

**MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
November 4, 2025**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on November 4, 2025 at 5:30 p.m. in the Municipal Court Room of City Hall, located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Aldermen Kim Moreland, Sandra Sistrunk, Kyle Skinner, Mike Brooks, William Pochop, Roy A'. Perkins and Henry Vaughn, Sr. as well as City Attorney Berk Huskison and City Clerk Joanna McLaurin.

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

REQUESTED REVISIONS TO THE OFFICIAL AGENDA:

Mayor Spruill called for any changes to the agenda as presented. The Mayor asked to remove Human Resources business Item 5 from the agenda. There being no objections or additional changes requested, the Mayor called for a motion to approve the agenda as amended with consent items.

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

Alderman Brooks offered a motion, duly seconded by Alderman Pochop, to approve the November 4, 2025 Official Agenda as amended. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	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 REGULAR MEETING OF TUESDAY, NOVEMBER 4, 2025
5:30 P.M., MUNICIPAL 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 OCTOBER 17, 2025 WORK SESSION

OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.
CONSIDERATION OF THE MINUTES OF THE OCTOBER 21, 2025 RECESS
MEETING OF THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF
STARKVILLE.

V. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS: Employee Introductions
Sanitation Veterans Day pickup schedule

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC APPEARANCES

VIII. PUBLIC HEARINGS

THIRD PUBLIC HEARING AND CONSIDERATION OF THE ADOPTION OF
A NON-CONSENSUAL/PREDATORY TOWING ORDINANCE.

PUBLIC HEARING AND CONSIDERATION OF SE 25-06 A REQUEST FOR
SPECIAL EXCEPTION TO ALLOW FOR A DETACHED DUPLEX AND VA
25-02 A REQUEST FOR A VARIANCE FROM THE MAXIMUM ALLOWED
PERCENTAGE OF PARKING AREA WITHIN THE FRONT YARD LOCATED
ON THE NORTH SIDE OF WARE STREET APPROXIMATELY 47 FEET TO
THE EAST OF 204 WARE STREET WITHIN A TN-E ZONING DISTRICT.

IX. MAYOR'S BUSINESS

A. CONSIDERATION OF A RESOLUTION OF THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, DETERMINING THE
NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO
MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX
INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21,
MISSISSIPPI CODE OF 1972, AS AMENDED; THAT A PUBLIC HEARING BE
CONDUCTED IN CONNECTION WITH THE PROPOSED TAX INCREMENT
FINANCING PLAN FOR THE SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI, NOVEMBER
2025; AND FOR RELATED PURPOSES.

B. CONSIDERATION OF CALLING FOR THE FIRST PUBLIC HEARING TO
MODIFY THE AGGRESSIVE PANHANDLING ORDINANCE TO INCLUDE
ADDITIONAL LANGUAGE ADDRESSING SOLICITING ONLY DURING
DAYLIGHT HOURS.

X. BOARD BUSINESS

- A. CONSIDERATION OF THE REAPPOINTMENT OF CHRIS SMILEY TO THE GOLDEN TRIANGLE REGIONAL LANDFILL AUTHORITY BOARD FOR THE TERM BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2029.**
- B. PRESENTATION OF A DETAILED REPORT ON ALL WORK DONE REGARDING HIGHWAY 182 REVITALIZATION AND ROAD PROJECT AND THE CURRENT STATUS OF THE PROJECT.

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

- 1. CONSIDERATION OF APPROVING GENERAL SERVICE AGREEMENT AND TASK ORDER 101 FOR AN HOURLY, NOT-TO-EXCEED AMOUNT \$27,200.00 FOR HEFLIN ENGINEERING, LLC. TO PROVIDE TRAFFIC MANAGEMENT SUPPORT FOR THE SOUTH MONTGOMERY CORRIDOR.**
- 2. CONSIDERATION OF RENEWING THE CONSTRUCTION INSPECTION SERVICES CONTRACT WITH MARK SHAW.**
- 3. CONSIDERATION OF RENEWING THE TREE MAINTENANCE SERVICES CONTRACTS WITH TREE HUGGERS, LLC AND JACKSON LAND SERVICES.**

E. FINANCE AND ADMINISTRATION

- 1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF OCTOBER 29, 2025 FOR FISCAL YEAR ENDING 9/30/26, 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. REQUEST APPROVAL OF PURCHASE OF AGENDA SOFTWARE FROM CIVICPLUS FOR A COST OF \$15,657.50 FOR THE FIRST YEAR, AND \$14,700 EACH YEAR GOING FORWARD.
3. REQUEST AUTHORIZATION TO ENTER INTO 60-MONTH LEASES WITH ENTERPRISE FLEET MANAGEMENT FOR 5 2026 DODGE DURANGO'S (POLICE), 2 2026 DODGE DUANGO'S 2500 RAM (SANITATION), 1 2026 DODGE 2500 (PARK) AND 1 2026 DODGE 1500 RAM (PARK), FOR A DOWN PAYMENT OF \$51,050 PLUS TOTAL ANNUAL PAYMENTS OF \$96,671.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. CONSIDERATION OF APPROVAL OF THE 2026 HOLIDAY SCHEDULE FOR THE CITY OF STARKVILLE AND IF THE GOVERNOR OF THE STATE OF MISSISSIPPI DESIGNATES ADDITIONAL DAYS AS PAID HOLIDAYS BY PROCLAMATION, THE MAYOR MAY DESIGNATE SUCH ADDITIONAL DAYS AS PAID HOLIDAYS FOR ELIGIBLE EMPLOYEES.
2. REQUEST AUTHORIZATION TO HIRE WALKER LAKE AS AN ENGINEERING CO-OP IN THE ENGINEERING DEPARTMENT.
3. REQUEST AUTHORIZATION TO HIRE LAWSON SUMNER AS A WATER TECHNICIAN FOR THE UTILITIES DEPARTMENT.
4. REQUEST AUTHORIZATION TO HIRE SETH REED AS A CERTIFIED POLICE OFFICER IN THE STARKVILLE POLICE DEPARTMENT.
5. REQUEST AUTHORIZATION TO ADVERTISE FOR A FINANCE & GRANTS MANAGER IN THE CITY CLERK/ FINANCE & ADMINISTRATION DEPARTMENT.
6. CONSIDERATION OF DISCIPLINARY ACTION RECOMMENDED BY FIRE CHIEF DEWAYNE DAVIS AS A RESULT OF I.A.# 10272025 FOR A STARKVILLE FIRE DEPARTMENT EMPLOYEE.

H. INFORMATION TECHNOLOGY

1. REQUEST APPROVAL OF YEARLY RENEWAL OF GOOGLE WORKSPACE FROM SADA SYSTEMS FOR THE SOLE SOURCE PRICE OF \$21,660.00.

I. PARKS

1. CONSIDERATION OF APPROVING THE PROFESSIONAL SERVICES CONTRACT WITH THE ARTFUL GARDNER, LLC FOR NEW LANDSCAPING PLANS AT JL KING PARK AND CORNERSTONE PARK FOR THE NOT-TO-EXCEED AMOUNT OF \$4,125.00.

J. POLICE DEPARTMENT

1. POLICE

- a. REQUEST APPROVAL FOR STARKVILLE POLICE DEPARTMENT TO ENTER AN INTERLOCAL AGREEMENT KNOWN AS THE NORTH MISSISSIPPI HUMAN TRAFFICKING TASK FORCE INTERLOCAL COOPERATIVE AGREEMENT.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

1. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM WESCO/ANIXTER INC. FOR 1,000 V4 WATER MODULES IN THE AMOUNT OF \$153,800.00.
2. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM SCHWING BIOSET FOR MIXING CHAMBER REPAIRS AT THE WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$5,941.69.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

XV. OPEN SESSION

XVI. RECESS UNTIL NOVEMBER 18, 2025 @ 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 2-19:

2. CONSIDERATION OF THE MINUTES OF THE OCTOBER 17, 2025 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the October 17, 2025 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE OCTOBER 21, 2025 MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the October 21, 2025 meeting of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

4. CONSIDERATION OF CALLING FOR THE FIRST PUBLIC HEARING TO MODIFY THE AGGRESSIVE PANHANDLING ORDINANCE TO INCLUDE ADDITIONAL LANGUAGE ADDRESSING SOLICITING ONLY DURING DAYLIGHT HOURS.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of calling for the first public hearing to modify the Aggressive Panhandling Ordinance to include additional language addressing soliciting only during daylight hours” is enumerated, this consent item is thereby approved.

5. CONSIDERATION OF THE REAPPOINTMENT OF CHRIS SMILEY TO THE GOLDEN TRIANGLE REGIONAL LANDFILL AUTHORITY BOARD FOR THE TERM BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2029.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of the reappointment of Chris Smiley to the Golden Triangle Regional Landfill Authority Board for the term beginning January 1, 2026 and ending December 31, 2029” is enumerated, this consent item is thereby approved.

6. CONSIDERATION OF APPROVING GENERAL SERVICE AGREEMENT AND TASK ORDER 101 FOR AN HOURLY, NOT-TO-EXCEED AMOUNT \$27,200.00 FOR HEFLIN ENGINEERING, LLC. TO PROVIDE TRAFFIC MANAGEMENT SUPPORT FOR THE SOUTH MONTGOMERY CORRIDOR.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of approving general service agreement and task order 101 for an hourly, not-to-exceed amount \$27,200.00 for Heflin engineering, LLC. to provide traffic management support for the South Montgomery Corridor” is enumerated, this consent item is thereby approved.

7. CONSIDERATION OF RENEWING THE CONSTRUCTION INSPECTION SERVICES CONTRACT WITH MARK SHAW.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of renewing the construction inspection services contract with Mark Shaw” is enumerated, this consent item is thereby approved.

8. CONSIDERATION OF RENEWING THE TREE MAINTENANCE SERVICES CONTRACTS WITH TREE HUGGERS, LLC AND JACKSON LAND SERVICES.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of renewing the tree maintenance services contracts with tree huggers, LLC and Jackson Land Services” is enumerated, this consent item is thereby approved.

9. CONSIDERATION OF APPROVAL OF PURCHASE OF AGENDA SOFTWARE FROM CIVICPLUS FOR A COST OF \$15,657.50 FOR THE FIRST YEAR, AND \$14,700 EACH YEAR GOING FORWARD.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of approval of purchase of agenda software from CivicPlus for a cost of \$15,657.50 for the first year, and \$14,700 each year going forward” is enumerated, this consent item is thereby approved.

GENERAL SERVICES AGREEMENT
FOR
PROFESSIONAL SERVICES

* * * * *

THIS IS AN AGREEMENT made between the CITY OF STARKVILLE (hereinafter called OWNER) and HEFLIN ENGINEERING, LLC (hereinafter called ENGINEER). OWNER intends to engage ENGINEER on an as-requested basis to provide engineering services as set forth herein.

OWNER and ENGINEER, in consideration of their mutual covenants, herein agree in respect of the performance of professional services by ENGINEER and payment for those services by OWNER as set forth herein.

SECTION 1 – ENGINEER’S RESPONSIBILITIES

As part of the General Services, the ENGINEER will:

1. Perform a variety of general services as requested by the OWNER which may include, but are not limited to, the following:
 - A. Funding Support
 - B. Engineering Planning and Studies
 - C. Engineering Design
 - D. Opinions of Probable Cost
 - E. Procurement Support
 - F. Construction Administration and Review
 - G. Daily Operations & Maintenance Support
 - H. Utility Rate Studies
 - I. Hydrologic and Hydraulic Analyses
 - J. Traffic Management Support
 - K. Governmental Permitting & Regulatory Support
 - L. Environmental Permitting & Studies
 - M. Data Collection, Mapping & Asset Management
 - N. Support in Right-of-Way or Easement Acquisition
2. Perform specific tasks established by Task Order Agreements between the OWNER and ENGINEER.
3. All work under this AGREEMENT shall be performed in accordance with generally accepted professional standards, and shall be subject to the review and acceptance of the OWNER.
4. In consideration for General Services, OWNER agrees to compensate ENGINEER in accordance with Section 3 below.

SECTION 2 - OWNER'S RESPONSIBILITIES

1. The OWNER will provide all criteria and full information as to their requirements for the requested tasks in writing.
2. The OWNER will assist the ENGINEER by providing any and all information which the OWNER has compiled or has available that is pertinent to the Project or Task.
3. The OWNER will arrange for access to and make all provisions for the ENGINEER to enter upon properties as required for the rendering of services under this Agreement.
4. The OWNER compensate ENGINEER in accordance with Section 3 of this agreement and in accordance with the compensation terms of any Task Orders.

SECTION 3 - COMPENSATION TO THE ENGINEER

1. For providing the General Services described in Section 1, the OWNER will compensate the ENGINEER on a Lump Sum, Hourly, or Hourly Not-to-Exceed basis.
2. The OWNER will make payment to the ENGINEER within forty-five (45) days of the date of the ENGINEER's invoice.
3. Standard hourly rates, if altered, shall not occur more often than annually and shall not be altered except by mutual agreement of OWNER and ENGINEER in the form of a Supplemental Agreement.
4. The ENGINEER agrees that the total amount of services rendered for each Task Order will not exceed the Task Order Amount, provided that the scope of work does not exceed those defined in the Task Order.
5. **Lump Sum.** The Lump Sum payment method shall only be used when the OWNER has established the extent, scope, complexity, and duration of the work required to a degree that fair and reasonable compensation can be determined at the time of negotiation. Under Lump Sum Basis terms, the ENGINEER will invoice the OWNER in one of the following methods:
 - a. One (1) final invoice at the conclusion of the contract;
 - b. Monthly progress invoices based on the completion percentage of the contracted services; or
 - c. Monthly progress invoices in accordance with a milestone schedule established in the contract.
6. **Hourly.** The Hourly payment method shall only be used when it is not possible at the time of procurement to estimate the extent or duration of the work or costs with any reasonable degree of accuracy. This payment method will be limited to OWNER requests for specialized or support-type services for which the ENGINEER is not in direct control of the number of hours worked.
 - a. For Hourly services requested by the OWNER, the OWNER will compensate the ENGINEER for the actual time spent providing those services.

- b. The hours worked will be billed in accordance with ENGINEER's Standard Hourly Rates, included as Exhibit A.
 - c. The ENGINEER will submit monthly invoices to the OWNER based on the hours worked for each employee classification billed at the corresponding hourly rate.
7. **Hourly Not-to-Exceed.** The Hourly Not-to-Exceed payment method shall be used when the OWNER and ENGINEER have negotiated a mutually agreeable Fee Proposal for the labor hours and personnel required to accomplish a defined scope of work. This payment method specifies the maximum amount payable which shall not be exceeded unless adjusted by prior written consent of the OWNER and ENGINEER in the form of a Supplemental Agreement.
- a. For Hourly Not-to-Exceed services requested by the OWNER, the OWNER will compensate the ENGINEER for the actual time spent providing those services.
 - b. The hours worked will be billed in accordance with ENGINEER's Standard Hourly Rates, included as Exhibit A.
 - c. The ENGINEER will submit monthly invoices to the OWNER based on the hours worked for each employee classification billed at the corresponding hourly rate.
 - d. The OWNER reserves the right to: direct the ENGINEER to cease providing services at the Not-to-Exceed amount; OR, increase the Not-to-Exceed amount in writing.
 - e. The hours and employee classifications presented in the Fee Proposal are an estimate of what is required to accomplish the scope of work. Underruns on any individual task listed in the Fee Proposal may be used to offset overruns on another task as long as the total cost is less than the Not-to-Exceed amount.
 - f. The ENGINEER reserves the right to utilize employees listed in the Fee Proposal at its sole discretion for best accomplishing the scope of work, and shall not be bound by the number of hours or employee classification estimated in the Fee Proposal on any individual task as long as the total cost is less than the Not-to-Exceed amount.
 - g. The Not-to-Exceed amount shall not be interpreted as a guaranteed amount owed to the ENGINEER.

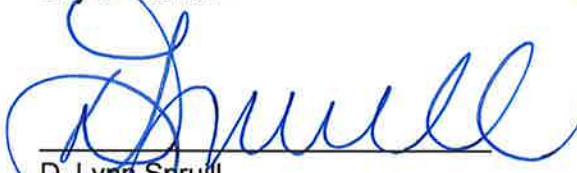
SECTION 4 – GENERAL REQUIREMENTS

- 1. This Agreement may be terminated by either party at any time for any reason within either party's discretion upon written notice of thirty (30) days thereof to the terminated party.
- 2. This Agreement will be subject to the laws of the State of Mississippi.
- 3. OWNER and ENGINEER each is hereby bound and the partners, successors, executors, administrators, and legal representatives of OWNER and ENGINEER are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives of such other party in respect of the terms of this Agreement.

4. All documents prepared or furnished by the ENGINEER pursuant to this Agreement are instruments of service in respect of the Project and the ENGINEER will retain an ownership and property interest therein whether or not the Project is completed. The OWNER may make and retain copies for information and reference in connection with the use and occupancy of the Project; however, such documents are not intended or represented to be suitable for reuse by the OWNER on extensions of the Project or any other project.
5. ~~To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the ENGINEER and the ENGINEER's officers, directors, partners, employees, agents and ENGINEER's consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty expressed or implied of the ENGINEER or the ENGINEER's officers, directors, partners, employees, agents or the ENGINEER's consultants or any of them, will not exceed the total compensation received by the ENGINEER under this Agreement.~~
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IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of this the 4th day of November, 2025.

OWNER:
City of Starkville



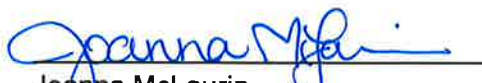
D. Lynn Spruill
Mayor

ENGINEER:
Heflin Engineering, LLC



Austin Moore, P.E.
President

Attest:



Joanna McLaurin
City Clerk



Christopher W. Bryson, P.E.
Vice President

EXHIBIT A

HEFLIN ENGINEERING

548 Keyway Drive
Flowood, MS 39232
601.824.7569
www.heflinengineering.com

HEFLIN ENGINEERING HOURLY RATE SCHEDULE 2025

EMPLOYEE CATEGORY	RATES
Principal	\$ 210.00 per hour
Engineer	\$ 170.00 per hour
Project Manager	\$ 145.00 per hour
GIS Analyst	\$ 140.00 per hour
Engineer Intern	\$ 115.00 per hour
Graduate Engineer	\$ 105.00 per hour
Administrative	\$ 85.00 per hour
Technician	\$ 105.00 per hour
Construction Manager	\$ 135.00 per hour
Construction Rep I	\$ 70.00 per hour
Construction Rep II	\$ 95.00 per hour

Note:

Rates subject to annual adjustment upon Owner approval.

TASK ORDER

This Task Order to the General Services Agreement (AGREEMENT) between the CITY OF STARKVILLE (OWNER) and Heflin Engineering, LLC (ENGINEER) is a part of and is subject to all the terms and conditions of the AGREEMENT unless otherwise specified herein.

