

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
June 13, 2025**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, June 13, 2025 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Alderwoman Kim Moreland, Alderwoman Sandra Sistrunk, Alderman Jeffrey Rupp, Alderman Mike Brooks, Alderman Roy A'. Perkins and Alderman Henry Vaughn, Sr. City Attorney Berk Huskison and City Clerk / CFO Lesa Hardin were also present.

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

Utilities General Manager Edward Kemp and Utilities Engineer Mary Williams presented an update on the status of the water and wastewater systems and the projected needs for sustainability and expansion.

The Mayor and members of the Board discussed items on the upcoming June 17, 2025 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed. Mayor Spruill then closed the work session.

SIGNED AND SEALED THIS THE 1st DAY OF JULY, 2025.

MAYOR D. LYNN SPRUILL

Attest:

Seal

LESA HARDIN, CITY CLERK/CFO



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, JUNE 13, 2025.**

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

The public and media are invited to attend.

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



WORK SESSION

CITY OF STARKVILLE, MISSISSIPPI

JUNE 13, 2025

11:00 a.m.

- A. CALL THE WORK SESSION TO ORDER**
- B. UPDATE FROM EDWARD KEMP ON THE STATUS OF THE WATER AND WASTEWATER SYSTEMS AND THE PROJECTED NEEDS FOR SUSTAINABILITY AND EXPANSION.**
- C. DISCUSSION OF THE AGENDA ITEMS FOR THE JUNE 17, 2025, MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF STARKVILLE.**
- D. ADJOURN MEETING**



Starkville
UTILITIES

WATER AND SEWER UTILITY UPDATE

BOARD OF ALDERMEN WORK SESSION
JUNE 13, 2025



AGENDA

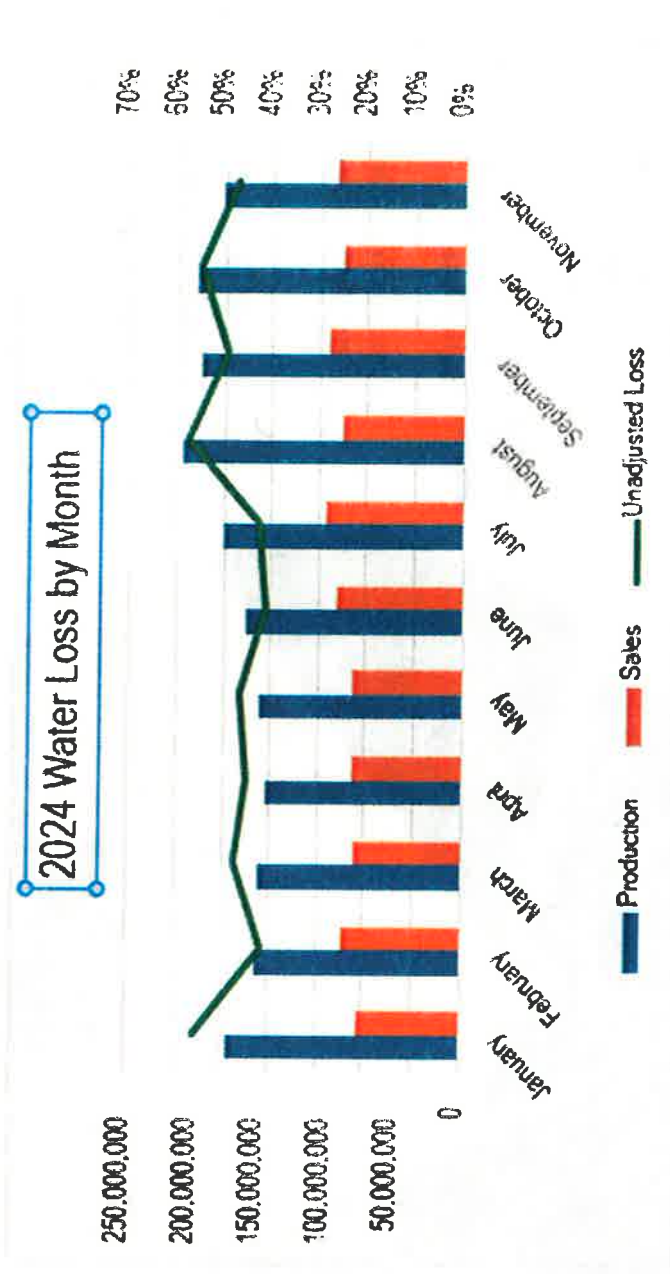
- Water Loss and Operational Update
- Updated Capital Improvement Plan
- Project Schedule- WWTP & Water Facilities
- Financial Plan and Rate Comparisons

WATER LOSS BACKGROUND



Prepared by
NEEL-SCHAFFER
CONSULTANTS AND ENGINEERS

2023: ~ 45% Water Loss



A

Unmetered Connections

Explore potential losses due to fire lines, emergency connections to adjoining water associations

