 21-15-17 and 21-15-19) ___Y___
8. Are minutes of board meetings signed by the mayor or majority of the board within 30 days of the meeting? (Section 21-15-33) ___Y___
9. Has the municipality complied with the nepotism law in its employment practices? (Section 25-1-53) ___Y___
10. Did all officers, employees of the municipality, or their relatives avoid any personal interest in any contracts with the municipality during their term or within one year after their terms of office or employment? (Section 25-4-105) ___Y___
11. Does the municipality contract with a Certified Public Accountant or an auditor approved by the State Auditor for its annual audit within twelve months of the end of each fiscal year? (Section 21-35-31) ___Y___

12. Has the municipality published a synopsis or notice of the annual audit within 30 days of acceptance?
(Section 21-35-31 or 21-17-19) _____Y_____

PART II - Cash and Related Records

1. Where required, is a claims docket maintained?
(Section 21-39-7) _____Y_____
2. Are all claims paid in the order of their entry in the claims docket? (Section 21-39-9) _____Y_____
3. Does the claims docket identify the claimant, claim number, amount and fund from which each warrant will be issued?
(Section 21-39-7) _____Y_____
4. Are all warrants approved by the board, signed by the mayor or majority of the board, attested to by the clerk, and bearing the municipal seal? (Section 21-39-13) _____Y_____
5. Are warrants for approved claims held until sufficient cash is available in the fund from which it is drawn?
(Section 21-39-13) _____Y_____
6. Has the municipality adopted and entered on its minutes a budget in the format prescribed by the Office of the State Auditor? (Sections 21-35-5, 21-35-7 and 21-35-9) _____Y_____
7. Does the municipality operate on a cash basis budget, except for expenditures paid within 30 days of fiscal year end or for construction in progress? (Section 21-35-23) _____Y_____
8. Has the municipality held a public hearing and published its adopted budget? (Sections 21-35-5, 27-39-203, & 27-39-205) _____Y_____
9. Has the municipality complied with legal publication requirements when budgetary changes of 10% or more are made to a department's budget? (Section 21-35-25) _____Y_____
10. If revenues are less than estimated and a deficit is anticipated, did the board revise the budget by its regular July meeting? (Section 21-35-25) _____Y_____

11. Have financial records been maintained in accordance with the chart of accounts prescribed by the State Auditor? (Section 21-35-11) ___Y___
12. Does the municipal clerk submit to the board a monthly report of expenditures against each budget item for the preceding month and fiscal year to date and the unexpended balances of each budget item? (Section 21-35-13) ___Y___
13. Does the board avoid approving claims and the city clerk not issue any warrants which would be in excess of budgeted amounts, except for court-ordered or emergency expenditures? (Section 21-35-17) ___Y___
14. Has the municipality commissioned municipal depositories? (Sections 27-105-353 and 27-105-363) ___Y___
15. Have investments of funds been restricted to those instruments authorized by law? (Section 21-33-323) ___Y___
16. Are donations restricted to those specifically authorized by law? [Section 21-17-5 (Section 66, Miss. Constitution) -- Sections 21-19-45 through 21-19-59, etc.] ___Y___
17. Are fixed assets properly tagged and accounted for? (Section II - Municipal Audit and Accounting Guide) ___Y___
18. Is all travel authorized in advance and reimbursements made in accordance with Section 25-3-41? ___Y___
19. Are all travel advances made in accordance with the State Auditor's regulations? (Section 25-3-41) ___Y___

PART III - Purchasing and Receiving

1. Are bids solicited for purchases, when required by law (written bids and advertising)? [Section 31-7-13(b) and (c)] ___Y___
2. Are all lowest and best bid decisions properly documented? [Section 31-7-13(d)] ___Y___
3. Are all one-source item and emergency purchases documented on the board's minutes? [Section 31-7-13(m) and (k)] ___Y___
4. Do all officers and employees understand and refrain from accepting gifts or kickbacks from suppliers? (Section 31-7-23) ___Y___

PART IV - Bonds and Other Debt

1. Has the municipality complied with the percentage of taxable property limitation on bonds and other debt issued during the year? (Section 21-33-303) ___Y___
2. Has the municipality levied and collected taxes, in a sufficient amount for the retirement of general obligation debt principal and interest? (Section 21-33-87) ___Y___
3. Have the required trust funds been established for utility revenue bonds? (Section 21-27-65) ___Y___
4. Have expenditures of bond proceeds been strictly limited to the purposes for which the bonds were issued? (Section 21-33-317) ___Y___
5. Has the municipality refrained from borrowing, except where it had specific authority? (Section 21-17-5) ___Y___

PART V - Taxes and Other Receipts

1. Has the municipality adopted the county ad valorem tax rolls? (Section 27-35-167) ___Y___
2. Are interest and penalties being collected on delinquent ad valorem taxes? (Section 21-33-53) ___Y___
3. Has the municipality conducted an annual land sale for delinquent ad valorem taxes? (Section 21-33-63) ___NA___
4. Have the various ad valorem tax collections been deposited into the appropriate funds? (Separate Funds for Each Tax Levy) (Section 21-33-53) ___Y___
5. Has the increase in ad valorem taxes, if any, been limited to amounts allowed by law? (Sections 27-39-320 and 27-39-321) ___Y___
6. Are local privilege taxes collected from all businesses located within the municipality, except those exempted? (Section 27-17-5) ___Y___
7. Are transient vendor taxes collected from all transient vendors within the municipality, except those exempted? (Section 75-85-1) ___Y___
8. Is money received from the state's "Municipal Fire Protection Fund" spent only to improve municipal fire departments? (Section 83-1-37) ___Y___

9. Has the municipality levied or appropriated not less than 1/4 mill for fire protection and certified to the county it provides its own fire protection or allowed the county to levy such tax? (Sections 83-1-37 and 83-1-39) _____Y_____
10. Are state-imposed court assessments collected and settled monthly? (Section 99-19-73, 83-39-31, etc.) _____Y_____
11. Are all fines and forfeitures collected when due and settled immediately to the municipal treasury? (Section 21-15-21) _____Y_____
12. Are bids solicited by advertisement or, under special circumstances, three appraisals obtained when real property is sold? (Section 21-17-1) _____Y_____
13. Has the municipality determined the full and complete cost for solid waste for the previous fiscal year? (Section 17-17-347) _____Y_____
14. Has the municipality published an itemized report of all revenues, costs and expenses incurred by the municipality during the immediately preceding fiscal year in operating the garbage or rubbish collection or disposal system? (Section 17-17-348) _____Y_____
15. Has the municipality conducted an annual inventory of its assets in accordance with guidelines established by the Office of the State Auditor? (MMAAG) _____Y_____

APPENDIX A:

<u>Position</u>	<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Mayor	D. Lynn Spruill	1016 F Louisville St	662-648-9706
Alderman Ward 1	Kim Moreland	2210 Plum Rd	662-769-0792
Alderman Ward 2	Sandra Sistrunk	810 Howard Road	662-418-4574
Alderman Ward 3	Jeffrey Rupp	108 Oakmont Road	662-364-7021
Alderman Ward 4	Mike Brooks	106 Shotts Ave	662-418-8978
Alderman Ward 5	Hamp Beatty	112 St Charles Ave	662-418-8978
Alderman Ward 6	Roy A'. Perkins	PO Box 678	662-324-7300
Alderman Ward 7	Henry Vaughn, Sr.	105 Henderson St	662-323-2004
City Attorney	Berk Huskison	215 N. 5th St Columbus, MS 39701	662-245-5134

**CITY OF
STARKVILLE, MS**

Certification to Municipal Compliance Questionnaire

Year Ended September 30, 2024

We have reviewed all questions and responses as contained in this Municipal Compliance Questionnaire for the Municipality of Starkville, MS and, to the best of our knowledge and belief, all responses are accurate.

(City Clerk's Signature)

(Mayor's Signature)

(Date)

(Date)

Minute Book References:

Book Number _____

Page _____

(Clerk is to enter minute book references when questionnaire is accepted by board.)

19. CONSIDERATION TO HIRE AVERY BROWN AS SANITATION WORKER AND EDTRON TAYLOR AS SEASONAL SANITATION WORKER IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to hire Avery Brown as a Sanitation Worker and Edtron Taylor as a Seasonal Sanitation Worker” is enumerated, this consent item is thereby approved.

20. CONSIDERATION TO HIRE SHANE AGUAYO AS AN ASSISTANT PERMIT TECHNICIAN FOR THE COMMUNITY DEVELOPMENT DEPARTMENT.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to hire Shane Aguayo as an Assistant Permit Technician for the Community Development Department” is enumerated, this consent item is thereby approved.

21. CONSIDERATION TO RENEW THE GOOGLE WORKSPACE CONTRACT FROM SADA SYSTEMS AT ANNUAL FEE OF \$17,280.00.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to renew the Google Workspace contract from SADA Systems for \$17,280.00” is enumerated, this consent item is thereby approved.

22. CONSIDERATION TO DECLARE THE FOLLOWING STARKVILLE POLICE DEPARTMENT VEHICLES AS SURPLUS AND ADVERTISE FOR SALE TO THE HIGHEST BIDDER ON GOVDEALS.COM, DISCARD, OR SELL DIRECTLY TO A SCRAP DEALER: 2011 CHEVROLET TAHOE VIN 2260, 2013 FORD TAURUS VIN 8066 AND 2013 FORD TAURUS VIN 8064.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to declare the following Starkville Police Department vehicles as surplus and advertise for sale to the highest bidder on Govdeals.Com, discard, or sell directly to a scrap dealer: 2011 Chevrolet Tahoe VIN 2260, 2013 Ford Taurus VIN 8066 and 2013 Ford Taurus VIN 8064” is enumerated, this consent item is thereby approved.

23. CONSIDERATION TO PURCHASE FROM UNITED SHIELD INTERNATIONAL LLC, THE LOWER OF TWO ESTIMATES AT A COST OF \$7,864.08, (12) SIDE PANEL ARMOR SETS AND (8) STAND ALONE PLATES FROM THE STATE FORFEITED FUNDS LINE ITEM.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to purchase from United Shield International LLC, the lower of two estimates at a cost of \$7,864.08, (12) side panel armor sets and (8) stand-alone plates from the state forfeited funds line item” is enumerated, this consent item is thereby approved. Two Quotes: United Shield - \$7,864.08 and Defender Armor - \$11,215.00.

24. CONSIDERATION OF THE PURCHASE OF A 25-YARD REFUSE TRUCK FROM INGRAM EQUIPMENT COMPANY, THE LOWEST BIDDER IN THE AMOUNT OF \$277,500.00 WITH A LOANER TRUCK TO BE PROVIDED FREE OF CHARGE UNTIL DELIVERY OF NEW TRUCK TO BE FINANCED WITH A THREE-YEAR LOAN FROM GENERAL FUNDS TO SANITATION, NET OF INSURANCE PROCEEDS.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the purchase of a 25-yard refuse truck from Ingram Equipment Company, the lowest bidder in the amount of \$277,500.00 with a loaner truck to be provider free of charge until delivery of new truck, with financing to be a loan from General Funds to Sanitation net of insurance proceeds” is enumerated, this consent item is thereby approved.

