



OFFICIAL ELECTRONIC PACKET

**CITY OF STARKVILLE, MISSISSIPPI
February 3, 2026**

Mayor
D. Lynn Spruill

Vice Mayor
Roy A'. Perkins

Board of Aldermen
Kim Moreland
Sandra Sistrunk
Kyle Skinner
Mike Brooks
William Pochop
Henry Vaughn, Sr.

City Attorney
Berk Huskison

**Human Resources
Director**
Stacy Cobbins

City Clerk
Joanna McLaurin

Chief Financial Officer
Webb Corban

**Utilities General
Manager**
Edward Kemp



Police Chief
Mark Ballard

Fire Chief
Dewayne Davis

Technology Director
Joel Clements, Jr.

City Engineer
Cody Burnett

Court Clerk
Monica Lairy

**Sanitation and
Environmental Services
Director**
Chris Smiley

Airport Director
Rodney Lincoln

City Planner
Daniel Havelin

Building Official
Stein McMullen

OFFICIAL AGENDA

THE MAYOR AND BOARD OF ALDERMEN

OF THE

CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF FEBRUARY 3, 2026
5:30 P.M., COURT ROOM, CITY HALL
110 WEST MAIN STREET

I. CALL THE MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

III. APPROVAL OF THE OFFICIAL AGENDA INCLUDING CONSENTED ITEMS

IV. APPROVAL OF THE BOARD OF ALDERMEN MINUTES

CONSIDERATION OF THE MINUTES OF THE JANUARY 16, 2026 WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE JANUARY 20, 2026 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

AUNDREA SELF- ALPHA KAPPA ALPHA SORORITY, INC, MENTORING GROUP, THE YOUTH LEADERSHIP INSTITUTE.

VIII. PUBLIC HEARINGS

FIRST PUBLIC HEARING ON THE ADOPTION OF AMENDING THE ALCOHOL ORDINANCE TO EXPAND THE HOURS OF SERVICE ON SUNDAY TO BEGIN AT 10:00 AM INSTEAD OF THE CURRENT 11:00 AM.

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 12900 MS-182, STARKVILLE, MS 39759 WITH THE PARCEL NUMBER 159J-00-024.00, IS IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

PUBLIC HEARING AND CONSIDERATION UNDER MISS. CODE ANN. § 21-19-11 TO DETERMINE WHETHER THE PROPERTY LOCATED AT 513 VINE STREET, STARKVILLE, MS 39759, WITH THE PARCEL NUMBER 102A-00-260.00, AND IS IN SUCH A STATE OF UNCLEANLINESS AS TO

BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SUCH THAT CLEAN UP OF THE PROPERTY SHOULD OCCUR.

FIRST PUBLIC HEARING FOR AMENDING THE UNIFIED DEVELOPMENT CODE.

IX. MAYOR'S BUSINESS

A. CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STARKVILLE, MISSISSIPPI, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSISSIPPI (THE "CITY"), AND OKTIBBEHA COUNTY, MISSISSIPPI, A POLITICAL SUBDIVISION OF THE STATE OF MISSISSIPPI (THE "COUNTY"), PURSUANT TO THE MISSISSIPPI INTERLOCAL COOPERATION ACT, SECTION 17-13-1, *ET SEQ.*, MISSISSIPPI CODE OF 1972, AS AMENDED (THE "INTERLOCAL ACT"), ON THE DATE SET FORTH HEREINAFTER FOR STARKVILLE SAND CREEK TIF FUND.

B. CONSIDERATION OF CLARIFYING PRICE AND TERMS OF OPENGOV PERMITTING AND LICENSING SOFTWARE TO \$66,907.42 IN FY26 AND \$70,252.77 IN FY27. RESULTING IN AN INCREASE OF \$8,522.92 IN FY26 AND \$11,868.27 IN FY27.

C. CONSIDERATION OF ADOPTING A PROCUREMENT POLICY FOR THE CITY OF STARKVILLE.

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

THERE ARE NO ITEMS FOR THIS AGENDA

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

THERE ARE NO ITEMS FOR THIS AGENDA

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF FEBRUARY 3, 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.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. REQUEST AUTHORIZATION TO HIRE IAIN J. HENDERSON AS AIRCRAFT LINEMAN (FBO) –PART-TIME IN THE STARKVILLE AIRPORT DEPARTMENT.
2. REQUEST AUTHORIZATION OF THE TRANSFER OF ALEXIS WALKER (DISPATCHER – PART-TIME) TO THE POSITION OF DISPATCHER – FULL-TIME IN THE STARKVILLE POLICE DEPARTMENT.
3. REQUEST AUTHORIZATION TO HIRE SARAH DOVER TO THE POSITION OF DISPATCHER – PART-TIME IN THE STARKVILLE POLICE DEPARTMENT.
4. CONSIDERATION OF THE DISCIPLINARY ACTION RECOMMENDED BY ENVIRONMENTAL SERVICES AND SANITATION DIRECTOR CHRIS SMILEY FOR A STARKVILLE SANITATION COMMERCIAL DRIVER AS A RESULT OF I.A. #02032026.
5. REQUEST AUTHORIZATION TO APPOINT BRADFORD “BRAD” DAVIS AS INTERIM LEAD LINEMAN FOREMAN IN THE STARKVILLE UTILITIES DEPARTMENT.
6. REQUEST AUTHORIZATION OF THE TRANSFER OF DAVID KELLEY (FIREFIGHTER – NON-CERTIFIED - TEMPORARY) TO THE POSITION OF

FIREFIGHTER – NON-CERTIFIED IN THE STARKVILLE FIRE DEPARTMENT.

H. INFORMATION TECHNOLOGY

1. **REQUEST APPROVAL OF YEARLY RENEWAL OF CISCO SMARTNET FROM CSPIRE FOR THE STATE CONTRACT PRICE OF \$7,347.20.**

I. PARKS

THERE ARE NO ITEMS FOR THIS AGENDA

J. POLICE DEPARTMENT

1. POLICE

- a. **REQUEST PERMISSION TO PURCHASE FROM ACCURATE TACTICAL, AVON PROTECTION (13) C50 RESPIRATOR KITS AT THE COST OF \$15,908.75, THE LOWEST OF TWO QUOTES, FUNDED BY HOMELAND SECURITY GRANT.**

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

POTENTIAL LITIGATION

XV. OPEN SESSION

XVI. RECESS UNTIL FEBRUARY 17, 2026 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.

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
January 16, 2026**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, January 16, 2026 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor Lynn Spruill, Alderwoman Kim Moreland, Alderwoman Sandra Sistrunk, Alderman Kyle Skinner, Alderman William Pochop, and Alderman Henry Vaughn, Sr. City Attorney Berk Huskison and City Clerk Joanna McLaurin were also present.

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

Amy Bishop gave a presentation of the operations and responsibilities of the Starkville Housing Authority.

The Mayor and members of the Board discussed items on the upcoming January 20, 2026 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed.

Mayor Spruill closed the work session

SIGNED AND SEALED THIS THE 3RD DAY OF FEBRUARY 6, 2026.

MAYOR D. LYNN SPRUILL

Attest:

Seal

JOANNA MCLAURIN, CITY CLERK



WORK SESSION

CITY OF STARKVILLE, MISSISSIPPI

January 16, 2026

11:00 a.m.

- A. CALL THE WORK SESSION TO ORDER**
- B. PRESENTATION BY AMY BISHOP OF THE OPERATIONS AND RESPONSIBILITIES OF THE STARKVILLE HOUSING AUTHORITY**
- C. DISCUSSION OF THE AGENDA ITEMS FOR THE JANUARY 20, 2026, MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF STARKVILLE.**
- D. ADJOURN MEETING**



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, JANUARY 16, 2026**

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

The public and media are invited to attend.

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



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM: MINUTES
AGENDA DATE: 2-3-26
PAGE: 1 of 147

SUBJECT: Request approval of the minutes of the January 20, 2026 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS.

REQUESTING
DEPARTMENT: City Clerk's Office

DIRECTOR'S
AUTHORIZATION: Joanna McLaurin

FOR MORE INFORMATION CONTACT: Joanna McLaurin, City Clerk

SUGGESTED MOTION: Approval of the minutes of the January 20, 2026 meeting of the Mayor and Board of Aldermen of the City of Starkville, MS.

**MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
January 20, 2026**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on January 20, 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 called for any changes to the agenda as presented. There being no changes requested, the Mayor called for a motion to approve the agenda with consent items.

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

Alderman Moreland offered a motion, duly seconded by Alderman Brooks, to approve the January 20, 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 20, 2026
5:30 P.M., MUNICIPAL COURT ROOM, CITY HALL - 110 WEST MAIN STREET**

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

CONSIDERATION OF THE MINUTES OF THE JANUARY 6, 2026 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

CONSIDERATION OF THE MINUTES OF THE JANUARY 14, 2026 SPECIAL CALL 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 PRESENTATION AND HEARING ON THE SMART BUS TRANSIT SYSTEM BY TRANSIT DIRECTOR JEREMIAH DUMAS.

PUBLIC HEARING AND CONSIDERATION OF RZ 25-02 A REQUEST REZONE 101 DR. MARTIN LUTHER KING JR DRIVE WEST FROM T-5C TO C.

PUBLIC HEARING AND CONSIDERATION OF SE 25-09 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A PLACE OF WORSHIP AT 208 INDUSTRIAL PARK ROAD WITHIN A I (INDUSTRIAL) ZONING DISTRICT.

PUBLIC HEARING AND CONSIDERATION OF SE 25-10 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON THE SOUTH SIDE OF BUTLER ROAD DIRECTLY WEST OF 710 BUTLER RD IN A RN ZONING DISTRICT.

PUBLIC HEARING AND CONSIDERATION OF SE 26-01 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM THE DEVELOPMENT ACCESSIBILITY STANDARDS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED +/- 450' DUE SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND HIGHWAY 12 EAST WITHIN A C ZONING DISTRICT.

IX. MAYOR'S BUSINESS

A. CONSIDERATION OF CALLING FOR THE FIRST OF TWO PUBLIC HEARINGS TO AMEND THE CITY OF STARKVILLE ALCOHOL ORDINANCE AND MUNICIPAL CODE SECTION 4.3.01(D) TO EXPAND SALES ON SUNDAY FROM THE CURRENT TIME OF 11:00 AM TO 10:00 AM.

X. BOARD BUSINESS

THERE ARE NO ITEMS FOR THIS AGENDA

XI. DEPARTMENT BUSINESS

A. AIRPORT

1. REQUEST APPROVAL OF THE U.S. GOVERNMENT LEASE FOR REAL PROPERTY BETWEEN NOAA AND THE CITY OF STARKVILLE LOCATED AT GEORGE M. BRYAN FIELD.
2. REQUEST APPROVAL TO ENTER INTO A BASE NETWORK AND SUPPORT AGREEMENT AND A CELL PLAN WITH QT POD FOR THE NEXT FIVE YEARS AT A TOTAL COST OF \$7,180.00 AT GEORGE M. BRYAN FIELD.

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

1. DISCUSSION AND CONSIDERATION OF FP 26-01 A REQUEST FOR FINAL PLAT APPROVAL FOR “THE PRESERVE AT HUNTINGTON PARK - PHASE 1 PART 2” LOCATED ON THE WESTERN END OF HUXLEY DRIVE IN A SD-6 ZONING DISTRICT.
2. DISCUSSION AND CONSIDERATION OF FP 26-02 A REQUEST FOR FINAL PLAT APPROVAL FOR “VOGES-HAUPF SUBDIVISION” AT 504 DR. MARTIN LUTHER KING JR DRIVE WEST IN A CR ZONING DISTRICT.
3. REQUEST FOR AUTHORIZATION TO ALLOW THE COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE AMERICA250 MISSISSIPPI GRANT PROVIDED BY THE MISSISSIPPI HUMANITIES COUNCIL.
4. REQUEST FOR AUTHORIZATION TO ALLOW THE COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR A GRANT PROVIDED BY THE MISSISSIPPI HILLS NATIONAL HERITAGE AREA (MHHA).

C. COURTS

THERE ARE NO ITEMS FOR THIS AGENDA

D. ENGINEERING

1. CONSIDERATION OF APPROVING THE SOLE SOURCE QUOTE FROM MERIDIAN RAPID DEFENSE GROUP IN THE AMOUNT OF \$56,588.75 FOR AN ARCHER DROP DECK TRAILER AND MOBILE BOLLARD ACCESSORIES.

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF JANUARY 20, 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. ACCEPTANCE OF THE DECEMBER 2025 FINANCIAL STATEMENTS.

F. FIRE DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

G. HUMAN RESOURCES

1. REQUEST AUTHORIZATION TO HIRE POOJA SHAUNAK AS GRANTS AND FINANCE MANAGER IN THE CITY CLERK / FINANCE & ADMINISTRATION DEPARTMENT.
2. REQUEST AUTHORIZATION TO PROMOTE AMANDA TAYLOR TO THE POSITION OF HUMAN RESOURCES BUSINESS PARTNER WITHIN THE HUMAN RESOURCES DEPARTMENT.
3. REQUEST AUTHORIZATION TO HIRE DARLENE BROOKS AS HUMAN RESOURCES/PAYROLL COORDINATOR IN THE HUMAN RESOURCES DEPARTMENT.
4. REQUEST APPROVAL TO HIRE AREX WYATT AND HALLI POWERS AS NON-CERTIFIED POLICE OFFICERS IN THE STARKVILLE POLICE DEPARTMENT.
5. REQUEST AUTHORIZATION TO HIRE RICHARD "RICKY" ATWOOD AS AN AIRCRAFT LINEMAN (FBO) IN THE STARKVILLE AIRPORT DEPARTMENT.
6. REQUEST AUTHORIZATION TO HIRE JAYDEN LOWE AS A LANDSCAPE INTERN IN THE STARKVILLE UTILITIES DEPARTMENT.
7. REQUEST FOR AUTHORIZATION TO HIRE JP BUFORD AS A TEMPORARY DRIVER IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.

8. CONSIDERATION OF THE TWO (2) DISCIPLINARY ACTIONS RECOMMENDED BY STARKVILLE POLICE CHIEF MARK BALLARD RELATED TO THE PENDING AND SUBSEQUENT CONCLUSION OF I.A. 25-12001 FOR A STARKVILLE POLICE TACTICAL/DISPATCHER.

H. INFORMATION TECHNOLOGY

THERE ARE NO ITEMS FOR THIS AGENDA

I. PARKS

1. CONSIDERATION OF APPROVING TASK ORDER #3 WITH BURNS COOLEY DENNIS FOR A GEOTECHNICAL INVESTIGATION FOR THE PROPOSED SKATE PARK AT THE STARKVILLE SPORTSPLEX IN THE AMOUNT OF \$9,800.00.
2. CONSIDERATION OF APPROVING THE LOW BID FROM SGK LANDSCAPES, INC. FOR THE SPORTSPLEX SOCCER IRRIGATION IMPROVEMENTS PROJECT IN THE AMOUNT OF \$92,075.29.

J. POLICE DEPARTMENT

1. POLICE

- a. REQUEST APPROVAL TO RENEW THE (5) YEAR LEASE SOFTWARE AGREEMENT WITH UTILITY ASSOCIATES, INC FOR BODY WORN CAMERAS, ACCESSORIES AND IN-CAR VIDEO EQUIPMENT IN THE AMOUNT OF \$790,000.00 OVER (5) YEARS FROM APRIL 1, 2026 – MARCH 31, 2031. THE AMOUNT DUE IN THE CURRENT FISCAL YEAR IS \$150,000.00. UTILITY ASSOCIATES, INC., IS A SOLE SOURCE PROVIDER AND COMPATIBLE WITH EXISTING SYSTEMS.

2. CODE ENFORCEMENT

THERE ARE NO ITEMS FOR THIS AGENDA

K. SANITATION DEPARTMENT

THERE ARE NO ITEMS FOR THIS AGENDA

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM BILL YOUNG IN THE AMOUNT OF \$25,440.00 FOR REPLACEMENT OF ELECTRIC BUTTERFLY VALVES AT CURRY STREET PLANT.
2. CONSIDERATION OF ACCEPTING THE LOW BID FOR THE HEADWORKS, CLARIFIER, AND RAS IMPROVEMENTS PROJECT FROM

NCMC, LLC AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT.

- 3. REQUEST AUTHORIZATION TO DECLARE THE WATER DIVISION PUSH CAMERA (UEMSI ENCODER 75-3800-500) AS SURPLUS AND AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM GREEN EQUIPMENT COMPANY TO PURCHASE A REPLACEMENT PUSH CAMERA IN THE AMOUNT OF \$8,901.00.**

XII. CLOSED DETERMINATION SESSION

XIII. OPEN SESSION

XIV. EXECUTIVE SESSION

PERSONNEL MATTER

XV. OPEN SESSION

XVI. ADJOURN UNTIL FEBRUARY 3, 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 JANUARY 6, 2026 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 6, 2026 session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE JANUARY 14, 2026 SPECIAL CALL MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 14, 2026 Special Call meeting of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

4. CONSIDERATION OF APPROVAL OF THE U.S. GOVERNMENT LEASE FOR REAL PROPERTY BETWEEN NOAA AND THE CITY OF STARKVILLE LOCATED AT GEORGE M. BRYAN FIELD.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the U.S. Government lease for real property between NOAA and the City of Starkville located at George M. Bryan Field” is enumerated, this consent item is thereby approved.

5. CONSIDERATION OF APPROVAL TO ENTER INTO A BASE NETWORK AND SUPPORT AGREEMENT AND A CELL PLAN WITH QT POD FOR THE NEXT FIVE YEARS AT A TOTAL COST OF \$7,180.00 AT GEORGE M. BRYAN FIELD.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to enter into a base network and support agreement and a cell plan with QT Pod for the next five years at a total cost of \$7,180.00 at George M. Bryan Field” is enumerated, this consent item is thereby approved.

6. CONSIDERATION OF FP 26-01 A REQUEST FOR FINAL PLAT APPROVAL FOR “THE PRESERVE AT HUNTINGTON PARK - PHASE 1 PART 2” LOCATED ON THE WESTERN END OF HUXLEY DRIVE IN A SD-6 ZONING DISTRICT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of FP 26-01 a request for final plat approval for “the Preserve at Huntington Park - phase 1 part 2” located on the western end of Huxley Drive in a SD-6 zoning district” is enumerated, this consent item is thereby approved.

7. CONSIDERATION OF FP 26-02 A REQUEST FOR FINAL PLAT APPROVAL FOR “VOGES-HAUPST SUBDIVISION” AT 504 DR. MARTIN LUTHER KING JR DRIVE WEST IN A CR ZONING DISTRICT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of FP 26-02 a request for final plat approval for “Voges-Haupt Subdivision” at 504 Dr. Martin Luther King Jr drive west in a CR zoning district” is enumerated, this consent item is thereby approved.



U.S. GOVERNMENT LEASE FOR REAL PROPERTY



DATE OF LEASE: January 13, 2026

LEASE NO:

This Lease, under the authority of 40 U.S.C. § 585, and as delegated under 41 C.F.R. § 102-73.175(e), is made and entered into between

CITY OF STARKVILLE

whose address is: George M. Bryan Field
120 Airport Road
Starkville, MS 39759

hereinafter called the "Lessor", and the United States of America, hereinafter called the "Government".

Witnesses: The parties hereto, for consideration hereinafter mentioned, covenant and agree as follows:

1. **Premises.** Lessor owns or controls improved land located at George M. Bryan Airport, located at 120 Airport Rd, Starkville, MS 39759 (the "Property"). Lessor leases to the Government and the Government leases from the Lessor a portion of the Property consisting of approximately 2,000 square feet of improved land for the installation and operation of Government owned wind profiling equipment (the "Premises"). The approximate geographic coordinates of Premises are Latitude 33.430710, Longitude -88.845721. Exhibit A. further describes the Property and Premises.
2. **Term.** The term of this Lease begins on December 1, 2024 and ends on November 30, 2029, subject to the termination and other rights as may be hereinafter set forth. The parties may agree to enter into a succeeding ground lease after this Lease ends, with the Government's property (e.g., improvements, equipment) remaining the property of the Government.
3. **Rent.** Effective December 1, 2024 the Government shall pay the Lessor an annual rent of \$2,400.00, payable at the rate of \$200.00 per month in arrears. If the term of this Lease includes any partial month, rent for the partial month shall be prorated. Rent shall be made via electronic funds transfer and based on the information provided in the System for Award Management (SAM) database (available at: <https://www.sam.gov>), or successor Government database.

A one-time, lump-sum payment will be made subsequent to the execution of this Lease and will bring the rent current.

The Government's obligation to pay rent to a new owner or assignee (Transferee), as well as recognize a Transferee as the new lessor, shall not commence until the 4 required actions in Paragraph 13 (Novation and Change-of-Name Agreements (Change of Ownership and Change of Name)) have occurred.

4. **Termination.** The Government may terminate this Lease at any time by giving at least 60 calendar days' notice in writing to the Lessor, and no rent shall accrue after the effective date of termination.

Said notice shall be computed commencing with the day after the date of mailing.

5. **Permitted Use.** The Government may use the Premises for any lawful purpose, such as installing, operating, maintaining, repairing, and replacing the wind profiler equipment. The wind profiler equipment may include the following: 915 MHz wind profiler system, RASS system, Radiometer, Basic RadFlux system and a 10-foot Meteorological station tripod, consisting of a wind anemometer, temperature/relative humidity sensor, pressure sensor, tipping bucket rain gauge and a data logger. The Government's equipment is provided on Exhibit B. The Government shall have the right to access the Property to make such installations, alterations, additions, and improvements to the Premises, instruments, and other Government property as may be necessary in order to carry out the Government's mission.
6. **Access.** For the duration of this Lease, and at no additional cost to the Government, the Lessor is responsible for ensuring the Government, including the Government's employees, contractors, subcontractors, authorized representatives, and licensees shall have access (rights of ingress and egress) to the Premises at all times (i.e., 24 hours per day and 7 days per week). The Lessor shall be responsible for securing any easement, right of entry, or other access agreement necessary to ensure the Government's access to the Premises from a nearby public roadway. When applicable, the Lessor shall provide the Government with at least two keys or the combination or code for any security fencing. The Government may, at its own expense, erect a fence or other barrier to restrict access to the Premises.
7. **Government Property.** Lessor covenants and agrees that none, nor any part, of the Government's property (e.g., wind profiler, equipment, buildings, fixtures, improvements) placed in, on, upon or affixed to the Premises shall become, or be considered part of, the Premises. The Government's property shall remain the property of the Government, unless disposed of or abandoned by the Government in accordance with applicable federal laws and regulations. Said disposal or abandonment will also need to be coordinated among the parties.
8. **Operations, Maintenance, and Utilities.** (a) The Government is responsible for operating and maintaining the Government's equipment. (b) The Lessor will routinely perform groundskeeping maintenance on the Premises up to the perimeter of the equipment. The Government may periodically perform seasonal maintenance (e.g., lawn mowing, cutting weeds) on the Premises inside the perimeter of the equipment. (c) The Government shall have a right-of-way to connect to all necessary utilities (e.g., for maintaining power, telecommunications, cabling, and fuel lines to the Premises). During the term of this Lease, the Government is responsible for separately funding its utility consumption on the Premises and utility connection to the Premises.
9. **Taxes, Assessments, and Fees.** The rent includes all taxes, assessments, and fees levied on the Property. The Government shall not be responsible for the payment of any taxes, assessments, or fees levied on the Property or on the Government's property (e.g., wind profiler, other equipment).
10. **Hazardous Materials.** The Premises shall be free of hazardous materials according to applicable environmental laws and regulations.
11. **Authority to Lease.** Lessor covenants that Lessor's interest in the Property is sufficient to enter into this Lease and Lessor's signatory has full authority to bind the Lessor to all terms and conditions of this Lease; the Government may reasonably request evidence of said interest and authority.
12. **Successors Bound.** This Lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors and assigns.

13. **Novation and Change-of-Name Agreements (Change of Ownership and Change of Name).** If the Lessor desires to transfer this Lease or ownership of the Premises, or change its name, compliance with Federal Acquisition Regulation (FAR) subpart 42.12 (48 C.F.R. subpart 42.12) is required. The Government's obligation to pay rent to a new owner or assignee (Transferee), as well as recognize a Transferee as the new lessor, shall not commence until the following actions have occurred: (1) the Government determines that recognizing the Transferee as the new lessor is in the Government's interest; (2) the Government, the original Lessor (Transferor), and the Transferee execute a Government provided novation agreement, based on the FAR and GSA templates, providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee; (3) the Transferee properly registers in the SAM database, or successor Government database, and completes all required representations and certifications (e.g., those within SAM); and (4) a lease amendment is executed by the Government and the Transferee that memorializes the above actions.
14. **Claims.** For the purposes of this Lease, the Government is considered to be self-insured. The Government agrees to promptly consider and adjudicate any claims which may arise out of use of the Lessor's Property/Premises by the Government or duly authorized representatives or contractors of the Government and to pay for any damage or injury as may be required by applicable law. Such adjudication may be pursued under the Federal Tort Claims Act, 28 U.S.C. § 2671 et seq., the Federal Employees' Compensation Act, 5 U.S.C. § 8101 et seq., or such other legal authority as may be pertinent.
15. **Correspondence.**

16. **Quiet Enjoyment.** Lessor agrees that the Government shall lawfully and quietly hold, occupy and enjoy the Premises during the term of this Lease, without hindrance from Lessor or anyone claiming rights by, through or under Lessor. In support of the Government's mission of collecting, studying, and reporting on meteorological conditions, the Lessor agrees to share any potential development plans with the Government to avoid damaging any Government improvements, including the Government's utility lines, grading and access.

If at any time before the expiration of this Lease the Lessor desires to change the location of the Government's operation pursuant to this Lease and/or the Lessor changes or modifies its facilities (e.g., runways or other areas) and/or allows others to change or modify such facilities in such a manner so as to adversely affect or render useless the Government's equipment or facilities or related power, control, or signal lines; the Lessor, shall bear any and all cost for repair and/or for replacement, removal and/or relocation of said equipment, facilities, and/or related power, control or signal lines to another site acceptable to the Government.

17. **Exhibits and Attachments.** The following are attached and made a part hereof:

- A. Exhibit A, Description of the Property and Premises (1 page)
- B. Exhibit B, Government's Equipment List (1 page)
- C. General Clauses, DOC NOAA JAN 2024 (2 pages)
- D. FAR clause 52.204-24, REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (OCT 2020) (4 pages)
- E. ADDENDUM to the System for Award Management (SAM) REPRESENTATIONS AND CERTIFICATIONS, GSA FORM 3518-SAM (REV JAN 2016) (MODIFIED DOC/NOAA - MAY 2022) (2 pages plus screenshot of SAM)

18. **Prior Transaction.** This Lease succeeds Lease number 22WSR0201N.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below.

LESSOR: CITY OF STARKVILLE

BY 
Signature

Lynn Spruill, Mayor, 1/20/26
Printed Name, Title, & Date

IN THE PRESENCE OF:

BY 
Signature

Joanna McLaurin, City Clerk 1/20/26
Printed Name, Title, & Date

UNITED STATES OF AMERICA:

BY _____
Department of Commerce
Real Property Contracting Officer

Printed Name of Contracting Officer & Date

GENERAL CLAUSES

(Acquisition of Real Property Leasehold Interests in Land and Towers for Leases Up to \$250,000 Net Annual Rent)

1. The Lessor shall maintain the Premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this Lease, in good repair and tenantable condition. Upon request of the Contracting Officer, the Lessor shall provide written documentation that building systems have been maintained, tested, and are operational. The Government shall have the right, at any time after the Lease is signed and during the term of the Lease, to inspect all areas of the Property to which access is necessary for the purpose of determining the Lessor's compliance with this clause.
2. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition. The Government may terminate the Lease if: (i) the Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or (ii) the Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions; and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Premises unusable for its intended purposes. Failure by the Lessor to timely deliver the Premises or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from: (i) circumstances within the Lessor's control; (ii) circumstances about which the Lessor had actual or constructive knowledge prior to the lease award date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters; (iii) the condition of the Property; (iv) the acts or omissions of the Lessor, its employees, agents or contractors; or (v) the Lessor's inability to obtain sufficient financial resources to perform its obligations. The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.
3. FAR 52.252-2 CLAUSES INCORPORATED BY REFERENCE (VARIATION)
This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make the full text available, or the full text may be accessed electronically at: <https://www.acquisition.gov>.
4. The following FAR (48 C.F.R. part 52) and GSAR (48 C.F.R. part 552) clauses are incorporated by reference:
 - FAR 52.204-9 PERSONAL IDENTITY VERIFICATION OF CONTRACTOR PERSONNEL
 - FAR 52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (JUN 2020) (Applicable to leases over \$30,000 total contract value.)
 - FAR 52.204-13 SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (OCT 2018)
 - FAR 52.204-19 INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS (DEC 2014)
 - FAR 52.204-21 BASIC SAFEGUARDING OF COVERED CONTRACTOR INFORMATION SYSTEMS
 - FAR 52.204-23 PROHIBITION ON CONTRACTING FOR HARDWARE, SOFTWARE, AND SERVICES DEVELOPED OR PROVIDED BY KASPERSKY LAB AND OTHER COVERED ENTITIES (DEC 2023)
 - FAR 52.204-25 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (NOV 2021)
 - FAR 52.204-27 PROHIBITION ON A ByteDance COVERED APPLICATION (JUN 2023)
 - FAR 52.204-30 FEDERAL ACQUISITION SUPPLY CHAIN SECURITY ACT ORDERS - PROHIBITION (DEC 2023)
 - FAR 52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (NOV 2021) (Applicable to leases over \$35,000 total contract value.)
 - FAR 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (SEP 2023)
 - FAR 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (SEP 2023) (Applicable to leases over the micro-purchase threshold.)
 - FAR 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (JUN 2020) (Applicable to leases over \$150,000 total contract value.)
 - FAR 52.222-36 EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUN 2020) (Applicable to leases over \$15,000 total contract value.)
 - FAR 52.222-37 EMPLOYMENT REPORTS ON VETERANS (JUN 2020) (Applicable to leases over \$150,000 total contract value.)
 - FAR 52.223-6 DRUG-FREE WORKPLACE (MAY 2001) (Applicable to any leases of any value awarded to an individual.)
 - FAR 52.232-23 ASSIGNMENT OF CLAIMS (MAY 2014) (Applicable to leases over the micro-purchase threshold.)

INITIALS: 

LESSOR

&

 GOVERNMENT

GENERAL CLAUSES DOC NOAA AUG 2025

GENERAL CLAUSES

(Acquisition of Real Property Leasehold Interests in Land and Towers for Leases Up to \$250,000 Net Annual Rent)

- | | |
|--------------------|---|
| FAR 52.232-33 | PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (OCT 2018) |
| FAR 52.233-1 | DISPUTES (MAY 2014) |
| GSAR 552.270-4 | DEFINITIONS (AUG 2023) (DEVIATION) |
| GSAR 552.270-7 | FIRE AND CASUALTY DAMAGE (JUN 2011) |
| GSAR 552.270-8 | COMPLIANCE WITH APPLICABLE LAW (SEP 2022) (DEVIATION) |
| GSAR 552.270-10 | DEFAULT BY LESSOR (JUL 2023) (DEVIATION) |
| GSAR 552.270-23 | SUBORDINATION, NONDISTURBANCE AND ATTORNMEN (SEP 1999) |
| GSAR 552.270-24 | STATEMENT OF LEASE (SEP 1999) |
| GSAR 552.270-28 | MUTUALITY OF OBLIGATION (SEP 1999) |
| GSAR 552.270-30 | PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011) |
| GSAR 552.270-31 | PROMPT PAYMENT (JUN 2011) |
| GSAR 552.270-32 | COVENANT AGAINST CONTINGENT FEES (JUN 2011) |
| 5. GSAR 552.270-35 | SYSTEM FOR AWARD MANAGEMENT – LEASING (FEB 2020) |

(a) Definitions. As used in this provision—

"Electronic Funds Transfer (EFT) indicator means a four-character suffix to the unique entity identifier. The suffix is assigned at the discretion of the commercial, nonprofit, or Government entity to establish additional System for Award Management records for identifying alternative EFT accounts (see subpart 32.11) for the same entity.

"Registered in the System for Award Management (SAM)" means that—

- (1) The Offeror has entered all mandatory information, including the unique entity identifier and the EFT indicator, if applicable, the Commercial and Government Entity (CAGE) code, as well as data required by the Federal Funding Accountability and Transparency Act of 2006 (see subpart 4.14) into SAM
- (2) The offeror has completed the Core, Assertions, and Representations and Certifications, and Points of Contact sections of the registration in SAM;
- (3) The Government has validated all mandatory data fields, to include validation of the Taxpayer Identification Number (TIN) with the Internal Revenue Service (IRS). The offeror will be required to provide consent for TIN validation to the Government as a part of the SAM registration process; and
- (4) The Government has marked the record "Active".

"Unique entity identifier" means a number or other identifier used to identify a specific commercial, nonprofit, or Government entity. See www.sam.gov for the designated entity for establishing unique entity identifiers.

- (b) (1) An Offeror is required to be registered in SAM prior to award, and shall continue to be registered during performance, and through final payment of any contract, basic agreement, basic ordering agreement, or blanket purchasing agreement resulting from this solicitation.
- (2) The Offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "Unique Entity Identifier" followed by the unique entity identifier that identifies the Offeror's name and address exactly as stated in the offer. The Offeror also shall enter its EFT indicator, if applicable. The unique entity identifier will be used by the Contracting Officer to verify that the Offeror is registered in the SAM.
- (c) If the Offeror does not have a unique entity identifier, it should contact the entity designated at www.sam.gov for establishment of the unique entity identifier directly to obtain one. The Offeror should be prepared to provide the following information:

- (1) Company legal business name.
- (2) Tradestyle, doing business, or other name by which your entity is commonly recognized.
- (3) Company physical street address, city, state, and Zip Code.
- (4) Company mailing address, city, state and Zip Code (if separate from physical).
- (5) Company telephone number.
- (6) Date the company was started.
- (7) Number of employees at your location.
- (8) Chief executive officer/key manager.
- (9) Line of business (industry).
- (10) Company headquarters name and address (reporting relationship within your entity).

(d) If the Offeror does not become registered in the SAM database in the time prescribed by the Contracting Officer, the Contracting Officer will proceed to award to the next otherwise successful registered Offeror.

(e) Processing time should be taken into consideration when registering. Offerors who are not registered in SAM should consider applying for registration immediately upon receipt of this solicitation. See <https://www.sam.gov> for information on registration.

INITIALS:  & _____
LESSOR GOVERNMENT

General Clause Addendum
to the Lease FAR 52.204-25 and GSAR 552.204-70

52.204-25 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2019)

(a) Definitions. As used in this clause—

“Covered foreign country” means The People’s Republic of China.

“Covered telecommunications equipment or services” means –

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

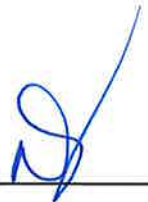
(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

“Critical technology” means-

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—

LESSOR:  GOVERNMENT: _____

General Clause Addendum
to the Lease FAR 52.204-25 and GSAR 552.204-70

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

"Substantial or essential component" means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) Prohibition. Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in Federal Acquisition Regulation 4.2104.

(c) Exceptions. This clause does not prohibit contractors from providing-

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

LESSOR:  GOVERNMENT: _____

General Clause Addendum
to the Lease FAR 52.204-25 and GSAR 552.204-70

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

(End of clause)

552.204-70 REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND
VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2019)

LESSOR:  GOVERNMENT: _____

General Clause Addendum REV (10/19)

General Clause Addendum
to the Lease FAR 52.204-25 and GSAR 552.204-70

(a) *Definitions.* As used in this clause-

"Covered telecommunications equipment or services", "Critical technology", and "Substantial or essential component" have the meanings provided in FAR 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition.* Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Contractors are not prohibited from providing-

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Representation.* The Offeror or Contractor represents that it ☐ will or ☐ will not [Contractor to complete and submit to the Contracting Officer] provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract, order, or other contractual instrument resulting from this contract. This representation shall be provided as part of the proposal and resubmitted on an annual basis from the date of award.

(d) *Disclosures.* If the Offeror or Contractor has responded affirmatively to the representation in paragraph (c) of this clause, the Offeror or Contractor shall provide the following additional information to the Contracting Officer--

(1) All covered telecommunications equipment and services offered or provided (include brand; model number, such as original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable);

(2) Explanation of the proposed use of covered telecommunications equipment and services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) of this provision;

(3) For services, the entity providing the covered telecommunications services (include entity name, unique entity identifier, and Commercial and Government Entity (CAGE) code, if known); and

(4) For equipment, the entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known).

(End of clause)

LESSOR:  GOVERNMENT: _____

ADDENDUM to the System for Award Management (SAM) REPRESENTATIONS AND CERTIFICATIONS (Acquisitions of Leasehold Interests in Real Property)	Lease Number	Dated
--	---------------------	--------------

Complete appropriate boxes and sign the form. This form will be attached to, and be a part of, the lease. The Offeror makes the following additional Representations. NOTE: The "Offeror," as used on this form, is the lessor (e.g., owner) of the property offered, not an individual or agent representing the lessor.

1. ANNUAL REPRESENTATIONS AND CERTIFICATIONS FOR LEASEHOLD ACQUISITIONS

- (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531120, unless the real property is self-storage (#531130), land (#531190), or residential (#531110).
- (2) The small business size standard is 41.5 million in annual average gross revenue of the concern for the last 3 fiscal years.
- (3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.
- (b) The System for Award Management (SAM) is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror, by signing this addendum, hereby certifies he is registered in SAM.

☐ Registration Active and Copy Attached

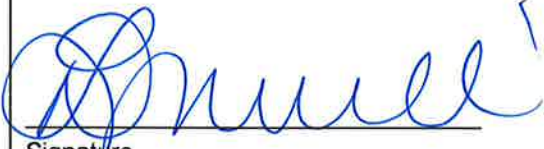
2. 52.209-11 REPRESENTATION BY CORPORATIONS REGARDING DELINQUENT TAX LIABILITY OR A FELONY CONVICTION UNDER ANY FEDERAL LAW (FEB 2016)

- (a) As required by sections 744 and 745 of Division E of the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. 113-235), and similar provisions, if contained in subsequent appropriations acts, the Government will not enter into a contract with any corporation that -
 - (1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless an agency has considered suspension or debarment of the corporation and made a determination that suspension or debarment is not necessary to protect the interests of the Government; or
 - (2) Was convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless an agency has considered suspension or debarment of the corporation and made a determination that this action is not necessary to protect the interests of the Government.
- (b) The Offeror represents that -
 - (1) It is ☐ is not ☐ a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability; and

- (2) It is ☐ is not ☐ a corporation that was convicted of a felony criminal violation under a Federal law within the preceding 24 months.

3. UNIQUE ENTITY IDENTIFIER

- (a) Enter Unique Entity Identifier number: JD6GFWSBX1L3
- (b) An offeror may obtain a Unique Entity Identifier ("Unique Entity ID" or "UEI") via the internet at www.sam.gov; and request your Unique Entity ID and register your entity to do business with the U.S. Government. Existing registered entities can find their Unique Entity ID by visiting www.sam.gov or via the Federal Service Desk (FSD), www.fsd.gov or request help from an FSD agent Monday–Friday 8 a.m. to 8 p.m. ET at 866-606-8220.

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) <u>City of Starkville, 110 W. Main St,</u> <u>Starkville, MS 39759</u>  _____ Signature	TELEPHONE NUMBER <u>662-323-2525</u> <u>1/20/26</u> Date
--	--	--



2605 Trade Centre Ave, Suite B
Longmont, CO 80503
888.412.5332 www.QTood.com

SUBSCRIPTION SERVICE AGREEMENT

This Subscription Service Agreement ("**Agreement**") is entered into effective as of February 1, 2026 ("**Effective Date**"), between QT Petroleum On Demand, LLC, an Oregon limited liability company ("**QTPOD**") and City of Starkville, MS - Airport Dept ("**Customer**"). Customer and QTPOD may be referred to in this Agreement individually as a "**Party**" and collectively as the "**Parties.**"

RECITALS

A. Customer has purchased QTPOD's M4000 Self-Serve Terminal ("**M4000**"), which requires certain subscription services in order to function; and

B. Customer wishes to procure, and QT wishes to provide, the subscription services described below on the terms and conditions specified in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and representations set forth in this Agreement, the Parties hereby agree as follows:

AGREEMENT

1. Term of Agreement.

This Agreement shall take effect on the Effective Date. This Agreement shall have an initial term of one (1) years (invoiced annually) from the Effective Date (the "**Initial Term**"), unless terminated sooner in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew for successive one (1) year terms unless either Party gives written notice of its intent not to renew to the other Party at least 90 days before the expiration of the then current term. The Initial Term and any renewal terms shall be collectively referred to as the "**Term.**"

2. License, Services and Fees.

2.1. Subject to the terms and subject to the conditions set forth in this Agreement, QTPOD hereby agrees to provide cloud-based access and grants Customer a limited, non-exclusive, non-transferable license to use its proprietary Siteminder Fuel Management Software, together with database hosting services, software updates, 24/7 technical support, any and all intellectual property, and an optional parts replacement plan (collectively, "**Services**"), during the Term, in exchange for the fees specified in Exhibit 1 ("**Fees**"). The Services will allow Customer to perform fuel management tasks from any computer or tablet with internet connectivity, including: sales transaction detail, account management, fuel inventory management, tax table review, single click invoicing, account detail, basic discounting, schedule assessment, tail/registration number capture, transaction detail log and detailed sales activity review. The Services allow Customer to prepare detailed reports and data is exportable to Microsoft Excel. QTPOD will provide the Services via a web-based service interface application that will be provided, defined and determined by QTPOD.

2.2. Adjustment of Fees. QTPOD shall have the right to adjust the Fees at the start of any renewal term. Should QTPOD intend to adjust the Fees, it shall provide the Customer with notice of the change in Fees at least one hundred and twenty (120) days prior to the expiration of the then current term.

2.3. Documentation. In connection with the Services, QTPOD may provide the Customer with user manuals, handbooks, and guides relating to the Services either electronically or in hard copy form.

Subject to the terms and conditions contained in this Agreement, QTPOD hereby grants to Customer a non-exclusive, non-sublicensable, non-transferable license to use the Documentation during the Term solely for Customer's internal business purposes in connection with its use of the Services.

2.4. Reservation of Rights. QTPOD reserves all rights not expressly granted to Customer in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Customer or any third party any intellectual property rights or other right, title, or interest in or to the Services.

3. Responsibilities of QTPOD.

3.1 Services. QTPOD shall use reasonable efforts to provide the Services in an uninterrupted, continuous fashion. Customer understands and agrees that QTPOD's systems may be periodically offline or otherwise inoperable in order for QTPOD to perform maintenance, install or test software, or for other commercially reasonable business purposes and that during such time Services may not be provided. Customer further understands and agrees that from time to time QTPOD's systems may be off line or otherwise inoperable as a result of the failure of equipment or services provided to QTPOD by third parties (for example, public or private telecommunications services or internet nodes or facilities, overall Internet congestion, unavailability of generic Internet services, such as DNS services), and that during such time Services may not be provided. In the event of unforeseen network or equipment failure, QTPOD will use commercially reasonable efforts to restore the Services in a reasonably prompt fashion.

3.2 Modification. QTPOD may from time to time, in its sole discretion, modify the manner in which it provides Services, and modify its software and systems, all of which may result in a change in the manner in which QTPOD provides the Services, provided, however, that such modifications and/or changes will not degrade the level of, or have a material adverse impact upon the features and functionality of the Services.