B

Quantify Production Volumes

Calibrate production meters and explore trends

C

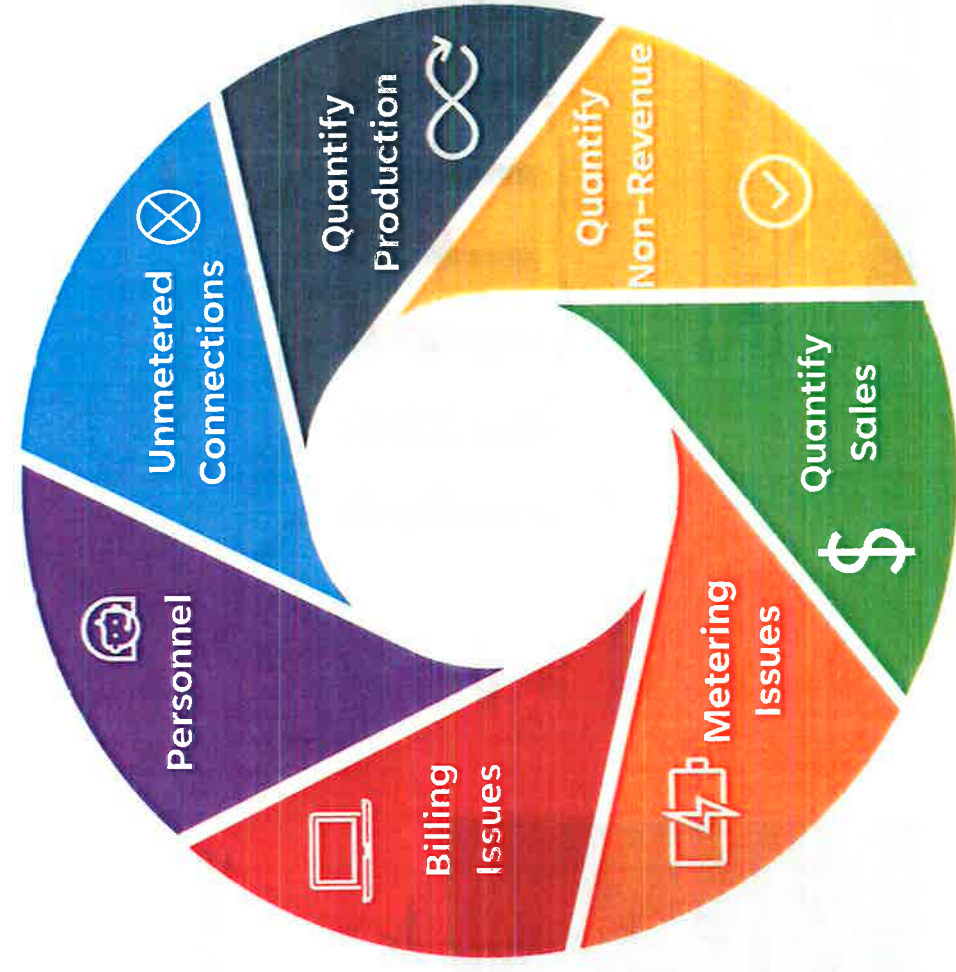
Quantify Non-Revenue Volumes

Estimated totals of flushing, fire flow testing, leaks, maintenance activities

D

Quantify Sales & Water revenues

Explore historical trends and identify deviations.



G

Personnel Recommendations

Human resources needs and organizational changes to execute the plan.

F

Understanding Billing Issues

Causes and remedies for inaccurate and non-comprehensive billing

E

Understanding Metering Issues

Causes and remedies for inaccurate and non-functioning metering infrastructure



A Unmetered Connections

Completed:

Inspect Emergency Connections (4)
Cross Country waterlines inspection
Annexed territory fire protection lines(2)
Review Tank levels during non-use times
Large Industry Fire protection line testing

Findings:

No significant sources of water loss discovered



B Quantify Production Volumes

Completed:

Well meter testing

Historical trends of production

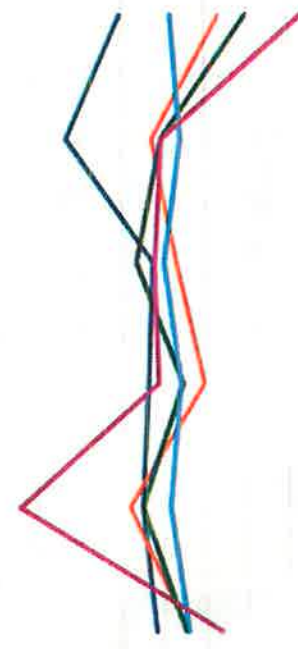
All Well meters replaced, calibrated and placed on SCADA



Bluefield #6

150,000,000
120,000,000
170,000,000
130,000,000
150,000,000
140,000,000
130,000,000
120,000,000
110,000,000
130,000,000

Total Well Production by Month



2020 2021 2022 2023 2024 2025

January February March April May



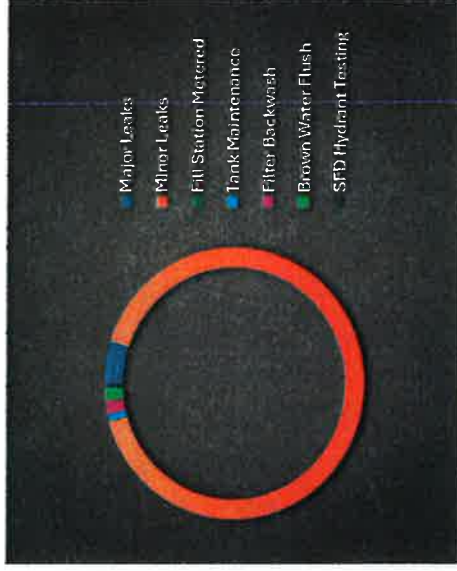
Parkdale



Quantify Non-Revenue Volumes

Completed:

Monthly tracking of Non-Revenue water volumes

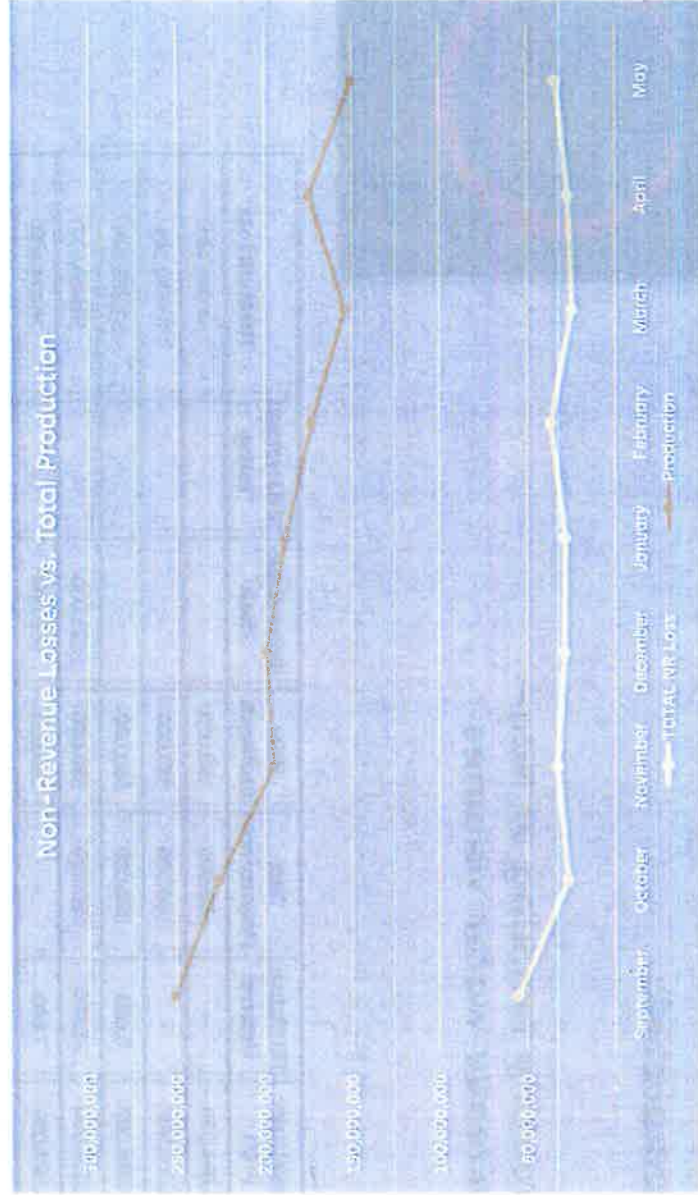


Year	Month	Major Leaks (> 8")	Minor Leaks (< 8")	Fill Station Metered	Tank Maintenance	Filter Backwash	Brown Water Flush	SFD Hydrant Testing	TOTAL NR Loss
2024	September	168,000	53,664,000	-	560,000	550,000	-	-	54,942,491
2024	October	240,000	25,200,000	-	560,000	550,000	-	-	26,550,261
2024	November	2,184,000	29,088,000	6,600	560,000	550,000	-	-	32,388,846
2024	December	3,900,000	22,890,000	27,000	560,000	550,000	693,000	-	28,620,227
2025	January	1,344,000	25,524,000	7,800	-	550,000	600,000	-	28,025,800
2025	February	-	35,398,800	14,200	-	550,000	132,000	-	36,095,000
2025	March	210,000	23,220,000	38,000	-	550,000	196,055	-	24,214,055
2025	April	-	25,959,600	15,900	-	550,000	42,000	-	26,567,500
2025	May	6,852,000	21,762,000	10,700	-	550,000	2,784,000	1,535,250	33,493,950
Totals since September 2024		14,898,000	262,706,400	120,200	2,240,000	4,950,000	4,447,055	1,535,250	290,898,130



C Quantify Non-Revenue Volumes

Recap of Volumes (September '24 – May '25)

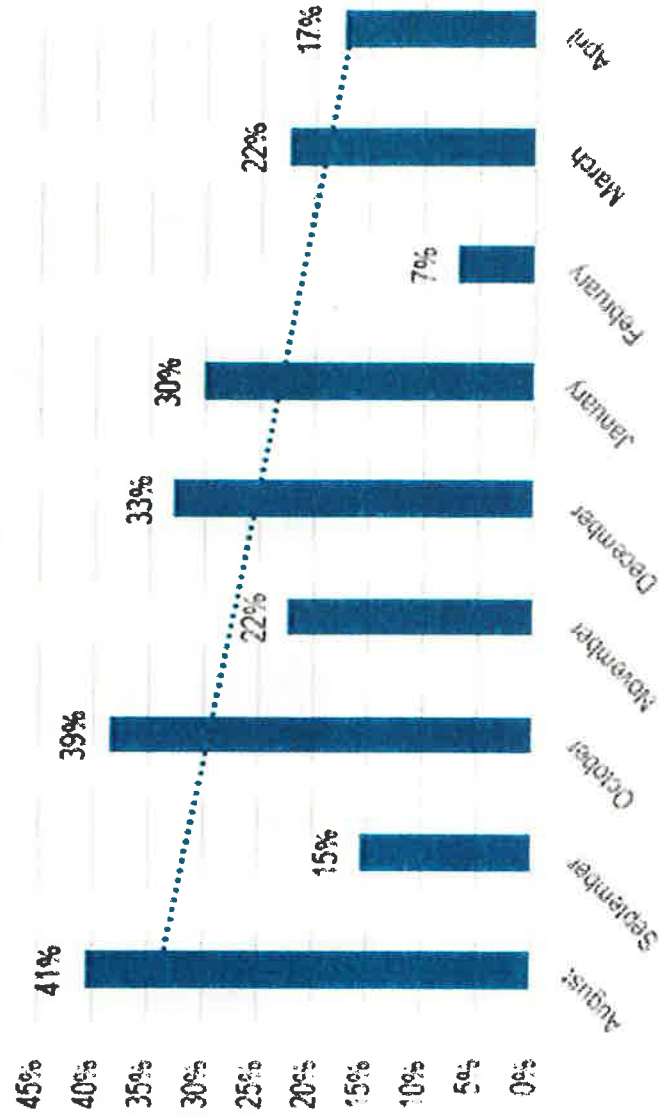




Findings from Sections B & C:

Unknown Losses- Amount remaining after Well Meter inaccuracy and Non-revenue known losses

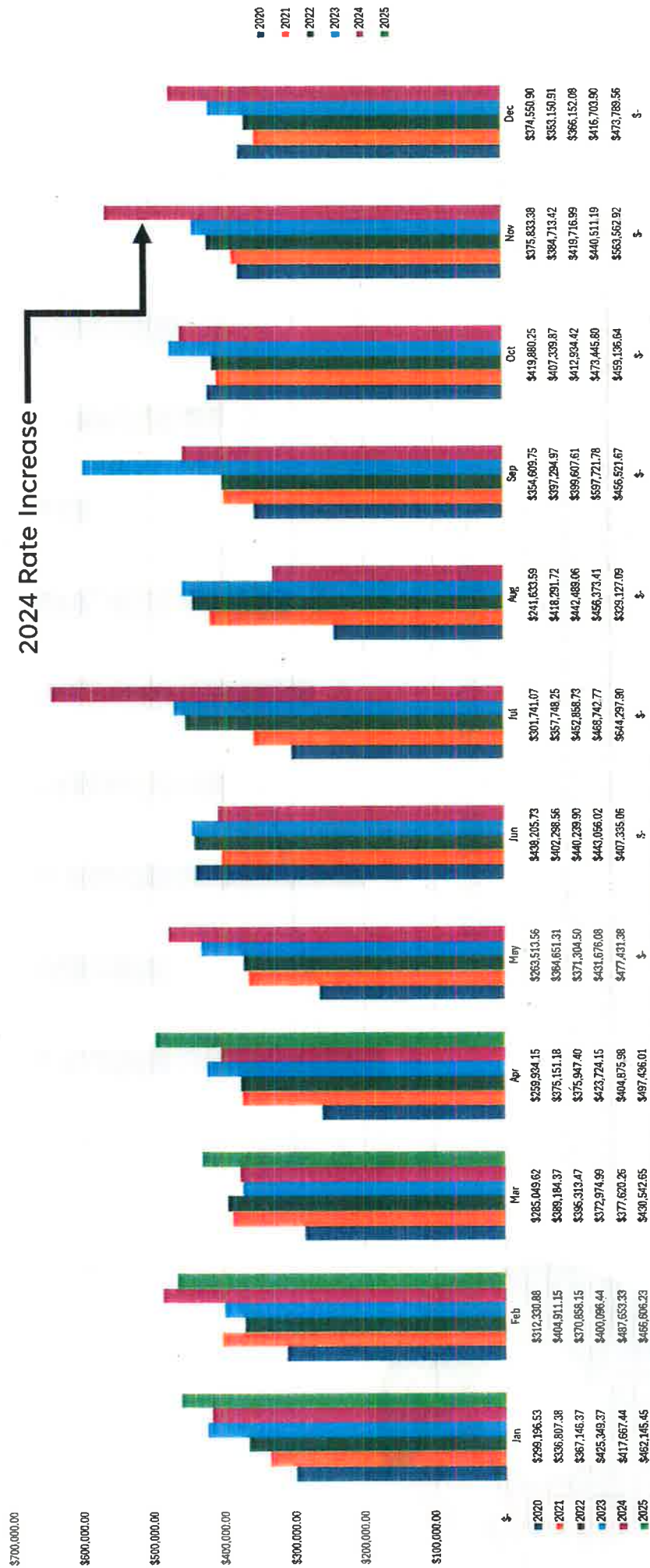
Unknown Losses by Month (%)