Bid Date: 01 October 2024	25 Yard Rear Loader Refuse Truck	
Vendor:	Price:	Delivery:
Sansom Equipment Company	\$ 285,000.00	10 Days
Ingram Equipment Company	\$ 277,500.00	150 Days
Tri State Truck Center	\$ 388,416.34	210 Days
Burroughs Diesel - Offering 1	\$ 339,311.00	200 Days
Burroughs Diesel - Offering 2	\$ 332,062.00	14 Days

General Fund to Sanitation Fund					
25 Yard Refuse Truck - Ingram					
Loan Date		10/15/2024			
Purchase Price		277,500.00			
Down Payment from Insurance		(98,093.00)			
Loan Amount		179,407.00			
Loan Term (Years)		3			
Annual Interest Rate		3.50%			
Payments per Year		1			
Payment		\$64,036.49			
Payments	Date	Payment	Interest	Principal	Balance
0					\$ 179,407.00
1	10/15/2025	\$64,036.49	\$6,279.25	\$57,757.25	\$ 121,649.75
2	10/15/2026	\$64,036.49	\$4,257.74	\$59,778.75	\$ 61,871.00
3	10/15/2027	\$64,036.49	\$2,165.49	\$61,871.00	\$ -
Total		\$192,109.47	\$12,702.48	\$179,407.00	\$183,520.75

25. CONSIDERATION OF THE PURCHASE OF A STREET SWEEPER FROM INGRAM EQUIPMENT COMPANY, THE LOWEST BIDDER IN THE AMOUNT OF \$344,500.00 TO BE FINANCED WITH A FIVE-YEAR LOAN FROM GENERAL FUNDS TO SANITATION.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the purchase of a Street Sweeper from Ingram Equipment Company, the lowest bidder in the amount of \$344,500.00 with financing to be a five-year loan from General Funds to Sanitation” is enumerated, this consent item is thereby approved.

Bid Date: 01 October 2024	Street Sweeper	
Vendor:	Price:	Delivery:
Sansom Equipment Company	\$ 358,000.00	5 Days
Ingram Equipment Company	\$ 344,500.00	270 Days
Vacuum Truck Sales & Service	\$ 345,000.00	1 Day

General Fund to Sanitation Fund					
Street Sweeper- Ingram					
Loan Date		10/15/2024			
Purchase Price		344,500.00			
Down Payment from Insurance					
Loan Amount		344,500.00			
Loan Term (Years)		5			
Annual Interest Rate		3.50%			
Payments per Year		1			
Payment		\$76,300.33			
Quarter	Date	Payment	Interest	Principal	Balance
0					\$ 344,500.00
1	10/15/2026	\$76,300.33	\$12,057.50	\$64,242.83	\$ 280,257.17
2	10/15/2026	\$76,300.33	\$9,809.00	\$66,491.33	\$ 213,765.84
3	10/15/2027	\$76,300.33	\$7,481.80	\$68,818.52	\$ 144,947.32
4	10/15/2028	\$76,300.33	\$5,073.16	\$71,227.17	\$ 73,720.15
5	10/15/2029	\$76,300.35	\$2,580.20	\$73,720.15	\$ -
Total		\$381,501.67	\$37,001.66	\$344,500.00	

26. CONSIDERATION OF CHANGE ORDER #1 WITH G & L SANDBLASTING FOR A PRICE INCREASE OF \$8,000.00 FOR THE AZALEA LANE ELEVATED WATER TANK REHABILITATION PROJECT.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of Change Order #1 for a price increase of \$8,000.00 for the Azalea Lane Elevated Water Tank Rehabilitation project to complete the project” is enumerated, this consent item is thereby approved. This is a summary change order to complete the tank. This change order is to add a second logo to the tank. There is no increase of contract time needed for this work.

27. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM HARVEST TECHNOLOGY, LLC FOR ELECTRIC MOLE WHEEL REPLACEMENT IN THE AMOUNT OF \$5,742.00.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of accepting the sole source quote from Harvest Technology, LLC for electric mole wheel replacement in the amount of \$5,742.00” is enumerated, this consent item is thereby approved. This is a direct purchase from the manufacturer.

28. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM ANIXER FOR 1200 V-4 WATER MODULES IN THE AMOUNT OF \$168,960.00 IN THAT THEY ARE COMPATIBLE WITH CURRENT METER SOFTWARE AND ANIXER IS THE SOLE SOURCE PROVIDER FOR HONEYWELL IN THIS AREA.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of the sole source quote from Anixer for 1200 V-4 water modules in the amount of \$168,960.00” is enumerated, this consent item is thereby approved. These are water meter antenna for existing meters and are the latest generation (v4) which includes a battery that is advertised to last 20 years and has a 30% better signal than the v3.

29. CONSIDERATION OF EMERGENCY AUTHORIZATION, AS PER MISSISSIPPI CODE SECTION 31-7-13 (K) THAT AN EMERGENCY EXISTED SUCH THAT A DELAY WOULD HAVE BEEN DETRIMENTAL TO THE INTEREST OF THE GOVERNING AUTHORITY AND THE WELFARE OF ITS CITIZENS, TO PURCHASE THE MOTOR REPLACEMENT FOR THE PARKDALE WELL IN THE AMOUNT OF \$12,261.00 FROM DONALD SMITH COMPANY, INC.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of emergency authorization, as per Mississippi code section 31-7-13 (k) that an emergency exists such that the delay incident to giving opportunity for competitive bidding would be detrimental to the interest of the governing authority, to purchase motor replacement for the Parkdale Well in the amount of \$12,260.00 from Donald Smith Company, Inc.” is enumerated, this consent item is thereby approved. The well was out of service so time was critical in the repair. Two quotes received: Donald Smith Inc - \$12,261.00 and Parks and Parks Water Well Svc- \$12,351.40

30. CONSIDERATION TO ADVERTISE FOR SOURCE OF SUPPLY BIDS FOR THE ELECTRIC AND WATER DIVISIONS OF STARKVILLE UTILITIES, WITH THE INTENT OF AWARDING THE SOURCE OF SUPPLY CONTRACTS FOR JANUARY 1, 2025 THROUGH JUNE 30, 2025.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval to advertise for Source of Supply bids for the Electric and Water Divisions of Starkville Utilities, with the intent of awarding the Source of Supply contracts for January 1, 2025 through June 30, 2025” is enumerated, this consent item is thereby approved.

31. CONSIDERATION OF ACCEPTING GRANT AGREEMENT MODIFICATION #2 TO THE MUNICIPALITY AND COUNTY WATER INFRASTRUCTURE (MCWI) GRANT FOR THE AERATOR REPLACEMENT PROJECT FOR THE WASTEWATER TREATMENT PLANT.

Upon the motion of Alderman Rupp, duly seconded by Alderman Brooks, and adopted by the Board to approve the October 15, 2024 Official Agenda, and to accept items for consent, whereby the “approval of accepting Grant Agreement Modification #2 to the Municipality and County Water Infrastructure (MCWI) Grant for the Aerator Replacement project for the wastewater treatment plant” is enumerated, this consent item is thereby approved. The Grant modification #2 follows this page.

ANNOUNCEMENTS AND COMMENTS:

MAYOR’S COMMENTS: Mayor Spruill recognized the following new Police Dept employees: Haley Hunt, Blanca Randolph and Jessica Ryan.

The Mayor recognized Charles Joran at his retirement after 28 years of service to the City of Starkville. She then recognized Chase Bair and Justin Edwards of the Starkville Fire Dept who recently returned from Florida where they assisted with search and rescue as part of the Task Force after Hurricane Helena.

BOARD OF ALDERMEN COMMENTS: None

CITIZEN COMMENTS:

Alvin Turner, Ward 7, thanked the City for the explanation of the Hwy 182 improvements and closures. He expressed confusion over the proposed increase in the water and wastewater rates. He also inquired as to the holiday schedule for trash pickup.

PUBLIC APPEARANCE: None

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
MISSISSIPPI MUNICIPALITY AND COUNTY WATER INFRASTRUCTURE GRANT
AGREEMENT MODIFICATION #2**

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

MDEQ AGREEMENT NO. 194-2-CW-5.5

SUBAWARD AGREEMENT

This document is a Modification to the Subaward Agreement between the Mississippi Department of Environmental Quality ("MDEQ"), a pass-through entity as defined in 2 C.F.R. 200.1, and the City of Starkville, UEI Number: JD6GFW5BX1L3 ("SUBRECIPIENT", and together with MDEQ, the "Parties", and each, a "Party") which was entered into on the 26th day of June 2023.

WITNESSETH THAT:

Whereas, MDEQ has determined that a modification of the Agreement is required:

IT IS NOW THEREFORE AGREED BY THE PARTIES THAT:

Section 2. **PROJECT** is revised as follows:

2. PROJECT

Under this Agreement, MDEQ agrees to disburse funds to SUBRECIPIENT in accordance with the terms herein to reimburse the costs associated with SUBRECIPIENT's implementation of the project entitled "Wastewater Treatment Plant Aerator Improvements" (the "Project").

Section 7. **CONSIDERATION AND PAYMENT**, Subsections A-C. are revised as follows:

7. CONSIDERATION AND PAYMENT

A. *Project Cost.* The total Project cost shall not exceed **\$8,900,415.00**, with said amount broken down as follows:

i. MCWI Grant Funds shall not exceed **\$2,240,000.00**;

ii. The Local Fiscal Recovery Funds ("LFRF") received by SUBRECIPIENT from the U.S. Treasury or the Mississippi Department of Finance and Administration used as matching funds in this Agreement shall not exceed **\$1,240,000.00**;

iii. Any LFRF transferred to SUBRECIPIENT from a county or municipality ("Transferred LFRF") shall not exceed **\$1,000,000.00**;

iv. Any other funds that SUBRECIPIENT obligates(ed) to the project that are not eligible for MCWI match ("Other Funds") shall not exceed **\$4,420,415.00**.

B. Professional fees that will be reimbursed with MCWI Grant Funds shall not exceed **\$356,016.60**. This amount is included in, and is not in addition to, the maximum MCWI Grant Funds specified in Article 7.A.i, above and Article 7.C., below.

SUBRECIPIENT understands and acknowledges that the amount of professional fees, as defined in the MCWI Regulations, Rule 1.1 E. (18), that may be matched with MCWI Grant Funds is limited to no more than 4% of the total amount of costs actually incurred on the Project, which in no case may be more than the total Project cost set forth in Article 7.A., above.

C. *Consideration.* As consideration for the performance of the tasks included in this Agreement, MDEQ agrees to reimburse SUBRECIPIENT an amount not to exceed **Two Million Two Hundred Forty Thousand Dollars and Zero Cents (\$2,240,000.00)** (the "Maximum Amount").

