MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
January 6, 2026

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on January 6, 2026 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 added at the table a revised Interlocal agreement for the North Mississippi Trafficking Enforcement Task Force and accepting the low quote from Electronic Motor Sales & Service for #4 pump repair at influent lift station in the amount of $17,500.00 to be placed under Mayor's business. Vice Mayor Perkins asked to remove from the consent agenda Engineering item #4 and Utilities department item #2. Vice Mayor Perkins noted that he would vote on Human Resources item #1 but will not vote on any pay increases of salary or rate increase in the future. Alderman Vaughn asked to remove Planning Department items #1-3 from the consent 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 Moreland, to approve the January 6, 2026 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 RECESS MEETING OF TUESDAY, JANUARY 6, 2026
5:30 P.M., MUNICIPAL COURT ROOM, CITY HALL - 110 WEST MAIN STREET

I. <u>CALL THE MEETING TO ORDER</u>

II. <u>PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE</u>

III. APPROVAL OF THE OFFICIAL AGENDA INCLUDING CONSENTED ITEMS

IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE DECEMBER 12, 2025 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE DECEMBER 16, 2025 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

V. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS:

B. BOARD OF ALDERMEN COMMENTS:

VI. CITIZEN COMMENTS

VII. PUBLIC APPEARANCES

VIII. PUBLIC HEARINGS

PUBLIC HEARING AND CONSIDERATION OF VA 25-03 A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 25' TO 15' FOR LOTS 227-234 OF THE COUNTRY CLUB ESTATES PHASE 3-E SUBDIVISION IN A SD-2 ZONING DISTRICT.

IX. MAYOR'S BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

X. BOARD BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

XI. DEPARTMENT BUSINESS

A. AIRPORT

THERE ARE NO ITEMS FOR THIS AGENDA

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

1. DISCUSSION AND CONSIDERATION OF FP 25-13 A REQUEST FOR FINAL PLAT APPROVAL FOR “UNIVERSITY URBAN RENEWAL-BLOCK 10” SUBDIVISION AT 500 RUSSELL STREET AND 611 SPRUELL PLACE IN A T-5C AND TN-E ZONING DISTRICTS

2. DISCUSSION AND CONSIDERATION OF FP 25-12 A REQUEST FOR FINAL PLAT APPROVAL FOR “202 GILLESPIE STREET PROPERTIES” SUBDIVISION AT 202 EAST GILLESPIE STREET, 203 WOODS STREET, AND 512,514,516,518 SOUTH JACKSON STREET IN A TN-E ZONE ZONING DISTRICT

3. DISCUSSION AND CONSIDERATION OF FP 25-11 A REQUEST FOR FINAL PLAT APPROVAL FOR “LOT 341 & 342 GREENBRIAR SUBDIVISION” ON THE NORTH SIDE OF THE EAST END OF FOLEY DRIVE IN A SD-2 ZONE ZONING DISTRICT

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

1. CONSIDERATION OF ACCEPTING THE LOW QUOTE IN THE AMOUNT OF $25,913.50 FROM HANNON LLC FOR THE BENTBROOK RIDGE STREET FLUME PROJECT.

2. CONSIDERATION OF APPROVING PERMISSION TO ADVERTISE FOR BIDS FOR THE 2026 ADA IMPROVEMENTS PROJECT.

3. CONSIDERATION OF APPROVING AMENDMENT NO. 1 TO THE 2026 STREET IMPROVEMENT LIST.

4. CONSIDERATION OF APPROVING TASK ORDER #1 WITH CIVIL-LINK, LLC IN THE AMOUNT OF $57,500.00 TO UPDATE THE CITY’S ROADWAY MAINTENANCE IMPROVEMENT PLAN.

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF JANUARY 6, 2026 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. APPROVAL OF FISCAL YEAR 2026 BUDGET ADJUSTMENTS.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. REQUEST AUTHORIZATION TO AMEND THE SALARY OF NATHANIEL HINTON AS A WATER DISTRIBUTION SUPERVISOR FOR THE UTILITIES DEPARTMENT.

2. REQUEST AUTHORIZATION OF THE PROMOTION OF ETHAN JAMES HICKS TO THE POSITION OF LEAD AIRCRAFT LINEMAN (FBO) - PT IN THE STARKVILLE AIRPORT DEPARTMENT.

3. REQUEST AUTHORIZATION TO HIRE MICHAEL ALLEN HUNTER AS CRIME SCENE INVESTIGATION (CSI) ADMINISTRATIVE ASSISTANT IN THE STARKVILLE POLICE DEPARTMENT.

H. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

I. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

J. POLICE DEPARTMENT

1. POLICE

a. REQUEST APPROVAL FOR EZ AUTO SALES TO REPLACE THE ENGINE WITH A REMANUFACTURED ENGINE, IN THE 2021 DODGE CHARGER VIN#...29663 IN THE AMOUNT OF $8,579.83, WHICH IS THE LOWEST OF THREE (3) ESTIMATES.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

1. REQUEST APPROVAL TO DECLARE A 2006 GMC SIERRA (VIN LAST 4 DIGITS:2374) AND A 2008 FORD F150 (VIN LAST 4 DIGITS:4194) AS SURPLUS AND ADVERTISE FOR SALE TO THE HIGHEST BIDDER ON GOVDEALS.

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO PARTICIPATE IN THE MISSISSIPPI RURAL WATER ASSOCIATION WATER AND WASTEWATER APPRENTICESHIP PROGRAM, EXECUTION OF THE PARTICIPATION AGREEMENT AND ASSOCIATED REQUIRED PAY PROGRESSION.

2. REQUEST AUTHORIZATION TO RESTRUCTURE THE WATER DISTRIBUTION AND COLLECTIONS AND CLOSED CIRCUIT TELEVISION (CCTV) AND SEWER DIVISIONS IN THE STARKVILLE UTILITIES DEPARTMENT.

3. CONSIDERATION OF THE AMENDMENT AGREEMENT WITH TVA AMENDING TRANCHE AMENDMENT #2 AND THE CONVERSION AGREEMENT PENDING CONCURRENCE BY THE STARKVILLE CITY ATTORNEY AND TVA.

4. REQUEST AUTHORIZATION TO RECEIVE SEALED BIDS FOR A USED ELECTRIC DISTRIBUTION DIGGER DERRICK TRUCK FOR THE ELECTRIC DIVISION.

5. CONSIDERATION OF APPROVAL OF A SECTION 3 PLAN RESOLUTION FOR THE HENDERSON & SAND ROADS WASTEWATER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT.

6. CONSIDERATION OF APPROVAL OF A MAINTENANCE PLAN RESOLUTION FOR THE HENDERSON & SAND ROADS WASTEWATER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT.

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

XV. OPEN SESSION

XVI. RECESS UNTIL JANUARY 20, 2026 @ 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 DECEMBER 12, 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 Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the minutes of the December 12, 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 DECEMBER 16, 2025 MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the minutes of the December 16, 2025 meeting of the Mayor and Board of Aldermen" is enumerated, this consent item is thereby approved.

4. CONSIDERATION TO ADOPT REVISED INTERLOCAL AGREEMENT FOR THE NORTH MISSISSIPPI HUMAN TRAFFICKING ENFORCEMENT TASK FORCE. THE BOARD PREVIOUSLY APPROVED A HUMAN TRAFFICKING INTERLOCAL AGREEMENT AT OUR NOVEMBER 4, 2025, MEETING. THE REVISED AGREEMENT AND APPROVAL THEREOF REMOVES NOXUBEE COUNTY FROM PARTICIPATION IN THE INTERLOCAL AND REVOKES THE PREVIOUSLY APPROVED HUMAN TRAFFICKING INTERLOCAL THAT INCLUDED NOXUBEE COUNTY. THE REVISED AGREEMENT WAS SUGGESTED BY THE ATTORNEY GENERAL'S OFFICE FOR APPROVAL.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval to adopt revised Interlocal agreement for the North Mississippi Human Trafficking Enforcement Task Force. The Board previously approved a Human Trafficking interlocal agreement at our November 4, 2025, meeting. The revised agreement and approval thereof removes Noxubee County from participation in the interlocal and revokes the previously approved Human Trafficking Interlocal that included Noxubee County. The revised agreement is enumerated, this consent item is thereby approved.

5. CONSIDERATION OF ACCEPTING THE LOW QUOTE FROM ELECTRONIC MOTOR SALES & SERVICE FOR #4 PUMP REPAIR AT INFLUENT LIFT STATION IN THE AMOUNT OF $17,500.00.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of accepting the low quote from Electronic Motor Sales & Service for #4 pump repair at influent lift station in the amount of $17,500.00" is enumerated, this consent item is thereby approved.

6. CONSIDERATION OF ACCEPTING THE LOW QUOTE IN THE AMOUNT OF $25,913.50 FROM HANNON LLC FOR THE BENTBROOK RIDGE STREET FLUME PROJECT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of accepting the low quote in the amount of $25,913.50 from Hannon LLC for the Bentbrook Ridge Street flume project" is enumerated, this consent item is thereby approved.

7. CONSIDERATION OF APPROVING PERMISSION TO ADVERTISE FOR BIDS FOR THE 2026 ADA IMPROVEMENTS PROJECT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of permission to advertise for bids for the 2026 ADA improvements project" is enumerated, this consent item is thereby approved.

8. CONSIDERATION OF APPROVING AMENDMENT NO. 1 TO THE 2026 STREET IMPROVEMENT LIST.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of amendment no. 1 to the 2026 street improvement list" is enumerated, this consent item is thereby approved.

9. CONSIDERATION OF APPROVAL OF FISCAL YEAR 2026 BUDGET ADJUSTMENTS.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of fiscal year 2026 budget adjustments" is enumerated, this consent item is thereby approved.

10. CONSIDERATION TO AMEND THE SALARY OF NATHANIEL HINTON AS A WATER DISTRIBUTION SUPERVISOR FOR THE UTILITIES DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval to amend the salary of Nathaniel Hinton as a Water Distribution Supervisor for the Utilities Department" is enumerated, this consent item is thereby approved.

BOARD RESOLUTION
APPROVING NORTH MISSISSIPPI
HUMAN TRAFFICKING TASK FORCE
INTERLOCAL COOPERATIVE AGREEMENT

The Board of Alderman of the City of Starkville, Mississippi, does hereby approve the Interlocal Agreement between Lowndes County, Mississippi, Clay County, Mississippi, and City of Starkville, Mississippi, titled "North Mississippi Human Trafficking Task Force Interlocal Cooperative Agreement," the same being attached as Exhibit "A."

Any previous meeting minutes approving an Interlocal Agreement of the same name, including Noxubee County, are hereby revoked.

After discussion, Alderman Brooks moved and Alderman Moreland seconded the motion to adopt the foregoing Resolution and each Alderman voted as follows:

Alderman Kim Moreland	Yea
Alderman Sandra Sistrunk	Yea
Alderman Kyle Skinner	Yea
Alderman Mike Brooks	Yea
Alderman William Pochop	Yea
Vice-Mayor Roy A. Perkins	Yea
Alderman Henry N. Vaughn	Yea

The motion having received affirmative vote of the majority of the Board of Aldermen, the motion was declared passed by the Mayor on this the 6th day of January, 2026.

CITY OF STARKVILLE, MISSISSIPPI

Mayor Lynn Spruill

ATTEST:

City Clerk

40582632v1

Exhibit A

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 and Lowndes in accordance with the Interlocal Cooperation Act of 1974 (Mississippi Code Section 17-13-1 et seq.).

WITNESSSETH

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 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, 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 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 Sherriff'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 24th DAY OF NOVEMBER, 2025.