Quantify Sales and Water Revenues

Track Revenues Monthly- Consistent with Water Rate Model





Understanding Metering Issues

Completed:

Meter replacement plan (4' & 6')

Missing GPS Coordinates for meters (300) 350

Change out non-AMI meters (29) 48

Repair non-communicative meters- 1500 meters

Honeywell Metering Training

Large meter/ Fire lines testing plan- 16 locations

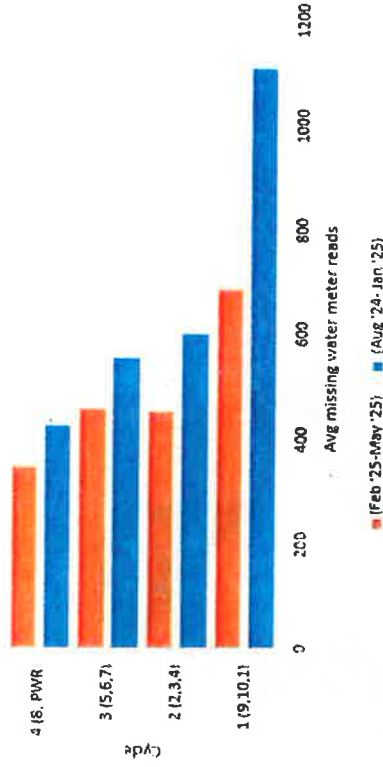
Meter replacement plan- Replaced 128

Improved Gatekeeper area(Bluefield and Adelaide)

Water leak reports and Customer Communications

Prep for module delivery (8/21)- 1350 WM boxes

Missing water meter reads by cycle





F Understanding Billing Issues

Completed:

Inactive accounts with usage (196)

Unbilled meters added to accounts (92)

Commercial meters with zero usage (152)

Accounts/Units not being billed correctly (89) 225

Billing updates (added services, meters, etc.) 205

Downtown water audit

Preparing for Bluefield Area Water Audit

Developed protocol and communications for back billing

Auditing accounts- Building Department Certificates of Occupancy



G Personnel Changes

Separated Metering and Billing into two divisions

Added Data analyst position as Metering Support

Added Meter Improvement team

- + Updating meters to AMI
- + Inspecting and repairing non-communicative meters
- + Replacing Meter modules
- + Prepping meter boxes for next shipment of modules
- + Meter Audits

WATER LOSS AND OPERATIONAL UPDATE SUMMARY

- SIGNIFICANT INVESTMENTS TO IMPROVE OPERATIONS- WELL METERS, NEW CUSTOMER METERS, NEW MODULES
- IMPROVEMENTS MADE IN BILLING AND METERING
- ADDITIONAL UPDATES PLANNED (MATERIAL DELIVERY)
- TRACKING UNKNOWN WATER LOSS- TRENDING DOWN
- CONTINUED METER AUDITS

CAPITAL IMPROVEMENT PLAN



Ernest E. Jones Wastewater Treatment Plant Comprehensive Plan

PREPARED FOR
Starkville Utilities
May 2024



Water System and Treatment Comprehensive Evaluation
FOR CITY OF STARKVILLE | STARKVILLE UTILITIES
Starkville, MS
May 2024



Prepared by
NEEL-SCHAFER
CONSULTING

APPROACH

- COMPREHENSIVE EVALUATIONS
- DATA DRIVEN
- PROACTIVE PLANNING (20 YEAR)
- MODERNIZING SYSTEM

WATER/SEWER - CAPITAL IMPROVEMENT PLAN

6/10/25

WATER TREATMENT AND DISTRIBUTION

	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
TOTAL WATER TREATMENT AND DISTRIBUTION	\$2,151,000	\$2,995,000	\$3,865,000	\$4,820,000	\$1,995,000	\$1,630,000	\$2,085,000
EXTERNALLY FUNDED (Estimated)	\$ 101,000	\$ 96,750	\$ 178,750	\$ 112,500	\$ 83,750	\$ 75,000	\$ 83,750
FUNDING REQUIRED	\$2,049,950	\$2,898,250	\$3,686,250	\$2,707,500	\$1,911,250	\$1,755,000	\$1,921,250
CAPITAL PROJECTS							
New Production Wells and WTP	\$2,021,000	\$1,935,000	\$3,575,000	\$2,250,000	\$1,675,000	\$1,500,000	\$1,675,000
Snake Road Water Line Replacement	\$75,000		\$2,925,000	\$2,000,000			\$1,500,000
Bluefield Water Repl. (\$1.9M STAG; 1.9M Total)		\$1,300,000					
Painting Well Improvements/Rehab	\$150,000	\$150,000	\$150,000	\$150,000	\$175,000	\$175,000	\$175,000
Replace Existing Generators						\$200,000	
Curry St. WTP Rehab			\$150,000		\$400,000	\$375,000	
Parkdale WTP Rehab			\$350,000				
Bluefield WTP Rehab	\$1,296,000	\$295,000					
Curry St Tank Repairs and Paint	\$500,000						
Tank Repairs and Painting						\$750,000	
Hairgrounds Waterline replacement				\$100,000	\$1,100,000		

MAJOR CONSTRUCTION	\$80,000	\$210,000	\$240,000	\$320,000	\$270,000	\$270,000	\$270,000
Booster Station Improvements		\$150,000					
Water Loss Improvements	\$30,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Water Line Upgrades	\$50,000	\$40,000	\$140,000	\$200,000	\$250,000	\$250,000	\$250,000
Cheanut Dr, Phase II (Linden-Louisville)				\$50,000			
Hillside Dr				\$50,000			
Water & Sewer Line Upgrades on Lakeview			\$40,000				
OWP/Head Water Upgrade Phase 3			\$40,000				

ASSET PURCHASES-EQUIPMENT AND VEHICLES	\$50,000	\$50,000	\$50,000	\$250,000	\$50,000	\$60,000	\$60,000
Replacement of aging fleet, equipment and pumps	\$50,000	\$50,000	\$50,000	\$250,000	\$50,000	\$60,000	\$60,000

Water Supply/Treatment Evaluation Recommendations
Externally Funded percentage (Estimated)