MDEQ is under no obligation to provide funds to SUBRECIPIENT if SUBRECIPIENT has not met, or does not continue to meet, minimum federal requirements to receive funds, such as but not limited to, adhering to applicable procurement requirements found in 2 C.F.R. Part 200 *et al.* Moreover, MDEQ bears no responsibility relative to SUBRECIPIENT's expenditure of its own funds. To that end, in the process of review of documentation for reimbursement, as well as compliance monitoring activities associated with the Program, MDEQ is not responsible or liable for any expenditure made by SUBRECIPIENT with its funds. As such, SUBRECIPIENT is solely responsible for compliance with federal and state requirements associated with its LFRF, its LFRF Transferred Funds, and any other funds it uses towards its Project that are not a part of the MCWI Grant Funds. SUBRECIPIENT must substantiate all expenditures in a compliant manner. MDEQ is under no obligation to reimburse costs incurred that are not demonstrably compliant with federal and state law.

Attachment A - Project Name, Scope of Work and Project Timeline and Requirements is replaced with the revised document attached.

{Signature Page Follows}

Except as it is modified by the provisions of **Agreement Modification No. 1 and No. 2**, this Agreement shall remain in full force and effect and all other provisions thereof are hereby incorporated and reaffirmed as if fully set forth herein.

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY



Chris Wells
Executive Director

10/31/24

Date

CITY OF STARKVILLE



Mayor Lynn Spruill
Signature of Authorized Representative

D. Lynn Spruill

Lynn Spruill
Printed Name

Mayor

Title

10-15-2024

Date

ATTACHMENT A

PROJECT NAME, SCOPE OF WORK AND PROJECT TIMELINE AND REQUIREMENTS

PROJECT NAME

Wastewater Treatment Plant Aerator Improvements

SCOPE OF WORK

The Project shall be defined as eligible activities funded in whole or in part under this Agreement as follows:

The Project includes rehabilitation of the current aeration processes at the Ernest E. Jones Wastewater Treatment Plant and associated appurtenances.

The general Scope of Work to be performed by SUBRECIPIENT is limited to that which was submitted in the MCWI Application Portal and approved for funding in accordance with the MCWI Program Regulations. SUBRECIPIENT hereby agrees that no additional eligible scope may be added to this Scope of Work without the express written consent of MDEQ. The Scope of Work eligible for reimbursement is limited to that identified as eligible by MDEQ and further described by plans, specifications, contract documents, and contract change orders approved as eligible by MDEQ.

PROJECT TIMELINE AND REQUIREMENTS

- (1) SUBRECIPIENT agrees to the following schedule.
 - a. Within 10 days of execution of this Agreement, SUBRECIPIENT's Authorized Representative, or his/her designee shall watch the video on the MDEQ <https://www.mswaterinfrastructure.com> web-page entitled "American Rescue Plan Act State & Local Fiscal Recovery Funds, Procurement Overview." The web-page will track compliance with this requirement;
 - b. Within 15 days of execution of this Agreement, submit a complete set of plans, specifications, contract documents on each construction contract, and all applicable permits and agency approvals, if not already submitted to MDEQ;
 - c. Within 15 days of execution of this Agreement, advertise each construction contract for bids, if not already submitted to MDEQ;
 - d. Within 15 days of execution of this Agreement, but no later than 45 days after advertisement for construction bids on each construction contract, receive bids;

- e. No later than 60 days after receipt of bids on each construction contract, execute construction contract;
- f. No later than 15 days after execution of construction contract, submit the entire procurement file (including but not limited to the request for proposals, evidence of publication, MBE/WBE documentation, all received bids, evaluation and selection documentation, executed construction contracts, and professional services contracts);
- g. No later than 60 days after execution of each construction contract, execute and submit a copy of the notice to proceed;
- h. No later than 5 business days after the estimated completion of 25% of construction, submit a notice to MDEQ of such milestone;
- i. No later than 5 business days after the estimated completion of 50% of construction, submit a notice to MDEQ of such milestone;
- j. No later than 5 business days after the estimated completion of 75% of construction, submit a notice to MDEQ of such milestone;
- k. No later than 5 business days after completion of each construction contract, notify MDEQ of construction completion;
- l. No later than 30 days after the contract completion date on each construction contract, submit all change orders which include time extensions, or a request and justification for delaying MDEQ's final construction observation;
- m. Within 45 days of Project completion, but no later than September 30, 2026, whichever is earlier, unless an extension of this date is specifically authorized by MDEQ, SUBRECIPIENT must submit the following: Final Report, as listed in Article 11, the engineer's certification of compliance with plans, specifications, and contract documents; final professional services contract amendments, if any; and all other administrative forms and documents required by the Agreement.

(2) To the extent any documents required to be submitted in Attachment A, Article (1) above were submitted with the MCWI Grant Application through the Application Portal, the documents do not need to be resubmitted

(3) All documents required to be submitted in Attachment A, Article (1) above, shall be uploaded to the Documents Portal at <https://www.mswaterinfrastructure.com>.

PUBLIC HEARINGS:

FIRST PUBLIC HEARING ON AMENDING THE ORDINANCE 2021-07 AND MUNICODE §4.3.02(B) TO REFLECT CHANGES RELATED TO THE REQUIREMENT FOR A PERCENTAGE OF FOOD SALES AND THE REQUIREMENT FOR KITCHEN FACILITIES IN ORDER TO APPROVE THE SALE OF BEER AND LIGHT WINE AND TO ADD THE REQUIREMENTS FOR BUSINESSES THAT SERVE ALCOHOL TO PROVIDE SECURITY AND INSTALL CAMERAS AND FOR OTHER RELATED PURPOSES.

Mayor Spruill opened the Public Hearing after noting the proposed updates to the current Ordinance. There being no comments from the general public, the Mayor closed the Public Hearing. The second Public Hearing is set for November 5.

PUBLIC HEARING AND CONSIDERATION OF SE 24-07: A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT 102 PRICE STREET IN A C ZONING DISTRICT.

City Planner Daniel Havelin presented SE 24-07. The applicant, Roger Price, is requesting a Special Exception to allow for the use of “Detached, Dwelling” located at 102 Price Street in a C (Commercial) zoning district with property #102C-00-211.00. On May 31, 2024, the applicant was issued a demolition permit to remove the house at 102 Price Street. Now that the previous house has been demolished, the applicant proposes building a replacement. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for “Detached, Dwelling” in a C zoning district. The proposed use requires constructing a new building or major modification to an existing building or site. Therefore, the request is being reviewed as a Special Exception. Mr. Price was present for any questions.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

32. CONSIDERATION OF SE 24-07: A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT 102 PRICE STREET IN A C ZONING DISTRICT.

Alderman Beatty, duly seconded by Alderman Vaughn, offered a motion for the Board of Aldermen to approve SE 24-07 to allow for the placement of a “Detached, Dwelling” at 102 Price Street. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION OF SE 24-08: A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF COLLIER ROAD AND ROCK HILL ROAD IN AN RN ZONING DISTRICT.

City Planner Daniel Havelin presented SE 24-08. The applicant, Kennedy Robinson, on behalf of Steven A. Robinson, to allow for the placement of a manufactured home on a vacant lot located southeast of the intersection of Collier Road and Rock Hill Road in an RN zoning district with property #116-23-007.28. The Use Chart in

Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for “Dwelling, Manufactured And Modular Home” in an RN zoning district. Due to the lot configuration and existing overhead power, the applicant would prefer to place the structure running east to west with the front door facing south. Mr. Robinson was present for any questions.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

33. CONSIDERATION OF SE 24-08 WITH THE REMOVAL OF ADDITIONAL STANDARD NUMBER FIVE TO ALLOW FOR THE PLACEMENT OF A “DWELLING, MANUFACTURED AND MODULAR HOME” ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF COLLIER ROAD AND ROCK HILL ROAD IN AN RN ZONING DISTRICT WITH PROPERTY #116-23-007.28.

Alderman Rupp, duly seconded by Alderman Sistrunk, offered a motion approving SE 24-08 with the removal of additional standard number five to allow for the placement of a “Dwelling, Manufactured And Modular Home” on a vacant lot located southeast of the intersection of Collier Road and Rock Hill Road in an RN zoning district with property #116-23-007.28. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT 502 MCKEE AVE., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-176.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.

Code Enforcement Officer Sarah Perez presented 502 McKee Ave for Miss. Code Ann. § 21-19-11 determination. Initial inspection of 502 McKee Ave., Starkville, MS 39759, with the parcel number 102B-00-176.00, was performed by Code Enforcement Officer Sarah Perez on August 30, 2024, and re-inspection on September 27, 2024, by Code Enforcement Officer Sarah Perez. Both inspections contained conditions not suitable for public health and safety such as overall upkeep of the property being neglected and natural deterioration over time. Public Notices of the public hearing were posted on the front entrance window at City Hall and on the subject property. on September 27, 2024. Notification letters of the public hearing were sent on September 27, 2024, to the property tax payer/owner Crabtree Properties LLC. Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property ad valorem tax is collected and through Deed records. An Administrative Inspection Warrant was issued and signed by Judge Brian Kelley on October 02, 2024. The Administrative Inspection Warrant was executed by Officer Sarah Perez and Officer Gabriel Steenwyk on October 03, 2024, at approximately 14:06 hrs.

Mr. Crabtree appeared before the Mayor and Board stating he plans to demolish the property himself.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 8/30/2024

Tax Year 2023

Records Last Updated 8/29/2024

PROPERTY DETAIL		
OWNER	CRABTREE PROPERTIES LLC	ACRES : **NA**
	P O BOX 502	LAND VALUE : 40000
		IMPROVEMENTS : 28810
	STARKVILLE MS 39760	TOTAL VALUE: 68810
		ASSESSED : 10322

PARCEL	102B-00-176.00		
ADDRESS	502 MCKEE		
TAX INFORMATION			
YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	568.95	568.95	0.00
CITY	330.30	330.30	0.00
SCHOOL	681.05	681.05	0.00
PENALTY & OTHER	3.95	3.95	0.00
TOTAL	1584.25	1584.25	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 6/14/2024

MISCELLANEOUS INFORMATION		
EXEMPT CODE		LEGAL
HOMESTEAD CODE	None	LOTS 3 & 4 & PT 5 20'
TAX DISTRICT	1110	920/491 2002/2053
PPIN	006252	MAP 102B DB/PG 735/516 831/207
SECTION	03	B 2002 P 2053 04/18/2002
TOWNSHIP	18N	
RANGE	14E	

Book 2002 Page 2053

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
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NO TAX SALES FOUND

[Back](#)