CITY OF STARKVILLE, MISSISSIPPI

By: ______________________
D. Lynn Spruill, Mayor

CLAY COUNTY, MISSISSIPPI

By: ______________________
Clay County Board of Supervisors

LOWNDES COUNTY, MISSISSIPPI

By: Trip Hairston
Trip Hairston, President
Lowndes County Board of Supervisors

City of Starkville Draft 2026 Street Improvement List - Amendment #1 - 1/6/26										
No.	Street	Project Limits (from)	Project Limits (to)	Classification	Length (ft)	Width (ft)	Area (SY)	Road Rating	Work Type	**Total Estimate with Inspection, Testing & Cont.**
1	Ave of Patriots	Hwy 12	Dead End	Major Collector	1,152	36	4,605	4	Patch, Mill, Overlay, Stripe	**$97,592**
2	Whitfield St	Ave of Patriots	Greensboro St	Major Collector	4,355	30	14,515	4	Patch, Mill, Overlay, Stripe	**$306,135**
3	Eckford St	Yellow Jacket Dr	Hwy 12	Minor Collector	802	30	2,672	3	Patch, Mill, Overlay, Stripe	**$56,862**
4	Pollard Rd	Airport Rd	Industrial Park Rd	Major Collector	2,897	24	7,726	4	Patch, Mill, Overlay, Stripe	**$172,887**
5	Yellow Jacket Dr	Louisville St	S Jackson St	Major Collector	2,755	24	7,347	4	Patch, Mill, Overlay, Stripe	**$162,946**
6	Greensboro St	Whitfield St	W Lampkin St	Major Collector	1,577	32	5,608	4	Patch, Mill, Overlay, Stripe	**$125,393**
7	Miley Dr	Airport	Industrial Park Rd	Minor Collector	2,591	24	6,908	3	Patch, Overlay, Stripe	**$164,988**
8	Lincoln Green	Dead End (South)	Spring St	Minor Collector	1,561	22	3,817	4	Patch, Mill, Overlay, Stripe	**$85,679**
9	Scales St	Whitfield St	Louisville St	Minor Collector	2,298	22	5,618	3	Patch, Mill, Overlay, Stripe	**$130,940**
10	Pin Oak Dr	Ponderosa Dr	Ave of Patriots	Local	2,306	26	6,618	4	Patch, Mill, Overlay	**$144,107**
11	Helen Cir	Lynn Ln (West)	Lynn Ln (East)	Local	2,633	26	7,607	4	Patch, Mill, Overlay	**$151,088**
12	Aztec St	Pontotoc Dr	Dead End (North)	Local	2,142	22	5,238	4	Patch, Overlay	**$90,800**
13	Lakewood Dr	E Lee Blvd (South)	E Lee Blvd (North)	Local	2,717	14	4,226	4	Patch, Overlay	**$73,701**
14	Green Hill Dr	Dead End (West)	N Montgomery St	Local	903	30	3,010	4	Patch, Mill, Overlay	**$61,634**
15	Highland Ave	Frontier Dr	Holly St	Local	547	26	1,580	4	Patch, Mill, Overlay	**$32,436**
16	Langston Cv	Huntington Dr	Dead End	Local	579	22	1,416	3	Patch, Mill, Overlay	**$30,675**
17	Lake Pointe Ln	Huntington Dr	Dead End	Local	472	22	1,153	3	Patch, Mill, Overlay	**$25,085**
18	East Dr	Lakewood Dr	Dead End (North)	Local	553	14	860	4	Patch, Overlay	**$15,329**
19	Middle Ct	Green Hill Dr	Dead End	Local	160	30	532	4	Patch, Mill, Overlay	**$11,258**
20	West Ct	Green Hill Dr	Dead End	Local	144	30	480	4	Patch, Mill, Overlay	**$10,275**
21	East Ct	Green Hill Dr	Dead End	Local	132	30	440	4	Patch, Mill, Overlay	**$9,293**
22	Edgewater Ln	Lakewood Dr	Dead End (North)	Local	180	13	260	2	Patch, Overlay	**$4,856**
23	S Montgomery St	S Wedgewood Rd	City Limits (South)	Major Collector	3,578	22	8,746	5	Patch, Scrub Seal, Microsurface, Stripe	**$119,877**
24	Old West Point Rd	University Dr	Hwy 182	Major Collector	892	28	2,776	5	Patch, Scrub Seal, Microsurface, Stripe	**$35,130**
25	Airport Rd	Miley Dr	Hwy 12	Minor Collector	3,248	30	10,742	5	Patch, Scrub Seal, Microsurface, Stripe	**$136,410**
26	Green St	S Jackson St	Russell St	Minor Collector	1,928	25	5,312	5	Patch, Scrub Seal, Microsurface, Stripe	**$68,224**
27	Herbert St	Dead End (South)	Hwy 182	Local	1,426	25	3,962	5	Patch, Scrub Seal, Microsurface, Stripe	**$44,332**
28	Eudora Welty Dr	Abernathy Rd	Mallory Ln	Minor Collector	3,141	36	12,565	5	Patch, Scrub Seal, Microsurface, Stripe	**$156,099**
29	Huntington Dr	Huxley Dr	S Montgomery St	Local	3,117	23	8,051	5	Patch, Scrub Seal, Microsurface	**$90,057**
30	McKee Park St	Bridge	Dead End (North)	Local	1,180	44	5,769	3	Patch, Scrub Seal, Microsurface, Stripe	**$69,462**
31	Sherwood Rd	S Montgomery St	Canterbury Rd	Local	2,517	28	7,829	6	Patch, Scrub Seal, Microsurface	**$90,392**
32	Hummingbird Ln	Dead End (South)	Academy Rd	Local	2,043	25	5,695	5	Patch, Scrub Seal, Microsurface	**$64,826**
33	Pinecrest Rd	Hwy 12	Old Hwy 12	Local	1,831	20	4,069	5	Patch, Scrub Seal, Microsurface	**$46,606**
34	Kingston Ct	Huntington Dr (West)	Huntington Dr (East)	Local	1,297	22	3,170	5	Patch, Scrub Seal, Microsurface	**$35,085**
35	Yorkshire Rd	Sherwood Rd	Canterbury Rd	Local	1,779	28	5,535	5	Patch, Scrub Seal, Microsurface	**$67,128**
36	Canterbury Rd	Sherwood Rd	Yorkshire Rd	Local	829	28	2,580	5	Patch, Scrub Seal, Microsurface	**$30,458**
37	Dover Ct	Huntington Dr (West)	Huntington Dr (East)	Local	1,051	22	2,570	5	Patch, Scrub Seal, Microsurface	**$28,945**
38	Trumpet Vine Ln	Hummingbird Ln	Dead End (North)	Local	559	20	1,243	5	Patch, Scrub Seal, Microsurface	**$14,503**
39	Kingwood Dr	Huntington Dr	Dead End	Local	491	22	1,201	5	Patch, Scrub Seal, Microsurface	**$13,574**
40	Autumn Woods	Huntington Dr	Dead End	Local	499	22	1,220	5	Patch, Scrub Seal, Microsurface	**$13,753**
41	Crossbow Dr	Canterbury Rd	Dead End	Local	190	28	590	5	Patch, Scrub Seal, Microsurface	**$6,797**
42	E Garrard St	N Montgomery St	Old West Point Rd	Major Collector	3,687	24	9,833	6	Crack Seal, Microsurface, Stripe	**$97,229**
43	College View St	N Nash St	Adkerson Way	Minor Collector	777	22	1,899	6	Crack Seal, Microsurface, Stripe	**$18,646**
44	Santa Anita Dr	Hwy 389	N Montgomery St	Local	1,312	27	3,876	6	Crack Seal, Microsurface	**$30,070**
45	Central Ave	Hwy 389	N Montgomery St	Local	1,310	22	3,203	6	Crack Seal, Microsurface	**$25,539**
46	Greensboro St	Reed Rd	Whitfield St	Minor Collector	2,509	21	5,943	6	Crack Seal	**$11,722**
47	Jack Wallace Blvd	Rutherford Rd	Hwy 389	Minor Collector	4,200	24	11,200	7	Crack Seal	**$20,742**
48	Retherford Rd	Dead End (South)	Sudduth Rd	Local	2,567	20	5,705	7	Crack Seal	**$11,369**
49	Coach Circle	RV Way (West)	RV Way (East)	Local	949	24	2,531	6	Crack Seal (Mastic)	**$15,267**
									Subtotal =	$3,326,196
									Oktibbeha County Contribution (Aztec) =	$45,400
									Total Less County Contribution	**$3,280,796**

Amendment #1 - Extending the limits of Aztec Dr from Natchez St to the north Dead End

Budget Adjustments

General Fund Revenues	
250 - Grants	22,705
General Fund Expenditures	
180 – Human Resources	
400 – Personnel Services	(10,000)
600 – Contractual Services	10,000
201 – Police	
700 – Grants, Subsidies and Allocations	22,705
Fund 002 – Restricted Police Fund	
380 – Transfers and Nonrevenue Receipts	(2,900)
500 – Supplies	2,900
Fund 015 – Airport	
380 – Transfers and Nonrevenue Receipts	(100,000)
900 – Capital Outlay	100,000
Fund 016 – Restricted Airport	
230 – Intergovernmental Revenues	(1,025,759)
700 – Grants, Subsidies and Allocations	1,025,759
Fund 023 - Landfill	
380 – Transfers and Nonrevenue Receipts	(20,000)
900 – Capital Outlay	20,000
Fund 120 – Modernization Use Tax	
230 – Intergovernmental Revenues	(84,720)
380 – Transfers and Nonrevenue Receipts	(614,000)
900 – Capital Outlay	698,720
Fund 151 – State Forfeited Funds	
380 – Transfers and Nonrevenue Receipts	13,000
900 – Capital Outlay	(13,000)
Fund 300 – Capital Projects Fund	
380 – Transfers and Nonrevenue Receipts	**69,000**
900 – Capital Outlay	**(69,000)**
Fund 301 – City Owned Building Fund	

380 – Transfers and Nonrevenue Receipts	14,500
600 – Contractual Services	2,550
900 – Capital Outlay	(17,050)

Fund 303 – Industrial Park Bond

380 – Transfers and Nonrevenue Receipts	(5,000)
600 – Contractual Services	5,000

Fund 312 – Parks Capital Project Fund

230 – Intergovernmental Revenues	47,802
600 – Contractual Services	(47,802)

Fund 375 – Park and Rec Tourism

380 – Transfers and Nonrevenue Receipts	(75,000)
900 – Capital Outlay	75,000

Fund 700 – Stark/Hospital Road

380 – Transfers and Nonrevenue Receipts	(10)
990 – Transfers	10

11. CONSIDERATION OF THE PROMOTION OF ETHAN JAMES HICKS TO THE POSITION OF LEAD AIRCRAFT LINEMAN (FBO) - PT IN THE STARKVILLE AIRPORT DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the promotion of Ethan James Hicks to the position of Lead Aircraft Lineman (FBO) - PT in the Starkville Airport Department" is enumerated, this consent item is thereby approved.

12. CONSIDERATION TO HIRE MICHAEL ALLEN HUNTER AS CRIME SCENE INVESTIGATION (CSI) ADMINISTRATIVE ASSISTANT IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval to hire Michael Allen Hunter as Crime Scene Investigation (CSI) Administrative Assistant in the Starkville Police Department" is enumerated, this consent item is thereby approved.

13. CONSIDERATION OF APPROVAL FOR EZ AUTO SALES TO REPLACE THE ENGINE WITH A REMANUFACTURED ENGINE, IN THE 2021 DODGE CHARGER VIN#...29663 IN THE AMOUNT OF $8,579.83, WHICH IS THE LOWEST OF THREE (3) ESTIMATES.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval for EZ Auto Sales to replace the engine with a remanufactured engine, in the 2021 Dodge Charger VIN#...29663 in the amount of $8,579.83, which is the lowest of three (3) estimates" is enumerated, this consent item is thereby approved.

14. CONSIDERATION TO DECLARE A 2006 GMC SIERRA (VIN LAST 4 DIGITS:2374) AND A 2008 FORD F150 (VIN LAST 4 DIGITS:4194) AS SURPLUS AND ADVERTISE FOR SALE TO THE HIGHEST BIDDER ON GOVDEALS.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the "approval to declare a 2006 GMC Sierra (vin last 4 digits:2374) and a 2008 Ford F150 (vin last 4 digits:4194) as surplus and advertise for sale to the highest bidder on Govdeals" is enumerated, this consent item is thereby approved.

15. CONSIDERATION TO PARTICIPATE IN THE MISSISSIPPI RURAL WATER ASSOCIATION WATER AND WASTEWATER APPRENTICESHIP PROGRAM, EXECUTION OF THE PARTICIPATION AGREEMENT AND ASSOCIATED REQUIRED PAY PROGRESSION.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval to participate in the Mississippi Rural Water Association Water and Wastewater Apprenticeship Program, execution of the participation agreement and associated required pay progression” is enumerated, this consent item is thereby approved.

16. CONSIDERATION OF THE AMENDMENT AGREEMENT WITH TVA AMENDING TRANCHE AMENDMENT #2 AND THE CONVERSION AGREEMENT PENDING CONCURRENCE BY THE STARKVILLE CITY ATTORNEY AND TVA.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the amendment agreement with TVA amending Tranche amendment #2 and the Conversion agreement pending concurrence by the Starkville city attorney and TVA” is enumerated, this consent item is thereby approved.

17. CONSIDERATION TO RECEIVE SEALED BIDS FOR A USED ELECTRIC DISTRIBUTION DIGGER DERRICK TRUCK FOR THE ELECTRIC DIVISION.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval to receive sealed bids for a used Electric Distribution Digger Derrick truck for the Electric Division” is enumerated, this consent item is thereby approved.

18. CONSIDERATION OF APPROVAL OF A SECTION 3 PLAN RESOLUTION FOR THE HENDERSON & SAND ROADS WASTEWATER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval of a section 3 plan resolution for the Henderson & Sand Roads Wastewater Community Development Block Grant (CDBG) Project” is enumerated, this consent item is thereby approved.

19. CONSIDERATION OF APPROVAL OF A MAINTENANCE PLAN RESOLUTION FOR THE HENDERSON & SAND ROADS WASTEWATER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT.

Upon the motion of Alderman Brooks, duly seconded by Alderman Moreland, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval of a maintenance plan resolution for the Henderson & Sand Roads Wastewater Community Development Block Grant (CDBG) Project” is enumerated, this consent item is thereby approved.

ApprenticeshipUSA

PARTICIPATING EMPLOYER ACCEPTANCE AGREEMENT

SPONSORING EMPLOYER			
1. Employer Name			
2. Street Address			
3. City	4. State	5. Zip Code	
6. Name of CEO/Pres./Owner	7. Title		
8. Apprenticeship Contact Name	9. Title	10. Phone #	11. Email
12. Employer ID# (EIN)	13. Total # Employees	# of Skilled Operators: # of Female Operators: # of Minority Operators: 14. Min. Age	

APPRENTICE WAGE SCHEDULE								
	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8
Term Hours	1000	1000	1000	1000	NA	NA	NA	NA
Dollar Amount					NA	NA	NA	NA
Completion Hourly Wage Rate Apprentice Wage will be based on:								

I have been furnished a copy of the Mississippi Rural Water Association U.S. Department of Labor approved Registered Apprenticeship Standards, and have read and understand them.

The first year of program registration shall be on a provisional basis after which program approval may be made permanent, continued as provisional, or rescinded following a program performance review by the Registration Agency.

The recruitment, selection, employment, and training of apprentices during their apprenticeship shall be without discrimination because of race, color, religion, national origin, sex (including pregnancy and gender identity), sexual orientation, genetic information, or because they are an individual with a disability or a person 40 years of age or older. The Mississippi Rural Water Association and Sponsoring Employers will take affirmative action to provide equal opportunity in apprenticeship and will operate the apprenticeship program as required under 29 CFR § 30.

I hereby agree to carry out the intent and purpose of the Mississippi Rural Water Association Registered Apprenticeship Standards and to abide by the rules and decisions of the Mississippi Rural Water Association established under the Standards.

Mayor
Title

Signature

1/6/26
Date

Lynn Spruill
Printed Name

Approved by the Mississippi Rural Water Association:

______________________________ ______________________________ Signature
Title

______________________________ ______________________________ Printed Name
Date

AMENDMENT AGREEMENT

TV-48326A, Supp. No. ___

This Agreement is between the CITY OF STARKVILLE, MISSISSIPPI ("**Distributor**"), a Mississippi municipal corporation, and TENNESSEE VALLEY AUTHORITY ("**TVA**"), a corporate agency and instrumentality of the United States of America, created and existing under and by virtue of the Tennessee Valley Authority Act of 1933, as amended. TVA and Customer may be referred to herein individually as a "party" or collectively as the "parties."

Distributor purchases all of its power requirements from TVA for resale under a rolling term Contract No. TV-48326A, effective March 1, 1978, as amended ("**Power Contract**").

The parties entered into Tranche Agreement #2, Supplement No. 99 to the Power Contract, effective February 6, 2023 ("**Tranche Amendment #2**"), covering arrangements for Distributor to purchase 3.15% (6.3 MWac) of the RECs derived from the MS Solar 5 Solar Project.

The parties subsequently entered into an Expanded Flexibility Conversion Agreement, Supplement No. 102 to the Power Contract, effective April 25, 2025 ("**Conversion Agreement**"), which converted 1.5 MW of Distributor's contracted-for RECs under Tranche Amendment #2 into an Energy Resource under the Flex Agreement.

The parties want to amend certain terms and conditions in Tranche Amendment #2 and the Conversion Agreement to reduce Distributor's total contracted-for RECs under both agreements to 0.75% (1.5 MW) of the RECs derived from the MS Solar 5 Solar Project.

Therefore, the parties agree as follows:

SECTION 1 - DEFINITIONS

Unless otherwise stated in this Agreement, capitalized terms used in this Agreement have the same meaning as defined in either the Power Contract, Tranche Amendment #2, and/or the Conversion Agreement, as applicable.

SECTION 2 - AMENDMENT

Upon the Effective Date of this Agreement:

(a) The first section of the table in Tranche Amendment #2 and the table in Section 2 of the Conversion Agreement are hereby amended by removing and replacing the section with the following:

Applicable Renewable Energy Facility	Distributor will purchase from TVA the Product derived from new renewable generation on an as-generated basis contingent on the availability of the new renewable generation resource at MS Solar 5 Solar Project, accounting for 0.75% (January 1, 2026 – January 19, 2045) of that facility's total renewable generation, being obtained by TVA under a power purchase agreement, Contract Number 5921777 ("**PPA**"). Contract Output (MWac): 200 MW (of which 0.75% is 1.5 MWac for January 1, 2026 – January 19, 2045) Location: 33.458 N, -88.628 W Expected Delivery Point: TVA's 161-kV Artesia Substation or alternative Expected Initial Delivery Date: January 20, 2025 Delivery Period: 20 years TVA is excused from providing Product to Distributor under this Tranche

	Amendment if and to the extent that RECs are not generated by the Renewable Energy Facility and/or otherwise not delivered to TVA under the PPA.

(b) The third section in the table in Tranche Amendment #2 is hereby amended by removing and replacing the section with the following:

Product Price	The Product price for generation from the applicable Renewable Energy Facility is $0.00 per REC.

(c) The Conversion Agreement is further amended by removing and replacing subsection 3.2 with the following:

3.2 - Termination

Either party may terminate this Agreement upon 90 days' prior written notice. For the avoidance of doubt, termination of this Agreement will not terminate the Power Contract, the Flex Agreement, or the GIA. If this Agreement is terminated pursuant to this section, the Parties' obligations under Tranche Amendment #2 shall be reinstated to reflect that Distributor's total contracted-for RECs are 0.75% (1.5 MW) of the RECs derived from the MS Solar 5 Solar Project.