5%

- 2025-2031 (2043)
- ASSUMES 5% EXTERNAL FUNDING
- \$17 MILLION OVER NEXT 7 YEARS
- \$11 MILLION OVER 4 YEAR TERM

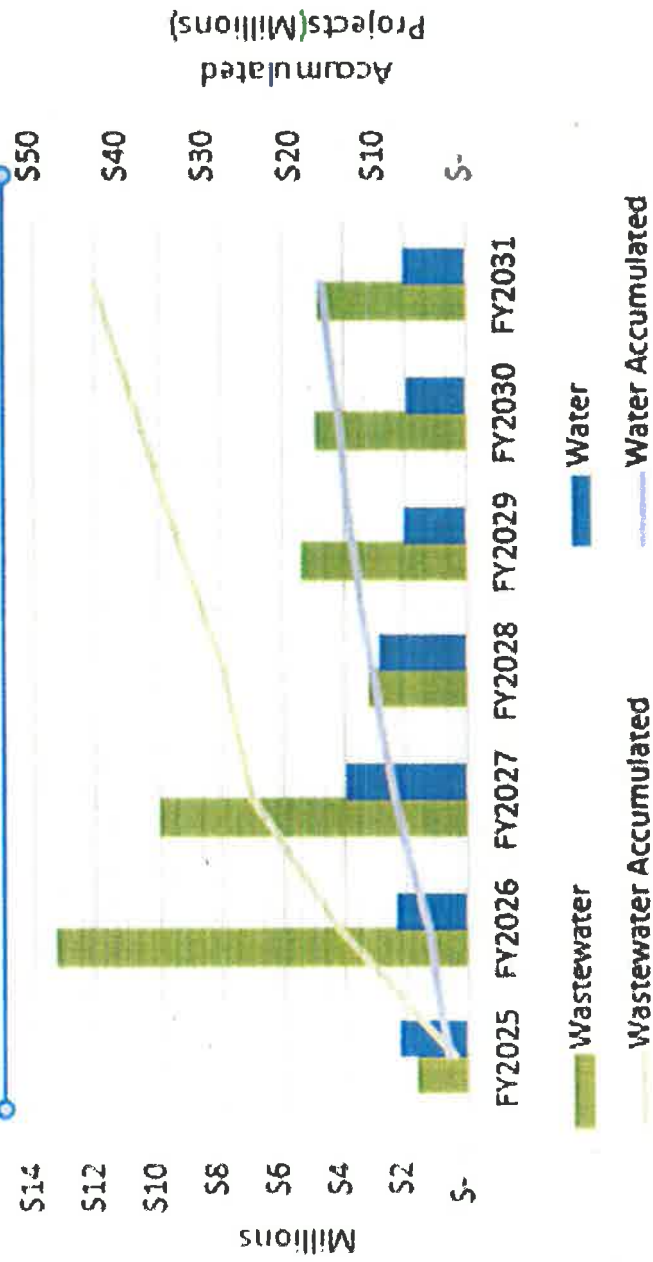
WASTEWATER COLLECTION AND TREATMENT

	FY2013	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
TOTAL WASTEWATER COLLECTION AND TREATMENT	\$1,560,000	\$1,376,745	\$ 9,990,000	\$3,100,000	\$5,333,000	\$4,895,000	\$4,745,000
EXTERNALLY FUNDED (Guaranteed)	\$ 6,1250	\$ 440,087	\$ 476,230	\$ 9,1350	\$23,1750	\$ 221,250	\$ 179,250
FUNDING REQUIRED	\$1,498,750	\$12,686,658	\$ 9,513,750	\$1,068,750	\$5,081,250	\$4,673,750	\$4,565,750
CAPITAL PROJECTS	\$1,225,000	\$12,801,745	\$9,525,000	\$1,825,000	\$4,875,000	\$4,425,000	\$3,585,000
WWTP Influent PS Rehab (720k ARC grant)		\$761,630			\$850,000		
Playgrounds Sewer Replacement							
Stark Road Intermain Replacement		\$150,000	\$1,500,000				
WWTP - Aerator (\$224M ARPA, \$124M MCWT, \$1M MDA)		\$5,565,115					
New Headworks Facility & Clarifier Repairs	\$1,200,000	\$3,750,000	\$5,750,000				
EQ Basin							
Lindenwood Rd/Sand Rd Sewer (CDBG Grant Amr. 750K)		\$550,000				\$300,000	\$1,560,000
Onabbeba Gardens Sewer Rehab					\$1,800,000		
Juicy PS to Tim Cane PS Force Main Replacement					\$100,000	\$1,400,000	
Tim Cane to Hwy 12 Force Main Replacement					\$800,000		
Armenation Street Expansion			\$600,000	\$1,500,000	\$1,000,000		
Juicy Creek LS Replacement (CMTDA \$2M, MDA 700K)	\$0	\$0					
Tim Cane LS Rehabilitation			\$1,500,000				
Wastewater SCADA	\$25,000		\$150,000				
Various Pumps Rehab		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
MAJOR CONSTRUCTION	\$235,000	\$375,000	\$240,000	\$325,000	\$300,000	\$310,000	\$1,000,000
Collection Systems Sewer line upgrades	\$300,000	\$325,000	\$40,000	\$200,000	\$300,000	\$250,000	\$250,000
South Montgomery Sewer - Lickley to Pleasant Acres					\$100,000		
Sewer Line Replacement & Reroute at SHS				\$175,000			
College View Sewer Re-Route			\$50,000				
Hwy 25 Lift Station				\$150,000			
Blacourt Lift Station		\$50,000					
Wood St Sewer	\$35,000						
Lakeview Drive/Orient Street Sewer			\$150,000				
Carver Drive Sewer Line Replacement						\$60,000	
Neighborhood Infrastructure Rehab projects							\$750,000
ASSET PURCHASES- EQUIPMENT AND VEHICLES	\$100,000	\$150,000	\$225,000	\$750,000	\$150,000	\$160,000	\$160,000
Replacement of aging fleet, equipment and pumps	\$50,000	\$150,000	\$150,000	\$150,000	\$150,000	\$160,000	\$160,000
8" Bypass Pump							
New Vac/Jet Truck				\$600,000			
Generator for Influent LS			\$75,000				

WWTP Evaluation Recommendations
Financially funded percentage (Estimated)