Task Order No. 101

Task Name: Traffic Management Support

Task Amount: \$27,200.00. See Exhibit II

Method of Compensation: Hourly Not-to-Exceed

Scope of Work: See Exhibit I

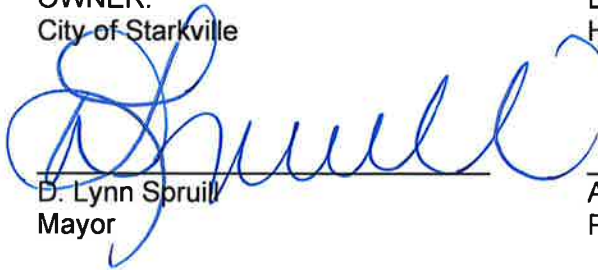
Special Provisions: None

Task Order Contacts:

OWNER	ENGINEER
Christopher A. Williams, P.E.	Austin Moore, P.E.
662-323-2525	601-824-7569; 601-955-7117
c.williams@cityofstarkville.org	austin@heflinengineering.com
Cody A. Burnett, PE, CFM	Christopher W. Bryson, P.E.
662.323.2525	601-824-7569; 662-801-3634
c.burnett@cityofstarkville.org	chris@heflinengineering.com

The parties hereto have made and executed this Task Order Agreement as of this the 4th day of November, 2025.

OWNER:
City of Starkville



D. Lynn Spruill
Mayor

ENGINEER:
Heflin Engineering, LLC



Austin Moore, P.E.
President

EXHIBIT I

TASK ORDER 101 –TRAFFIC MANAGEMENT SUPPORT

SCOPE OF WORK

Upon execution of the Task Order Agreement, the ENGINEER shall perform the following services for the OWNER in support of traffic signal equipment improvements along **South Montgomery Street** in the City of Starkville:

1. **Purpose.** Assist the OWNER in implementing traffic signal equipment upgrades at the following intersections along South Montgomery Street to enhance traffic flow, signal coordination, and monitoring capabilities:
 - a. South Montgomery Street at Locksley Way & Howard Road
 - b. South Montgomery Street at Lynn Lane
 - c. South Montgomery Street at Academy Road
2. **Data Collection.** Provide field reconnaissance to document existing signal equipment information, intersection conditions and traffic operations. This information will ensure that the proposed equipment and associated installation services are appropriate for operation at each intersection's specific field conditions.
3. **Communication Network.** Coordinate with the OWNER and all necessary agencies to develop a communication plan for transmitting data and video feeds from the networkable traffic signal equipment to the City of Starkville Engineering Department. If the South Montgomery Intersections stated in Section 1 are unable to connect to a local fiber optic network, then cellular modem devices will be used until a later date when fiber communication is available and feasible. This task does not include development of a City-Wide communication plan.
4. **OPC.** Prepare and submit an Opinion of Probable Cost outlining anticipated expenses for signal infrastructure improvements at each intersection.
5. **Equipment Selection.** Consult with the OWNER to evaluate and choose suitable traffic signal equipment and related installation services for procurement based upon OWNER's operational goals.
6. **Procurement.** Support the OWNER in the procurement process through vendor coordination efforts, preparation of technical specifications, and development of proposed improvement exhibits.
7. **Installation.** Provide installation support services, including field observation to confirm that all signal equipment is installed and programmed in accordance with manufacturer's specifications and to the OWNER's satisfaction.
8. **Technical Support and Monitoring System Configuration.** Provide up to one day of on-site technical support at the OWNER's Engineering Department to assist with initial setup and configuration of traffic monitoring software to meet the OWNER's operational preferences.
9. **Record Documentation and Asset Management.** Prepare and deliver record information summarizing all equipment and software installed under this Task Order, to be used for the OWNER's future reference and asset management purposes.



548 Keyway Drive
Flowood, MS 39232
601.824.7569
www.heflinengineering.com

EXHIBIT II
FEE PROPOSAL
South Montgomery Traffic Management Services
Heflin #00099-101
October 15, 2025

TASK	Field Days Required	Principal	GIS Analyst	Graduate Engineer	Const. Rep II	Admin.	Labor Hours	Labor Cost
Field Data Collection	1	8					8	\$1,680.00
TMC Communication Plan	0	8					8	\$1,680.00
Develop Opinion of Probable Cost	0	4					4	\$840.00
Procurement QA / QC	0	20		8		8	36	\$5,720.00
Field Monitoring Unit & Traffic Signal Controller Installation Support	3	24					24	\$5,040.00
Video Vehicle Detection Installation Support	2	16			10		16	\$3,360.00
Uninterruptable Power System Installation Support	2	10					20	\$3,050.00
Video Management System Installations	0	16					16	\$3,360.00
Record of Final Installation Settings and Equipment Asset Information	0	2	8	4		6	20	\$2,470.00
Total Hours		108	8	12	10	14	152	
Labor Cost		\$22,680.00	\$1,120.00	\$1,260.00	\$950.00	\$1,190.00		\$27,200.00

Notes:

Field Monitoring Unit Installation Allowance = 1 day to complete.

Traffic Signal Controller Installation Allowance = 4 hours to complete. Installation can be installed same day as Field Monitoring Unit.

UPS Installation Allowance = 3 days to complete. Up to 4 intersections can be installed in each 3-day period.

Video Vehicle Detection Installation Allowance = Up to 2 intersections per day.

The hours and employee classifications presented herein are an estimate of what may be required to accomplish the scope of work. Underruns on any individual task listed in the Fee Proposal may be used to offset overruns on another task as long as the total cost is less than the Not-to-Exceed amount. The actual employee classifications and hours for accomplishing an individual task may be adjusted by the Engineer at its sole discretion for best accomplishing the scope of work.

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
CITY OF STARKVILLE
ENGINEERING DEPARTMENT
110 W MAIN ST, STARKVILLE MS 39759

CONTRACT CHANGE ORDER

DATE:	10/28/2025
ORDER NO.:	One (1)
CONTRACT FOR:	1099 Independent Contractor Inspection Services
OWNER:	City of Starkville
CONTRACTOR:	Mark Shaw

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans and Specifications Attached, if any)	DECREASE in contract price	INCREASE in contract price
Term Adjustment (1 Year)		
Totals =	N/A	N/A
Net Change in Contract Price =	N/A	N/A

Justification: This change order increases the term of the contract for one additional year.

The amount of the Contract will be ~~(increased) / (decreased)~~ by the sum of:

N/A

The Contract Period provided for completion will be ~~(increased) / (decreased) / (unchanged)~~ by:

365 calendar days

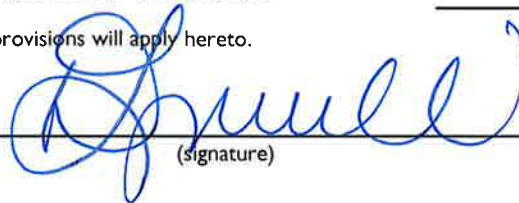
This document will become a supplement to the contract and all provisions will apply hereto.

Accepted:

Owner (print)

Lynn Spruill

(signature)



(date)

11/4/25

Accepted:

Contractor (print)

(signature)

(date)

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
CITY OF STARKVILLE
ENGINEERING DEPARTMENT
110 W MAIN ST, STARKVILLE MS 39759

CONTRACT CHANGE ORDER

DATE:	10/24/2025
ORDER NO.:	One (1)
CONTRACT FOR:	Term Contract for Tree Maintenance Services
OWNER:	City of Starkville
CONTRACTOR:	Tree Huggers, LLC

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans and Specifications Attached, if any)	DECREASE in contract price	INCREASE in contract price
Term Adjustment (1 Year)		
Totals =	\$ -	\$ -
Net Change in Contract Price =	\$ -	\$ -

Justification: This change order increases the term of the contract for one additional year with three (3) optional years remaining.

The amount of the Contract will be ~~(increased) / (decreased)~~ by the sum of:

\$ -

The Contract Total including this and previous change orders will be:

Unit Price Contract with No Total

The Contract Period provided for completion will be (increased) / ~~(decreased)~~ / (unchanged) by:

365 calendar days

This document will become a supplement to the contract and all provisions will apply hereto.

Accepted:

Lynn Spruill
Owner (print)

[Signature]
(signature)

11/4/25
(date)

Accepted:

Gage McGlothlin
Contractor (print)

[Signature]
(signature)

10/25/2025
(date)

HISTORIC STARKVILLE

 MISSISSIPPI'S COLLEGE TOWN

CITY OF STARKVILLE

 ENGINEERING DEPARTMENT

 110 W MAIN ST, STARKVILLE MS 39759

CONTRACT CHANGE ORDER

DATE:	10/24/2025
ORDER NO.:	One (1)
CONTRACT FOR:	Term Contract for Tree Maintenance Services
OWNER:	City of Starkville
CONTRACTOR:	Jackson Land Service, LLC

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans and Specifications Attached, if any)	DECREASE in contract price	INCREASE in contract price
Term Adjustment (1 Year)		
Totals =	\$ -	\$ -
Net Change in Contract Price =	\$ -	\$ -

Justification: This change order increases the term of the contract for one additional year with three (3) optional years remaining.

The amount of the Contract will be ~~(increased) / (decreased)~~ by the sum of:

\$ -

The Contract Total including this and previous change orders will be:

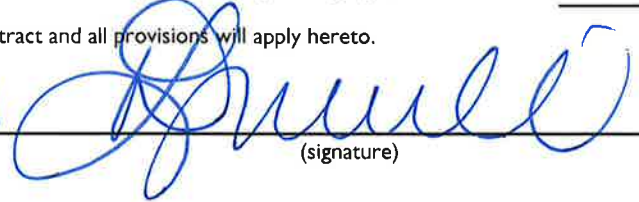
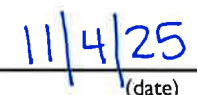
Unit Price Contract with No Total

The Contract Period provided for completion will be ~~(increased) / (decreased) / (unchanged)~~ by:

365 calendar days

This document will become a supplement to the contract and all provisions will apply hereto.

Accepted:

Owner (print)

(signature)

(date)

Accepted:

Contractor (print)

(signature)

(date)

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:**Date:****Expires On:**

Statement of Work

Q-103137-1

7/1/2025 1:51 PM

11/30/2025

Client:

City of Starkville, MS

Bill To:

STARKVILLE CITY, MISSISSIPPI

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Woody Estep	850-692-7032	westep@civicplus.com		Net 30

Discount(s)

QTY	PRODUCT NAME	DESCRIPTION	DISCOUNT %	12 Month Value
1.00	AMM: Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	0	USD -1,575.00
1.00	AMM: Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	0	USD -1,500.00
1.00	AMM: Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	0	USD -600.00

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION	DISCOUNT %	12 Month Value
1.00	AMM Select: Pro Premium Implementation	Pro Premium Implementation; Includes config. of up to 10 meeting types, up to 10 boards, 1 approval workflow per meeting type, 4 hrs of training, and 2 hrs of consulting; Includes 1 original agenda, 1 original minutes, and 1 original staff report design	15	USD 3,315.00
1.00	CivicPlus Media: Implementation Fee	CivicPlus Media: Implementation Fee	15	USD 892.50
1.00	AMM Select: Live Meeting Manager Implementation Fee	Live Meeting Manager Implementation	15	USD 425.00

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	DISCOUNT %	12 Month Value
1.00	AMM Select: Pro Annual Fee	AMM Select: Pro Annual Fee	0	USD 6,300.00
1.00	CivicPlus Media: Annual Fee	CivicPlus Media Annual Fee: Unlimited storage, unlimited users, up to 3 concurrent streams	0	USD 6,000.00
1.00	AMM Select: Live Meeting Manager Annual Fee	AMM Select: Live Meeting Manager Annual Fee	0	USD 2,400.00

List Price - Initial Term Total	USD 20,150.00
Total Investment - Initial Term	USD 15,657.50
Annual Recurring Services (Subject to Uplift)	USD 14,700.00

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-103137-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

By (please sign):

Printed Name:

Title:

Date:

CivicPlus

By (please sign):

Printed Name:

Title:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

10. REQUEST AUTHORIZATION TO ENTER INTO 60-MONTH LEASES WITH ENTERPRISE FLEET MANAGEMENT FOR 5 2026 DODGE DURANGO’S (POLICE), 2 2026 DODGE DURANGO’S 2500 RAM (SANITATION), 1 2026 DODGE 2500 (PARK) AND 1 2026 DODGE 1500 RAM (PARK), FOR A DOWN PAYMENT OF \$51,050 PLUS TOTAL ANNUAL PAYMENTS OF \$96,671.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval to enter into 60-month leases with Enterprise Fleet Management for 5 2026 Dodge Durango’s (Police), 2 2026 Dodge Durango’s 2500 ram (Sanitation), 1 2026 Dodge 2500 (Park) and 1 2026 Dodge 1500 Ram (Park), for a down payment of \$51,050 plus total annual payments of \$96,671” is enumerated, this consent item is thereby approved.

11. CONSIDERATION OF APPROVAL OF THE 2026 HOLIDAY SCHEDULE FOR THE CITY OF STARKVILLE AND IF THE GOVERNOR OF THE STATE OF MISSISSIPPI DESIGNATES ADDITIONAL DAYS AS PAID HOLIDAYS BY PROCLAMATION, THE MAYOR MAY DESIGNATE SUCH ADDITIONAL DAYS AS PAID HOLIDAYS FOR ELIGIBLE EMPLOYEES.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of approval of the 2026 holiday schedule for the city of Starkville and if the Governor of the State of Mississippi designates additional days as paid holidays by proclamation, the Mayor may designate such additional days as paid holidays for eligible employees” is enumerated, this consent item is thereby approved.

2026 Holiday Schedule		
Holiday	Actual Date	Observed Date
New Year’s Day	1st of January	Thursday January 1, 2026
Martin Luther King, Jr. Day	3rd Monday in January	Monday, January 19, 2026
President’s Day	3rd Monday in February	Monday, February 16, 2026
Good Friday	Friday before Easter	Friday, April 3, 2026
Memorial Day	Last Monday in May	Monday, May 25, 2026
Independence Day	4th of July	Friday, July 3, 2026
Labor Day	1st Monday in September	Monday, September 7, 2026
Veterans Day	11th of November	Wednesday, November 11, 2026
Thanksgiving Holiday	4th Thursday in November	Thursday, November 26, 2026
Christmas Holiday	25th of December	Friday, December 25, 2026

Prepared For: City of Starkville - Police Department
Davis, TylerDate 10/24/2025
AE/AM RLH/TC

Unit

Year 2026 Make RAM Model 1500

Series Tradesman 4x4 Crew Cab 144.5 in. WB

Vehicle Order Type In-Stock Term 60 State MS Customer# 643513

\$ 40,753.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	Sales Tax <u>0.0000%</u> State <u>MS</u>
\$ 0.00 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 0.00 *	Other: Courtesy Delivery Fee
\$ 3,500.00 *	Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Security Deposit
\$ 0.00	Taxes

\$ 37,253.00 Total Capitalized Amount (Delivered Price)\$ 558.80 Depreciation Reserve @ 1.5000%\$ 166.17 Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)²

\$ 724.97 Total Monthly Rental Excluding Additional Services

Additional Fleet Management

Master Policy Enrollment Fees

\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00	Physical Damage Management
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\$ 0.00	Full Maintenance Program ³ Contract Miles <u>0</u>
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>

\$ 0.00 Additional Services SubTotal

\$ 0.00 Tax 0.0000% State MS

\$ 724.97 Total Monthly Rental Including Additional Services

\$ 3,725.00 Reduced Book Value at 60 Months

\$ 400.00 Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name

Exterior Color (0 P) Bright White Clearcoat

Interior Color Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40

Lic. Plate Type Government

GVWR 0

Comp/Coll Deductible 0 / 0OverMileage Charge \$ 0.0000 Per Mile# Tires 0

Loaner Vehicle Not Included

Quote based on estimated annual mileage of 15,000

(Current market and vehicle conditions may also affect value of vehicle)

(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Starkville - Police Department

BY

TITLE

Mayor

DATE

11/4/25

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

VEHICLE INFORMATION:

2026 RAM 1500 Tradesman 4x4 Crew Cab 144.5 in. WB - US

Series ID: DT6L98

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$45,383	\$47,175.00
Total Options	\$-317.00	\$495.00
Destination Charge	\$2,595.00	\$2,595.00
Total Price	\$47,661.00	\$50,265.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat

Interior: X8-Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench Seat (Fleet)

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
23A	Quick Order Package 23A Tradesman	NC	NC
APA	Monotone Paint	STD	STD
DFT	Transmission: 8-Speed Automatic (850RE)	STD	STD
DMC	3.21 Rear Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle	\$456.00	\$495.00
ERG	Engine: 3.6L V6 24V VVT eTorque UPG I	STD	STD
IA	Invoice Adjustment	\$-789.00	\$0.00
NAS	50 State Emissions	STD	STD
PW7_01	(0 P) Bright White Clearcoat	NC	NC
TUM	Tires: 275/65R18 BSW All Season LRR	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBE	Radio: Uconnect 5 W w/8.4" Display	STD	STD
WBF	Wheels: 18" X 7.5" Steel Painted	STD	STD
X8_02	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench Seat (Fleet)	NC	NC
YGE	5 Additional Gallons of Gas	\$16.00	\$0.00
Z6B	GVWR: 6,900 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Convex Driver Mirror: convex driver and passenger mirror
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers with black rub strip
Rear Step Bumper: rear step bumper
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class IV trailering with harness, hitch
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Console Ducts: console ducts
Cruise Control: cruise control with steering wheel controls, adaptive
Power Windows: power windows with driver and passenger 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Valet Key: valet function
Remote Engine Start: keyfob remote start - yes
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Emergency SOS: RAM Connect
Voice Recorder: voice recorder
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console with storage
Glove Box: locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
Interior Concealed Storage: interior concealed storage
IP Storage: covered bin instrument-panel storage
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

radio: with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Speakers: 6 speakers
Internet Access: 4G LTE Wi-Fi Hot Spot internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector LED low/high beam headlamps
Auto-Dimming Headlights: auto high-beam headlights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Tinted Windows: deep-tinted windows

Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: ParkSense front and rear parking sensors
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: digital clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control

Front and Rear Headrests: manual adjustable front head restraints with tilt

Rear Headrest Control: 2 rear head restraints

Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 6

Front Bucket Seats: front split-bench 40-20-40 seats

Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments

Reclining Driver Seat: manual reclining driver and passenger seats

Driver Fore/Aft: manual driver and passenger fore/aft adjustment

Front Centre Armrest Storage: front centre armrest

Rear Seat Type: rear full bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full carpet floor covering

Deluxe Sound Insulation: deluxe sound insulation

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 305-hp, 3.6-liter V-6 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD

Prepared For: City of Starkville - Police Department
Davis, TylerDate 10/24/2025
AE/AM RLH/TC

Unit

Year 2026 Make RAM Model 2500

Series Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB

Vehicle Order Type In-Stock Term 60 State MS Customer# 643513

\$ 44,793.00	Capitalized Price of Vehicle ¹
\$ 0.00	Sales Tax 0.0000% State MS
\$ 0.00	Initial License Fee
\$ 0.00	Registration Fee
\$ 0.00	Other: Courtesy Delivery Fee
\$ 3,500.00	Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00	Security Deposit
\$ 0.00	Taxes

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color	(0 P) Bright White Clearcoat
Interior Color	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40
Lic. Plate Type	Government
GVWR	0

\$ 41,293.00	Total Capitalized Amount (Delivered Price)
\$ 619.40	Depreciation Reserve @ 1.5000%
\$ 183.56	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 802.96	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

Master Policy Enrollment Fees

\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit \$0.00

\$ 0.00	Physical Damage Management
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Comp/Coll Deductible 0 / 0

\$ 0.00	Full Maintenance Program ³ Contract Miles 0
	Incl: # Brake Sets (1 set = 1 Axle) 0