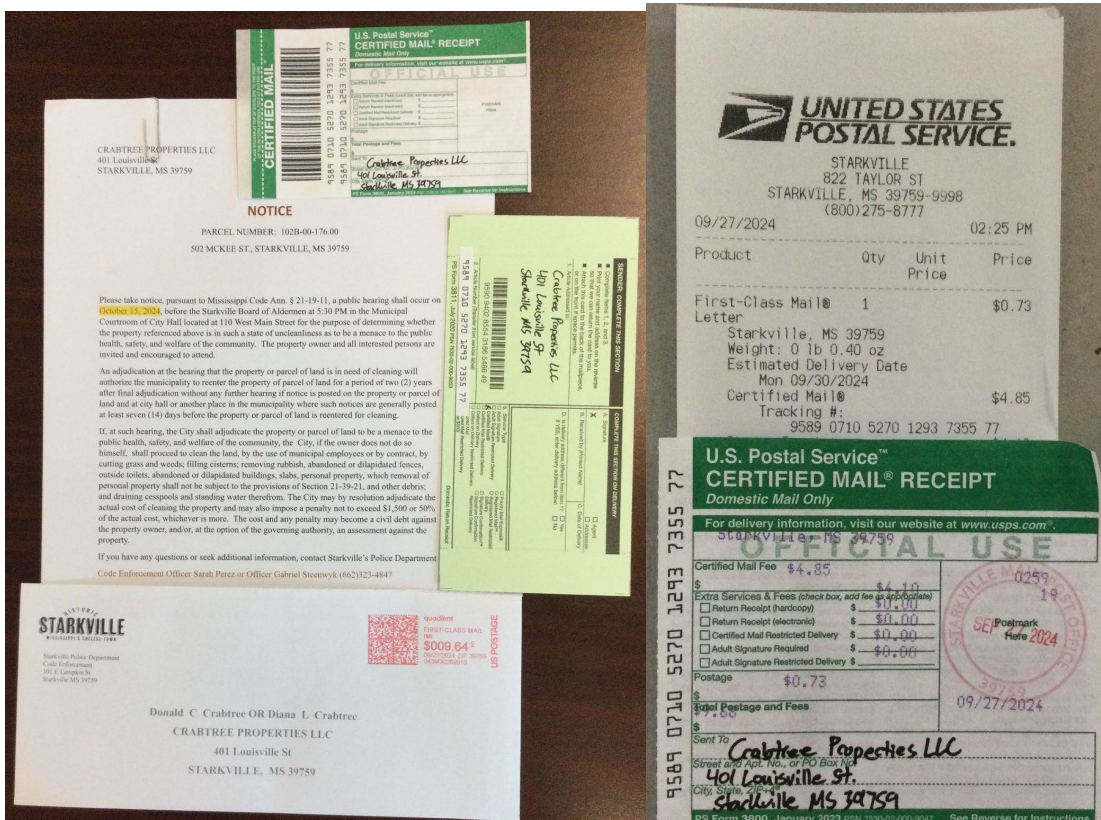
8/30/24 Photos Taken:



Photographs below were taken by Officer Sarah Perez on September 27, 2024, public hearing notices were posted in the front window at City Hall.



On September 27, 2024 public hearing notice was sent to the property owner.



An Administrative Inspection Warrant was issued and signed by Judge Brian Kelley on October 02, 2024.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

This day personally appeared before me, the undersigned judicial officer of the City of Starkville, Oktibbeha County, Mississippi, Code Enforcement Officer Sarah Perez and Officer Gabriel Steenwyk, are both known to be credible persons, who after being first duly sworn, depose and say:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire house including any locked or secured rooms or compartments at 502 McKee Ave, Starkville, Oktibbeha, Mississippi, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:
CRABTREE PROPERTIES LLC, Donald C Crabtree, and Diana E. Crabtree
3. That said things particularly described as follows:
Any and all evidence of structural damage and dilapidated conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.
4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

**IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1
SUD SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE
21-19-HEALTH, SAFETY, AND WELFARE).**

5. The facts tending to establish the following grounds for issuance of an Administrative Inspection Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed during normal business hours to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant, and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.
6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

Witness my hand on this the 2 day of October 2024


Municipal Court Judge

This Administrative Inspection Warrant was executed by Officer Sarah Perez and Officer Gabriel Steenwyk on October 03, 2024, at approximately 14:06 hrs. Photographs were taken of the outside of the structure, as well as some taken on the inside of the structure. Mr. Donald Crabtree met with Officer Perez on the property and walked the property with Officer Perez.



34. CONSIDERATION TO DETERMINE THE BUILDING, LOCATED AT 502 MCKEE AVE., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-176.00, IS A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL BE SUBJECT TO DEMOLITION UNDER MISS. CODE ANN. § 21-19-11, THUS ALLOWING THE CITY OF STARKVILLE TO CLEAN THE SITE.

Alderman Beatty, duly seconded by Alderman Vaughn, offered a motion to determine the property, located at 502 McKee St., Starkville, MS 39759, with the parcel number 102B-00-176.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site and that the city take action to maintain the landscape of this property. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT 203 WARE ST., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 118O-00-182.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.

Code Enforcement Officer Sarah Perez presented 203 Ware St. for Miss. Code Ann. § 21-19-11 determination. Initial inspection of 203 Ware St., Starkville, MS 39759, with the parcel number 118O-00-182.00, was performed by Code Enforcement Officer Sarah Perez on August 30, 2024, and re-inspection on September 27, 2024, by Code Enforcement Officer Sarah Perez. Both inspections contained conditions not suitable for public health and safety such as rotting wood siding on the exterior walls of the structure, water damage, and overall upkeep of the property being neglected and natural deterioration over time. Public Notices of the public hearing were posted on the front entrance window at City Hall and on the subject property on September 27, 2024. Notification letters of the public hearing were sent on September 27, 2024, to the property tax payer/owner Brown Mary McGee Life Estate. The Administrative Inspection Warrant was executed by Officer Sarah Perez and Officer Gabriel Steenwyk on October 03, 2024, at approximately 09:58 hrs. Photographs were taken of the outside of the structure, as well as some taken on the inside of the structure.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 8/30/2024

Tax Year 2023
Records Last Updated 8/29/2024

Records Last Updated 6/19/2024

PROPERTY DETAIL			
OWNER	BROWN MARY MCGEE LIFE ESTATE		ACRES : **NA**
	203 WARE ST		LAND VALUE : 9000
			IMPROVEMENTS : 13520
	STARKVILLE MS 39759		TOTAL VALUE: 22520
			ASSESSED : 3378
PARCEL ADDRESS	1180-00-182.00		
	NA		
TAX INFORMATION			
YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	186.20	0.00	192.72
CITY	108.10	0.00	111.88
SCHOOL	222.88	0.00	230.68
TOTAL	517.18	0.00	538.28
3.50% Penalty + Print Fee			
A Print Fee May Apply, Contact County For Total.			
LAST PAYMENT DATE **NA**			
TAXES DELINQUENT PRIOR YEAR			
MISCELLANEOUS INFORMATION			
EXEMPT CODE	LEGAL LOT 30 CITY BLK 7		
HOMESTEAD CODE	None		
TAX DISTRICT	MAP 1180 DB/PG 3/442		
PPIN	5110		
SECTION	001453		
TOWNSHIP	34		
RANGE	19N		
	14E		
Book	Page		

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES			
Year	Sold To	Redeemed Date/By	
2023	STATE OF MISSISSIPPI	NOT REDEEMED	
2022	LONG LAND INVESTMENTS INC	NOT REDEEMED	
2021	SUNUP LTD PARTNERSHIP	8/ 8/2024	BROWN MARY MCGEE LIFE ESTATE
2020	RUC LLC	NOT REDEEMED	
2019	SUNUP LTD PARTNERSHIP	NOT REDEEMED	
2018	DOWNTOWN RESTORATION	8/12/2021	BROWN MARY MCGEE LIFE ESTATE
2017	AVATAR	8/21/2020	BROWN MARY MCGEE LIFE ESTATE
2016	MONT'S GRADY	8/23/2019	BROWN MARY MCGEE LIFE ESTATE
2015	MONT'S GRADY	8/29/2018	BROWN MARY MCGEE LIFE ESTATE

[Back](#)

The photographs below were taken from the public view at the city road by Officer Sarah Perez at the first inspection on August 30, 2024, at approximately 11:15 hrs.



Violation Notice issued pages 1-5, Tuesday, September 6, 2024 and mailed to a Mary Brown McGee Life Estate.

	City of Starkville, MS	Phone: (662) 323-4847
	MFGDV US City of Starkville, MS	MFGDV US City of Starkville, MS
Violations Listing		
FIRST NOTICE OF VIOLATION		
Mary McGee Life Estate Brown 203 Ware St Starkville, MS 39759		
Case No. 24-000489 Issued: September 06, 2024		
VIOLATION LOCATION	LEGAL DESCRIPTION	
203 Ware St Starkville, MS 39759		
An inspection of the above referenced property was made on August 30, 2024. As a result of this inspection, the violation(s) described on page two of this document were observed.		
<i>This is your official notice that you will need to bring the property into compliance no later than September 16, 2024.</i>		
If you do not bring this property into compliance, then the city will issue a citation and / or abate this nuisance and file a lien against this property for the cost of the abatement.		
Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (662) 323-4847.		
Issued By: _____ Sarah Perez, Code Enforcement Officer		
RECIPIENTS: Mary McGee Life Estate Brown		

Dislipated Structures [MCA Section 21-19-11]

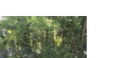
Reported by: Sarah Perez on Aug 30, 2024 at 11:27 AM
Property or parcel of land determined to be menace to public health, safety and welfare.

CORRECTION	DESCRIPTION
Remove Dislipated Structure <u>(CRACKED)</u>	It is the duty of person(s) in violation to comply by removing dislipated structures.







MYGOV.US 24-000486, 09/06/2024 at 12:24 PM MYGOV.US City of Starkville, MS Phone: (662) 323-4847	Page 1/5 STARKVILLE MISSISSIPPI	MYGOV.US 24-000486, 09/06/2024 at 12:24 PM MYGOV.US City of Starkville, MS Phone: (662) 323-4847	Page 2/5 STARKVILLE MISSISSIPPI	MYGOV.US 24-000486, 09/06/2024 at 12:24 PM MYGOV.US City of Starkville, MS Phone: (662) 323-4847	Page 3/5 STARKVILLE MISSISSIPPI
					
					
					

Page 4/5

Page 5/5

The photographs below were taken from the public view at the city road by Officer Sarah Perez at the second inspection on September 27, 2024, at approximately 13:47 hrs. The photographs show that no apparent change has been made to change the appearance of the property.





Photographs below were taken by Officer Sarah Perez on September 27, 2024, public hearing notices were posted on the property and in the front window at City Hall.