5%

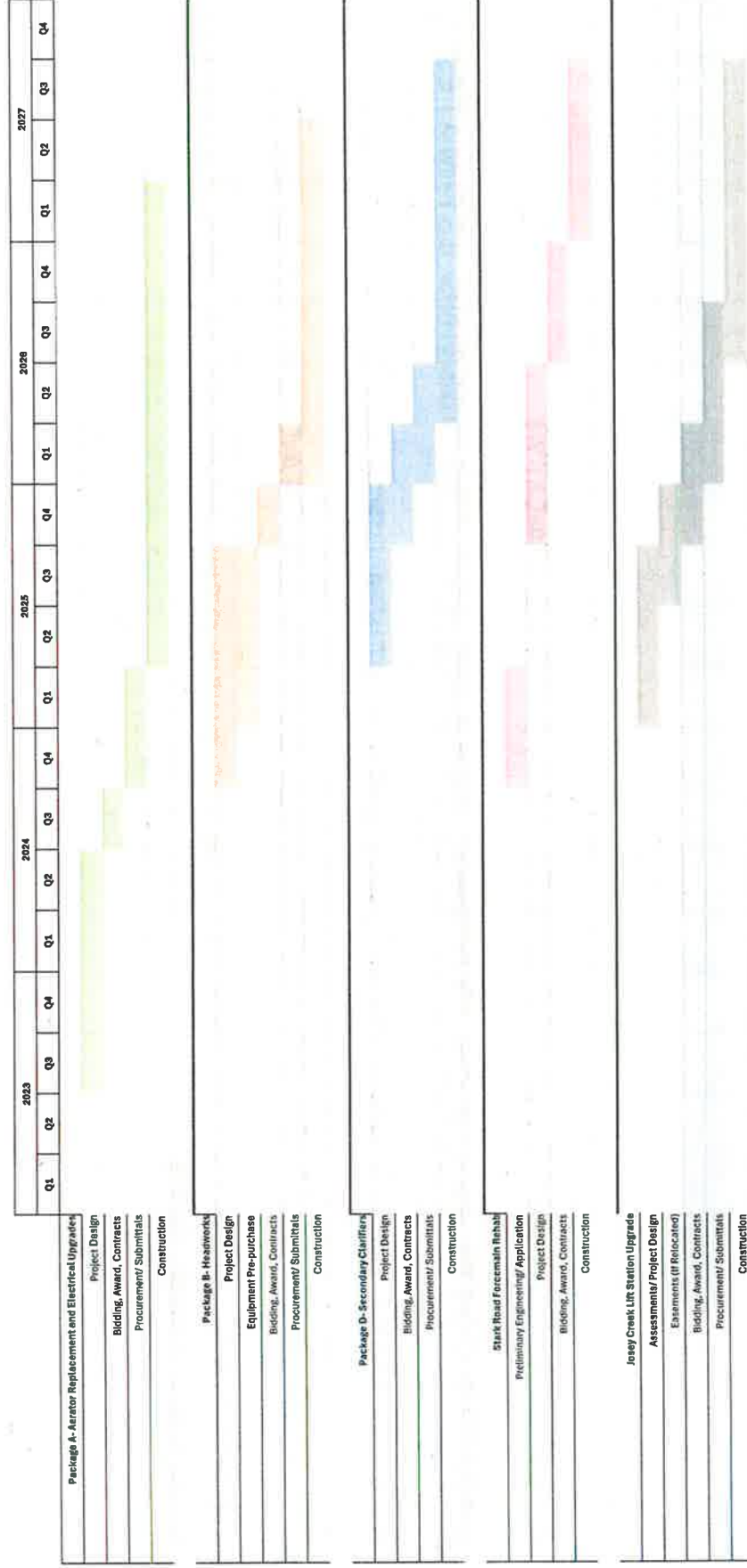
2025 - 2031 Capital Improvement Funding



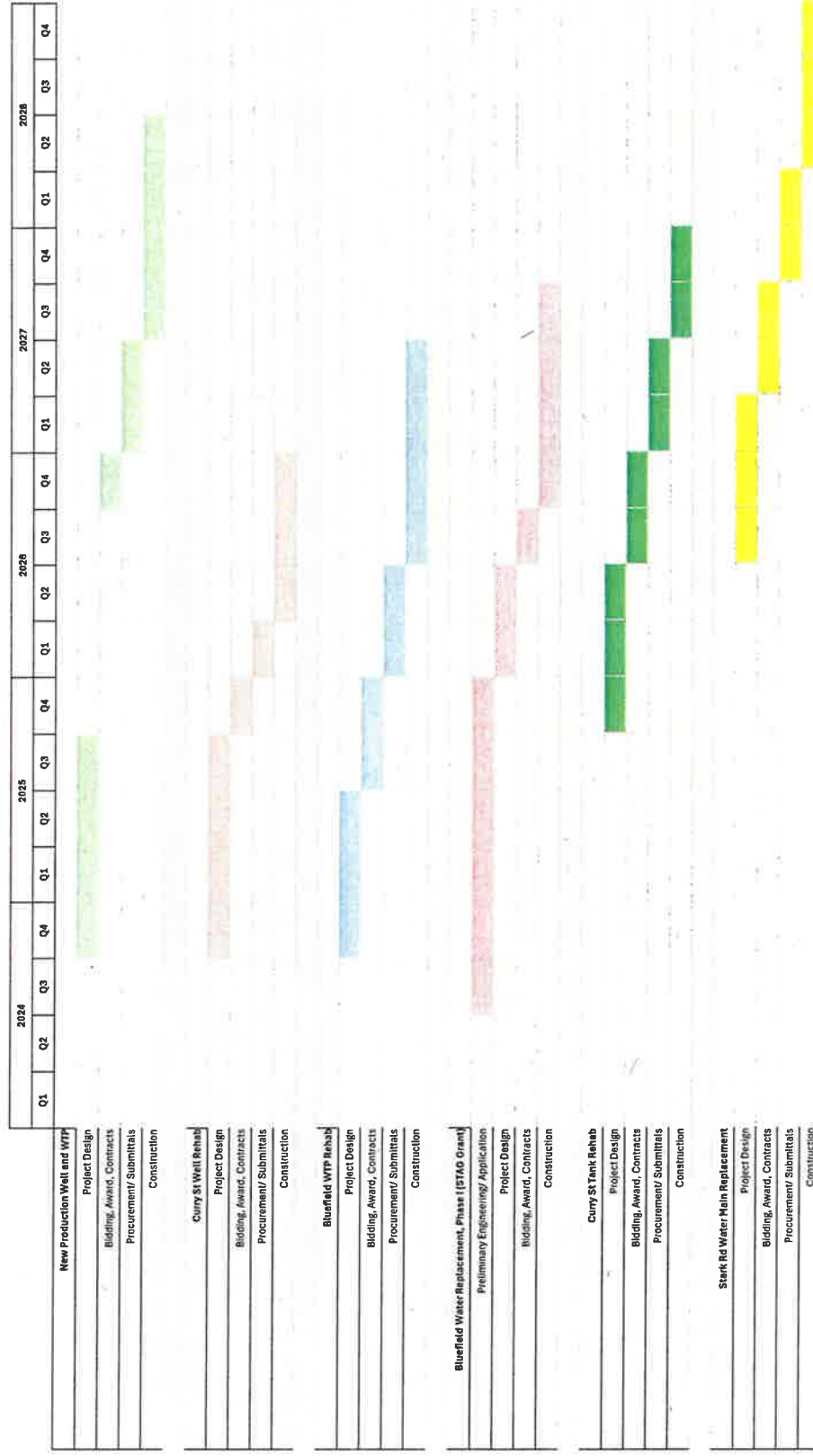
CAPITAL IMPROVEMENT PLAN UPDATE SUMMARY

- ACCELERATED SCHEDULE FOR WWTP PROJECTS (CAPACITY)
- UPDATED COSTS BASED ON EXTERNAL FUNDING AND ENGINEERING ESTIMATES
- ADDED JOSEY CREEK AND TRIM CANE LIFT STATION UPGRADES
- DELAYED INSTALLATION OF WATER WELL DUE TO CONTRACTOR AVAILABILITY
- SHIFTED SOME PROJECTS DUE TO TIMING WITH OTHER PROJECTS AND EXTERNAL FUNDING TIMELINES