OverMileage Charge \$ 0.0000 Per Mile

Tires 0 Loaner Vehicle Not Included

\$ 0.00	Additional Services SubTotal
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\$ 0.00	Tax 0.0000%	State MS
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\$ 802.96	Total Monthly Rental Including Additional Services
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\$ 4,129.00	Reduced Book Value at 60 Months
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\$ 400.00	Service Charge Due at Lease Termination
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Quote based on estimated annual mileage of 15,000

(Current market and vehicle conditions may also affect value of vehicle)

(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Starkville - Police Department

BY

TITLE

DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

**VEHICLE INFORMATION:**

2026 RAM 2500 Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB - US

Series ID: DJ7L91

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$49,628	\$52,545.00
Total Options	\$-470.00	\$495.00
Destination Charge	\$2,595.00	\$2,595.00
Total Price	\$51,753.00	\$55,635.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat

Interior: X8-Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench St w/A7B/A7D

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2UA	Quick Order Package 2UA Tradesman	NC	NC
APA	Monotone Paint	STD	STD
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DME	3.73 Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle (Fleet)	\$456.00	\$495.00
ESL	Engine: 6.4L V8 HEMI HD	STD	STD
IV	Invoice Adjustment	\$-943.00	\$0.00
NAS	50 State Emissions	STD	STD
PW7_01	(0 P) Bright White Clearcoat	NC	NC
TWD	Tires: LT245/70R17E BSW as	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBE	Radio: Uconnect 5 w/8.4" Display	STD	STD
WAA	Wheels: 17" X 7.5" Black Steel Styled	STD	STD
X8_01	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench St w/A7B/A7D	NC	NC
YG2	5.2 Additional Gallons of Gas	\$17.00	\$0.00
Z7F	GVWR: 10,000 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: manual folding side-view door mirrors
Mirror Type: manual extendable trailer mirrors
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class V trailering with harness, hitch, brake controller
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Console Ducts: console ducts
Cruise Control: cruise control with steering wheel controls, adaptive
Power Windows: power windows with driver and passenger 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Valet Key: valet function
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Voice Recorder: voice recorder
Front Cupholder: front and rear cupholders
Floor Console: partial floor console with box
Overhead Console: mini overhead console
Glove Box: glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
IP Storage: bin instrument-panel storage
Rear Underseat Storage Tray: rear underseat storage tray
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

radio: AM/FM/Satellite with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Speakers: 6 speakers
Internet Access: 4G LTE Wi-Fi Hot Spot internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector LED low/high beam headlamps
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows

Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Odometer: trip odometer
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: digital clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats

Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments

Reclining Driver Seat: manual reclining driver and passenger seats

Driver Fore/Aft: manual driver and passenger fore/aft adjustment

Front Centre Armrest Storage: front centre armrest with storage

Rear Seat Type: rear full bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full vinyl/rubber floor covering

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 405-hp, 6.4-liter V-8 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD

Prepared For: City of Starkville - Police Department
Davis, TylerDate 10/14/2025
AE/AM RLH/TC

Unit

Year 2026 Make Dodge Model Durango

Series Pursuit 4dr All-Wheel Drive

Vehicle Order Type In-Stock Term 60 State MS Customer# 643513

\$ 58,762.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	Sales Tax 0.0000% State MS
\$ 0.00 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 0.00	Other: Courtesy Delivery Fee
\$ 7,410.00 *	Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Security Deposit
\$ 0.00	Taxes

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name

Exterior Color (0 P) White Knuckle Clearcoat

Interior Color Black w/Cloth Bucket Seats w/Rear Vinyl Or Cl

Lic. Plate Type Government

GVWR 0

\$ 51,352.00	Total Capitalized Amount (Delivered Price)
\$ 770.28	Depreciation Reserve @ 1.5000%
\$ 260.14	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 1,030.42	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

Master Policy Enrollment Fees

\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit \$0.00

\$ 0.00	Physical Damage Management
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Comp/Coll Deductible 0 / 0

\$ 0.00	Full Maintenance Program ³ Contract Miles 0
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OverMileage Charge \$ 0.0000 Per Mile

Incl: # Brake Sets (1 set = 1 Axle) 0

Tires 0

Loaner Vehicle Not Included

\$ 0.00	Additional Services SubTotal
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\$ 0.00	Tax 0.0000%
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State MS

\$ 1,030.42	Total Monthly Rental Including Additional Services
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\$ 5,135.20	Reduced Book Value at 60 Months
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\$ 400.00	Service Charge Due at Lease Termination
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Quote based on estimated annual mileage of 15,000

(Current market and vehicle conditions may also affect value of vehicle)

(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.

Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Starkville - Police Department

BY

TITLE

Mayor

DATE

11/4/25

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.



Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Computer Components - Police Computer Components and Graphics	C	\$ 14,820.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 14,820.00
Aftermarket Equipment Total		\$ 14,820.00

VEHICLE INFORMATION:

2026 Dodge Durango Pursuit 4dr All-Wheel Drive - US

Series ID: WDEE75

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$44,677	\$44,879.00
Total Options	\$3,710.00	\$4,095.00
Destination Charge	\$1,995.00	\$1,995.00
Total Price	\$50,382.00	\$50,969.00

SELECTED COLOR:

Exterior: PW7-(0 P) White Knuckle Clearcoat

Interior: X9-Black w/Cloth Bucket Seats w/Rear Vinyl Or Cloth Bucket Seats w/Shift Insert

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
22Z	Quick Order Package 22Z	NC	NC
A7	Cloth Bucket Seats w/Rear Vinyl	\$145.00	\$160.00
APA	Monotone Paint Application	STD	STD
BCF	800 Amp Maintenance Free Battery	Included	Included
C1J	#7 Seat Foam Cushion	Included	Included
CDS	Vinyl 2nd Row Seat	Included	Included
DFD	Transmission: 8-Speed Automatic (8HP70)	NC	NC
DKA	2 Speed on Demand Transfer Case	Included	Included
DPM	3.09 Rear Axle Ratio	Included	Included
DR1	230MM Rear Axle	Included	Included
EZH	Engine: 5.7L V8 HEMI MDS VVT	\$2,915.00	\$3,240.00
JCJ	160 Mph Primary Certified Speedometer	Included	Included
LNF	Black Left LED Spot Lamp	\$626.00	\$695.00
NAS	50 State Emissions	STD	STD
NEX	Dual Rear Exhaust w/Bright Tips	Included	Included
NHA	Engine Oil Cooler	Included	Included
PW7_02	(0 P) White Knuckle Clearcoat	NC	NC
TXQ	Tires: 255/60R18 BSW On/Off Road	STD	STD
UBN	Radio: Uconnect 5 Nav w/10.1" Display	STD	STD
WBN	Wheels: 18" X 8" Black Steel	STD	STD
X9_01	Black w/Cloth Bucket Seats w/Rear Vinyl Or Cloth Bucket Seats w/Shift Insert	NC	NC
YG1	7.5 Additional Gallons of Gas	\$24.00	\$0.00
Z6J	GVWR: 7,100 lbs	Included	Included

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: liftgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Spoiler: rear lip spoiler
Door Handles: body-coloured
Front And Rear Bumpers: body-coloured front and rear bumpers with black rub strip
Rear Step Bumper: rear step bumper
Body Material: galvanized steel/aluminum body material
: class IV trailering with harness, hitch
Grille: black grille
Exhaust Tip: chrome tip exhaust
Upfitter Switches: upfitter switches

Convenience Features:

Air Conditioning: automatic dual-zone front air conditioning
Air Filter: air filter
Rear Air Conditioning: rear air conditioning with separate controls
Console Ducts: console ducts
Voice Activated A/C: voice activated air conditioning
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with driver and passenger 1-touch down
1/4 Vent Rear Windows: power rearmost windows
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Valet Key: valet function
Trunk FOB Controls: keyfob trunk/hatch/door release
Window FOB Controls: remote window controls
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Auto-dimming Rearview Mirror: auto-dimming rearview mirror
Driver and Passenger Vanity Mirror: driver and passenger-side visor mirrors
Emergency SOS: Dodge Connect emergency communication system
Navigation System: navigation system with voice activation
Front Cupholder: front and rear cupholders
Floor Console: partial floor console with covered box
Overhead Console: mini overhead console with storage
Glove Box: illuminated locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 3 12V DC power outlets

Entertainment Features:

radio: with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 6 speakers
Internet Access: 4G LTE Wi-Fi Hot Spot (3-month or 3 GB trial included) internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off projector beam LED low/high beam headlamps
Front Wipers: variable intermittent speed-sensitive wipers wipers
Rear Window wiper: rear window wiper
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Door Curb/Courtesy Lights: 2 door curb/courtesy lights
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: ParkSense with Stop rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Blind Spot Sensor: blind spot
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Turn Signal On Warning: turn-signal-on warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS: four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: compact spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st, 2nd and 3rd row overhead airbag
Knee Airbag: knee airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars

Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 3 rear head restraints
Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 4-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Fold Flat Passenger Seat: fold flat passenger seat
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-forward seatback
Rear Seat Armrest: rear seat centre armrest
Leather Upholstery: cloth front seat upholstery
Rear Seat Material: vinyl rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Dashboard Console Insert, Door Panel Insert Combination: leatherette/metal-look instrument panel insert, door panel insert, console insert
LeatherSteeringWheel: leather steering wheel
Interior Accents: chrome interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Tie Downs: cargo tie-downs
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 360-hp, 5.7-liter V-8 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual



Prepared For: City of Starkville - Police Department Davis, Tyler				Date 10/24/2025 AE/AM RLH/TC	
Unit #					
Year 2025		Make RAM		Model 2500	
Series Tradesman 4x2 Crew Cab 6.3 ft. box 149 in. WB					
Vehicle Order Type In-Stock Term 60 State MS Customer# 643513					
\$ 40,993.00		Capitalized Price of Vehicle ¹			
\$ 0.00 *		Sales Tax <u>0.0000%</u> State <u>MS</u>			
\$ 0.00 *		Initial License Fee			
\$ 0.00 *		Registration Fee			
\$ 0.00 *		Other: Courtesy Delivery Fee			
\$ 3,500.00 *		Capitalized Price Reduction			
\$ 0.00		Gain Applied From Prior Unit			
\$ 0.00 *		Security Deposit			
\$ 0.00		Taxes			
\$ 37,493.00		Total Capitalized Amount (Delivered Price)			
\$ 562.40		Depreciation Reserve @ <u>1.5000%</u>			
\$ 167.21		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 729.61		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
		Liability Limit <u>\$0.00</u>			
\$ 0.00		Physical Damage Management		Comp/Coll Deductible <u>0 / 0</u>	
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>		OverMileage Charge <u>\$ 0.0000</u> Per Mile	
		Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>		# Tires <u>0</u> Loaner Vehicle Not Included	
\$ 0.00		Additional Services SubTotal			
\$ 0.00		Tax <u>0.0000%</u>		State <u>MS</u>	
\$ 729.61		Total Monthly Rental Including Additional Services			
\$ 3,749.00		Reduced Book Value at <u>60</u> Months			
\$ 400.00		Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name

Exterior Color (0 P) Bright White Clearcoat

Interior Color Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40

Lic. Plate Type Government

GVWR 0

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name

Exterior Color (0 P) Bright White Clearcoat

Interior Color Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40

Lic. Plate Type Government

GVWR 0

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Starkville - Police Department

BY

TITLE

Mayor

DATE

11/4/25

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

**VEHICLE INFORMATION:**

2025 RAM 2500 Tradesman 4x2 Crew Cab 6.3 ft. box 149 in. WB - US

Series ID: DJ2L91

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$46,456	\$49,185.00
Total Options	\$373.00	\$495.00
Destination Charge	\$2,095.00	\$2,095.00
Total Price	\$48,924.00	\$51,775.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat

Interior: X8-Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench St w/A7B/A7D

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2UA	Quick Order Package 2UA Tradesman	NC	NC
APA	Monotone Paint	STD	STD
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DME	3.73 Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle (Fleet)	\$456.00	\$495.00
ESL	Engine: 6.4L V8 HEMI HD	STD	STD
IA	Invoice Adjustment	\$-100.00	\$0.00
NAS	50 State Emissions	STD	STD
PW7_01	(0 P) Bright White Clearcoat	NC	NC
TWD	Tires: LT245/70R17E BSW as	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBE	Radio: Uconnect 5 w/8.4" Display	STD	STD
WAA	Wheels: 17" X 7.5" Black Steel Styled	STD	STD
X8_01	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat Or Heavy Duty Vinyl 40/20/40 Split Bench St w/A7B/A7D	NC	NC
YG2	5.2 Gallons of Gas	\$17.00	\$0.00
Z2D	GVWR: 10,000 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: manual folding side-view door mirrors
Mirror Type: manual extendable trailer mirrors
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class V trailering with harness, hitch, brake controller
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Console Ducts: console ducts
Cruise Control: cruise control with steering wheel controls, adaptive
Power Windows: power windows with driver and passenger 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Valet Key: valet function
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Voice Recorder: voice recorder
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console
Glove Box: glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
IP Storage: bin instrument-panel storage
Rear Underseat Storage Tray: rear underseat storage tray
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

radio: AM/FM/Satellite with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Speakers: 6 speakers
Internet Access: 4G LTE Wi-Fi Hot Spot internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector LED low/high beam headlamps
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade

Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Odometer: trip odometer
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: digital clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments

Reclining Driver Seat: manual reclining driver and passenger seats

Driver Fore/Aft: manual driver and passenger fore/aft adjustment

Front Centre Armrest Storage: front centre armrest with storage

Rear Seat Type: rear full bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full vinyl/rubber floor covering

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 405-hp, 6.4-liter V-8 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD

12. REQUEST AUTHORIZATION TO HIRE WALKER LAKE AS AN ENGINEERING CO-OP IN THE ENGINEERING DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval to hire Walker Lake as an Engineering Co-op in the Engineering Department” is enumerated, this consent item is thereby approved.

13. REQUEST AUTHORIZATION TO HIRE LAWSON SUMNER AS A WATER TECHNICIAN FOR THE UTILITIES DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval to hire Lawson Sumner as a Water Technician for the Utilities Department” is enumerated, this consent item is thereby approved.

14. REQUEST AUTHORIZATION TO HIRE SETH REED AS A CERTIFIED POLICE OFFICER IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval to hire Seth Reed as a Certified Police Officer in the Starkville Police Department” is enumerated, this consent item is thereby approved.

15. REQUEST APPROVAL OF YEARLY RENEWAL OF GOOGLE WORKSPACE FROM SADA SYSTEMS FOR THE SOLE SOURCE PRICE OF \$21,660.00.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of yearly renewal of Google Workspace from Sada Systems for the sole source price of \$21,660.00” is enumerated, this consent item is thereby approved.

SADA Systems LLC

Google Workspace

Ordering Document

This Google Workspace Ordering Document (the “Ordering Document”) and the corresponding Customer Agreement (the “Agreement”) between SADA Systems LLC (fka SADA Systems, Inc.) and Customer (as defined below) governs Customer’s access to and use of the Services. Undefined capitalized terms used in this Ordering Document will have the meanings set forth in the Agreement.

Customer: City of Starkville, MS

Address: 110 W Main St
Starkville MS 39759-2823

Pricing

Product Description	Price per Month (USD)	Term (months)	Quantity	Amount (USD)
Workspace Business Starter Accounts	7.00	12	195	16,380.00
Workspace Business Plus Accounts	22.00	12	20	5,280.00
Total Contract Price (USD)				21,660.00

Taxes: Fees included on this Ordering Document are exclusive of all applicable taxes, levies, duties, and regulatory compliance fees, including but not limited to state and local sales tax, VAT, GST, electronic waste recycling fee, and telecom regulatory fees. Please note that telecom regulatory fees associated with telephony charges stemming from Google Voice Licenses are not eligible for any tax exemptions.

If Customer is tax exempt, a tax exemption certificate is to be emailed to tax@sada.com.

Pricing is valid only if this Ordering Document is executed by the Parties by October 30, 2025.

Term: 11/01/2025 - 10/31/2026

Invoices and Payment Schedule

Invoice	Invoice Amount (USD)
One invoice will be issued immediately upon the execution of this Ordering Document.	21,660.00

SADA will invoice Customer for all amounts due under any executed Ordering Document in accordance with the schedule set forth above. Each invoice submitted to Customer pursuant to this Ordering Document will be due and payable by Customer within 30 days of receipt. Payment is accepted by check or ACH/EFT in USD.

Customer Information

Accounts Payable Information	
Full Name (required)	[same as on file]
Phone	
Email Address (required)	[same as on file]
Technical Administrator Contact Information	
Full Name (required)	[same as on file]
Phone	
Off Domain Email Address (eg, john.smith@gmail.com or IT123@yahoo.com)	[same as on file]
Email Address (required)	[same as on file]

Terms and Conditions

1) Customer agrees to the terms of the Agreement accessible at the Link below, of which this Ordering Document is a part.

<https://sada.com/agreements/gafb/gafb-v15.pdf>

2) Customer agrees that all licenses will be provisioned on the primary domain, and that the primary domain is accurate as listed here

www.cityofstarkville.org

3) Additional licenses purchased during the Contract Term will be priced at the price per month (for any sku listed above) multiplied by the number of partial or whole months remaining in the Contract Term.

4) Payment for additional licenses purchased during the Contract Term will be due in full upon receipt of an invoice, and will be exempt from the Payment Schedule above.

Notices:

Any notices under this Agreement will be directed, if to SADA, at:

SADA Legal Department, c/o Insight Legal Department
SADA Systems LLC
2701 E. Insight Way
Chandler, AZ, USA 85286
Attn: Legal Department

With a copy by email to: legal@sada.com

and if to Customer, at the Main Contact above.

CUSTOMER ACKNOWLEDGES THAT IT HAS READ THIS ORDERING DOCUMENT AND THE CORRESPONDING AGREEMENT, AND UNDERSTANDS AND AGREES TO BE LEGALLY BOUND BY THEIR TERMS.

IN WITNESS WHEREOF, this Ordering Document has been executed by the parties through their duly authorized officers.

SADA Systems LLC

City of Starkville, MS

Signature

Signature

Name

Name

Title

Title

Date

Date

16. CONSIDERATION OF APPROVING THE PROFESSIONAL SERVICES CONTRACT WITH THE ARTFUL GARDNER, LLC FOR NEW LANDSCAPING PLANS AT JL KING PARK AND CORNERSTONE PARK FOR THE NOT-TO-EXCEED AMOUNT OF \$4,125.00.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of approving the professional services contract with the Artful Gardner, LLC for new landscaping plans at JL King Park and Cornerstone Park for the not-to-exceed amount of \$4,125.00” is enumerated, this consent item is thereby approved.

17. REQUEST APPROVAL FOR STARKVILLE POLICE DEPARTMENT TO ENTER AN INTERLOCAL AGREEMENT KNOWN AS THE NORTH MISSISSIPPI HUMAN TRAFFICKING TASK FORCE INTERLOCAL COOPERATIVE AGREEMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval for Starkville Police Department to enter an interlocal agreement known as the North Mississippi Human Trafficking Task Force Interlocal Cooperative Agreement” is enumerated, this consent item is thereby approved.

18. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM WESCO/ANIXTER INC. FOR 1,000 V4 WATER MODULES IN THE AMOUNT OF \$153,800.00.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval of accepting the sole source quote from Wesco/Anixter inc. for 1,000 V4 water modules in the amount of \$153,800.00” is enumerated, this consent item is thereby approved.

19. CONSIDERATION OF ACCEPTING THE SOLE SOURCE QUOTE FROM SCHWING BIOSET FOR MIXING CHAMBER REPAIRS AT THE WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$5,941.69.