BROWN MARY MCGEE LIFE ESTATE
203 WARE ST
STARKVILLE, MS 39759

NOTICE

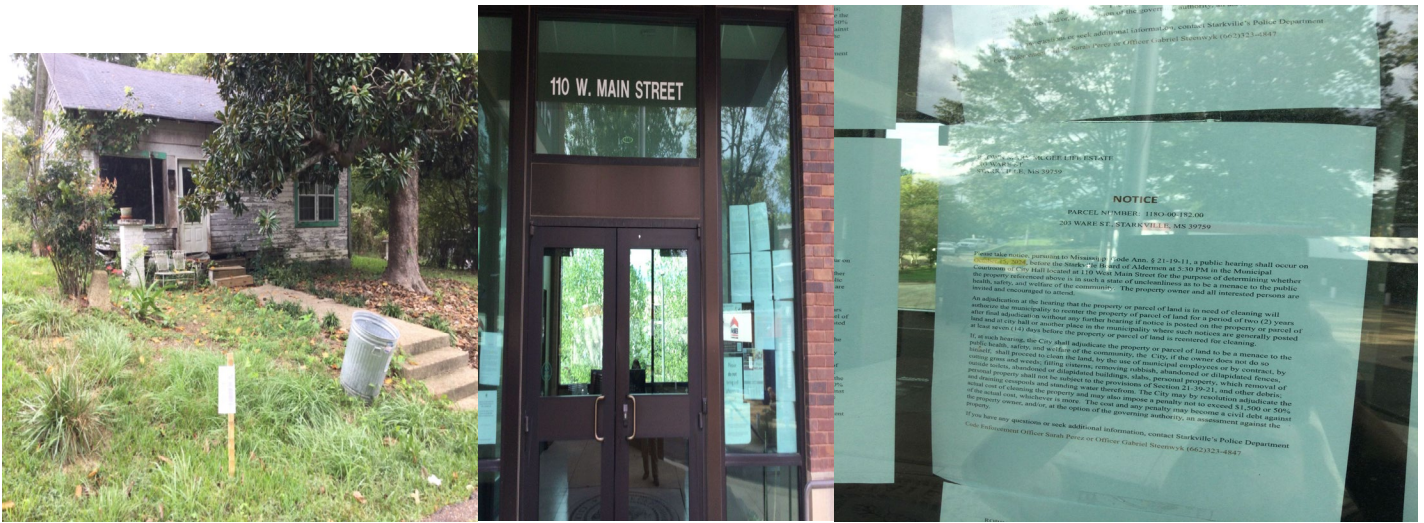
PARCEL NUMBER: 1180-00-182.00
203 WARE ST., STARKVILLE, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **October 15, 2024**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main Street for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

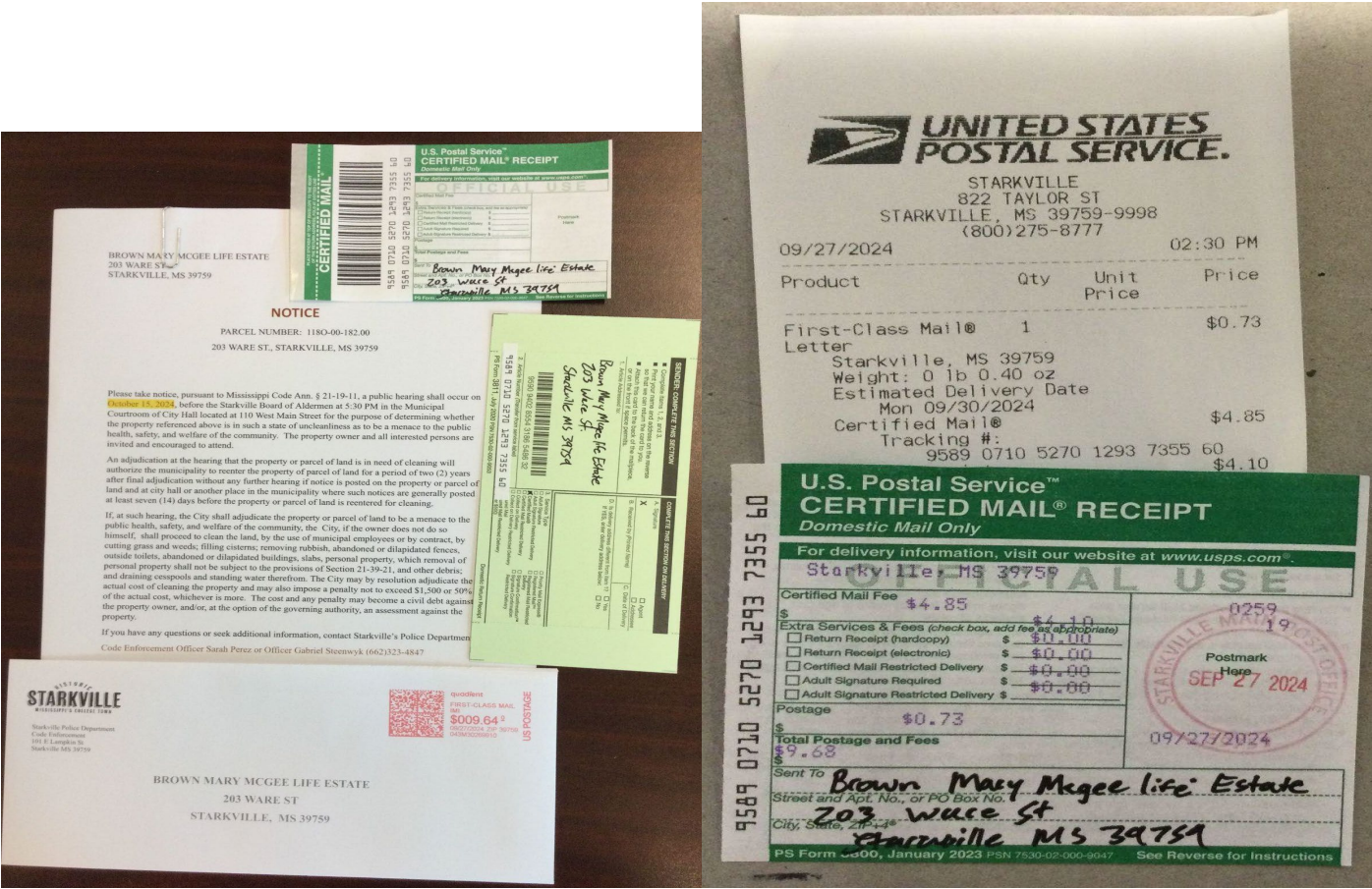
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (14) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$1,500 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department **Code Enforcement Officer Sarah Perez or Officer Gabriel Steenwyk (662)323-4847**



On September 27, 2024 public hearing notice was sent to the property owner.



An Administrative Inspection Warrant was issued and signed by Judge Brian Kelley on October 02, 2024.

ADMINISTRATIVE INSPECTION WARRANT

This day personally appeared before me, the undersigned judicial officer of the City of Starkville, Oktibbeha County, Mississippi, Code Enforcement Officer Sarah Perez and Officer Gabriel Steenwyk, are both known to be credible persons, who after being first duly sworn, depose and say:

1. That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:

The entire house including any locked or secured rooms or compartments at 203 Ware St., Starkville, Oktibbeha, Mississippi, and any out buildings on the property to include a garage and storage buildings.

2. That the placed described above is occupied and controlled by:
BROWN MARY MCGEE LIFE ESTATE
3. That said things particularly described as follows:
Any and all evidence of structural damage and dilapidated conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.
4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11(HEALTH, SAFETY, AND WELFARE).

5. The facts tending to establish the following grounds for issuance of an Administrative Inspection Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed during normal business hours to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.
6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

Witness my hand on this the 2 day of October 2024


Municipal Court Judge

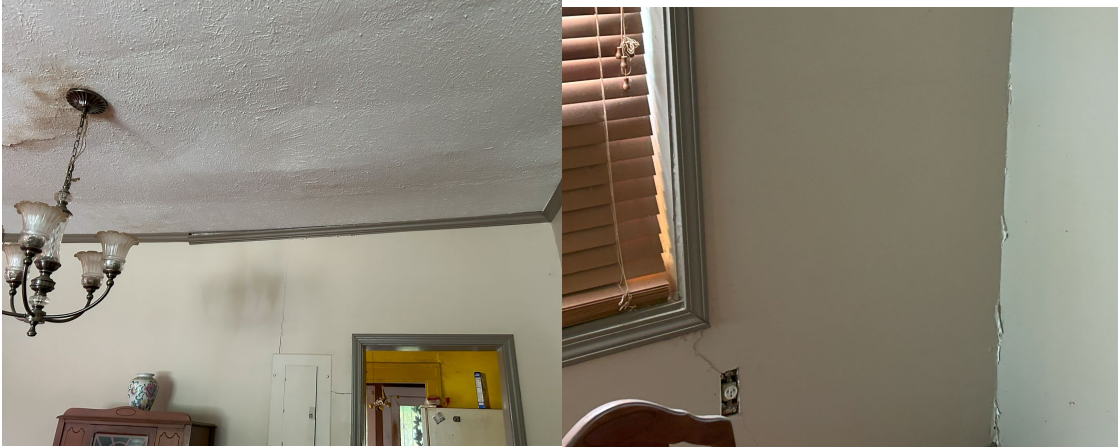
This Administrative Inspection Warrant was executed by Officer Sarah Perez and Officer Gabriel Steenwyk on October 03, 2024, at approximately 08:50 hrs. Photographs were taken of the outside of the structure, as well as some taken on the inside of the structure. Mr. Leroy Dunbar is the person residing at this property and was present at the time of this inspection. Living room entrance way floor is rotting and very weak to walk on. The door frame is also rotting. When the door was pulled shut the entire frame and wall moved.

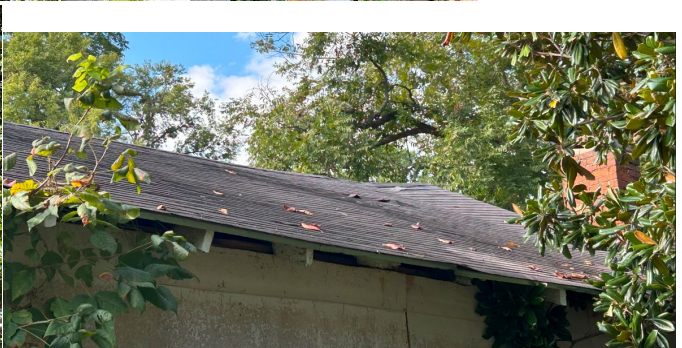


The window frame next to the door and the wall around it is deteriorating, weak, and moves when the door is opened or pushed closed.

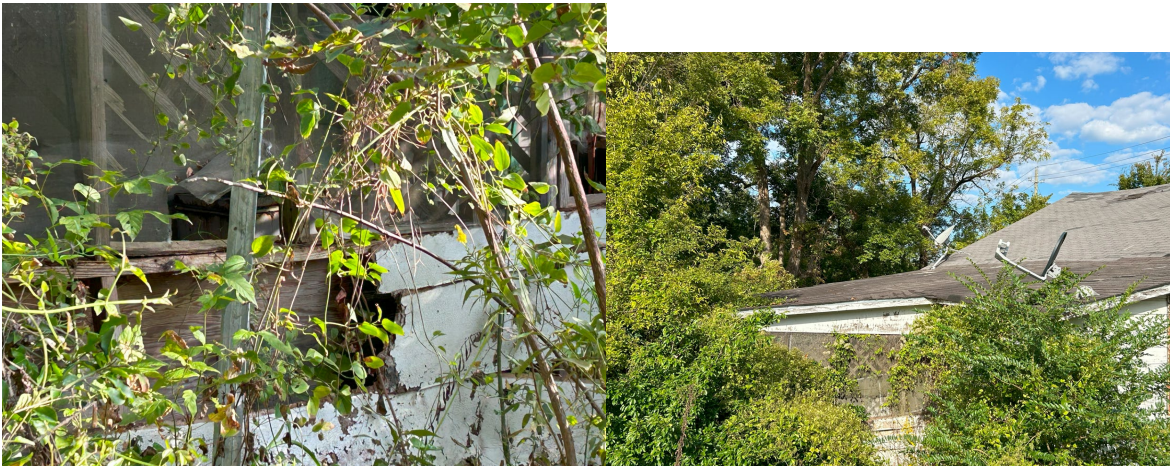












35. CONSIDERATION TO DETERMINE THE BUILDING, LOCATED AT 203 WARE ST., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 1180-00-182.00, IS A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL BE SUBJECT TO DEMOLITION UNDER MISS. CODE ANN. § 21-19-11, THUS ALLOWING THE CITY OF STARKVILLE TO CLEAN THE SITE.