SECTION 3 - ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties pertaining to the amendment of Tranche Amendment #2 and the Conversion Agreement and supersedes all prior agreements, understandings, negotiations, and discussions of the parties except as specifically set forth herein.

SECTION 4 - RATIFICATION

The parties hereby ratify and confirm that the Power Contract, Tranche Amendment #2, and the Conversion Agreement are their continuing obligations.

This Agreement is effective on the date of TVA's signature.

CITY OF STARKVILLE, MISSISSIPPI

By ______________________

Title: Mayor

Date: 1/6/26

TENNESSEE VALLEY AUTHORITY

By ______________________
Director
Power Customer Contracts

SECTION 3 PLAN RESOLUTION
CITY OF STARKVILLE, MISSISSIPPI

WHEREAS, the City of Starkville has submitted a Community Development Block Grant (CDBG) application for possible 2025 funding from the Mississippi Development Authority, by virtue of this submission, if awarded, the City of Starkville is required by the Mississippi Development Authority and Section 3 of the Housing and Urban Development Act of 1968 to adopt a Section 3 Plan; and

WHEREAS, the Section 3 Plan is intended to ensure, to the greatest extent feasible, that training and employment opportunities generated by the U.S. Department of Housing and Urban Development projects be given to low income residents of the Section 3 project area and that contracts for work in connection with this project be awarded to qualified Section 3 Business Concerns.

WHEREAS, if awarded, it is the intention of City of Starkville to implement its Community Development Block Grant projects in accordance with all program regulations including the said Section 3 requirements.

NOW, THEREFORE, BE IT RESOLVED that the City of Starkville Board of Aldermen adopts the Community Development Block Grant Section 3 Plan, which is attached here to as "Attachment A" and made a part hereof.

ADOPTED this the 06th day of January 2026.

City of Starkville, Mississippi

ATTEST:

Joanna McLaurin, City Clerk

BY: D. Lynn Spruill, Mayor

(SEAL)

"Attachment A"

GRANTEE SECTION 3 ACTION PLAN

The City of Starkville Board agrees to develop local procedures designed to implement the following steps to increase opportunities for training and employment for lower income residents of the Section 3 covered area of the City of Starkville, and increase the utilization of business concerns within the Section 3 covered area of the City of Starkville or owned by Section 3 area residents.

A. To identify projected employment, training and contracting opportunities as the recipient of federal funds and to facilitate the training and employment of Section 3 residents and contracting with Section 3 businesses.

B. To recruit Section 3 residents for available opportunities through: local advertising media; posted signs; community organizations and public and private institutions operating within or serving the project area.

C. To identify eligible business concerns for federal funded contracts through: the Chamber of Commerce, business associations, and local advertising media including newspapers; public signage; citizen advisory boards; and all other appropriate referral sources.

D. To maintain a list of eligible business concerns for utilization in federally funded procurements, to notify appropriate project area business concerns of pending contractual opportunities, and to make available this list for procurement needs.

E. To require all bidders on contracts to submit a written Section 3 Hiring and Business Utilization Plan and require the contractor to submit reports to document actual accomplishments.

F. To include Section 3 information in procurement solicitations, incorporate Section 3 clauses in contractual documents, and review Section 3 information at the preconstruction conference and then monitor contractor compliance.

G. To maintain records, including copies of correspondence, memoranda, reports, contracts, etc., which document that the above action steps have been taken and any barriers encountered. To submit reports on accomplishments as required.

H. To designate a local government official to coordinate implementation of this Section 3 Plan.

I. To the extent feasible, additional affirmative steps will be taken to encourage and utilize Section 3 residents and businesses and to reach employment, training and contracting goals.

As the chief local official, I have read and fully agree to this Section 3 Action Plan and agree to actively pursue full implementation of this program.

D. Lynn Spruill, Mayor

January 06, 2026
Date

A RESOLUTION
OF THE CITY OF STARKVILLE BOARD OF ALDERMEN
COMMITTING RESOURCES TO MAINTAIN CDBG IMPROVEMENTS
TO THE HENDERSON & SAND ROADS AREA WASTEWATER
IMPROVEMENTS IN THE CITY OF STARKVILLE

WHEREAS, the Mississippi Community Development Block Grant Program (CDBG) has made funding available for improvements to the Henderson and Sand Roads Wastewater Improvements project in the City of Starkville; and

WHEREAS, the City of Starkville, Mississippi has specific obligations to maintain the wastewater system within the municipality; and

WHEREAS, the City of Starkville, Mississippi, utilizing the City's Public Utilities Maintenance Staff, intends to maintain the aforementioned wastewater system on a perpetual basis as a part of the City of Starkville Infrastructure Plan; and;

WHEREAS, the City of Starkville, Mississippi has the financial ability to maintain the wastewater improvements upon completion of this Community Development Block Grant (CDBG) project;

NOW, THEREFORE, BE IT RESOLVED, by the City of Starkville, Mississippi, Board of Aldermen that the City does hereby commit budgeted funds from the City of Starkville Utilities Sewer Fund of approximately two thousand dollars ($2,000) per year (excluding inflation and depreciation) to be used as needed, realizing that failure to maintain the funded improvements will affect future funding from the Mississippi Community Development Block Grant (CDBG) Program;

ADOPTED, THIS THE 06TH DAY OF JANUARY 2026, by the Board of Aldermen of the City of Starkville in a regular meeting.

D. Lynn Spruill, Mayor

Joanna McLaurin, City Clerk

CITY OF STARKVILLE (SEAL) STATE OF MISSISSIPPI

ANNOUNCEMENTS AND COMMENTS:

MAYOR'S COMMENTS: Mayor Spruill wished everyone a Happy New Year.

BOARD OF ALDERMEN COMMENTS: Alderman Brooks noted that his brother passed away on Christmas Day and wanted to thank everyone on the Board and the Mayor for reaching out to him personally and thinking of his family during this time.

CITIZEN COMMENTS:
Alvin Turner, Ward 7, wished everyone a Happy New Year. He noted that he had 2 requests. He would like for the Mayor and the city engineer to help get information out on how to get places with all the detours due to the construction going on around town. He also noted that he would like the police department to give a presentation on gun safety and how to properly clean a gun.

PUBLIC APPEARANCE: None

PUBLIC HEARINGS:

PUBLIC HEARING AND CONSIDERATION OF VA 25-03 A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 25' TO 15' FOR LOTS 227-234 OF THE COUNTRY CLUB ESTATES PHASE 3-E SUBDIVISION IN A SD-2 ZONING DISTRICT.

Community Planner Daniel Havelin presented VA 25-03 a request for a variance to reduce the front yard setback from 25' to 15' for Lots 227-234 of the Country Club Estates Phase 3-E subdivision in a SD-2 zoning district. The applicants, Jordan Steele, Keith Stegall, and Frank Jones, are seeking a variance to reduce the front yard setback from 25' to 15' for Lots 227-234 of the Country Club Estates Phase 3-E subdivision. The lots are located in an SD-2 zoning district with the parcel numbers 106-14-013.18, 106-14-013.17, 106-14-013.16, 106-14-013.15, 106-14-013.11, 106-14-013.12, 106-14-013.13, and 106-14-013.14. The applicants want to move the house toward the street to increase the size of the backyard and move the house further away from the drainage ditch located in the rear of each property. A similar variance was approved on August 1, 2017, for Lots 238–260 for the block immediately south of the subject properties. The subject lots were part of a plat process that started before the adoption of the Unified Development Code. Therefore, the setbacks established at the start of that process and shown on the final plat are the required setbacks. This request is to reduce the setbacks as shown on the Country Club Estates Phase 3-E final plat.

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.
1. 8 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 November 26, 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.

At the December 17, 2025, Board of Adjustments and Appeals meeting, the Board unanimously recommended approval of the request with the following condition:

1. Any front facing garage door shall be setback a minimum of 20’ from the right-of-way.

Alderman Brooks asked if this was adopted with Mr. Havelin’s recommended condition would it be up to the building department to ensure it meets requirements. Mr. Havelin stated that the applicant would have to submit a site plan that would be reviewed by the planning department as part of the review process. Mayor Spruill addressed the applicant, Jordan Steele, and asked if he was good with this condition. He stated that he was and that they did not plan to have any street facing garages.

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

Upon the motion of Alderman Brooks, duly seconded by Alderman Skinner, and adopted by the Board to approve VA 25-03 a request for a variance to reduce the front yard setback from 25’ to 15’ for Lots 227-234 of the Country Club Estates Phase 3-E subdivision in a SD-2 zoning district . 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.

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 MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public hearing and consideration of VA 25-03 a request for a variance to reduce the front yard setback from 25' to 15' for Lots 227-234 of the Country Club Estates Phase 3-E subdivision in a SD-2 zoning district.
Date:	December 17, 2025

The purpose of this report is to provide information regarding a Variance request by Jordan Steele, Keith Stegall, and Frank Jones for a variance to reduce the front yard setback from 25' to 15' for Lots 227-234 of the Country Club Estates Phase 3-E subdivision. The lots are located in an SD-2 zoning district with the parcel numbers 106 -14-013.18, 106-14-013.17, 106-14-013.16, 106-14-013.15, 106-14-013.11, 106-14-013.12, 106-14-013.13, and 106-14-013.14. Please see attachments 1- 3.

SUMMARY

The applicants are currently in the process of obtaining building permits for the subject lots. During the review, the applicants expressed the desire to move the house toward the street to increase the size of the backyard and move the house further away from the drainage ditch.

A similar variance was approved on August 1, 2017, for Lots 238–260, which reduced the front yard setback to approximately 15 to 18 feet for the block immediately south of the subject properties. Those lots are part of Country Club Estates Phase 3C, which was approved on July 17, 2018. The Board of Aldermen approved the final plat for Country Club Estates Phase 3-E (attachment 3) on September 20, 2022, subject to the following condition:

1. The minimum finished floor elevations on all lots that abut or border the storm water management areas shall be required to have finished floor elevations a minimum of one (1) foot above the maximum elevation of the street(s) adjacent to said lot.

One potential impact of the requested front setback reduction is a decrease in available space for required on-site parking. With a garage door located only 15 feet from the front property line, there is insufficient driveway length to accommodate a parked vehicle without obstructing the sidewalk or encroaching into the public right-of-way. To address this issue, staff recommends that any approval of the variance include a condition requiring all street-facing garage doors to be set back a minimum of 20 feet from the public right-of-way.

If the Planning Commission recommends approval or denial of the variance, the request will be forwarded to the Board of Aldermen for consideration at the January 6, 2026 meeting.

VARIANCE REQUEST FROM

The subject lots were part of a final plat process that started prior to the adoption of the Unified Development Code. Therefore, the setbacks established at the start of that process are the setbacks that are required. Section 1.11.3.A states "Any development approvals granted before the effective date of this Code in accordance with the procedures outlined in the City's previous Code, the Subdivision Regulations and/or other related regulations shall remain valid until their expiration date. Developments with valid approvals or permits may be carried out in accordance with the terms and conditions of their approval and the development standards in effect at the time of approval, provided the permit or approval is valid and has not expired." The setbacks for the subject lots as shown on the approved final plat (attachment 3) are as follows:

FRONT SETBACK: 25'
REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'
SIDE SETBACK: 10'

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. 8 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 November 26, 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 notification.

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. The following conditions of approval are recommended by the Planning Department:

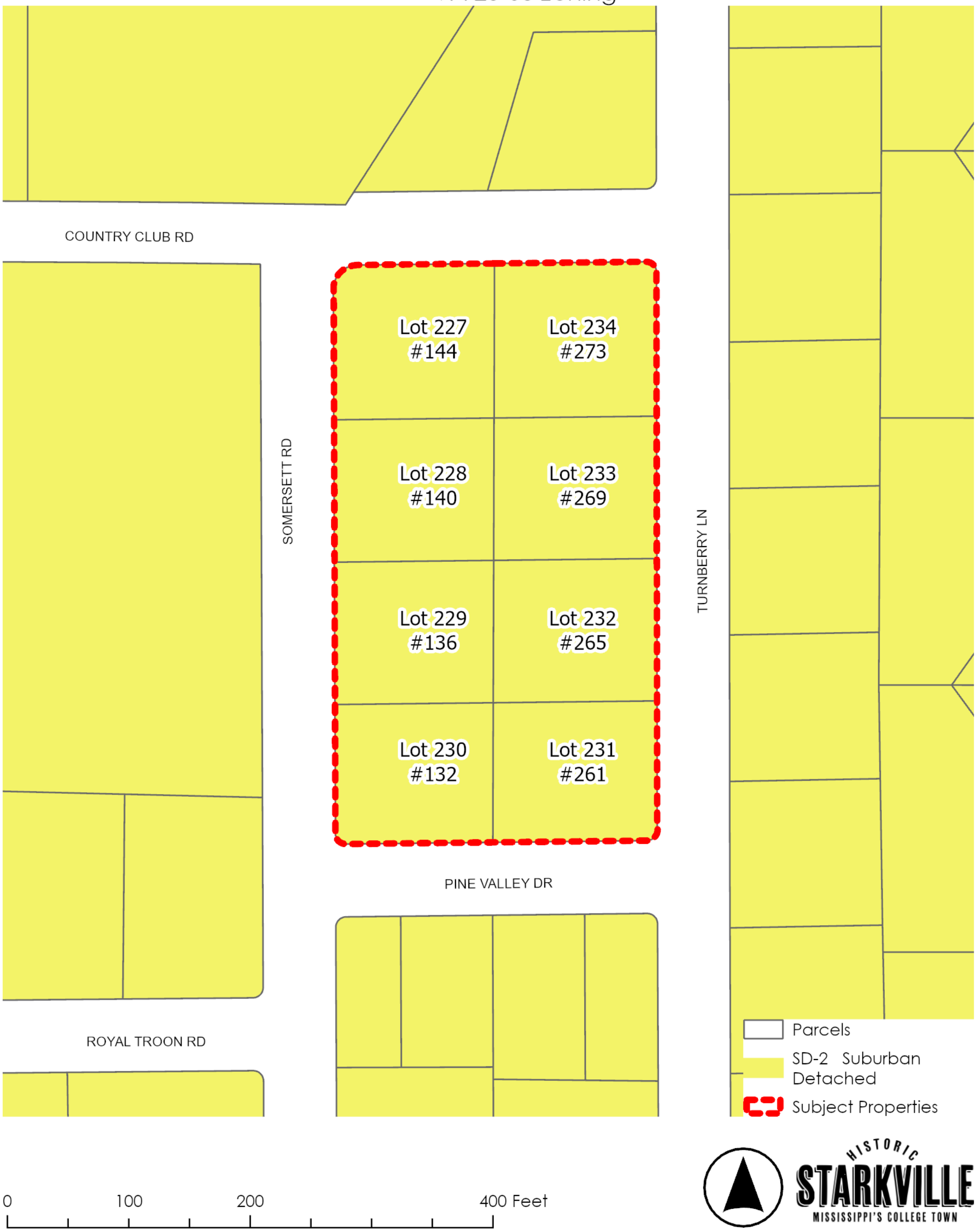
1. Any front facing garage door shall be setback a minimum of 20’ from the right-of-way.