Upon the motion of Alderman Brooks, duly seconded by Alderman Pochop, and adopted by the Board to approve the November 4, 2025 Official Agenda, and to accept items for consent, whereby the “approval accepting the sole source quote from Schwing Bioset for mixing chamber repairs at the Wastewater Treatment Plant in the amount of \$5,941.69” is enumerated, this consent item is thereby approved.



Bob Brzuszek
The Artful Gardener
 Mississippi License #46753
 2202 Plum Rd., Starkville, MS 39762
 662-694-0371
 Oct 9, 2025

Mr. Chris Williams, Associate Engineer
 The City of Starkville
 Starkville, MS 39759

Re: Landscape proposal for JL King Sr. Memorial and Cornerstone Parks

Mr. Williams,

Thank you for inviting our team to develop a proposal for a wetland edge planting plan for J.L. King Sr. Memorial park; and a wildflower zone, tree thinning, and tree planting proposal for the Red Quad area at Cornerstone. Each requested area of work is discussed below.

JL King Park Stormwater Planting

The significant soil erosion occurring in and around the drainage swales at JL King park is causing large surface rilling and channel erosion to occur after substantial rains. Existing turf cover is insufficient to prevent soil erosion from occurring blocking drainage channels and resulting in poor water quality. This significant erosion poses a problem for City crews for mowing and maintaining around the basins. If left unchecked, it will lead to expensive stormwater engineering and construction, as evidenced currently with drainage infrastructure improvements around the JL King Center.



Rilling, channel erosion and sedimentation at JL King Park drain swale

An inexpensive way to mitigate surface erosion around existing drainage channels is to establish canopy trees. As shown in the below photo at McKee Park, large tree roots help to secure the soil to prevent major erosion. Recent tree planting efforts along Hollis Creek on the Starkville High School campus and at Catalpa Creek on the Mississippi State University campus have been undertaken and proven effective to prevent streambank erosion.



Tree planting by Dr. Tim Schanwecker along Hollis Creek at Starkville High School

We propose to conduct a study and to develop a native tree planting plan for the stormwater basin edges at JL King Sr Memorial Park. Preliminary investigations of the areas reveal that the plantings can occur within the channel slope area (12'-15' from the bottom of stream) without impacting adjacent surface play. It is recommended that the City repair the rilling, channel and surface erosion areas, reduce the grade of the steep channel slopes, and to reestablish turf areas prior to tree planting. We will work with Ms. Margaret for needs around the King Center.

Preliminary work

The preliminary study process will entail the following items:

- The development of base plans for each of the park areas
- An inventory and analysis of the existing slope and drainage channel conditions
- Generate native tree and plant lists for appropriate stream edge zones
- Plant lists and installation oversight and recommendations
- Post-installation review and assessment

Project area

Proposed stream revegetation areas for JL King are shown in blue highlight below:



JL King Sr Memorial Park stream buffer zone and post-construction zone

Cornerstone Sports Complex

RED QUAD PLANTING PLANS

We will be glad to provide planting plans for the Red Quad sidewalk edges and planters at Cornerstone Sports Complex. The installation of trees at each of the cardinal areas will help block errant foul balls and provide much needed shade. We will also provide revegetation plans for the interior planters.

WILDFLOWER/TREE AREAS ON RED QUAD SLOPES

Similarly to the detention basin wildflower plantings, we propose to seed the eastern slopes of the Red Quad ball field, located outside of the fences. We can develop a seed mix and develop native tree recommendations to plant on 30' centers along the slopes.

WEST ENTRY BASIN TREE PLANTING PLAN

For the low depression area at the west parking entry, we recommend a bottomland tree planting plan to replace the difficult to manage turf. Species diversity will be provided to expand the tree types exhibited at the park.

Design phasing, Installation and Fee Structure

We use a direct cost billing method in order to provide maximum savings to a project and client. Our fees for direct expenses toward the project include travel (.65c/mi current rate), hours performed (site visits, inventory and analysis, planting plan) at \$75/hr., and materials/services (plan reproductions, construction oversight, management). Estimated times and costs will be provided for each phase to the client as requested and itemized invoices will be submitted. Changes to written quotes from the client or site conditions that result in additional time or materials will be added to all project fees, with advance notice.

We are estimating 55 total hours of direct consulting time which will include our services from pre-design to installation management, with other expenses to not exceed \$4,125 to carry this through project installation. If the City prefers to use Parks or Landscape crews to enable labor or equipment cost savings for the project, we are happy to accommodate for this important project.

Thank you for this opportunity and please let us know if you have any questions. We look forward to working with you.

Bob Brzuszek and Kevin Willsey

The Artful Gardener LLC

MS Landscape license #46753

2202 Plum Rd., Starkville, MS 39762

theartfulgardener7@gmail.com

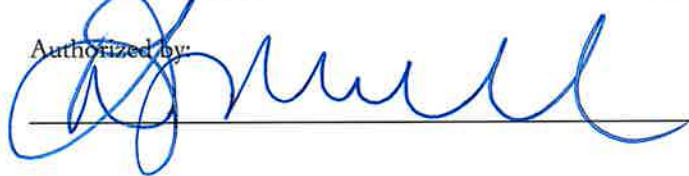
662-694-0371

*We typically subcontract all site preparation, installation, and post-management. We will be glad to assist the City of Starkville Parks and Recreation personnel for site prep, installation and post-management of any of the above services in order to reduce project costs.

*All grading and hard construction such as proposed elevated walkways, seating areas, railings, outflow structures are outside the purview of our scope of services, of which we will be glad to recommend or partner with a qualified design firm in appropriate phasing.

*The Artful Gardener LLC is licensed and bonded in Mississippi.

Authorized by:



NORTH MISSISSIPPI HUMAN TRAFFICKING TASK FORCE
INTERLOCAL COOPERATIVE AGREEMENT

AGREEMENT

THIS AGREEMENT shall be known as the North Mississippi Human Trafficking Task Force Interlocal Cooperative Agreement, and is entered into by and between the Governing Authorities of the City of Starkville, and the Counties of Clay, Noxubee, and Lowndes in accordance with the Interlocal Cooperation Act of 1974 (Mississippi Code Section 17-13-1 et seq.).

WITNESSETH

WHEREAS, the Governing Authority of the City of Starkville is a duly elected governing body of said City and has the duty and authority by law to adequately fund the operation of their respective police department, pursuant to Section 21-21-3 of the Mississippi Code of 1972 (as amended), for the enforcement of the criminal laws of the State of Mississippi to include the terms of the Human Trafficking Act; and

WHEREAS, the Boards of Supervisors of the Counties of Clay, Noxubee, and Lowndes are the duly elected governing bodies of said Counties and have the duty and authority by law to adequately fund the operation of the offices of Sheriff, pursuant to Section 19-25-13, Mississippi Code of 1972 (as amended), for the enforcement of the criminal laws of the State of Mississippi to include the terms of the Human Trafficking Act; and

WHEREAS, the above Parties find and declare that a joint effort of City/County law enforcement agencies within said City/Counties to enforce the criminal laws of the State of Mississippi regarding human trafficking would provide the maximum effectiveness and efficiency in the enforcement of such laws while incurring the least cost to taxpayers, and hereby would provide a vital service to these communities and the victims of human trafficking; and

WHEREAS, the City and the Counties have committed to work cooperatively to pursue a Human Trafficking Task Force for the coordination of the law enforcement response to human trafficking, victim services, and prosecution of cases for all human trafficking offenses impacting the City and Counties (hereinafter referred to as the "Plan");

WHEREAS, the Task Force shall be called the North Mississippi Human Trafficking Task Force and shall initially include the following members of law enforcement: the Starkville Police Department, the Clay County Sheriff's Department, the Noxubee County Sheriff's Department, and the Lowndes County Sheriff's Department. The task force will also work closely with the District Attorney's Office of the 16th Judicial District in the prosecution of human trafficking cases and any related seizure actions.

WHEREAS, the Parties hereby state their beliefs that such an efficient coordinated law enforcement effort may best be accomplished through a formal agreement pursuant to the authority of the "Interlocal Cooperation Act of 1974," Sections 17-13-1 through 17-13-11, Mississippi Code of 1972, which requires approval by the Attorney General.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and pursuant to the authority of Sections 17-13-11, et seq., Mississippi Code of 1972, the Governing Authority of the City of Starkville (hereinafter referred to as the "City"), the Chief of Police

within this City (hereinafter referred to as the “Chief”), the Boards of Supervisors of the Counties of Clay, Noxubee, and Lowndes (hereinafter referred to as the “Counties”), and the Sheriffs within these Counties (hereinafter referred to as the “Sheriffs”), hereby agree as follows:

1. **PURPOSE.** This Agreement establishes the protocol and defines the responsibilities and obligations of the Parties in connection with their joint and cooperative efforts to complete the Plan. The City will oversee all aspects of the creation of the Plan with input and approval by the Counties. The Plan seeks to educate and raise awareness among law enforcement, service providers, district attorneys’ offices, and the local community. The Plan will coordinate the law enforcement response to human trafficking to enable law enforcement to proactively identify, investigate, apprehend, and prosecute offenders. The Plan will utilize a victim-centered approach to identify, rescue, protect, and provide comprehensive services for victims of human trafficking.

2. **ADMINISTRATION AND RESPONSIBILITIES OF THE PARTIES**

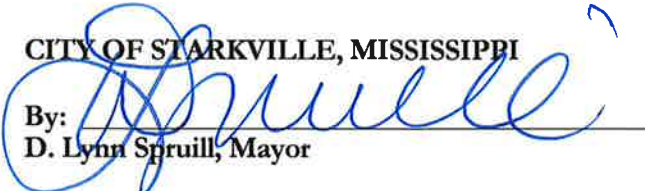
A. The City and Starkville Police Department agree as follows:

1. Operate under a memorandum outlining concurrent jurisdiction among law enforcement agencies, provide law enforcement, investigative, and administrative support for identified human trafficking cases as needed on a case-by-case basis;
2. Maintain and offer support services to the Task Force Board, including the appointment of a President, Vice President, Secretary, and Treasurer;
3. The Treasurer shall implement and maintain a budget and financial records of the Task Force’s activities, seizures, etc.
4. Apply law enforcement agency’s determination of certification of trafficking victims, which is essential for continued support services;
5. Identify needs and begin to facilitate changes necessary to make human trafficking a priority for the Police Department;
6. Identify training needs within the Police Department and in the community related to human trafficking crimes;
7. House the Task Force Lead Investigator;
8. Agree to abide by the SOPs of the agency in charge of the tasked operation at hand;
9. Attend Task Force meetings.

- B. The Counties and the Clay County Sheriff's Department, the Noxubee County Sheriff's Department, and the Lowndes County Sheriff's Department hereby covenant, warrant and agree as follows:
1. Operate under a memorandum outlining concurrent jurisdiction among law enforcement agencies, provide law enforcement, investigative, and administrative support for identified human trafficking cases as needed on a case by case basis;
 2. Apply law enforcement agency's determination of certification of trafficking victims, which is essential for continued support services;
 3. Identify needs and begin to facilitate changes necessary to make human trafficking a priority for the Sheriff's Office;
 4. Identify training needs within the Sheriff's Office and in the community related to human trafficking crimes;
 5. Agree to abide by the SOPs of the agency in charge of the tasked operation at hand;
 6. Attend Task Force meetings.
3. **AMENDMENTS.** No amendment to this Agreement shall be effective unless it is set forth in writing and adopted by all Parties hereto on the manner provided by law, and approved by the Attorney General prior to implementation.
4. **DISPOSITION OF PROPERTY.** Any property obtained through forfeiture shall be handled pursuant to Section 97-3-54.7(13), Mississippi Code of 1972. Specifically, County and municipal law enforcement agencies may maintain any conveyances (vehicles, boats, aircraft) for official purposes, a sheriff's department may transfer a vehicle to the county for official use, and a police department may transfer a vehicle to a municipality for official use. All other personal and real property must be liquidated, and the proceeds divided pursuant to statute.
5. **SEVERABILITY.** Should any provision of this Agreement be found to be unconstitutional, or otherwise contrary to the laws of the State of Mississippi or the United States of America, to the extent that it is reasonably possibly to do so, the remainder of this Agreement shall remain in full force and effect.
6. **AUTHORITY.** The specific statutory authority vested in each party to this Agreement is found in Section 21-21-3, Mississippi Code of 1972 (as amended), for the Cities and their respective Police Chiefs, and Section 19-25-67 for the Counties and their respective Sheriffs. Collectively, all law enforcement agencies of the State of Mississippi are empowered by Section 97-3-54.1 to enforce the provisions of the Human Trafficking Act.
7. **DURATION.** The Agreement will not become effective until the date it has been approved by the Attorney General's Office and filed with the Secretary of State. The Agreement shall remain in effect until completion of the Plan.

SO EXECUTED AND AGREED THIS 1st DAY OF SEPTEMBER, 2025.

CITY OF STARKVILLE, MISSISSIPPI

By: 

D. Lynn Spruill, Mayor

CLAY COUNTY, MISSISSIPPI

By: _____

Lynn Horton, President

Clay County Board of Supervisors

NOXUBEE COUNTY, MISSISSIPPI

By: _____

Landis Mickens, President

Noxubee County Board of Supervisors

LOWNDES COUNTY, MISSISSIPPI

By: _____

Trip Hairston, President

Lowndes County Board of Supervisors

ANNOUNCEMENTS AND COMMENTS:

MAYOR'S COMMENTS: Mayor Spruill noted that the Sanitation department Tuesday garbage pickup would be Wednesday for Veteran's Day Holiday, she also noted the Holiday Bazaar would be November 5 and November 6 at the Mill. Mayor Spruill also stated that there will be Mississippi State University basketball, football, and baseball this weekend. Mayor Spruill introduced new employees Noah Wolfe and Stephen Nantel both with the Sanitation Department.

BOARD OF ALDERMEN COMMENTS:

Alderman Brooks wanted to congratulate the Mississippi State Bulldogs on winning this past weekend.

Alderman Pochop announced the birth of his daughter, Neely.

Alderman Vaughn stated that he was not against the upgrades to the Starkville Oktibbeha County Library but that Sandhill and Henderson Road were annexed 27 years ago and they still do not have sewage from the city. He stated that he would like to accommodate these residents properly.

Vice Mayor Perkins stated that he was on the board when Sandhill and Henderson Road were annexed. He stated it was never envisioned it would take this long to get sewage out to these areas when they annexed and this should be a top priority.

CITIZEN COMMENTS:

Alvin Turner, Ward 7, expressed concern that now it is getting dark early that it was dangerous on Louisville Street due to high vegetation and doesn't want anyone to get hurt.

PUBLIC APPEARANCE: None

PUBLIC HEARINGS:

THIRD PUBLIC HEARING AND CONSIDERATION OF THE ADOPTION OF A NON-CONSENSUAL / PREDATORY TOWING ORDINANCE.

Mayor Spruill opened the Public Hearing to the public. She called for citizens to take turns whether speaking neutral, for and against the proposed Towing Ordinance.

Speaking against:

Jeff Hosford stated that there is no necessity to pass this ordinance, that the city does not have to get involved in private businesses and private properties decisions. He noted that there was no requirement in the state law in this area and is encouraging the city of the implications of what they are getting involved in. He stated the city is telling the property owner how they can manage their property and the people who park there. He noted that as citizens how far does the government get involved in these property owner's lives. He stated that his client is only towing vehicles that are outside of the rules of the apartment complex and the property owner's rules. He also stated that we are a capitalistic society and that the city is willing to cap what someone makes.

Speaking in favor:

Jeff Donald, Ward 3, He wanted to commend the board for tackling this issue and the ones who have drafted this ordinance. He stated that this ordinance would protect the property owners of the apartments, restaurants, the towing companies, and the individuals who property is being towed. He stated that he agrees with the first section of the ordinance where it states no towing unless approved by the owner. He noted a few items to consider, that apartments could have a document published that clearly defines areas where tenants can park. He agrees that there should be a cap on prices of towing and thinks there should be payment plans to the towing companies.

Alvin Turner, Ware 7, stated the apartment owners should view themselves in the position of the property owners being towed and how it would affect them being in this position.

Christine Williams, Ward 1, stated that she would like to reiterate that she believes this a good policy for the city to address the predatory issues happening within the city limits regarding towing. She noted that she has seen a contract between an apartment complex and Apex Towing and believes what the city is putting in the ordinance will address some the areas that are egregious in that contract.

Following the public hearing, no vote was taken. The Board will hold a Fourth Public Hearing at the next regular meeting for further discussion and possible action.

From: Doug Paterson <dpaterson2404@yahoo.com>
Sent: Monday, October 27, 2025 8:58 AM
To: dos@msstate.edu; family@msstate.edu; l.spruill@cityofstarkville.org
Subject: MSU Parking - Apex Towing Business Practices

Leadership in Starkville,

I am writing to bring to your attention a pressing issue regarding the lack of adequate parking at The Hangout and many other locations. After contacting the property directly, I confirmed that the development contains a total of 1,152 bedrooms.

If there were an ordinance requiring parking to be provided at even a modest ratio above the number of bedrooms, the situation would look very different. For example:

- At 0.25 spaces above the bedroom count, The Hangout would be required to provide 1,440 parking spots.
- At 0.50 spaces above the bedroom count, the requirement would rise to 1,728 parking spots.

Currently, the number of available parking spaces falls far short of either of these reasonable thresholds. This shortage creates daily challenges for residents and visitors alike.

To make matters worse, The Hangout has granted Apex Towing full authority to tow vehicles at any time, regardless of how minor the infraction may be. In some cases, students were not even provided with their parking passes during the move-in process yet still faced the risk of towing. Rather than working with residents to resolve these issues, the policy has fostered an environment of fear and frustration.

After speaking with several individuals at The Hangout and other nearby locations, I was told that Apex is considered the “preferred” towing company. When I asked what that meant — whether it involved a revenue share or “kickback” arrangement — the response was simply a nod of acknowledgment. This raises serious concerns that Apex may be financially incentivized to target students at MSU, and that their practices could cross into conduct that is not only predatory but potentially unlawful.

The combination of insufficient parking, aggressive towing practices, and questionable financial arrangements is not only unfair but also places an unnecessary burden on students and their families.

Action Items for Consideration

To address these concerns, I respectfully urge the Board to consider the following measures:

1. Parking Pass Regulation – Establish a rule that the number of parking passes issued cannot exceed the number of available parking spots, ensuring fairness and preventing oversubscription.
2. Ordinance on Parking Minimums – Require developments to provide a minimum number of parking spaces based on the number of bedrooms, so that properties like The Hangout cannot operate without adequate capacity.
3. Towing Reform – Enact a law requiring that a ticket or written warning be issued prior to towing, to prevent predatory practices and give residents a fair chance to correct minor violations.

These steps would not only restore balance and fairness to the current situation but also set a precedent for responsible development and resident protection moving forward.

Thank you for your time and consideration.

Doug Paterson
1-470-218-3968

From: Melissa Rogers <melissa.rogers@starkvillecfa.com>
Sent: Friday, October 31, 2025 11:14 AM
To: Lynn Spruill
Subject: Towing Experience

Mayor Spruill,

Knowing the discussion surrounding the towing ordinance and upcoming vote, we wanted to share an experience we had yesterday with one of our company cars. This is a recounting from our Executive Director.