Alderman Beatty, duly seconded by Alderman Vaughn, offered a motion to determine the property, located at 203 Ware St., Starkville, MS 39759, with the parcel number 1180-00-182.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site and that the city take action to maintain the landscape of this property. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT 409 MCKEE AVE., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-098.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.

Code Enforcement Officer Sarah Perez presented 409 McKee Ave. for Miss. Code Ann. § 21-19-11 determination. Initial inspection of 409 McKee Ave., Starkville, MS 39759, with the parcel number 102B-00-098.00, was performed by Code Enforcement Officer Sarah Perez on August 30, 2024, and re-inspection on September 27, 2024, by Code Enforcement Officer Sarah Perez. Both inspections contained conditions not suitable for public health and safety such as rotting wood siding on the exterior walls of the structure, water damage, and overall upkeep of the property being neglected and natural deterioration over time. Public Notices of the public hearing were posted on the front entrance window at City Hall and on the subject property on September 27, 2024. Notification letters of the public hearing were sent on September 27, 2024, to the property tax payer/owner Wai-Cheong Lam. An Administrative Inspection Warrant was issued on October 2, 2024, and executed by Officer Sarah Perez on October 3, 2024, at approximately hrs. Photographs were taken of the outside of the structure, as well as some taken on the inside of the structure.

Wai-Cheong Lam lives in Unit B of the duplex and was present. He requested eighteen months to make as many of the recommended changes as he could afford.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

City of Starkville Unified Development Code, section 16.1.1 sub section D. Can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 8/10/2024

Tax Year 2023

Records Last Updated 8/ 9/2024

PROPERTY DETAIL		
OWNER	LAM WAI-CHEONG P O BOX 5047	ACRES : **NA**
		LAND VALUE : 35000
		IMPROVEMENTS : 13370
	MISS STATE MS 39762	TOTAL VALUE: 48370
		ASSESSED : 4837

PARCEL 102B-00-098.00

ADDRESS 409 MCKEE

TAX INFORMATION			
YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	167.62	167.62	0.00
CITY	154.78	154.78	0.00
SCHOOL	220.15	220.15	0.00
TOTAL	542.55	542.55	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 2 / 1 / 2024

MISCELLANEOUS INFORMATION			
EXEMPT CODE	LEGAL	LOT 18-B CITY BLK 44	
HOMESTEAD CODE	REG	14/601 2015/6181	
TAX DISTRICT	1110	MAP 102B DB/PG 704/240 734/228	
PPIN	008599	B 2015 P 6181 07/10/2015	
SECTION	03		
TOWNSHIP	18N		
RANGE	14E		

Book 2015

Page 6181

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
NO TAX SALES FOUND		

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[Log In](#) | [HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)

[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)

[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)

The image consists of two side-by-side photographs of a small, single-story house. The house has white horizontal siding, many of which are peeling or missing, revealing the underlying structure. It features a brown gabled roof and red shutters on the windows. The front door is white with a small porch. In the left photograph, a white pickup truck is parked on a concrete driveway in front of the house. A black trash can is visible in the foreground. In the right photograph, the house is shown from a slightly different angle, highlighting the front yard which is covered in tall green grass. A red wheelbarrow is parked on the grass to the right of the house. A white folding chair is visible in the background on the right.



 STARKVILLE	City of Starkville, MS 101 E Lorton St Starkville, MS 39370 Phone: (662) 323-4847	MPCD/CJS City of Starkville, MS Phone: (662) 323-4847 Violations Listing								
FIRST NOTICE OF VIOLATION										
Wet-chasing Lem P.O. Box 5047 Miss. State, MS 39762	Case No. 24-000456 Issued: September 16, 2024									
VIOLATION LOCATION 409 McKee Ave Starkville, MS 393759	LEGAL DESCRIPTION Lot 18-b City Blk 44									
An inspection of the above referenced property was made on August 30, 2024. As a result of this inspection, the violation(s) described on page two of this document were observed. <i>This is your official notice that you will need to bring the property into compliance no later than September 16, 2024.</i> If you do not bring this property into compliance, then the city will issue a citation and / or abate this nuisance and file a lien against this property for the cost of the abatement. Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (662) 323-4847. Issued By:  Sarah Pinner, Code Enforcement Officer spinner@starkville.ms.gov										
Displaced Structures (MCA Section 21-19-1) Reported by Sarah Pinner on Aug 30, 2024 at 11:03 AM Property or parcel of land determined to be a menace to public health, safety and welfare. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">CORRECTION</th> <th style="width: 65%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top; padding: 5px;"> Remove Displaced Structure REMOVED </td> <td style="vertical-align: top; padding: 5px;"> It is the duty of person(s) in violation to comply by removing displaced structures. </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">  </td> <td style="text-align: center; vertical-align: middle;">  </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">  </td> <td style="text-align: center; vertical-align: middle;">  </td> </tr> </tbody> </table>			CORRECTION	DESCRIPTION	Remove Displaced Structure REMOVED	It is the duty of person(s) in violation to comply by removing displaced structures.				
CORRECTION	DESCRIPTION									
Remove Displaced Structure REMOVED	It is the duty of person(s) in violation to comply by removing displaced structures.									
										
										
MPCD/CJS City of Starkville, MS Phone: (662) 323-4847    										

On September 18, 2024 I (Perez) went to the property to make contact with Mr. Wai-Cheong Lam to answer some questions he had regarding the violation letter that he received.

Call # 24-032537
Date/Time 09/18/2024 11:38:22
Type CODE ENFORCEMENT
How Rcvd OFFICER INITIATED
Sent To Dispatch

Dispatcher PEREZ, S
Disposition REPORT
Zone 2

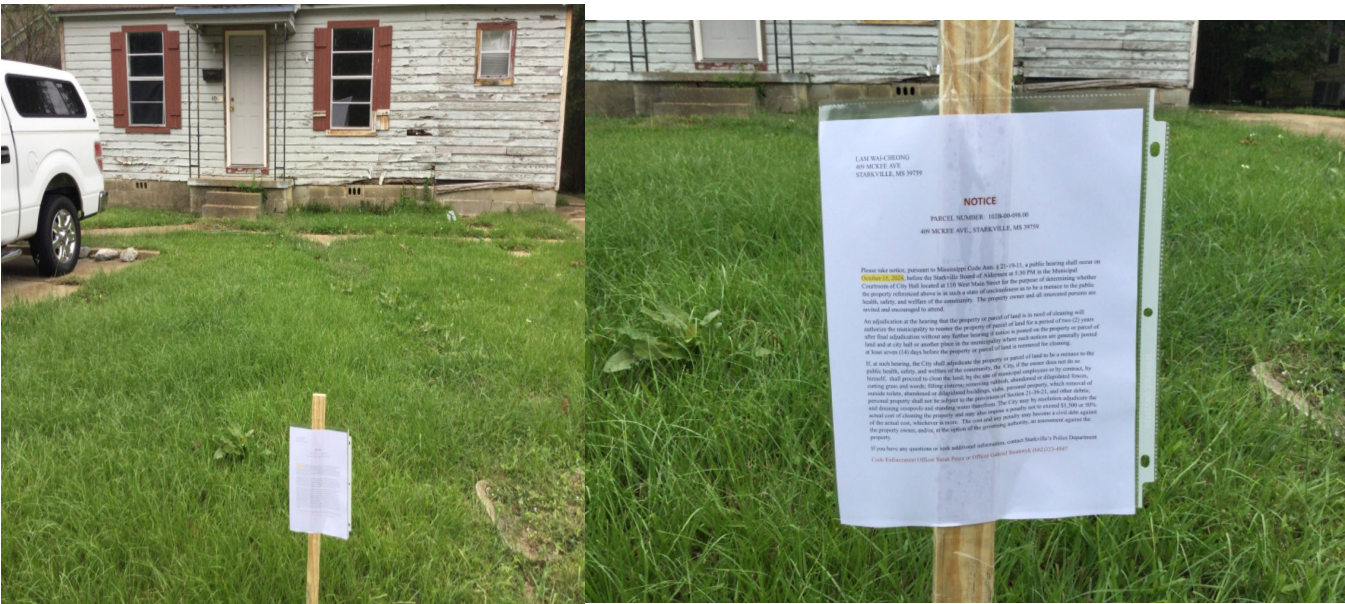
Location Address
409 MCKEE AVE A
STARKVILLE, MS

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
PEREZ, S	11:38:22	11:38:22	13:08:54		

Notes

9/18/2024 1:07:06 PM	PEREZ, S	MR WAI-CHEONG LAM WAS HOME AND WE DISCUSSED THE CURRANT VIOLATION OF THE CODE IN REFERENCE TO THE STATE OF THE STRUCTURE			
9/18/2024 1:08:47 PM	PEREZ, S	I EXPLAINED THE PROCCESSTO HIM AND THAT HE WILL NEED TO ATTEND THE BOARD MEETING ON OCT. 1, 2024 SO HE CAN EXPLAIN HIS SITUATION TO THE BOARD			

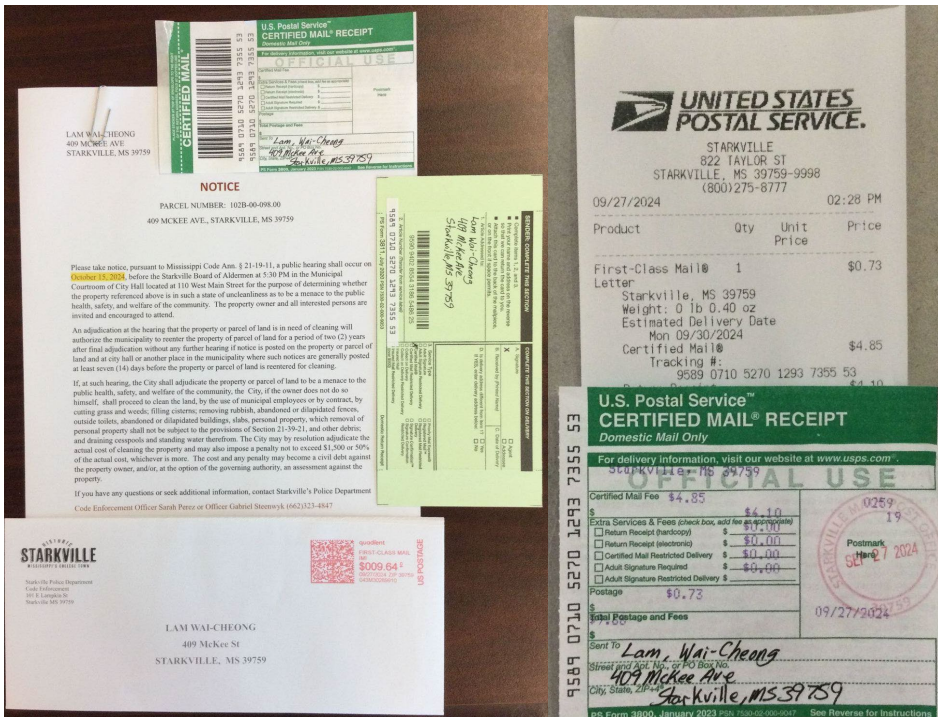
The photographs below were taken from the public view at the city road by Officer Sarah Perez at the second inspection on September 27, 2024. The photographs show that no apparent change has been made to change the appearance of the property. Public hearing notice posted on the property and mailed to the property owner.