Attachment 1
VA 25-03 Aerial

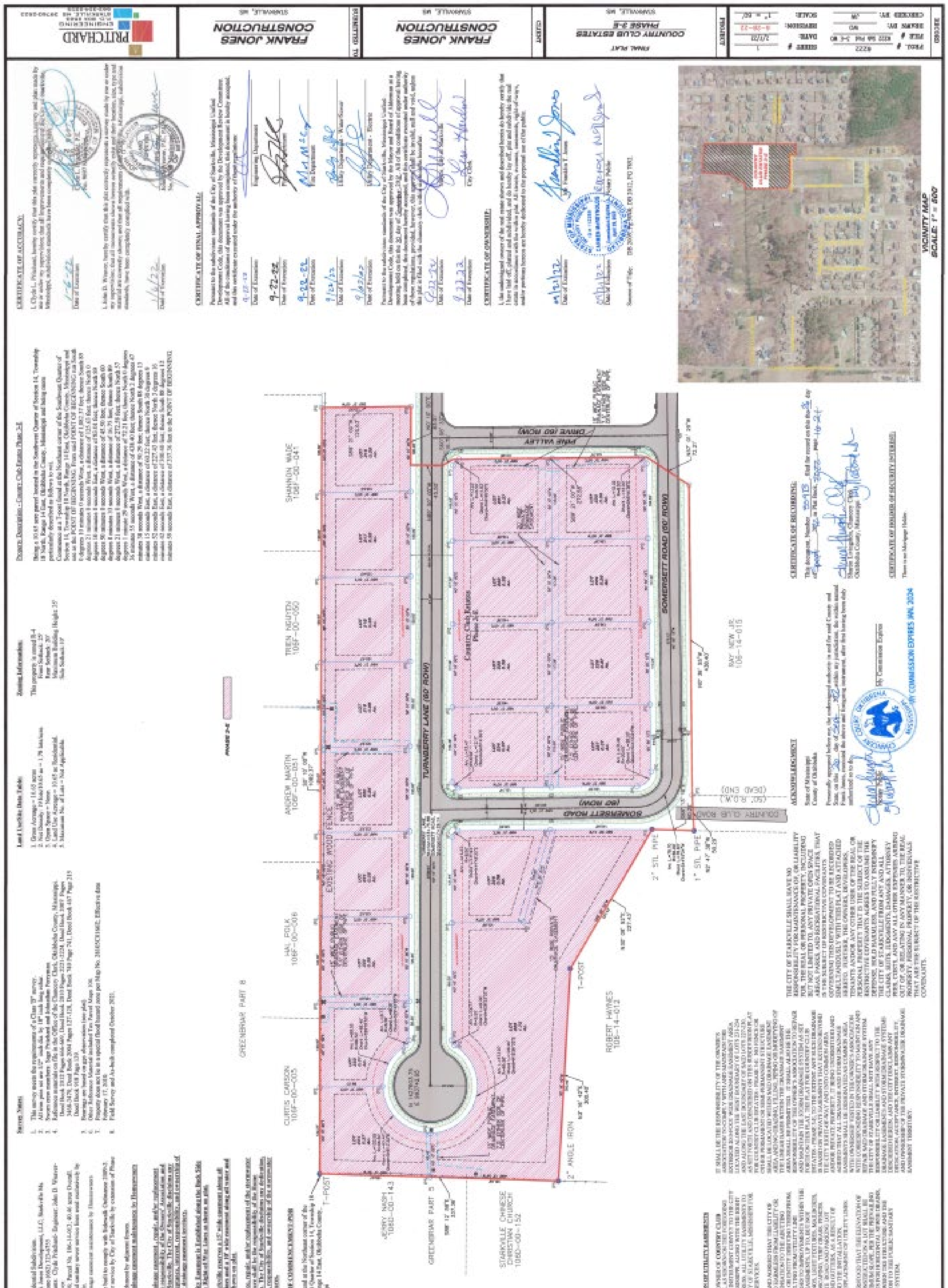
0 100 200 400 Feet

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 12
VA 25-03 Zoning



Attachment 3- Country Club Estates Phase 3-E



20. CONSIDERATION OF FP 25-13 A REQUEST FOR FINAL PLAT APPROVAL FOR "UNIVERSITY URBAN RENEWAL- BLOCK 10" SUBDIVISION AT 500 RUSSELL STREET AND 611 SPRUELL PLACE IN A T-5C AND TN-E ZONING DISTRICTS.

Alderman Moreland asked were there any requirements for a buffer zone because this property is commercial and there is a residential side in that neighborhood. Mr. Havelin stated there was a requirement for a buffer zone but this would not come into effect until building start-up. Vice Mayor Perkins stated that the buffer zone was part of his concern. Alderman

Upon the motion of Alderman Vaughn, duly seconded by Alderman Pochop, and adopted by the Board to approve FP 25-13 a request for final plat approval for "University Urban Renewal-Block 10" subdivision at 500 Russell street and 611 Spruell place in a T-5C and TN-E zoning districts. 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.

21. CONSIDERATION OF FP 25-12 A REQUEST FOR FINAL PLAT APPROVAL FOR "202 GILLESPIE STREET PROPERTIES" SUBDIVISION AT 202 EAST GILLESPIE STREET, 203 WOODS STREET, AND 512,514,516,518 SOUTH JACKSON STREET IN A TN-E ZONE ZONING DISTRICT.

Alderman Brooks asked about planned use for the lots. Mr. Havelin was not aware of planned use.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Moreland, and adopted by the Board to approve of FP 25-12 a request for final plat approval for "202 Gillespie Street properties" subdivision at 202 east Gillespie Street, 203 Woods Street, and 512,514,516,518 South Jackson Street in a TN-e zone zoning district. 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.

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ALDERMEN
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT	
To:	Board of Aldermen
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Discussion and consideration of FP 25-13 a request for Final Plat approval for "University Urban Renewal- Block 10" subdivision at 500 Russell Street and 611 Spruell Place in a T-5C and TN-E zone zoning districts
Date:	January 6, 2026

The purpose of this report is to provide information regarding a Final Plat request by Brett Brasher on behalf of Paula E. Drungole and CBS Real Estate IV LLC for the "University Urban Renewal- Block 10" subdivision. The subdivision includes 500 Russell Street and 611 Spruell Place in a T-5C and TN-E zone zoning districts with the parcel numbers 101D-00-315.00 and 101D-00-328.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

- The purpose of this subdivision is to create more parking for 500 Russell Street.
- The Development Review Committee reviewed the final plat on December 18, 2025 and recommends the plat for approval
- The proposed addition to Lot 2B will need to be rezoned to T-5C.

GENERAL INFORMATION

- The proposed subdivision involves two existing lots at 500 Russell Street and 611 Spruell Place in a T-5C and TN-E zone zoning districts
- The gross acreage is +/- 2.44 with a total of 2 lots.
- All easements and dedications are provided on the final plat.
- Street numbers will not change at this time.
- Electrical, potable water, and sanitary sewer service is provided by Starkville Utilities.
- The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that there are no adversely affected parties.
-

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of minor final plat approval. One (1) paper copy and a digital copy of the approved final plat shall be retained in the Planning Department's files. A deposit in the amount of two hundred dollars ($200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.

- If the final plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the land and binding upon the applicants, their heirs, and/or successors.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval.

ZONING DISTRICT INFORMATION

Form-Based Districts	**T-5C**
A. Lot Width	
A1. Min	25’
B. Principal Building Setbacks	
B1. Principal front setback (min/max)	2/15’*
B2 side setback adjacent to street (min/max)	2/15’*
B3. side setback (min/max)	0/24’
B4. Rear setback (min)	3’
C. Secondary Building Setbacks	
C1. Front setback interior lot	5' behind rear wall of primary building
C2. Side setback adjacent to street (min/max)	2/15’*
C3. Side setback (min)	0’
C4. Rear setback (min)	3’
D. Accessory Dwelling Unit and Accessory Structure Setbacks	
D1. Front setback interior lot	--
D2. Side setback adjacent to street (min/max)	--
D3. Side setback (min)	--
D4. Rear setback (min)	--
E. Parking Setbacks and Requirements	
E1. From primary street (min)	20’ behind front wall of principal building(s)
E2. Side adjacent to side street (min)	10’ unless a principal building and/or secondary building is adjacent to the street, then behind the front wall of any street fronting buildings.
E3. Masked from view from public by solid wall	yes
E4. Driveway width within setback (max)	24’
F. Height	
F1. Principal building in stories	4, 5 (■)
F2. Secondary building in stories	4, 5 (■)

F3. Accessory dwelling unit in stories	--
F4. Accessory structures in stories	1
G. Stories	
G1. Story height (min/max)	10/14’
G2. Commercial 1st floor (min/max)	11/25’
G3.Half story height (min/max)	--
H. Lot Coverage	
H1. Maximum lot coverage	90%
I. Lot Frontage Buildout	
I1. Percentage lot frontage buildout at front setback (min/max)	65/85%
I2. Percentage of frontage buildout at side setback corner lot (min/max)	65/85%
J. Building Width- Special Exception required to vary from maximum	
J1. Street facing building width (max)	90’
K. Transparency	
K1. 1st floor residential (min)	30%
K2. 1st floor commercial (min)	55%
K1. Upper floors (max)	50%
L. Orientation	
L1. Building(s)	Face primary frontage. Corner lots must face both frontages.
L2. Secondary building(s)	Face primary frontage or interior courtyard. Corner lots must face frontage
L3. Accessory dwelling unit	--
M. Secondary Building(s) Requirements	
M1. minimum lot depth for secondary buildings	100’
M2. The lot shall be of sufficient size to accommodate any proposed secondary structure without requiring a variance from development standards	yes
N. Ground Floor Elevation	
N1. 1st story residential (min/max)	16”/5’
N2. 1st story commercial (min/max)	0/2’
O. Pedestrian Access	
O1. Street-facing primary entrance along street	yes
■ =by Special Exception, -- = prohibited	
*=Minimum setback determined by Additional Setback Requirements for Public Frontage	
**=Story height may be reduced when upper floor is an open loft	

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	**TN-E**

A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45’
A3 Lot width at corner (min.)	55’
B. Principal Building Setbacks	**TN-E**
B1 Front setback	15’ or see infill standards
B. Principal Building Setbacks (cont.)	**TN-E**
B2 Side setback (min.)	5’ or infill standards
B3 Side setback corner lot (min.)	15’ or see infill
B4 Rear setback (min.)	15’
B5 Rear setback adjacent to street or alley (min.)	15’
C. Accessory Dwelling Unit/Structure Setbacks	**TN-E**
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5’ min
C3 Side setback corner lot (min.)	10’
C4 Rear setback	5’, minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	15’
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	**TN-E**
D1 From primary street	See infill standards
E. Height	**TN-E**
E1 Principal building(s) (max)	30’, 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15’
F. Pedestrian Access	**TN-E**
F1 Street-facing primary entrance along street	yes

CONDITIONS OF APPROVAL

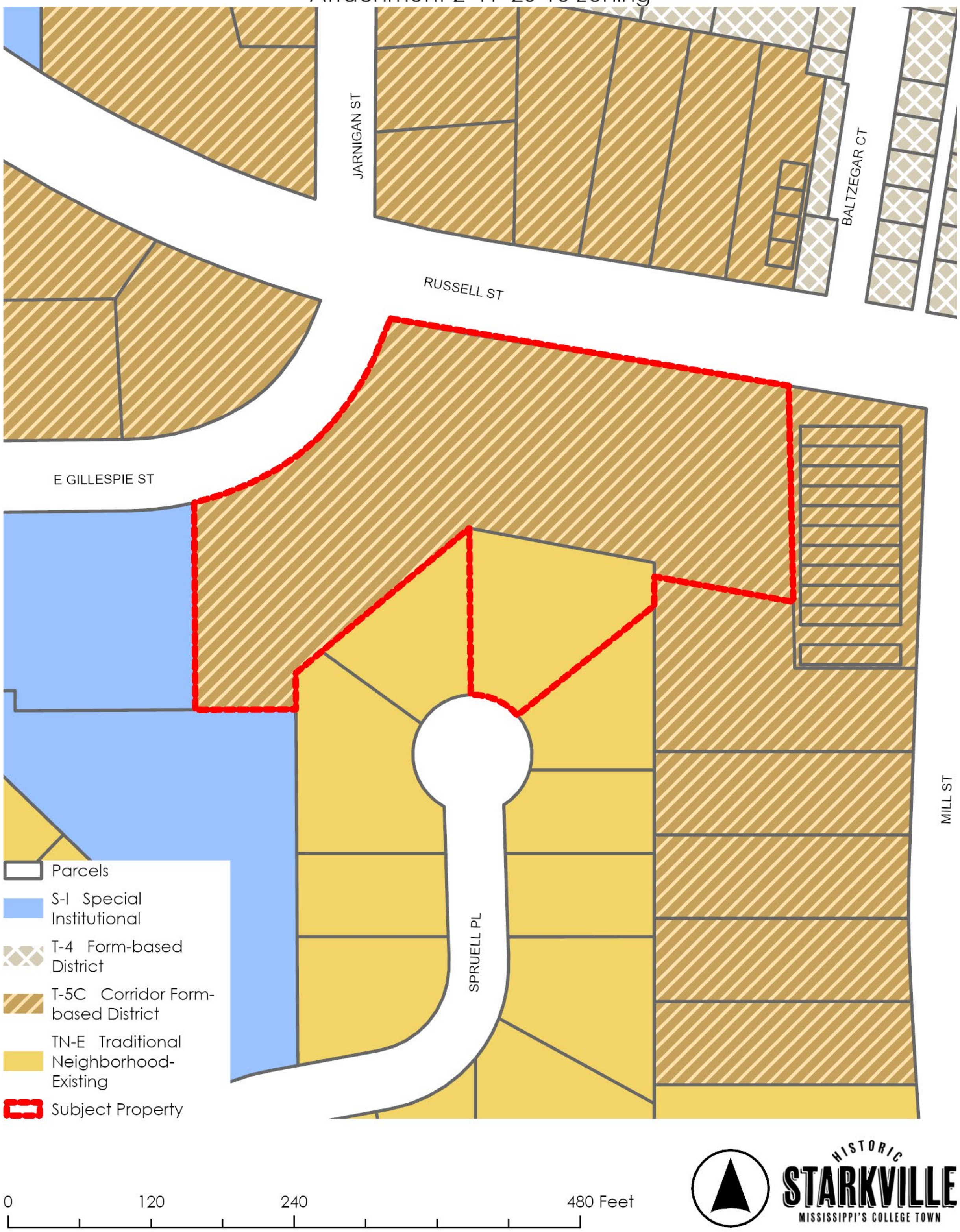
Any condition attached to the approval of a final plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the subdivision. The following conditions of approval are recommended by the Planning Department:

1. All of lot 2b will need to be rezoned to T-5C prior to any construction on the new portion of the lot.

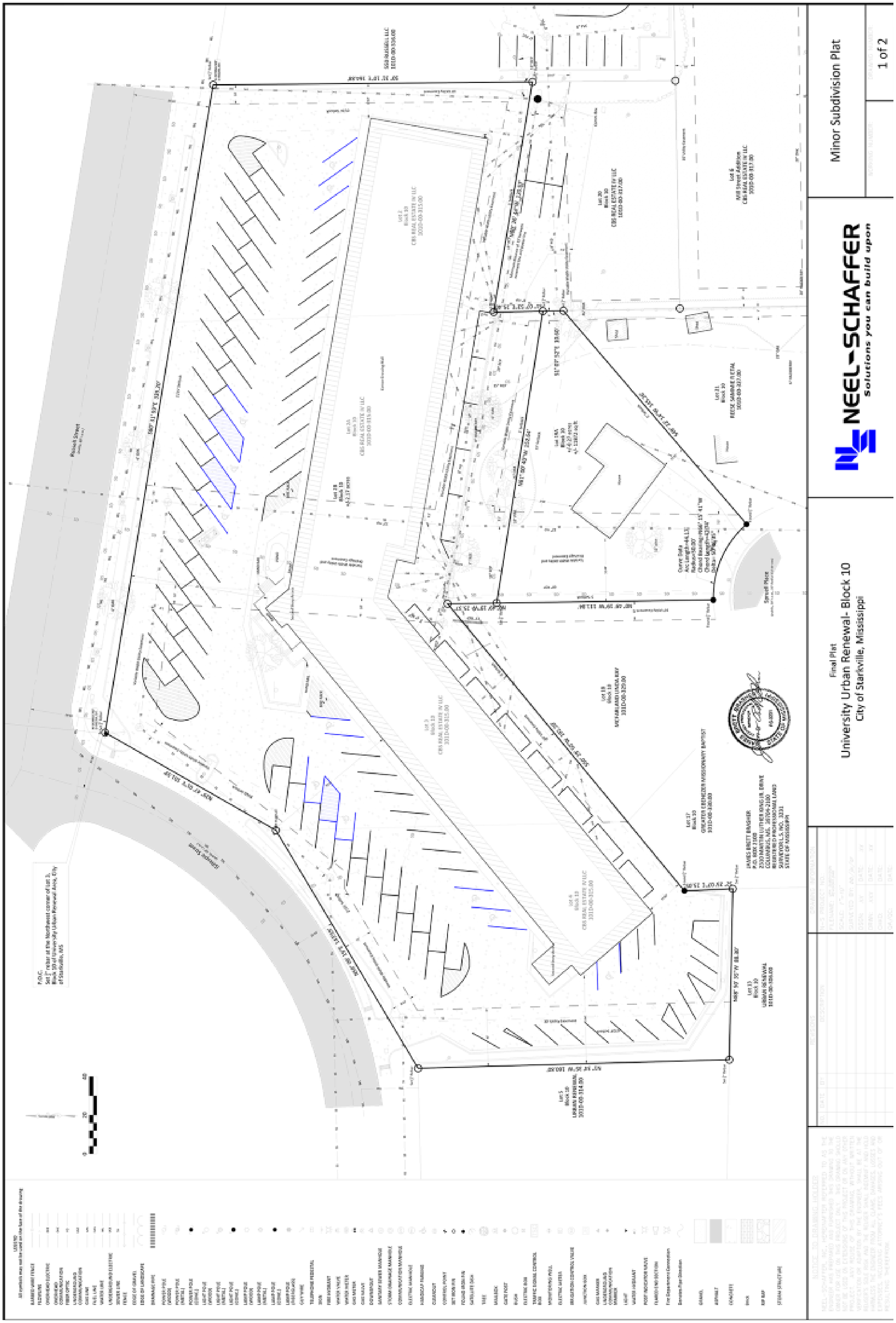
Attachment 1- FP 25-13 Aerial

HISTORIC STARKVILLE MISSISSIPPI'S COLLEGE TOWN

Attachment 2- FP 25-13 Zoning



Attachment 3- Final Plat



CERTIFICATE OF OWNERSHIP (Lots 2, 2A, 3 and 4)
I, the undersigned, owner of the real estate shown and described herein do hereby certify that we have laid off, platted, and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Date of Execution — CBS Real Estate III, LLC
6604 Norwood Avenue
Lubbock, TX 79413
806-739-6800
Source of Title: Deed Book 2005 Page 1878

Date of Execution — Signature of Notary Public

Printed Name of Notary Public

CERTIFICATE OF OWNERSHIP (Lot 19)
I, the undersigned, owner of the real estate shown and described herein do hereby certify that we have laid off, platted, and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Date of Execution — Paula Drungole Ellis
611 Spruell Place
Starkville, MS 39759
662-312-4680
Source of Title: Deed Book 759 Page 248

Date of Execution — Signature of Notary Public

Printed Name of Notary Public

CERTIFICATE OF RECORDING
This document, Number ____________, filed for record on this the ___ day of _______________, 20 ___, in Plat Book ____________, page ____________.

Sharon Livingston, Chancery Clerk
Oktibbeha County, Mississippi

CERTIFICATE OF ACCURACY
I, James Brett Brasher, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the City of Starkville, Mississippi, subdivision standards have been fully complied with.

Date of Execution — James Brett Brasher, P.L.S.
No. 3201, Mississippi

CERTIFICATE OF FINAL APPROVAL
Pursuant to the subdivision standards of the City of Starkville, Mississippi's Unified Development Code, this document was approved by the Development Review Committee. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of these regulations.

Date of Execution — Engineering Department

Date of Execution — Planning Department

Date of Execution — Fire Department

Date of Execution — Utility Department- Water/Sewer

Date of Execution — Utility Department- Electric

Pursuant to the approval requirements of the City of Starkville, Mississippi's Unified Development Code, this document was given approval by the Mayor and Board of Aldermen at a meeting held on this the _____ day of ____________, 20 ____. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the chancery clerk within six months hereafter.

Date of Execution — Mayor, City of Starkville, Mississippi

Date of Execution — City Clerk

UTILITY EASEMENT DEDICATION

The undersigned Owner of University Urban Renewal- Block 10, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress and egress, all utilities and utility easements to be used by the City of Starkville, Mississippi for providing public services, along with permanent, and perpetual utility easements. It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of utility lines.

Utility easements shown as variable width are intended to maintain a minimum distance of 7.5' between the utility and the easement line.

DRAINAGE EASEMENT DEDICATION

The undersigned Owner of University Urban Renewal- Block 10, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress egress and for all drainage easements to be used by the City of Starkville, Mississippi for providing public services, along with permanent, and perpetual drainage easements.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from stormwater conveyance or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of stormwater channels.

Pipe Material Abbreviations:

CPP: Corrugated Plastic Pipe
RCP: Reinforced Concrete Pipe
VCP: Vitrified Clay Pipe
DIP: Ductile Iron Pipe

Notes:
1. Lot 19 is Zoned "TN-E" and Lots 2, 2A, 3 and 4 are Zoned "T-SC"
2. This survey meets the requirements of a Class "B" survey.
3. The purpose of this subdivision is to aggregated Lots 2, 2A, 3 and 4 into one lot being Lot 2B and to add a strip of land being 25 feet wide off of the entire north side of Lot 19 to the newly aggregated Lot 2B.

REFERENCE MATERIAL
Mill Street Addition City of Starkville, MS
Dated:12-8-1981

Block 10 University Urban Renewal Area Dated 4-15-1977, PB 4 PG 3-9

CLASS "B" SURVEY

A.P.S.= AS PER SURVEY
A.P.R.= AS PER RECORD

BEARINGS SHOWN ARE GRID BEARINGS
DETERMINED BY GPS OBSERVATIONS
CONVERGENCE ANGLE= +0° 00' 57.02"

COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET
MS STATE PLANE COORDINATES (MS SPC)
EAST ZONE, NAD 83 DATUM
SCALE FACTOR=0.999950087910
VERTICAL DATUM BASED ON NAVD88
DETERMINED GPS OBSERVATION

Date of Survey: 11-20-25

UTILITIES WARNING:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND OTHER SOURCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, ARE IN SERVICE, OR ARE ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Vicinity Map
n.t.s.

Overall Description

The following description is based on the Mississippi State Plane Coordinate System, East Zone, NAD 83, grid values, US Feet, using a scale factor of 0.999950087910 and a grid to geodetic azimuth angle of (+) 00 degrees 00 minutes 57.02 seconds developed at the approximate center of the following described parcel.

Commencing at a set 1/2" rebar at the Northwest corner of Lot 3, Block 10 of University Urban Renewal Area, City of Starkville, Mississippi; said point also being the point of beginning for the herein described tract; thence South 80 degrees 31 minutes 59 seconds East, along the South right of way of Russell Street, a distance of 339.20 feet to a set 1/2" rebar; thence, leaving South right of way, South 00 degree 31 minutes 10 seconds East a distance of 164.88 feet to a set 1/2" rebar; thence North 80 degrees 26 minutes 44 seconds West a distance of 120.57 feet to a set 1/2" rebar; thence South 01 degree 07 minutes 52 seconds East a distance of 86.00 feet to a set 1/2" rebar; thence South 49 degrees 22 minutes 14 seconds West a distance of 145.26 feet to a found ½" rebar on the North right of way of Spruell Place; thence along said North right of way and a curve to the left with an arc length of 44.17 feet, a radius of 50.00 feet, a chord bearing of North 66 degrees 15 minutes 41 seconds West and a chord length of 42.74 feet to a found ½" rebar; thence, leaving said right of way, North 00 degrees 49 minutes 19 seconds West a distance of 137.21 feet to a set ½" rebar; thence South 50 degrees 29 minutes 50 seconds West a distance of 192.20 feet to a found 1/2" rebar; thence South 02 degrees 25 minutes 07 seconds East a distance of 25.05 feet to a set 1/2" rebar; thence North 88 degrees 50 minutes 35 seconds West a distance of 88.30 feet to a set 1/2" rebar; thence North 01 degree 34 minutes 35 seconds West a distance of 160.80 feet to a set 1/2" rebar on the South right of way of Gillespie Street; thence, along said South right of way, North 59 degrees 09 minutes 19 seconds East a distance of 141.19 feet to a set magnail; thence North 29 degrees 47 minutes 01 second East a distance of 101.59 feet to the point of beginning, containing +/-2.44 acres, more or less, and lying in Lots 2, 2A, 3, 4 and 19 of Block 10, University Urban Renewal Area, Plat Book 4, Page 7, on file at the Chancery Clerk's Office, Starkville, Mississippi.

NOTICE TO DRAWING HOLDER	REVISIONS	DRAWING INFORMATION
NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.	NO. / DATE / BY / DESCRIPTION: 1 / 12-18-25 / AB / address comments from DRC	N-S PROJECT NO.; FILENAME; SCALE: 1"=40'; SURVEYED BY; DSGN; DRWN; CHKD; DATE

Final Plat
University Urban Renewal- Block 10
City of Starkville, Mississippi

NEEL-SCHAFFER
Solutions you can build upon

Minor Subdivision Plat

DRAWING NUMBER: 2 of 2

HISTORIC STARKVILLE MISSISSIPPI'S COLLEGE TOWN

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ALDERMEN

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT	
To:	Board of Aldermen
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Discussion and consideration of FP 25-12 a request for Final Plat approval for "202 Gillespie Street Subdivision" at 202 East Gillespie Street, 203 Woods Street, and 512,514,516,518 South Jackson Street in a TN-E zone zoning district
Date:	January 6, 2026

The purpose of this report is to provide information regarding a Final Plat request by Mike Brent on behalf of Franc Lee for the "202 Gillespie Street Subdivision." This subdivision includes 202 East Gillespie Street, 203 Woods Street, and 512,514,516,518 South Jackson Street in a TN-E zone zoning district. The included lots have the following parcel numbers: 102A-00-182.00, 102A-00-177.00, 102A-00-172.00, 102A-00-173.00, 102A-00-174.00, and 102A-00-175.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

- The Development Review Committee reviewed the final plat on December 18, 2025 and recommends the plat for approval

GENERAL INFORMATION

- The proposed subdivision involves all or part of six existing lots. All of 202 East Gillespie Street, 203 Woods Street and 514 South Jackson Street will be included in their entirety and the western +/-60' of 512, 516, and 518 South Jackson Street is included in the newly created Lot 1.
- The gross acreage is +/- 3.18 with a total of 4 lots.
- All easements and dedications are provided on the final plat.
- Street numbers will not change at this time.
- Electrical, potable water, and sanitary sewer service is provided by Starkville Utilities.
- The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that there are no adversely affected parties.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of minor final plat approval. One (1) paper copy and a digital copy of the approved final plat shall be retained in the Planning Department's files. A deposit in the amount of two hundred dollars ($200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the land and binding upon the applicants, their heirs, and/or successors.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval.

ZONING DISTRICT INFORMATION

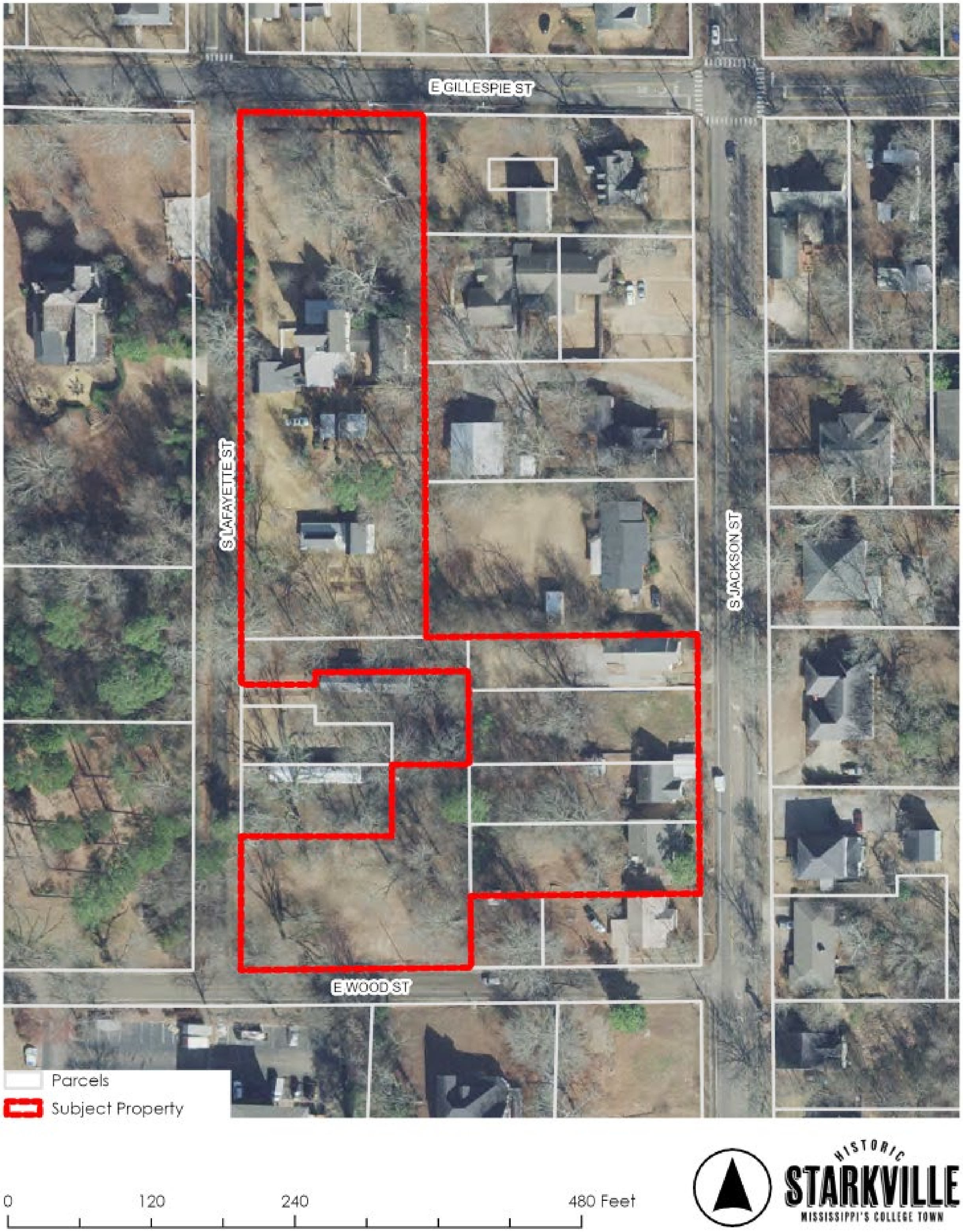
Detached and Attached Duplex Dwelling	
A. Lot Dimensions	**TN-E**
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
B. Principal Building Setbacks	**TN-E**
B1 Front setback	15' or see infill standards
B. Principal Building Setbacks (cont.)	**TN-E**
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
C. Accessory Dwelling Unit/Structure Setbacks	**TN-E**
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	15'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	**TN-E**
D1 From primary street	See infill standards
E. Height	**TN-E**