Our Executive Director's vehicle would not start and we allowed her to borrow one of our CFA delivery vehicles for a couple hours while Jonathan took her car to get a new battery. She drove our CFA delivery car to her home at the Social Block. Because she did not have her owner decal she parked in what she has always known as visitor parking. She has lived there for 6 years and it has been visitor parking during that time, but the stripes are fading. There was no clear signage that this area was no longer visitor parking. Living there for so long, she is very familiar with towing policies. She says there is not a visitor pass policy active at The Social Block. If one has been added she has not been informed.

She sat in the vehicle for several minutes before exiting, during which Apex towing circled the lot and looked directly at her about 4 times. Shortly after exiting the car, the tow truck approached and towed the vehicle. There were several points of frustration for her in that he circled several times and had multiple opportunities to warn her that it was not actually visitor parking anymore, but instead he circled and waited for her to exit the vehicle. The striping was very faded and while there is signage around areas of the complex like normal, no clear signage in the spaces she parked. She was able to quickly get the vehicle back. The fee was going to be \$300 but they did give us a discount of \$50 (perhaps because it was CFA). She did say they were respectful and took pictures as they were supposed to, but she felt it was very predatory.

This is not a statement of opinion, just an experience to share because we will not be able to attend the session on Tuesday evening.

Thank you!

--

Melissa Rogers
Chick-fil-A Starkville FSR
Executive Director of Support

PUBLIC HEARING AND CONSIDERATION OF SE 25-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DETACHED DUPLEX AND VA 25-02 A REQUEST FOR A VARIANCE FROM THE MAXIMUM ALLOWED PERCENTAGE OF PARKING AREA WITHIN THE FRONT YARD LOCATED ON THE NORTH SIDE OF WARE STREET APPROXIMATELY 47 FEET TO THE EAST OF 204 WARE STREET WITHIN A TN-E ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 25-06 a request for special exception to allow for a detached duplex and VA 25-02 a request for a variance from the maximum allowed percentage of parking area within the front yard located on the north side of Ware Street approximately 47 feet to the east of 204 Ware Street within a TN-e zoning district. Both of these requests are being made by Charles Prewitt the property owner. The applicant is proposing to build a one-story duplex structure with a total of four bedrooms on the property. The property is located on the north side of Ware Street approximately 47 feet east of 204 Ware Street in a TN-E zoning district with the property #118P-00-129.00. The first request is for the use of “Dwelling, Attached Duplex” in a TN-E zoning district. Section 13.3 of the Unified Development Code (UDC), requires a Special Exception for that use. At the October 14, 2025 Planning and Zoning Commission meeting, the Commission voted 3-1 to recommend approval of the request. However, the Planning Department staff disagrees with that recommendation based on the criteria for approval in Section 3.4.1 and the plans submitted by the applicant. Under the first criteria, site suitability, the section states “fits contextually with the surrounding area”. The other residential structures in that area are single detached dwellings very with shallow front setbacks. The proposed structure isn’t a single detached dwelling and has a much deeper proposed setback. If the structure were to match the appearance of a single detached dwelling and not use the front yard as parking, Planning Department staff would be more agreeable to the requested use.

The second request is for a variance from the maximum allowed percentage of parking area within the front yard. Section 14.10.2.D.7 states “Parking areas shall not constitute more than forty percent (40%) of the front yard.” The front yard of the proposed duplex is approximately +/- 1,726 Sqft and the parking area is +/- 1,132 Sqft. This request for +/- 65% coverage of the front yard with parking exceeds the allowed percentage of 40% by +/- 25%. The majority of the houses have 10’-12’ driveways and the driveways are primarily located on the side of the front yard and house. The proposed layout does not fit the context of the surrounding neighborhood by locating the parking entirely within the front yard. The applicant has not demonstrated a special condition or hardship related to the request. This requirement applies to all zoning districts that allow single and duplex dwellings. The 40% requirement is consistently enforced during the permit process. Therefore, granting this variance would give special privilege to the applicant. TN-E zoning district is based on the placetype “Traditional Neighborhoods: Existing” in the adopted 2016 Comprehensive Plan. For development form for that placetype, the Comprehensive Plan states “Buildings close to the street, parking to the side and rear...”. The design of the driveway does not conform to the Comprehensive Plan. At the October 22, 2025 Board of Adjustments and Appeals, the Board voted unanimously to recommend denial of this request based on the criteria of Section 3.7.1.

The request was noticed in accordance with Section 3.4.3.E and 3.7.3.E of the Unified

Development Code.

1. 15 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on September 27, 2025.
3. A sign was posted on the property in a conspicuous location.

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

Upon the motion of Alderman Vaughn, duly seconded by Alderman Moreland, and adopted by the Board to accept the Special Exception request SE 25-06 to allow for the use of “Dwelling, Attached Duplex” The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	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.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board for the denial of Variance request VA 25-02 to not allow for the parking area to exceed the maximum allowed percentage within the front yard.

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	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.

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-06 a request for Special Exception to allow for a detached duplex located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district.
Date: October 14, 2025

The purpose of this report is to provide information regarding a Special Exception request by Charles Prewitt to allow for a Dwelling, Attached Duplex. The subject property is located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district with the property #118P-00-129.00. Please see attachments 1- total number.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build a Dwelling, Attached Duplex. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meets the additional standards for that use.

The applicant is also going before the Board of Adjustments and Appeals for a Variance from section 14.10.2.D.7 to allow for the applicant to exceed the percentage of parking area that is allowed in the front yard. This request is being made to by the applicant in the attempt to meet the parking requirements of (1) parking space per bedroom found in section 13.5.3 of the Unified Development Code.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.

5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 16 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on September 27, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response to the notifications.

CONDITIONS OF APPROVAL

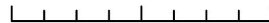
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 25-06 Aerial



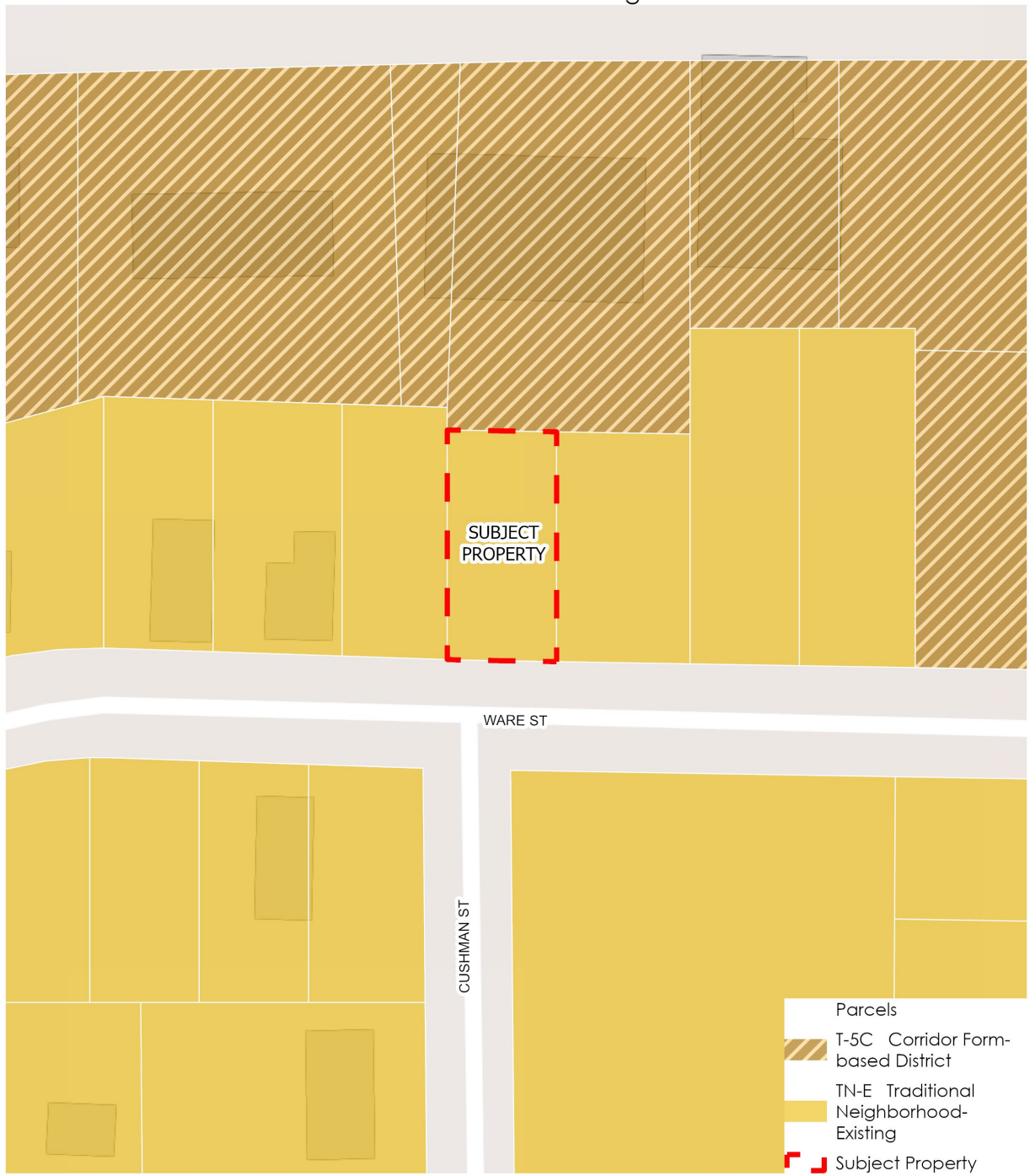
Parcels

 Subject Property

0 25 50 100 Feet




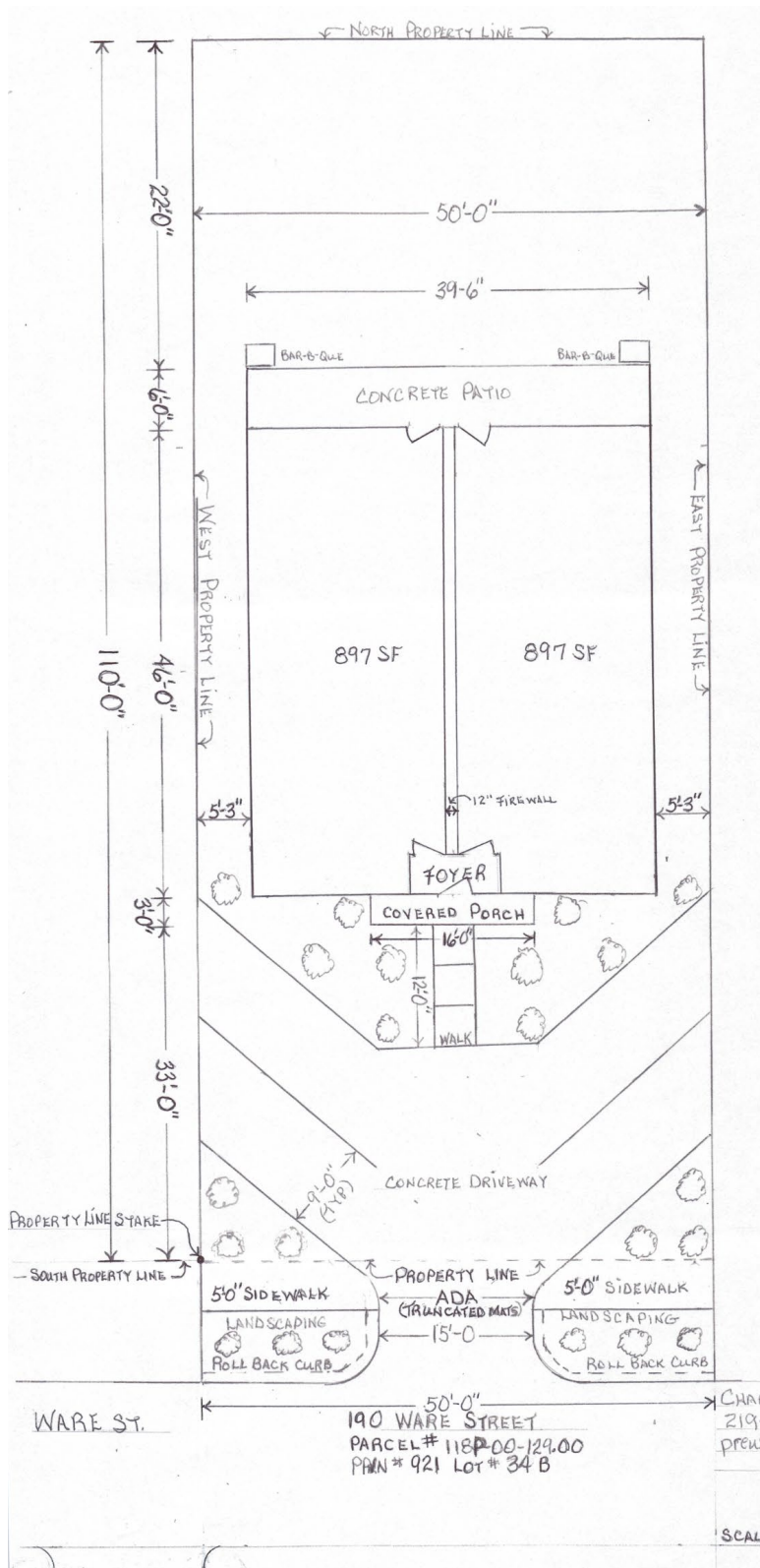
Attachment 2
SE 25-06 Zoning



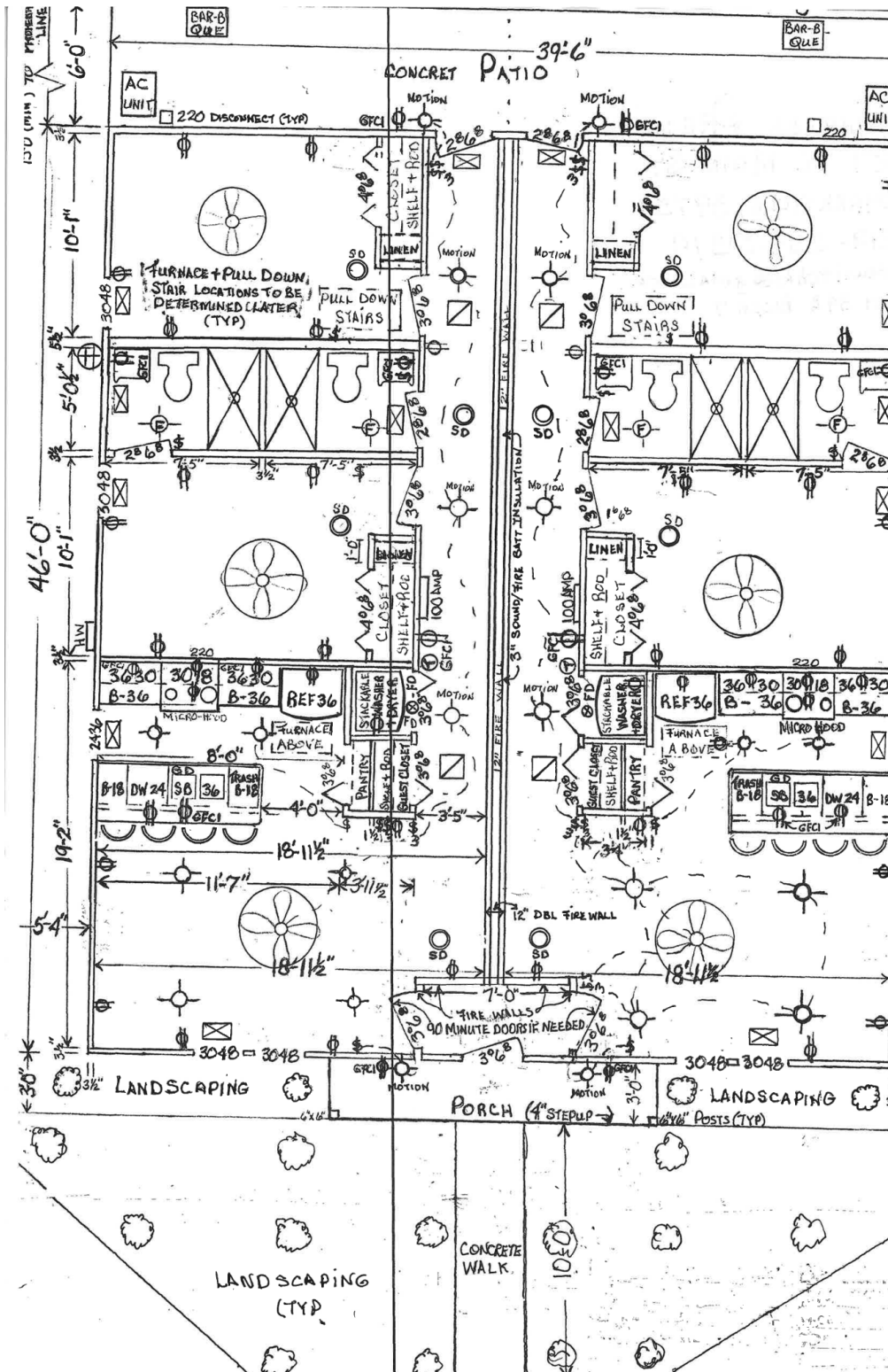
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Attachment 3- Site Plan



Attachment 4- Floor Plan





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

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 25-02 a request for a variance from the maximum allowed percentage of parking area within the front yard located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district.
Date: October 22, 2025

The purpose of this report is to provide information regarding a Variance request by Charles Prewitt to be allowed to vary from the maximum allowed percentage of parking area within the front yard. The property is located on the north side of Ware Street approximately 47 feet east of 204 Ware Street in a TN-E zoning district with the property #118P-00-129.00. Please see attachments 1- 6.

SUMMARY

The applicant is seeking a Variance from section 14.10.2.D.7 of the Unified Development Code to vary from the allowed maximum percentage of parking area within the front yard for a detached, duplex. Section 14.10.2.D.7 states "Parking areas shall not constitute more than forty percent (40%) of the front yard." The front yard of the proposed duplex is approximately +/- 1,726 Sqft and the parking area is +/- 1,132 Sqft. This request for +/- 65% coverage of the front yard with parking exceeds the allowed percentage of 40% by +/- 25%. The area around the property consists of single dwelling houses. The majority of the houses have 10'-12' driveways and the driveways are primarily located on the side of the front yard and house. The proposed layout does not fit the context of the surrounding neighborhood by locating the parking entirely within the front yard. The applicant has not demonstrated a special condition or hardship related to the request. This requirement applies to all zoning districts that allow single and duplex dwellings. The 40% requirement is consistently enforced during the permit process. Therefore, granting this variance would give special privilege to the applicant. TN-E zoning district is based on the placetype "Traditional Neighborhoods: Existing" in the adopted 2016 Comprehensive Plan. For development form for that placetype, the Comprehensive Plan states "Buildings close to the street, parking to the side and rear...". The design of the driveway does not conform to the Comprehensive Plan.

If the request for Variance is recommended for approval or denial, the applicant's requests will be heard by the Board of Aldermen at the November 4th, 2025, meeting. The applicant has also requested a Special Exception to allow for a duplex dwelling on the property. That will also be heard by the Board of Aldermen at the November 4th, 2025 meeting.