3.3 Support. QTPOD will offer reasonable technical support as set forth in the Support and Service Level Agreement, attached as Exhibit 2.

4. Responsibilities of Customer.

4.1 Format and Internet Connection. Customer will be responsible for delivering and receiving data to and from QTPOD's server(s) in the format required by QTPOD and for supplying functional, industry-standard hardware and adequate internet connectivity, including internet connectivity for the M4000 unit unless a cellular connection is supplied by QTPOD. Customer shall also provide QTPOD with a static IP address or a specific range of static IP addresses.

4.2 Access to M4000. Customer will provide QTPOD with access to the M4000 as may be needed to perform services such as support and software updates, and will otherwise cooperate with QTPOD in the performance of its obligations under this Agreement.

4.3 Confidentiality of End User's Data. QTPOD will provide encrypted data transmission and secure hosting services, but Customer is solely responsible for implementing security measures, procedures, and standards or any other best practices available, to protect the confidentiality of all data stored or transmitted through or stored on Customer's equipment or servers.

4.4 Updates. QTPOD will provide maintenance and upgrades to the Services, but Customer shall provide such access and assistance as may be necessary to accomplish such maintenance or upgrades.

4.5 End User Communications. QTPOD will work collaboratively with Customer to resolve operational or performance issues should they arise, but Customer is responsible for communicating with its customers.

4.6 Proper Use. Customer is responsible for using the Services in the manner instructed by QTPOD and otherwise in the manner intended. Customer shall not use the Services for any purposes beyond the scope of the access granted in this Agreement. The software used in connection with the

Services is QTPOD's proprietary software and Customer shall not at any time, directly or indirectly to: (i) copy, modify, or create derivative works of the Services or Documentation, in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Services or Documentation; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Services, in whole or in part; (iv) remove any proprietary notices from the Services or Documentation; or (v) use the Services or Documentation in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law.

5. Terms of Payment.

Fees shall be paid annually in advance. All fees and other charges stated herein are due and payable within thirty (30) days after the date of QTPOD's invoice.

6. Taxes.

Fees do not include any applicable federal, state, or local excise, sales, use, value-added, and similar taxes and duties arising in connection with the provision of the Services and this Agreement. Customer is solely responsible for paying all such taxes. Customer may receive the Services without such taxes added if Customer provides QTPOD with proper tax exemption certificates.

7. Minimum Technical Specifications.

Unless QTPOD is supplying a cellular connection, Customer shall be responsible for providing industry-standard internet connectivity and one or more computers or tablets in order to utilize the Services.

8. Scope and Limitations.

Customer acknowledges that QTPOD is responsible only for providing Customer with data transmission. QTPOD is not providing any information relating to any credit report, nor should any information provided by QTPOD be used to create or modify any credit report. QTPOD is not responsible for the operation of Customer's web site(s), or the actions or inaction of any third party or entity, including any bank, processor, financial institution or network, telecommunications carrier, third party software developer or ISP.

Notwithstanding anything to the contrary in this Agreement, QTPOD may temporarily suspend Customer's access to any portion or all of the Services if: (i) QTPOD reasonably determines there is a threat or attack on any of the software or Customer's use of the software disrupts or poses a security risk to QTPOD or to any other customer or vendor of QTPOD; or (ii) Customer is using the Services for fraudulent or illegal activity. QTPOD shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Services following any Service Suspension. QTPOD shall use commercially reasonable efforts to resume providing access to the Services as soon as reasonably possible after the event giving rise to the Service Suspension is cured. QTPOD will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer may incur as a result of a Service Suspension.

9. Confidential Information.

From time to time during the Term, either Party may disclose or make available to the other Party information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information[, whether orally or in written, electronic, or other form or media/in written or electronic form or media], [that is/and whether or not] marked, designated, or otherwise identified as "confidential" (collectively, "Confidential Information"). Confidential Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving Party at the time of disclosure; (c) rightfully obtained by the receiving Party on a non-confidential basis from a third party; or (d) independently developed by the receiving Party. The receiving Party shall not disclose the disclosing Party's Confidential Information to any person or entity, except to the receiving Party's employees who have a need to know the Confidential Information for the receiving Party to exercise its rights or perform its obligations hereunder. Notwithstanding the foregoing,

each Party may disclose Confidential Information to the limited extent required (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law, provided that the Party making the disclosure pursuant to the order shall first have given written notice to the other Party and made a reasonable effort to obtain a protective order; or (ii) to establish a Party's rights under this Agreement, including to make required court filings. On the expiration or termination of the Agreement, the receiving Party shall promptly return to the disclosing Party all copies, whether in written, electronic, or other form or media, of the disclosing Party's Confidential Information, or destroy all such copies and certify in writing to the disclosing Party that such Confidential Information has been destroyed. Each Party's obligations of non-disclosure with regard to Confidential Information are effective as of the Effective Date and will expire five years from the date first disclosed to the receiving Party; provided, however, with respect to any Confidential Information that constitutes a trade secret (as determined under applicable law), such obligations of non-disclosure will survive the termination or expiration of this Agreement for as long as such Confidential Information remains subject to trade secret protection under applicable law.

10. Limited Warranty.

10.1 QTPOD does not make any representations or guarantees regarding uptime or availability of the Services unless specifically identified in Exhibit 2. THE FOREGOING WARRANTY DOES NOT APPLY, AND QTPOD STRICTLY DISCLAIMS ALL WARRANTIES, WITH RESPECT TO ANY THIRD-PARTY PRODUCTS.

10.2 EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN SECTION 10.1, THE SERVICES ARE PROVIDED "AS IS" AND QTPOD HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE. QTPOD SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. QTPOD MAKES NO WARRANTY OF ANY KIND THAT THE SERVICES, OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF, WILL MEET CUSTOMER'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR WORK WITH ANY SOFTWARE, SYSTEM, OR OTHER SERVICES, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

11. Indemnification.

11.1 Customer Indemnity. To the extent permitted by law, Customer shall indemnify, defend and hold harmless QTPOD, and each of its parent companies, subsidiaries and affiliated companies, and each of their respective employees, officers, directors, managers, agents and representatives, from and against any and all claims, demands, liabilities, losses, damages, judgments, costs and expenses, including reasonable attorneys' fees and costs, arising out of or related to Customer's misuse of the Services, data breaches within the Customer's network, or Customer's misconduct or negligence.

11.2 QTPOD Indemnity. QTPOD shall indemnify, defend and hold harmless Customer, and each of its parent companies, subsidiaries and affiliated companies, and each of their respective employees, officers, directors, managers, agents and representatives, from and against any and all claims, demands, liabilities, losses, damages, judgments, costs and expenses, including reasonable attorneys' fees and costs, arising out of or related to claims that the Services infringe or misappropriate any intellectual property right. In the event of such a claim, or if QTPOD reasonably believes that the Service is likely to become the subject of such a claim, then QTPOD shall, at its expense: (a) obtain for Customer the right to continue using such Service; (b) replace or modify the Service so that it does not infringe upon or misappropriate such intellectual property right and maintains substantially similar functionality and performance; or, (c) in the event that QTPOD is unable or determines, in its reasonable judgment, that it is commercially unreasonable to do either of the aforementioned, QTPOD shall terminate this Agreement promptly reimburse to Customer any prepaid Fees for which Subscription Service have not been rendered or provided.

12. Limitation of Liability.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, IN NO EVENT WILL EITHER PARTY, NOR WILL ANY OF A PARTY'S MEMBERS, MANAGERS, EMPLOYEES, REPRESENTATIVES, AGENTS, LICENSEES, SUCCESSORS OR ASSIGNS, BE LIABLE OR RESPONSIBLE FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL OR PUNITIVE DAMAGES, OR ANY LOST PROFITS, IN CONNECTION WITH OR AS A RESULT OF THIS AGREEMENT OR ITS OR ANY OF THEIR CONDUCT OR PERFORMANCE UNDER THIS AGREEMENT, INCLUDING IN CONNECTION WITH DEFECTIVE PRODUCTS, EVEN IF SUCH AMOUNTS ARE OR SHOULD HAVE BEEN REASONABLY FORESEEABLE TO A PARTY OR A PARTY IS OR WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR LOST PROFITS. IF, DESPITE THE FOREGOING PROVISIONS, LIABILITY IS NEVERTHELESS IMPOSED ON A PARTY OR ON ANY OF ITS MEMBERS, MANAGERS, EMPLOYEES, REPRESENTATIVES, AGENTS, LICENSEES, SUCCESSORS OR ASSIGNS, EXCEPT AS EXPRESSLY PROVIDED, WHATEVER THE REASON FOR SUCH IMPOSITION OF LIABILITY (INCLUDING THE CLAIMED INVALIDITY OF ANY EXCLUSION OF LIABILITY HEREUNDER), IN NO EVENT WILL THE AGGREGATE LIABILITY OF A PARTY AND ITS MEMBERS, MANAGERS, EMPLOYEES, REPRESENTATIVES, AGENTS, LICENSEES, SUCCESSORS AND ASSIGNS UNDER OR IN CONNECTION WITH THIS AGREEMENT EXCEED THE TOTAL PRICE PAID BY CUSTOMER UNDER THIS AGREEMENT DURING THE PREVIOUS 12 MONTHS, REGARDLESS OF THE NUMBER OF CLAIMS.

13. Cardholder and Transaction Information.

QTPOD shall handle all Cardholder Information (as defined below) under this Agreement in compliance, with all applicable laws, regulations, ordinances, rules, and orders of governmental authorities having jurisdiction (collectively, the "**Requirements**"). Customer shall also conduct all of its own activities in compliance with the Requirements. Neither Party shall sell, transfer, disclose to any unauthorized person, or use the Cardholder Information except: (a) to provide authorized services related to payment transaction processing, settlement, and funding; (b) to provide fraud control and loyalty services; (c) to cooperate with law enforcement investigations, to comply with legally executed subpoenas, or as specifically required by law; or (d) for other uses authorized by the Party providing the Cardholder Information in writing.

14. Excused Non-Performance.

QTPOD will not have any liability or responsibility for any delay in or failure to perform under this Agreement as a result of circumstances beyond QTPOD's reasonable control, and all such delay and failure is hereby excused by Customer. Such excusing circumstances (a "**Force Majeure**") include: shortages of materials; acts of God; fire; flood; war; embargo; labor trouble; failure or delay by third parties; cyber-attacks; riots; and laws, rules, regulations and orders of any governmental authority. If any material delay or material inability to perform continues for more than ninety (90) days, Customer may, as its sole and exclusive remedy, terminate this Agreement upon seven (7) days written notice to QTPOD.

15. Default and Early Termination.

If Customer defaults in performance of any material obligation under this Agreement, QTPOD may terminate this Agreement, provided that QTPOD shall have given written notice of such default to Customer and Customer shall have failed to cure such default to QTPOD's reasonable satisfaction within thirty (30) days after QTPOD provides such written notice. Customer agrees that Customer's failure to timely pay any invoiced fees, costs or expenses when due will constitute a material breach hereunder and, notwithstanding the foregoing provisions of this paragraph, in such event QTPOD may immediately terminate this Agreement. Each Party will have the right to terminate this Agreement upon the other Party's cessation of business, election to dissolve, insolvency, commission of an act of bankruptcy, general assignment for the benefit of creditors or the filing of any petition in bankruptcy or for relief under the

provisions of the bankruptcy laws, or the failure to have discharged within sixty (60) days the filing of any petition in bankruptcy or for the relief under the provisions of the bankruptcy laws against the Party. The rights granted hereunder are not exclusive but are cumulative with any other rights or remedies a Party may have.

16. Miscellaneous Provisions.

16.1. Independent Contractor. Neither Party nor its employees are joint venturers, partners, agents, or employees of the other Party. Neither Party is authorized to represent, obligate, or bind the other. Nothing in this Agreement shall be construed as giving either Party any right to exercise any control over the other Party's operations or over the manner and method by which such Party conducts its operations. Neither Party shall have the authority to and shall not purport to make any commitments or representations on behalf of the other Party or otherwise to take any actions on behalf of the other Party.

16.2. Notices. Any notice given pursuant to this Agreement shall be in writing and shall be given by personal service, by email, or by United States certified mail, return receipt requested, postage prepaid to the addresses appearing at the end of this Agreement, or as changed through written notice to the other Party. Notice given by personal service shall be deemed effective on the date it is delivered to the addressee, notice given by email shall be deemed effective at the time shown in a delivery confirmation report generated by the sender's email system which indicates that delivery of the email to the recipient's email address has been completed, and notice mailed shall be deemed effective on the fourth business day following its placement in the mail addressed to the addressee.

Address for Notice:

QT Petroleum On Demand, LLC
2605 Trade Centre Ave., Ste. B
Longmont, CO 80503

Attention: _____

Email: _____

Address for Notice:

City of Starkville, MS - Airport

P.O. Box 1424

Starkville, MS 39760

Attention: Rodney Lincoln

Email: rlincoln@cityofstarkville.org

16.3 Survival. All provisions related to confidentiality, indemnity, limitation of liability and each other provision of this Agreement that by its nature extends beyond the expiration or earlier termination of this Agreement, will survive and continue in full force and effect after this Agreement expires or is earlier terminated.

16.4 Assignment. Subscriber may not assign any of its rights, interests or duties under this Agreement without the prior written consent of QTPOD, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, QTPOD may assign this Agreement to any successor or assignee of the rights underlying the Services (for example, the purchaser of the intellectual property rights required for the lawful provision of the Services).

16.5 Succession. This Agreement will bind and inure to the benefit of each Party and its permitted successors, assigns, and delegates.

16.6 Governing Law; Jurisdiction and Venue. This Agreement will be interpreted under, and any disputes arising out of this Agreement will be governed by, the laws of the State of Colorado, without reference to its conflicts of law principles. **The Uniform Computer Information Transactions Act will not apply to the interpretation or enforcement of this Agreement.** Each Party irrevocably consents to the jurisdiction of the state and federal courts located in the State of Colorado, in connection with all actions arising out of or in connection with this Agreement, and waives any objections that venue is an inconvenient forum.

16.7 Waiver. A Party's delay or failure to enforce or insist on strict compliance with any provision of this Agreement will not constitute a waiver or otherwise modify this Agreement. A Party's waiver of any right granted under this Agreement on one occasion will not: (a) waive any other right; (b)

constitute a continuing waiver; or (c) waive that right on any other occasion.

16.8 Amendments. This agreement may be amended only by a written instrument signed by both Parties, which writing must refer to this Agreement.

16.9 Rules of Construction and Interpretation. Section and paragraph headings are for convenience only and do not affect the meaning or interpretation of this Agreement. All exhibits attached to or referenced in this Agreement are a part of and are incorporated in this Agreement. Both Parties have had the opportunity to have this Agreement reviewed by their attorneys, therefore, no rule of construction or interpretation that disfavors the Party drafting this Agreement or any of its provisions will apply to the interpretation of this Agreement. The words "includes" and "including" are not limited in any way and mean "including without limitation." The word "or" is not exclusive and includes "and/or." The word "will" is a synonym for the word "shall." Reference to a "person" includes an individual, a corporation, a limited liability company, an association, a governmental body or any other entity.

16.10 Counterparts and Delivery. This Agreement may be executed in counterparts. Each counterpart will be considered an original, and all of them, taken together, will constitute a single Agreement. Facsimile and electronic signatures will be deemed original signatures for all purposes under this Agreement. When properly signed, this Agreement may be delivered by facsimile or electronically, and any such delivery will have the same effect as physical delivery of a signed original.

16.11 Entire Agreement. This Agreement, and its attached exhibits constitute the entire agreement between the Parties and supersedes any and all previous representations, understandings, or agreements between the Parties as to the subject matter hereof.

Executed by the undersigned authorized representatives of the Parties effective as of the Agreement Effective Date.

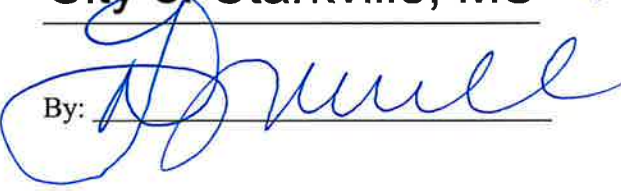
QT Petroleum On Demand, LLC

By: Michelle Shadows

Name: Michelle Shadows

Title: Office Manager

City of Starkville, MS

By: 

Name: D. Lynn Spruill

Title: Mayor



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 McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of FP 26-01 a request for Final Plat approval for "The Preserve at Huntington Park - Phase 1 Part 2" located on the western end of Huxley Drive in a SD-6 zoning district
Date: January 13, 2026

The purpose of this report is to provide information regarding a Final Plat request by Mike Brent on behalf of Jackson Construction, Inc. for "The Preserve at Huntington Park - Phase 1 Part 2" subdivision. Please see attachments 1- 6.

BACKGROUND INFORMATION

- On May 15, 2018, the Board of Aldermen approved the Huntington Subdivision Phase 9 Preliminary Plat.
- On December 21, 2021, the Board of Aldermen approved a variance request from side setbacks and fence height for front yard of side setback adjacent to the street on a corner lot for lots 301, 307, 308, 314, 315, 321, 322, 328, 345, and 346 within the Preserve at Huntington Park subdivision. The specific dimensions are as follows:
 1. Side setback adjacent to the street 15' for Lots 345 and 346.
 2. Side setback adjacent to the street 20' for Lots 301, 307, 308, 314, 315, 321, 322, and 328.
 3. Fence/Wall height up to 8' within setback adjacent to the street 301, 307, 308, 314, 315, 321, 322, 328, 345, and 346.
- On November 10, 2021, the City Planner approved an Administrative Adjustment in accordance with Section 3.6 of the Unified Development Code for a 2' reduction in the side setback requirements for one side of Lots 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, and 328.
- On August 2, 2018, the Development Review Committee approved IP 18-03 Hunting Park Phase 9 Infrastructure Plan.
- On December 18, 2025, The Development Review Committee reviewed FP 26-01 The Preserve at Huntington Park - Phase 1 Part 2 final plat.

GENERAL INFORMATION

- The proposed subdivision is located at western end of Huxley Drive in a SD-6 zoning district.
- The gross acreage is +/- 7.77 with a total of 18 lots. The proposed gross density is 2.13 units per acre.
- All easements and dedications are provided on the final plat.
- Street numbers will be assigned for construction permitting and utility assignments.
- Electrical service will be provided by 4 County.
- Potable water and sanitary sewer utility services will be provided by Starkville Utilities.
- Staff has been provided proof of establishment of a Homeowners Association (Attachment 6).
- 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 this subdivision is not part of any previously platted subdivision, therefore 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-6
A1 Lot size per unit in sq. ft (min.)	6000
A2 Lot width (min.)	50'
A3 Lot width at corner (min.)	60'
B. Principal Building Setbacks	SD-6
B1 Front setback	25' or infill standards
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	25'
B4 Rear setback (min.)	20'
B5 Rear setback adjacent to street or alley (min.)	25'
C. Accessory Dwelling Unit/Structure Setbacks	SD-6
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	25'
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	SD-6
D1 From primary street	See infill standards
E. Height	SD-6
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	SD-6
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 26-01 Aerial

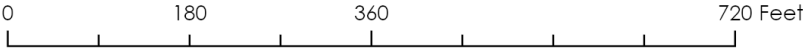
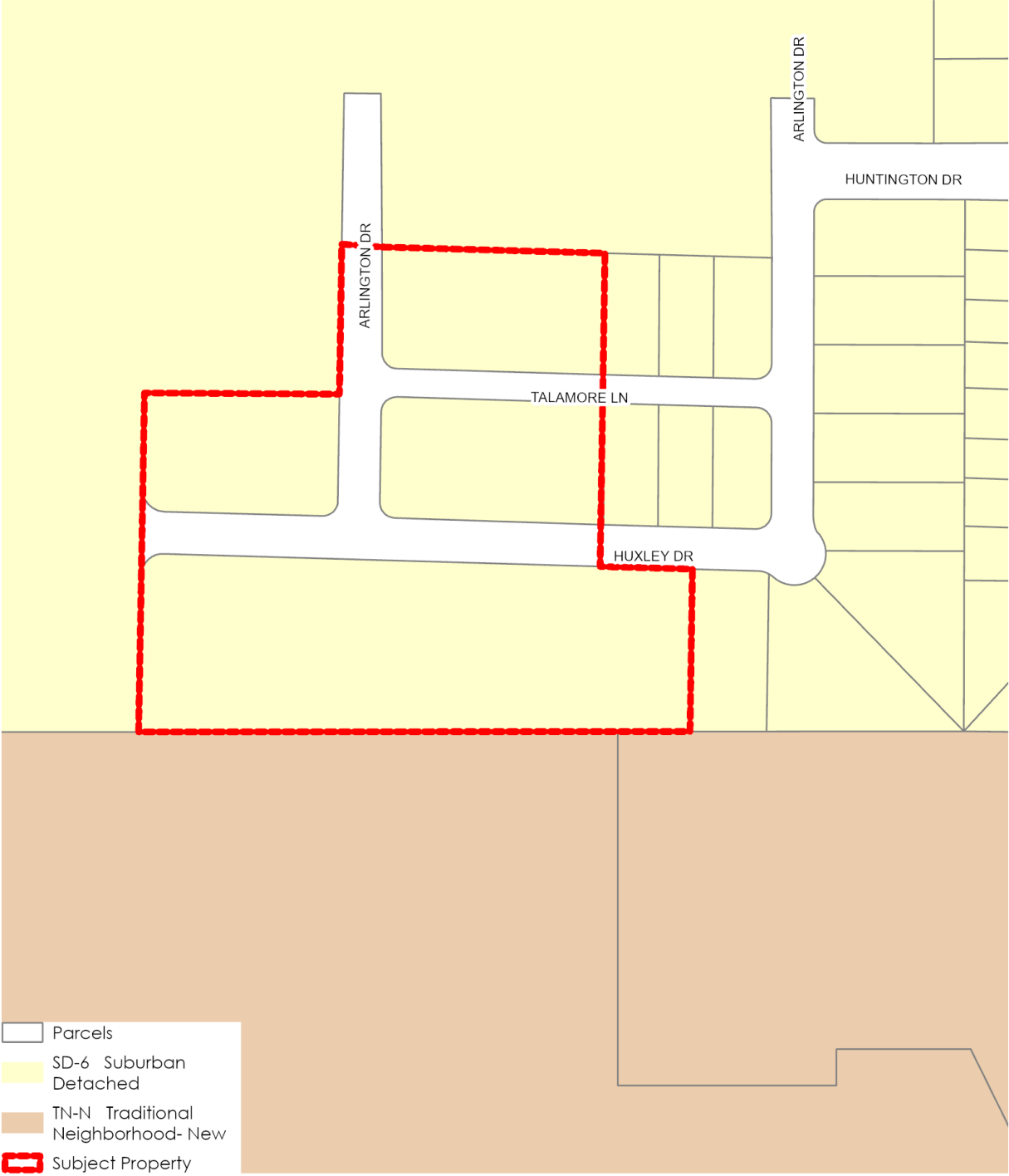


Parcels
Subject Property

0 180 360 720 Feet



Attachment 2- FP 26-01 Zoning



Attachment 3- FP 26-01 Plat Overlay



Attachment 6- Proof of HOA Establishment

12-30-2025

To The City of Starkville,

This letter is to confirm the establishment of the Homeowners Association for The Preserve at Huntington Park Phase 1, Part 2.

By: 

Ryan Akers, President
Huntington Homeowner's
Association, Inc.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HUNTINGTON HOMEOWNER'S ASSOCIATION, INC.	Legal

Business Information

Business Type:	Non Profit Corporation
Business ID:	647317
Status:	Good Standing
Effective Date:	11/01/1997
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
JANIE B COVIN
105 LAKE POINTE LN
STARKVILLE, MS 39759

Officers & Directors

Name	Title
JUDY O BLACK 121 N JACKSON ST STARKVILLE, MS 39759	Incorporator
H RUSSELL ROGERS 121 N JACKSON ST STARKVILLE, MS 39759	Incorporator



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 McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of FP 26-02 a request for Final Plat approval for "Voges-Haupt Subdivision" at 504 Dr Martin Luther King Jr Drive West in a CR zoning district.
Date: January 20, 2026

The purpose of this report is to provide information regarding a Final Plat request by Holland Cox with Springer Engineering on behalf of Shannon Voges-Haupt for the "Voges-Haupt Subdivision". Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant stated that their family previously owned several of the existing lots along Dr. Martin Luther King Jr. Drive West and is seeking to reacquire the property if possible. At this time, the applicant indicated that the purchase is intended as a long-term investment, with no plans for redevelopment in the near future. The owners of 506 and 508 Dr. Martin Luther King Jr. Drive West were not interested in selling their entire properties, which is why the proposed aggregation is configured as shown

GENERAL INFORMATION

- The Development Review Committee reviewed the final plat on November 20, 2025.
- The proposed subdivision is located at 504 Dr Martin Luther King Jr Drive West in a CR zoning district.
- The gross acreage is +/- 2.36 with a total of 2 lots. The proposed gross density is 0.85 lots per acre.
- All easements and dedications are provided on the final plat.
- No new street numbers have been assigned for construction.
- Electrical services will be provided by Starkville Utilities.
- Potable water and sanitary sewer utility services will be provided by the City of Starkville.
- 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 this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties. OR This subdivision is a part of a previously platted subdivision. The applicant has listed the adversely effected parties and provided written proof from each party agreeing to the alteration.

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

A. Lot Dimensions	CR
A1. Lot size per unit in sq. ft (min.)	40000
A2. Lot width (min.)	80'
A3. Lot width at corner (min.)	110'
B. Principal Building Setbacks	CR
B1. Front setback	40' min*
B2. Side setback (min.)	10'
B3. Side setback corner lot (min.)	40'
B4. Rear setback (min.)	30'
B5. Rear setback adjacent to street or alley (min.)	20'
C. Accessory Dwelling Unit/Structure Setbacks	CR
C1. Front setback	Behind rear wall of principal building
C2. Side setback	5' min
C3. Side setback corner lot (min.)	40'

C4. Rear setback	5', 100 for structures housing livestock
C5. Rear setback adjacent to alley for garages (min.)	N/A
C6. Structures housing livestock (min.)	100' min

D. Parking Setbacks	CR
D1. From primary street	N/A
E. Height	CR
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	70'
F. Pedestrian Access	CR
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.

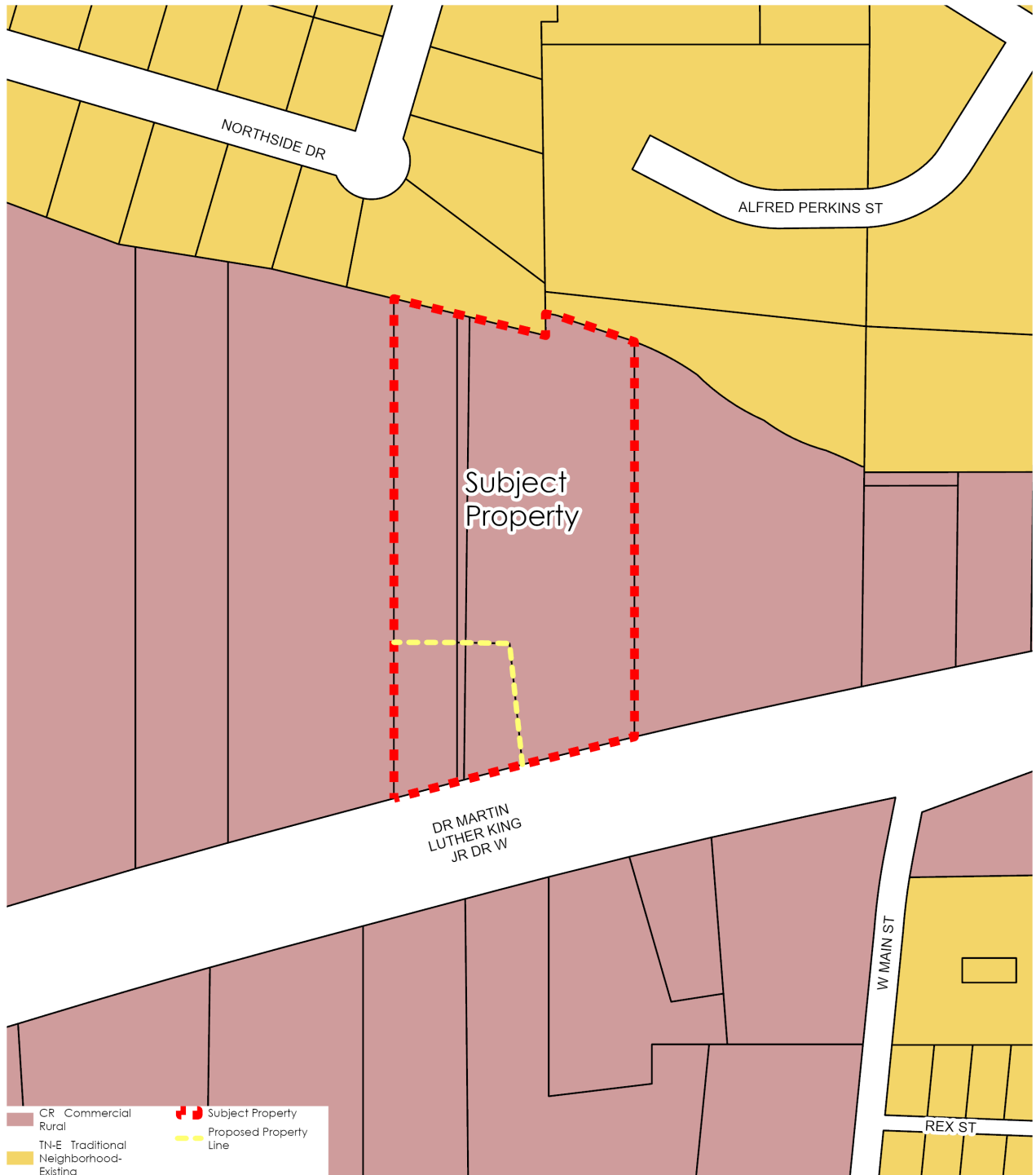
Attachment 1 - FP 26-02 Aerial



0 25 50 100 Feet
|-----|-----|-----|



Attachment 2 - FP 26-02 Zoning

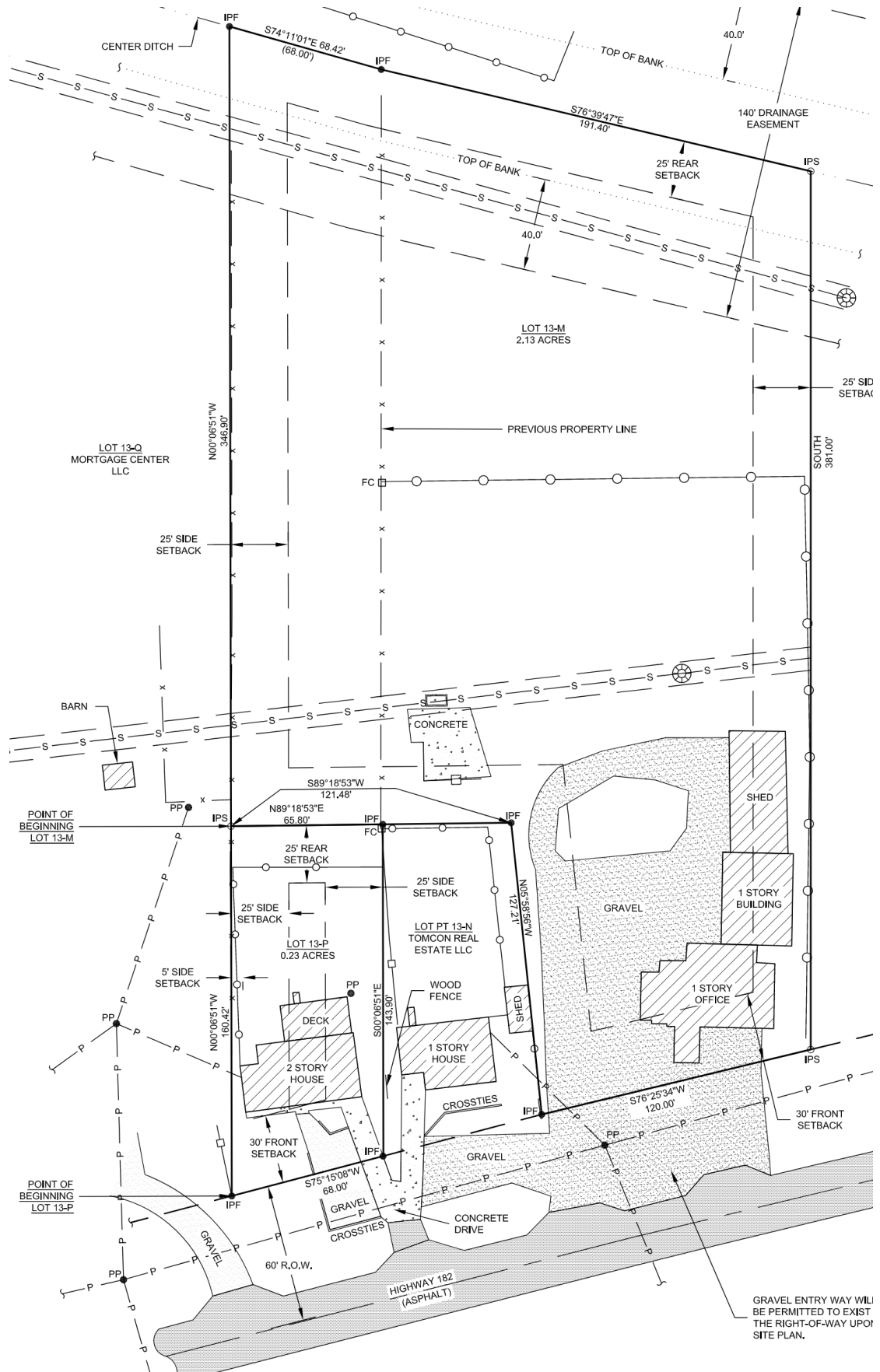


0 25 50 100 Feet



Date of Execution _____ City Clerk _____

Attachment 4 – Enlarged Site Plan



8. CONSIDERATION OF AUTHORIZATION TO ALLOW THE COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE AMERICA250 MISSISSIPPI GRANT PROVIDED BY THE MISSISSIPPI HUMANITIES COUNCIL.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of authorization to allow the Community Development Department to apply for the America250 Mississippi Grant provided by the Mississippi Humanities Council” is enumerated, this consent item is thereby approved.

9. CONSIDERATION OF AUTHORIZATION TO ALLOW THE COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR A GRANT PROVIDED BY THE MISSISSIPPI HILLS NATIONAL HERITAGE AREA (MHHA).

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of authorization to allow the Community Development Department to apply for a grant provided by the Mississippi Hills National Heritage area (MHHA)” is enumerated, this consent item is thereby approved.

10. CONSIDERATION OF APPROVING THE SOLE SOURCE QUOTE FROM MERIDIAN RAPID DEFENSE GROUP IN THE AMOUNT OF \$56,588.75 FOR AN ARCHER DROP DECK TRAILER AND MOBILE BOLLARD ACCESSORIES.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of approving the sole source quote from Meridian Rapid Defense Group in the amount of \$56,588.75 for an archer drop deck trailer and mobile bollard accessories” is enumerated, this consent item is thereby approved.

11. CONSIDERATION OF THE DECEMBER 2025 FINANCIAL STATEMENTS.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the December 2025 financial statements” is enumerated, this consent item is thereby approved.

12. CONSIDERATION OF AUTHORIZATION TO HIRE POOJA SHAUNAK AS GRANTS AND FINANCE MANAGER IN THE CITY CLERK / FINANCE & ADMINISTRATION DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of authorization to hire Pooja Shaunak as Grants and Finance Manager in the City Clerk / Finance & Administration Department” is enumerated, this consent item is thereby approved.



December 24, 2025

Company: City of Starkville

Address: 110 West Main Street, Starkville, MS 39759

To whom it may concern,

This is a sole source letter to certify that the Archer 1200 Barrier, the Archer 1200 Trailer Barrier Kit, the Archer Beam Gate, the Archer Rapid Gate, and the Archer Rapid Gate Kit are MERIDIAN exclusive products that are manufactured, rented, and sold only by Meridian Rapid Defense Group LLC ("MERIDIAN"). MERIDIAN is also the only provider of the deployment services of the Archer products and there are no other affiliates who offer this solution. MERIDIAN is the sole manufacturer, supplier, and renter of these products.

The Archer 1200 is manufactured in the U.S. with 700 lbs. of American made steel and has been tested to MASH, ASTM, PAS 68, and IWA14. No other product on the market meets these standards except the Archer 1200 Barrier.

We are glad to make ourselves available to provide further technical information on materials and the proper use of the above listed items. MERIDIAN provides the in-field training of the equipment to ensure the safety and effectiveness of the Archer 1200 Barrier.

The following items detail the unique, and one of its kind, characteristics of the Archer 1200 Barrier:

- No other product on the market provides unanchored stopping power certified to US DOD and PAS 68 standards. Unbolted units stop a vehicle traveling 30 mph within 14 feet; no other product on the market meets this standard.
- No other product on the market is rated for armor-piercing NATO ammunition up to .50 cal. ballistic rounds.
- No other barrier on the market is designed as a non-electric and non-hydraulic unit.
- The Archer 1200 Barrier has easily deployable wheels that are self-contained on the barrier and effortlessly positioned. No other product on the market has this unique characteristic.
- No other product on the market can be installed as a complete barrier system with MERIDIAN's 4-foot and 10-foot Arrestor Cables.
- MERIDIAN's unique, one-of-a-kind barriers can be deployed at any desired length, as unit can be "daisy chained" together. This cannot be achieved with any other product on the market.
- MERIDIAN's unique products are transported and positioned using a specially designed Drop Deck Trailer.
- A remaining unique feature of the Archer 1200 Barrier is that the unit allows for the installation of directional or informational signage.

Please feel free to contact me with any specific questions or additional requests for information.

Many thanks,

A handwritten signature in black ink that reads 'J. Eric Alms'. The signature is written in a cursive, flowing style.

Eric Alms

President

Cell: (626) 755-6493 or (213) 400-9811

éalms@meridian-barrier.com



Meridian Rapid Defense Group Sales LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-S-12445

GSA Contract #47QSWA19D001F

12/24/2025

Bill To
City of Starkville
110 West Main Street
Starkville MS 39759
United States

Ship To
City of Starkville
Chris Williams
110 West Main Street
Starkville MS 39759
United States

Date	Expires	Shipping Method	Sales Rep
12/24/2025	03/24/2026	Freight Out	Aaron T Adair

Item		Price Level	Quantity	Rate	Amount
T1000	Archer T-1000 Drop Deck Trailer	GSA	1	34,247.85	\$34,247.85
AMHA003-2	Archer Manual Hauler 2.0	GSA	3	1,925.18	\$5,775.54
AMB1200WSP	Wayfinding Package		2	0.00	
WAYF-001	Wayfinding Frame	GSA	16	574.18	\$9,186.88
WF3C	Caution - Caution	GSA	16	37.24	\$595.84
WF4PTO	Caution - Pedestrian Traffic Only	GSA	16	37.24	\$595.84
WF2STP	Caution - Stop	GSA	16	37.24	\$595.84
WF1RC	Caution - Road Closed	GSA	16	37.15	\$595.96
WF - Paint	Wayfinding Frame Paint Fee	GSA	16	0.00	\$0.00
End of Group				0.00	\$11,570.36
F	Freight Charges		1	4,995.00	\$4,995.00

Subtotal \$56,588.75

Tax (0%) \$0.00

Total \$56,588.75

Notes:

Payment Terms:

Due to high demand, Meridian is requesting a 50% deposit to ensure timely delivery of your product.

Wire Transfer Instructions:

Meridian Rapid Defense Group Sales LLC
Account Number: 568605235
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:

530 New Los Angeles Ave #115-345
Moorpark, CA 93021



QUO-S-12445

13. CONSIDERATION OF AUTHORIZATION TO PROMOTE AMANDA TAYLOR TO THE POSITION OF HUMAN RESOURCES BUSINESS PARTNER WITHIN THE HUMAN RESOURCES DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to promote Amanda Taylor to the position of Human Resources Business Partner within the Human Resources Department” is enumerated, this consent item is thereby approved.

14. CONSIDERATION OF AUTHORIZATION TO HIRE DARLENE BROOKS AS HUMAN RESOURCES/PAYROLL COORDINATOR IN THE HUMAN RESOURCES DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Darlene Brooks as Human Resources/Payroll Coordinator in the Human Resources Department” is enumerated, this consent item is thereby approved.

15. CONSIDERATION OF APPROVAL TO HIRE AREX WYATT AND HALLI POWERS AS NON-CERTIFIED POLICE OFFICERS IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Arex Wyatt and Halli Powers as non-certified Police Officers in the Starkville Police Department” is enumerated, this consent item is thereby approved.

16. CONSIDERATION OF AUTHORIZATION TO HIRE RICHARD "RICKY" ATWOOD AS AN AIRCRAFT LINEMAN (FBO) IN THE STARKVILLE AIRPORT DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Richard "Ricky" Atwood as an aircraft lineman (FBO) in the Starkville Airport Department” is enumerated, this consent item is thereby approved.

17. CONSIDERATION OF AUTHORIZATION TO HIRE JAYDEN LOWE AS A LANDSCAPE INTERN IN THE STARKVILLE UTILITIES DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Jayden Lowe as a landscape intern in the Starkville Utilities Department” is enumerated, this consent item is thereby approved.

18. CONSIDERATION OF AUTHORIZATION TO HIRE JP BUFORD AS A TEMPORARY DRIVER IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire JP Buford as a temporary driver in the Sanitation & Environmental Services Department” is enumerated, this consent item is thereby approved.

19. CONSIDERATION OF THE TWO (2) DISCIPLINARY ACTIONS RECOMMENDED BY STARKVILLE POLICE CHIEF MARK BALLARD RELATED TO THE PENDING AND SUBSEQUENT CONCLUSION OF I.A. 25-12001 FOR A STARKVILLE POLICE TACTICAL/DISPATCHER.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the two (2) disciplinary actions recommended by Starkville Police Chief Mark Ballard related to the pending and subsequent conclusion of I.A. 25-12001 for a Starkville Police Tactical/Dispatcher” is enumerated, this consent item is thereby approved.

20. CONSIDERATION OF APPROVING TASK ORDER #3 WITH BURNS COOLEY DENNIS FOR A GEOTECHNICAL INVESTIGATION FOR THE PROPOSED SKATE PARK AT THE STARKVILLE SPORTSPLEX IN THE AMOUNT OF \$9,800.00.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the task order #3 with Burns Cooley Dennis for a geotechnical investigation for the proposed skate park at the Starkville Sportsplex in the amount of \$9,800.00” is enumerated, this consent item is thereby approved.

21. CONSIDERATION OF APPROVING THE LOW BID FROM SGK LANDSCAPES, INC. FOR THE SPORTSPLEX SOCCER IRRIGATION IMPROVEMENTS PROJECT IN THE AMOUNT OF \$92,075.29.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval the low bid from SGK Landscapes, Inc. for the Sportsplex Soccer Irrigation Improvements Project in the amount of \$92,075.29” is enumerated, this consent item is thereby approved.

BURNS COOLEY DENNIS, INC.

GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

Corporate Office
551 Sunnybrook Road
Ridgeland, MS 39157
Phone: (601) 856-9911
Fax: (601) 853-2077

Mailing Address
Post Office Box 12828
Jackson, MS 39236

www.bcdgeo.com

Materials Laboratory
278 Commerce Park Drive
Ridgeland, MS 39157
Phone: (601) 856-2332
Fax: (601) 856-3552

January 13, 2026

The City of Starkville
110 West Main Street
Starkville, Mississippi 39759

Proposal No. 26001P-002

Attention: Stephen Kachelman, P.E.

Re: Geotechnical Exploration
Proposed Sportsplex Skate Park
Starkville, Mississippi

Gentlemen:

Burns Cooley Dennis, Inc. is pleased to submit this proposal for conducting a geotechnical exploration for the above-referenced project. Our general understanding of the project is based on information provided via e-mail by you on December 30, 2025.

Plans are being made for the construction of the new skate park on a parcel of land located off of the south side of Lynn Lane and just east of the existing Starkville Sportsplex building in Starkville, Mississippi. The proposed park will consist of a bowl like structure containing quarter pipes, stair sets, hand rails, hubba ledges, manual pads and flat rails. The actual skate park will encompass approximately 12,000 sq ft and is assumed to be lightly-loaded. Additional structures/elements of that park include approximately 650 linear ft of sidewalks, an approximate 325 sq ft seating area and four new light-poles. Details regarding grading plans have not been provided; however, we anticipate that up to 10 ft of cut could be required to construct the bowl of the skate park. Minimal grading is anticipated for the remaining elements. Based on Google Earth imagery, the proposed construction area appears to be open, grass covered, and relatively level.

As requested, we propose to explore subsurface soil conditions for the new skate park by means of five (5) soil borings. Four (4) of the borings would be made within footprint of the proposed skate park to depths of 15 ft. At the request of the city, one (1) 15-ft deep boring will be made to explore subsurface conditions for the four new light-poles.

Relatively undisturbed Shelby tube samples of fine-grained soils and disturbed split-spoon samples of any granular materials encountered would be obtained in the borings at approximate 3-ft to 5-ft intervals of depth. All soils encountered during drilling would be examined and classified in the field by a geotechnical engineering technician. The soil samples would be appropriately packaged and sealed for transport to our laboratory. The boreholes would be plugged with soil cuttings after completion of drilling and sampling.

All of the soil samples would be visually examined in the laboratory and tests would be performed on the samples to investigate the strengths, classifications, and volume change properties of the soils encountered. Unconfined compression (UC) and unconsolidated undrained (UU) triaxial compression tests would be performed on selected undisturbed Shelby tube samples to evaluate undrained shear strength characteristics of fine-grained soils. Atterberg liquid and plastic limit tests would be performed on representative samples to investigate the classifications and volume change properties of fine-grained soils. Minus No. 200 sieve tests would be performed on selected samples to evaluate the classifications of coarse-grained soils. Water content tests would be performed to corroborate field classifications and to extend the usefulness of the strength and plasticity data.

The soil boring and laboratory test data would be analyzed and an engineering report would be prepared including our findings and recommendations pertaining to site preparation, earthwork construction and foundation design and construction. The report would include a plan showing the boring locations, graphical logs of the borings, the results of all laboratory tests, a complete description of the services provided, and our recommendations. All services on this project would be performed under the direct supervision of a geotechnical engineer registered to practice engineering in Mississippi.

We would perform the scope of services outlined in the preceding paragraphs for a lump sum price of \$9,800.00. We would not exceed the lump sum price unless the scope of services is expanded. If it becomes necessary to expand the scope of services, we would estimate the additional charges and request approval before proceeding. Professional services provided by Burns Cooley Dennis, Inc. would be performed in accordance with generally accepted engineering principles and practices.

In developing the price for the geotechnical exploration, we assumed that the boring locations would be accessible to truck-mounted drilling equipment. We also assumed there would not be any inordinate delays for the drill crew related to locating and avoiding underground utilities. Prior to our field exploration, we would contact Mississippi 811 to have underground utilities located and marked within the site. We would also require the assistance of Starkville Sportsplex personnel and/or City of Starkville personnel who may have knowledge of or drawings pertaining to the locations of underground utilities within the proposed construction areas. Burns Cooley Dennis, Inc. will not be responsible for damages to irrigation lines and/or other buried utilities that are not identified by Mississippi 811 or the Starkville Sportsplex and/or City of Starkville representative(s). It should be noted that our lump sum price does not include any cost for boring layout and for determining ground surface elevations at the boring locations. Greater accuracy of boring locations and ground elevations can be achieved by survey staking which the project civil-surveyor can perform at the owner's direction.

The proposed scope of work does not include environmental site analysis, detailed slope or trench stability, detailed dewatering design, detailed pavement design, sidewalk recommendation, structural foundation or retaining wall design, ground improvement detailed design, in-person or virtual meetings other than as required to clarify recommendations in the report, design plan and specification review, and construction phase services. Some of the above-mentioned services are available and can be performed at your request for an additional fee.

We could begin the field exploration phase of the exploration within about four to five weeks after your notice to proceed and could discuss preliminary recommendations soon after completion of the borings. Our final engineering report would be submitted after completion of laboratory testing and our analyses.

We appreciate the opportunity to submit this proposal. If the scope of services, lump sum price and schedule described in the preceding paragraphs are acceptable, please sign the following page and return it to us by e-mail along with the letter. We are offering the services under the signed As-Needed Engineering Services 2025-2028 agreement between the City of Starkville and Burns Cooley Dennis, Inc. dated April 1, 2025. We look forward to conducting the geotechnical exploration for this project.

Very truly yours,

BURNS COOLEY DENNIS, INC.



Christian S. Jackson, P.E.



G. Thomas Dunlap, P.E.

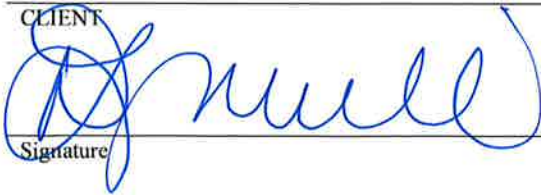
GTD/CSJ

Copy Submitted: (via e-mail)

Attachment

THE CITY OF STARKVILLE

CLIENT



Signature

Lynn Spruill

Typed or Printed Name/Title

1/20/26

Date

BURNS COOLEY DENNIS, INC.

GEOTECHNICAL ENGINEER



Signature

G. Thomas Dunlap, P.E.

Typed or Printed Name/Title

January 13, 2026

Date

HISTORIC

STARKVILLE

MISSISSIPPI'S COLLEGE TOWN

CITY OF STARKVILLE

ENGINEERING DEPARTMENT

CITY HALL, 110 W. MAIN STREET

STARKVILLE, MISSISSIPPI 39759-2944

25036 - Sportsplex Irrigation Improvements

Bid Tabulation - January 8, 2026

					Engineer's Estimate		CBLA Managemenet, LLC		Jones Hardscapes, LLC		Lone Pine Irrigation, LLC		SGK Landscapes, Inc.		Southwest Design & Landscaping		Stewart Environmental Construction, Inc.		Weathers Constrtuction, Inc.	
Line No.	Item No.	Description	Estimated Quantity	Unit	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	02920-A	Mobilization	1.0	LS	\$ 9,000.00	\$ 9,000.00	\$ 6,000.00	\$ 6,000.00	\$ 21,000.00	\$ 21,000.00	\$ -	\$ -	\$ 9,102.79	\$ 9,102.79	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,426.00	\$ 6,426.00
2	02920-B	Removal of Existing Valves	29.0	EA	\$ 100.00	\$ 2,900.00	\$ 103.45	\$ 3,000.05	\$ 872.00	\$ 25,288.00	\$ -	\$ -	\$ 64.92	\$ 1,882.68	\$ 65.00	\$ 1,885.00	\$ 150.00	\$ 4,350.00	\$ 155.00	\$ 4,495.00
3	02920-C	Main Irrigation Line Remove & Replace (PVC Class 200 SDR 21)	1800.0	LF	\$ 15.00	\$ 27,000.00	\$ 27.35	\$ 49,230.00	\$ 15.00	\$ 27,000.00	\$ -	\$ -	\$ 10.43	\$ 18,774.00	\$ 16.50	\$ 29,700.00	\$ 16.00	\$ 28,800.00	\$ 3.50	\$ 6,300.00
4	02920-D	Isolation Valve	6.0	EA	\$ 500.00	\$ 3,000.00	\$ 600.00	\$ 3,600.00	\$ 1,000.00	\$ 6,000.00	\$ -	\$ -	\$ 440.10	\$ 2,640.60	\$ 1,800.00	\$ 10,800.00	\$ 920.00	\$ 5,520.00	\$ 1,285.00	\$ 7,710.00
5	02920-E	Lateral Line Remove & Replace (PVC Class 200 SDR 21) (As-Needed)	600.0	LF	\$ 10.00	\$ 6,000.00	\$ 5.35	\$ 3,210.00	\$ 15.00	\$ 9,000.00	\$ -	\$ -	\$ 6.46	\$ 3,876.00	\$ 7.50	\$ 4,500.00	\$ 9.00	\$ 5,400.00	\$ 10.00	\$ 6,000.00
6	02920-F	Sprinkler Head Assembly Remove & Replace (Rainbird 8005-SS) (As Needed)	15.0	EA	\$ 250.00	\$ 3,750.00	\$ 347.00	\$ 5,205.00	\$ 500.00	\$ 7,500.00	\$ -	\$ -	\$ 372.76	\$ 5,591.40	\$ 240.00	\$ 3,600.00	\$ 180.00	\$ 2,700.00	\$ 300.00	\$ 4,500.00
7	02920-G	Install 2-wire Irrigation System	1.0	LS	\$ 36,000.00	\$ 36,000.00	\$ 38,900.00	\$ 38,900.00	\$ 28,062.00	\$ 28,062.00	\$ -	\$ -	\$ 36,664.90	\$ 36,664.90	\$ 60,000.00	\$ 60,000.00	\$ 43,280.00	\$ 43,280.00	\$ 51,400.00	\$ 51,400.00
8	02920-H	Solid Sodding	750.0	SY	\$ 5.00	\$ 3,750.00	\$ 4.50	\$ 3,375.00	\$ 7.00	\$ 5,250.00	\$ -	\$ -	\$ 10.75	\$ 8,062.50	\$ 8.00	\$ 6,000.00	\$ 8.00	\$ 6,000.00	\$ 7.00	\$ 5,250.00
9	02920-I	Electric Control Valve (Rainbird PEB)	29.0	EA	\$ 150.00	\$ 4,350.00	\$ 265.00	\$ 7,685.00	\$ 1,500.00	\$ 43,500.00	\$ -	\$ -	\$ 188.98	\$ 5,480.42	\$ 380.00	\$ 11,020.00	\$ 325.00	\$ 9,425.00	\$ 257.00	\$ 7,453.00
					Base Bid Total=	\$ 95,750.00		\$ 120,205.05	\$ 172,600.00		\$ -		\$ 92,075.29		\$ 132,505.00		\$ 115,475.00		\$ 99,534.00	
													LOW BID							

Math error. Unit Price Governs

SGK Landsapes, Inc. submitted Base Bid was \$92,075.51.

CBLA Management, LLC submitted Base Bid was \$120,205.00

Lone Pine Irrigation, LLC did not provide COR number.

I certify that this is a correct tabulation of all bids received for this Project on the date stated above.



Signature

22. CONSIDERATION OF APPROVAL TO RENEW THE (5) YEAR LEASE SOFTWARE AGREEMENT WITH UTILITY ASSOCIATES, INC FOR BODY WORN CAMERAS, ACCESSORIES AND IN-CAR VIDEO EQUIPMENT IN THE AMOUNT OF \$790,000.00 OVER (5) YEARS FROM APRIL 1, 2026 – MARCH 31, 2031. THE AMOUNT DUE IN THE CURRENT FISCAL YEAR IS \$150,000.00. UTILITY ASSOCIATES, INC., IS A SOLE SOURCE PROVIDER AND COMPATIBLE WITH EXISTING SYSTEMS.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to renew the (5) year lease software agreement with Utility Associates, Inc. for body worn cameras, accessories and in-car video equipment in the amount of \$790,000.00 over (5) years from April 1, 2026 – March 31, 2031. The amount due in the current fiscal year is \$150,000.00. Utility Associates, Inc., is a sole source provider and compatible with existing systems” is enumerated, this consent item is thereby approved.

23. CONSIDERATION OF AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM BILL YOUNG IN THE AMOUNT OF \$25,440.00 FOR REPLACEMENT OF ELECTRIC BUTTERFLY VALVES AT CURRY STREET PLANT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to accept the low quote from Bill Young in the amount of \$25,440.00 for replacement of electric butterfly valves at Curry Street Plant” is enumerated, this consent item is thereby approved.

24. CONSIDERATION OF ACCEPTING THE LOW BID FOR THE HEADWORKS, CLARIFIER, AND RAS IMPROVEMENTS PROJECT FROM NCMC, LLC AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the low bid for the Headworks, Clarifier, and RAS Improvements Project from NCMC, LLC and authorizing the mayor to execute a construction contract” is enumerated, this consent item is thereby approved.

25. CONSIDERATION OF AUTHORIZATION TO DECLARE THE WATER DIVISION PUSH CAMERA (UEMSI ENCODER 75-3800-500) AS SURPLUS AND AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM GREEN EQUIPMENT COMPANY TO PURCHASE A REPLACEMENT PUSH CAMERA IN THE AMOUNT OF \$8,901.00.

Upon the motion of Alderman Moreland, duly seconded by Alderman Brooks, and adopted by the Board to approve the January 20, 2026 Official Agenda, and to accept items for consent, whereby the “approval to declare the Water Division push camera (UEMSI encoder 75-3800-500) as surplus and authorization to accept the low quote from Green Equipment Company to purchase a replacement push camera in the amount of \$8,901.00” is enumerated, this consent



Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer
Date
Sales Quote#
Expires
Sales Rep
PO#
Terms

Starkville MS Police
6/16/2025
135431
12/31/2025
Dahlia Blake
Net 30

Bill To

Acct. Payable
Starkville Police Department
b.lovelady@cityofstarkville.org
Meridianville AL 35759
United States

Ship To

Starkville Police Department
101 E. Lampkin Street
Starkville MS 39759
United States

Item	Description	Quantity	Price Each	Amount
Description	BASE SERVICES **			
EOS-ICV-H/S-5	EOS Fusion Camera and Rocket In-Car Video System Hardware Bundle, Battery Backup, POLARIS SaaS, Warranty, and 24/7 Technical Support - 5 Years: The coverage period is 4/1/2026 through 3/31/2031 (60 mos)	40		\$585,600.00
	SO#22005 / PO#Offer Letter			
EOS-H/S-5	EOS Camera and Mount, POLARIS SaaS, Warranty, and 24/7 Technical Support, Training - 5 Years: The coverage period is 4/1/2026 through 3/31/2031 (60 mos)	37		\$233,840.00
	SO#22005 / PO#Offer Letter - qty 20			
	SO#48140 / PO#M-20033 - qty 12			
	SO#53667 / PO#M-21078, qty 1			
	SO#54003 / PO#M-21172, qty 1			
	SO#54250 / PO#M-21229, qty 1			
	SO#55789 / PO#M-21518, qty 1			
	SO#55793 / PO#M-21520, qty 1			

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.
Please forward all inquiries to clientsuccess@utility.com



Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer	Starkville MS Police
Date	6/16/2025
Sales Quote#	135431
Expires	12/31/2025
Sales Rep	Dahlia Blake
PO#	
Terms	Net 30

Bill To

Acct. Payable
Starkville Police Department
b.lovelady@cityofstarkville.org
Meridianville AL 35759
United States

Ship To

Starkville Police Department
101 E. Lampkin Street
Starkville MS 39759
United States

Item	Description	Quantity	Price Each	Amount
ICV-H/S-5	In-car Video System with Rocket High Speed Mobile Data Communications Hub, Battery Backup, OBD II, POLARIS SaaS, Warranty, and 24/7 Technical Support, Training - 5 Years: The coverage period is 4/1/2026 through 3/31/2031 (60 mos) SO#49392 / PO#M-20298 - qty 7 SO#49392 / PO#M-20298 - qty 3	10		\$129,400.00
EOS-H/S-5	EOS Camera and Mount, Media Controller, USB-C Breakaway Charging Cable, CAD Activation, POLARIS SaaS, Warranty, and 24/7 Technical Support, Training - 5 Years: The coverage period is 5/1/2026 through 3/21/2031 (59 mos) SO#55795 / PO#M-21521	1		\$6,229.00
CAD-S-5	CAD Activation SaaS - 5 Years: The coverage period is 4/1/2026 through 3/31/2031 (60 mos) SO#22005 / PO#Offer Letter	78	\$900.00	\$70,200.00
EOS-Refresh	BodyWorn Hardware Refresh - Includes Charging Cables, Case, Holster, and Screen Protector	78	\$900.00	\$70,200.00
EOS-SPARE	EOS Intelligent Body Camera HaaS - Spare Pool	3	\$0.00	\$0.00
Description	NEW UAI CAPABILITIES ***			

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.
Please forward all inquiries to clientsuccess@utility.com



Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer
Date
Sales Quote#
Expires
Sales Rep
PO#
Terms

Starkville MS Police
6/16/2025
135431
12/31/2025
Dahlia Blake
Net 30

Bill To

Acct. Payable
Starkville Police Department
b.lovelady@cityofstarkville.org
Meridianville AL 35759
United States

Ship To

Starkville Police Department
101 E. Lampkin Street
Starkville MS 39759
United States

Item	Description	Quantity	Price Each	Amount
EOS-BT-8000025	EOS Accessory: Media Controller 2.0	78	\$0.00	\$0.00
RIOT-H-Q151-FrontCam	ACTI Front Camera (4mm)	50	\$0.00	\$0.00
	*Utility Field Engineers will Install			
RIOT-H-8000024-KIT	UTILITY UPS for XLE Battery Back-Up	50	\$0.00	\$0.00
	*Utility Field Engineers will Install			
POLARIS-TRANSCRIP	Polaris Transcription and Translation - 1,500 Minutes	10	\$150.00	\$1,500.00
	-15,000 Minutes *			

Description **Payment Schedule: Paid to Utility, Inc. Over the Life of this Agreement:**

**Payment 1 - Due NET 30 From Signature/ PO
Issuance Date: \$150,000**

Payment 2: Due on April 1, 2027: \$150,000

Payment 3: Due on April 1, 2028: \$150,000

Payment 4: Due on April 1, 2029: \$170,000

Payment 5: Due on April 1, 2030: \$170,000

Total: \$790,000

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.
Please forward all inquiries to clientsuccess@utility.com



Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer	Starkville MS Police
Date	6/16/2025
Sales Quote#	135431
Expires	12/31/2025
Sales Rep	Dahlia Blake
PO#	
Terms	Net 30

Bill To

Acct. Payable
Starkville Police Department
b.lovelady@cityofstarkville.org
Meridianville AL 35759
United States

Ship To

Starkville Police Department
101 E. Lampkin Street
Starkville MS 39759
United States

Item	Description	Quantity	Price Each	Amount
Signature Line	Signature:  Name: <u>Lynn Spruill</u> Date: <u>1/20/26</u> PO: _____			

Subtotal	\$1,096,969.00
Discount	(\$306,969.00)
Subtotal	\$790,000.00
Sales Tax (%)	\$0.00
Total	\$790,000.00

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.
Please forward all inquiries to clientsuccess@utility.com



662-871-9632
canthavenothing7@yahoo.com
634 Hwy 41N Okolona MS 38860

Bill Young

ESTIMATE

FOR: **City Of Starkville**
cmcclain@starkvilleutilities.com

NUMBER: EST0018
DATE: Jan 7, 2026

Description	Quantity	Unit price	Amount
2–10” electric butterfly valves	1	\$13,560.00	\$13,560.00
2– 8” electric butterfly valves	1	\$11,880.00	\$11,880.00

SUBTOTAL: \$25,440.00
TOTAL: \$25,440.00
PAID: \$0.00

BALANCE DUE \$25,440.00

Comments

labor mileage and material to install 2–10” and 2– 8” electric butterfly valves at curry street plant.

Estimate for City of Starkville



2-10" electric butterfly valves and 2-8" electric butterfly valves. estimate includes mileage and labor. to be installed at Curry Street Plant

From

Vaughan Water Works
255 County Road 141
Okolona, MS, 38860
United States

Invoice No.
INV-31

Date
Jan 08 2026

Invoice Due
Jan 08 2026

To

Starkville Utilities
United States

Description	Quantity	Rate	Amount
2-10" electric butterfly valves	1	15916.00	USD 15916.00
2-8" electric butterfly valves	1	14068.00	USD 14068.00
Sub Total			29,984.00
Total			USD 29,984.00
Paid to Date			USD 0.00
Balance			USD 29,984.00

Email: vaughanwaterworks@gmail.com





2111 Parkway Office Cir #100
Birmingham, AL 35244

TEL 205.443.3080

www.GarverUSA.com

January 9, 2026

Mary Williams, P.E.
Starkville Utilities
200 N. Lafayette St
Starkville, MS 39759

(Delivered via Email to: mwilliams@starkvilleutilities.com)

Re: **Recommendation to Award**
Ernest E. Jones WWTP Headworks, Clarifier and RAS Improvements
Project No. 240005
Garver Project No. 2401917

Dear Mary,

Bids were received for the Ernest E. Jones Wastewater Treatment Plant (WWTP) Headworks, Clarifier and RAS Improvements project in the City of Starkville, City Hall at 12:00 PM on Wednesday, January 7, 2026. The bids have been checked for accuracy and for compliance with the contract documents. A tabulation of the bids received is enclosed with this letter.

A total of four (4) bids were received for the project. NCMC, LLC. submitted the low base bid in the amount of **\$11,897,000.00**. The engineer's opinion of probable construction cost (OPCC) was \$14,721,000.00. The bids received ranged from \$11,897,000.00 to \$13,798,500.00. All necessary forms required as part of the Instruction to Bidders were included by the low bidder.

We believe that the bid submitted by NCMC, LLC. represents a good value for Starkville Utilities and is within our understanding of the budgeted amount. It is recommended that the construction contract for the Ernest E. Jones WWTP Headworks, Clarifier and RAS Improvements project be awarded to NCMC, LLC.

Please call me if you have any questions.

Sincerely,

Matt Tabor, P.E.
Project Manager
GARVER, LLC

Attachments: Ernest E. Jones WWTP Headworks, Clarifier and RAS Improvements Certified Bid Tabulation
Bid Documents Submitted by NCMC, LLC.



	Hemphill Const. Co., Inc.	NCMC, LLC.	TL Wallace Const., Inc.	Phillips Contracting Co. Inc.
Bidder Information	1858 US 49, Florence, MS 39073 MS Cor No. 02449-MC	14545 Barringer Ct. Baton Rouge, LA 70809 MS Cor No. 23499-MC	4025 Hwy 35 North Columbia, MS 39429 MS Cor No. 03770-MC	P.O. Box 7530 Columbia, MS 39705 MS Cor No. 00229-MC
Acknowledgement of All Addenda	Yes	Yes	Yes	Yes
Bid Form Summary				
<u>Base Bid Item No. 1</u> Mobilization and Demobilization	\$685,000.00	\$500,000.00	\$603, 750.00	\$650,000.00
<u>Base Bid Item No. 2</u> Facility 05: Site Civil Improvements	\$1,800,000.00	\$1,500,000.00	\$1,630,080.00	\$1,500,000.00
<u>Base Bid Item No. 3</u> Asphalt Paving	\$232,605.00	\$294,300.00	\$305,100.00	\$251,000.00
<u>Base Bid Item No. 4</u> Curbing	\$89,600.00	\$98,000.00	\$88,200.00	\$77,000.00
<u>Base Bid Item No. 5</u> Facility 15: Existing Headworks Demolition	\$223,630.00	\$200,000.00	\$125,700.00	\$100,000.00
<u>Base Bid Item No. 6</u> Facility 20: Proposed Headworks	\$5,497,335.00	\$5,133,325.00	\$3,853,460.00	\$4,880,000.00
<u>Base Bid Item No. 7</u> Facility 35: Secondary Clarifiers No. 1 & 2 Improvements	\$1,620,000.00	\$1,540,000.00	\$2,050,815.00	\$2,000,000.00
<u>Base Bid Item No. 8</u> Facility 36: RAS Pump Station No. 1 Improvements	\$424,250.00	\$425,000.00	\$354,510.00	\$456,000.00
<u>Base Bid Item No. 9</u> Facility 37: Secondary Clarifier No. 3 Improvements	\$1,331,000.00	\$1,170,000.00	\$1,474,692.00	\$1,562,000.00
<u>Base Bid Item No. 10</u> Facility 38: RAS Pump Station No. 2 Improvements	\$552,415.00	\$575,000.00	\$518,665.00	\$554,000.00
<u>Base Bid Item No. 11</u> Clarifier No. 1, No. 2 and No. 3 Structural Crack Repair	\$340,000.00	\$80,000.00	\$340,000.00	\$376,000.00
<u>Base Bid Item No. 12</u> Clarifier No. 1, No. 2 and No. 3 Non-Structural Crack Repair	\$352,000.00	\$80,000.00	\$352,000.00	\$392,000.00
<u>Base Bid Item No. 13</u> Clarifier No. 1, No. 2 and No. 3 Concrete Wall Repair	\$359,040.00	\$48,000.00	\$351,600.00	\$390,000.00
<u>Base Bid Item No. 14</u> Clarifier No. 1, No. 2 and No. 3 Expansion Joint Repair	\$41,625.00	\$3,375.00	\$40,725.00	\$45,450.00
<u>Base Bid Item No. 15</u> Contingency Allowance	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
Total Base Bid	\$13,798,500.00	\$11,897,000.00	\$12,339,247.00	\$13,483,550.00



Bid Alternates				
Alternate Bid Item No. 1 Facility 37: Secondary Clarifier No. 3 Improvements	\$1,299,000.00	\$935,000.00	\$1,064,496.00	\$949,000.00
Alternate Bid Item No. 2 Facility 35: Secondary Clarifier No. 1 and No. 2 Improvements	\$1,105,250.00	\$1,200,000.00	\$1,448,750.00	\$725,000.00
Total Bid				
Provided the following Forms as part of Bid Packet				
Section 00430: Bid Bond	Yes	Yes	Yes	Yes

I certify that these are the correct bids taken for the Ernest E. Jones WWTP Headworks, Clarifier and RAS Improvements, taken for the Starkville Utilities, at 12:00 PM on Wednesday, January 7, 2026 and all required documentation was submitted.

Matt Tabor, PE Mississippi #35071



Digitally Signed: 1/9/2026

item is thereby approved.

ANNOUNCEMENTS AND COMMENTS:

MAYOR'S COMMENTS:

Mayor Spruill wanted to commend the people who planned the MLK day services. She noted that on Friday, MSU had a unity dinner and it went well. She also noted that on Monday there was a MLK day service at New Zion Church and a separate unity walk. She encouraged everyone to attend next year. Mayor Spruill also mentioned the upcoming weather event over the weekend and commented that City crews would be ready. She encouraged everyone to stay safe. She recognized Oktibbeha County Supervisor Carver, who attended the meeting, and noted that a Storm Shelter would be opened.

BOARD OF ALDERMEN COMMENTS: Alderman Brooks complimented Lyle McCaskey's presentation on the Opengov software changeover and Daniel Havelin's help with the changeover. He noted that he had a chance to use the new system commended the planning department for the major improvement. He noted that people doing business with the city will really enjoy using the new system.

CITIZEN COMMENTS:

Alvin Turner, Ward 7, thanked the Mayor and Police Chief for helping the NAACP with MLK day and the encouraging words. He gave the Police Chief a community counseling card and noted there are people who do not take their medication this time a year and they can be violent.

PUBLIC APPEARANCE: None

PUBLIC HEARINGS:

PUBLIC PRESENTATION AND HEARING ON THE SMART BUS TRANSIT SYSTEM BY TRANSIT DIRECTOR JEREMIAH DUMAS.

Jeremiah Dumas, MSU Transit Director, presented an overview of the Starkville MSU Area Rapid Transit (SMART) public transportation system. Funding is provided from the Federal Transit Authority 5311 Rural Mass Transit Funds via the MS Department of Transportation. Local cash match is provided by MSU and the City of Starkville as well as various contracts and advertising.

Mr. Dumas noted the increase number of riders and paratransit riders from FY24. He noted that Mr. Burnett and the engineering team have been proactive in talking to them about the bus route locations that would be impacted during construction throughout the city.

Mayor Spruill opened the Public Hearing.

Alvin Turner, noted that the SMART bus operations was a blessing for those who can't drive and this gives them a way to get around town.

There being no additional comments, the Mayor closed the Public Hearing.



MISSISSIPPI STATE
UNIVERSITY

Transportation

System Details



MISSISSIPPI STATE
UNIVERSITY

Transportation

5311 Rural Mass Transit Funds

Federal Transit Administration via the Mississippi Department of Transportation

80/20 Administrative/Capital Cost Share

50/50 Operational Cost Share

Fixed and Flexed routes.

Paratransit is On-Demand.

Participate in Regional and Statewide Coordination.



MISSISSIPPI STATE
UNIVERSITY

Transportation

Year in Review



MISSISSIPPI STATE
UNIVERSITY

Transportation

Fixed Route Ridership FY 24 v 25

Increase of 32,087 riders from FY24.

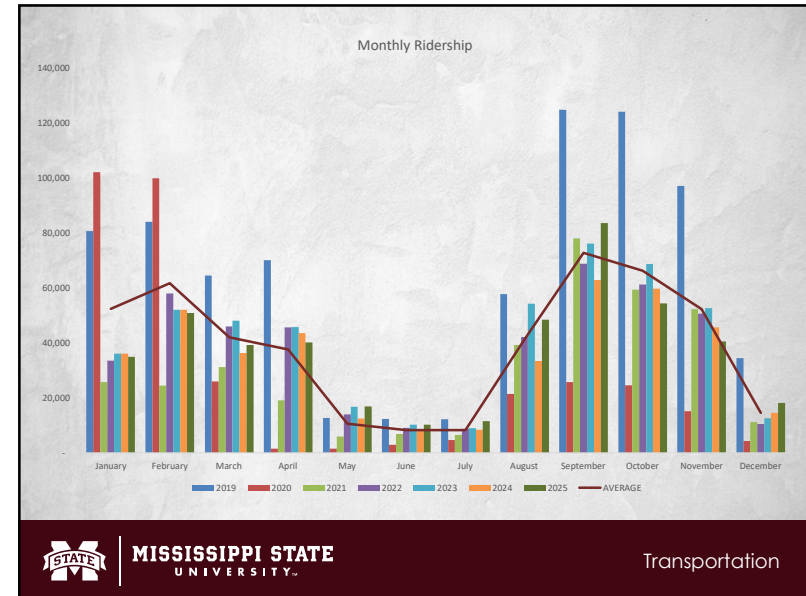
455,700 total riders for FY25 year.

46% city routes monthly average.



MISSISSIPPI STATE
UNIVERSITY

Transportation



MISSISSIPPI STATE
UNIVERSITY

Transportation

Paratransit Ridership CY 24 v 25



6,478 total paratransit ridership



1,261 riders required lift assistance.



19.5% of paratransit riders required a lift.

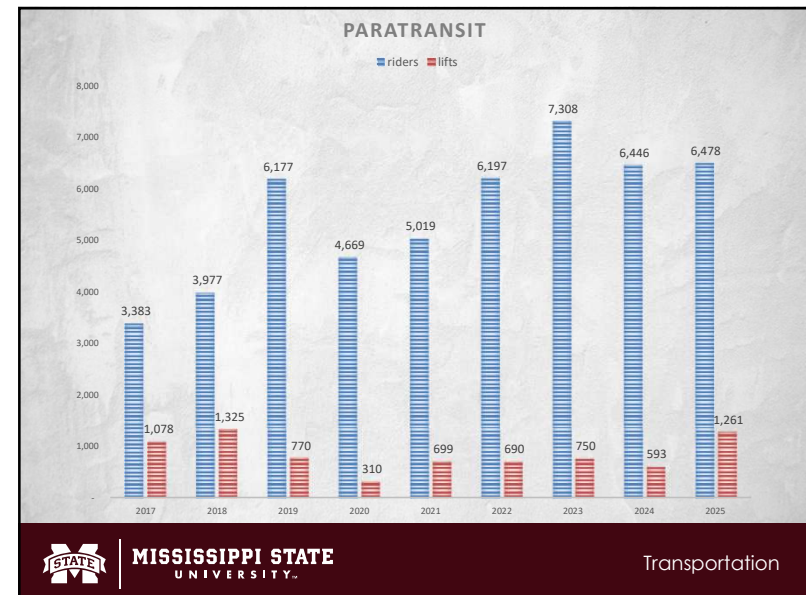


Lifts required increase 113% from CY24 to CY25.



MISSISSIPPI STATE
UNIVERSITY

Transportation



MISSISSIPPI STATE
UNIVERSITY

Transportation

Accomplishments



Total ridership increased from FY24 to FY25.



City ridership increased (26,912) 17% from FY24 to FY25.



4,203 GTR trips over the year. 85% increase from FY24 to FY25.



Completed a pilot project of the first ever autonomous bus in Mississippi.



Became leaders of our Regional Transit Group



MISSISSIPPI STATE
UNIVERSITY

Transportation

Proposed FY27



MISSISSIPPI STATE
UNIVERSITY

Transportation

Proposed FY27 Budget



\$7,557,720 proposed budget for FY27



\$2,756,474 in proposed
local cost share

\$2,431,804: MSU
\$224,670: various contracts/advertising
\$100,000: City of Starkville

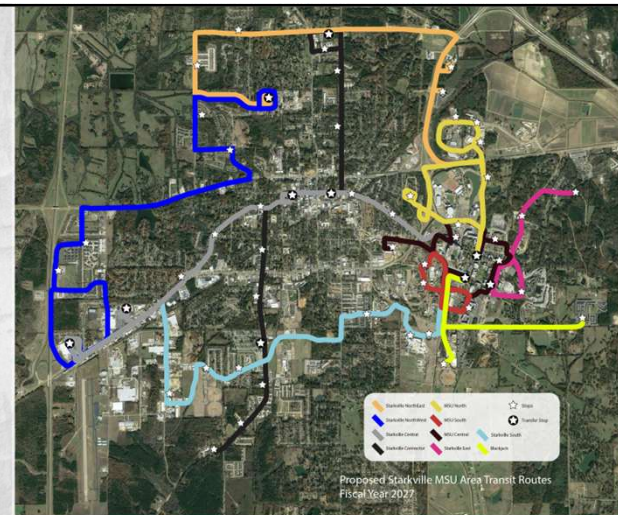


MDOT required all agencies to cut their
budgets by 10% this year.



MISSISSIPPI STATE
UNIVERSITY

Transportation



MISSISSIPPI STATE
UNIVERSITY

Transportation

FY27 Goals



Modernize Fleet.



Optimize Routes.



Adapt to growth at GTR.



MISSISSIPPI STATE
UNIVERSITY

Transportation

Thank you

www.smart.msstate.edu

662.325.5204



MISSISSIPPI STATE
UNIVERSITY

Transportation

PUBLIC HEARING AND CONSIDERATION OF RZ 25-02 A REQUEST REZONE 101 DR. MARTIN LUTHER KING JR DRIVE WEST FROM T-5C TO C.

Alderman Moreland recused herself from this portion of the meeting due to a potential conflict of interest.

Community Planner Daniel Havelin presented RZ 25-02 a request rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C. This is a request by Waael Alsaeidi on behalf of Under the Bleachers LLC to rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C with the parcel numbers 118P-00-148.00 and 118P-00-146.00. The applicant is proposing to reopen a convenient store gas station. That use is not permitted in a T-5C zoning district. That use was also not permitted under the previous T-5 zoning either. The Unified Development Code (UDC) allows for the continuous operation of a non-conforming use unless the use ceases for more than 3 months. The building has not been used as a convenient store gas station for more than 3 months. Therefore, the use is not permitted to be reestablished. Once the applicant was informed of this, they applied to rezone the property to C (commercial).

The UDC allows for the amendment of the Official Zoning District Map based on either Error with a need to correct or Change in Conditions with a public need. The C zoning district was established for “larger scale commercial uses, ranging from “big box” retail to smaller commercial buildings located along major commercial corridors.” The majority of C zoned property is along Highway 12 and Highway 25. The closest C zoned property is +/- 0.68 miles away directly to the south along Highway 12. The property to the north, east, and west is zoned T-5C. The property to the south is zoned T-5D. Rezoning the subject property as requested would meet the definition of Spot Zoning. Spot Zoning is defined as “Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive zoning plan.”

The 2016 Comprehensive Plan shows this area as “Urban Corridors”. Urban Corridors are described as building fronting street, parking behind or below building, a connected street network with on-street parking, public spaces of various types.” Areas currently zoned C were generally shown as Suburban Centers and Suburban Corridors in the Comprehensive Plan. They have a development form that is described as Auto-oriented form with low-rise buildings fronting parking lots. The closest parcel with a zoning designation of C was designated Suburban Corridor in the Comprehensive Plan. The subject property and surrounding property were designated Urban Corridor in the Comprehensive Plan with zoning designation of T-5D and T-5C. Therefore, the request is not consistent with the adopted Comprehensive Plan.

In conclusion, the proposed use has not been permitted for 14 years and has long since passed the reestablishment deadlines. Changing the zoning designation from T-5C to C would be easily considered Spot Zoning and is not supported by the adopted 2016 Comprehensive Plan. The applicant has not provided evidence that there has been a change in condition in the area with an unmet public need for an additional convenience store with a gas station. If this change in zoning designation were to be allowed, the integrity of the zoning district and the Comprehensive Plan could be substantially weakened. Therefore, the Planning Department does not recommend

approval of this request. At the January 13, 2026 Planning and Zoning Commission meeting, the Commission voted 4 to 1 to recommend denial of the request.

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 13 property owners of record within 160 feet of the subject properties were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 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.

Waael Alsaeidi —spoke on behalf of the Bleachers. He talked about his history with another gas station in Starkville and his continued support and cooperation with the City on multiple matters. He passed out a pie chart showing a percentage by Ward of customers and a signed petition indicating the many board member constituents support his rezoning requests. He offered other general arguments in support of rezoning.

Sarah Alsaeidi stated that when she moved to Starkville that she was not aware of the zoning issue and at the time she believed the move would provide an opportunity that she had never been offered before. She noted that she and her husband have invested their lifesavings into this business. She noted that coming from New York City this was an opportunity meant even more as a woman and the first in her family to build something on her own.

Dakato Cadena noted that downtown Starkville serves as the heart of the community bringing together residents, students, workers and visitors to eat, shop, work and attend local events. As downtown continues to grow it is important that development also focuses on meeting the everyday needs of the people who spend their time there. Currently many individuals downtown do not have convenient access to hot food, over the counter medication, beverages and other essential items. He noted that a centrally located convenient store would help fill this gap while also help strengthen the downtown economy. He stated that easy access to quick meals, drinks and necessities would encourage people to stay downtown longer which would lead to increased visits to nearby shops and entertainment venues. He stated the inclusion of diesel fuel is critical because there are very few locations in the area that offer it. He noted that this project represents more than just a convenience store and that it would function as a valuable community resource that would enhance quality of life, support economic activity, create jobs, tax revenue, and contribute positively to the functionality and inclusivity to downtown Starkville.

Jeff Hosford noted that they have a gas station that is existing and they are wanting to reopen that gas station. He stated that contrary to what the planner has said that gas station hasn't changed. He spoke about the significant investment of the applicants. He noted that if there was a better way to do this, that they will do it. He noted that the city wants businesses who will stay for 20 years and that the applicants are wanting to improve the area.

Mayor Spruill opened the Public Hearing to the public.

Speaking in favor:

Ben Carver, previous Ward 1 Alderman, he noted they came in and have been a stabilized spot for this area at their current location. He stated that it is very good to have young people come in and have interest in business development. He offered his support for these young men.

There being no further comments, the Mayor closed the public hearing.

Alderman Brooks commented that they have talked about the 182 Corridor at length before and noted that he was on the Planning and Zoning Board for 10 years. He stated that he supports the form based district overall. He noted that he never really was a fan of it on this 182 corridor because it was a State highway there and form based codes translate districts that require minimal setbacks and you don't want to pull a building up to a highway to meet those requirements. He always thought there should be some overlay district along the area to treat that area differently. Alderman Brooks spoke specifically about his concerns with spot zoning legal issues that would follow.

Alderman Sistrunk stated that she supports form based codes as well. She noted that this location had been a state highway but is now becoming a city street going forward and that is what they have to keep in mind and that they have a developmental plan that is in place. She also was concerned about spot zoning and weakening that entire plan with setting of precedent for any other property over in that area. Alderman Sistrunk praised the applicants for their good work in the City and hoped that they find the right place for a business. She made a motion to deny the request to rezone based on the urban corridor zoning and the fact this would be spot zoning and not appropriate.

Alderman Vaughn noted that if the Board were to approve this that it would not be consistent with treatment of other businesses around this locations.

Mayor Spruill stated that she appreciates the gentlemen for being good community stewards and she appreciates their sentiment toward the city and them being here and that she wants them to continue to be part of the community but she concurs that 182 is now a city street that has different zoning priorities.

Alderman Sistrunk's Motion to deny the rezoning request was duly seconded by Alderman Vaughn. The Board voted as follows:

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

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

Alderman Moreland reentered the room.

ORDINANCE NO. 2026-__

**ORDINANCE OF THE CITY OF STARKVILLE, MISSISSIPPI REZONING ALL OF A LOT
LOCATED AT 101 DR. MARTIN LUTHER KING JR DRIVE WEST FROM T-5C TO C WITH THE
PARCEL NUMBERS 118P-00-148.00 AND 118P-00-146.00**

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi, did hold a public hearing as described in the proof of publication of the notice of hearing, which is appended to the Minutes, in connection with the proposed rezoning of that certain property as depicted on Exhibit A from T5-C to C (Commercial); and

WHEREAS, the Mayor and Board of Aldermen do hereby find that notice of said public rezoning hearing was given as required by law (Exhibit B) and based upon the evidence and testimony received in connection with the proposed rezoning of the Subject Property and upon the recommendation of the City of Starkville Planning and Zoning Commission on January 13, 2026, and input from citizens and others, the City of Starkville finds that the zoning classification for the Subject Property at 101 Dr. Martin Luther King Jr Drive West as depicted on Exhibit A from T5-C to C (Commercial) as set forth herein, first finding, based on the Staff Report Case RZ 25-02 presented by the Planning Department including exhibits thereto, and related evidence submitted which is included in the record of these proceedings and incorporated herein, that the City has shown by the requisite burden of proof that proposed rezoning change as to the Subject Property is based off the finding _____; and

WHEREAS, the proposed rezoning is consistent with the City's 2016 Comprehensive Plan; and

WHEREAS, consistent with the findings herein the Subject Property as depicted on Exhibit A should be rezoned from T5-C to C (Commercial) and the Official Zoning District Map of the City of Starkville should be amended; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Starkville, Mississippi:

SECTION 1. That the Subject Property located at 101 Dr. Martin Luther King Jr Drive West with the parcel numbers 118P-00-148.00 AND 118P-00-146.00 as depicted on Exhibit A should be rezoned from T5-C to C (Commercial) as provided herein-above.

SECTION 2. That the Official Zoning District Map of the City of Starkville, Mississippi should be and the same is hereby altered and amended to reflect the rezoning classifications set forth herein-above with respect to the Subject Property, and the Planning Department is hereby authorized to take all actions necessary to reflect said rezoning classifications of the Subject Properties as set forth herein-above on the Official Zoning District Map of the City of Starkville, Mississippi.