Photographs below were taken by Officer Sarah Perez on September 27, 2024, public hearing notices were posted in the front window at City Hall.



On September 27, 2024 public hearing notice was sent to the property owner.



An Administrative Inspection Warrant was issued on October 02, 2024, and executed by Officer Sarah Perez on October 03, 2024, at approximately 09:58 hrs. Photographs were taken of the outside of the structure, as well as some taken on the inside of the structure.

Call # 24-034333
Date/Time 10/03/2024 09:58:06
Type CODE ENFORCEMENT
How Rcvd PHONE
Sent To Dispatch 10/03/2024 09:58:25

Dispatcher EPPS, J
Disposition REPORT
Zone 2

Location Address

409 MCKEE AVE A
STARKVILLE, MS

Officer Information

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
PEREZ, S	09:58:30	09:59:21	11:23:41		
STEENWYK, G	09:58:35	09:59:23	11:23:41		
PEREZ, S	11:48:07	11:48:09	11:54:19		

Notes

10/3/2024 11:48:03 AM	EPPS, J	CALL REOPENED: REOPEN
10/3/2024 11:49:33 AM	PEREZ, S	MR. WAI-CHEONG LAM WAS PRESENT AT THIS LOCATION AT THE TIME OF EXECUTING THE ADMINISTRATIVE INSPECTION WARRANT
10/3/2024 11:50:50 AM	PEREZ, S	MR. LAM WALKED THROUGH THE INSIDE OF THE STRUCTURE WITH US PHOTOGRAPHS WERE TAKEN OF THE INSIDE OF THE STRUCTURE AS WELL AS OF THE OUTSIDE OF THE STRUCTURE
10/3/2024 11:52:25 AM	PEREZ, S	MR. LAM HAD INFORMED US OF ATTEMPTS HE HAS MADE TO CONTACT CONTRACTORS TO HELP HIM WITH REPAIRS NEEDED HOWEVER, HAS HAD NO LUCK IN FINDING ONE AS OF YET
10/3/2024 11:54:08 AM	PEREZ, S	MR. LAM WAS GIVEN A COPY OF THE ADMINISTRATIVE INSPECTION WARRANT

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

AFFIDAVIT FOR ADMINISTRATIVE INSPECTION WARRANT

This day personally appeared before me, the undersigned judicial officer of the City of Starkville, Oktibbeha County, Mississippi, Code Enforcement Officer Sarah Perez and Officer Gabriel Steenwyk, are both known to be credible persons, who after being first duly sworn, depose and say:

- That affiants have good reason to believe and do believe that certain things hereinafter described as now being concealed in or about the following place in this county:
The entire house including any locked or secured rooms or compartments at 409 Mckee Ave., Starkville, Oktibbeha, Mississippi, and any out buildings on the property to include a garage and storage buildings.
- That the placed described above is occupied and controlled by:
WAI-CHEONG LAM
- That said things particularly described as follows:
Any and all evidence of structural damage and dilapidated conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.
- That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:
IN VIOLATION OF STARKVILLE UNIFIED DEVELOPMENT CODE SECTION 16.1.1 SUB SECTION D. (GENERAL NUISANCE), AS WELL AS 2020 MISSISSIPPI CODE 21-19-11(HEALTH, SAFETY, AND WELFARE).
- The facts tending to establish the foregoing grounds for the issuance of an Administrative Inspection Warrant are shown on a sheet headed "Underlying Facts and Circumstances" which is made a part hereof and adopted herein by reference.
- WHEREFORE, affiants request that an Administrative Inspection Warrant be issued directing a search of the above described place and seizure of the above described things.

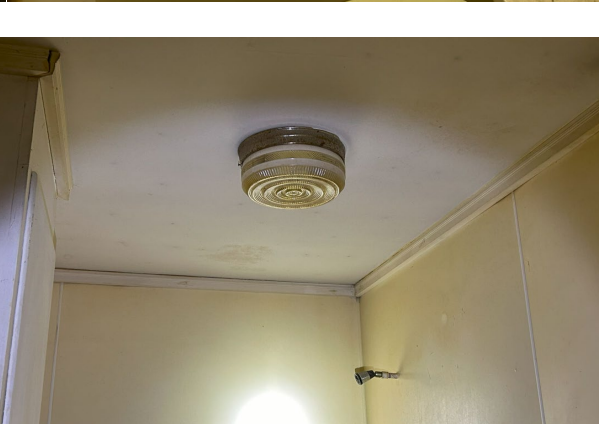

AFFIANT

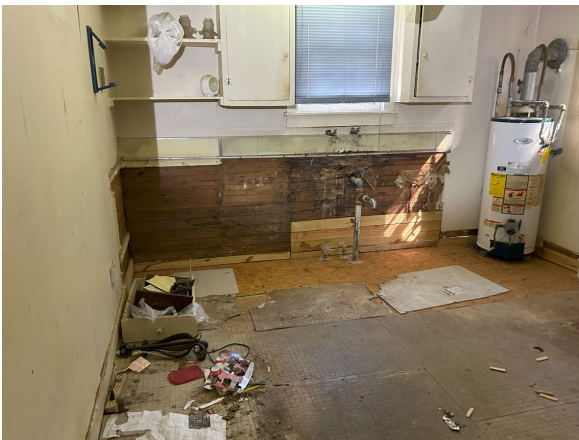

AFFIANT

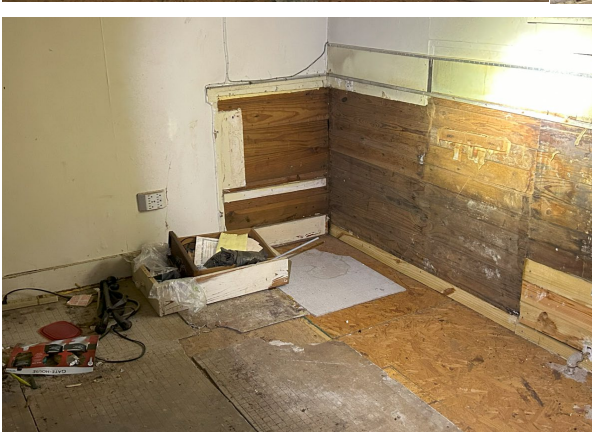
SWORN TO AND SUBSCRIBED BEFORE ME, on this the 2 day of October 2024


Municipal Court Judge



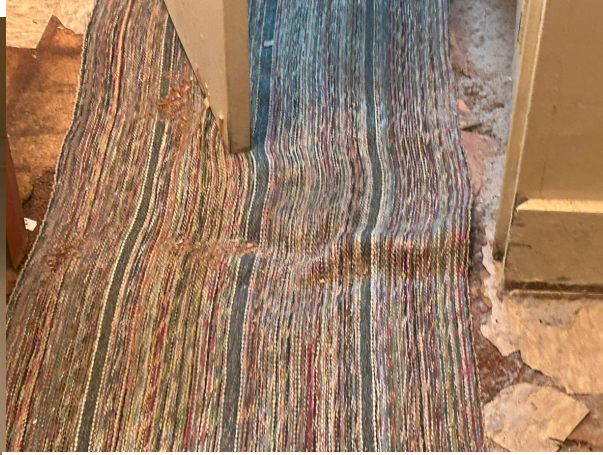






409 McKee Unit B – Living room







36. CONSIDERATION TO DETERMINE THE BUILDING, LOCATED AT 409 MCKEE AVE., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102B-00-098.00, IS A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL BE SUBJECT TO DEMOLITION UNDER MISS. CODE ANN. § 21-19-11, THUS ALLOWING THE CITY OF STARKVILLE TO CLEAN THE SITE.

Alderman Sistrunk, duly seconded by Alderman Perkins, offered a motion to determine the property, located at 409 McKee Ave., Starkville, MS 39759, with the parcel number 102B-00-098.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. The Board voted as follows:

Alderman Kim Moreland	Voted: Nay
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Nay
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE BUILDING LOCATED AT 107 REX ST., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 118O-00-231.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT DEMOLITION COULD OCCUR.

Mayor Spruill updated the Board that an email had been received from the owner of 107 Rex Street, Troy Robinson, requesting two weeks to complete the clearing of the property. The structures were demolished in April and he now has a contractor that will clean the debris. Mr. Robinson was unable to be in attendance.

Code Enforcement Officer Sarah Perez presented 107 Rex Street for Miss. Code Ann. § 21-19-11 determination. Initial inspection of 107 Rex St., Starkville, MS 39759, with the parcel number 118O-00-231.00, was performed by Code Enforcement Officer Sarah Perez on August 22, 2024, and re-inspection on September 27, 2024, by Code Enforcement Officer Sarah Perez. Both inspections contained conditions not suitable for public health and safety such as the debris left in a large pile from when the structure was torn down by the property owner. This is not only an eyesore but it is also a harborage for vermin and snakes.

Public Notices of the public hearing were posted on the front entrance window at City Hall and on the subject property on September 27, 2024. Notification letters of the public hearing were sent on September 27, 2024, to the property tax payer/owner Troy Robinson. Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property ad valorem tax is collected and through Deed records.

Final inspection on October 5, 2024 shows no cleanup of the property has been done.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

City of Starkville Unified Development Code, section 16.1.1 sub section D, which can be located at <https://www.cityofstarkville.org/> under the City Ordinances then Unified Development Code.

A nuisance shall be a condition or situation that results in an interference with the use and enjoyment of public and private property. To protect the health, safety, and welfare of the public, maintaining, using, placing, depositing, leaving, or permitting of any item or action classified as a nuisance shall not be permitted.

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

- A. Accumulation of noxious weeds and other rank vegetation.
- B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.
- C. Any condition which provides harborage for rats, mice, snakes and other vermin.
- D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- E. All unauthorized noises and vibrations, including animal noises.
- F. All obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
- G. The carcasses of animals or fowl not disposed of within a reasonable time after death.
- H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances.
- I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- J. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- K. The creation of dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities.