E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	**TN-E**
F1 Street-facing primary entrance along street	yes

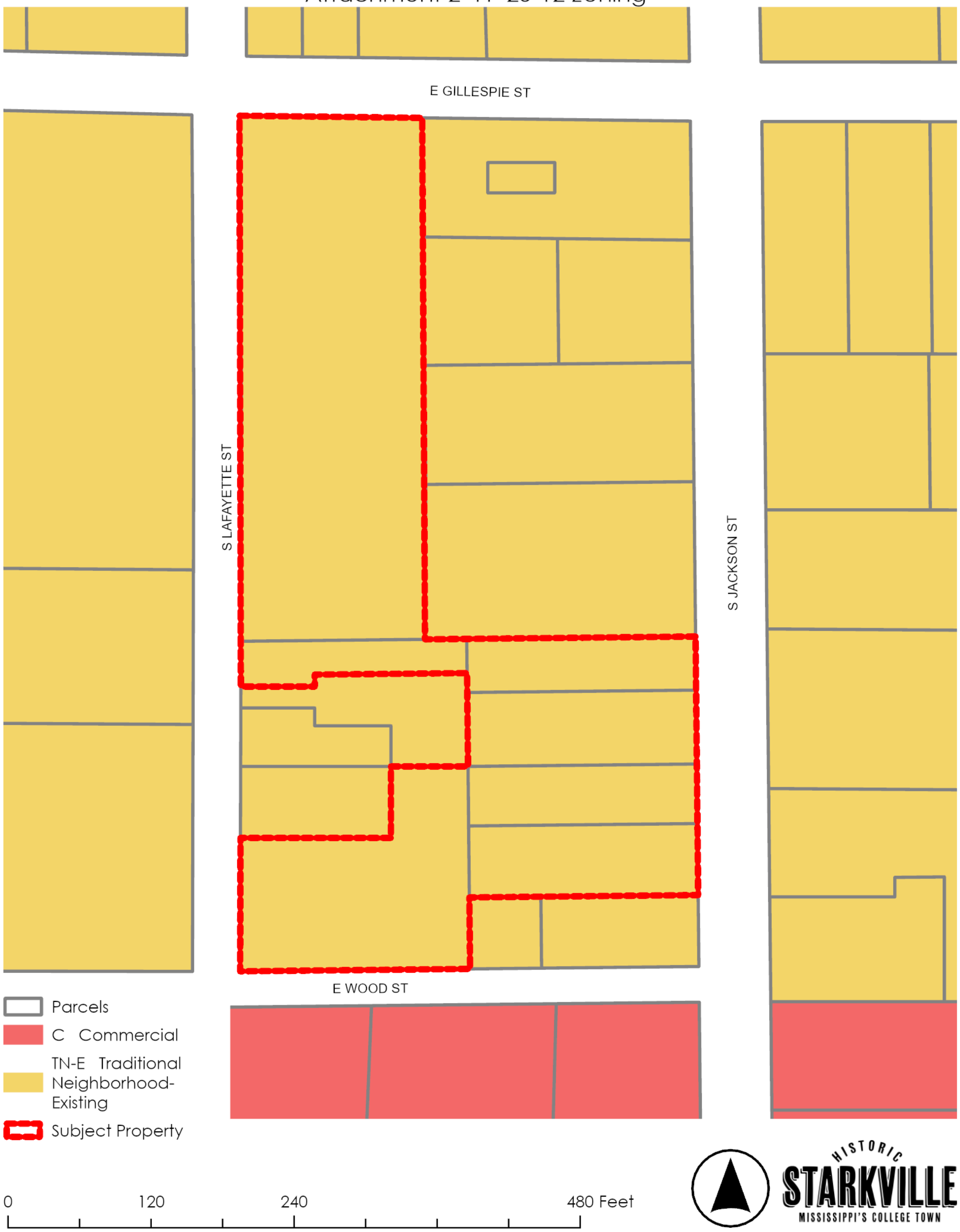
CONDITIONS OF APPROVAL

Any condition attached to the approval of a final plat 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 subdivision.

Attachment 1- FP 25-12 Aerial



Attachment 2- FP 25-12 Zoning



Attachment 3- Final Plat

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SUBDIVISION STANDARDS OF STARKVILLE, MISSISSIPPI'S UNIFIED DEVELOPMENT CODE, THIS DOCUMENT WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS.

DATE OF EXECUTION ______ ENGINEERING DEPARTMENT ______

DATE OF EXECUTION ______ PLANNING DEPARTMENT ______

DATE OF EXECUTION ______ FIRE DEPARTMENT ______

DATE OF EXECUTION ______ UTILITY DEPARTMENT—WATER/SEWER ______

DATE OF EXECUTION ______ UTILITY DEPARTMENT—ELECTRIC ______

PURSUANT TO THE APPROVAL REQUIREMENTS OF THE CITY OF STARKVILLE, MISSISSIPPI'S UNIFIED DEVELOPMENT CODE, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMAN AT A MEETING HELD ON THIS THE ______ DAY OF __________, 2026. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE CHANCERY CLERK WITHIN SIX MONTHS HEREAFTER.

DATE OF EXECUTION ______ MAYOR, CITY OF STARKVILLE, MISSISSIPPI ______

DATE OF EXECUTION ______ CITY CLERK ______

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER __________, FILED FOR RECORD ON THIS THE ________ DAY OF ________, 2026, IN PLAT BOOK ________, PAGE ________.

SHARON LIVINGSTON, CHANCERY CLERK
OKTIBBEHA COUNTY, MISSISSIPPI

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

WE, SHARON LIVINGSTON, THE CLERK OF THE CHANCERY COURT IN AND FOR OKTIBBEHA COUNTY, MISSISSIPPI, AND ERIC KOIVA, MAKER OF THIS MAP, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS DUPLICATE WITH THE ORIGINAL THEREOF AND FOUND SAME TO BE AN EXACT COPY OF SAID MAP.

DATED THIS THE ______ DAY OF ______, 2026.

SHARON LIVINGSTON
CHANCERY CLERK,
OKTIBBEHA COUNTY, MS.

ERIC F. KOIVA
PROFESSIONAL LAND SURVEYOR #2785

CERTIFICATE OF ACCURACY

I, ERIC F. KOIVA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE STARKVILLE, MISSISSIPPI SUBDIVISION STANDARDS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION ______

ERIC F. KOIVA
PROFESSIONAL SURVEYOR #2785
STARKVILLE, MS

POINT OF COMMENCEMENT
FOUND IRON PIN BEING USED AS THE NORTHEAST CORNER OF LOT 1 BLOCK 41 CITY OF STARKVILLE AS DESCRIBED IN DEED BOOK 2011 AT PAGES 3922.
ALSO BEING USED AS THE POINT OF BEGINNING FOR PARCEL #1.

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, ERIC F. KOIVA, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUBDIVIDED AND PLATTED THE LAND SHOWN ON THIS MAP, THE SAME BEING DESCRIBED AS PART OF LOTS 2, 5, 5-A, 6, 6-A, 7, 7-A, 8 AND 9-A, OF BLOCK 40 OF THE CITY OF STARKVILLE, SECTION 03, T18N, R14E, OKTIBBEHA COUNTY, MISSISSIPPI.

IN TESTIMONY WHERE OF, WITNESS MY SIGNATURE ON THIS THE ______ DAY OF ______, 2026.

ERIC F. KOIVA
PROFESSIONAL LAND SURVEYOR #2785
507-A M.L. KING DRIVE
STARKVILLE, MS

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS ______ DAY OF ______, 2026, WITHIN MY JURISDICTION, THE WITHIN NAMED FRANC LEE, IN HIS CAPACITY AS MEMBER-MANAGER OF PURE WATER RIDGE LLC, OWNER OF SAID PROPERTY, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED SO TO DO.

NOTARY PUBLIC ______

(SEAL)

MY COMMISSION EXPIRES: ______

ACKNOWLEDGEMENT

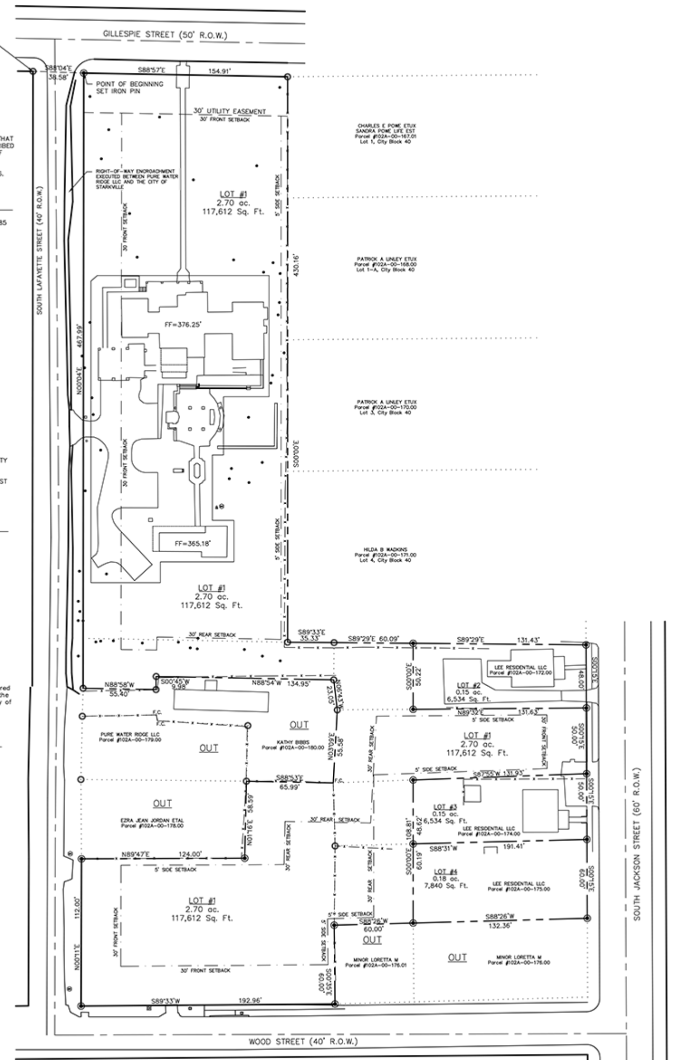
STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, a Notary Public of the County and State aforesaid, certify that ERIC F. KOIVA, a registered land surveyor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the ______ day of ______ 2026.

NOTARY PUBLIC ______

(SEAL)

MY COMMISSION EXPIRES: ______



1 inch = 40 ft.

VICINITY MAP (1"=300')

PURE WATER RIDGE LLC PROPERTY

A tract of land being 3.18 acres, more or less, being Parts of Lots 2, 5, 5-A, 6, 6-A, 7, 7-A, 8 & 9A of Block 40 in The City of Starkville and being described as follows:

Commence at the found iron pin on the intersection of the South Right-of-Way for Gillespie Street and the West Right-of-Way for South Lafayette Street being used as the Northeast property corner of Lot 1 Block 41 of The City of Starkville as described in Deed Book 2011 at Page 3922; run thence, along said Right-of-Way S88°04'E for 38.58 feet to a found iron pin being used as the Northwest property corner of Lot 2 Block 40 of The City of Starkville and the Point of Beginning; run thence, along said Right-of-Way, S88°57'E for 154.91 feet to a found iron pin; run thence, leaving said Right-of-Way, S00°00'E for 430.16 feet to a found iron pin; run thence, S89°33'E for 35.33 feet to a found iron pin; run thence, S89°29'E for 60.09 feet to an iron pin; run thence, S89°29'E for 131.43 feet to an iron pin on the west Right-of-Way for South Jackson Street; run thence, along said Right-of-Way S00°15'E for 48.00 feet to an iron pin; continue, along said right-of-Way, S00°15'E for 50.00 feet to an iron pin; continue, along said Right-of-Way, S00°15'E for 50.00 feet to an iron pin; continue, along said Right-of-Way, S00°15'E for 60.00 feet to an iron pin; run thence, leaving said Right-of-Way, S88°26'W for 132.36 feet to an iron pin; run thence, S88°26'W for 60.00 feet; run thence, S00°35'E for 60.00 feet to an iron pin set on the North Right-of-Way for Wood Street; run thence, along said Right-of-Way, S89°33'W for 192.96 feet to a set iron pin on the East Right-of-Way for South Lafayette Street; run thence, along said Right-of-Way, N00°11'E for 112.00 feet to a set iron pin; run thence, leaving said Right-of-Way, N89°47'E for 124.00 feet to a set iron pin; run thence, N01°16'E for 58.59 feet to a found iron pin; run thence, S88°53' East for 65.99 feet to a fence corner; run thence, N03°09'E for 55.58 feet to a found iron pin; run thence, N06°43'W for 23.05 feet to a found iron pin; run thence, N88°54'W for 134.95 feet to a found iron pin; run thence, S00°45'W for 9.98 feet to a found iron pin; run thence, S88°58'E for 55.40 feet to an iron pin found on the East Right-of-Way for South Lafayette Street; run thence, along said Right-of-Way, N00°04'E for 467.99 feet to a set iron pin on the South Right-of-Way for Gillespie Street and the Point of Beginning.

Also described as being Parts of Lots 2, 5, 5-A, 6, 6-A, 7, 7-A, 8 & 9A of Block 40 of the City of Starkville, Oktibbeha County, Mississippi as described in Deed Book 2010 at page 4676.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION ______

FRANC LEE
MEMBER-MANAGER
PURE WATER RIDGE LLC
FLOWOOD, MISSISSIPPI 39232

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION ______

FRANC LEE
MEMBER-MANAGER
LEE RESIDENTIAL LLC
FLOWOOD, MISSISSIPPI 39232

CERTIFICATE OF FLOOD ZONE

THIS IS TO CERTIFY THAT ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP OF OKTIBBEHA COUNTY, MISSISSIPPI, PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY – PANEL NUMBER 28105C0154E, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010, NONE OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE.

ERIC F. KOIVA, P.L.S.

Utility (electric, sewer, water, storm piping) Easement Dedication Language

The undersigned Owner of PURE WATER RIDGE LLC, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress egress and for general city purposes to include but not be limited to walking trails, biking trails, and greenways, all utility easements to be used by the City of Starkville, Mississippi for providing public services.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of utility lines.

Drainage Easement (open channels, canals, creeks, etc) Dedication Language

The undersigned Owner of PURE WATER RIDGE LLC, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress egress and for general city purposes to include but not be limited to walking trails, biking trails, and greenways, all drainage easements to be used by the City of Starkville, Mississippi for providing public services.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from stormwater conveyance or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of stormwater channels.