WWTP AND TRANSMISSION PROJECTS SCHEDULE



WATER PROJECTS SCHEDULE



PROJECT AND FUNDING PLAN

CAPITAL IMPROVEMENT RECAP	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
EXISTING BUDGET CAPITAL FUNDING*	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,300,000	\$2,300,000	\$2,300,000
WASTEWATER FUNDED PROJECTS	\$1,498,750	\$11,486,658	\$8,313,750	\$1,808,750	\$3,931,250	\$3,523,750	\$3,415,750
WASTEWATER FUNDING REQUIRED (DEBT)	\$300,000	\$10,300,000	\$7,100,000	\$-	\$-	\$-	\$-
ADDITIONAL FUNDING REQUIRED	\$-	\$-	\$-	\$608,750	\$2,781,250	\$2,373,750	\$2,265,750

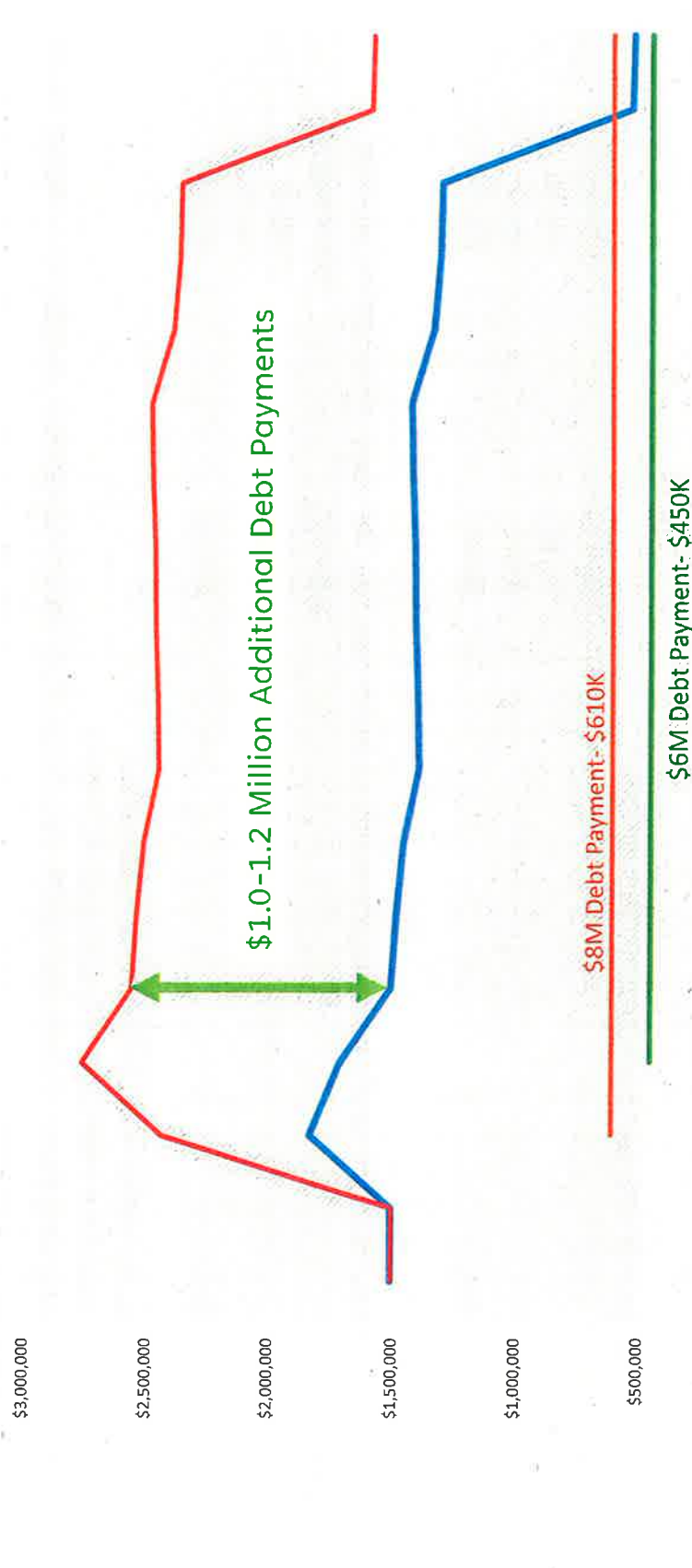
WATER FUNDED PROJECTS	\$2,049,950	\$2,098,250	\$3,686,250	\$2,707,500	\$1,911,250	\$1,755,000	\$1,921,250
WATER FUNDING REQUIRED (DEBT)	\$850,000	\$900,000	\$1,550,000	\$-	\$-	\$-	\$-
ADDITIONAL FUNDING REQUIRED	\$-	\$-	\$936,250	\$1,507,500	\$761,250	\$605,000	\$771,250

RUNNING DEBT SCHEDULE

\$1,150,000 \$12,350,000 \$21,000,000 \$21,000,000 \$21,000,000 \$21,000,000 \$21,000,000

* Includes 10/2024 Rate Increase

PROPOSED DEBT PAYMENT SCHEDULE



	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Existing Yearly Debt Payments	\$1,505,23	\$1,504,43	\$1,831,60	\$1,709,74	\$1,506,15	\$1,486,30	\$1,458,48	\$1,396,49	\$1,401,91	\$1,410,99	\$1,413,56	\$1,424,66	\$1,429,14	\$1,399,94	\$1,314,21	\$1,306,80	\$530,702	\$523,525
Additional \$8Million		\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000
Additional \$6Million			\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Total Proposed Debt Schedule	\$1,505,23	\$1,504,43	\$2,441,60	\$2,769,74	\$2,566,15	\$2,546,30	\$2,518,48	\$2,456,49	\$2,461,91	\$2,470,99	\$2,473,56	\$2,484,66	\$2,489,14	\$2,399,94	\$2,374,21	\$2,366,80	\$1,590,70	\$1,583,52

PROPOSED RATES

CUSTOMERS INSIDE THE CITY LIMITS & BLUEFIELD CUSTOMERS

SEWER RATES*	EXISTING	PROPOSED
BASE RATE**:	\$9.00	\$10.00
VARIABLE RATE:	\$4.50	\$6.50
FLAT RATE (SEWER ONLY)***	\$21.67	\$28.30