SECTION 3. Upon unanimous vote of the members of the Board of Aldermen, this Ordinance shall go into effect immediately in order to insure the efficient and orderly and timely development of the Subject Property. However, in the event the vote of the Board of Aldermen is less than unanimous, that this Ordinance shall go into effect thirty (30) days after the adoption hereof.

SECTION 4. Said Ordinance having been previously reduced to writing, a motion was made by Alderman _____ and seconded by Alderman _____ to adopt the Ordinance and no request having been made by the Mayor or any member of the Board of Aldermen that said Ordinance

DRAFT- ONLY VALID IF APPROVED BY BOARD OF ALDERMEN

be read by the City Clerk before a vote was taken, and reading of such having been waived, said Ordinance was adopted by the vote of the Board of Aldermen, the results being as follows:

Alderman Kim Moreland	Ward 1	Voted: _____
Alderman Sandra C. Sistrunk	Ward 2	Voted: _____
Alderman Kyle Skinner	Ward 3	Voted: _____
Alderman Mike Brooks	Ward 4	Voted: _____
Alderman William Pochop	Ward 5	Voted: _____
Vice Mayor Roy A'. Perkins	Ward 6	Voted: _____
Alderman Henry N. Vaughn, Sr.	Ward 7	Voted: _____

ORDAINED AND APPROVED, this the 20th day of January, 2026, at the Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Mississippi.

City of Starkville, Mississippi

D. Lynn Spruill, Mayor

ATTEST:

Joanna McLaurin, City Clerk

Exhibit A

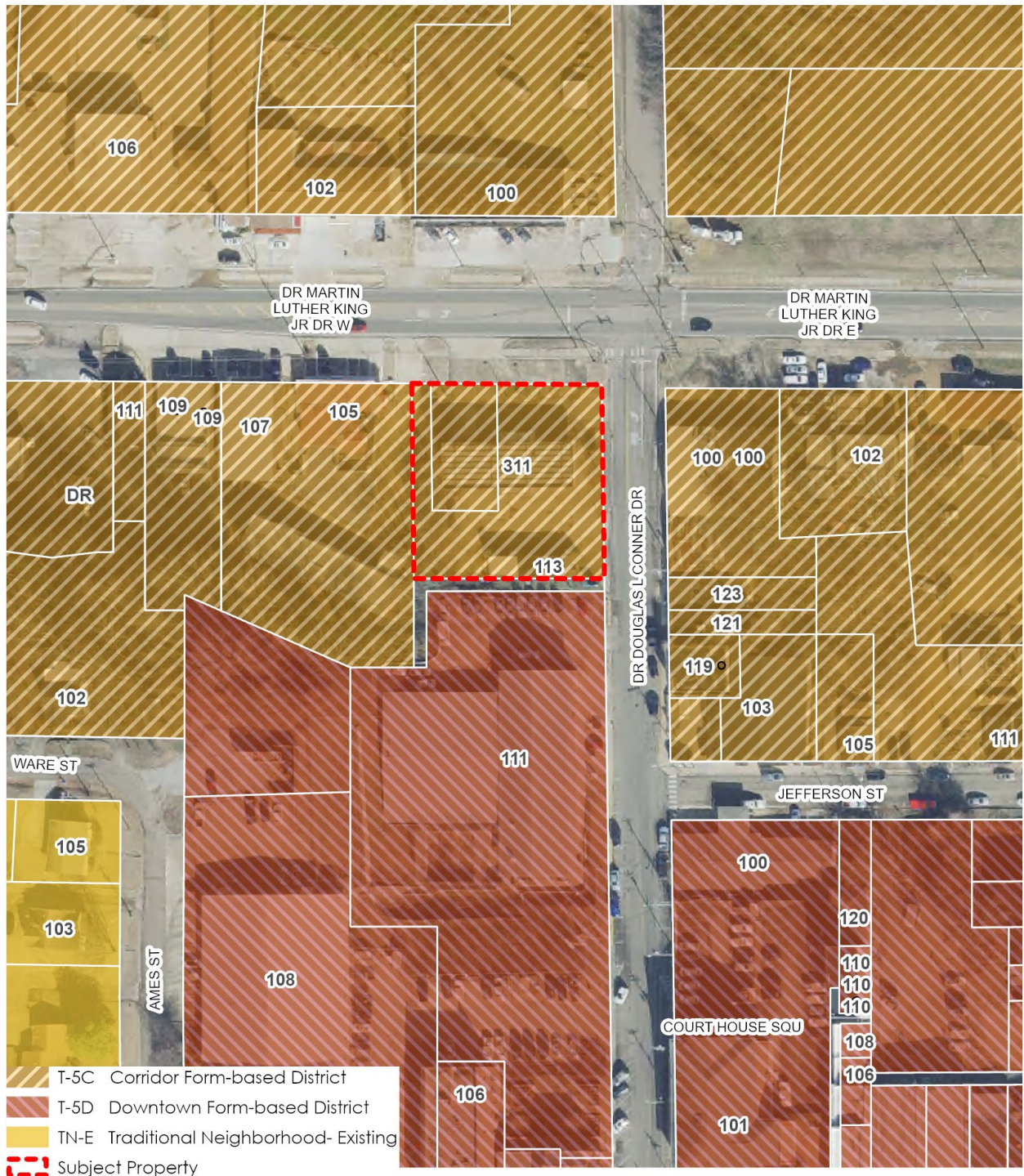


Exhibit B

AFFP
Rz 25-02 Sunoco 2

Affidavit of Publication

STATE OF MISSISSIPPI } SS
COUNTY OF OKTIBBEHA }

John W. Bane, Jr., being duly sworn, says:

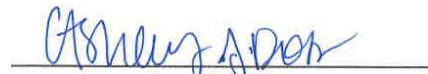
That he is Classified Clerk of the Starkville Daily News, a daily newspaper of general circulation, printed and published in Starkville, Oktibbeha County, Mississippi; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 17, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

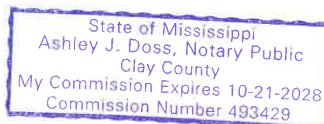

Classified Clerk

Subscribed to and sworn to me this 17th day of December 2025.


Ashley J. Doss, Notary Public, Oktibbeha County, Mississippi
My commission expires: October 21, 2028

00000131 00108447 662-323-4961

Lesa Hardin
City of Starkville (SDN)
110 West Main Street
Starkville, MS 39759



Two public hearings will be conducted by the City of Starkville to consider a request by Waael Alsaedi on behalf of Under the Bleachers LLC for a rezoning of 101 Dr. Martin Luther King Jr Drive West with the parcel numbers 118P-00-148.00 and 118P-00-146.00 from T-5C to C. The property is described as follows:

Lot 38-A and a portion of Lot 38, all in Block 7-A of the City of Starkville, Mississippi, as shown by the 1951 Edition of the Arthur L. Goodman Official Map of said City, of record in the land records of Oktibbeha County, Mississippi, in a book entitled "Official Map, City of Starkville, Miss." reference to which for further description is here made, the portion of Lot 38 being more particularly described as: Commence at the Southeast corner of Lot 38-A of Block 7-A of said City, as the point of beginning; thence run South along the West boundary of Washington Street for a distance of 93 feet; thence run in a Westerly direction parallel to the South boundary of the right-of-way of U.S. Highway 82 for a distance of 150 feet; thence run in a Northerly direction, parallel to the West boundary of the right-of-way of Washington Street for a distance of 150 feet, more or less, to the South boundary of the right-of-way of U.S. Highway 82; thence run in an Easterly direction along the South boundary of right-of-way of U.S. Highway 82 for a distance of 15 feet, more or less, to the Northwest corner of said Lot 38-A; thence run in a Southerly direction along the West boundary of Lot 38-A for a distance of 51 feet to the Southwest corner of said Lot 38-A; thence run in an Easterly direction along the South boundary of said Lot 38-A for a distance of 135 feet, more or less, to the point of beginning.

LESS AND EXCEPT: Parts of Lot 38 and 38-A of Block 7-A, of the City of Starkville, Mississippi as shown by the 1951 Edition of the Arthur L. Goodman Official Map of said City, recorded in the Land Records of Oktibbeha County, in a book entitled "Official Map, City of Starkville, Miss.", reference to which for further description is here made, and being more particularly described as follows: Commence with the intersection of the centerline of Washington Street with the South side of the right-of-way of U.S. Highway No. 82, and run in a Westerly direction along the South side of the right-of-way of U.S. Highway No. 82, a distance of 108.7 feet to the point of beginning; thence continue in a Westerly direction along the South side of the right-of-way of U.S. Highway NO. 82 a distance of 52 feet to the Northwest corner of Lot 38-A, Block 7-A, as shown on the A.L. Goodman Official Map of said City, 1951 Edition; thence run in a Southerly direction along the West boundary of Lot 38-A and parallel to the West side of the right-of-way of Washington Street a distance of 100 feet; thence run in an Easterly direction parallel to the South side of the right-of-way of U.S. Highway No. 82 a distance of 52 feet; thence run in a Northerly direction a distance of 100 feet to the point of beginning.

The 1st public hearing with the Planning and Zoning Commission will be held January 13, 2026, at 5:30 P.M. in the Courtroom of City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

If recommended for approval or denial, the 2nd public hearing with the Mayor and Board of Aldermen will be held January 20, 2026 in the Courtroom of City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

At the hearings, interested parties may appear and be heard with respect to this request. Copies of the request are available at City Hall in the Community Development Department and may be inspected by the public during normal business hours.

Daniel Havelin, City Planner
Lyle McCaskey, Assistant City Planner

If recommended for approval or denial, the 2nd public hearing with the Mayor and Board of Aldermen will be held November 18, 2025 in the Courtroom of City Hall located on the first floor at 110 West Main Street, Starkville, Mississippi.

At the hearings, interested parties may appear and be heard with respect to this request. Copies of the request are available at City Hall in the Community Development Department and may be inspected by the public during normal business hours.

Daniel Havelin, City Planner

Lyle McCaskey, Assistant City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of RZ 25-02 a request rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C.
Date: January 13, 2026

The purpose of this report is to provide information regarding a rezoning request by Waael Alsaedi on behalf of Under the Bleachers LLC to rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C with the parcel numbers 118P-00-148.00 and 118P-00-146.00. Please see attachments 1- 7.

REASON FOR AMENDMENT

Pursuant to Miss. Code Ann. § 17-1-17 and the Unified Development Code, the Official Zoning District Map may be amended only when one or more of the following conditions prevail:

- A. Error. There is an error in the Code and a need to correct the error.
- B. Change in conditions. A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

Per the application, the subject rezoning request is based on Change in Conditions. In the applicant's statement (Attachment 7), the applicant doesn't specifically state what change in condition or the public need for the requested rezoning. The applicant is proposing to reopen a convenience store with a gas station on the property, but due to the previous and current zoning designation, the use is not allowed.

In December of 2011, the subject property and surrounding areas was rezoned to T5. That zoning designation didn't allow for the use of "Convenience Store and Gas Station". It is unclear if a convenience store with a gas station was being operated at the time of the adoption of that ordinance. If it were being operated as a convenience store with a gas station, it would have been classified as a legal nonconforming use. Under the code at that time, the nonconforming use would have been discontinued once the use ceased for six months. Specifically, the use of the gas station ceasing.

In December of 2019, the subject property and surrounding area's zoning designation was changed from T5 to T5-C with the adoption of the Unified

Development Code (UDC). Per the Use Chart in Section 13.3 of the UDC, the use "Convenience Store and Gas Station" is not permitted in the T5-C zoning district. At the time of the adoption of the UDC, the property was no longer being used as a convenience store with a gas station. Section 3.17.2.d of the UDC states:

A legal nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuance or abandonment shall be defined as:

- 1. When land used for a legal nonconforming use ceases to be used in a genuine manner for thirty (30) days.*
- 2. When a building designed or arranged for a nonconforming use cease to be used in a genuine manner as a legal nonconforming use for a continuous period of three (3) months.*

The building designed and arranged to be a convenience store and gas station has not been used as such for more than 3 months. Therefore, is not permitted to be reestablished as a convenience store with a gas station.

After being informed of this issue, the applicant requests to rezone the property to C (Commercial) zoning district to allow for the reestablishment of a convenience store with a gas station. The C zoning district was established for "larger scale commercial uses, ranging from "big box" retail to smaller commercial buildings located along major commercial corridors." The majority of C zoned property is along Highway 12 and 25. The closest C zoned property is +/- 0.68 miles away directly to the south. The property to the north, east, and west is zoned T-5C. The property to the south is zoned T-5D.

Rezoning the subject property as requested would meet the definition of Spot Zoning which has consistently been considered illegal in Mississippi. According to *The New Illustrated Book of Development Definitions* by Harvey S. Moskowitz and Carl G. Lindbloom, Spot Zoning is defined as "Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive zoning plan." Mississippi courts have repeatedly rejected rezonings that isolate a parcel for the primary benefit of a single landowner when the change is inconsistent with surrounding zoning patterns and the adopted comprehensive plan.

The Comprehensive Plan of 2016 that was updated in 2019, has the area shown as part of the "Urban Corridors" placetype. The development form for that place type is described as "Building fronting street, parking behind or below building, a connected street network with on-street parking, public spaces of various types (as applied to 182/MLK, it should be less urban due to existing patterns)." The areas along Highway 12 are shown as "Suburban Centers" and "Suburban Corridors". Suburban Centers have a development form that "Range from "big box" retail to smaller buildings, auto and pedestrian friendly, generous landscaping". Suburban Corridors have a development form that is "Auto-oriented form with low-rise buildings fronting parking lots, but softened with generous landscaping." The Urban Corridors placetype properties along Dr. Martin Luther King Jr Drive were zoned T-5C

in accordance with the 2016 Comprehensive Plan. Suburban Centers and Suburban Corridor placetypes along Highway 12 were zoned C (Commercial) in accordance with the 2016 Comprehensive Plan. Therefore, changing the zoning designation from T-5C to C would not be consistent with the 2016 Comprehensive Plan and would meet the definition of Spot Zoning.

In conclusion, the proposed use of "Convenience Store and Gas Station" has not been permitted for 14 years and has long since passed the reestablishment deadlines for that use. Change the zoning designation from T-5C to C would be easily considered Spot Zoning and is not supported by the adopted 2016 Comprehensive Plan. The applicant has not provided evidence that there has been a change in condition in the area with an unmet public need for an additional convenience store with a gas station. If this change in zoning designation were to be allowed, the integrity of the zoning district and the Comprehensive Plan could be substantially weakened.

NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 13 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 December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors. (Section 3.1.3.M).

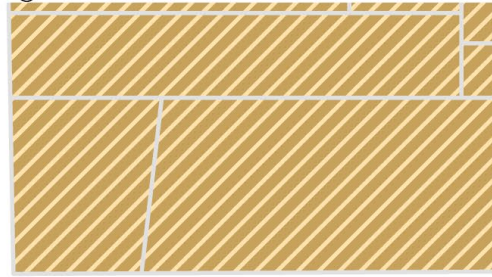
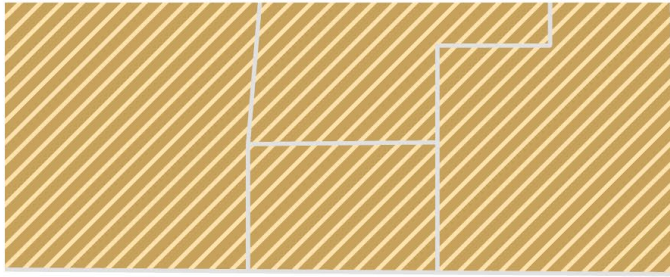
Attachment 1
RZ 25-02 Aerial



0 120 240 480 Feet

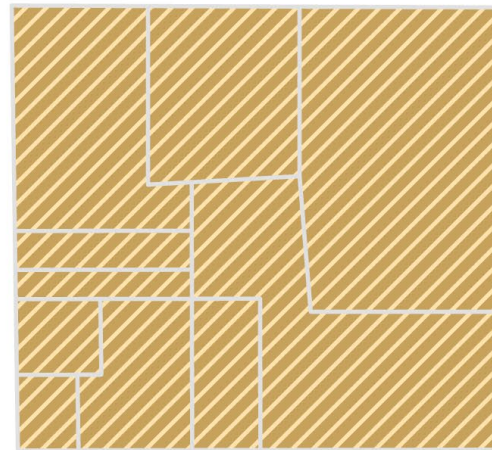
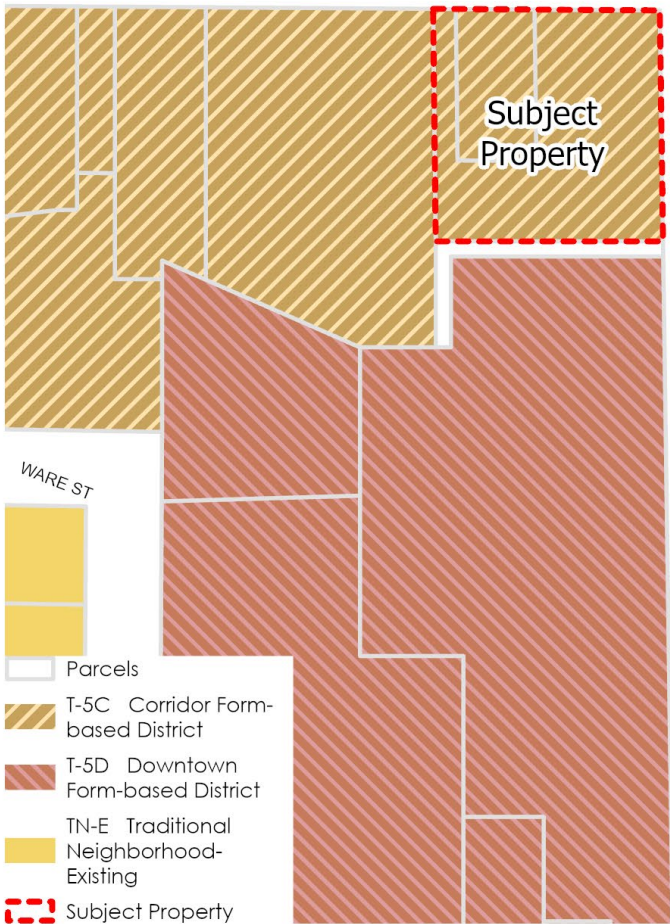


Attachment 2 RZ 25-02 Zoning

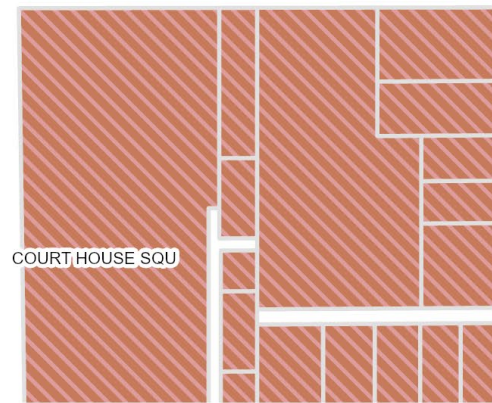


DR MARTIN
LUTHER KING
JR DR W

DR MARTIN
LUTHER KING
JR DR E

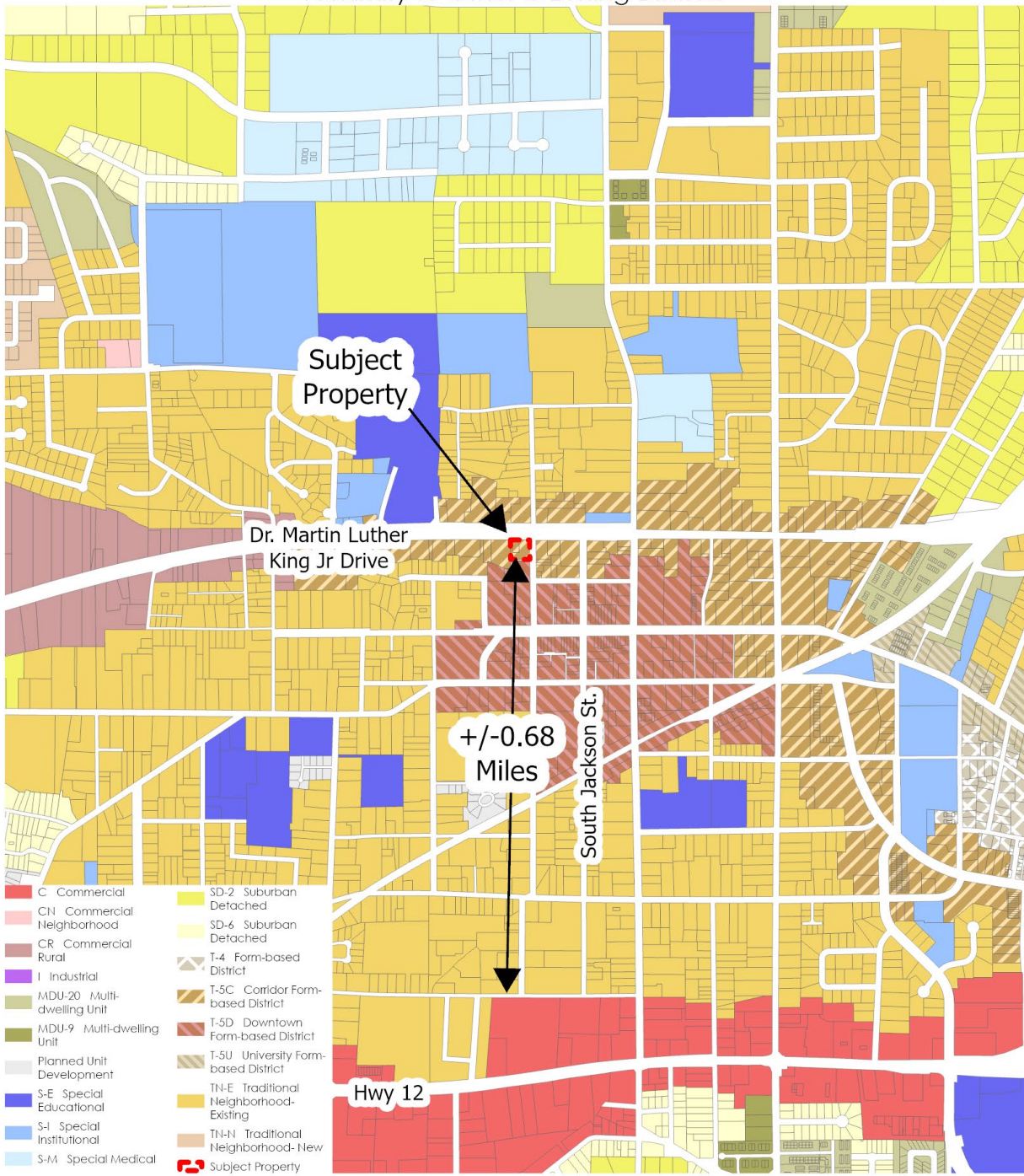


JEFFERSON ST



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3 Proximity to Other C Zoning Districts

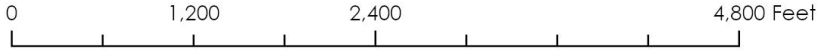
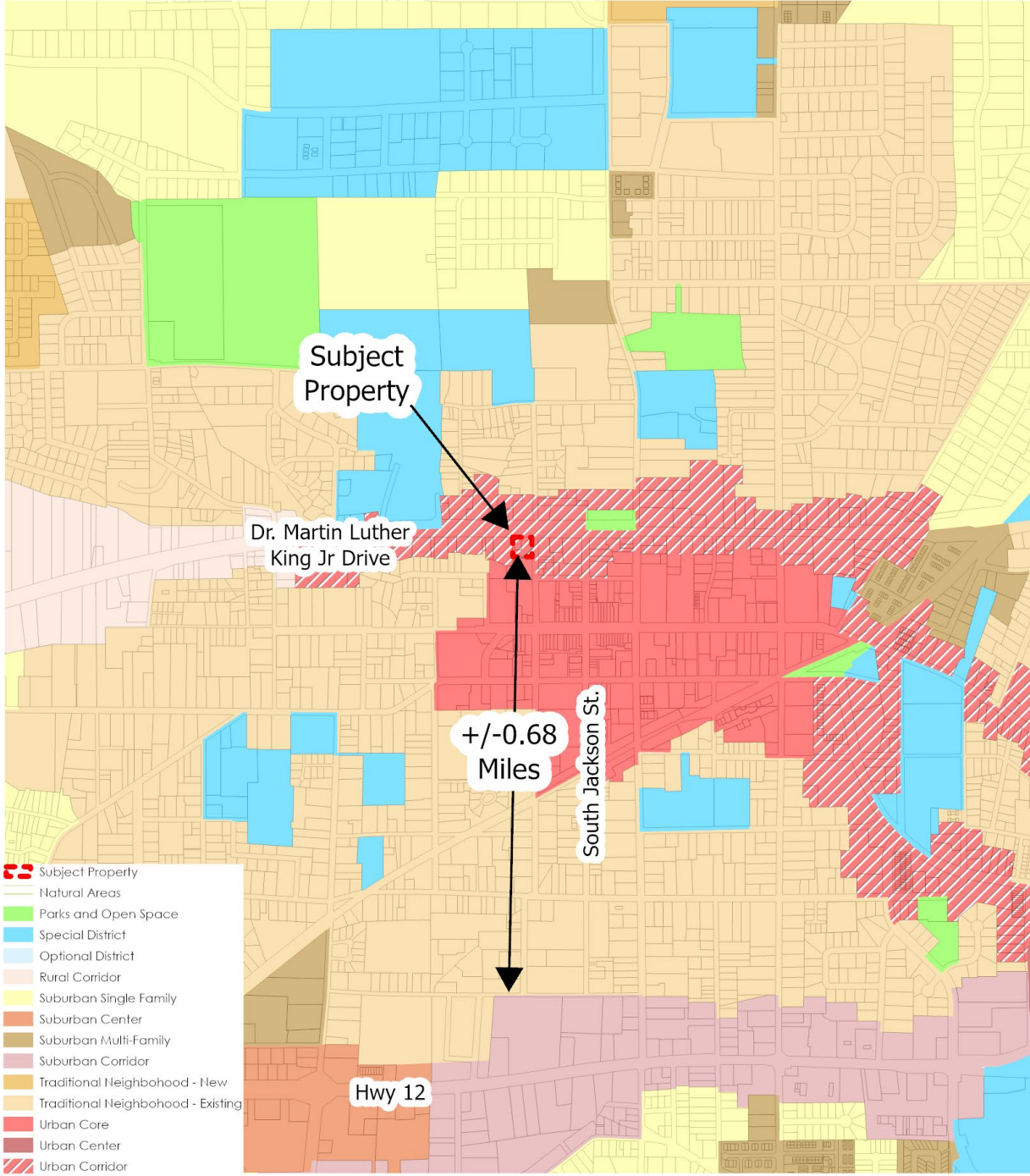


0 1,200 2,400 4,800 Feet



HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 4 Placetypes in 2016 Comprehensive Plan



HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

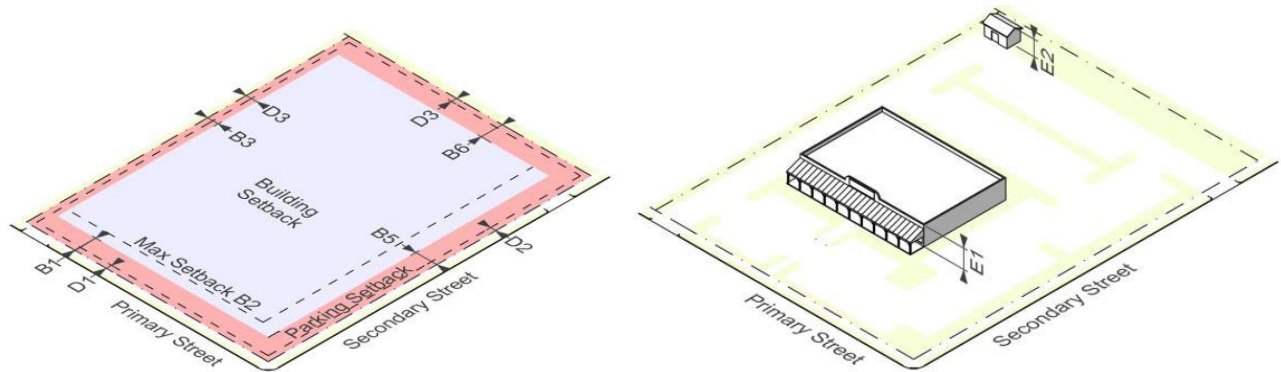
Attachment 5- Comparison between the allowed uses

Residential	C	T-5C
Dwelling, Detached	SE	--
Dwelling, Accessory Unit	--	--
Dwelling, Attached Duplex	--	--
Dwelling, Attached Triplex	--	SE
Dwelling, Townhouse/ Rowhouse	SE	--
Dwelling, Multiplex	A	--
Dwelling, Apartment	A	--
Dwelling, Manufactured and Modular Home	--	--
Home Occupations	A	A
Mixed-Use Building	A	P
Residential First Floor	SE	SE
Institutional	C	T-5C
Assisted Living Facility	P	--
Care Centers	A	--
Care Home	P	--
Cemetery	--	--
Community and Civic Associations	P	UE/SE
Convalescent, Rest, and Nursing Homes	P	--
Educational Facilities	SE	--
Fraternity and Sorority House	UE/SE	--
Group Care Home or Facility	UE/SE	--
Hospital	--	--
Life Care Communities	A	--
Municipal Buildings and Facilities	A	UE/SE
Parks, Open Space, and Greenways	P	P
Places of Worship	UE/SE	UE/SE
Public Buildings and Facilities	UE/SE	UE/SE
Commercial	C	T-5C
Adult Oriented Business	--	--
Animal Boarding Facilities	A	--
Animal Hospital, Clinic, or Grooming Facility	A	A
Banks and Financial Institutions	P	A
Bed and Breakfast Establishments	--	A
Car Title Loan, Payday Advance, or Loan Business	UE	--
Conference and Convention Center	P	UE/SE
Convenience Store and Gas Station	A	--
Convenience Store and Truck Stop	--	--
Eating & Drinking Establishments	A	A
Food Truck	A	A
Hotels, Motels, or Inns	P	P
Micro-Breweries and Small Batch Distilleries	UE/SE	UE/SE
Mini-Storage	SE	--

Mortuaries & Funeral Homes	A	--
Offices- Medical	P	A
Offices- Professional	P	P
Recreational and Entertainment:	P	A
Indoors-Commercial		
Recreational and Entertainment:	UE/SE	--
Outdoors-Commercial	SE	
Private Recreational Clubs or Facility	P	--
Recreational Vehicle Park	SE	--
Retail Sales and Services-	A	A
Retail Sales and Services-	A	UE/SE
with Outside Displays		SE
Studios - Art, Craft, Music,	A	A
Dance, and Fitness		
Theaters	P	A
Vehicle Repair and Maintenance	A	--
Industrial	C	T-5C
Airport	--	--
Heliport	--	--
Borrow Pit, Soil Fill Site, and Soil Storage Site	--	--
Landfill	--	--
Manufacturing and Industrial Heavy	--	--
Manufacturing and Industrial Light	UE/SE	--
Mining and Quarrying	--	--
Outdoor Storage	--	--
Research and Development Facilities	UE/SE	--
Salvage Yard	--	--
Trades and Skilled Services	--	--
Warehousing, Distribution, & Wholesale Services	--	--
Other	C	T-5C
Accessory Use or Structures (excluding dwellings)	A	A
or Structures		
Agriculture and Forestry	--	--
Firing Range	--	--
Parking Lots and Garages	SE	SE
Telecommunication Facilities	SE	SE
Temporary Uses	A	A
Portable Telecommunication Facilities	A	A
Special Event Facility	A	A
Small Cell Telecommunication Facilities	P	P

Section 7: Commercial Use Districts

7.2 Base Dimensional Standards



Commercial Use	
A. Lot Dimensions	C
A1. Lot size (min)	*
A2. Lot width (min)	*
B. Building/Structure Setbacks	C
B1. Front setback min	20'
B2. Front setback max	N/A
B3. Side setback	10'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	20'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1. From primary street	5'
D2. From side street	5'
D3. From side and rear property line	5'
D4. From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1. Principal building(s) (max)	50', 4 story
E2. Accessory structure(s) (max)	15', 1 story
F. Pedestrian Access	C
F1. Street-facing primary entrance along street	yes
F2. Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

Section 5: Form-Based Districts

5.2 Base Dimensional Standards

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	

Attachment 7- Applicant Statement

Statement Regarding Reopening of Gas Station and Convenience Store

101 Martin Luther King Jr. Drive, Starkville, Mississippi

The gas station located at 101 Martin Luther King Jr. Drive has served the Starkville community for more than twenty years. This location has long been recognized by residents as a convenient and reliable site for fueling and local services.

In recent years, the surrounding area has seen substantial improvements, including new roadway infrastructure, curbing, landscaping, and other enhancements that have increased accessibility and overall community appeal. These improvements make the area particularly well suited for continued commercial use and neighborhood convenience.

The property has already undergone substantial refurbishing and interior renovations, and a pending contract with Sunoco will provide additional upgrades, including new light fixtures, a rebuilt canopy, new fuel dispensers, fresh concrete, and updated branding.

Given its long history as a gas station, rezoning the site is both appropriate and consistent with its established character. Public utilities, including water, sewer, electricity, and emergency services, are fully available to support operations. The ongoing 182 Revitalization Project is upgrading the roadway and landscape in front of the property, incorporating infrastructure improvements that align with our design, which fully complies with all applicable requirements.

Traffic flow has been carefully planned to prevent congestion or hazards. The site has two designated entrances and exits to ensure safe movement for vehicles and pedestrians. Fuelman fleet card payments will accommodate city department vehicles, and diesel service will meet the needs of local commercial and municipal vehicles.

Reopening this site as a modern gas station and convenience store would not only restore a longstanding service location but also contribute to local growth by providing fuel, essential goods, and quality food options to residents, workers, and travelers alike. The proposed addition of freshly prepared food items—such as NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, and a variety of breakfast offerings—would make the business a local destination in its own right. Similar to the way “chicken on a stick” has become an iconic and well-loved attraction in Oxford, this location has the potential to offer both convenience and a memorable local food experience.

By redeveloping this property, we aim to enhance visual appeal, support local economic activity, and improve community access to fueling and convenience services. The project will positively affect property values by replacing a deteriorated site with a modern, well-maintained facility. By renovating and beautifying this corner, we are helping improve the appearance and character of the surrounding properties, many of which are in poor condition, aligning with the city's goals for revitalization and economic development.

This project aligns with the City's broader objectives of promoting economic development, enhancing the quality of life for residents, and supporting small business investment within Starkville.



101 MS-182
Starkville, MS 39759

Sunoco Rezoning Project





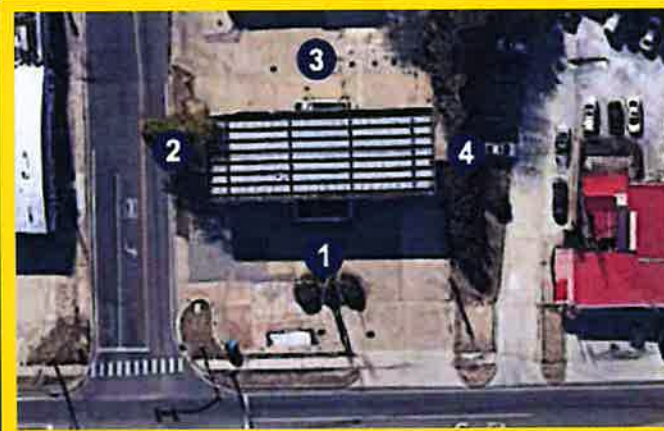
Ultra Image
Gas Canopy

Regular

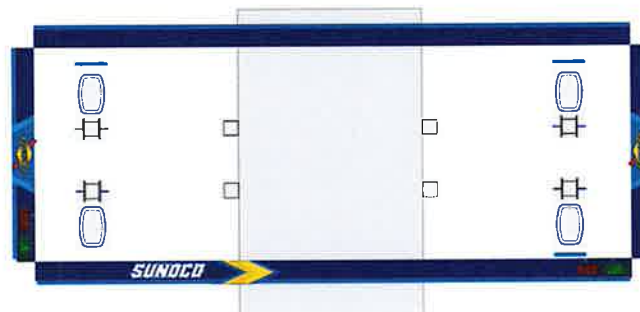
8.88⁹

Diesel

8.88⁹



Dr Douglas L. Conner Dr



MS 182



SUNOCO

Regular

8.88⁹

Diesel

8.88⁹



Under Canopy Imaging

Regular

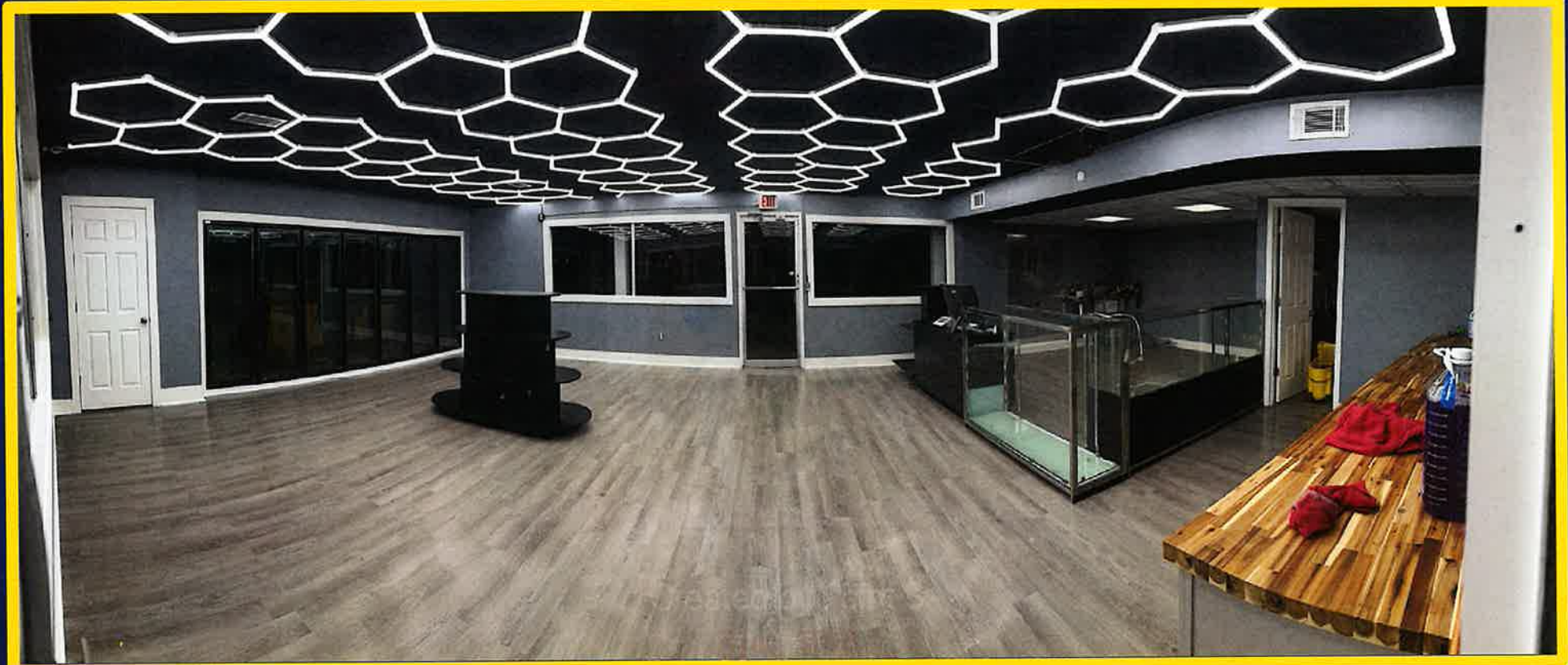
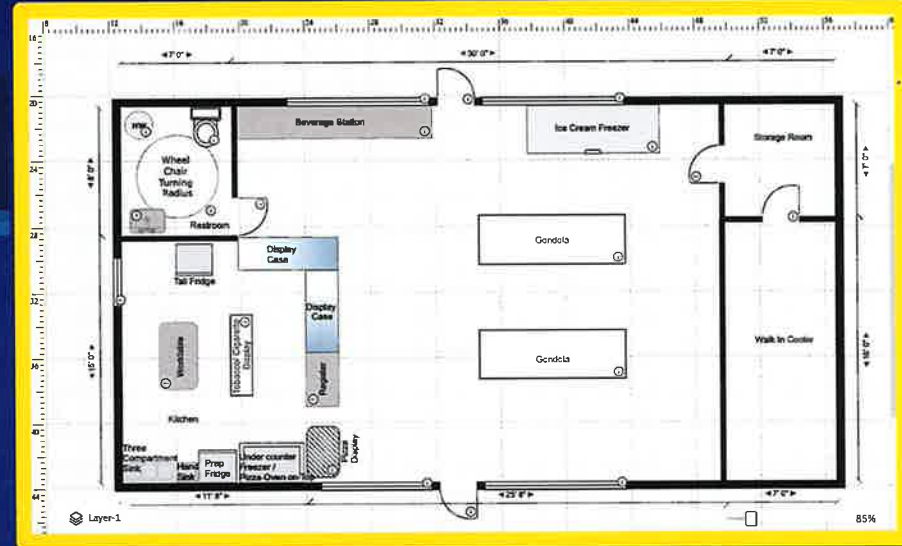


Diesel





Convenience Store Imaging





NYC Style Sabrett Hot Dogs

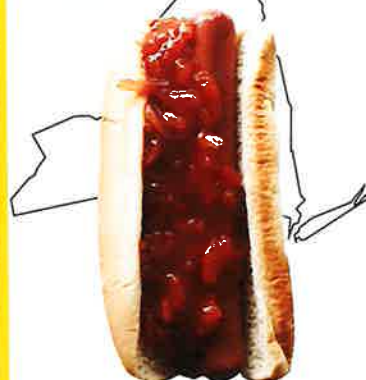


MISSISSIPPI



- PIMENTO CHEESE

NEW YORK



- PUSHCART SAUCE

ILLINOIS



- CHICAGO DOG



Boar's Head Sandwiches

Boar's Head

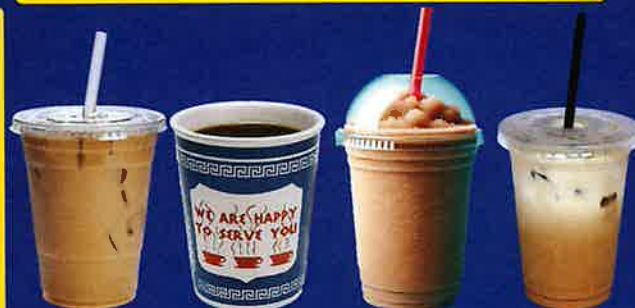
SINCE 1905





Breakfast & More Lunch Options

Affordable Coffee Options



Hot Breakfast

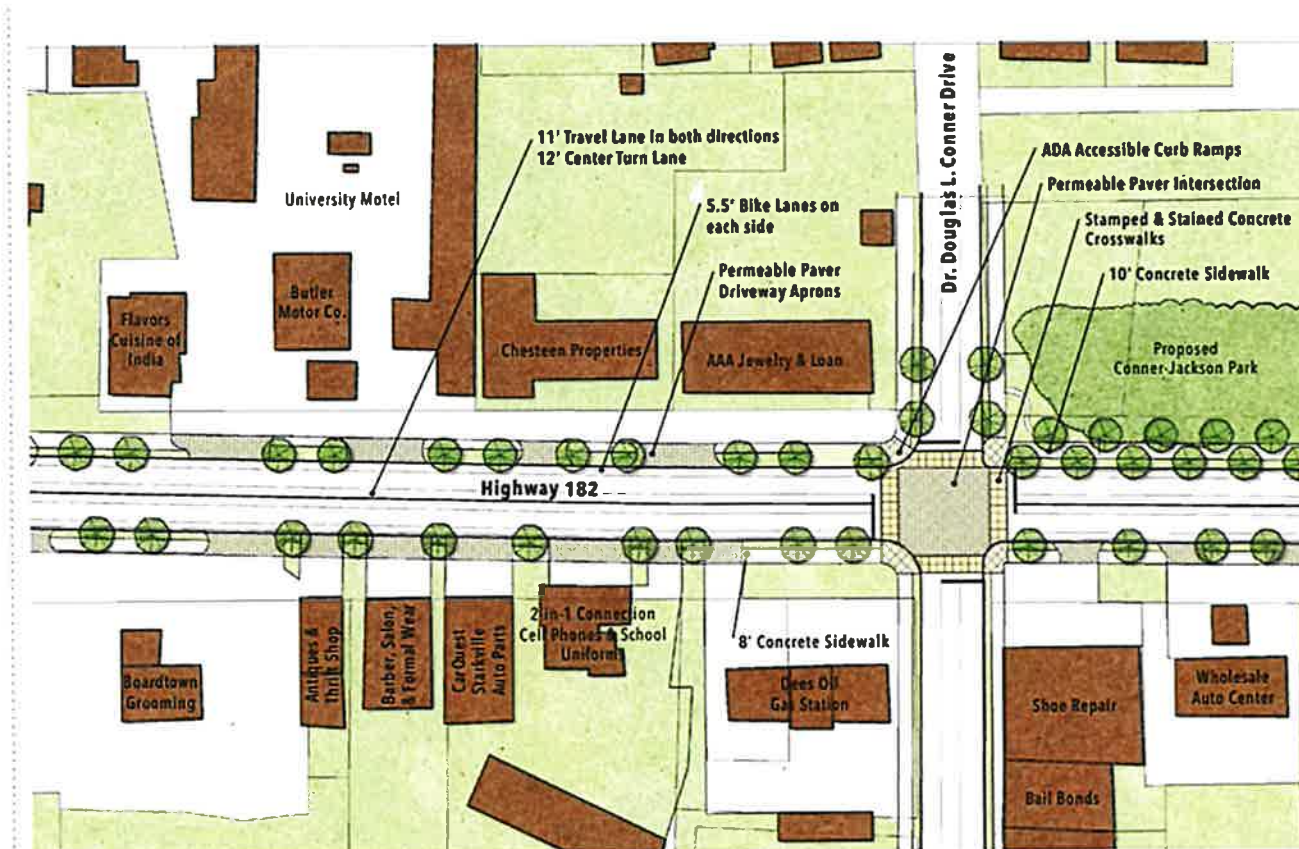
Personal Pizzas





APPENDIX

Highway 182 Green Infrastructure Master Plan - Sheet 3



MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

ANNUAL SPILL BUCKET INTEGRITY TESTING

- > This form may be utilized to document integrity testing of spill containment buckets.
 > Testing of all spill buckets is required at installation and at least once every 12 months thereafter.
 > In the absence of an approved 3rd party test procedure or manufacturer's recommended practice, the test method outlined below in the "MDEQ Hydrostatic Test Procedure" section may be utilized.