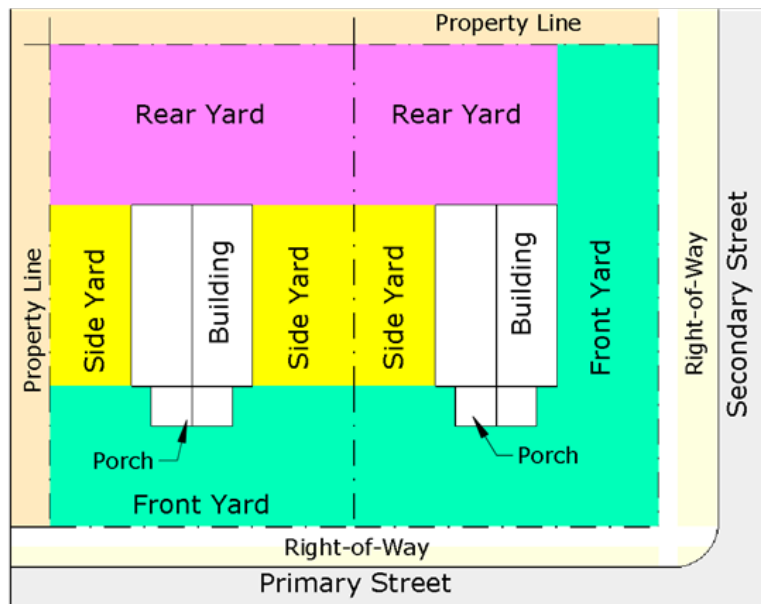
VARIANCE REQUEST FROM

14.10.2 Vehicular Access

D. Driveways for Single Unit and Duplex Residential Uses

1. When an alley is provided, all driveways shall take access from the alley.
2. No residential lot shall have more than two (2) driveways on the same street. Multiple driveways that service one (1) lot may be no closer than forty (40) feet to each other.
3. Maximum driveway width within the right-of-way shall be twenty (20) feet. Driveway widths up to thirty (30) feet may be allowed by administrative adjustment only within an SD-2 or SD-6 zoning district.
4. Driveways for single and attached duplex dwelling residential shall be a minimum of twenty (20) feet from the intersection of two (2) street rights-of-way.
5. Driveways for multi-dwelling residential shall follow the City's access management policy and be reviewed during site plan approval.
6. Driveways shall meet parking setback requirements per zoning district.
7. Parking areas shall not constitute more than forty percent (40%) of the front yard.
8. Only single and attached duplex dwelling residential shall be permitted to back out directly into a street unless it is determined by the City Engineer that the street type and/or posted speed limit creates a safety issue.
9. Gravel driveways shall have a concrete apron that is a minimum of eight (8) feet from the property to the edge of the pavement at the street. The design of the apron shall prevent loose gravel from being deposited on the sidewalk and roadway.

4.6 Measurement, Exceptions, And General Rules of Applicability



Front Yard

A space extending the full width of the lot between the principal building and the front lot line. On corner lots, any side adjacent to the street shall be considered a front yard

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.
- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

1. 15 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on October 4th, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no phone calls for or against this request.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors.

Attachment 1
VA 25-02 Aerial

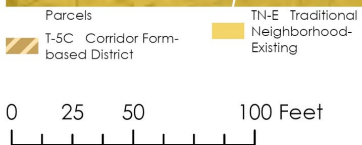


Parcels
Subject Property

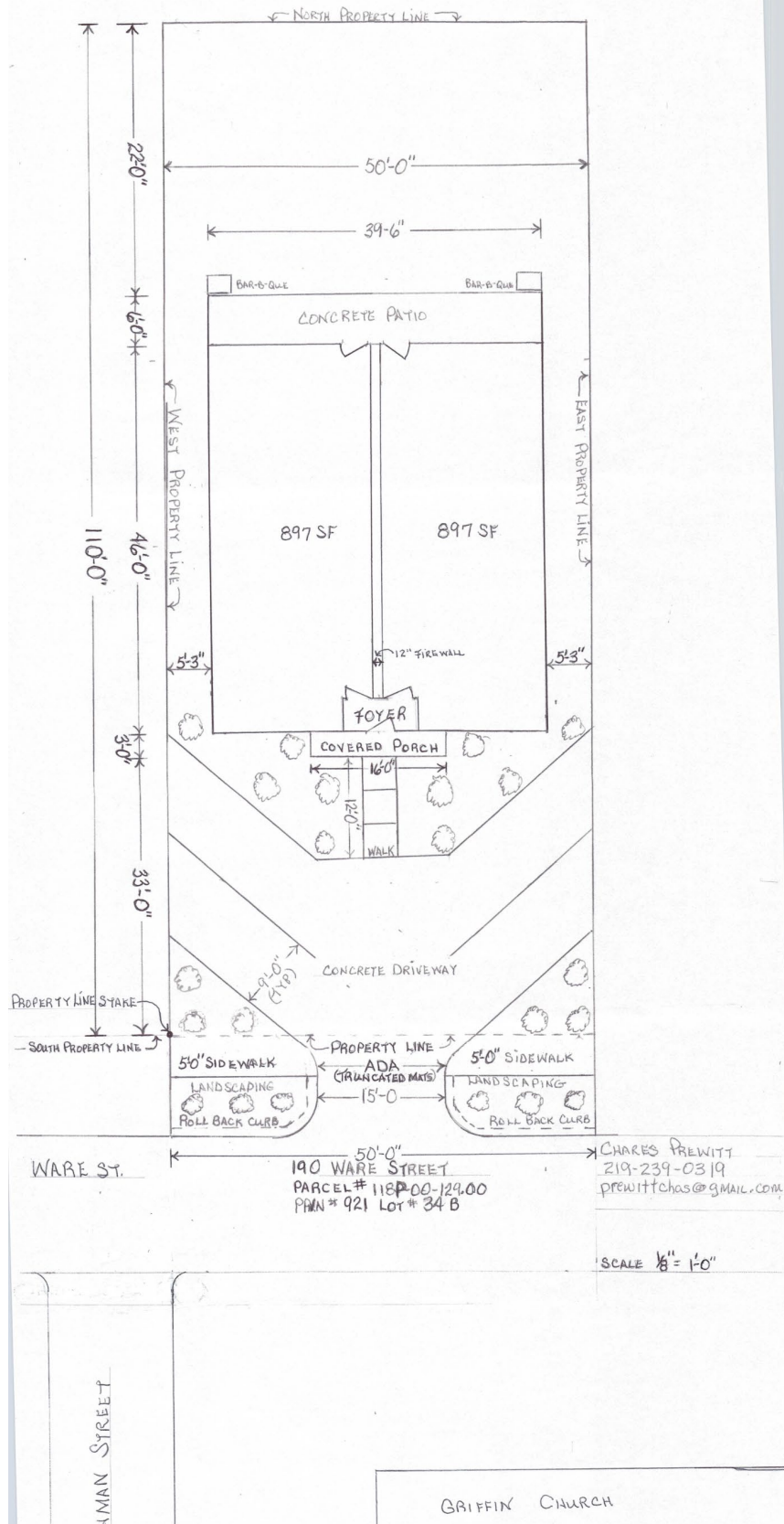
0 25 50 100 Feet
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Attachment 2
VA 25-02 Zoning



Attachment 3- Site Plan



[illegible]

[illegible]

THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: EXISTING

Traditional Neighborhoods: Existing

Locations

Surrounding the Downtown

Spatial Form

Relatively expansive random forms

Land Uses

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

Density / Intensity

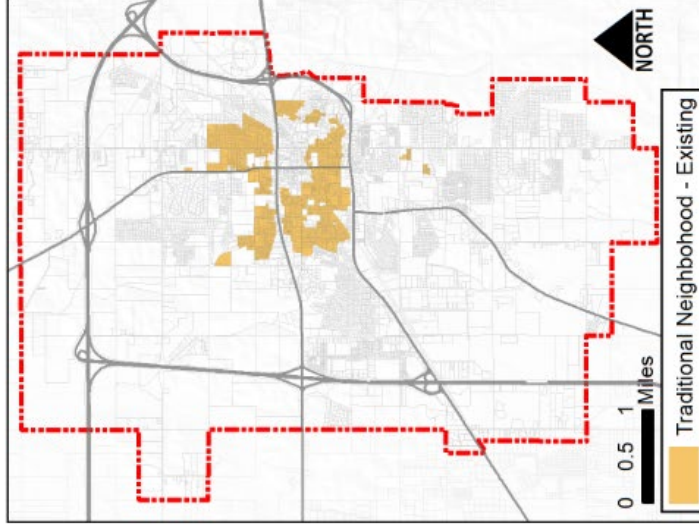
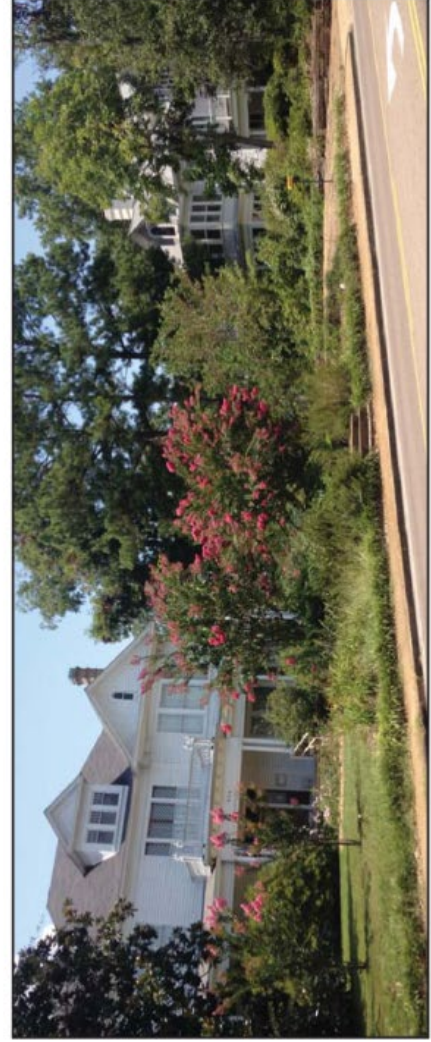
Moderate to high density, but with some larger lots

Development Form

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

Street Types

Avenues and Local



20. COSIDERATION OF A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21, MISSISSIPPI CODE OF 1972, AS AMENDED; THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE PROPOSED TAX INCREMENT FINANCING PLAN FOR THE SAND CREEK REDEVELOPMENT PROJECT, CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI, NOVEMBER 2025; AND FOR RELATED PURPOSES.

Upon the motion of Alderman Moreland, duly seconded by Alderman Skinner, to approve a resolution of the Mayor and Board of Aldermen of the City of Starkville, Mississippi, determining the necessity for and invoking the authority granted to municipalities by the legislature with respect to tax increment financing as set forth in chapter 45 of title 21, Mississippi code of 1972, as amended; that a public hearing be conducted in connection with the proposed tax increment financing plan for the sand creek redevelopment project, city of Starkville, Oktibbeha County, Mississippi, November 2025; and for related purposes. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Yea
Alderman Henry Vaughn, Sr.	Voted: Yea

21. PRESENTATION OF A DETAILED REPORT ON ALL WORK DONE REGARDING HIGHWAY 182 REVITALIZATION AND ROAD PROJECT AND THE CURRENT STATUS OF THE PROJECT.

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21, MISSISSIPPI CODE OF 1972, AS AMENDED; THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE PROPOSED TAX INCREMENT FINANCING PLAN FOR THE SAND CREEK REDEVELOPMENT PROJECT, CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI, NOVEMBER 2025; AND FOR RELATED PURPOSES.

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

1. The Mississippi "Tax Increment Financing Act," Title 21, Chapter 45, Mississippi Code of 1972, as amended (the "TIF Act"), authorizes municipalities and counties in the State of Mississippi to undertake and carry out redevelopment projects, as defined therein, with the use of Tax Increment Financing ("TIF"), and also to carry out such projects jointly with other local governmental units pursuant to the Interlocal Cooperation Act, Title 17, Chapter 13, Mississippi Code of 1972, as amended (the "Interlocal Act").

2. The Governing Body has received and has conducted hearings on the Tax Increment Financing Redevelopment Plan, City of Starkville, Mississippi, February 2006 (the "Redevelopment Plan") for the City and approved the Redevelopment Plan on April 4, 2006. The Redevelopment Plan constitutes a qualified plan under the TIF Act.

3. The Board has been presented with a tax increment financing plan entitled *Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025* (the "TIF Plan"), the purpose of which is to provide a financing mechanism to pay the cost of acquiring and constructing infrastructure improvements located in the TIF District or supporting the TIF District (defined below) which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney's fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements").

4. TEP Starkville, LLC (the "Developer"), is proposing to redevelop approximately 21.6 acres described in Exhibit A attached hereto and incorporated here by reference (the "TIF District") into a hotel, student housing and related improvements (the "Project") in the City, as described in the TIF Plan.

5. The City intends to enter into an Interlocal Cooperation Agreement with Oktibbeha County, Mississippi (the "County"), pursuant to the Interlocal Act to support the Project and to allow TIF Bond proceeds to be used to pay for the costs of the Infrastructure Improvements to support the Project. These costs will equal or exceed the sum of Three Million

Three Hundred Fifty Thousand Dollars (\$3,350,000). The Developer is requesting the assistance of the City and the County in providing funding for the Infrastructure Improvements by the utilization of TIF.

6. The TIF Plan has attached as exhibits the map and legal description of the land included in the TIF District which will be established by the Governing Body upon the approval of the TIF Plan.

7. The Project appears to be a project of major economic significance within the City, to qualify as a project eligible for TIF under the Redevelopment Plan, and the City's participation is necessary and would be in the public interest and would benefit the economic and financial well-being and the public health, safety and welfare of the City.

8. The Developer intends to acquire and construct all or a portion of the Infrastructure Improvements at its expense to facilitate the development of the Project, based on the anticipation that TIF moneys will be available in the future.

9. The City wishes to reimburse the Developer for this expense in whole or part, up to the amount of moneys available from the proceeds of TIF bonds in the principal amount not to exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000) (the "TIF Bonds"), at the time TIF Bonds are issued in the future. The TIF Bonds will be secured solely by a pledge of the increase in ad valorem taxes on real and personal property located within and constituting the TIF District; provided, however, that the amount of the TIF Bonds to be issued shall be determined from the added incremental increase in real and personal property ad valorem taxes as follows: (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act). The funds derived from the sale of the TIF Bonds will be used to acquire and construct or reimburse the Developer for costs of the Infrastructure Improvements. The TIF Bonds shall never constitute an indebtedness of the City within the meaning of any state constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the City, other than from the sources set forth herein, or a charge against its general credit or taxing powers.

10. The City reasonably expects that it and or the Developer will incur expenditures for the Infrastructure Improvements prior to the issuance of the TIF Bonds, and that it should declare its official intent to reimburse expenditures made in anticipation of the issuance of the TIF Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF STARKVILLE, MISSISSIPPI AS FOLLOWS:

SECTION 1. The Governing Body hereby declares its intention, upon the approval of the TIF Plan, to issue TIF Bonds not to exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), for the Infrastructure Improvements. The TIF Bonds will be secured solely by a pledge of the increase in ad valorem taxes of the City and the County on real and personal property located in and constituting the TIF District as described in the TIF Plan;

provided, however, that the amount of the TIF Bonds to be issued shall be determined from the added incremental increase in real and personal property ad valorem taxes as follows: (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act). The funds derived from the sale of the TIF Bonds will be used for the Infrastructure Improvements. The TIF Bonds shall never constitute an indebtedness of the City within the meaning of any State constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the City, other than from the sources set forth herein, or a charge against its general credit or taxing powers.

SECTION 2. A public hearing shall be held with respect to the TIF Plan and the issuance of the TIF Bonds on November 18, 2025, at 5:30 PM at the regular meeting room of the Governing Body at the City Hall of the City of Starkville, Mississippi.

SECTION 3. The City Clerk is hereby directed to publish a notice of the public hearing in the *Starkville Daily News*, a newspaper in which the City is authorized to publish legal notices, the publication of which shall not be more than twenty (20) days and not less than ten (10) days prior to the date set forth in Section 2 above, pursuant to and in compliance with the requirements of the TIF Act. Said notice is attached hereto as Exhibit B. A copy of the TIF Plan will be available for examination in the office of the City Clerk at City Hall, Starkville, Mississippi.

Alderman Moreland moved and Alderman Skinner seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Kim Moreland	voted:	Yea
Alderman Sandra Sistrunk	voted:	Yea
Alderman Kyle Skinner	voted:	Yea
Alderman Mike Brooks	voted:	Yea
Alderman William Pochop	voted:	Yea
Alderman Roy A'. Perkins	voted:	Yea
Alderman Henry Vaughn, Sr.	voted:	Yea

The motion having received the affirmative vote of a majority of the members present, the Mayor declared the motion carried and the resolution adopted this, the 4th day of November, 2025.

ATTEST:


Joanna McLaurin, City Clerk

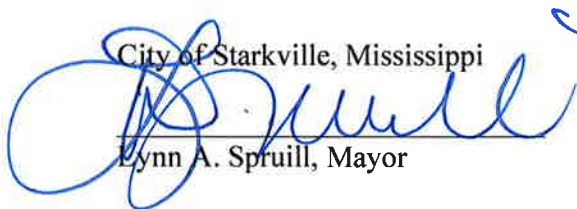

City of Starkville, Mississippi
Lynn A. Spruill, Mayor

EXHIBIT A
DESCRIPTION OF THE TIF DISTRICT
[ATTACHED]

**TAX INCREMENT FINANCING PLAN
FOR THE SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI,
NOVEMBER 2025**



Prepared by:

GOURAS & ASSOCIATES LLC

P.O. Box 1465
Ridgeland, MS 39158
601-605-8128 P 601-605-8129 F
chrisgouras@gourasandassociates.com
christiana@gourasandassociates.com

**TAX INCREMENT FINANCING PLAN FOR THE
SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI, NOVEMBER 2025**

ARTICLE I

A. PREAMBLE: This *Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025* (the "TIF Plan") is an undertaking of the City of Starkville (the "City"), is authorized pursuant to Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), and may be administered and implemented as a joint undertaking of the City and Oktibbeha County, Mississippi, (the "County") pursuant to Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"). (The Interlocal Act and the TIF Act are collectively referred to herein as the "Act"). This TIF Plan is being adopted pursuant to and administered in connection with the *Tax Increment Financing Redevelopment Plan, Starkville, Mississippi February 2006* (the "Redevelopment Plan").

1. TEP Starkville, LLC, a Mississippi limited liability company (together with its assigns, collectively referred to as the "Developer") proposes to develop approximately 21.6 acres of unimproved property located off US Highway 12 and Pat Station Road into a hotel, student housing, and related improvements (the "Project"). The Project will represent a private investment in excess of \$45,000,000 and will be located on real property more particularly described in Article VII of this TIF Plan and Exhibit A attached hereto (the "TIF District").

2. The City and County may enter into an interlocal cooperation agreement which will designate the City as the primary party in interest in carrying the Project forward. The issuance of bonds to provide funds to finance the costs of infrastructure improvements identified in the TIF Plan may be a joint undertaking of the City and County whereby the City may issue Tax Increment Financing Bonds as authorized herein to finance the Project as more fully described herein (the "TIF Bonds"). The TIF Bonds authorized by this TIF Plan shall not exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000).

3. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those improvements which are constructed on the privately owned portion of the Project.

4. The tax increment financing funds as identified herein will be used to defray the cost of infrastructure improvements to serve the project and the community as a whole.

5. The Developer has provided information to the City regarding the proposed site plan, the amount of private investment, sales tax, and job creation projections. Estimates of ad

valorem taxes were made through consultation with the office of the Oktibbeha County Tax Assessor and valuations of similar projects in the region.