LAND USE/SITE DATA TABLE

GROSS ACREAGE:	3.18 Ac.
OPEN SPACE:	2.37 Ac.
LAND USE ACREAGE:	RESIDENTIAL = 2.83 Ac.
TOTAL MAXIMUM NUMBER OF LOTS	4 LOTS
DENSITY:	4 LOTS/3.18 Acres = 1.26 LOTS/Acre

PROPERTY IS ZONED TN-E (TRADITIONAL-EXISTING)

CONTACT INFORMATION

PROPERTY OWNER OF RECORD:	PURE WATER RIDGE LLC P.O. BOX 320001 FLOWOOD MISSISSIPPI 39232
APPLICANT(S):	PURE WATER RIDGE LLC P.O. BOX 320001 FLOWOOD MISSISSIPPI 39232
PROFESSIONAL DESIGN CONSULTANT, ENGINEER, AND/OR SURVEYOR:	BRENT ENGINEERING SERVICE, INC. MICHAEL G. BRENT, MISS. PLS #2738 OWNER 507-A M.L. KING DRIVE STARKVILLE, MISSISSIPPI PHONE: 662.324.0713 CELL: 662.769.0808 mbrent39759@yahoo.com

CLASS "C" SURVEY

NOTES:
- –BEARINGS DETERMINED BY SOLAR OBSERVATION
- –DISTANCES BY E.D.M.
- –CALCULATIONS BY COMPUTER
- –SURVEY PERFORMED WITHOUT CURRENT TITLE SEARCH.
- –DEED OF RECORD FOUND IN DEED BOOK 2010 AT PAGE 4676.
- –NO EASEMENTS ARE ATTACHED TO THIS DEED.
- –SEWER IS PROVIDED BY THE CITY OF STARKVILLE.
- –WATER IS PROVIDED BY THE CITY OF STARKVILLE.
- –PARCEL #102A-00-172.00, 102A-00-173.00, 102A-00-174.00, 102-00-175.00 102A-00-177.00, 102A-00-179.00, 102A-00-181.00 & 102A-00-182.00

PROPERTY IS ZONED TN-E (TRADITIONAL-EXISTING).

LEGEND

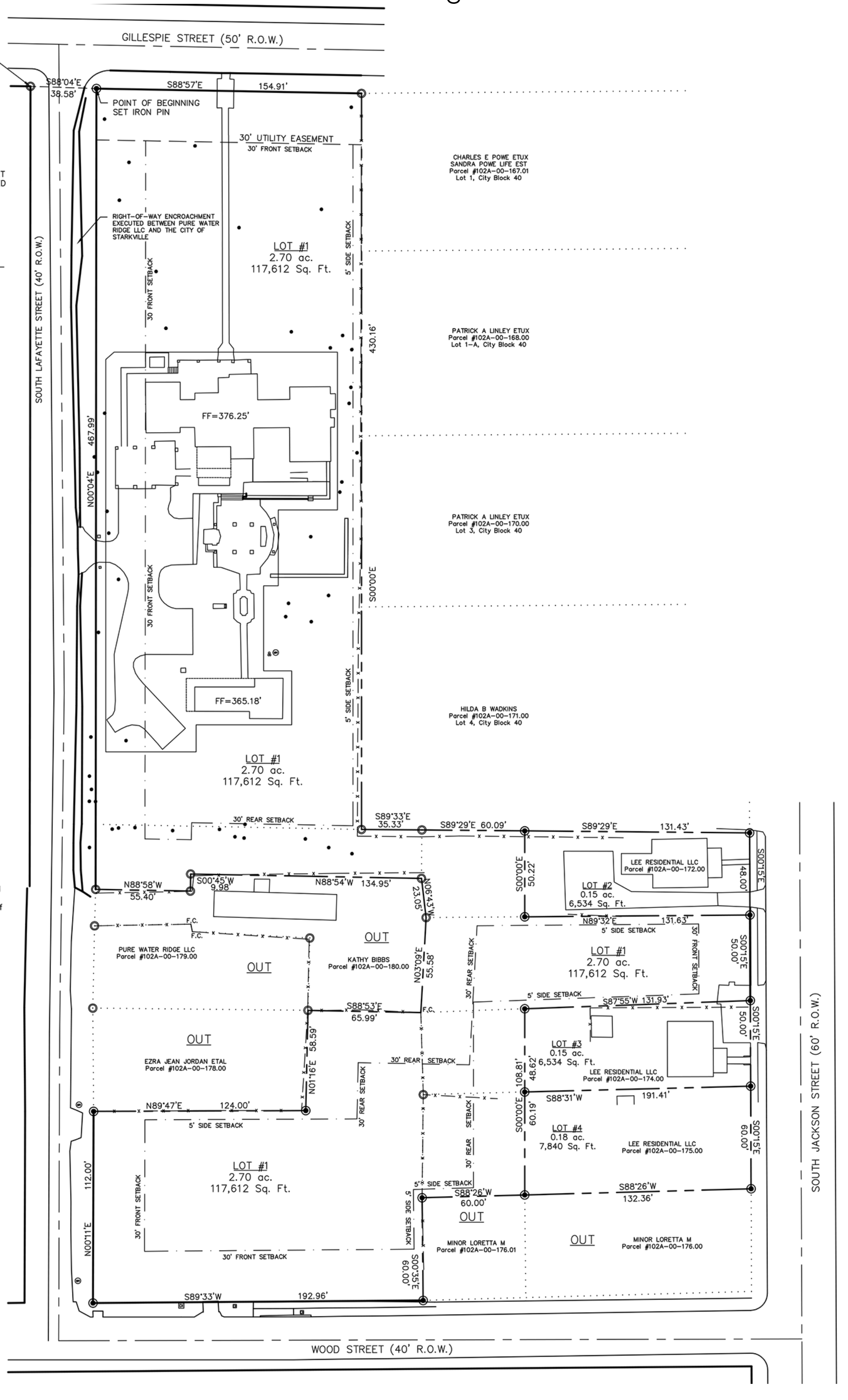
BOUNDARY
LOT BOUNDARY
CENTER LINE OF ROAD
EASEMENT
FOUND IRON PIN
SET 1/2" ø REBAR (LENGTH=24")
SETBACK

MINOR SUBDIVISION PLAT FOR
202 GILLESPIE STREET SUBDIVISION

BRENT ENGINEERING SERVICE, INC.
507-A M.L. KING DRIVE
STARKVILLE, MS 39759
PHONE (662) 324-0713

202 GILLESPIE STREET FRANC LEE STARKVILLE, MISS.	DRAWN BY: MGB CHECKED BY: MGB JOB NO.: 24-073	DATE: 12-23-25 NAME: MINOR_SD_PLAT SHEET 1 OF 1

Attachment 4- Enlarged Final Plat



ЕBY CERTIFY THAT
E BEING DESCRIBED
OF THE CITY OF

OF______, 2026.

SURVEYOR #2785
VE

OR SAID COUNTY
N, THE WITHIN
RIDGE LLC,
ENT, AFTER FIRST

OIVA, a registered
execution of the
__________day of

22. CONSIDERATION OF FP 25-11 A REQUEST FOR FINAL PLAT APPROVAL FOR "LOT 341 & 342 GREENBRIAR SUBDIVISION" ON THE NORTH SIDE OF THE EAST END OF FOLEY DRIVE IN A SD-2 ZONE ZONING DISTRICT.

Alderman Brooks stated that anytime you change a plat subdivision that you have to notify the adversely impacted parties. Mr. Havelin agreed and stated that the applicant already owns both of the lots so there are no adversely impacted parties.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve of FP 25-11 a request for final plat approval for "lot 341 & 342 Greenbriar Subdivision" on the north side of the east end of Foley Drive in a SD-2 zone zoning district. 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.

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ALDERMEN
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To:	Board of Aldermen
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Discussion and consideration of FP 25-11 a request for Final Plat approval for "Lot 341 & 342 Greenbriar Subdivision" on the North side of the East end of Foley Drive in a SD-2 zoning district
Date:	January 6, 2026

The purpose of this report is to provide information regarding a Final Plat request by Drew Morgan on behalf of Christopher A. Litton for the "Lot 341 & 342 Greenbriar Subdivision" within a SD-2 zoning district. The included lots have the parcel numbers 106C-00-035.05 and 106C-00-035.06. Please see attachments 1- 4.

BACKGROUND INFORMATION

- The Development Review Committee reviewed the final plat on December 11, 2025 and recommends the plat for approval.

GENERAL INFORMATION

- The proposed subdivision involves all two existing lots.
- The gross acreage is +/- 1.06 with a total of 1 lot.
- All easements and dedications are provided on the final plat.
- Street numbers have not been assigned at this time.
- Potable water and sanitary sewer service is provided by Starkville Utilities.
- The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that there are no adversely affected parties.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of minor final plat approval. One (1) paper copy and a digital copy of the approved final plat shall be retained in the Planning Department's files. A deposit in the amount of two hundred dollars ($200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.

- If the final plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the land and binding upon the applicants, their heirs, and/or successors.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval.

ZONING DISTRICT INFORMATION

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	**SD-2**
A1 Lot size per unit in sq. ft (min.)	17500
A2 Lot width (min.)	100'
A3 Lot width at corner (min.)	100'
B. Principal Building Setbacks	
B1 Front setback	30' or infill standards
B. Principal Building Setbacks (cont.)	
B2 Side setback (min.)	10' or infill standards
B3 Side setback corner lot (min.)	30'
B4 Rear setback (min.)	25'
B5 Rear setback adjacent to street or alley (min.)	30'
C. Accessory Dwelling Unit/Structure Setbacks	
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	30'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	20'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	
D1 From primary street	See infill standards
E. Height	
E1 Principal building(s) (max)	35', 2.5 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	
F1 Street-facing primary entrance along street	yes

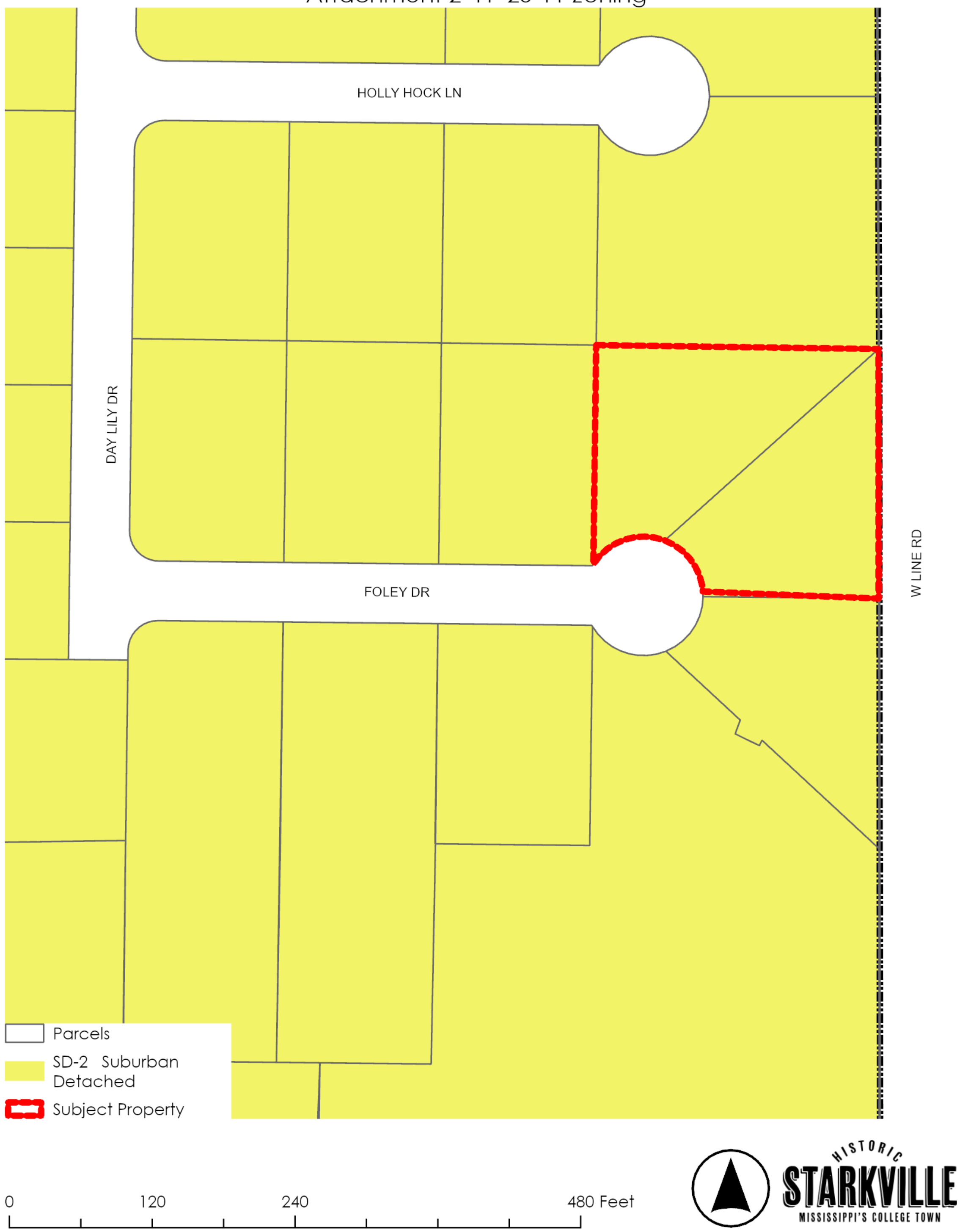
CONDITIONS OF APPROVAL

Any condition attached to the approval of a final plat 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 subdivision.