Date of Test
11-25-2024

UST Facility			Person Conducting Test	
Facility Name Sunrise Express		MDEQ Facility ID # 1566	Tester's Name Dylan Lopez	
Physical Address 101 Dr DL Conner Dr			Company Durand's Testing Service	
City Starkville	County MS	State MS	MDEQ Certification # THB 4796	Expiration Date 7/20/25
UST Owner Sunrise Express			Tester's Signature 	Date 11-25-2024

Spill Bucket Testing				
Reason for Test	☐ New Installation ☒ Existing Installation (annual test) ☐ Release Investigation			
Construction	☒ Single-Walled ☐ Double-Walled ☐ Spill Bucket Liner ☐ Unknown			
Type of Test	☒ Hydrostatic (Complete "Test Data" table below)			
	☐ Vacuum (Attach test equipment manufacturer's data sheet/test protocol to this form)			
	☐ Other (Specify)			

MDEQ Hydrostatic Test Procedure

- Clean out and properly dispose of all debris, soil and/or fluids from the spill bucket.
- Visually examine to ensure there are no cracks, holes, or broken seals and the fill cap seals properly.
Note: If the fill cap does not seal – Remove adapter and drop tube and seal tank fill riser with a plumbers plug.
- Fill with water to within 1 ½ inches of top and let stand 5 minutes to allow water to reach ambient temperature.
- After 5 minutes has elapsed, document the initial water level measurement as measured from the bottom of the spill bucket to the nearest 1/16th inch.
- Leave the spill bucket undisturbed for at least one hour then compare the starting fluid level to the ending level.
Note: For accuracy, the location where both the initial and final fluid levels are measured should be the same.
- If the fluid level is the same or it has changed by 1/8th inch or less the spill bucket passes the test.
- If the fluid level is different by more than 1/8th inch, the spill bucket fails the test.
Note: A leak less than 1/8th of an inch is still critical if the tank is using vapor monitoring as their method of leak detection. For tests performed as part of a release investigation, fluid level readings should be taken very carefully.
- Properly dispose of all test fluids at the conclusion of testing.

Note: MDEQ certification as a UST installer is required to install spill containment devices.

Test Data for the Year					2024
Tank ID (product stored)	Unlead 1	Unlead 2	Super	Diesel	
Area of Spill Bucket Tested	☒ Single-Walled	☒ Single-Walled	☒ Single-Walled	☒ Single-Walled	☐ Single-Walled
	☐ Double-Walled	☐ Double-Walled	☐ Double-Walled	☐ Double-Walled	☐ Double-Walled
Test Start Time	11:00	11:00	11:00	11:00	
Test End Time	12:00	12:00	12:00	12:00	
Test Beginning Level	12"	12"	15"	13"	
Test Ending Level	12"	12"	15"	13"	
Test Result (Pass/Fail)	Pass	Pass	Pass	Pass	
Vacuum Test – Gauge Range	Gauge Units		☐ in WC ☐ Other: _____		

Comments:



DURAND'S TESTING SERVICE, INC.
1116 LA FRENIERE RD.
SAINT MARTINVILLE, LA 70582

CERTIFICATE OF PRECISION LEAK TEST

DATE:
11-25-2024

LOCATION:
Sunrise Express
101 Dr DL Conner Dr
Starkville, MS 39759

<u>TANKS</u>	<u>PRODUCT</u>	<u>PASS/FAIL</u>	<u>LINES</u>	<u>PRODUCT</u>	<u>PASS/FAIL</u>
1	Unlead 1				
2	Unlead 2	Pass			
3	Super	Pass			
4	Diesel	Pass			

LEAK DET. PRODUCT PASS/FAIL

SHEAR VALVE INSPECTION
YES/NO: No

* Unlead 2 test
inconclusive - drop tube
could not be removed *

TECHNICIAN: Dylan Lopez
CERTIFICATION # 91-5482
TECHNICIAN SIGNATURE: 

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

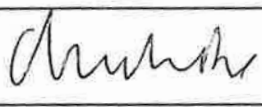
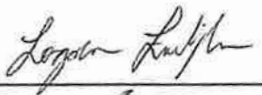
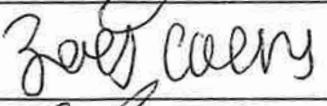
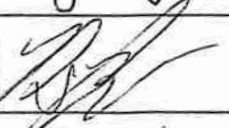
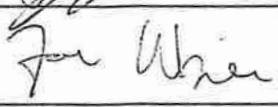
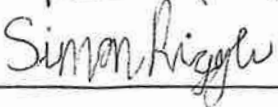
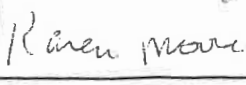
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
11/11/24	Christina Rook		5th Parker St
1/11/26	Logan Littlejohn		Starkville
1/11/26	Eric Dely		Plum Rd Starkville
11/12/26	ZOEY COLLINS		1212 Louisville Street APT 42
11-12-26	Robert Bowyer		672 Waterworld Starkville MS 39759
1/12/26	Zoe Weigel		1300 Old Hwy 12 Starkville, MS 39759
1/12/26	Christina Rook		100 West Williamsburg Starkville
1/12/26	Simon Riggle		441 Mallory Lane, Starkville
1/12/26	Karen Moore Karen Moore		117 Deer Court, Starkville
	Ernie Wilkin		158 Horsley Lane Starkville MS

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD, CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
	Annie Atkinson	Ann	1308 Longview Rd Starkville
	Riley Lancaster	Riley S	106 Scenic Pass
	Marvella Eller	19E Marvella Eller	106 Scenic Pass
	Sara Eubank	SE Sara Eubank	106 Scenic Pass
	LoSen Barker	LB LoSen Barker	106 Scenic Pass
	Marsha Harris	Marsha Harris	1010 North Montgomery St B
	Amber Parnell	Amber Parnell	155 Teagarden Lane
	Angelia Turner	Angelia Turner	155 Teagarden Ln
	Cameron Seymour	Cameron Seymour	22 woodland spur Starkville MS
	Haley Bell	Haley Bell	52 Valley Street Starkville MS

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
	Anna Dean	Anna Dean	99 DAWG DR
	COLTON HITCHCOCK	Colton Hitchcock	25 OVERVIEW RD
	Chris Holmes	Chris Holmes	68 Village Loop
	Raine Dawson	Raine Dawson	1010 N Montgomery St
	Eric Getz	Eric Getz	4420 Black Jack Rd
	Ellen Veasley	Ellen Veasley	103 Whispering Pines
	David Morgan	David Morgan	154 Saxonie Pass
	Le'Keithrick Hardy	Le'Keithrick Hardy	716 Mayhew Dr
	Taylor Maycock	Taylor Maycock	944 Rachel Turner Dr
	Bailey Aaron	Bailey Aaron	1423 Old West Point Rd

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

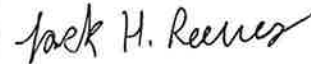
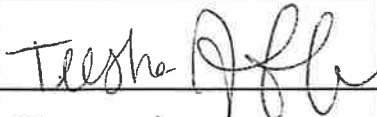
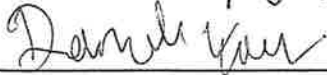
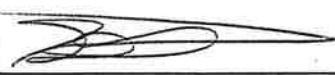
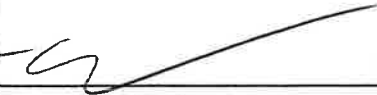
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/9	Cassandra Hinkley		76 Maengder St.
12/9/25	Jack H. Reeves		3451 Blackjack Rd.
12/9	Stephanie Carter		103 mckee st
12/9	Teesha Jefferson		101 JACKSON ST
12/9	Daniel Hoony		1301 Louisville St
12/9	Denean Lewis		703 Cypress Rd
12/9	Charles Lee		307 SCARLES ST
12/9	Joseph Case		2101 Douglas McArthur
12/9	Isabel Marble		525 Whitfield St.
12/9	Alisha Thomas		2407 Maple Dr.

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

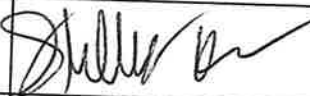
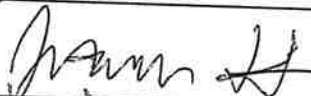
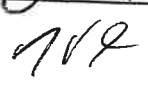
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/9/25	Shelley Kilgore		134 Jusey Ave.
12/9/25	Justin Gordon		2708 Redbud Dr
12/9/25	Rebecca Gregg		704 Pontchartr Dr
12/18	Affray Givens	Affray Givens	1633 Rockhill Rd
12/9/25	Wanda Grubb	Wanda Grubb	13 Star Avenue
12/9/25	Daniel Melton		136 Cooper Ln.
12/9/25	Linda Turner		136 Cooper Ln.
12/9/25	Rachel Barnes	Rachel Barnes	2601 Persimmon Dr
12/9/25	Whitney Petersen		2303 Douglas McArthur Dr
12/9/25	JASPER VIRGIL		520 SPRUCE LN

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

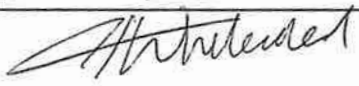
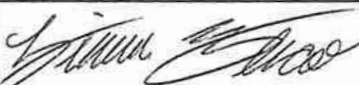
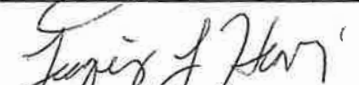
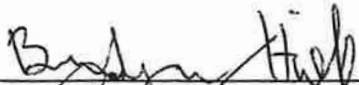
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/10	Hailey Whitehead		75 Hurst Ln.
12/10	Gianna Blanco		75 Hurst Ln.
12/10	Jacdie Childs		75 Hurst Ln.
12/10	Temiko Davis		2010 Harris Road
	Jerry Lee	JWL	245 Falkin Rd
12/15	Eric Grocer		233 Hurst Rd
12/16	LaQuincy Harris		369 Teagarden Ln.
12/17	Kylee Mchee	Kem	207 Crockett St
12/17	Brendalyn Hill		103 Harlem St
12/17	Debra Williams		732 Andrew Rd.

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/10/25	Michael Jordan	Michael Jordan	206 Ware Street Starkville MS, 39759
12/10/25	Michael Jordan	Michael Jordan	
12/10/25	Jarius Jordan	Jarius Jordan	
12/10/25	Carol Jordan	Carol Jordan	
12/10/25	Alonzo Hampton	Alonzo Hampton	206 Ware Street Starkville MS 39759
12/10/25	Pat Hines	Pat Hines	Starkville, MS.
12/10/25	Shannon Ward	Shannon Ward	369 Blue Drive Starkville, MS
12/10/25	Zariah Brown	Zariah Brown	708 Cotton wood Dr.
12/10/25	Diane Barnett	Diane Barnett	118 N. Montgomery St
12/10/25	Angel Shepard	Angel Shepard	235 S Lafayette St #4 Starkville MS 39759

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

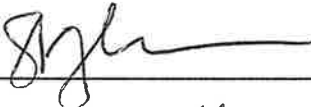
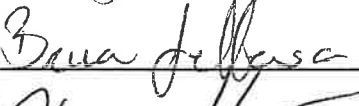
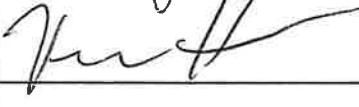
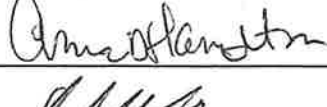
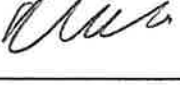
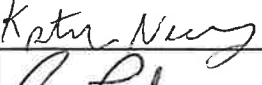
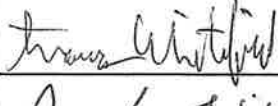
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/10/25	Sarah Cagle		438 Nicklaus Ln #10
12/10/25	Bruce Jefferson		143 Chateau Ln. Starkville, MS, 39759
12/10/25	Veronica Hudson		1329 Babylon Rd
12/10/25	Darryl Page		14 Peoples Street
12/10/25	Anna D. Hamilton		713 Sassafras Dr. Starkville
12/10/25	Akam Monroe		227 Clements Ave Starkville, MS
12/10/25	Kathy Neely		2601 Persimmon Dr Starkville ms.
12/10/25	Brian Pieralisi		104 Forest Hill Dr. Starkville, MS
12/10/25	Thomas Whitfield		940 W 12th St Starkville MS
12/10/25	Quinton L Williams		109 Curtis Street

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/12	Jimmy Smith	Jimmy Smith	200 Yates Street Apt B Starkville MS 39759
12/12	Carol Jordan	Carol Jordan	984 W. Reed Road Starkville MS 39759
12/12	Gary Bear	Gary Bear	4639 Self-Creek Rd, Starkville, MS 39759
12/12	Tawanna Bell Bear	Tawanna Bell Bear	4639 Self-Creek Rd, Starkville, MS 39759
12/12	Twala Grubbs	Twala Grubbs	1000 10 USville Street 10 + 217 Starkville MS 39759
12/12	Petro Jordan	Petro Jordan	1463 PinCrest Rd Starkville MS 39759
12/12	Natasha Jordan	Natasha Jordan	1463 PinCrest Rd Starkville MS 39759
12/13	Theresa Baker	Theresa Baker	135 Sand Rd Apt 45 Starkville MS 39759
12/13	Mary Baker	Mary Baker	135 Sand Rd Apt 17 Starkville MS 39759
12/13	Theresa Grayer	Theresa Grayer	Theresa Grayer 135 Sand Rd Apt 31 Starkville MS 39759

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

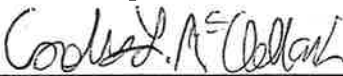
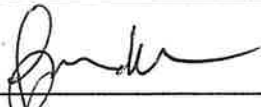
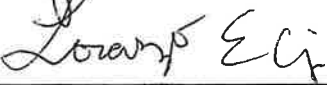
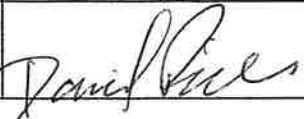
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/12/13	ZACHARY MCCABRELL		109 GLADNEY ST. S.
12/12/13	Lakayla Ware		303 Santa Anita DR
12/12/13	Jonathan Totten		35 Jarnigan Street
12/12	Peggy Stallings		2196 Pike Rd Starkville
12/12	Cody McDaniel		216 Bell Oaks Drive
12/13	Paris Gaines		125 Curtis St.
12/13	Noah Abrams		110 W wood St
12/13	James Muse		2700 Maple dr
12/13	LORENZO E. AJ.		120 WEST DR. # 302
12/13	Daniel Pickle		2009 Maple Dr Starkville

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

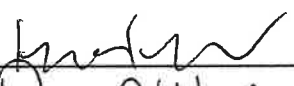
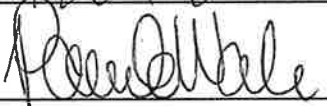
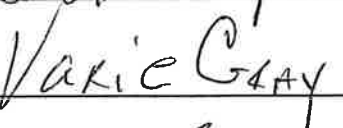
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/13	Henri Uain		2216 Plum Rd.
12/13	Pamela Walker		2216 Plum Road
12/13	Alexis Turner		102 Logan dr #A
12/13	Sheketha Keys		114 Curtis Street
12/13	Varie Gray		227 Greenwood St.
12/14	Brandon Carmichael		305 Walnut Rd.
1/16	Stephanie Carter		703 McKee St.
1/16	Dustin Carter		704 McKee St.
1/16	Hobbie Bramme		411 Scales St
1/16	Staci Bramme		411 Scales St

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

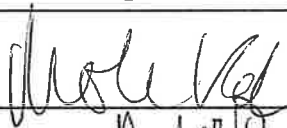
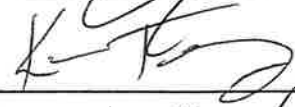
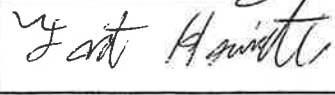
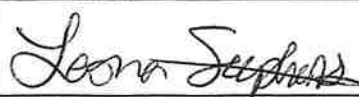
Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/10	Ricel Rader		25 Lakes Blvd
12/10	Amber Pannell	Amber Pannell	155 teargarden lane
12/10	Ans Hill		2100 Plum Road Starkville, MS
12/10	Alex weldon		529 Avenue of Portraits St
12/10	Grace Germaine		400 E Gillespie St Starkville MS
12/10	GARY DAVIS		15194 Hwy 182 EAST -
12/10	Will Barefield		81 Lynn Odum Road
12/10	Kevin Towery		124 Josey Ave Starkville, MS
12/10	Foster Hamilton		705 University Drive Starkville, MS
12/10	Leona Stephens		884 PD Fulgham Starkville, MS 39759

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
1-10-25	OC James	Ossie James	Starkville 604 Whitefield
12/10	[Signature]	[Signature]	[Address]
12/10	James Tull	[Signature]	307 Park Circle N Starkville MS
12/10	Missalmon	[Signature]	105 Dogwood Dr
12/10	Shelly McBride	Shelly McBride	305 Everglade Avenue
12/10	[Signature]	Terry Bell	412 McKee St
12/10	[Signature]	Oliver Rosh Jr	67 Steadman
12/10	McKaylan Gray	McKaylan Gray	2113 Persimmon Dr. Starkville, MS 39759
12/10	Mason McClain	Natasha McClain	108 Old West Point Rd
12/10	Sharon Tabb	[Signature]	320 West Union Rd

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/17	Kamondre McDonald	Kamondre McDonald	25 Sherrill St.
12/17	Earnest Glass	Earnest Glass	104 Hemlock Dr
12/17	Rodney Kennedy	Rodney Kennedy	116 Endothera Rd.
12/17	Maurice Lacey	Maurice Lacey	126 Plum Rd.
12/17	Brian Barrell	Brian Barrell	1808 Douglas McArthur
1/6	Patricia Kilgore	Patricia Kilgore	56 Winchester Rd.
1/7	Teresa Williamson	Teresa Williamson	301 Critz St.
1-7	O.C. James	O.C. James	604 Whitfield St
1-7	Joe Neal	Joe Neal	109 East Court St
1-10	Jesse M. Carver	Jesse M. Carver	1258 Sandpiper Dr.

PETITION IN SUPPORT OF REZONING

FOR GAS STATION & HOT FOOD CONVENIENCE STORE IN STARKVILLE, MISSISSIPPI

Property: 101 Dr Martin Luther King Jr Dr W Starkville, MS 39759

Parcel Number: 118P-00-148.00 and 118P-00-146.00

Proposed Rezoning: From T-5C to C

Description of Request

We, the undersigned, support the rezoning of the above property to allow the development of a modern gas station and convenience store offering NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, snacks, beverages, and other essential items. This project represents a positive investment in Starkville and will help beautify and uplift the surrounding area through improved appearance, updated landscaping, and a clean, safe, modern commercial site.

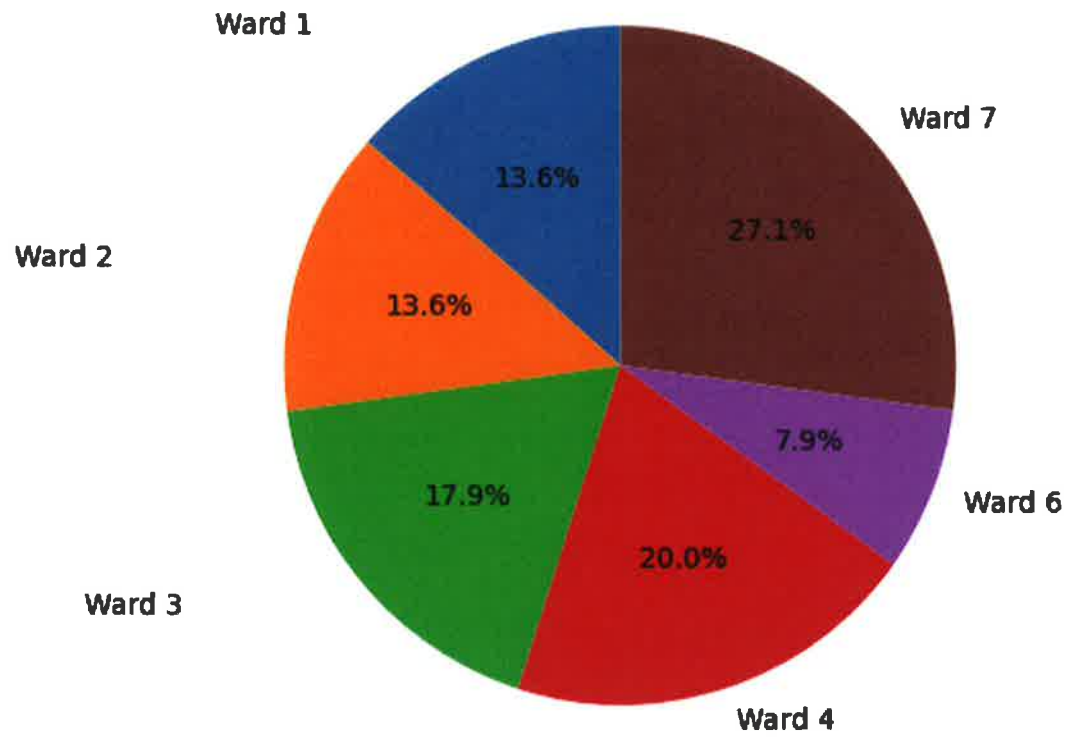
It will also create local jobs, increase tax revenue for Starkville, and provide needed services for nearby residents and travelers.

By signing below, we express our support for this rezoning request.

SIGNATURES

Date	Printed Name	Signature	Address
12/10	Renea Graham	Renea Graham	193 Murdoch LN Starkville ms 39759
12/10	Lakesha Obrant	Lakesha Obrant	117 Longan drive Starkville ms 39759
12/10	Shelyia Perry	Shelyia Perry	Alpine dr Starkville ms
01/11	Jessica Shields	Jessica Shields	519 Keel Rd
01/11	Chris Carter	Chris Carter	519 Keel Rd
01/11	Jasmine Bennett		
01/11	John Rogers	John Rogers	305 Northside Dr. Starkville
01/11	Anthony Bell		23 1/2 Lindberg Ln BLK D
1/11	Kathleen O'Neal	Kathleen O'Neal	109 Alpine Dr Starkville, MS 39759
1/11	Jerome Stark	Jerome Stark	391 Walker bull road Starkville MS 39759

Ward Representation of Collected Addresses

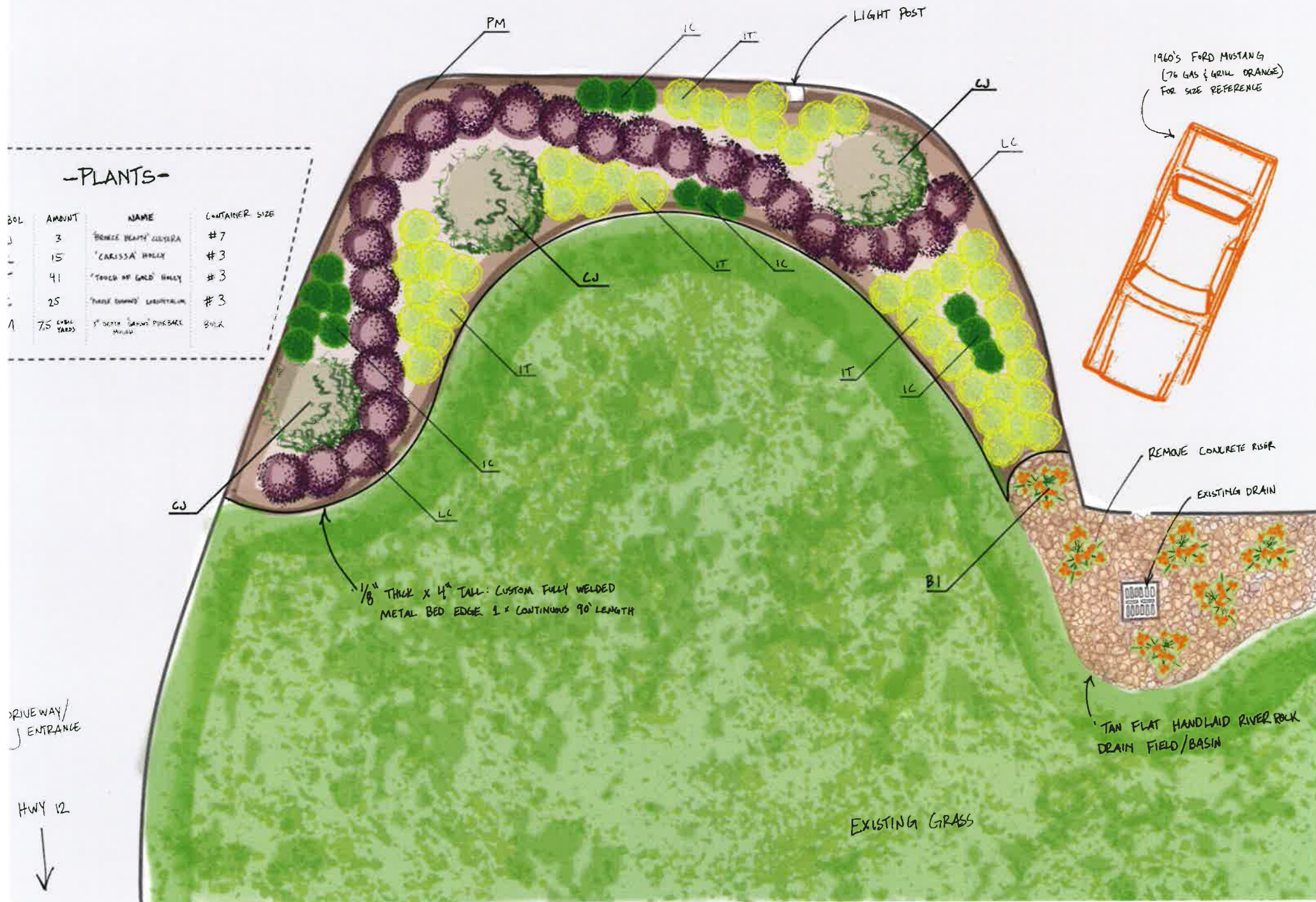


*Ward assignments are approximate and based on proximity to city ward boundaries.

↑
PUMPS/STORE

-PLANTS-

BOL	AMOUNT	NAME	CONTAINER SIZE
J	3	'BRUCE BEATH' CUSCUTA	#7
L	15	'CARISSA' HOLLY	#3
-	41	'TODOL OF GOLD' HOLLY	#3
-	25	'THREE SHIMMERS' LEBENSTALUM	#3
1	7.5	6" DEPTH 'SANDY' PINEBARK MULCH	BULK



3 x BED ZONES
4 x TURF ZONES

MAIN LINE 1.5"

UNKNOWN
P.O.C.

UNKNOWN
CONTROLLER

7 x 6' RADUS V.A.N.
R.B. 1800 12"

5 x 6' RADUS 360°
R.B. 1800 12" w/10" RISER

PROPOSED BED
PERIMETER

18 x 10' RADUS V.A.N.
R.B. 1800 6"
@ 180° ~

ALL TURF W/ 23X

R.B. 5000 3.0 ESTIMATES
@ 35 PSI & 20 GPM

Mississippi 12 W



- EXAMPLE OF PROPOSED 'DRY CREEK SWALE'
- I'M SUGGESTING THIS OFF THE CORNER OF THE EXISTING BED AS THE GRASS IS SOAKING WET & LOOKS UNDESIRABLE @ THE DRAIN INLET
- SOIL IS CUT DOWN TO DEPRESSED AT GRADE W/ DRAIN - (HELPS SHED WATER FASTER) & COMPACTED TO PREVENT FURTHER SETTLING, WASHING AWAY
- ↳ FABRIC IS LAID TO PREVENT STONES FROM SINKING INTO SOIL WHEN WET



- 'ORANGE' BEARDED IRIS
- SPEC'D BECAUSE THEY WILL GROW VERY WELL IN DAMP SOIL SUCH AS AROUND THE DRAIN
- AND THEY BLOOM A BEAUTIFUL '76 ORANGE' MOST OF THE SPRING.
- EVERGREEN *



- 'BRONZE BEAUTY' CLEYERA
- VISUAL INTEREST W/ "WAXY" LEAVES
- VERY HARDY
- EVERGREEN *



- 'CARISSA' HOLLY
- DWARF
- ADDS INTERESTING & VARIETY OF TEXTURE
- VISUAL 'POCKETS' OF BRIGHT GREEN
- EVERGREEN *



- 'TOUCH OF GOLD' HOLLY
- VERY BRIGHT, CHEERFUL "POP" OF YELLOW COLOR
- DWARF VARIETY
- PROVIDES EXCELLENT CONTRAST
- EVERGREEN *



- 'PURPLE DIAMOND' LOROPETALUM
- STARKVILLE'S FAVORITE SHRUB - BECAUSE OF THE MAROON-ISH COLOR OF THE FOLIAGE + BLOOMS
- THE QUICKEST WAY INTO THE HEARTS OF STARKVILLE'S BOARD OF ALDERMEN IS THROUGH A NICE HEDGING OF THESE
- EVERGREEN *

PUBLIC HEARING AND CONSIDERATION OF SE 25-09 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A PLACE OF WORSHIP AT 208 INDUSTRIAL PARK ROAD WITHIN A I (INDUSTRIAL) ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 25-09 a request for Special Exception to allow for a Place of Worship at 208 Industrial Park Road within a I (Industrial) zoning district. This is a Special Exception request by The Orchard Church to allow for a “Place of Worship” located at 208 Industrial Park Rd in a I (Industrial) zoning district with the property #103L-00-002.00. The applicant is seeking a Special Exception to locate The Orchard Church at 208 Industrial Park Rd. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for “Place of Worship” in a I (Industrial) zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

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

1. 4 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 December 17, 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 January 13, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

Ben Beavers, site director of the Orchard Church, commented in support of the request.

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

Alderman Vaughn, duly seconded by Alderman Pochop, offered a motion to approve
The Board voted as follows:

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

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



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-09 a request for Special Exception to allow for a Place of Worship at 208 Industrial Park Road within a I (Industrial) zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by The Orchard Church to allow for a "Place of Worship" located at 208 Industrial Park Rd in a I (Industrial) zoning district with the property #103L-00-002.00. Please see attachments 1-3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to locate The Orchard Church at 208 Industrial Park Rd. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Place of Worship" in a I (Industrial) zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

USE STANDARDS

13.6.14 Places of Worship

- A. Definition: A facility principally used for people to gather together for public worship, religious training, or other religious activities.
- B. Parking:
 - 1. In form-based districts no parking minimums are established. In all other zoning districts, one (1) parking space is required for each four (4) seats in the main assembly room.
 - 2. See zoning district base dimensional standards for parking location and setback requirements.
- C. Loading:
 - 1. A loading space may be required by the City Planner.
 - 2. Loading docks shall not be visible from the street.
 - 3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way unless in a T-5D, T-5C, and T-5U zoning districts. Deliveries shall be scheduled to not interfere with peak traffic times.
- D. Additional Standards:
 - 1. The structure height limitations of these regulations shall not apply to church spires, belfries, or cupolas.
 - 2. One (1) detached dwelling unit for the housing of the pastor or similar leader of the church and their family will be considered customary and incidental as a part of this use shall be permitted.

3. Newly constructed places of assembly seating more than six hundred (600) people must have direct vehicular access to a major vehicular thoroughfare as determined by the City Engineer.
4. A residential monastery or convent or similar communal residential religious facility may be allowed as an accessory use to places of worship by special exception.
5. Accessory uses such as administrative offices, bookstores, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted as follows:
 - a. Similar uses on non-contiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such.
 - b. No merchandise or merchandise display shall be visible from outside a building.
 - c. Business or identification signs pertaining to an accessory use shall be limited to one (1) sign and the total square footage must not exceed two (2) square feet.
 - d. Television stations, radio stations, printing presses, and sports complexes shall only be permitted as accessory uses if such uses are also permitted as principal uses in the zoning district in which they are located.
6. For any special exception and/or use exception to allow for a place of worship in a C, CR, O-C, O-TND, TN-N, TN-E, T-5D, T-5C, and T-5U zoning District with an allowed commercial use, a waiver from the minimum distance criterion shall be required upon request for any current or future business within the state mandated minimum distance for the duration of the use as a place of worship. A copy of the waiver shall also be submitted to the Planning Department upon approval of the use.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review

Committee may be required for site plan approval after approval of a special exception.

6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 4 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 December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

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

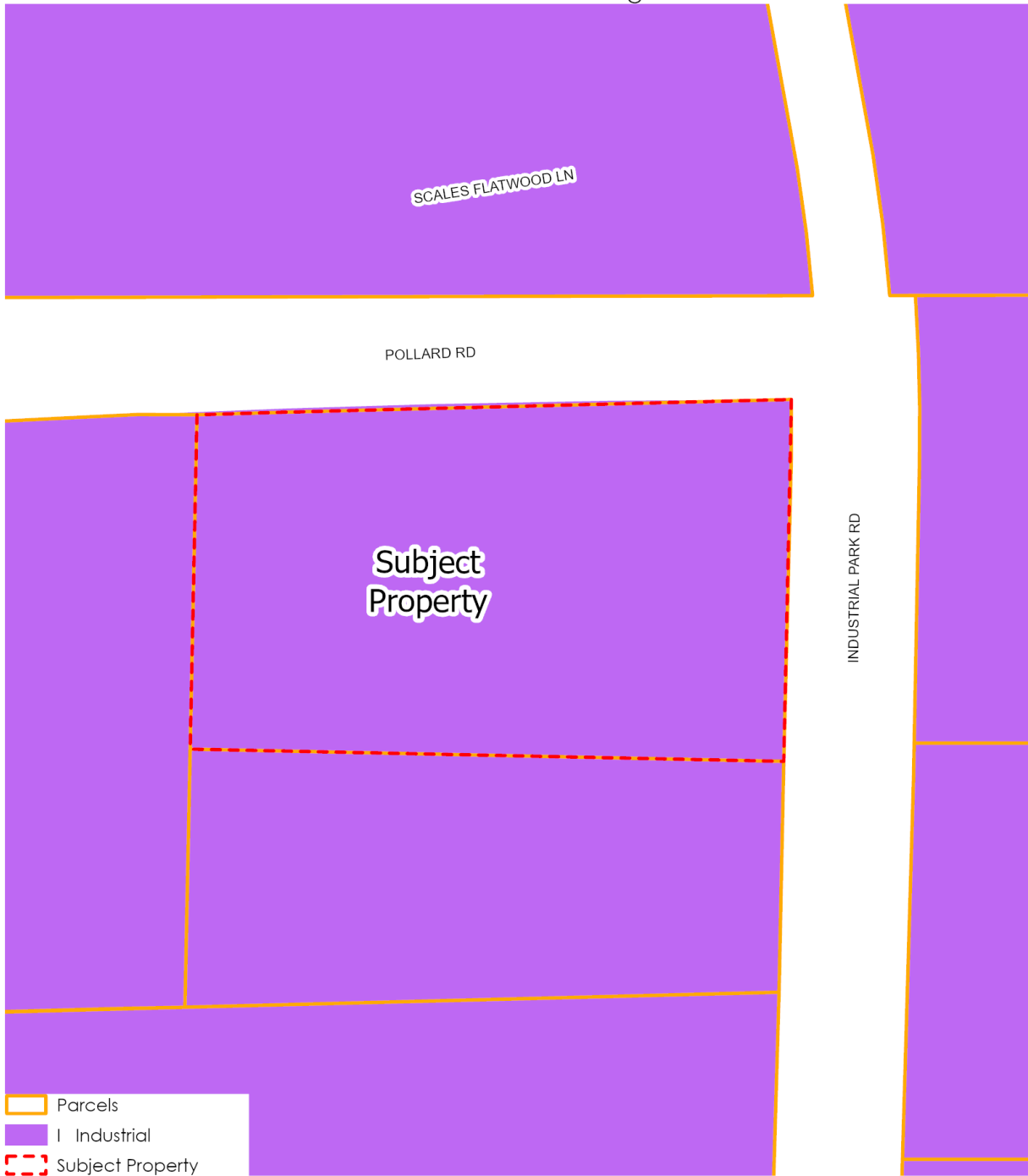
Attachment 1
SE 25-09 Aerial

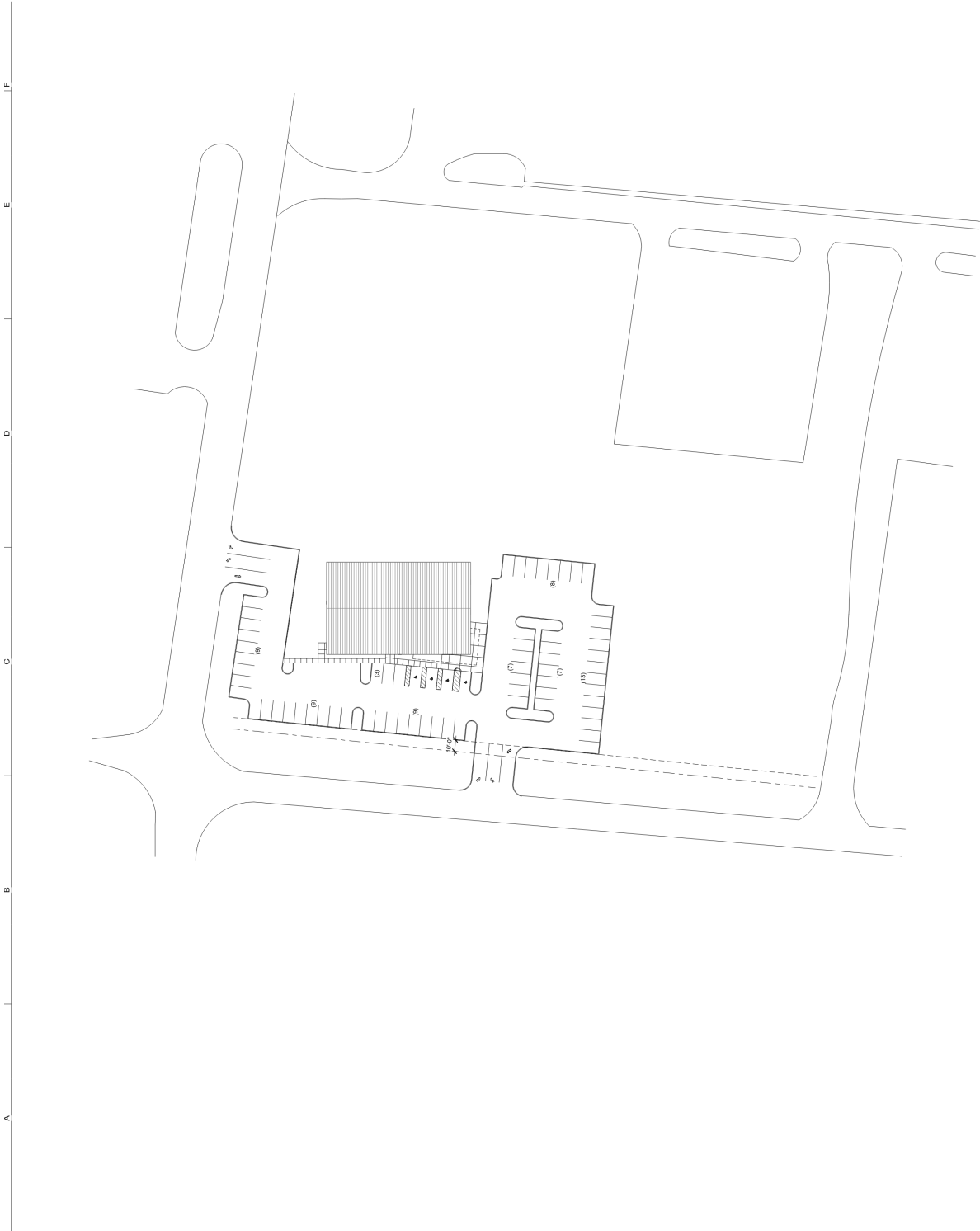


0 120 240 480 Feet



Attachment 2
SE 25-09 Zoning





1 Site Plan - Renovation
1" = 60' 0"



Num.	Description	Date

Project No. 025008
Project Status
Revised: 11/18/25

Starkville
The Orchard

Debi
1000A, South Green Street
Starkville, MS 39201
P: 662.322.4425
F: 662.322.4426
www.debi.com

A102 1" = 60' 0"
Site Plan - Renovation

Debi
1000A, South Green Street
Starkville, MS 39201
P: 662.322.4425
F: 662.322.4426
www.debi.com

Attachment 3- Conceptual Site Plan

PUBLIC HEARING AND CONSIDERATION OF SE 25-10 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON THE SOUTH SIDE OF BUTLER ROAD DIRECTLY WEST OF 710 BUTLER RD IN A RN ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 25-10 a request for Special Exception to allow for the placement of a manufactured home on the South side of Butler Road directly West of 710 Butler Rd in a RN zoning district. This is a Special Exception request by Carolyn Jordan to allow for a Manufactured Home located on the South side of Butler Road directly West of 710 Butler Rd in a RN zoning district with the property #116-23-005.02. The applicant is seeking a Special Exception to allow for the placement of a manufactured home. Initially the applicant had the manufactured home placed on what they believed to be their family's property. They realized that it wasn't their property and got owners approval for the potential placement of the manufactured home. When they applied for an address, they were notified of the requirement for a special exception. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Manufactured and Modular Home" in a RN zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

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

1. 1 property owner of record within 160 feet of the subject property was notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 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 January 13, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

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

Alderman Perkins, duly seconded by Alderman Moreland, offered a motion to approve
The Board voted as follows:

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

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

STAFF REPORT

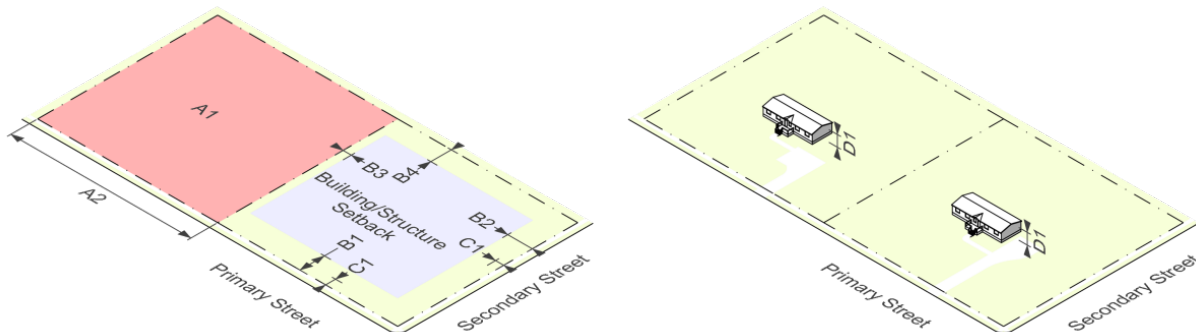
To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-10 a request for Special Exception to allow for the placement of a manufactured home on the south side of Butler Road directly west of 710 Butler Rd in a RN zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by Carolyn Jordan to allow for a Manufactured Home located on the south side of Butler Road directly west of 710 Butler Rd in a RN zoning district with the property #116-23-005.02. Please see attachments 1- 2.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for the placement of a manufactured home. Initially the applicant had the manufactured home placed on what they believed to be their family's property. They realized that it wasn't their property and got owners approval for the potential placement of the manufactured home. When they applied for an address, they were notified of the requirement for a special exception. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Manufactured and Modular Home" in a RN zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

6.3.4 Base Dimensional Standards (RN: Manufactured and Modular Home)



A. Lot Dimensions	
A1. Lot size per unit (min)	40000 sq. ft.
A2. Lot width	100'
B. Building/Structure Setbacks	

B1. Front setback	30'
B2. Side setback corner lot	30'
B3. Side setback	10'
B4. Rear setback	25'
C. Parking Setbacks	
C1. From primary street	10'
D. Height	
D1. Principal building(s) (max)	1 story

13.5.8 Dwelling, Manufactured And Modular Home

A. Definition:

1. Manufactured home- A factory-built single-unit structure that is manufactured under the authority of 42 U.S.C., Sec. 5401, the National Federal Manufactured Home Construction and Safety Standards Act, is transportable in two (2) or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent non-removable hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have non-removable wheels or hitch-axles, permanently attached to its body or frame. Manufactured homes shall not include travel trailers, camper trailers, campers, self-contained motor homes, or camper buses. A mobile home shall be defined as a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards. Mobile homes shall not be placed or moved to another lot within the city limits of Starkville. Manufactured homes with more than one (1) unit within one (1) structure are not permitted in any zoning district.
2. Modular home- A dwelling built and delivered to a site in two (2) or more sections, meeting City's current adopted building codes when connected to the required utilities.