Property Link

OKTIBBEHA COUNTY, MS

Current Date 3/23/2024

Tax Year 2023
Records Last Updated 3/22/2024

PROPERTY DETAIL			
OWNER	ROBINSON TROY T		ACRES : **NA**
	73 BARRINGTON FARMS PKWY		LAND VALUE : 7000
	SHARPSBURG GA 30277		IMPROVEMENTS : 500
			TOTAL VALUE: 7500
			ASSESSED : 1125
PARCEL	1180-00-231.00		
ADDRESS	107 REX ST		
TAX INFORMATION			
YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	62.01	0.00	62.63
CITY	36.00	0.00	36.36
SCHOOL	74.23	0.00	74.97
TOTAL	172.24	0.00	173.96 1.00% Penalty
LAST PAYMENT DATE **NA**			
MISCELLANEOUS INFORMATION			
EXEMPT CODE	LEGAL LOT 10 REX ST SUB		
HOMESTEAD CODE	None	2010/2374 2013/7763 2022/1977	
TAX DISTRICT	5110	MAP 1180 DB/PG 271/23 2002/757	
PPIN	009998	0	
SECTION	34	B 2022 P 1977 03/10/2022	
TOWNSHIP	19N		
RANGE	14E		
Book 2022	Page 1977		

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES			
Year	Sold To	Redeemed Date/By	
2022	FINITE INVESTMENTS LLC	2/9/2024	BROOKS DEXTER L ETAL
Back			

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)

The photographs below were taken from the public view at the city road by Officer Sarah Perez at the first inspection on August 22, 2024, at approximately 11:15 hrs.





Ms Perez spoke with Mr. Troy Robinson in September by phone. This conversation was to inform him that the Code Officer would be re-presenting this case to the Board of Alderman, as a dilapidated property, on October 15, 2024. She also advised him that this was due to him not having this issue resolved. Mr. Robinson stated that he understood and was apologetic for not taking action sooner. He was made aware that he would be receiving official notices via USPS of the Public Hearing and letter of Notice of Violation. The photographs below were taken from the public view at the city road by Officer Sarah Perez at the second inspection on September 27, 2024, at approximately 13:47 hrs. The photographs show that no apparent change had been made to change the appearance of the property.



Photographs below were taken by Officer Sarah Perez on September 27, 2024, public hearing notices were posted on the property and in the front window at City Hall.



On September 27, 2024 public hearing notice was sent to the property owner.



The Violation Notice issued pages 1-4, Tuesday, Oct. 1, 2024 and mailed to a Troy Robinson follows.



37. CONSIDERATION TO DETERMINE THE PROPERTY, LOCATED AT 107 REX ST., STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 1180-00-231.00, IS A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL BE SUBJECT TO DEMOLITION UNDER MISS. CODE ANN. § 21-19-11, THUS ALLOWING THE CITY OF STARKVILLE TO CLEAN THE SITE.

Alderman Beatty, duly seconded by Alderman Rupp, offered a motion to determine the property, located at 107 Rex St., Starkville, MS 39759, with the parcel number 1180-00-231.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site after the owner, Mr. Troy Robinson, has been given fourteen days to complete the clearing of the property, and that the city take action to maintain the landscape of this property.

The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

PUBLIC HEARING AND CONSIDERATION FOR LOT MOWINGS: PROPERTIES (300 SCALES STREET AND 314 LOUISVILLE STREET) ON THE PROPERTY MOWING LIST FOR ADJUDICATION AS MENACES TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND IN NEED OF CLEANING AND TO APPROVE CLEANING IN ACCORDANCE WITH MISSISSIPPI CODE ANNOTATED §21-19-11.

Mayor Spruill opened the Public Hearing. There being no comments from the general public, the Mayor closed the Public Hearing.

38. CONSIDERATION TO MOW THE PROPERTIES LOCATED AT 300 SCALES STREET AND 314 LOUISVILLE STREET IN ACCORDANCE WITH MISSISSIPPI CODE ANNOTATED §21-19-11

Alderman Vaughn, duly seconded by Alderman Brooks, offered a motion for the City of Starkville to mow the properties located at 300 Scales Street and 314 Louisville Street in accordance with Mississippi Code Annotated §21-19-11. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

300 Scales Street:



314 Louisville Street:



39. CONSIDERATION OF THE MEMORANDUM OF UNDERSTANDING WITH THE STARKVILLE MAIN STREET ASSOCIATION FOR THE PURCHASE OF THE LIGHTING MATERIALS/ELEMENTS FOR THE MAIN STREET REDESIGN AND REDEVELOPMENT PROJECT.

Alderman Sistrunk, duly seconded by Alderman Rupp, offered a motion entering into a Memorandum of Understanding with the Starkville Main Street Association for the purchase of the lighting materials for the Main Street Redesign and Redevelopment project. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Nay
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

MEMORANDUM OF UNDERSTANDING
Between
The City of Starkville, Mississippi Board of Aldermen
And
Main Street Association

This Memorandum of Understanding (MOU) is entered into by and between the City of Starkville Board of Aldermen (Board) and the Greater Starkville Development Partnership Main Street Association (Main Street) hereinafter the Parties. In consideration of those mutual undertakings, the Parties agree as follows:

WHEREAS, Main Street is authorized to receive and expend funds for the purpose of improving the health and livability of the City of Starkville as authorized by the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program established within the American Rescue Plan Act (ARPA); and

WHEREAS, the Starkville Main Street Board finds that the City of Starkville has a project of high local impact producing a high level of public benefit that fits the criteria of the grant requirements; and

WHEREAS, the coordination of said improvements will be through the City of Starkville for the Main Street redesign and redevelopment; and

WHEREAS, the Main Street lighting project will be a portion of the greater project to include the purchase of up to \$700,000 of lighting equipment for the Main Street redevelopment and redesign project with \$168,000 coming from the ARPA funds granted to the Starkville Main Street Association; and

WHEREAS, the Parties desire to enter into this MOU to memorialize their understanding of the mutual advantages and obligations of this cooperative relationship.

NOW, THEREFORE, the Parties agree to the terms and conditions set forth below:

1. Purpose

The purpose of this MOU is to memorialize an agreement to obligate the ARPA funds provided to the Mississippi Main Street Association and dedicated to the improvements to the Main Streets of the State of Mississippi and more specifically to the Starkville Main Street for the lighting needs for the City of Starkville Main Street Redesign and Redevelopment project.

2. Conditions and Scope

The Starkville Main Street Board agrees to receive the funds and directly expend said funds on the purchase and installation of lighting for the City of Starkville Main Street project the design of which is included in the project as outlined through the Kimley-Horn project development and the City of Starkville approved design by the Board of Aldermen. The contract for the design and installation of the will be part of the bid for the full scope of the Main Street Redevelopment and Redesign project.

3. Amount

The Main Street Board agrees to provide and obligate the Funds in an amount not to exceed the funds as set forth in the grant agreement dated October 4, 2022 and signed by the executive

director of the Starkville Main Street Association. The City of Starkville acknowledges and agrees to provide the necessary administrative documentation reflecting accurately the expenditures that are approved to meet the grant requirements for this project. The City of Starkville further agrees to share in the expenses for the installation of the lighting project up to the entire project cost that exceeds the grant funds from the ARPA grant and remit to the Starkville Main Street Association for said project.

4. Term

The MOU shall be effective from the date executed below and shall expire on when the project deadline for completion is set through the grant agreement. The Grantee and the City of Starkville agree to obligate the funds by December 31, 2024 with the payment extended to the project contractor in a timely manner in accordance with any grant requirements.

5. Binding Effect

The MOU shall be binding upon the Parties hereto and upon any respective successors and assigns of the Parties.

6. Obligation of the Parties

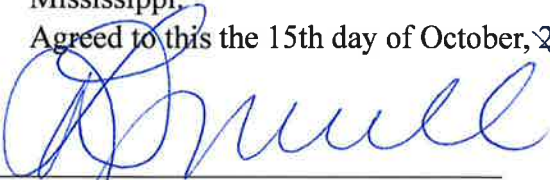
The Parties agree to the following obligations under this MOU:

- a. The City of Starkville agrees to pay the Starkville Main Street Association for any cost overage from the purchase of the lights for the Main Street lighting project that exceeds that of the grant funds received.
- b. The Board agrees to expend the Funds provided by the City of Starkville on the lighting project as outlined in the bid documents.
- c. The Board and the City of Starkville agree that they shall follow federal and state procurement and expenditure requirements as required by and set forth in the grant agreement and to adhere to Mississippi state procedures and guidelines relating to the implementation and financing of the approved project. The Board agrees and the City of Starkville agrees to maintain and submit any and all audit and financial statements as required by the State of Mississippi and to make same available for inspection in accordance with the grant agreement.

7. Applicable Law

This MOU shall be governed by and construed in accordance with the laws of the State of Mississippi.

Agreed to this the 15th day of October, 2024



D. Lynn Spruill, Mayor
City of Starkville

Attested to:



Lesa Hardin/City Clerk
City of Starkville

Paige Watson
Director Starkville Main Street

40. CONSIDERATION TO ADVERTISE FOR THE MAIN STREET IMPROVEMENTS PROJECT.

Alderman Rupp, duly seconded by Alderman Sistrunk, offered a motion approving permission to advertise for the Main Street Improvements Project - Phase 1. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Nay
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

41. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Sistrunk, duly seconded by Alderman Rupp, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of September 30, 2024 for fiscal year ending 9/30/24, and as of October 8, 2024 for fiscal year ending 9/30/25, acknowledging that the City Clerk has attested and certified on the cover of the claims docket that all claims on the docket are true, accurate, lawful and proper to the best of her knowledge, for payment pursuant to her duties under Miss. Code Sections 21-39-5, 21-39-7, 21-39-9, 21-39-17 and 21-15-21. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Nay
Alderman Henry Vaughn, Sr.	Voted: Nay

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

		FY 2024	FY 2025
General Fund	001	\$ 226,461.80	\$ 325,073.98
Airport Fund	015	40,096.05	1,382.23
Sanitation / Environ Services	022	46,317.01	21,385.31
Debt Service Fund	200		253,335.84
2022 GO Bonds	305	13,747.04	
Parks Capital Project Fund (2023)	312	10,318.00	9,612.55
Park and Rec Tourism	375	10,950.00	781.90
BUILD Grant / Hwy 182	377	8,798.32	
Payroll Fund	681	8,367.39	
Sub Total Before Utilities			\$ 611,571.81
Utilities Dept.	SED	744,249.81	- 0 -
Total Claims	Total	\$1,109,305.42	\$ 611,571.81

42. MOTION TO ADJOURN UNTIL NOVEMBER 5, 2024 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Brooks, for the Board of Aldermen to adjourn the meeting until November 5, 2024 @ 5:30 at 110 West Main Street in the Court Room of City Hall, the Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Jeffrey Rupp	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman Hamp Beatty	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

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

SIGNED AND SEALED THIS THE 5th DAY OF NOVEMBER, 2024.

Attest:

D. LYNN SPRUILL, MAYOR

LESA HARDIN, CITY CLERK