CUSTOMERS OUTSIDE THE CITY LIMITS (EXCLUDES BLUEFIELD CUSTOMERS; 50% INCREASE FROM CITY RESIDENTS)

SEWER RATES*	EXISTING	PROPOSED
BASE RATE**:	\$13.50	\$15.00
VARIABLE RATE:	\$6.75	\$9.75
FLAT RATE (SEWER ONLY)***	\$32.51	\$42.45

*RATE CLASSES INCLUDE: RESIDENTIAL, COMMERCIAL, & INDUSTRIAL

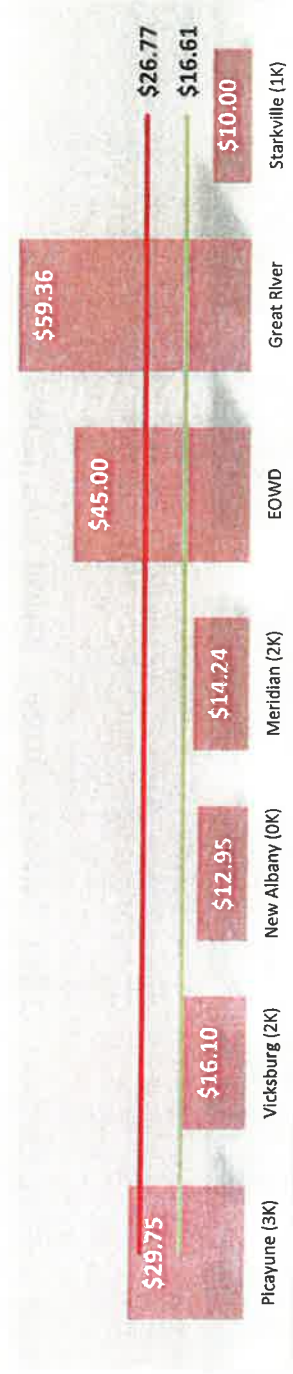
**INCLUDES 1000 GALLONS IN PROPOSED AND EXISTING BASE RATES

*** FOR SINGLE FAMILY RESIDENTIAL CUSTOMERS. OTHER USES CALCULATED USING MSDH DESIGN CRITERIA FOR AVERAGE USAGE
VARIABLE RATE IS PER 1000 GALLONS

SEWER BASE & VARIABLE RATE COMPARISON

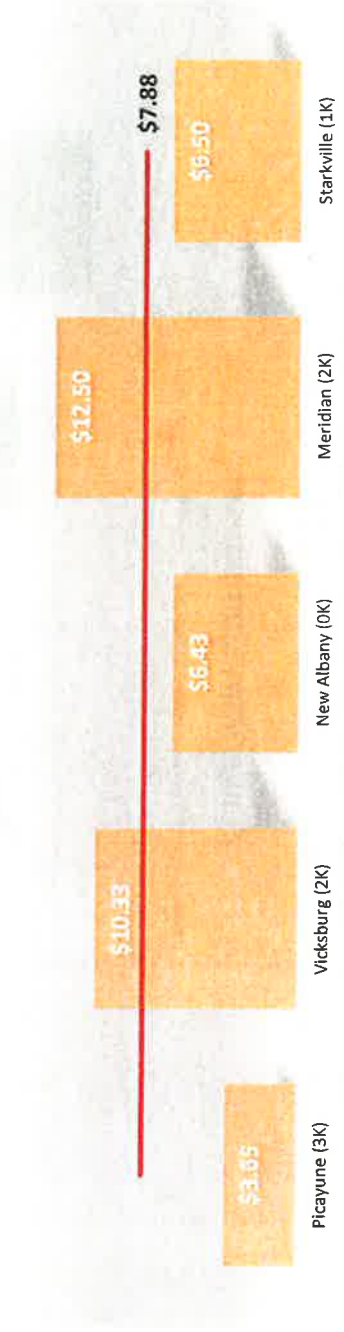
Sewer Base Rate Comparison

Fixed Minimum All Average Municipal Average



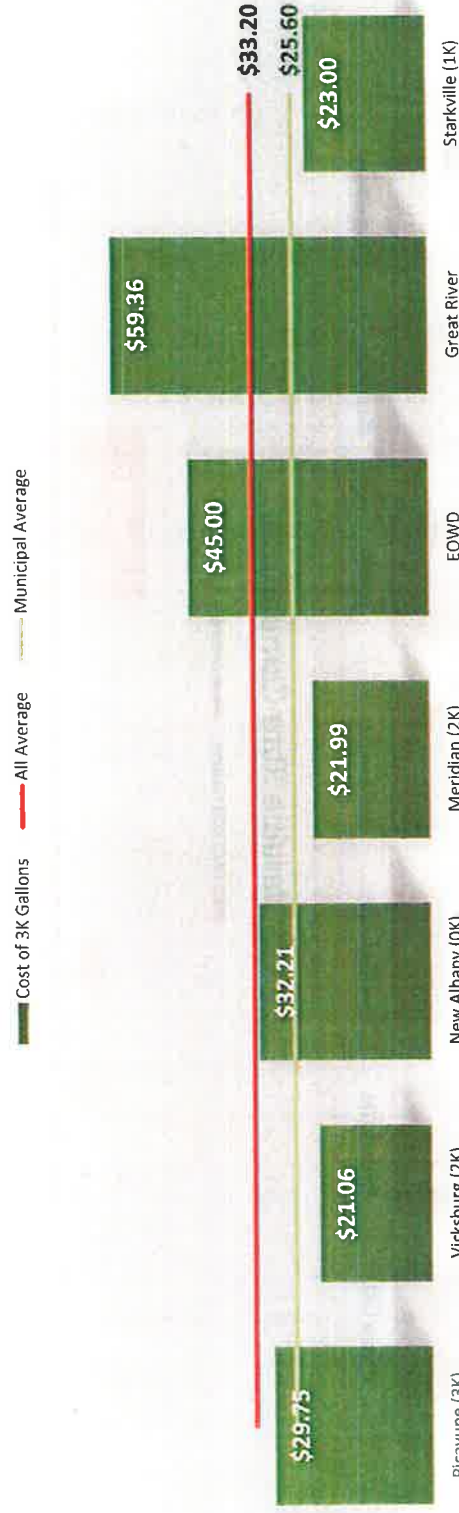
Sewer Variable Rate Comparison

Per 1,000 Gallons Average



SEWER RATE COMPARISON - 3000 GALLONS

Sewer Rate Comparison



AVERAGE RESIDENTIAL USER (APRIL 2025): 2884 GALLONS

EXISTING SEWER BILL: \$17.48

PROPOSED SEWER BILL: \$22.25

INCREASE OF \$4.77