B. Parking:

1. One (1) parking space per bedroom for all newly placed manufactured or modular home.
2. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading: Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.

D. Additional Standards:

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it

shall be sited with the front running parallel to the street providing access to the site.

6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.
7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.

See zoning district base dimensional standards for location, setback, and height requirements.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. (1) 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 December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

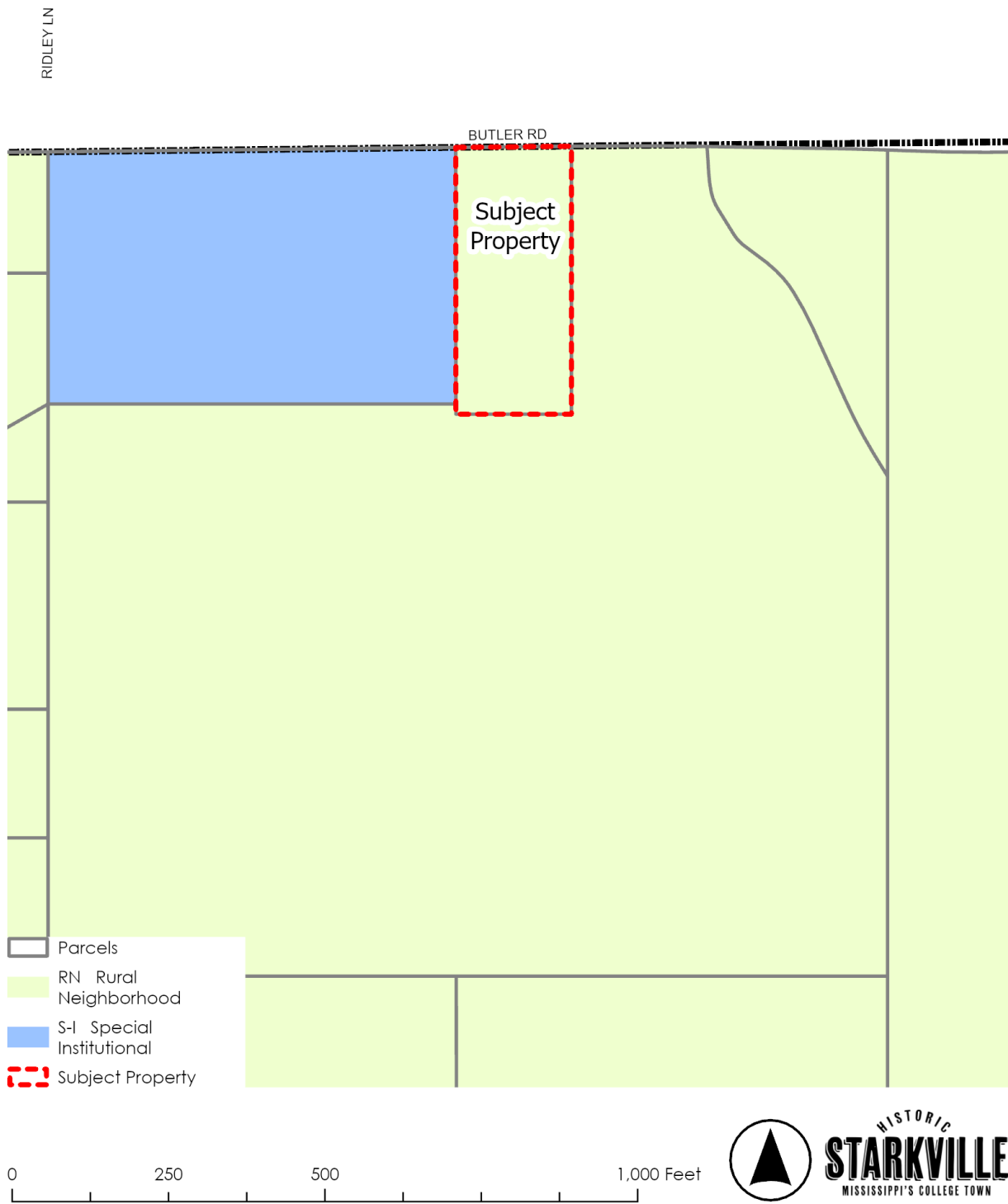
CONDITIONS OF APPROVAL

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

Attachment 1
SE 25-10 Aerial



Attachment 2
SE 25-10 Zoning



PUBLIC HEARING AND CONSIDERATION OF SE 26-01 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM THE DEVELOPMENT ACCESSIBILITY STANDARDS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED +/- 450' DUE SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND HIGHWAY 12 EAST WITHIN A C ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 26-01 a request for Special Exception to deviate from the Development Accessibility standards for a proposed mixed-use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district. This is a Special Exception request by TEP Starkville, LLC to deviate from the Development Accessibility Standards of Section 15.3.3.E of the Unified Development Code for a proposed mixed use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district with the parcel numbers 117-25-021.00, 117-25-006.00, and 117F-00-001.00.

The applicant is seeking a Special Exception deviate from the Development Accessibility standards. Specifically, to only have one entrance into a proposed mixed-use development. The development is located directly east of the Walk-Ons Restaurant located at 996 Highway 12 East. The proposed development will have a hotel as part of phase one and multi-unit residential development as part of a future phase. Section 15.3.3.E.1 of the Unified Development Code states "Any residential development with eighty (80) or more homes, more than two-hundred and fifty (250) bedrooms, or a development larger than twenty (20) acres shall have at least two (2) separate access roads. All phases of development should be considered". With the future multi-unit residential use and the size of the property, more than one access point is required. The current proposal is to construct a public road accessing the development from the north from Pat Station Road and connect to the southern property line at the southwest corner of the development. Eventually, this public road will extend to Market Street. That connection will be the responsibility of the developer of the property to the south of the subject property. Section 3.4 states "A special exception shall also include any request to deviate from the Use Standards, Development Standards, Subdivision Standards, or Base Dimensional Standards that are non-dimensional in nature." The request is non-dimensional in nature. Therefore, the request will be reviewed as a Special Exception.

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

1. 10 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 December 17, 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 January 13, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

Mayor Spruill opened the Public Hearing to the public.

Speaking in Favor:

Terry Long commented that an opportunity for another hotel in this community is desperately needed. He noted that when we have these big events in town that the City is losing tax dollars because people are having to go outside the community to get hotel rooms.

Walter Okhuysen stated he has some concerns about this. He says that when he attended the planning and zoning meeting last week that there was not a clear description of the exemption that the applicant was asking for and that is his only concern right now and he doesn't understand why the frontage road is not being used for this development.

Alderman Pochop, duly seconded by Alderman Skinner, offered a motion to approve
The Board voted as follows:

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

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

26. CONSIDERATION OF CALLING FOR THE FIRST OF TWO PUBLIC HEARINGS TO AMEND THE CITY OF STARKVILLE ALCOHOL ORDINANCE AND MUNICIPAL CODE SECTION 4.3.01(D) TO EXPAND SALES ON SUNDAY FROM THE CURRENT TIME OF 11:00 AM TO 10:00 AM.

Upon the motion of Alderman Sistrunk, duly seconded by Alderman Brooks, and adopted by the Board to approve calling for the first of two public hearings to amend the City of Starkville alcohol ordinance and municipal code section 4.3.01(d) to expand sales on Sunday from the current time of 11:00 am to 10:00 am. 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.

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 26-01 a request for Special Exception to deviate from the Development Accessibility standards for a proposed mixed-use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by TEP Starkville, LLC to deviate from the Development Accessibility Standards of Section 15.3.3.E of the Unified Development Code for a proposed mixed use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district with the parcel numbers 117-25-021.00, 117-25-006.00, and 117F-00-001.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception deviate from the Development Accessibility standards. Specifically, to only have one entrance into a proposed mixed-use development. The development is located directly east of the Walk-Ons Restaurant located at 996 Highway 12 East. The proposed development will have a hotel as part of phase one and multi-unit residential development as part of a future phase. Section 15.3.3.E.1 of the Unified Development Code states "Any residential development with eighty (80) or more homes, more than two-hundred and fifty (250) bedrooms, or a development larger than twenty (20) acres shall have at least two (2) separate access roads. All phases of development should be considered". With the future multi-unit residential use and the size of the property, more than on access point is required. The current proposal is to construct a public road accessing the development from the north from Pat Station Road and connect to the southern property line at the southwest corner of the development. Eventually, this public road will extend to Market Street. That connection will be the responsibility of the developer of the property to the south of the subject property. Section 3.4 states "A special exception shall also include any request to deviate from the Use Standards, Development Standards, Subdivision Standards, or Base Dimensional Standards that are non-dimensional in nature." The request is non-dimensional in nature. Therefore, the request will be reviewed as a Special Exception.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.

3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

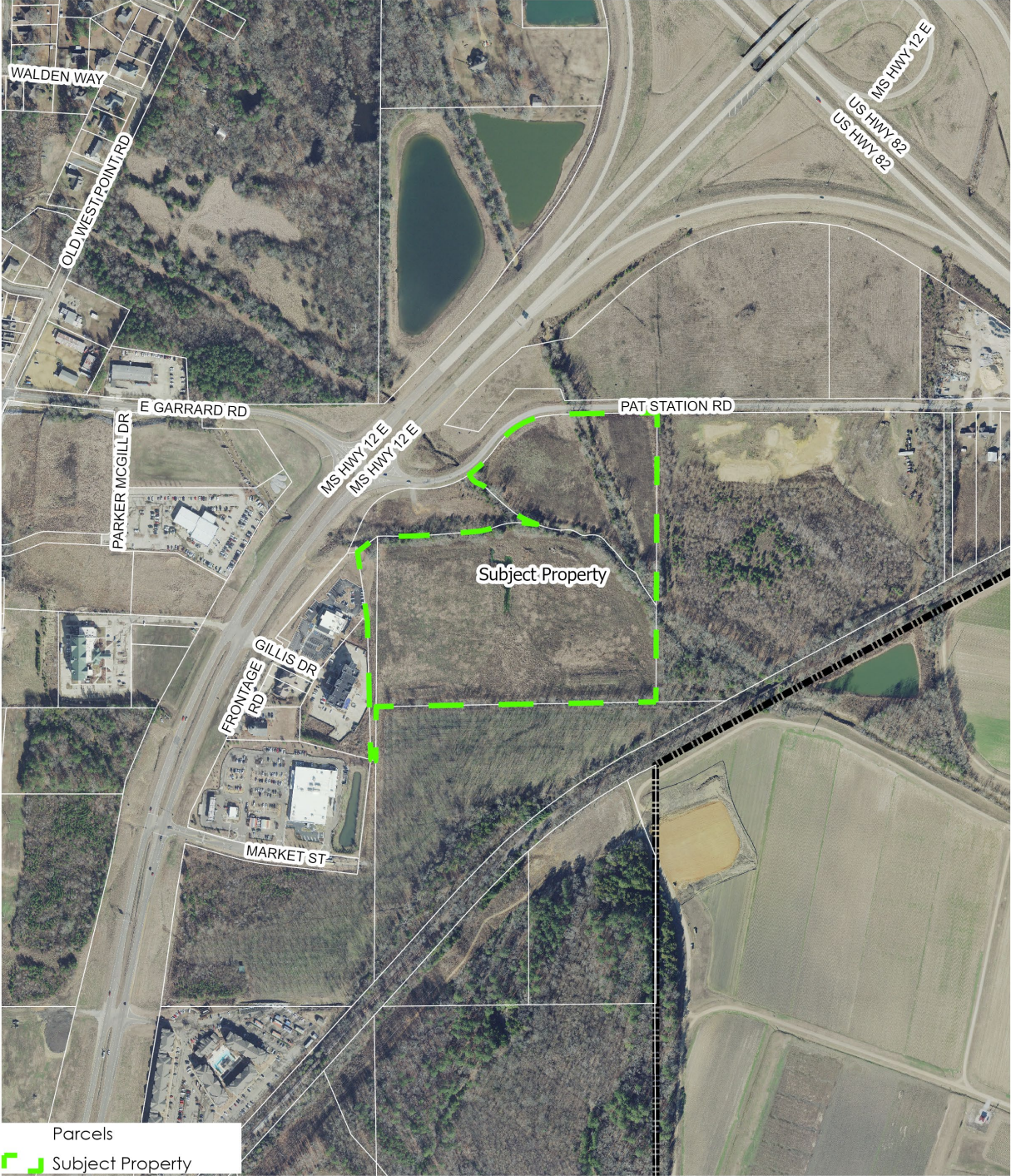
1. 10 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

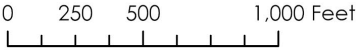
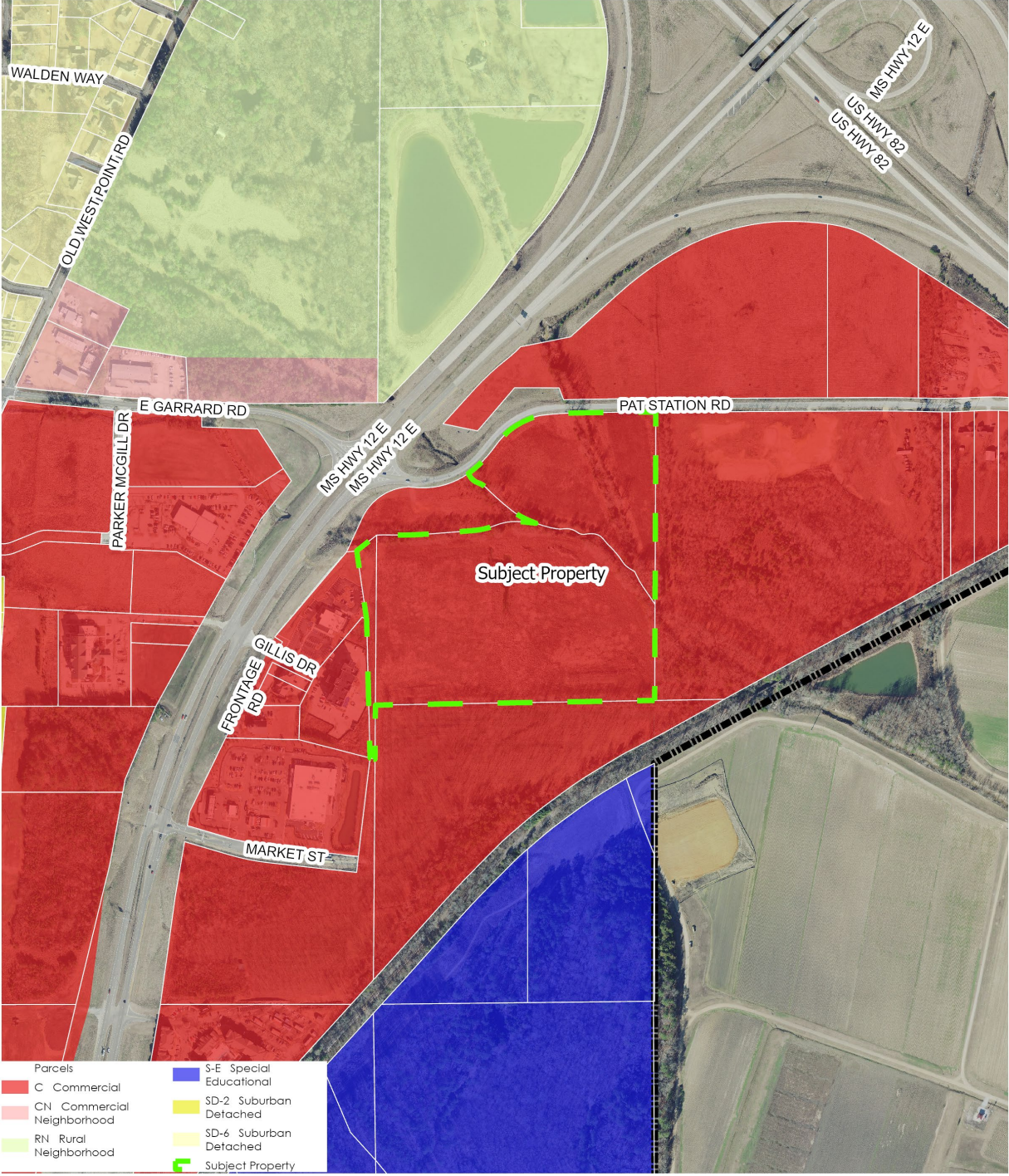
CONDITIONS OF APPROVAL

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

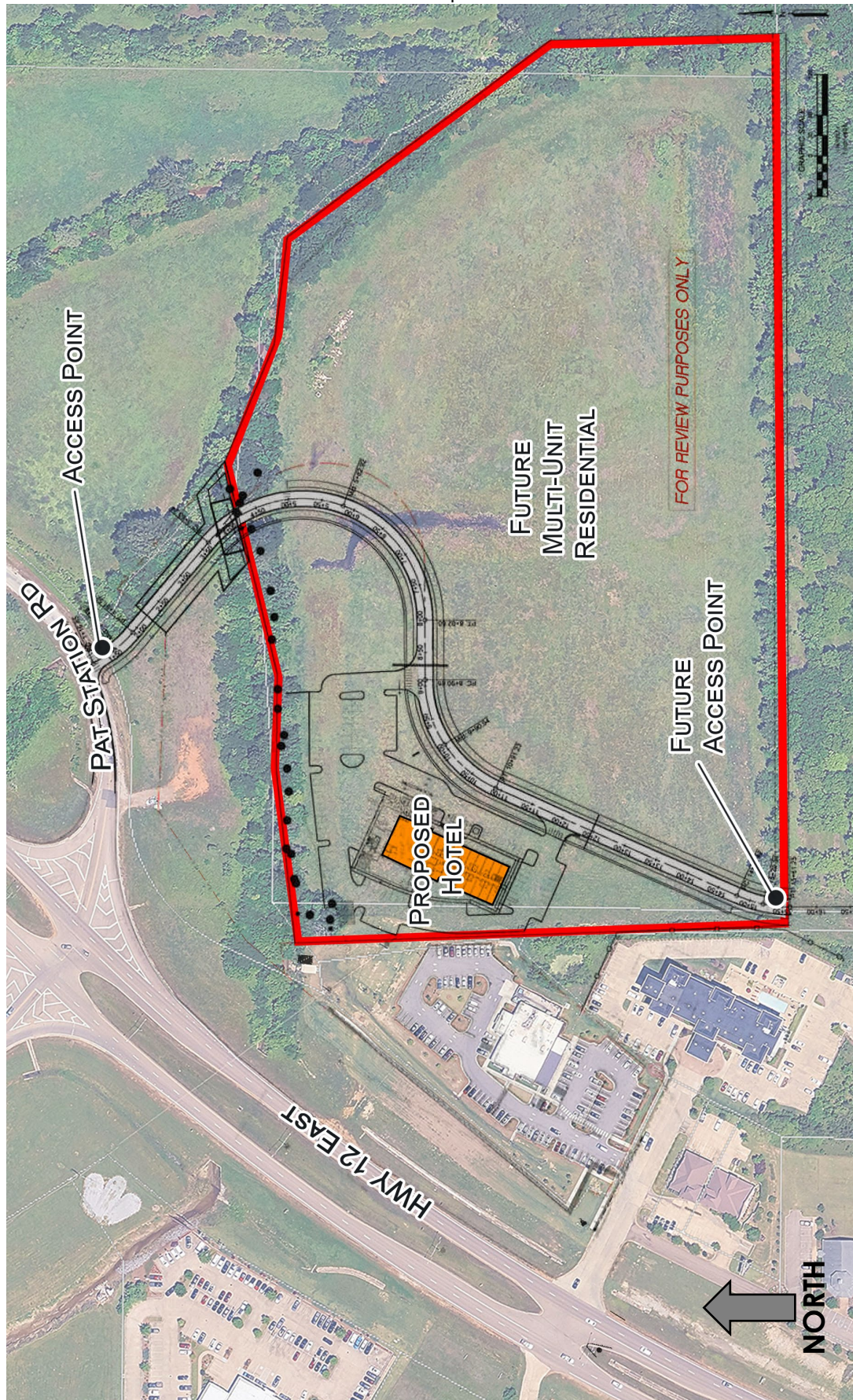
Attachment 2- SE 26-01 Zoning



Attachment 2- SE 26-01 Zoning



Attachment 3- Proposed Site Plan



ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES,
ARTICLE 4.3.01(D), HOURS OF SALE, TO PROVIDE FOR ADDITIONAL HOURS
OF SALE FOR SUNDAY MORNING TO EXPAND FROM 11:00 AM TO 10:00 AM;
AND FOR RELATED PURPOSES**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF STARKVILLE, MISSISSIPPI:**

WHEREAS, the City of Starkville, Mississippi, is a municipal corporation, organized and existing under the laws of the State of Mississippi; and

WHEREAS,; the City of Starkville has determined that the current hours of sale for alcohol on Sundays provide inadequate opportunity for customers of restaurants within the city limits to provide full service brunch options; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that the City of Starkville restaurant businesses would benefit from those additional hours; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that such an extension of sales hours would not be a detriment to any city obligation or services; and

WHEREAS, the proposed extension of hours is allowed by and does not contradict state law, as codified in Miss. Code Ann. §67-3-1 *et seq.*; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has further determined that the proposed expansion would be in the best interests of the City of Starkville to request such extension of hours from the regulatory State of Mississippi authority serving under the Department of Revenue as the Alcohol Beverage Control approval and enforcement for sale of other alcoholic beverages; and

WHEREAS, nothing herein is intended to abrogate the licensing and permitting requirements contained in Miss. Code Ann. §67-3-1 *et seq.*

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI AS FOLLOWS:**

SECTION 1. ADOPTION OF FINDINGS: The matters, facts and things recited in the above and foregoing Preamble to this Ordinance are hereby adopted as official findings of the Governing Authority of the City of Starkville.

SECTION 2. Section 4.3.01(D) of Starkville's Code of Ordinances is amended as follows:

Hours of sale

No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 12:00 midnight and 7:00 a.m. on Monday through Wednesday. The legal hours shall be extended on Thursday, Friday, and Saturday nights from 12:00 midnight to 1:00 a.m. No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 1:00 a.m. and **10:00** a.m. on Sunday and after 12:00 midnight on Sunday night.

SECTION 4. RESERVATION OF RIGHTS : The City reserves the right to modify or repeal this ordinance at any time, with or without notice, by order of the Board of Aldermen.

SECTION 5. REPEAL AND CONFLICTS. All ordinances or parts thereof that address beer and light wine sales and consumption in conflict with this ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE: This ordinance shall be effective upon approval as required by law, execution and publication.

The above and foregoing Ordinance, having been first reduced to writing, was introduced by Alderman _____, seconded by Alderman _____, and adopted by the following roll call vote:

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

The Mayor thereby declared the motion carried and the Ordinance adopted, this the _____ day of _____, A.D., 2026.

(SEAL)

ATTEST:

ADOPTED

CITY CLERK_____

MAYOR_____

27. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Sistrunk, duly seconded by Alderman Skinner, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of , January 20, 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. 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	\$466,259.37
Restricted Police Fund	002	\$747.16
Airport Fund	015	\$54,170.82
Environmental Services	022	\$80,136.98
Capital Projects Fund	300	\$13,084.59
City Owned Building Fund	301	\$6,250.00
Main Street Project	311	\$2,369.75
Park And Rec Tourism	375	\$4,834.69
Starkville Utilities		\$458,501.73
Starkville Water		\$2,641,959.78
Payroll		\$960,102.08
Grand Total		\$4,697,481.16

22. A MOTION TO GO INTO CLOSED SESSION TO DETERMINE IF THERE IS PROPER CAUSE FOR EXECUTIVE SESSION.

There came for consideration the matter of entering a Closed Session to determine if there is a proper cause for Executive Session. Upon the motion of Alderman Pochop, seconded by Alderman Vaughn, to enter into a Closed Session to determine if there is proper cause for Executive Session, 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 passed. The Board entered closed session.

2. A MOTION TO ENTER EXECUTIVE SESSION.

Alderman Perkins offered a motion to go into Executive Session for the purpose of discussion of personnel matters. Following a second by Alderman Sistrunk, the Board voted as follows to enter Executive Session:

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 passed. The Mayor invited the public back in and then announced that the Board had decided to go into Executive Session for the purpose of discussion of personnel matters. The Mayor and Board then went into Executive Session.

23. CONSIDERATION OF A MOTION TO RETURN TO OPEN SESSION.

Alderman Vaughn offered a motion, seconded by Alderman Pochop, to exit Executive Session and return to open session. 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 passed. The Mayor invited the public back in and then announced that the Board had taken no action in Executive Session.

26. MOTION TO ADJOURN UNTIL FEBRUARY 3, 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 adjourn the meeting until February 3, 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 3rd DAY OF February, 2026.

Attest:

D. LYNN SPRUILL, MAYOR

JOANNA MCLAURIN, CITY CLERK



THE CITY OF STARKVILLE

CITY HALL 110 West Main Street
STARKVILLE, MISSISSIPPI 39759
662-323-2525 ext. 3117

REQUEST FOR PUBLIC APPEARANCE

There are two Public Appearances per Board Meeting with each having a maximum of ten (10) minutes.

I, Aundrea Self (Please Print Name)
request a Public Appearance at the next available Board Meeting.

Topic of appearance:

I will bring participants of my sorority's mentoring group
to see a BDA meeting. The sorority is Alpha Kappa Alpha
Sorority, Inc. The name of the group is Youth Leadership Institute.
I'd like to introduce them and briefly share our purpose.

Contact Information:

Name: Aundrea Self
Group Representing: Alpha Kappa Alpha Sorority, Inc - Starkville Chapter
Address: 39 Kinard Drive
Starkville, MS 39759
Phone: 662-549-9241
Email: aundreaself@bellsouth.net



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: January 20, 2026
PAGE: Page 1

SUBJECT: First of two public hearing for the purpose of amending the alcohol ordinance to expand the hours of service on Sunday to begin at 10:00 AM instead of the current 11:00 AM.

SUMMARY: The current authorization for the City of Starkville restaurants is for that service to begin on Sundays at 11:00 AM. As most restaurants open for Sunday brunch at 10:00 this would allow them to provide the full complement of services at the time of opening.

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org

SUGGESTED MOTION:

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES,
ARTICLE 4.3.01(D), HOURS OF SALE, TO PROVIDE FOR ADDITIONAL HOURS
OF SALE FOR SUNDAY MORNING TO EXPAND FROM 11:00 AM TO 10:00 AM;
AND FOR RELATED PURPOSES**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF STARKVILLE, MISSISSIPPI:**

WHEREAS, the City of Starkville, Mississippi, is a municipal corporation, organized and existing under the laws of the State of Mississippi; and

WHEREAS,; the City of Starkville has determined that the current hours of sale for alcohol on Sundays provide inadequate opportunity for customers of restaurants within the city limits to provide full service brunch options; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that the City of Starkville restaurant businesses would benefit from those additional hours; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has determined and hereby finds that such an extension of sales hours would not be a detriment to any city obligation or services; and

WHEREAS, the proposed extension of hours is allowed by and does not contradict state law, as codified in Miss. Code Ann. §67-3-1 *et seq.*; and

WHEREAS, the governing authority of the City of Starkville, Mississippi, has further determined that the proposed expansion would be in the best interests of the City of Starkville to request such extension of hours from the regulatory State of Mississippi authority serving under the Department of Revenue as the Alcohol Beverage Control approval and enforcement for sale of other alcoholic beverages; and

WHEREAS, nothing herein is intended to abrogate the licensing and permitting requirements contained in Miss. Code Ann. §67-3-1 *et seq.*

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI AS FOLLOWS:**

SECTION 1. ADOPTION OF FINDINGS: The matters, facts and things recited in the above and foregoing Preamble to this Ordinance are hereby adopted as official findings of the Governing Authority of the City of Starkville.

SECTION 2. Section 4.3.01(D) of Starkville's Code of Ordinances is amended as follows:

Hours of sale

No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 12:00 midnight and 7:00 a.m. on Monday through Wednesday. The legal hours shall be extended on Thursday, Friday, and Saturday nights from 12:00 midnight to 1:00 a.m. No beer or light wine shall be sold for on-premises or off-premises consumption between the hours of 1:00 a.m. and **10:00** a.m. on Sunday and after 12:00 midnight on Sunday night.

SECTION 4. RESERVATION OF RIGHTS : The City reserves the right to modify or repeal this ordinance at any time, with or without notice, by order of the Board of Aldermen.

SECTION 5. REPEAL AND CONFLICTS. All ordinances or parts thereof that address beer and light wine sales and consumption in conflict with this ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE: This ordinance shall be effective upon approval as required by law, execution and publication.

The above and foregoing Ordinance, having been first reduced to writing, was introduced by Alderman _____, seconded by Alderman _____, and adopted by the following roll call vote:

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

The Mayor thereby declared the motion carried and the Ordinance adopted, this the _____ day of _____, A.D., 2026.

(SEAL)

ATTEST:

ADOPTED

CITY CLERK_____

MAYOR_____



**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Police Department

AGENDA DATE: February 3, 2026

PAGE: Page 1 of 14

SUBJECT:

Public hearing and consideration under Miss. Code Ann. § 21-19-11 to determine whether the property located at 12900 MS-182, STARKVILLE, MS 39759 with the parcel number 159J-00-024.00, is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur.

SUMMARY:

Initial inspection of 12900 MS-182, STARKVILLE, MS 39759 with the parcel number 159J-00-024.00, was performed by Code Enforcement Officer Steven Cundy on December 31, 2025. This inspection provided evidence that the property contained conditions not suitable for public health and safety, building in a dilapidated state due to walls leaning, rotten boards, and collapsed structure on the back side of the building. The door of the structure is not a complete closure of the structure. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected.

A Notice of Violation was mailed to the CLAYTON VILLAGE DEVELOPMENT LLC ETA, the owner of the building located at 12900 MS-182, STARKVILLE, MS 39759 on December 31, 2025.

An Administrative Inspection Warrant was issued by Judge Kelley on January 15, 2026. The Administrative Inspection Warrant was executed on January 16, 2026 by Ofc. Steven Cundy and Building Official Stein McMullen. Photographs were taken of the property, to include the exterior and interior of the structure.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on January 16, 2026. A Notice of Public Hearing was mailed on January 16, 2026. to the property tax payer/owner, CLAYTON VILLAGE DEVELOPMENT LLC ETA, Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

REQUESTING

DIRECTOR'S

DEPARTMENT: Police-Code Enforcement

AUTHORIZATION: Chief Mark Ballard

FOR MORE INFORMATION CONTACT:

Officer Steven.Cundy @ 662-769-4421

SUGGESTED MOTION:

Move to determine the property, located at 12900 MS-182, STARKVILLE, MS 39759, with the parcel number 159J-00-024.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. It is recommended that the city take action to remove the structure on this property.

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

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

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

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

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

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.19.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

12900 MS-182, STARKVILLE, MS 39759, with the parcel number 159J-00-024.00,

12900 MS-182, STARKVILLE, MS 39759 with the parcel number 159J-00-024.00

(Property Link)

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link OKTIBBEHA COUNTY, MS

Current Date 1/14/2026

Tax Year 2025
Records Last Updated 1/13/2026

PROPERTY DETAIL			
OWNER	CLAYTON VILLAGE DEVELOPMENT LL	ACRES : **NA**	
	P O BOX 1215	LAND VALUE : 3000	
		IMPROVEMENTS : 51360	
	WEST POINT MS 39773	TOTAL VALUE: 54360	
		ASSESSED : 8154	
PARCEL	159J-00-024.00		
ADDRESS	**NA**		
TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	449.37	449.37	0.00
CITY	277.24	277.24	0.00
SCHOOL	540.69	540.69	0.00
TOTAL	1267.30	1267.30	0.00
LAST PAYMENT DATE 11 / 10 / 2025			
MISCELLANEOUS INFORMATION			
EXEMPT CODE		LEGAL	110°W X 140°N & S HWY 82 IN N2
HOMESTEAD CODE	None		CLAYTON VILLAGE
TAX DISTRICT	2110		2003/3484 2013/4285 2013/4327
PPIN	014650		MAP 159J DB/PG 740/217 2003/34
SECTION	32		81
TOWNSHIP	19N		B 2013 P 4327 07/24/2013
RANGE	15E		
Book 2013	Page 4327		

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
2021	FIG 20 LLC	1/11/2023 CLAYTON VILLAGE DEVELOPMENT LL
2017	DDD INVESTMENTS LLC	1/30/2019 CLAYTON VILLAGE DEVELOPMENT LL

[Back](#)

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

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

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

The photographs below were taken from the public view at the city road by Officer Steven Cundy at the first inspection on December 31, 2025, at approximately 1532hrs.



(Initial Inspection Call Card)

Call #	25-042979	Dispatcher	STREEVAL,
Date/Time	12/31/2025 15:32:38	Disposition	NO ACTION
Type	CODE ENFORCEMENT	Zone	
How Rcvd	PHONE		
Sent To Dispatch	12/31/2025 15:32:54		

Location Address

12904 ms 182

Officer Information

Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,	15:33:23	15:33:25	15:33:25		
CUNDY,	15:33:28	15:33:29	15:33:34		

Notes

12/31/2025 3:33:04 PM	STREEVAL,	cases were started photos taken
-----------------------	-----------	---------------------------------

On December 31st 2025 violation notice was mailed to the property owner Clayton Village Development LLC ETA. The Notice of Violation was also mailed to the property address.



NOTICE OF VIOLATION

Violation Address:
12904 MS-182 ,
STARKVILLE, MS, 39759

Date: December 31, 2025
Case Number: CE-25-490
Parcel Number: 159J-00-024.00

Name: CLAYTON VILLAGE DEVELOPMENT LLC ETA
Owner Address: P O BOX 1215 WEST POINT MS, 39773

Dear Property Owner or Tenant,

The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.

This letter is an official written notice that you have until **January 15, 2026** to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.

Your property has been recognized as having the following violations:

3.19.5.F

UDC 3.19.5.F Property or Parcel is a Menace to the Public Health Safety and Welfare

1. Upon verification of the alleged violation by the Building Official, the Code Enforcement Officer shall provide a notice to the property owner of a public hearing with the Board of Aldermen in compliance Miss. Code Ann. § 21-19-11. 2. If the subject property or parcel of land is found by the Board of Aldermen to be in such condition as to be a menace to the public health, safety, and welfare of the community, the Board of Aldermen may issue a judgment against the responsible persons or parties, which may result in but is not limited to Remedies and Penalties found in section 3.19.6.

By the following date said violation is to be corrected:
January 15, 2026

Officer Steven Cundy
Code Enforcement

The Unified Development Code and Municipal Code of Ordinances can be found at
<https://starkville.municipalcodeonline.com/>
For more information regarding remedies and penalties please see
Section 3.19.6 of the Unified Development Code.

CLAYTON VILLAGE DEVELOPMENT LLC ETA
P. O. BOX 1215
WEST POINT, MS 39773

January 16, 2026

NOTICE

PARCEL NUMBER: 159J-00-024.00

12900 MS-182 Starkville, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 3, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

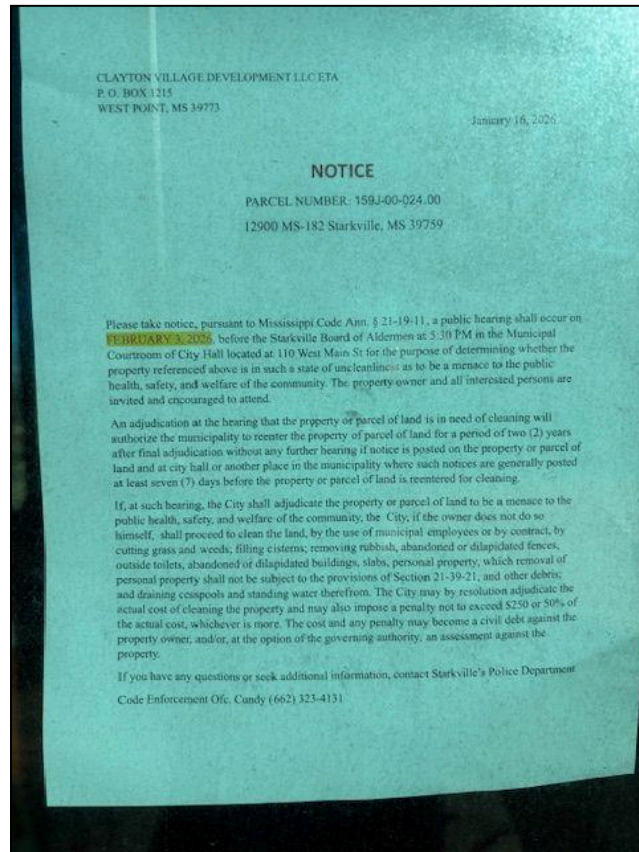
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department Code Enforcement Ofc. Cundy (662) 323-4131

The photograph below was taken by Officer Cundy on January 16, 2026, of the Public Hearing Notice posted in the front window at City Hall.

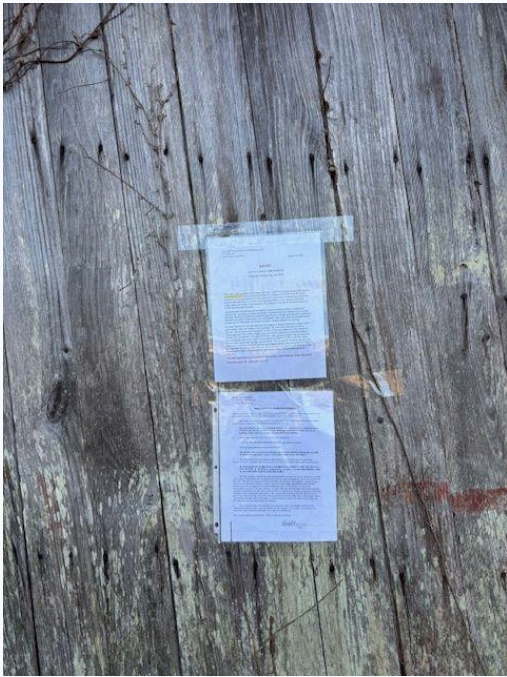
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(Posting Call Card)

STARKVILLE POLICE DEPT						from N/A
Calls For Service						thru 01/16/2026 15:01
Call #	26-001578	Dispatcher	CUNDY,			
Date/Time	01/16/2026 10:07:21	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICE R INITIATED					
Sent To Dispatch						
Location Address						
110 W MAIN ST						
STARKVILLE, MS 39759						
Officer Information						
Badge - Name		Dispatched	Arrived	Cleared	De-Assign	Case Number
CUNDY,		10:07:21	10:07:21	10:15:32		
Notes						
1/16/2026 10:09:24 AM CUNDY, STATED CERTIFIED MAIL FOR 513 VINE ST AND CLAYTON VILLAGE DEVELOPMENT LLC ETA						
1/16/2026 10:12:34 AM CUNDY, POSTED NOTICE OF PUBLIC HEARING IN FRONT OF CITY HALL FOR 12900 MS-182 AND ALSO 513 VINE STREET						

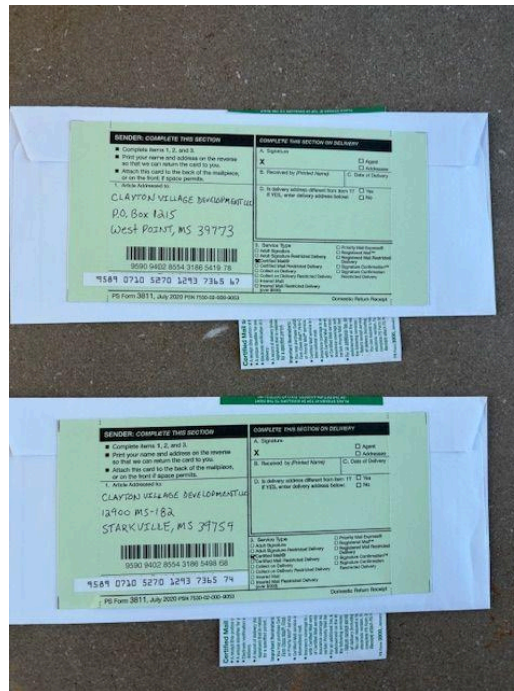
Public Hearing notice was posted on the property by Officer Cundy on January 16, 2026.