B. STATEMENT OF INTENT

1. The City may issue TIF Bonds in one or more series pursuant to the authority outlined hereinabove in an amount not to exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), which will be secured solely by a pledge of the increased ad valorem taxes from real and personal property located in and constituting the TIF District, which funds will be used to pay the cost of acquiring and constructing infrastructure improvements in the TIF District or supporting the TIF District, which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney's fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements").

2. After sufficient development of the Project has been substantially completed to support the payment of debt service on the TIF Bonds (which may be issued in more than one series), the City will issue TIF Bonds and reimburse the Developer in accordance with a development agreement to be entered into between the parties as authorized by the Act (the "Development Agreement").

3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

C. PUBLIC CONVENIENCE AND NECESSITY

1. The public convenience and necessity require participation by the City and County in the Project. The Project will accomplish the following, which will provide for the public convenience and necessity and serve the best interests of the citizens of the City and County.

- a. The Project will represent a private investment in excess of \$45,000,000.
- b. The Project will create approximately 75 construction jobs.
- c. The Project will create approximately 33 permanent new jobs.
- d. It is projected that the Project will result in an annual real and personal property tax *increase* of about \$237,473 for the City.
- e. It is projected that the Project will result in an annual real and personal property tax *increase* of about \$384,572 for the County.

- f. It is anticipated that the Project will yield an annual real and personal property tax *increase* of about \$462,961 for the School District.
- g. The annual sales generated by the hotel development are projected to reach \$4,200,000.
- h. The Project is projected to result in annual sales tax rebates to the City of about \$54,390.
- i. The hotel component of the Project will generate \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.
- j. The development of the Project will include a new hotel and student housing and will help diversify and expand the tax base of the City.
- k. The development of the Project will result in the construction of a road necessary to permit any future development of property located in the City.
- l. The geography of the land where the Project is located requires substantial infrastructure improvements to permit vehicular access to the property and adjoining property, and the Infrastructure Improvements permit and encourage future development in the area.

ARTICLE II PROJECT INFORMATION

A. REDEVELOPMENT PROJECT DESCRIPTION

- 1. The Project is expected to encompass approximately 21.6 acres, as more particularly described in Article VII and Exhibit A.
- 2. The property is currently zoned as C-2 General Commercial.

B. DEVELOPER INFORMATION

- 1. Developer's Name: TEP Starkville, LLC
- 2. Developer's Address: 112 Sheffield Loop
Hattiesburg, MS 39402

ARTICLE III ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

A. JOB CREATION

1. Construction Jobs: The Project is projected to create approximately 75 construction jobs.
2. Permanent Jobs: It is projected that the Project will create approximately 33 new jobs.

B. FINANCIAL BENEFIT TO THE COMMUNITY

1. Ad Valorem Tax Increases: The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues projected to be generated after the entire Project has been completed. The estimates for real property taxes are based on an assumed combined new assessed value of \$6,981,526 consisting of \$6,553,651 in real property and improvements and \$427,875 in personal property.

2.

ENTITY	MILLAGE RATE	TY 2025	AFTER PROJECT	PROJECTED INCREMENT
<i>City Ad Valorem Taxes</i>	34.00	\$1,720	\$239,092	\$237,372
<i>County Ad Valorem Taxes</i>	55.11	\$2,788	\$387,540	\$384,752
<i>School District Ad Valorem Taxes</i>	66.31	\$3,354	\$466,299	\$462,945
TOTAL	155.42	\$7,862	\$1,092,931	\$1,085,069

3. Retail Sales: It is projected that the Project will generate approximately \$4,200,000 in sales annually which will create annual sales tax rebates of \$54,390. Additionally, sales at the hotel will create \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.

ARTICLE IV

THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

- A. PUBLIC CONVENIENCE AND NECESSITY:** The primary objective of this TIF Plan is to serve the public convenience and necessity by participating in the Project. The TIF Plan will provide financing to construct the Infrastructure Improvements to serve the general public and development as described in detail in the preamble to this TIF Plan.

B. LOCAL CODES AND ORDINANCES: The Project and the Infrastructure Improvements will be constructed in accordance with standards, codes, and ordinances of the City.

C. HEALTH AND WELFARE OF THE PUBLIC PROVIDED FOR: The Infrastructure Improvements will provide for the health and welfare of the public by providing for safe and adequate infrastructure improvements in support of the Project as well as the redevelopment of a brownfield site.

ARTICLE V

A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of Infrastructure Improvements necessary to serve the public that will utilize the induced development.

ARTICLE VI

A STATEMENT CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT, THE PROJECTED SOURCES OF REVENUE TO MEET THE COSTS, AND THE TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

A. COST ESTIMATE OF REDEVELOPMENT PROJECT

1. The development of the TIF District will represent a private investment in excess of \$45,000,000. The proceeds of the TIF Bonds will be used to pay the cost of constructing various Infrastructure Improvements, more particularly described in Article I, Section B.

2. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those Improvements which are constructed on the privately owned portion of the Project.

3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

4. Proceeds of the TIF Bonds may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under Section 21-45-1, *et seq.*, Mississippi Code of 1972, annotated.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

1. The Developer will secure financing to construct the Project including the work to be funded with TIF Bonds.

2. To secure the TIF Bonds, the City will pledge all of the increased ad valorem taxes generated from the real and personal property located in and constituting the TIF District.

3. To secure the TIF Bonds the County will pledge all the increased ad valorem taxes on real and personal property located in and constituting the TIF District.

4. The total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from the added incremental increase in real and personal property ad valorem taxes as follows: (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

1. The City will issue up to Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000) in TIF Bonds in one or more series which shall be secured by the City with the pledge of all of the incremental increases in ad valorem real and personal property taxes and all of the County's incremental increases in ad valorem real and personal property taxes from within the TIF District. The total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from up to 23.9 mills of the City's ad valorem real and personal property tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS up to 23.9 mills of the County's ad valorem real and personal property tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

2. The Redevelopment Plan and this TIF Plan may be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of the TIF Bonds, which may include bonds, notes, or other debt obligations issued in one or more series to provide funds to defray the cost of the Infrastructure Improvements.

3. It is expected that TIF Bonds can be obtained at an annual interest rate of 5.5% for up to fifteen (15) years. Annual principal and interest payments are estimated to be up to approximately \$333,716, assuming the 5.5% rate and tax increment obligations over a period of up to fifteen (15) years.

4. The increase in ad valorem real and personal property taxes to be generated by the City are projected to be \$237,473, and the sales tax revenues to be generated for the City are projected to be \$54,390. The increase in ad valorem real and personal property revenues to be generated for the County are \$384,572.

5. The surplus for the City is projected to be \$126,623¹ annually and is to be deposited into the general fund of the City to be used for any lawful purpose. The surplus for the County is projected to be \$220,681 annually and is to be deposited into the general fund of the County to be used for any lawful purpose.

6. The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

**ARTICLE VII
REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING DISTRICT**

A. PARCEL NUMBERS FOR THE TIF DISTRICT

The real property to be included in the TIF District from which the ad valorem real and personal property tax revenues will be generated to finance the TIF Bonds contains approximately 21.6 acres, more or less, and is described below and in Exhibit A.

Owner	Parcel Number	Assessed Value (TY 2025)
TEP Starkville LLC	117 -25-021.00	\$375,500
TEP Starkville LLC	117F-00-001.00	\$750
Starkville Lodging LLC	117 -25-006.02	\$12,336
TOTAL:		\$388,586

The above information was obtained from the Oktibbeha County Tax Assessor's website, and a copy of the information is attached hereto as Exhibit B.

**ARTICLE VIII
DURATION OF THE TAX INCREMENT FINANCING PLAN'S EXISTENCE**

The duration of this TIF Plan shall be until all of the TIF Bonds and any refunding bonds issued pursuant to this plan are retired.

**ARTICLE IX
ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL
TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED**

A. AD VALOREM TAX INCREASES

The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The estimates on ad valorem taxes

¹ This does not include the City's 1% Parks and Recreation Tax and the City's 2% Motel-Hotel Tax neither of which are available for inclusion in the City's General Fund.

set forth below assume a combined assessed value of \$6,981,526 consisting of \$6,553,651 in real property and improvements and \$427,875 in personal property.²

ENTITY	MILLAGE RATE	TY 2025	AFTER PROJECT	PROJECTED INCREMENT
<i>City Ad Valorem Taxes</i>	34.00	\$1,720	\$239,092	\$237,372
<i>County Ad Valorem Taxes</i>	55.11	\$2,788	\$387,540	\$384,752
<i>School District Ad Valorem Taxes</i>	66.31	\$3,354	\$466,299	\$462,945
TOTAL	155.42	\$7,862	\$1,092,931	\$1,085,069

B. RETAIL SALES: It is projected that the Project will generate approximately \$4,200,000 in sales annually which will create annual sales tax rebates of \$54,390. The hotel component of the Project will generate \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.

ARTICLE X

A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCIAL ASSISTANCE

A separate fund entitled the "Tax Increment Financing Fund: Sand Creek Redevelopment Project" shall be established by the City to receive ad valorem taxes and any other funds remitted in connection with this TIF Plan.

ARTICLE XI

THE GOVERNING BODY OF THE CITY SHALL BY RESOLUTION FROM TIME TO TIME, DETERMINE (i) THE DIVISION OF AD VALOREM TAX RECEIPTS, IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of this TIF Plan, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

² The Original Assessed Value (as defined in the TIF Act) is \$50,586.

**ARTICLE XII
PLAN OF FINANCING**

A. SECURITY FOR THE TIF BONDS: The TIF Plan provides for the City to issue TIF Bonds which will be secured by the pledge of incremental increases in ad valorem real and personal property taxes generated by the Project. The City will pledge all of the real and personal property ad valorem tax increases from the TIF District, and the County will pledge all of its real and personal property ad valorem tax increases from the TIF District; provided, however, that the total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

B. FURTHER PROCEEDINGS OF THE CITY: Such decision on the most advantageous method for the City to incur the debt will be made pursuant to further proceedings of the City.

C. AMOUNT AND TIMING OF ISSUANCE: The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

EXHIBIT A

EXHIBIT B

DATA FROM COUNTY TAX ASSESSOR

[ATTACHED]

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Sand Creek TIF Plan Exhibit B Property Link OKTIBBEHA COUNTY, MS

Current Date 10/20/2025

 Tax Year 2024
 Records Last Updated 10/19/2025

PROPERTY DETAIL

OWNER TEP STARKVILLE LLC
 112 SHEFFIELD LOOP STE D
 HATTIESBURG MS 39402

ACRES : **NA**
LAND VALUE : 5000
IMPROVEMENTS : **NA**
TOTAL VALUE: 5000
ASSESSED : 750

PARCEL 117F-00-001.00
ADDRESS **NA**

TAX INFORMATION

YEAR 2024	TAX DUE PAID		BALANCE
COUNTY	41.33	41.33	0.00
CITY	24.00	24.00	0.00
SCHOOL	49.49	49.49	0.00
PENALTY & OTHER	5.52	5.52	0.00
TOTAL	120.34	120.34	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 8 / 12 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL S2 & E2 NE4 & E2 W2 NE4 OR PT
HOMESTEAD CODE None		S2 S2 N2 CITY 26-19-14
TAX DISTRICT 3110		MAP 117F DB/PG 2018/3354
PPIN 002219		B 2018 P 3354 05/04/2018
SECTION 26		
TOWNSHIP 19N		
RANGE 14E		

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PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
2023	BLEDSE PROPERTIES LLC	8/11/2025 TEP STARKVILLE LLC
2022	MONT'S GRADY	7/29/2025 TEP STARKVILLE LLC
2019	MOBLEY CHARLES L	6/21/2021 TEP STARKVILLE LLC

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OkTibbeha County Mississippi



Delta Computer Systems, Inc.

Sand Creek TIF Plan Exhibit B Property Link OKTIBBEHA COUNTY, MS

Current Date 10/20/2025

 Tax Year 2024
 Records Last Updated 10/19/2025

PROPERTY DETAIL

OWNER TEP STARKVILLE LLC
 112 SHEFFIELD LOOP STE D
 HATTIESBURG MS 39402

ACRES : **NA**
LAND VALUE : 250000
IMPROVEMENTS : **NA**
TOTAL VALUE: 250000
ASSESSED : 37500

PARCEL 117 -25-021.00
ADDRESS **NA**

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	2198.25	2198.25	0.00
CITY	0.00	0.00	0.00
SCHOOL	2474.63	2474.63	0.00
PENALTY & OTHER	165.05	165.05	0.00
TOTAL	4837.93	4837.93	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 8 / 12 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL NW4 SW4 S OF CRK
HOMESTEAD CODE None		MAP 117 DB/PG 2018/3354
TAX DISTRICT 3000		B 2018 P 3354 05/04/2018
PPIN 002175		
SECTION 25		
TOWNSHIP 19N		
RANGE 14E		
Book 2018	Page 3354	

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
2023	MONT'S GRADY	8/11/2025 TEP STARKVILLE LLC
2022	MONT'S GRADY	7/29/2025 TEP STARKVILLE LLC
2019	WOODMARK INVESTMENTS LLC	6/21/2021 TEP STARKVILLE LLC

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Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Sand Creek TIF Plan Exhibit B

Property Link

OKTIBBEHA COUNTY, MS

Current Date 10/20/2025

Tax Year 2024

Records Last Updated 10/19/2025

PROPERTY DETAIL

OWNER STARKVILLE LODGING LLC
102 LAKEWODD HILLS
VICKSBURG MS 39180

ACRES : **NA**
LAND VALUE : 82240
IMPROVEMENTS : **NA**
TOTAL VALUE: 82240
ASSESSED : 12336

PARCEL 117 -25-006.02
ADDRESS **NA**

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	723.14	723.14	0.00
CITY	0.00	0.00	0.00
SCHOOL	814.05	814.05	0.00
TOTAL	1537.19	1537.19	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 9 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL
HOMESTEAD CODE	PT S2 NW4 NW4 SW4
TAX DISTRICT	2014/2903 2017/8889
PPIN	MAP 117 DB/PG 2008/5075 2009/4
SECTION	926
TOWNSHIP	B 2017 P 8889 11/09/2017
RANGE	

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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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EXHIBIT B
NOTICE OF PUBLIC HEARING ON TAX INCREMENT FINANCING PLAN FOR
THE SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI

Pursuant to Sections 21-45-1 et seq., Mississippi Code of 1972, as amended, (the "TIF Act"), notice is hereby given that a public hearing will be held on the 18th day of November, 2025, at 5:30 p.m. at City Hall, in the Courtroom, at 110 West Main Street, Starkville, Mississippi 39759, on the *Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025* (the "TIF Plan"), for consideration by the Mayor and Board of Aldermen of the City of Starkville, Mississippi (the "City"). The City proposes to use the TIF Plan in compliance with the Tax Increment Financing Redevelopment Plan, City of Starkville, Mississippi, February 2006, and further, to designate the project described in the TIF Plan as appropriate for development and tax increment financing.

The general scope of the TIF Plan is for the City to issue tax increment financing revenue bonds or notes (the "Bonds"), in one or more series and in an amount not to exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), which funds will be used for the purpose of providing a financing mechanism to pay for the cost of acquiring and constructing infrastructure improvements located in the TIF District or supporting the TIF District, which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney's fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements"). The Bonds shall be secured by a pledge of the incremental increase in ad valorem tax revenues on real and personal property located in and constituting the TIF District, as described in the TIF Plan; provided, however, that the amount of the Bonds to be issued shall be determined from the added incremental increase in real and personal property ad valorem taxes as follows: (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act). The Bonds will not be a general obligation of the City secured by the full faith, credit, and taxing power of the City, nor create any other pecuniary liability on the part of the City other than the pledge of the incremental increase in the ad valorem taxes referenced above.

Construction of the Infrastructure Improvements and payment of the Bonds issued will be paid as hereinabove set forth and will not require an increase in any kind or type of taxes within the City. Copies of the TIF Plan and the Tax Increment Financing Redevelopment Plan are available for examination in the office of the City Clerk in Starkville, Mississippi.

This hearing is being called and conducted, and the TIF Plan has been prepared as authorized and required by the TIF Act.

Witness my signature and seal, this the 4th day of November, 2025.

S/Joanna McLaurin
City Clerk

PUBLICATION INSTRUCTIONS

Publish one time in The Starkville Daily News on **November 6, 2025**

PLEASE SEND COPY OF PROOF OF PUBLICATION
AND INVOICE TO:

Christiana Sugg
Gouras & Associates

christiana@gourasandassociates.com

(601) 624-5827

Send original proof of publication to:

Joanna McLaurin,
City Clerk
110 W Main Street
Starkville, MS 39759

j.mclaurin@cityofstarkville.org.
(662) 323-2525, ext. 3106

**TAX INCREMENT FINANCING PLAN
FOR THE SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI,
NOVEMBER 2025**



Prepared by:

GOURAS & ASSOCIATES LLC

P.O. Box 1465
Ridgeland, MS 39158
601-605-8128 P 601-605-8129 F
chrisgouras@gourasandassociates.com
christiana@gourasandassociates.com

**TAX INCREMENT FINANCING PLAN FOR THE
SAND CREEK REDEVELOPMENT PROJECT,
CITY OF STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI, NOVEMBER 2025**

ARTICLE I

A. PREAMBLE: This *Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025* (the "TIF Plan") is an undertaking of the City of Starkville (the "City"), is authorized pursuant to Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), and may be administered and implemented as a joint undertaking of the City and Oktibbeha County, Mississippi, (the "County") pursuant to Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"). (The Interlocal Act and the TIF Act are collectively referred to herein as the "Act"). This TIF Plan is being adopted pursuant to and administered in connection with the *Tax Increment Financing Redevelopment Plan, Starkville, Mississippi February 2006* (the "Redevelopment Plan").

1. TEP Starkville, LLC, a Mississippi limited liability company (together with its assigns, collectively referred to as the "Developer") proposes to develop approximately 21.6 acres of unimproved property located off US Highway 12 and Pat Station Road into a hotel, student housing, and related improvements (the "Project"). The Project will represent a private investment in excess of \$45,000,000 and will be located on real property more particularly described in Article VII of this TIF Plan and Exhibit A attached hereto (the "TIF District").

2. The City and County may enter into an interlocal cooperation agreement which will designate the City as the primary party in interest in carrying the Project forward. The issuance of bonds to provide funds to finance the costs of infrastructure improvements identified in the TIF Plan may be a joint undertaking of the City and County whereby the City may issue Tax Increment Financing Bonds as authorized herein to finance the Project as more fully described herein (the "TIF Bonds"). The TIF Bonds authorized by this TIF Plan shall not exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000).

3. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those improvements which are constructed on the privately owned portion of the Project.

4. The tax increment financing funds as identified herein will be used to defray the cost of infrastructure improvements to serve the project and the community as a whole.

5. The Developer has provided information to the City regarding the proposed site plan, the amount of private investment, sales tax, and job creation projections. Estimates of ad

valorem taxes were made through consultation with the office of the Oktibbeha County Tax Assessor and valuations of similar projects in the region.

B. STATEMENT OF INTENT

1. The City may issue TIF Bonds in one or more series pursuant to the authority outlined hereinabove in an amount not to exceed Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), which will be secured solely by a pledge of the increased ad valorem taxes from real and personal property located in and constituting the TIF District, which funds will be used to pay the cost of acquiring and constructing infrastructure improvements in the TIF District or supporting the TIF District, which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney's fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements").

2. After sufficient development of the Project has been substantially completed to support the payment of debt service on the TIF Bonds (which may be issued in more than one series), the City will issue TIF Bonds and reimburse the Developer in accordance with a development agreement to be entered into between the parties as authorized by the Act (the "Development Agreement").