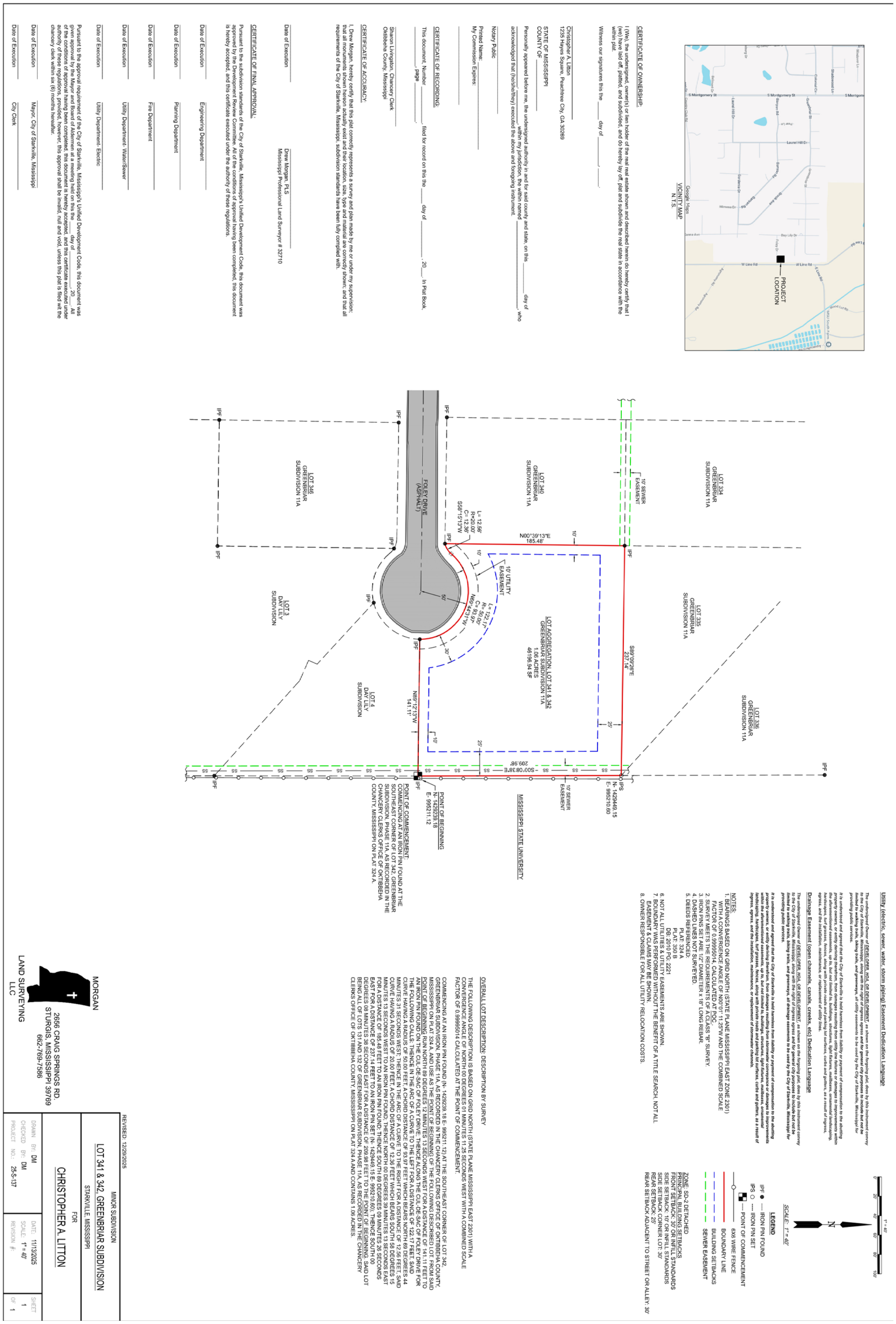
Attachment 1- FP 25-11 Aerial

0 120 240 480 Feet

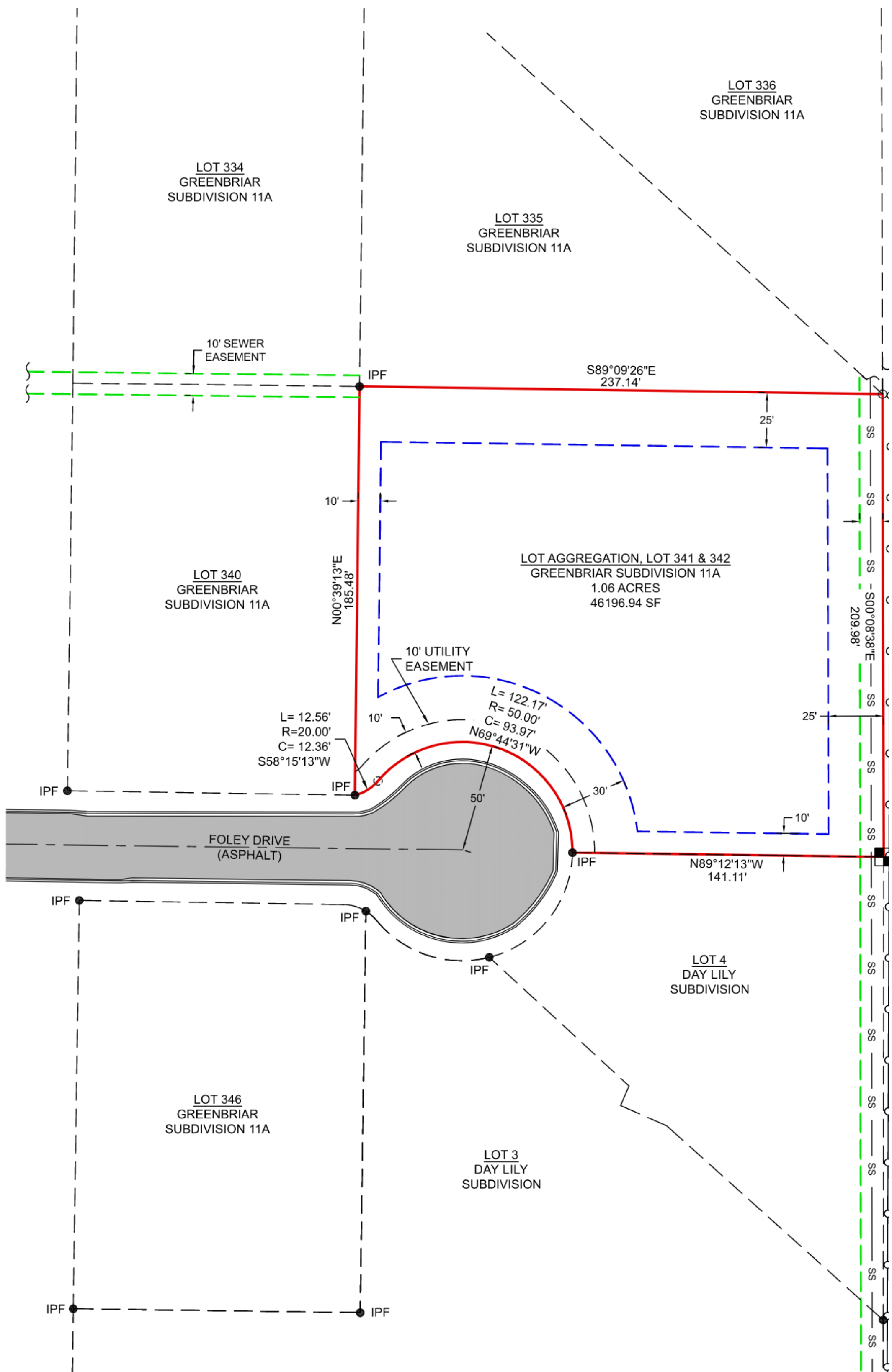
Attachment 2- FP 25-11 Zoning



Attachment 3- Final Plat



Attachment 4- Enlarged Final Plat



23. CONSIDERATION OF APPROVING TASK ORDER #1 WITH CIVIL-LINK, LLC IN THE AMOUNT OF $57,500.00 TO UPDATE THE CITY'S ROADWAY MAINTENANCE IMPROVEMENT PLAN.

Mayor Spruill spoke strongly in favor of this particular item because she believes the city has saved millions and she expects to save more using this service and updating our road maintenance improvement plan. She stated that she is very comfortable going forward with Mr. Burnetts request as he moves to try make sure the city's maintenance improvement cost and continuing to do preservation plan that was rolled out when the city first got Civil-Link. Alderman Sistrunk stated that she was very much in in favor of the Task Order due to significant improvements already seen. The City also has an opportunity for continued data evaluation through equipment available with Civil-Link to stay ahead of road issues

In opposition, Vice Mayor Perkins noted that his history with these streets date back to July 6, 1993. He stated that the past engineers did a great job identifying the streets that needed to be added to the city's street improvement plan. He notes that he remembers when this came before the board in previous terms, the Board recognize the vast amount of staff and engineers in our city capable of doing these things. He noted that when this contract expires that he will be voting against renewing it. He states that he would like to see the city stop outsourcing and do this in house.

Mayor Spruill noted that the County was going to this approach for their roads. She stated that it is a forward thinking look at how we address our roads from a data driven standpoint. She noted that when Mr. Burnett first brought this to the Board that he spoke of eventually moving some of this in-house, but we are not at that point.

Upon the motion of Alderman Sistrunk, duly seconded by Alderman Brooks, and adopted by the Board to approve task order #1 with Civil-Link, LLC in the amount of $57,500.00 to update the city's Roadway Maintenance Improvement Plan. 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

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

TASK ORDER #1

WORK AUTHORIZATION 01-2026 MIP

PROFESSIONAL PLANNING, ENGINEERING & ROADWAY SURVEY SERVICES
ROADWAY MAINTENANCE AND IMPROVEMENTS PLAN

In accordance with the Master Service Agreement dated February 22, 2024 between the City of Starkville and Civil-Link, LLC, this Work Authorization describes the services and payment conditions related to the professional planning, engineering, and inspection services provided by CL for the Project described as the ***Roadway Maintenance and Improvements Plan.***

GENERAL:

The Roadway Maintenance and Improvements Plan (hereafter, "Project") is proposed to be completed utilizing local funds appropriated for this Project. In order to effectively implement the roadway maintenance and improvements plan (MIP), professional planning and engineering will be required for the City of Starkville (hereafter, "Owner"). In addition, CL will survey all roadways in the City's network based on centerline miles and provide PASER scale ratings for all roadways. The proposed Project will consist of roadway network condition evaluation, attribute collection & mapping, and maintenance and improvements planning.

SCHEDULE:

The Project time necessary to complete each service will follow the schedule shown below:

Roadway Network Evaluation & Mapping	60 Days from NTP
Maintenance Improvements Plan (MIP)	120 Days from NTP

PAYMENT CONDITIONS:

CL shall provide the services described herein for this WA at the following rates:

Roadway Network Evaluation & Mapping	$42,500.00 (Hourly not to exceed)
Maintenance Improvements Plan (MIP)	$15,000.00 (Hourly not to exceed)
Total	**$57,500.00**

Payment shall be made in accordance with the terms set forth in the referenced Professional Services Master Agreement.

SCOPE OF SERVICES:

I. Services related to the Roadway Maintenance and Improvements Plan:

A. Roadway Network Condition Evaluation, Attribute Collection & Mapping

CL will work to complete a GIS based roadway network condition evaluation for all City-maintained roadways. The survey will be based on roadway centerline GIS data provided by the City. Roadway attribute data will be collected during this phase that can be used to inform cost estimates developed in the Maintenance and Improvements Planning phase as well as the web application. Roadway condition ratings will be collected in segments of 60 feet to 120 feet using the PASER scale appropriate for the road surface type. Video will be collected of every road rated during the field survey and can be loaded into the web application video tool and viewed by clicking the road linework at any position. The results of the field survey and attribute collection will be processed, validated, checked and reviewed for quality assurance. Two meetings are proposed for this task. A pre-survey meeting will be set to review the process, confirm roads, discuss items of special consideration or other topics. A second meeting will be set to review the field survey results, smoothed ratings, boundaries and classifications, and to mark the start of the planning phase.

- CL will use road network centerline data provided by the City and will confirm survey linework with the City prior to beginning the field survey.
- Custom Road Network Condition Evaluation:
  - Video of existing streets.
  - PASER rating in 60-120 ft segments.

- Survey of outside lanes, in both directions, on roadways with 4 lanes or more.

- GIS linework of the roadway network showing roadway condition rating.
- Per road assignment of the following attributes based on City records and aerial imagery:
    - Lane Count
    - Lane Width
    - Striping Presence
    - Turn Lane Presence
    - Bike Lane Presence
    - Surface Material
    - Curb and Gutter Presence
    - Cove Presence
    - Functional Classification
- One review meeting between CL and the City to report results and initial assessment of the existing roadway network.

The fee is based on an estimated 325 road miles, and covers the cost of attribute data collection, road rating, video assessment, data processing, quality assurance and control, and two meetings.

B. **Maintenance and Improvements Planning**

A Roadway Maintenance & Improvements Plan (MIP) is intended to serve as the basis for a multi-year strategy to maintain and improve existing roadways. The MIP is used to identify the types of problems that should be addressed in the existing roadway system to meet its long-term goals. The MIP will provide alternative maintenance, treatment and improvement options aimed at specifically addressing the needs of the City's roadway network. The MIP will also provide planning-level cost information that can be utilized by the City to develop a long-term maintenance program and related finance program.

The MIP will be developed using industry best-practices along with information about the City's methods and available options. The City will be involved in determining appropriate treatment choices for plan development. Once a set of treatment choices is settled upon, CL will then work to gather average local prices of those options in order to best represent expected actual pricing (average prices may vary depending on factors such as availability, contractor competition, distance from material sources, etc). CL will then apply the accepted treatment choices to the appropriate road ratings to develop planning-level cost estimates.

Using the general life expectancy of treatments along with the gathered costs, CL will develop a multi-year budget scenario in which every mile of road can be brought up to what may be considered a 'maintenance' level of quality over the course of several years. This 'best-case' scenario will then be discussed and reviewed with the City to determine feasibility. In-order to develop a plan that the City can work to achieve and feasibly implement, CL will help develop a budget scenario that aligns with the City's expected budget numbers while still working toward the City's overall goals developed during the planning process.

Associated information pertaining to the services completed in this phase of the project include:

- Develop and present general options for alternative pavements treatment methods that may be utilized in addition to bituminous overlays in order to preserve/improve existing roadways.
- City to provide current contractor pricing for relevant treatment methods and related road work activities.
- Assist the City in development of program goals and associated term (timeframe) for implementation.
- Development of planning level yearly and total program costs based on potential program terms and related considerations.
- Breakdown of treatment options applicable to type of road: Residential Streets, Major Thouroughfares, etc.
- CL will use municipal boundary data, such as Wards or City Limits, provided by the City to inform the linework reporting and map creation processes.

- The road linework dataset with ratings and attributes as well as the generated MIP data belong to the City and will be provided with the information CL develops under this contract. The City can also choose to house this information within CL's GIS systems for hosting and future data maintenance purposes.
- The MIP does not include field verified lane counts or lane widths, engineering design or final design level cost estimates for individual projects. A yearly breakdown of specific projects to be included over the term of the MIP will not be provided as a part of this phase of the project.
- A draft review meeting will be held near the end of this phase.
- A final meeting or presentation will be held to deliver the final report and results.

C. **Services Not Included:** Technical Support and MIP Implementation Consulting & Web Application Annual Subscription

CL will NOT provide the City with consulting services to support implementation of the MIP program. Consulting services can include developing yearly strategies of work, schedules of work, related maps, road lists and other related services. An annual subscription to the web-based application and planning tool is not included in this work authorization. The previous proposal included a 3-year subscription. At the end of that 3-year period, the subscription can be renewed.

<u>TERMS AND CONDITIONS</u>. The terms and conditions of the Agreement referenced above shall apply to this Work Authorization, except as expressly modified herein.

ACCEPTANCE of the terms of this Work Authorization is acknowledged by the following signatures of the Authorized Representatives.

CITY OF STARKVILLE, MISSISSIPPI	**CIVIL LINK**
Signature	Signature
Lynn Spruill, Mayor	Dan Cordell, Principal
Typed Name/Title	Typed Name/Title
1/6/26	12-26-25
Date of Signature	Date of Signature

24. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Pochop, duly seconded by Alderman Moreland, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of , December 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	$414,195.81
Airport Fund	015	$51,770.40
Restricted Airport	016	$23,541.00
Sanitation / Environmental Services	022	$18,886.61
Modernization Use Tax	120	$536,125.00
State Forfeited Funds	151	$71,900.00
Capital Projects Fund	300	$7,707.44
SS4A Grant Fund	304	$45,837.86
American Relief Fund	309	$695,498.08
Main Street Project	311	$667,508.84
Parks Capital Project (2023)	312	$250,657.19
Spring/Hwy 12 Linkage Tap	313	$37,175.00
Park And Rec Tourism	375	$722,505.00
BUILD Grant MS 182/MLK Corridor	377	$695,498.08
Economic Dev, Tourism & Conv	630	$183,770.08
Starkville Utilities		$210,012.68
Starkville Water		$568,066.68
Payroll		$1,081,496.12
Grand Total		$6,282,151.87

25. CONSIDERATION TO RESTRUCTURE THE WATER DISTRIBUTION AND COLLECTIONS AND CLOSED CIRCUIT TELEVISION (CCTV) AND SEWER DIVISIONS IN THE STARKVILLE UTILITIES DEPARTMENT.

Vice Mayor addressed Mr. Kemp asking him about any plans to come back and fill the Closed Circuit TV and Sewer supervisor position, where employees recently resigned. Mr. Kemp agreed that the restructure requested for approval did not contemplate any future plans to hire employees into the Closed Circuit Television (CCTV) and Sewer supervisor position with no intent to reinstate it. Mr. Kemp agreed.

Upon the motion of Alderman Perkins, duly seconded by Alderman Moreland, and adopted by the Board to approve to restructure the Water Distribution and Collections and Closed Circuit Television (CCTV) and Sewer Divisions in the Starkville Utilities Department with the condition that the city is abolishing the Closed Circuit Television (CCTV) and Sewer supervisor position. 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.

26. MOTION TO RECESS UNTIL JANUARY 20, 2026 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Pochop, for the Board of Aldermen to recess the meeting until January 20, 2026 @ 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 20th DAY OF JANUARY, 2026.

Attest:

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D. LYNN SPRUILL, MAYOR

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JOANNA MCLAURIN, CITY CLERK