(CALLCARD)

Call #	26-001572	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 08:40:40	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
12900 HWY 182					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	08:40:40	08:40:40	08:55:27		
Notes					
1/16/2026 8:55:21 AM HARVEY, M		TOOK PICTURE S OF PROPERTY			

Public Hearing notice mailed to the property owner via US mail on January 16, 2026.
(PHOTOS OF MAIL SENT)



(CALLCARD)

STARKVILLE POLICE DEPT						from N/A
Calls For Service						thru 01/16/2026 15:05
Call #	26-001589	Dispatcher	HARVEY, M			
Date/Time	01/16/2026 12:46:26	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Recvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address	822 TAYLOR ST STARKVILLE, MS 39759					
Officer Information	Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
	HARVEY, M	12:46:26	12:46:26	13:01:56		
Notes						
1/16/2026 1:01:28 PM	HARVEY, M	MAILED HEARING NOTICES FOR 513 VINE AND 2900 HWY 182				

This Administrative Inspection Warrant was issued by Judge Kelley on January 15, 2016. The Administrative Inspection Warrant was executed by Officer Steven Cundy & Building Official Stein McMullen on January 16, 2016 at approximately 0840 hrs. Photographs were taken of the property and the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Steven Cundy, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

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

The entire property and house, including any locked or secured rooms or compartments at 12904 MS-182, Starkville, Oktibbeha County, Mississippi, Parcel #159J-00-024.00, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

CLAYTON VILLAGE DEVELOPMENT LLC ETA, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

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

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.


J. Brian Kelley (Jan 15, 2016 13:51:41 CST)
Judge

(Call Card)

Call #	26-001572	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 08:40:40	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
12900 HWY 182					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	08:40:40	08:40:40	08:55:27		
Notes					
1/16/2026 8:55:21 AM		HARVEY, M		TOOK PICTURES OF PROPERTY	







**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Police Department
AGENDA DATE: February 3, 2026
PAGE: Page 1 of 18

SUBJECT:

Public hearing and consideration under Miss. Code Ann. § 21-19-11 to determine whether the property located at 513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00, and is in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community and such that clean up of the property should occur.

SUMMARY:

Initial inspection of 513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00, was performed by Code Enforcement Officer Michael Harvey on December 12, 2025. This inspection provided evidence that the property contained conditions not suitable for public health and safety, such as rotting wood on the side of the home, and a hole above the front window. The south wall appeared to be bowing out. This is causing many issues for the neighboring properties, such as the appearance of the neighborhood and possibly providing a habitat for wildlife that can pose a threat to people living in the area, and the overall upkeep of the property being neglected.

A Notice of Violation was mailed to ALLEN DANIEL R, the property owner of the 513 VINE STREET, STARKVILLE, MS 39759, as well as the property address on December 15, 2025 by Officer Michael. Harvey.

A second inspection was conducted on December 31, 2025. There appeared to be no change or improvement to the structure.

A second Notice of Violation was mailed to the property owner and to 513 VINE ST, STARKVILLE, MS 39759 on December 31, 2025.

An Administrative Inspection Warrant was signed by Judge Kelley on January 15, 2026 and served on January 16, 2026. Building Official Stein McMullen was present during the execution of this warrant. The Administrative Inspection Warrant showed rotten wood all around the outside of the house. Under the house, there is broken and loose plumbing. The soffit of the house is rotten and missing in some places. Inside the home there are holes, and cracks in the floor as well as the floor being uneven. The walls and ceilings have holes and cracks of great significance.

Notices of the Public Hearing were posted on the front entrance window at City Hall and on the property on January 16, 2026. A Notice of Public Hearing was mailed on January 16, 2026, to the property tax payer/owner, ALLEN DANIEL R. Tax payer/owner information was obtained through the Oktibbeha County Chancery Court where property and valorem tax is collected and through Deed records.

REQUESTING

DEPARTMENT: Police-Code Enforcement

DIRECTOR'S

AUTHORIZATION: Chief Mark Ballard

FOR MORE INFORMATION CONTACT:

Officer Michael Harvey @ 662-323-4131

SUGGESTED MOTION:

Move to determine the property, located at 513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00, is a menace to the public health, safety, and welfare of the community and will be subject to clean up under Miss. Code Ann. § 21-19-11, thus allowing the City of Starkville to clean the site. It is recommended that the city take action to remove the structure on this property.

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

16.1 Nuisance

16.1.1 General Nuisance

16.1.2 Nuisance Prohibited

16.1.3 Nuisance Violation

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

16.1.1 General Nuisance

Nuisance shall include but not be limited to:

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

16.1.2 Nuisance Prohibited

It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

16.1.3 Nuisance Violation

Whenever a nuisance is found to exist, the Code Enforcement Officer shall follow the process and procedures for issuance of a code violation as stated in Section 3.19.

Section 21-19-11

Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal; cleaning certain perpetual care cemetery property; application for reimbursement for costs of cleanup from perpetual care cemetery trust fund.

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property, except where the land or structure(s) is apparently vacant, and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; securing abandoned or dilapidated buildings; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the cost limitations provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that penalties shall not be assessed against the State of Mississippi.

513 VINE STREET, STARKVILLE, MS 39759, with the parcel number 102A-00-260.00

(Property Link)

Oktibbeha County Mississippi

Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 12/31/2025

Tax Year 2025

Records Last Updated 12/30/2025

PROPERTY DETAIL

OWNER ALLEN DANIEL R

ACRES : **NA**

111 HOUSTON THOMPSON ROAD

LAND VALUE : 18000

IMPROVEMENTS : 10320

STARKVILLE MS 39759

TOTAL VALUE: 28320

ASSESSED : 4248

PARCEL 102A-00-260.00

ADDRESS 513 VINE

TAX INFORMATION

YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	234.11	0.00	234.11
CITY	144.43	0.00	144.43
SCHOOL	281.68	0.00	281.68
TOTAL	660.22	0.00	660.22

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL LOT 12 CITY BLK 38
HOMESTEAD CODE	None 2004/2435 2012/1272
TAX DISTRICT	1110 MAP 102A DB/PG 655/469 828/28
PPIN	000088 B 2012 P 1272 02/22/2012
SECTION	03
TOWNSHIP	18N
RANGE	14E

Book 2012

Page 1272

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
NO TAX SALES FOUND		

Back

[Log In HOME](#)

[CIVIL COURT](#)

[CRIMINAL COURT](#)

[JUDGMENT ROLL](#)

[MARRIAGE LICENSE](#)

[LAND REDEMPTION](#)

[ONLINE PROPERTY TAX PAYMENTS](#)

[ONLINE CAR TAG PAYMENTS](#)

[TERMS OF USE](#)

[PRIVACY POLICY](#)

[Log In](#)

[Log Out](#)

4

First Notice of Violation issued on December 18, 2025.



City of Starkville
110 W Main Street
Starkville, MS 39759

NOTICE OF VIOLATION

Violation Address:

513 VINE ST ,
STARKVILLE, MISSISSIPPI, 39759

Date: December 18, 2025

Case Number: CE-25-457

Parcel Number: 102A-00-260.00

Name: DANIEL ALLEN

Owner Address: 111 HOUSTON THOMPSON ROAD STARKVILLE MISSISSIPPI, 39759

Dear Property Owner or Tenant,

The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address.

This letter is an official written notice that you have until **January 5, 2026** to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.

Your property has been recognized as having the following violations:

304.1

IPMC EXTERIOR
STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

By the following date said violation is to be corrected:

January 5, 2026

Officer Steven Cundy
Code Enforcement

Officer Michael Harvey
Code Enforcement

The Unified Development Code and Municipal Code of Ordinances can be found at

<https://starkville.municipalcodeonline.com/>

For more information regarding remedies and penalties please see
Section 3.13.6 of the Unified Development Code.

The photographs below were taken from the public view at the city road by Officer Harvey at the first inspection on December 12, 2025 at approximately 10:16 hrs.

STARKVILLE POLICE DEPT		from N/A			
Calls For Service		thru 12/31/2025 14:27			
Call #	25-040874	Dispatcher	HARVEY, M		
Date/Time	12/12/2025 10:16:15	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
VINE STREET					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	10:16:15	10:16:15	10:16:52		
Notes					



Second Violation Notice issued on December 31, 2025.

 HISTORIC STARKVILLE MISSISSIPPI'S COLLEGE TOWN City of Starkville 110 W Main Street Starkville, MS 39759		
NOTICE OF VIOLATION		
Violation Address: 513 VINE ST , STARKVILLE, MISSISSIPPI, 39759		Date: December 31, 2025 Case Number: CE-25-457 Parcel Number: 102A-00-260.00
Name: DANIEL ALLEN Owner Address: 111 HOUSTON THOMPSON ROAD STARKVILLE MISSISSIPPI, 39759		
Dear Property Owner or Tenant, The employees of the City of Starkville would like to take this opportunity to thank you for choosing to own property in the City of Starkville, Mississippi. We strive to improve our appearance to ensure the safety of all our citizens. Therefore, I am writing your property at the above noted address. This letter is an official written notice that you have until January 14, 2026 to bring the property into compliance with Starkville's City Code of Ordinances. Failure to bring this property into compliance may result in a summons to appear before the Municipal Court Judge, where court fees, fines, and related penalties may be administered. Thank you in advance for your compliance. If you have any questions, please contact Code Enforcement at (662) 323-2525 or codeenforcement@cityofstarkville.org.		
<u>Your property has been recognized as having the following violations:</u>		
304.1	IPMC EXTERIOR STRUCTURE	304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.
16.1.1	UDC 16.1.1 General Nuisance	Nuisance shall include but not be limited to: A. Accumulation of noxious weeds and other rank vegetation. B. Accumulations of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things. C. Any condition which provides harborage for rats, mice, snakes and other vermin. D. Any structure or equipment, as defined and regulated by the adopted technical codes of Section 17, which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located. E. All unauthorized noises and vibrations, including animal noises. F. All obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench. G. The carcasses of animals or fowl not disposed of within a reasonable time after death. H. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery or industrial wastes or other substances. I. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained. J. Any

The photographs below were taken from the public view at the city road by Officer Harvey and Sgt. Gillen at the second inspection on December 31, 2025 at 13:17hrs.

(Call Card)

STARKVILLE POLICE DEPT					from N/A	
Calls For Service					thru 12/31/2025 14:18	
Call #	25-042970			Dispatcher	HARVEY, M	
Date/Time	12/31/2025 13:17:10			Disposition	CALL COMPLETED- NO REPORT	
Type	CODE ENFORCEMENT			Zone		
How Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
513 VINE ST						
Officer Information						
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number	
HARVEY, M	13:17:10	13:17:10	13:22:02			
Notes						
12/31/2025 1:21:48 PM		HARVEY, M	PHOTOS TAKEN			



Daniel Allen
111 Houston Thompson Road
Starkville, MS 39759

January 16, 2026

NOTICE

PARCEL NUMBER: 102A-00-260.00
513 VINE STREET, STARKVILLE, MS 39759

Please take notice, pursuant to Mississippi Code Ann. § 21-19-11, a public hearing shall occur on **FEBRUARY 3, 2026**, before the Starkville Board of Aldermen at 5:30 PM in the Municipal Courtroom of City Hall located at 110 West Main St for the purpose of determining whether the property referenced above is in such a state of uncleanness as to be a menace to the public health, safety, and welfare of the community. The property owner and all interested persons are invited and encouraged to attend.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

If, at such hearing, the City shall adjudicate the property or parcel of land to be a menace to the public health, safety, and welfare of the community, the City, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The City may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$250 or 50% of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property.

If you have any questions or seek additional information, contact Starkville's Police Department
Code Enforcement Ofc Harvey (662) 323-4131

The photograph below was taken by Officer Harvey on January 16, 2026, of the Public Hearing Notice posted in the front window at City Hall.

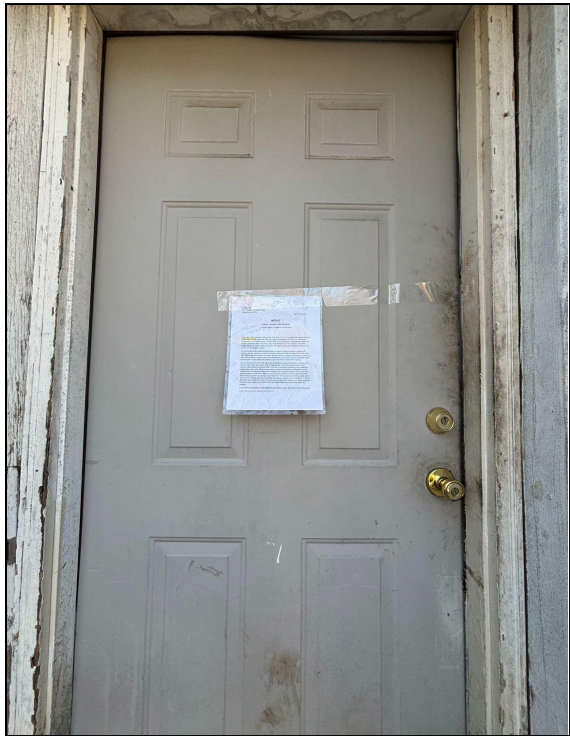
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(CALLCARD)

STARKVILLE POLICE DEPT						from 01/16/2026
Calls For Service						thru 01/16/2026 11:06
Call #	26-001578	Dispatcher	CUNDY,			
Date/Time	01/16/2026 10:07:21	Disposition	NO ACTION			
Type	CODE ENFORCEMENT	Zone				
How Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
110 W MAIN ST						
STARKVILLE, MS 39759						
Officer Information						
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number	
CUNDY,	10:07:21	10:07:21	10:15:32			
Notes						
1/16/2026 10:09:24 AM CUNDY,		STAMED CERTIFIED MAIL FOR 513 VINE ST AND CLAYTON VILLAGE DEVELOPMENT LLC ETA				
1/16/2026 10:12:34 AM CUNDY,		POSTED NOTICE OF PUBLIC HEARING IN FRONT OF CITY HALL FOR 12900 MS-182 AND ALSO 513 VINE STREET				

Public Hearing notice was posted on the property by Officer Harvey on January 16, 2026.



(CALLCARD)

STARKVILLE POLICE DEPT		from 01/16/2026			
Calls For Service		thru 01/16/2026 10:45			
Call #	26-001568	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 07:59:36	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
513 VINE ST					
STARKVILLE, MS					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	07:59:36	07:59:36	08:32:56		
Notes					
1/16/2026 8:32:48 AM HARVEY, M					
TOOK PICTURE S OF THE PROPERTY					

Public Hearing notice mailed to the property & property owner via US mail on January 16, 2026.

(PHOTOS OF MAIL SENT)



(CALLCARD)

Call #	26-001589	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 12:46:26	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
822 TAYLOR ST STARKVILLE, MS 39759					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	12:46:26	12:46:26	13:01:56		
Notes					
1/16/2026 1:01:28 PM HARVEY, M					
MAILED HEARING NOTICES FOR 513 VINE AND 2900 HWY 182					

This Administrative Inspection Warrant was executed by Officer Michael Harvey, and Building Official Stein McMullen on January 16, 2026, at approximately 07:59 hrs. Photographs were taken of the property and of the structure.

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA
CITY OF STARKVILLE

ADMINISTRATIVE INSPECTION WARRANT

Whereas, Affiant Ofc. Michael Harvey, a Law Enforcement Officer in the State of Mississippi, known to me to be credible persons, have this day made complaint on oath before me as follows:

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

The entire property and house, including any locked or secured rooms or compartments at 513 VINE ST, Starkville, Oktibbeha County, Mississippi, Parcel #102A-00-260.00, and any out buildings on the property to include a garage and storage buildings.

2. That the place described above is occupied and controlled by:

Daniel Allen, and unknown persons.

3. That said things particularly described as follows:

Any and all evidence of structural damage and unsanitary health conditions that are unfit for human habitation and a menace to the public health, safety, and welfare.

4. That possession of the above said described things is in itself unlawful (or the public has a primary interest in, or primary right to possession of the above described things), in that said things are:

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

5. The facts tending to establish the following grounds for issuance of a Search Warrant are set forth in the affidavit with attached sheet headed Underlying Facts and Circumstances, which were reviewed by this court. This court, having examined and considered said affidavit and attachment, and also having heard and considered the evidence in support thereof from the affiants named therein does find that probable cause for the issuance of a search warrant does exist. THEREFORE, you are hereby commanded to proceed at any time in the day or night to the place described above and search forthwith said place for the things specified above, making known to the person or persons occupying or controlling said place, if any, your purpose and authority for so doing, and if the things specified above be found there to seize them, leaving a copy of this warrant and a receipt for the things taken; and bring the things seized before the court instant; and prepare a written inventory of the items seized, and have then and there this writ, with your proceedings noted therein.

6. Do not interpret this writ as limiting your authority to seize all contraband and things the possession of which in itself is unlawful which you find incident to your search, or as limiting your authority to make otherwise valid arrest at the place described above.

This warrant shall be executed within 10 days of the date of issuance.


Judge

(CALL CARD)

STARKVILLE POLICE DEPT		from 01/16/2026			
Calls For Service		thru 01/16/2026 10:45			
Call #	26-001568	Dispatcher	HARVEY, M		
Date/Time	01/16/2026 07:59:36	Disposition	NO ACTION		
Type	CODE ENFORCEMENT	Zone			
How Rcvd	OFFICER INITIATED				
Sent To Dispatch					
Location Address					
513 VINE ST					
STARKVILLE, MS					
Officer Information					
Badge - Name	Dispatched	Arrived	Cleared	De-Assign	Case Number
HARVEY, M	07:59:36	07:59:36	08:32:56		
Notes					
1/16/2026 8:32:48 AM		HARVEY, M		TOOK PICTURE S OF THE PROPERTY	











**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Community Dev.- Planning
AGENDA DATE: February 3, 2026
PAGE: Page 1 of 45

SUBJECT:

First Public Hearing for amending the Unified Development Code.

SUMMARY:

The Unified Development Code was adopted on December 19, 2019, and last amended on November 19, 2024. The proposed amendments are as follows:

Proposed Revisions to the Unified Development Code February 2026		
Section Number	UDC Section Number	Description of Revision
1	3.1.3.A	Corrected numbering error. 3.1.3.B should be 3.1.3. A.1
2	3.4.1.E	Added language to site plan criteria for site plan review only if required or request by City Planner
3	3.6.1.Q.4	Added administrative adjustment for access management
4	3.9.2.F	Added site plan requirements for phased projects. Even if the first phase by itself doesn't trigger site plan review. Allow for some requirements to be waived in the first phased.
5	3.9.4.B.2	Added requirement to include existing trees within building setback at that are 10" or above in diameter on survey for site plan review
6	3.19.6	Added language to Stop Work Orders so that City Planner can issue. Adding the ability to stop the entire project not just a specific part.
7	13.5.7.D	Revised unit density requirements for the use of Apartments in C and CN zoning districts to match in both section 6.3 and 13.5.7.D. Proposed change is to 1 per 2100 for both sections.
8	13.7.10.D.3	Added setback requirements for restaurants and retail with overhead canopies. Set requirement similar to gas stations.
9	13.7.11.D	Added requirements for food trucks connecting to utilities.
10	13.7.14.D	Added requirements for outdoor storage as part of the use of ministorage
11	14.3	Removed language about site plan review
12	14.15.2.F	Corrected reference to Starkville Code of Ordinances, chapter 98, and updated Utility Easement requirement for Condominium Plats
13	14.16	Added new section on Architectural Variety. Require variation in facades for single detached dwelling and duplexes in platted subdivisions
14	17.2.1	Updated International Building Code, Existing Building Code, Residential Code, Fire Code, Mechanical Code, Fuel Gas Code, Property Maintenance Code, and Swimming Pool and Spa Code from the 2021 to 2024 version. Updating the National Electrical Code from the 2020 to 2023 version.
15	17.2.2	Updated the "Deletions, Additions, and Modifications to Adopted Technical Codes"
16	17.3.1	Updated permit requirements for roofing (over \$2500 that is not a repair)
17	17.6.8.d	Updated the "Thermal environment" section of the Rental Housing Standards for Heating and adding requirements for Cooling. These requirements also conform to Property Maintenance Code update.

The second public hearing with possible consideration by the Board of Aldermen will be held on February 17, 2026. The Public Hearings were advertised in the Starkville Daily News on January 13, 2026, and January 27, 2026.

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext. 3136 or d.havelin@cityofstarkville.org

Lyle McCaskey @ 662-323-2525 ext. 3130 or l.mecaskey@cityofstarkville.org

SECTION 1: AMENDMENT “3.1.3 Amendment Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.1.3 Amendment Procedure

Amendments to this zoning map may be initiated by the City of Starkville, by the Planning and Zoning Commission, or by any person, firm, or corporation.

- A. Application.** All applications for rezoning shall be in the form required and provided by the City Planner. Completed application packages are due by 5:00 p.m. on the deadline date as set forth by the approved Planning and Zoning Commission schedule. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. A “completed application” shall include the application form, the applicable fee, a legal description of the subject property, letter of authorization if required, and all supplemental information necessary to render determinations related to the rezoning request including:
- 1. Interest and ownership.** The applicant’s name, address, and interest in the application, the concurrence of the owner or owners of the entire land area, and structures to be included within the proposed district.
 - 2. Plat.** The plat of the land area which is proposed for amendment being affected, legal description of the property, and the proposed zoning classification of the area.
 - 3. Applicant statement.** A statement explaining the reason for the proposed amendment based on either error with a need to correct the error or change in condition and need that would be corrected by the proposed amendment.
- B. Administrative examination.** Upon receipt of an application for a zoning amendment, the City Planner shall examine, or cause to be examined, the application and shall make such investigation into the proposed zoning amendment as is necessary. If the application is determined to be complete, the City Planner shall place the item on the agenda for the Commission. The date the item will be heard by the commission shall be determined by the Planning and Zoning Commission schedule.
- C. Public hearing.** Upon receipt of a completed application for a rezoning by the City Planner, the Planning and Zoning Commission shall hold a public hearing in accordance with the procedures established in this section. The Commission shall recommend approval with or without conditions or deny the request. If recommended for approval or denial, the request will then be scheduled for a public hearing for the Mayor and Board of Aldermen.
- D. Notice and public hearing procedure for a rezoning.** In considering and acting upon applications for a rezoning, the following procedures shall be observed:
- 1. Mailing of notices.** The City Planner shall mail notices at least fifteen (15)

calendar days prior to the scheduled public hearing, setting forth the time, place and purpose of the public hearing to all owners of real property within a minimum of one hundred sixty (160) feet of the boundaries of the land upon which the rezoning is requested. For the purpose of notice requirements to nearby owners of real property, the names and addresses of the owners shall be deemed to be those on the current tax records of Oktibbeha County. The failure of any owner required by this section to be notified by mail sent to the address on the current tax records of Oktibbeha County shall not invalidate or otherwise have any effect on the recommendation or final decision of any application.

- 2. Legal ad.** A legal ad shall be placed in the newspaper of record for Starkville at least fifteen (15) calendar days prior to the scheduled public hearing with the following information: governing body to hear the request, date of the hearing, time of the hearing, the location of the hearing, reason for the request, and a legal description of the property per Mississippi Code Title § 17-1-17.
 - 3. Posting.** A sign shall be placed on the subject property in a conspicuous location at least fifteen (15) calendar days prior to the public hearing, notifying the general public of the request.
- E. Applicant to pay costs.** All costs of notification shall be paid by the applicant. An application will not be considered complete until the application fee has been paid. Costs which exceed that paid at the time of application shall be billed and paid by the applicant prior to the public hearing by the Planning and Zoning Commission and/or Board of Aldermen.
- F. Appearance and presentation.** At any public hearing upon any matter subject to the provisions of this article, the applicant seeking the rezoning and any other party desiring to be heard upon the application may appear in person, by agent, or by attorney. The applicant shall be entitled to make a presentation and at the conclusion of presentations or statements by all other parties, shall be entitled to offer a statement in rebuttal if desired. The chairman of the Planning and Zoning Commission shall, at the commencement of the hearing upon each application or at any time during such hearing, require that parties desiring to make a presentation identify themselves and may specify the time to be allowed each such party within which to make such a presentation.
- G. Action.** If approval or denial is recommended by the Planning and Zoning Commission, that recommendation and any specific conditions for approval shall be forwarded to the Mayor and Board of Aldermen for their binding decision.
- H. Appeal.** Parties aggrieved by the final decision of the Mayor and Board of Aldermen, may appeal to a court of competent jurisdiction pursuant to state statute.
- I. Effect of protest by neighbors.** In case of a protest against such change signed by the owners of twenty percent (20%) or more, either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear thereof, extending one hundred sixty (160) feet therefrom or of those directly opposite thereto, extending one hundred sixty (160) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fifths (?) of the members of the legislative body of such municipality or county who are not

required by law or ethical considerations to recuse themselves.

J. Conditions of approval. The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors.

K. Reapplication. Reapplication for the same piece of property requesting the same type zoning cannot be made within one (1) year from the date the application was originally denied by the Planning and Zoning Commission and/or the Board of Aldermen.

SECTION 2: AMENDMENT “3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts” of the City of Starkville Unified Development Code is hereby *amended* as follows:

A M E N D M E N T

3.4.1 Criteria For Special Exception Review And Approval In All Zoning Districts

- A. **Site suitability.**
The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- B. **Traffic.**
There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- C. **Immediate neighborhood impact.**
The proposed structure and use are not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- D. **Availability of public services.**
The proposed structure and use are adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
- E. **Site plan.**
A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission only if the proposed development meets the requirements for site plan review and/or is required or requested by the City Planner. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
- F. **Impact on property values.**
The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
- G. **Consistency with Comprehensive Plan.**
The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- H. **Additional standards.**
All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

SECTION 3: **AMENDMENT** “3.6.1 Adjustments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.6.1 Adjustments

Only the following requirements and the amounts stated are to be considered for administrative adjustments:

A. Lot Coverage.

Increase of up to five (5) percent of the maximum building coverage allowance.

B. Building Setback

1. Setbacks in form-based districts

- a. Increase of up to five (5) feet of a required maximum front or side setback adjacent to street.
- b. Decrease of up to two (2) feet of a required minimum front or side setback adjacent to street.

2. Setbacks in non-form-based districts

- a. Increase of up to five (5) feet of a required maximum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.
- b. Decrease of up to two (2) feet of a required minimum front, side, or rear setback adjacent to a street if a minimum distance of ten (10) feet from any adjacent structure is maintained.

C. Lot Frontage Buildout

1. Decrease of up to ten (10) percent of the lot frontage buildout requirement at the front or side setback adjacent to street.
2. For existing lots, the minimum decrease necessary to allow the applicant to meet the required side setbacks

D. Minimum Lot Width.

A decrease of up to five (5) feet for any existing lot within a TN-E or MDU-9 zoning district from the minimum lot width requirements for a residential or mixed-use development

E. Access Drives and Driveway Width

1. Increase of up to five (5) feet of the maximum driveway width for shared driveways serving multiple units or when fire service cannot be provided from the street.
2. Increase the width of a driveway up to a maximum width of 30 feet for lots located within a SD-2 or SD-6 zoning district when accessing a garage or carport with three or more car bays.
3. Increase in minimum curb radii for industrial or other similar uses when the applicant provides engineering documentation including truck turning templates that necessitate a larger radius for the curb return

F. Required Amount of Parking.

Increase or decrease up to ten percent (10%) from the number of required spaces based

on the use.

G. Parking Setbacks.

Decrease of up to five (5) feet of a required primary or side street parking setback for form-based districts only. All other districts will require a variance.

H. Parking Lot Layout.

1. Parking space width.

A decrease of up to six (6) inches in parking space width, but maintaining a minimum overall width of nine (9) feet. The minimum width of parallel parking spaces is not eligible for administrative adjustments.

2. Parking space length.

A decrease of up to six (6) inches in parking space length except for parallel and perpendicular parking spaces.

3. Drive aisle width.

A decrease of up to six (6) inches in drive aisle width.

I. Required Amount of Parking.

An increase or decrease less than ten percent (10%) from the minimum or maximum number of required spaces.

J. Location of Recreational vehicles and equipment.

Maybe permitted on a hard surface on the side of the front yard if applicant demonstrates that the vehicle cannot be located in the side yard, rear yard, garage, carport, or an enclosed building due to physical constraints of the subject property. Physical constraints shall include existing trees, excessive grades, limited side yard width, HVAC equipment and existing utilities. The removal of existing trees in order to accommodate the parking requirements is not required or preferred.

K. Building Width.

Increase of up to ten (10) percent of the maximum street facing building width.

L. Articulation in Building Facade.

Decrease of up to 5 (5) percent of the required wall variation length.

M. Transparency.

An increase or decrease of up to five (5) percent of the minimum or maximum amount of required transparency.

N. Ground Floor Elevation

1. An increase or decrease of up to one (1) foot of a required minimum or maximum ground floor elevation for ADA accessibility.
2. Ground floor elevation shall however be no lower than two (2) feet above the base flood elevation.

O. Story Height

1. Decrease of up to one (1) foot of a required minimum ground story floor height in form-based districts.
2. Increase maximum building height up to five (5) feet.

P. Subdivision Requirements

1. Blocks, Lots, Access.

Administrative adjustments may be appropriate where topographic changes are too steep, where existing buildings, streams, or other natural or man-made obstructions exist, or site layout of developed properties prevent cross-access, where adjoining uses are incompatible, or where strict compliance with this

Unified Development Code would pose a safety hazard.

2. New Streets.

Administrative adjustments may be appropriate when an existing building would impede roadway expansion; when transitioning from a different street section; or where strict compliance with this Unified Development Code and City of Starkville Standards of Design & Specifications would pose a safety hazard.

Q. Requirements of The City of Starkville Standards of Design and Specifications.

1. Administrative adjustments may be appropriate for minor changes to methods, materials, and numerical values used in engineering calculations as long as it meets the intent of the requirement and does not compromise the quality of improvements, increase long-term maintenance or sacrifice the safety of the public, as determined by the City Engineer.
2. Decrease in access point spacing up to ten (10) percent
3. Decrease in access and driveway alignment up to five (5) feet
4. Decrease in frontage requirement for additional access points up to fifteen percent (15%)
5. Sidewalk Requirements. All administrative adjustments for sidewalks shall be approved by the City Engineer prior to being authorized by the City Planner. The types of administrative adjustments for sidewalks are as follows:

a. Alternate Location.

The applicant shall construct a sidewalk within the general vicinity of the project that is of equal or greater area than the required sidewalk. The location of the alternate sidewalk route shall be determined by the City Engineer. Alternate sidewalk routes of lesser areas may be allowed as approved by the City Engineer and ADA Coordinator if said route provides a logical and needed sidewalk connection. If an alternate sidewalk route cannot be agreed upon, the fee in lieu option shall be used.

b. Fee in Lieu.

A fee shall be paid before issuing a Certificate of Occupancy or Final Plat to cover the cost of construction of a required sidewalk. The fee shall be equal to the installed cost of the sidewalks based on unit prices. The fee in lieu cost shall be determined either by a signed and sealed engineering cost estimate for the materials and construction of the sidewalk or two hundred percent (200%) of the value of the concrete sidewalk only, as measured by the total area and multiplied by the Mississippi Department of Transportation (MDOT) quarterly posted construction bid average price for concrete sidewalks. The unit price used to determine the installation cost shall be reviewed and approved by the City Engineer. All fee in lieu payments shall be used for the design and construction of new sidewalks or the replacement of existing sidewalks in areas of the city where the existing sidewalk system can be extended or completed.

SECTION 4: AMENDMENT “3.9.2 Applicability And Filing Procedure” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.2 Applicability And Filing Procedure

- A. Site plan approval shall be required for any site with a building modification resulting in one thousand (1,000) square feet or more of new floor space and/or any building modification in which the construction cost, as determined by the Building Department, for the modification is more than fifty (50) percent of its tax assessor’s replacement value or an appraised replacement value at the time of modification of the structure only, not including the land. Site plan approval shall not be required on single lot detached dwellings and single lot attached dwelling duplex. Site Plan review shall be required prior to the public hearing for all special exceptions that require site plan review. Site plan review may be required prior to the public hearing for a use exception at the discretion of the City Planner.
- B. All developments requiring site plan approval will be required to meet all current site plan design requirements including but not limited to: landscaping, parking lot layout, sidewalks, signage, stormwater management, etc.
- C. Infrastructure plan approval shall be required on all subdivisions with public infrastructure after approval of the Preliminary Plat and prior to any construction activity including land disturbance and/ or the removal of existing trees
- D. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval.
- E. No erosion control or building permit shall be issued prior to site plan and/or infrastructure plan approval pursuant to the provisions of this section.
- F. For phased projects that will ultimately exceed the thresholds in Section 3.9.2.A, site plan review and approval may be required during the first phase. Certain site plan requirements may be waived or deferred until later phases.

SECTION 5: **AMENDMENT** “3.9.4 Site And Infrastructure Plan Application Requirements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.9.4 Site And Infrastructure Plan Application Requirements

A. Application.

An application for review by the Development Review Committee shall be submitted along with a site plan and any other required information to the Planning Department a minimum of ten (10) days prior to a regularly scheduled meeting of the Development Review Committee. Such applications shall be submitted to the City Planner together with the fee established by resolution of the Mayor and Board of Aldermen. The application shall include the following:

1. Applicant and/or owner information.

The following shall be identified and contact information provided, when applicable: owner or authorized agent, engineer, architect, surveyor, landscape architect, or any others involved in the preparation of the application. All plans shall be stamped if required by state statute.

2. Project information.

The following shall be listed on the application when applicable: project name, project address, parcel id number, and zoning. If the project has no physical address, the applicant shall provide the name of street and distance to the nearest intersection.

3. Project description.

All projects shall include a description of the project. If the development is being proposed to be built in phases, the applicant shall submit an application for the entire development showing all phases. Target dates for completion of each phase and the entire development shall be included.

B. Site plan requirements.

The following sheets with required information shall be submitted as part of a complete application for review by the Development Review Committee. The maximum sheet size for site plans shall not exceed thirty (30) inches by forty-two (42) inches. A sheet size of twenty-four (24) inches by thirty-six (36) inches is preferred. Plans shall also be provided digitally in a Portable Document Format (PDF). Multiple sheets may be used, provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. All of the following information and any other required information specified in this code or as required by city staff shall be required:

1. Coversheet.

The coversheet shall include:

- a. Project name
- b. Vicinity map showing the relationship of the proposed site plan to surrounding streets and public facilities
- c. Sheet Index

- d. Contact information for the Owner, Design Professional, and Utilities providing service
- e. Development data including the following: project area in acres, phase area(s) in acres, disturbed area in acres, and property zoning
- f. Building data including the following: total proposed square footage for all uses (commercial, residential, office etc.), total number of residential units, and total number of bedrooms
- g. Submittal date and any revision dates. Revisions shall be clearly identified using revision clouds

2. Existing Conditions Survey.

A site survey shall be drawn at a scale no more than one (1) inch to one hundred (100) feet or larger. A site survey, meeting minimum standards set forth by the Mississippi Licensure Board for Professional Engineers and Surveyors, shall be prepared by a Mississippi licensed land surveyor and shall illustrate the following:

- a. Name and license number of surveyor and seal
- b. Date of survey and references
- c. North arrow, legend, and graphic scale
- d. Lot or parcel numbers of lot and adjacent lots
- e. Bearing and distance of boundary lines
- f. All existing features, structures, improvements, and encroachments
- g. Existing contours shall be illustrated as a dashed line. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals and extending a minimum of ten (10) feet beyond the property boundaries. Survey beyond the property boundaries may be supplemented with publicly available LIDAR topographic data if access is not feasible. Additional topographic information may be required beyond the minimum ten (10) feet if deemed necessary by City Staff.
- h. All existing underground and above ground utilities to the greatest extent possible utilizing the best information available including but not limited to visible observation, publicly available maps, and utility locate markings.
- i. All known easements located in source deeds or provided by other parties.
- j. All existing streams, water courses, creeks or other drainage ways including the flowline, toe of slope, top of each bank and other pertinent information as requested by City Staff
- k. All wetlands or other environmentally sensitive areas to the greatest extent possible utilizing the best information available including but not limited to visible observation and publicly available maps. xii. Federal Emergency Management Agency (FEMA) flood hazard zone or limits of the one hundred (100) -year floodplain
- l. The site area shall be labeled on the survey in acres for lots more than one (1) acre in size. Lots less than one (1) acre shall have acreage and square footage clearly labeled.

- m. All existing canopy trees with a minimum diameter at breast height of ten (10) inches located within building setbacks.

3. **Site plan.**

Site plans shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A site plan prepared by a Mississippi licensed Architect, Landscape Architect, Engineer, or Surveyor shall illustrate the following:

- a. Boundary, setback lines, existing easements, and proposed easements
- b. North arrow, legend, and graphic scale
- c. Vehicular areas for site plan review. The following shall be included: driveway widths, pavement markings, sight triangles at intersections, crosswalks, parking, ADA parking, loading zones, location of heavy-duty pavement, parking lot terminal islands, parking lot median islands, parking lot interior islands, accessory structures associated with parking lots, loading areas, curbs, and traffic control signage
- d. Vehicular areas for infrastructure plan review. The following shall be included: centerline, street widths, R.O.W. widths, curve radius, pavement markings, angle of intersection of roadways, sight triangles at intersections, crosswalks, and traffic control signage
- e. Pedestrian areas. The following shall be included: sidewalk locations, sidewalk dimension, ADA accessible route from vehicular areas, ADA accessible route from right of way to buildings, ADA curb ramps, ADA access ramps, details of ramps, guardrails, or other minimum required site elements necessary to meet ADA standards
- f. Building areas for site plan review. The following shall be included: building square footage (with calculation method), number of residential units, number of bedrooms, number of stories, and total height of building in feet from grade from the average elevation of the finished grade surrounding the structure to the highest point of the structure as applicable
- g. Fire protection and fire zones for site plan review. Occupancy load calculations shall be done per IFC 2012 section 1004
- h. Dumpster enclosure location for site plan review

4. **Grading and drainage plan.**

A grading and drainage plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The grading and drainage plan shall be prepared by a Mississippi licensed Design Professional. The grading plan shall include but is not limited to:

- a. All requirements of 8.A of the City of Starkville Standards of Design & Specifications for existing stormwater management facilities that are to remain or be altered after construction is complete
- b. Boundary, existing easements, and proposed easements;
- c. North arrow, legend, and graphic scale

- d. All existing and proposed utilities including but not limited to sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting;
- e. All proposed buildings with the finished floor elevation for the first floor
- f. All site elements including but not limited to: all proposed curbs, all existing curbs to remain, retaining wall location with elevations, all trees to remain, all proposed vehicular use areas, and all proposed pedestrian use areas
- g. Locations, size, linear length, type, slope, surface and invert elevations (for inflow and outflow locations) of all stormwater conduits, drainage inlets, junction boxes, swales, conveyance systems, detention or retention systems, weirs, baffles, control structures, headwalls, flared-end sections, or any other drainage related structures including any downstream receiving structures that are directly collecting stormwater from the development; an identification number or naming nomenclature that clearly represents the pipe network
- h. Existing streams and floodplains to be maintained and new channels to be constructed including their locations, cross-sections and profiles
 - i. Spot elevations for any curb and gutter that is located within a curvilinear line or which is to be installed at minimum slopes
 - j. Spot elevations for detention ponds along the bottom of the pond to ensure that the pond fully drains between rain events
- k. Proposed grading to one-foot intervals in a dark, solid line that shows the extent and limits of grading, as well as how proposed grades will tie into existing grades. Existing contours may be shown if they are shown in light, dashed lines and do not interfere with the overall interpretability of the plan. No grading should be completed off-site without a written letter from the property owner stating that such grading is allowed
- l. Details and application rates of any velocity dissipation devices (e.g., rip rap) such that said devices can easily be installed at the appropriate location and with the appropriate material, size, and quantity. Velocity dissipation devices shall be required at all outfalls leaving the site
- m. The conveyance system tabulation as described in 3.B.4 of the City of Starkville Standards of Design & Specifications;
- n. All appropriate details for pipe installation, inlet installation, outlet control structures, emergency spillways, etc. These may be placed on supplemental details sheet and not on the grading plan
- o. Any proposed environmental enhancement or mitigation features.
- p. ADA access shall also be provided on the Grading and Drainage plan unless City staff requests a separate sheet for ADA review. Spot elevations shall be provided at all corners of ADA ramps, both sides of all walkways every twenty (20) feet, all corners of ADA parking and access aisles. Spot elevations shall also be required on both sides of all proposed sidewalks at the property line for all major

subdivisions as part of infrastructure review.

5. Utility plan.

A utility plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes. A Utility plan prepared by a Mississippi licensed design professional shall illustrate the following as required:

- a. Boundary, existing easements, and proposed easements
- b. North arrow, legend, and graphic scale

c. Utilities.

All of the following existing and proposed utilities shall be included: sanitary sewers, water, gas, telecommunications, utility poles, electric lines, and site lighting.

d. Sanitary sewer.

For site plan review the following elements shall be included:

- (1) Proposed sewer demand for development and peak design values used.
- (2) Service lateral size and type
- (3) Grease interceptor, if applicable
- (4) Proposed, or existing service connection locations and sizes

e. Sanitary sewer.

For infrastructure plan review the following elements shall be included:

- (1) Proposed sewer demand for development and peak design values used
- (2) Proposed sewer tap(s) location, sizes, procedures, and materials
- (3) Pipes (size, type, length, slope) stationing at fifty (50) foot intervals
- (4) Manhole (type, rim) inverts in and out
- (5) Identification number and stationing

f. Water.

For site plan review the following elements shall be included:

- (1) Proposed water service and fire flow demand for development and peak design values used.
- (2) Proposed water tap(s) location, size, procedures, and materials
- (3) Fire hydrants
- (4) Proposed or existing water service connections including meter size and locations
- (5) Back flow prevention, if required

g. Water.

For infrastructure plan review the following elements shall be included:

- (1) Proposed water service and fire flow demand for development and peak design values used

- (2) Water main size
- (3) Water main type
- (4) Water valves

h. Sanitary sewer and manhole profile.

For infrastructure plan review the following elements shall be included:

- (1) Station of structure (left or right)
- (2) Rim elevation
- (3) Inverts (in, out, each pipe)
- (4) Pipe (check clearance with casting)
- (5) Identification number (referenced to plan)
- (6) Show water and storm pipe conflicts and clearance
- (7) Sewer main size
- (8) Sewer main material and type
- (9) Length in feet
- (10) Slope in percent (%)
- (11) Check cover and clearance with water storm pipes
- (12) Concrete encasements at crossings
- (13) Show existing pipe/manholes in different symbols

i. Electric.