3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

C. PUBLIC CONVENIENCE AND NECESSITY

1. The public convenience and necessity require participation by the City and County in the Project. The Project will accomplish the following, which will provide for the public convenience and necessity and serve the best interests of the citizens of the City and County.

- a. The Project will represent a private investment in excess of \$45,000,000.
- b. The Project will create approximately 75 construction jobs.
- c. The Project will create approximately 33 permanent new jobs.
- d. It is projected that the Project will result in an annual real and personal property tax *increase* of about \$237,473 for the City.
- e. It is projected that the Project will result in an annual real and personal property tax *increase* of about \$384,572 for the County.

- f. It is anticipated that the Project will yield an annual real and personal property tax *increase* of about \$462,961 for the School District.
- g. The annual sales generated by the hotel development are projected to reach \$4,200,000.
- h. The Project is projected to result in annual sales tax rebates to the City of about \$54,390.
- i. The hotel component of the Project will generate \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.
- j. The development of the Project will include a new hotel and student housing and will help diversify and expand the tax base of the City.
- k. The development of the Project will result in the construction of a road necessary to permit any future development of property located in the City.
- l. The geography of the land where the Project is located requires substantial infrastructure improvements to permit vehicular access to the property and adjoining property, and the Infrastructure Improvements permit and encourage future development in the area.

ARTICLE II PROJECT INFORMATION

A. REDEVELOPMENT PROJECT DESCRIPTION

- 1. The Project is expected to encompass approximately 21.6 acres, as more particularly described in Article VII and Exhibit A.
- 2. The property is currently zoned as C-2 General Commercial.

B. DEVELOPER INFORMATION

- 1. Developer's Name: TEP Starkville, LLC
- 2. Developer's Address: 112 Sheffield Loop
Hattiesburg, MS 39402

ARTICLE III ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

A. JOB CREATION

1. Construction Jobs: The Project is projected to create approximately 75 construction jobs.
2. Permanent Jobs: It is projected that the Project will create approximately 33 new jobs.

B. FINANCIAL BENEFIT TO THE COMMUNITY

1. Ad Valorem Tax Increases: The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues projected to be generated after the entire Project has been completed. The estimates for real property taxes are based on an assumed combined new assessed value of \$6,981,526 consisting of \$6,553,651 in real property and improvements and \$427,875 in personal property.

2.

ENTITY	MILLAGE RATE	TY 2025	AFTER PROJECT	PROJECTED INCREMENT
<i>City Ad Valorem Taxes</i>	34.00	\$1,720	\$239,092	\$237,372
<i>County Ad Valorem Taxes</i>	55.11	\$2,788	\$387,540	\$384,752
<i>School District Ad Valorem Taxes</i>	66.31	\$3,354	\$466,299	\$462,945
TOTAL	155.42	\$7,862	\$1,092,931	\$1,085,069

3. Retail Sales: It is projected that the Project will generate approximately \$4,200,000 in sales annually which will create annual sales tax rebates of \$54,390. Additionally, sales at the hotel will create \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.

ARTICLE IV

THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

- A. PUBLIC CONVENIENCE AND NECESSITY**: The primary objective of this TIF Plan is to serve the public convenience and necessity by participating in the Project. The TIF Plan will provide financing to construct the Infrastructure Improvements to serve the general public and development as described in detail in the preamble to this TIF Plan.

- B. LOCAL CODES AND ORDINANCES:** The Project and the Infrastructure Improvements will be constructed in accordance with standards, codes, and ordinances of the City.
- C. HEALTH AND WELFARE OF THE PUBLIC PROVIDED FOR:** The Infrastructure Improvements will provide for the health and welfare of the public by providing for safe and adequate infrastructure improvements in support of the Project as well as the redevelopment of a brownfield site.

ARTICLE V

A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of Infrastructure Improvements necessary to serve the public that will utilize the induced development.

ARTICLE VI

A STATEMENT CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT, THE PROJECTED SOURCES OF REVENUE TO MEET THE COSTS, AND THE TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

A. COST ESTIMATE OF REDEVELOPMENT PROJECT

1. The development of the TIF District will represent a private investment in excess of \$45,000,000. The proceeds of the TIF Bonds will be used to pay the cost of constructing various Infrastructure Improvements, more particularly described in Article I, Section B.

2. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those Improvements which are constructed on the privately owned portion of the Project.

3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

4. Proceeds of the TIF Bonds may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under Section 21-45-1, *et seq.*, Mississippi Code of 1972, annotated.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

1. The Developer will secure financing to construct the Project including the work to be funded with TIF Bonds.

2. To secure the TIF Bonds, the City will pledge all of the increased ad valorem taxes generated from the real and personal property located in and constituting the TIF District.

3. To secure the TIF Bonds the County will pledge all the increased ad valorem taxes on real and personal property located in and constituting the TIF District.

4. The total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from the added incremental increase in real and personal property ad valorem taxes as follows: (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

1. The City will issue up to Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000) in TIF Bonds in one or more series which shall be secured by the City with the pledge of all of the incremental increases in ad valorem real and personal property taxes and all of the County's incremental increases in ad valorem real and personal property taxes from within the TIF District. The total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from up to 23.9 mills of the City's ad valorem real and personal property tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS up to 23.9 mills of the County's ad valorem real and personal property tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

2. The Redevelopment Plan and this TIF Plan may be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of the TIF Bonds, which may include bonds, notes, or other debt obligations issued in one or more series to provide funds to defray the cost of the Infrastructure Improvements.

3. It is expected that TIF Bonds can be obtained at an annual interest rate of 5.5% for up to fifteen (15) years. Annual principal and interest payments are estimated to be up to approximately \$333,716, assuming the 5.5% rate and tax increment obligations over a period of up to fifteen (15) years.

4. The increase in ad valorem real and personal property taxes to be generated by the City are projected to be \$237,473, and the sales tax revenues to be generated for the City are projected to be \$54,390. The increase in ad valorem real and personal property revenues to be generated for the County are \$384,572.

5. The surplus for the City is projected to be \$126,623¹ annually and is to be deposited into the general fund of the City to be used for any lawful purpose. The surplus for the County is projected to be \$220,681 annually and is to be deposited into the general fund of the County to be used for any lawful purpose.

6. The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

ARTICLE VII REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING DISTRICT

A. PARCEL NUMBERS FOR THE TIF DISTRICT

The real property to be included in the TIF District from which the ad valorem real and personal property tax revenues will be generated to finance the TIF Bonds contains approximately 21.6 acres, more or less, and is described below and in Exhibit A.

Owner	Parcel Number	Assessed Value (TY 2025)
TEP Starkville LLC	117 -25-021.00	\$375,500
TEP Starkville LLC	117F-00-001.00	\$750
Starkville Lodging LLC	117 -25-006.02	\$12,336
TOTAL:		\$388,586

The above information was obtained from the Oktibbeha County Tax Assessor's website, and a copy of the information is attached hereto as Exhibit B.

ARTICLE VIII DURATION OF THE TAX INCREMENT FINANCING PLAN'S EXISTENCE

The duration of this TIF Plan shall be until all of the TIF Bonds and any refunding bonds issued pursuant to this plan are retired.

ARTICLE IX ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED

A. AD VALOREM TAX INCREASES

The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The estimates on ad valorem taxes

¹ This does not include the City's 1% Parks and Recreation Tax and the City's 2% Motel-Hotel Tax neither of which are available for inclusion in the City's General Fund.

set forth below assume a combined assessed value of \$6,981,526 consisting of \$6,553,651 in real property and improvements and \$427,875 in personal property.²

ENTITY	MILLAGE RATE	TY 2025	AFTER PROJECT	PROJECTED INCREMENT
<i>City Ad Valorem Taxes</i>	34.00	\$1,720	\$239,092	\$237,372
<i>County Ad Valorem Taxes</i>	55.11	\$2,788	\$387,540	\$384,752
<i>School District Ad Valorem Taxes</i>	66.31	\$3,354	\$466,299	\$462,945
TOTAL	155.42	\$7,862	\$1,092,931	\$1,085,069

B. RETAIL SALES: It is projected that the Project will generate approximately \$4,200,000 in sales annually which will create annual sales tax rebates of \$54,390. The hotel component of the Project will generate \$84,000 annually pursuant to the City's 2% Motel-Hotel Tax and \$41,000 annually pursuant to the City's 1% Parks and Recreation Tax.

ARTICLE X

A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCIAL ASSISTANCE

A separate fund entitled the "Tax Increment Financing Fund: Sand Creek Redevelopment Project" shall be established by the City to receive ad valorem taxes and any other funds remitted in connection with this TIF Plan.

ARTICLE XI

THE GOVERNING BODY OF THE CITY SHALL BY RESOLUTION FROM TIME TO TIME, DETERMINE (i) THE DIVISION OF AD VALOREM TAX RECEIPTS, IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of this TIF Plan, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

² The Original Assessed Value (as defined in the TIF Act) is \$50,586.

**ARTICLE XII
PLAN OF FINANCING**

A. SECURITY FOR THE TIF BONDS: The TIF Plan provides for the City to issue TIF Bonds which will be secured by the pledge of incremental increases in ad valorem real and personal property taxes generated by the Project. The City will pledge all of the real and personal property ad valorem tax increases from the TIF District, and the County will pledge all of its real and personal property ad valorem tax increases from the TIF District; provided, however, that the total amount of indebtedness under this TIF Plan will not exceed \$3,350,000, and the debt service incurred for the TIF Bonds shall be provided from up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act) PLUS up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value (as that term is defined in the TIF Act).

B. FURTHER PROCEEDINGS OF THE CITY: Such decision on the most advantageous method for the City to incur the debt will be made pursuant to further proceedings of the City.

C. AMOUNT AND TIMING OF ISSUANCE: The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City.

EXHIBIT A

EXHIBIT B

DATA FROM COUNTY TAX ASSESSOR

[ATTACHED]

Highway 182 BUILD Grant Update

City of Starkville

Presented to:
Mayor and Board of Aldermen
November 4th, 2025 Board of Aldermen Meeting

Presented by:
Engineering Dept.



Contingency Items



Current Reimbursement Percentages

- Currently drawing:
 - 50% BUILD/RAISE,
 - 25%MCWI
 - 25% Local ARPA



Current Budget Overview

Funding	
BUILD Grant Funds	\$ 1 0.000.000
Lo c al Match (20%)	\$2,531.168
ARPA Local Fund s	\$5.066.666
MCWI Match Funds	\$5.066.666
RAISE Grant	\$20,000,000
Funding Total	\$42,664,500
Expense s	
Value En gineer ing and Redesign	\$750,000.00
Burns Dirt Original Contract	\$36,383.102.00
SA #2- Light Pole Changes	\$112,298.09
SA#3 - Communications Conduit	\$51 1 , 3 74.42
Construction En gineering & Inspection	\$3,500,000.00
Expense Total	\$41,256,774.51
Contingency (3.2%)	\$1,407,725.49

Current Status: Time and Money

- \$16,300,000 has been constructed as of this month
- 44% Complete Money Wise
- 207.5 Working Days used as of October 28th
- 46% Complete Time Wise



MCWI Timeline

- \$1,647,405 has been requested for reimbursement {33%}.



Where are we?



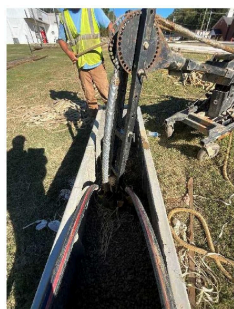
Electrical - Transmission- 69 kV Line



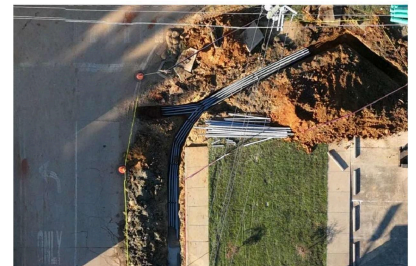
Electrical - Transmission



bution



Fiberglass Elbows



Communications - MaxxSouth



Duct Bank installed from Long Street to Lafayette Street
Has to be to Jackson intersection for work to begin
Jackson to Long to take a month



Pavement

• 7" of Asphalt with 12" of Stone
Structural number of 4.76

- Local street has a SN of 2.9
- Arterial has a SN of 4

Design is for projected traffic of 10 years from now

Pavement



Pavement

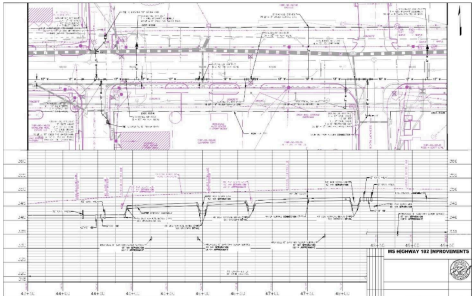


Pavement

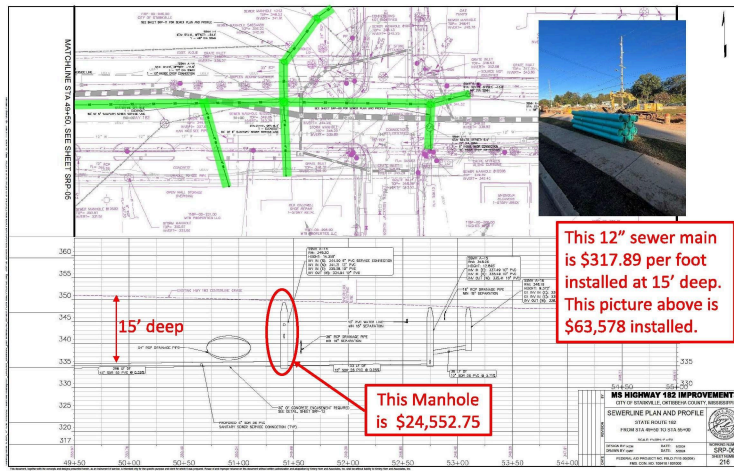


Water

Water is installed through D.L Conner intersection.



Sewer

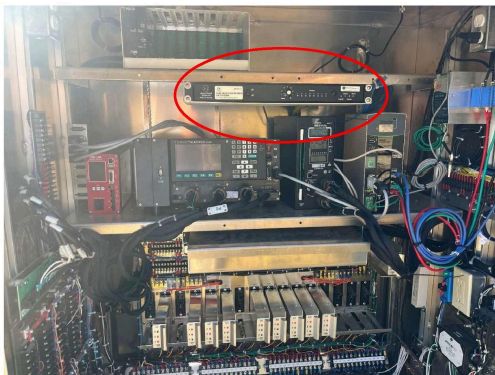


Sewer



Traffic Signals

Long Street and School Street traffic signal cabinet upgrades are complete



Hardscape

Henderson-Ward-Stewart sidewalk being poured this week



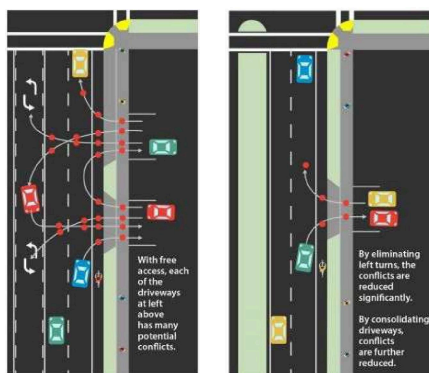
Access Management and Driveways

Highway vs City Street

Driveway conflicts contribute to unsafe sidewalks and roads.

Why is it important?

- Safety
 - Conflict Points
 - Speed



Source: Adapted from Oregon Department of Transportation

Access Management and Driveways



Utah 8

Access Management and Driveways



School St to Lafayette St

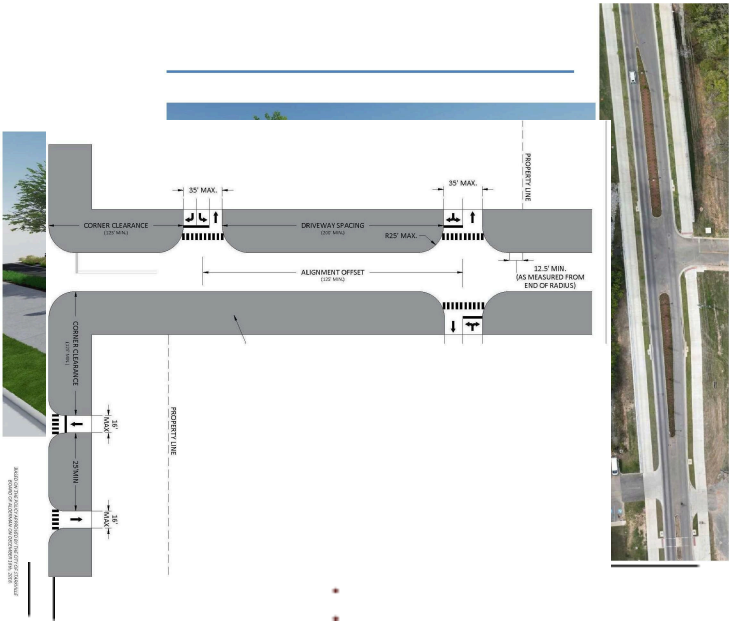


Access Management and Driveways

Amount of road crossing width reduced: $755 - 236 = 519$ ft
Percentage of distance walking in road/driveway decreases from 30% to 16%
Pedestrian/vehicle conflicts decreases by half.



Old West Point Road



Questions?

22. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Moreland, duly seconded by Alderman Pochop, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of October 30, 2025 for fiscal year ending 9/30/26, 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 Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	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.

General Fund	001	\$213,264.76
Airport Fund	015	\$47,008.86
Restricted Airport Funds	016	\$19,081.70
Sanitation / Environmental Services	022	\$20,977.88
Modernization Use Tax	120	\$87,712.71
Debt Service Fund	200	\$22,793.75
SS4A Grant	304	\$49,513.48
Main Street Project	311	\$344,645.02
Parks Capital Project (2023)	312	\$278,853.21
BUILD Grant MS 182/MLK Corridor	377	\$626,167.14
Starkville Utilities		\$277,048.83
Starkville Water		\$278,910.90
Payroll		\$681,039.48
Grand Total		\$2,947,017.72

23. CONSIDERATION OF DISCIPLINARY ACTION RECOMMENDED BY FIRE CHIEF DEWAYNE DAVIS AS A RESULT OF I.A.# 10272025 FOR A STARKVILLE FIRE DEPARTMENT EMPLOYEE.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Sistrunk, to approve the disciplinary action recommended by fire chief Dewayne Davis as a result of I.A.# 10272025 for a Starkville fire department employee. Vice Mayor Roy A'. Perkins would like it noted that he is voting Nay as he thinks termination is the appropriate discipline for this action. The Board voted as follows:

Alderman Kim Moreland	Voted: Yea
Alderman Sandra Sistrunk	Voted: Yea
Alderman Kyle Skinner	Voted: Yea

Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	Voted: Yea
Alderman Roy A'. Perkins	Voted: Nay
Alderman Henry Vaughn, Sr.	Voted: Yea

24. MOTION TO RECESS UNTIL NOVEMBER 18, 2025 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Skinner, for the Board of Aldermen to recess the meeting until November 18, 2025 @ 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 Kyle Skinner	Voted: Yea
Alderman Mike Brooks	Voted: Yea
Alderman William Pochop	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 4th DAY OF NOVEMBER, 2025.

Attest:

D. LYNN SPRUILL, MAYOR

JOANNA MCLAURIN, CITY CLERK