For site plan review the following elements shall be included:

- (1) Location existing and proposed utility pole l
- (2) Location and type of overhead lines
- (3) Proposed and existing electrical connections to proposed and existing buildings
- (4) Proposed and existing electrical easements for public and private lines
- (5) Show proposed location and/or options for locations of electrical equipment (transformers, junction cabinets, secondary pedestals, etc.).
- (6) Show proposed and existing site lighting locations

6. Erosion prevention and sediment control plan.

An Erosion prevention and sediment control plan shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. The Erosion prevention and sediment control plan shall be designed in accordance with the MDEQ Field Manual for Erosion Control and Sediment Control on Construction Sites in Mississippi and prepared by a Mississippi licensed design professional and shall illustrate the following:

- a. Required items necessary for Grading and Drainage plan are outlined in The City of Starkville Standards of Design and Specifications

7. Roadway plan and profile for infrastructure review.

A roadway plan and profile shall be drawn at a scale of one (1) inch to fifty (50) feet or larger. Necessary notes and symbol legends shall be included. Abbreviations should be avoided, but if used, shall be defined in the notes. A roadway plan and profile prepared by a Mississippi licensed design

professional shall illustrate the following:

a. Plan.

The following shall be included:

- (1) Stationing at fifty (50) foot intervals
- (2) Existing and proposed utilities
- (3) Centerline curve and line labels (may be in tabular format)
- (4) Horizontal curve labels and station (PC, PT)
- (5) Roadway elements (right of way, curb, sidewalks, edge of pavement, etc.)
- (6) Street names

b. Profile.

The following shall be included:

- (1) Stationing and elevations at fifty (50) foot intervals
- (2) Existing and proposed centerline profile and elevations
- (3) Proposed centerline grades and slope in percent
- (4) Vertical curve labels and station (PVC, PVI, PVT, high and low point, K-value, Length)
- (5) Intersection (station at roadway centerline and name)

c. Construction details.

Construction details shall be drawn at a legible scale. Necessary labels and notes shall be included. Construction details prepared by a Mississippi licensed design professional shall illustrate the following as required:

- (1) Pavement cross section(s)
- (2) Curb detail
- (3) Sidewalk details
- (4) Pipe bedding (for paved and unpaved areas, and specific to each pipe material)
- (5) Drainage structures (inlets, manholes, castings)
- (6) Endwalls and flared end sections
- (7) Sanitary structures (manholes, cleanouts, castings)
- (8) Manhole drop connections
- (9) Service laterals and cleanouts
- (10) Water service
- (11) Fire hydrants (valves, tees, thrust blocks)
- (12) Wet tap, blow-off, valves
- (13) Retaining wall details
- (14) Lighting (fixture, poles, limit of illumination)
- (15) Detention basin outlet structure
- (16) Traffic signage, pavement markings (striping, arrows, etc.)
- (17) Special site-specific details
- (18) Ditches and swales
- (19) Grease interceptor
- (20) Back flow prevention
- (21) Signage details

(22) Dumpster screen

8. Landscape plan.

A landscape plan shall be drawn at a scale no larger than one (1) inch to fifty (50) feet. Necessary notes and symbol legends shall be included.

Abbreviations should be avoided, but if used, shall be defined in the notes. A landscape plan prepared by a Mississippi licensed design professional shall illustrate the following:

- a. Boundary and disturbance limits
- b. North arrow, legend, and graphic scale
- c. Utilities. The following shall be included: existing and proposed sanitary sewers, water, gas, telecommunications, utility poles, and electric lines
- d. Topography. Existing contours shall be illustrated as a dashed line. Proposed contours shall be illustrated as a solid line. All contours are to be labeled. Topographic contours shall be illustrated at a minimum of one (1)-foot intervals
- e. Building areas. All existing and proposed building and accessory structure footprints
- f. Site elements. The following shall be included: all proposed curbs, all existing curbs to remain, retaining wall location, all the trees to remain, all proposed vehicular use areas, all proposed buffer areas, and all proposed pedestrian use areas
- g. Detention/Retention basin. The location of the any proposed detention/retention basin and structures
- h. Existing landscaping, buildings, or other improvements on adjacent property within five (5) feet of the common property line
- i. Plant schedule showing the botanical name, common name, height, caliber as measured at base of trunk (trees only), and quantity
- j. Plant details showing a typical planting for all trees, shrubs, and groundcovers

SECTION 6: **AMENDMENT** “3.19.6 Remedies And Penalties” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

3.19.6 Remedies And Penalties

- A. **Civil Penalties.** Any responsible persons or parties found in violation of Unified Development Code upon being found guilty, shall be guilty of a civil penalty and fined not more than one thousand dollars (\$1,000) per day of violation unless specifically stated otherwise in Section 13. Each day such violation continues shall constitute a separate offense.
- B. **Permit Revocation.** The Building Official may revoke any building permit and the City Planner may revoke any planning approval issued by staff after written notice of violation to the responsible persons or parties when violations of the Unified Development Code and/or any provision of the adopted Technical Codes have occurred when false statements or misrepresentations were made in securing the permit, work is being or has been done in a substantial departure from the approved application or plan, or a permit has been mistakenly issued in violation of this ordinance.
- C. **Stop Work Orders.** Whenever a building, structure, site, or part thereof is being constructed, demolished, renovated, altered, or repaired in violation of any applicable provision of the Unified Development Code and/or any provision of the adopted Technical Codes, the Building Official, ~~or~~ City Engineer, or City Planner may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped. The stop work order shall be posted in writing on the property, stating the specific work to be stopped and the specific reasons for the stop work order. The stop work order may apply to either a specific portion of the project or the project as a whole.
- D. **Injunction.** The city may, before or after the institution of other enforcement action, seek injunctive relief from any appropriate court, commanding the Responsible Persons and Parties to correct the violation.
- E. **Order of Abatement.** In addition to an injunction, the city may seek an order of abatement from any appropriate court, directing any or all of the following actions:
 - 1. Buildings, site, or other structures on the property be closed, demolished, or removed.
 - 2. Fixtures, furniture, or other movable property be moved or removed entirely.
 - 3. Improvements, alterations, modifications, or repairs be made or removed.
 - 4. That removed trees or required landscape be replaced.
 - 5. Any other action be taken that is necessary to bring the property into compliance with this ordinance.
- F. **Withholding Approvals.** Any Responsible Persons or Parties currently under enforcement action and/or having been found guilty of a violation of the Unified Development Codes and the adopted Technical Codes may have permits and approvals for any property, project, or site withheld at the discretion of the Building Official, City Engineer, and/or City Planner.

- G. Additional Remedies for Demolition without Certificate of Appropriateness.** If any historic resource located within a designated local historic district, designated landmark, and/or designated landmark site is altered, relocated, damaged, or demolished without a required Certificate of Appropriateness, any appropriate court may impose any of the following additional remedies:
1. Require the responsible persons or parties to rebuild the demolished structure on the subject parcel, generally following the same form and using as much of the original building material as possible;
 2. Prohibit issuance of any development permit or approval for any structure proposed on the subject parcel that would have a footprint larger than that of the demolished structure;
 3. Prohibit issuance of any permit or approval for development on the subject parcel for up to the maximum time allowed by state law.
- H. Continuing Violations.** If a violation is repeated within a two (2) year period from the date of the initial Notice of Violations, it may be considered to be a continuation of the initial violation and may be subject to additional penalties and remedies. A repeat violation is one which is identical to or reasonably similar to a previous violation for which an Enforcement Action has been started.

SECTION 7: AMENDMENT “13.5.7 Dwelling, Apartment” of the City of Starkville Unified Development Code is hereby *amended* as follows:

A M E N D M E N T

13.5.7 Dwelling, Apartment

- A. **Definition:** A residential structure containing eleven (11) or more dwelling units that are vertically or horizontally integrated.
- B. **Parking:**
 - 1. One and a quarter (1.25) parking spaces per bedroom for all new construction.
 - 2. See zoning district base dimensional standards for parking location and setback requirements.
- C. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
- D. **Additional Standards:**
 - 1. If located in or adjacent to an existing neighborhood of detached houses, apartment buildings shall be architecturally harmonious with the surrounding neighborhood in regards to massing, materials, fenestration, and scale.
 - 2. The main entrance of an apartment building adjacent to a street shall be accessed directly from and face the street. Apartments on corner lots shall be designed so that each side facing the public street is a front facade.
 - 3. In a C and CN zoning district, the following commercial uses shall be allowed on the ground floor of any apartment building adjacent to public right of way: offices-medical, offices-professional, retail sales and services inside only, eating and drinking establishments, and studios.
 - 4. A special exception shall be required for an apartment building if more than twenty-five percent (25%) of the proposed units have four (4) or more bedrooms.
 - 5. Apartment developments in CN, C, and O zoning districts are subject to the density restriction of one unit per twenty-one hundred (2100) sq. ft. of lot area ~~twenty (20) units per acre~~ and a maximum of sixty (60) bedrooms per acre.
 - 6. See zoning district general provisions for density requirements and other standards.
 - 7. See zoning district base dimensional standards for location, setbacks, and height requirements.

SECTION 8: **AMENDMENT** “13.7.10 Eating And Drinking Establishments” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.10 Eating And Drinking Establishments

A. Definition:

1. Eating and drinking establishments- A business establishment that provides prepared food for patrons for consumption on the premises inside, outside, or for take-out; in which the establishment may or may not provide alcoholic beverages, beer, and light wine; and live entertainment. Alcoholic beverages including wine, beer, spirits, and light wine, may be sold and consumed in conjunction with the food service and shall meet all applicable state and local laws, regulations, and ordinances.
2. A brewpub shall be considered an eating and drinking establishment. A brewpub is a general restaurant in which light wine or beer is manufactured or brewed for consumption exclusively on the premises as defined in 27-71-301 (j) of the Mississippi Code of 1972.

B. Parking:

1. For eating and drinking establishments without a drive-thru in a CN, C, CR, and O districts, one (1) space is required for each one hundred (100) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee on a shift, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
2. For eating and drinking establishments with a drive-thru in a CN, C, CR, and O zoning districts, one space is required for each two hundred (200) square feet of patron area and one (1) space for each three hundred (300) square feet of the back of house area or one (1) space for each employee, whichever is less. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
3. For eating and drinking establishments in the T-5C and T-5U zoning districts, one (1) space is required for each three hundred and thirty-three (333) square feet of floor area above fifteen hundred (1,500) square feet. The City Planner may allow for a very low or no minimum requirement where proposed use can demonstrate the need for a less restrictive requirement.
4. For eating and drinking establishments in T-5D zoning districts, no parking minimums are established unless a need is determined by the City Planner based on the proposed use and available parking within the vicinity.
5. Eating and drinking establishments that share a parking lot with other businesses may not exceed their minimum parking by more than twenty-five percent (25%).

6. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading:

1. A loading space may be required by the City Planner.
2. Loading docks, if required, shall not be visible from the street.
3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way in a CN, C, CR, and O zoning district. In TN-N, TN-E, T-5D, T-5C, and T-5U zoning districts, deliveries shall be scheduled to not interfere with peak traffic times.

D. Additional Standards:

1. Drive-ins and drive-thrus are only permitted in CN, C, CR, and O zoning districts. Drive-ins and drive-thrus in all other districts that the use is permitted shall require a special exception.
2. An eating and drinking establishment with a drive-thru must provide a minimum of six (6) spaces before the order board, with another two (2) spaces provided between the order board and the transaction window.
3. Overhead canopy structures for outdoor dining or in-vehicle dining can encroach into the building setback up to ten (10') from the property line.
4. A coffee shop less than five hundred (500) square feet of floor space with a drive-thru must provide a minimum of three (3) spaces measured from the order box.
5. Drive-thru lanes where adjacent to parking area shall be physically separated from all parking spaces and pedestrian areas by a landscape island that is a minimum of three (3) foot wide with a six (6) inch vertical curbs. A bypass lane shall be required for all drive-thrus.
6. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices shall not be permitted outdoors after 10:00 p.m. Sunday through Thursday.
7. For existing buildings with an eating & drinking establishment use at the time of the adoption of the code located in a TN-E, shall be allowed to continue the use as an eating & drinking establishment even if ownership is changed. Any expansion of an existing building and/or the addition of new habitable structures shall be approved as part of a special exception request. Any additional parking shall not be located within the front yard.
8. The conversion of an existing building located in a TN-E to another allowed use shall require approved by the Board of Aldermen as a use exception or special exception within the existing building(s). Any expansion of an existing building and/or the addition of new habitable structures shall require approved by the Board of Aldermen as a special exception. Any additional parking shall not be located within the front yard.
9. For new buildings in a TN-E zoning district, the maximum square footage shall be limited to fifteen hundred (1,500) square feet unless additional square footage is approved as part of a special exception request. Setbacks shall comply with the residential infill standards for the zoning district and parking shall not be located in the front yard.

SECTION 9: **AMENDMENT** “13.7.11 Food Truck” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.11 Food Truck

- A. **Definition:** A licensed, motorized vehicle or mobile food unit which is temporarily parked on private property and not on the right-of-way where food items are sold to the general public. If on the right-of-way, refer to the Mobile Food Vendor requirements.
- B. **Parking:** None.
- C. **Loading:** None.
- D. **Additional Standards:**
 - 1. Food trucks and/or associated seating must not occupy on-site parking spaces required to fulfill the minimum requirements for the principal use, unless the principal use’s hours of operation do not coincide with those of the food truck business.
 - 2. Traffic circulation, public safety, siting of food trucks, and parking will be reviewed and may be subject to the conditions of approval by the City Planner.
 - 3. No audio amplification or permanent signage may be installed as part of a food truck’s vending operation. One (1) sidewalk sign shall be allowed within ten (10) feet of the food truck.
 - 4. The food truck vendor is responsible for the proper disposal of waste and trash associated with the operation. City trash receptacles are not to be used for this purpose. Vendors must provide their own trash receptacle on-site for patrons. Vendors must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. The vendor must keep all areas associated with the food truck and any associated seating area clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to be disposed in tree pits, storm drains, onto the sidewalks, streets, or other public space. Under no circumstances can grease be released or disposed of in the City’s sanitary sewer or stormwater system. All waste must be disposed of in accordance to all applicable local, state, and federal laws.
 - 5. All food truck vendors shall obtain and maintain a City of Starkville Privilege License and a mobile food vending permit for each mobile pushcart or mobile food preparation vehicle in operation. All applications for permit renewal shall be filed annually with the City of Starkville City Clerk’s Office.
 - 6. If a business is subject to a Certificate of Health or sanitary examination, the person applying for permit must produce such certificate or permit from the County Health Department before a permit can be issued.
 - 7. A written indemnity agreement that will hold harmless the city, its officers, and employees, for any loss or liability or damage, including costs, for bodily injury or property damage sustained by a person as a result of the negligent

- installation, use, or maintenance of a permitted space.
8. Food trucks shall provide written permission from the property owner.
 9. The operators must be present at all times during the hours of operation.
 10. A food truck operating in all districts shall operate only Thursday through Saturday between the hours of 6:00 a.m. and 2:00 a.m. and on Sunday through Wednesday between the hours of 6:00 a.m. and 10:00 p.m. Cleanup and removal of the food truck shall be completed within thirty (30) minutes of closing.
 11. All generators associated with a food truck shall provide sound buffering for each generator. At no time shall any generator operate at 65 decibels or above measured at twenty-five (25) feet from the generator.
 12. The use of City-owned utilities is strictly prohibited. Operators may utilize existing private electrical hookups on approved sites, provided they have written landlord consent and have obtained the necessary permits and inspections. Utilization of existing electrical tie-in will require review and permitting by the Building Official. New meter connections for food truck vendor use, shall not be permitted.

SECTION 10: AMENDMENT “13.7.14 Mini-Storage” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

13.7.14 Mini-Storage

- A. Definition:** Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.
- B. Parking:**
 - 1. Four (4) parking spaces shall be provided near the leasing office for exterior direct access facilities.
 - 2. Eight (8) parking spaces shall be provided near the entrance for interior access facilities.
 - 3. See zoning district base dimensional standards for parking location and setback requirements.
- C. Loading:**
 - 1. A loading area shall be provided near the entrance for interior access facilities.
 - 2. Loading areas shall be designed to prevent obstruction of pedestrian and vehicular circulation within the right-of-way.
- D. Additional Standards**
 - 1. Outdoor storage of any equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats outside of a mini-storage facility shall meet the following requirements:
 - a. No outdoor storage within the front yard area as defined in Section 4.6.
 - b. All outdoor storage shall be screen from view on all sides by an opaque fence with a minimum height of six (6) feet. Fencing shall fit within the context of the site and area. Chain link fencing is not permitted as a screen with or without slats.
 - c. Outdoor storage shall not be permitted within any required buffer area.
 - d. Outdoor storage shall only be permitted on hard surfaces that are permitted within that zoning district in accordance with Section 14.6.2.2.1 (General Parking Requirements). Outdoor Storage on grass or bare ground shall not be permitted.
 - 2. Equipment, vehicles, trailers, RVs, campers, motorhomes, and/or boats enclosed with a structure with a roof and minimum of three (3) sides, shall not be considered outdoor storage. However the structure shall comply with applicable building codes and development standards.

SECTION 11: **AMENDMENT** “14.3 Applicability” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.3 Applicability

The following development standards shall be applied by zoning district in accordance with the Development Standards Chart and the General Development Standards section. These requirements shall apply to any lot or building that is being developed, redeveloped, or remodeled ~~and requires site plan review by the development review committee.~~

SECTION 12: **AMENDMENT** “14.15.2 Improvements” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

14.15.2 Improvements

- A. **Building Code.** All applicable provisions of the adopted Building Code shall be complied with.
- B. **Use Standards and Development Standards.** All applicable provisions of the Use Standards and Development Standards shall be complied with.
- C. **Establishment and maintenance of utilities.** Utility lines located within a lot or parcel of land and serving only one lot or parcel shall not be maintained by the city except as notated on the approved site plan.
- D. **Connectivity Required.** A public road may be required by the City Engineer or Development Review Committee to connect to adjacent property or adjacent public roads. Determination of the location of connections shall be made by the Development Review Committee based on adjacent existing developments, proposed future development, and/or potentially developable vacant land.
- E. **Streets.**
 - 1. The City Engineer shall review the proposed public road and shall classify all the roads in one of the categories listed in the City of Starkville Standards of Design & Specifications.
 - 2. New public streets shall be built in accordance with section 15.4.
 - 3. The City Engineer may require the applicant to prepare and submit a traffic impact study for any proposed site that would generate one hundred (100) or more total trips during the peak hour of the traffic generator or the peak hour of the adjacent street as outlined and illustrated in the latest versions of the Mississippi Department of Transportation Access Management Manual or for a proposed project which may generate traffic issues.
 - 4. The Traffic Impact Study format and requirements shall conform to the City of Starkville Standards of Design and Specifications for Subdivisions.
 - 5. Where the traffic impact study indicates an impact greater than the allowable thresholds, the applicant shall prepare and submit a traffic mitigation plan to the City Engineer. The mitigation plan shall identify capital projects and phasing strategies that would bring the development impact to within the acceptable thresholds. This plan may identify improvements undertaken by the private sector, the public sector, or both. Condominium plat approval shall not be granted until the City Engineer determines that the plan provides reasonable and adequate mitigation. Factors to be considered include whether: the cost of the mitigation measures exceeds the value of the proposed development; transportation demand management strategies including multi-modal improvements are included; alternative access strategies are considered.
 - 6. Turning lanes shall be provided at heavily traveled intersections as determined by the City Engineer. It will be the responsibility of the developer to pay for the costs for the roadway improvements; however, the City Board of

Aldermen may elect to participate in some of the construction costs upon written request of the developer.

- F. **Utility Easements.** Appropriate access and utility easements language shall be provided on plat as well as in the condominium declarations, ~~as depicted in the private street cross-sections as included in the applicable code section(s) in the Starkville Code of Ordinances, chapter 98, streets, sidewalks, and other public places. The following language shall be included on both the face of the plat as well as in the condominium declaration regarding easements: "The undersigned owner of (condominium development), as shown on the condominium plat and as described in the condominium declarations, does 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, for damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to buildings, light fixtures, mailboxes, ornamental landscaping, turf grass, fences, along with private road surfaces, curbs and gutters, sidewalks, as a result of ingress, egress and the maintenance or replacement of utilities."~~
- G. **Parking.** If the City Engineer determines that the road type is appropriate and the Development Review Committee approves, parallel on-street parking may be allowed along public roads. On-street parking shall not be included in the minimum required parking for the use unless otherwise allowed in the Unified Development Code.
- H. **Sidewalks.**
1. Sidewalks shall be constructed to allow for interior connectivity between all common spaces and public spaces to individual units.
 2. Sidewalk access shall be provided from each building within a condominium development or by a shared sidewalk connecting all common spaces and individual units to the street. The location of the shared sidewalk shall be approved by the Development Review Committee.
 3. Sidewalks shall be required along the public right-of-way in accordance with section 14.11.

SECTION 13: **ADOPTION** “14.16 Architectural Variety Standard” of the City of Starkville Unified Development Code is hereby *added* as follows:

ADOPTION

14.16 Architectural Variety Standard

14.16.1 Purpose and Intent

To promote architectural interest, neighborhood character, and avoid visual monotony, no single detached dwelling or attached duplex dwelling within a platted residential subdivision may be constructed unless it substantially differs in exterior design from dwellings located:

- A. The two lots immediately adjacent on either side
- B. The lot directly across the street from the subject lot
- C. The two adjacent lots to the left and right of the lot directly across the street from the subject lot

14.16.3 Substantial Difference

Substantial difference shall be achieved through a combination of at least three (3) of the following distinct design features:

- A. Building footprint or massing (e.g., one-story vs. two-story, offset planes)
- B. Roof form and orientation (e.g., gable vs. hip, front vs. side-facing)
- C. Front porch size or configuration
- D. Exterior materials or finishes (primary material on at least 50% of front elevation)
- E. Color scheme (distinct color families for siding and trim)
- F. Garage door orientation or design (e.g., side-load vs. front-load, differing styles)
- G. Window arrangement or shape on the front elevation
- H. Architectural details or features (e.g., dormers, columns, entryway treatments)

14.16.2 General Rules And Applicability

- A. This requirement shall apply to all residential platted subdivisions of five (5) lots are more.
- B. No building permit shall be issued unless compliance with this section is demonstrated during the building permit application process

SECTION 14: **AMENDMENT** “17.2.1 Technical Codes Adopted” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.1 Technical Codes Adopted

For the purpose of establishing uniform rules and regulations this body hereby adopts codes for electrical, building, fire prevention, mechanical, plumbing, gas, property maintenance, swimming pool, and spa, all being incorporated herein by reference and referred to as the technical codes in this section. The technical codes are adopted in their entirety except for any deletions, additions, and modifications listed in this section. The following technical codes are adopted and are incorporated into the unified development code:

- ~~2020~~2023 edition of the National Electrical Code.
- ~~2021~~2024 edition of the International Building Code. Appendix F-Rodent proofing, I-Patio Covers and P-Sleeping Lofts
- ~~2021~~2024 edition of the International Existing Building Code.
- ~~2021~~2024 edition of the International Residential Code. Appendix BB-Tiny Homes,BC-Accessory Dwelling Units
- ~~2021~~2024 edition of the International Fire Code. Appendix B-Fire-Flow Requirements for Buildings, C-Fire Hydrant Locations and Distribution, D Fire Apparatus Access Roads, E Hazard Categories, F Hazard Ranking I-Fire Protection Systems-Noncompliant Conditions, O-Valet Trash and Recycling Collection in Group R-2 Occupancies
- ~~2021~~2024 edition of the International Mechanical Code. Appendix A-Chimney Connector pass-Throughs- 2021 edition of the International Plumbing Code.
- ~~2021~~2024 edition of the International Fuel Gas Code. Appendix A-Sizing and Capacities of Gas Piping, B-Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
- ~~2021~~2024 edition of the International Property Maintenance Code. Appendix E-Temporary Emergency Uses
- ~~2021~~2024 edition of the International Swimming Pool and Spa Code.
- 2017 edition of the ICC Accessible and Usable Buildings and Facilities

SECTION 15: **AMENDMENT** “17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.2.2 Deletions, Additions, And Modifications To Adopted Technical Codes

A. All adopted Technical Codes

1. Administration. The provisions of this section shall be administered and enforced by the Building Official, Fire Chief, Fire Marshal, Code Enforcement, or their designated representatives.
2. Appeals. The provisions of this section dealing with appeals shall be administered and enforced by the Board of Adjustments and Appeals as set forth in the International Building Code.
3. Appointment. The method of appointment and the term of office of the board of adjustments and appeals shall be in accordance with Section 2.3.
4. Enforcement. Any violation of any provision of this section shall be enforced in accordance with Section 3.19

B. ~~2021~~ **2024** edition of the International Residential Code

1. Fire Suppression. Section R313.2 shall be modified to require automatic residential fire sprinkler system in all two-family dwellings and in all one family dwellings with greater than 5,000 square feet of heated and cooled space.
2. Foundation Design. If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-~~R506.2.2~~R506.34
3. Foundation Requirements. Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
4. Soils investigation. Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
5. Compaction reports. Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete.
6. Receptacle Outlets Section. E3901.4.3 Receptacle Outlet Location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be

located in one or more of the following:

- a. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.

C. The ~~2021~~ 2024 edition of the International Building Code

1. Foundation Design. If the proposed habitable building area, whether stand-alone or an addition, exceeds four hundred (400) square feet in size, the foundation shall be designed by a professional engineer licensed in the State of Mississippi. An exception shall be allowed if the foundation is an addition to an existing structure and is to be designed and constructed the same as that existing structure. IBC section 1808.2-1808.9 and IRC section R506.1-~~R506.2.2~~ R506.3.4
2. Foundation Requirements. Foundations, footings, piles, and piers shall be built on undisturbed soil or properly compacted fill material.
3. Soils investigation. Footings shall be designed so that the allowable bearing capacity of the soil is not exceeded. If structural concrete, masonry or timber footings are used, they shall rest on undisturbed or compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of ninety-five percent (95%) of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed twelve (12) inches.
4. Compaction reports. Compaction reports prepared by a certified soils lab shall be provided to the building official prior to the pouring of concrete
5. Storm Shelters. Delete section 423.5 and replace with the following: Where storm shelters are provided, they shall be provided in compliance with ICC 500 except as required by Sections 423.5.1 through 423.5.2
6. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
7. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
8. Fire Suppression. Section 903.2.1.1. ~~14~~ Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
9. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
10. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
11. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed

10,000 square feet

12. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
13. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.
14. Fire Suppression. Section 903.2.~~1.1~~7 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
15. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft “T” hangers and open parking garages.
16. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
17. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

D. The ~~2021~~ 2024 Edition of the International Fire Code

1. Hose Threads. All hose threads shall be 3.093×6 .
2. Fire Suppression. Section 903.2.1.1 Group A-1 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
3. Fire Suppression. Section 903.2.1.3 Group A-3 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
4. Fire Suppression. Section 903.2.1.~~4~~ Group A-4 (2) shall be modified to require an automatic fire sprinkler system in all Assembly Occupancy with an occupant load of 100 or more.
5. Fire Suppression. Section 903.2.1.6 shall be modified to require where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for any Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
6. Fire Suppression. Section 903.2.1.7 shall be modified to require An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.
7. Fire Suppression. Section 903.2.2 Group B shall be modified to require an automatic fire sprinkler system in all Group B with fire areas that exceed 10,000 square feet.
8. Fire Suppression. Section 903.2.3 Group E shall be modified to require an automatic fire sprinkler system in all Education Occupancies.
9. Fire Suppression. Section 903.2.4 Group F-1 shall be modified to require an automatic fire sprinkler system in all Group F-1 with fire areas that exceed 10,000 square feet.

10. Fire Suppression. Section 903.2.1-17 Group M (2) shall be modified to require an automatic fire sprinkler system in all Mercantile Occupancy with fire areas that exceed 10,000 square feet.
11. Fire Suppression. Section 903.2.9 Group S-1 (1) shall be modified to require all Group S-1 buildings exceeding 10,000 square feet of gross floor area with the exception of aircraft "T" hangers and open parking garages.
12. Fire Suppression. 903.2.9.1 Repair Garages shall be modified to require an automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 that exceed 2,500 square feet gross floor area.
13. Fire Suppression. Section 903.2.10 Group S-2 (2) shall be modified to require all Group S-2 buildings exceeding 10,000 square feet of gross floor area.

E. The ~~2021~~ 2024 Edition of the International Existing Building Code

1. Fire Protection. 803.2.1.1 Supplemental Automatic Sprinkler System Requirements shall be modified to require where the work area on any floor exceeds 25 percent of that floor area, Section 803.2.1 shall apply to the entire floor on which the work area is located.
2. Fire Protection. 803.2.2 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2. Shall be modified to require in buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where both of the following conditions occur:
 - a. The work area exceeds 25 percent of the floor area.
3. Fire Protection. 803.2.3 Group I-2. Shall be modified to require in Group I-2 occupancies, an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided in the following
 - a. In Group I-2, Condition 2, throughout the smoke compartment in which the work occurs where the work area exceeds 25 percent of the smoke compartment.

F. The 2024 Edition of the Property Maintenance Code. Section 602: Heating Facilities. Shall be replaced with the following:

1. **Section 602: Heating and Cooling Facilities**
2. **602.1 Facilities required.** Heating and cooling facilities shall be provided in structures as required by this section
3. **602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) and cooling facilities capable of maintaining a room temperature of 80°F (27°C) in all habitable rooms, bathrooms, and toilet rooms based on the winter and summer outdoor design temperatures for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space

heaters shall not be used to achieve compliance with this section. Cooling shall be provided by permanently installed mechanical equipment. Portable or temporary cooling devices shall not be used as a means to provide required cooling or to achieve compliance with this section, except as permitted in Section 602.5. Exceptions:

- a. In areas where the average monthly temperature is above 30°F (-1°C), a minimum heating temperature of 65°F (18°C) shall be maintained.
- b. Cooling facilities shall not be required in areas where the summer outdoor design temperature for the locality does not exceed 85°F (29°C).

4. **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to April 1st to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions.

- a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
- b. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

5. **602.3.1 Cooling supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish cooling to the occupants thereof shall supply cooling during the period from April 1st to October 1st to maintain a maximum temperature of 80°F (27°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions:

- a. When the outdoor temperature is above the summer outdoor design temperature for the locality, maintenance of the maximum room temperature shall not be required provided that the cooling system is operating at its full design capacity. The summer outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
- b. Cooling shall not be required in dwelling units or occupancies that were designed, approved, and permitted without mechanical cooling.

6. **602.3.2 Temporary cooling.** Where required cooling equipment is inoperable, the owner or operator shall provide temporary cooling to the affected dwelling unit or sleeping unit while repairs are being made. Temporary cooling shall be provided within a reasonable period of time, not to exceed 24 hours, and shall be maintained until the permanent cooling system is restored to full operation. Temporary cooling shall be permitted to be provided by portable mechanical cooling equipment installed and operated in accordance with the manufacturer's instructions and applicable safety

standards. Temporary cooling measures shall be capable of maintaining a room temperature of 80°F (27°C) in at least one habitable room.

G. The 2023 Edition of the NFPA 70(National Electrical Code)

- 1. Section 210.52.C.(3) Receptacle Outlet Location** shall be modified to include: (4) Below countertop or work surfaces: Not more than 300 mm (12 in.) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

SECTION 16: **AMENDMENT** “17.3.1 Permits Required” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.3.1 Permits Required

Any construction or alterations that are not exempt under the adopted Technical Codes of [Section 17.2](#) the State of or the Mississippi locally of adopted Mississippi codes are required to have a permit unless listed as exempt below.

A. Residential Building Permits. Only includes One-Family Dwellings (Detached Dwelling) and Two-Family Dwellings (Attached Duplex Dwelling)

1. Permitting required:

- a. Any new development or new construction
- b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
- c. Any dwelling units, including accessory dwellings, regardless of square footage.
- d. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
- e. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred ~~ten thousand~~ dollars (\$2,500~~10,000~~) and/or with structural changes.
- f. Accessory use or structure for residential uses. See [Section 13.9.1.B](#). Accessory structures include but are not limited to garages, carports, workshops, pool houses, sheds, storage buildings, swimming pools, covered open-air structures, outdoor living and recreation areas, and fences 7' or taller that are incidental and subordinate to the principal use of the primary building.
- g. Any work involving clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions.
- h. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
- i. Any allowed residential signage that requires a permit per [Section 14.7](#).
- j. Any work performed within the Right-of-Way.

2. Exempt from permitting:

- a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
- b. Any roofing work less than ten thousand dollars (\$10,000) in value with no structural changes.

- c. Fences under seven feet (7') tall.
- d. Interior demolition where no structural elements are being removed or changed.
- e. Shed or storage building less than one hundred (100) square feet unless located within a flood zone. See [Section 13.9.1.B.2](#)
- f. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
- g. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.
- h. Repair and replacement of any existing window with no structural changes.

B. Commercial Building Permits.

1. Permitting required:

- a. Any new development or new construction. Site plan approval may be required in accordance with [Section 3.9](#)
- b. Any addition or alteration in excess of two thousand and five hundred dollars (\$2,500).
- c. Any addition, alteration, modification, or improvement that includes electrical, plumbing, mechanical/HVAC, structural work, and/or fire sprinklers or suppression systems.
- d. Any roofing work, that is not a repair, equal to or greater than twenty-five hundred ~~ten thousand~~ dollars (\$2,500~~10,000~~) and/or with structural changes.
- e. Accessory use or structure for commercial uses. See [Section 13.9.1.C](#). Accessory structures include but are not limited to sheds, storage buildings, swimming pools, freestanding self-serve structures, covered open-air structures, outdoor cooking areas, and fences seven feet (7') or taller that are incidental and subordinate to the principal use of the primary building.
- f. To perform work involving tree cutting, clearing, clear-cutting, grading, leveling, excavating, or filing a site. See [Section 16.8.2](#) for Land Disturbance Permit requirements and exemptions. No structure or site requiring approval from the Development Review Committee shall be modified, erected, or used prior to receiving site plan and/or infrastructure plan approval. See [Section 3.9.2](#) for applicability and filing procedure for site and infrastructure plans.
- g. Within any locally designated historic district, a Certificate of Appropriateness, as required by [Section 3.16](#), may be required in addition to a permit for all construction, alteration, and/or demolition.
- h. Any allowed signage that requires a permit per [Section 14.7](#).
- i. Any work performed within the Right-of-Way.

2. Exempt from permitting:

- a. If the work only consists of painting, cabinetry, tiling, carpeting, and similar finish work. However, the cost of these items shall be included in any required permit.
- b. Any roofing work less than ten thousand dollars (\$10,000) in value

with no structural changes.

- c. Interior demolition where no structural elements are being removed or changed.
- d. Repair and replacement of any existing window with no structural changes.
- e. Low voltage work related to networking, security cameras, private alarm systems, and controlled access.
- f. Repair and replacement of existing outlets, lighting fixtures, toilets, and/or faucets.

SECTION 17: **AMENDMENT** “17.6.8 Rental Housing Standards” of the City of Starkville Unified Development Code is hereby *amended* as follows:

AMENDMENT

17.6.8 Rental Housing Standards

- A. **Sanitary facilities.** The owner, agent, or manager of a rental housing unit shall provide for the removal of garbage and refuse by an agreement with the City of Starkville Sanitation and Environmental Services Department. The owner, agent, or manager of the rental housing unit shall provide for the removal of any furniture, appliances, or other items removed from the rental housing unit or abandoned on the property, which do not meet the guidelines for removal by the City of Starkville. Placing such materials or allowing such materials to be placed in the right-of-way shall be a violation of this section.
- B. **Food preparation facilities.** Every rental housing unit shall have a kitchen or access to a kitchen area with suitable space and equipment to store, prepare, and serve food in a sanitary manner.
1. **Kitchen sink.** Every kitchen or kitchen area shall contain a fixed kitchen sink in sound condition, functioning properly, and properly connected to an approved hot and cold-water system and a sewage system.
 2. **Liquid-seal traps.** Kitchen plumbing fixtures shall be separately trapped by a liquid-seal trap that will eliminate the passage of sewage gases into the kitchen. The liquid-seal traps shall be located as near the outlet as possible.
 3. **Flow of water.** Kitchen plumbing facilities shall have a reasonable flow of water and the minimum flow of hot or cold water issuing from a faucet or fixture shall be not less than one gallon per minute.
 4. **Oven and range or stove.** Every kitchen or kitchen area shall be equipped with a cooking oven and range or a stove properly connected and in sound condition. If the oven, range, and/or stove is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from this provision.
 5. **Refrigerator.** Every kitchen or kitchen area shall be equipped with a refrigerator properly connected and in sound condition. Refrigerators shall be capable of maintaining a temperature between forty degrees (40°) and forty-five degrees (45°) Fahrenheit. Refrigerators shall have some capacity for storing frozen food. If the refrigerator is provided by the tenant per the rental agreement, the owner, agent, or manager is exempt from the provisions of this section.
 6. **Sanitary surfaces:** preparation and storage areas. Countertops, food preparation surfaces, food storage pantries and cupboards shall be easily cleanable and free from holes, breaks or cracks that can leak, or may injure a person or may permit the harborage of insects and dampness that may promote the growth of bacteria.
 7. **Storage of garbage.** No owner, agent or manager of any rental housing unit shall permit upon his premises the exterior accumulation of any garbage or refuse, except in covered portable containers of rust-resistant metal, rubber,

plastic or similar material. Garbage or refuse shall only be placed curbside in accordance with The Code of Ordinances. The owner, agent, or manager of any rental housing unit(s) shall be responsible for the correct placement of curb side garbage or refuse and the removal of any garbage container.

C. Electrical service and lighting. Every rental housing unit shall have electrical service and lighting properly installed and maintained in sound condition adequate to support the health and safety of occupants, permit the safe use of electrical appliances and permit normal indoor activities.

1. **Outlets, switches, and light fixtures.** All indoor and outdoor outlets, switches, and light fixtures shall be operable and fully intact.
2. **Ground-fault circuit-interrupters (GFCI).** All electrical convenience outlets installed outside or in bathrooms and within six (6) feet of a water source, which includes a lavatory or kitchen sink shall have ground-fault circuit-interrupter protection, provided it can be installed without additional wiring to the main electrical service panel. As used in this section, a bathroom is an area with a tub or shower, with or without a lavatory.
3. **Stairway and hall lights.** Every light fixture within any public or common stairway, hallway, corridor, or breezeway in or leading into multifamily dwellings shall be operable at all times.
4. **Exterior entrances.** Every building serving four (4) or more rental housing units shall have the main building entrances lighted with specific lighting during nighttime hours other than street lighting. The entrances into individual rental housing units shall also be provided with specific lighting which shall be controlled either automatically or manually by a switch controlled by the tenant.
5. **Installation and maintenance.** Every outlet, switch, and fixture shall be properly installed and maintained in sound condition. No owner, agent or manager shall provide, install or allow to be installed or used any frayed and exposed wiring; wiring unprotected by proper covering; fixtures in disrepair; tacked extension cording; or makeshift wiring, outlets or fixture repairs or which may injure a person.

D. Thermal environment. Every rental housing unit shall contain safe heating equipment and systems which are properly installed and maintained in sound condition and capable of providing adequate heating and cooling, appropriate for the climate, to assure a comfortable and healthy living environment.

1. **Heating requirements.** Every rental housing unit shall have heating under the tenant's control, capable of safely heating all habitable rooms. ~~Required heating shall be provided by permanently installed heating facilities in accordance with the Property Maintenance Code.~~ Permanently installed heating facilities shall provide required heating in accordance with the Property Maintenance Code that can safely maintain a minimum room temperature of sixty-five degrees (65°) degrees Fahrenheit.
2. **Cooling requirements.** Every rental housing unit shall have a cooling system under the tenant's control, capable of safely cooling all habitable rooms. Permanently installed cooling systems shall provide required cooling in accordance with all applicable codes that can safely maintain a maximum

temperature of eighty degrees (80°) Fahrenheit.

3. **Unvented combustion heaters are prohibited.** No owner, agent, or manager shall provide, install, or allow to be installed or used any unvented portable space heaters burning solid, liquid, or gaseous fuels.
 4. **The use of a cooking appliances as a heater is prohibited.** No owner, agent, or manager shall allow the use of any ovens, stoves, or ranges, or other cooking appliances for the purpose of heating any portion of a dwelling.
- E. **Doors, windows, and ventilation.** Every rental housing unit shall have doors and windows which provide adequate natural light and ventilation to permit normal indoor activities and support the health and safety of the occupants while providing protection from the elements and privacy for the occupants.
1. **Windows.** Windows shall be maintained in sound condition. Exterior windows shall fit the window openings and shall be properly sealed or weather-stripped in a manner that prevents the entrance of the elements or vermin or excessive air escape or infiltration. The fit of exterior windows shall not otherwise diminish the thermal efficiency of the structure.
 2. **Exterior doors.** Exterior doors leading into rental housing units shall fit the door openings and shall also be weather-stripped in a manner that prevents the entrance of the elements or vermin or excessive air escape or infiltration. The fit of exterior doors shall not otherwise diminish the thermal efficiency of the structure. Exterior doors, door hardware and door frames shall be maintained in sound condition and capable of the use intended by their design.
 3. **Interior doors.** Interior doors, door hardware and door frames shall be maintained in sound condition and capable of affording privacy to the occupants.
- F. **Space and occupancy.** Every rental housing unit shall have sufficient access and space to allow for adequate living and sleeping conditions while providing for the occupant's health, safety, privacy and general welfare.
1. **Rental Housing Unit Occupancy Load.** Every single dwelling unit (single-family) rental housing unit shall provide at least one hundred (100) square feet of floor area for each occupant. The floor area is to be calculated on the basis of total dwelling unit area.
 2. **Interior access.** In any rental housing unit, access to bedrooms and bathrooms shall be from within the unit.
- G. **Safety and security.** Every rental housing unit shall have a locking device properly installed and in sound condition capable of the use intended by its design which restrict unlawful entry, smoke detectors to provide fire safety, and shall be maintained free from hazards to the health, safety or welfare of the occupants.
1. **Tripping hazard on stairways.** Every inside and outside stairway shall be maintained in sound condition and free from any broken, rotted, or missing steps or tripping hazards.
 2. **Guardrail and enclosures on stairways.** Every stairway which exceeds thirty (30) inches in height shall be protected by a guardrail and enclosure material in sound condition.
 3. **Guardrail and enclosures on balconies and porches.** Every balcony or

porch higher than thirty (30) inches above the ground shall be protected by a guardrail and enclosure material in sound condition.

4. **Exterior doors.** Exterior doors leading into rental housing units or tenant storage rooms, which are reasonably accessible, shall have a locking device properly installed and in sound condition capable of the use intended by its design.
5. **Windows.** Every openable window reasonably accessible from the outside shall have a locking device or devices properly installed and in sound condition capable of the use intended by its design. Such devices shall prevent opening, lifting or sliding of the locked window from the exterior of the unit.
6. **Smoke detectors.** Smoke detectors shall be installed in all existing rental housing units. The installation of smoke detectors shall at least meet the requirements specified in the International Code Council Property Maintenance Code (IPMC). The owner, agent, and/or manager shall be responsible for the installation, replacement of batteries, and maintaining appropriate records of required smoke detectors. Smoke detectors shall always be operable, and batteries replaced annually, or on an as needed basis. Upon termination of a tenancy in any rental housing unit, the owner, owner's agent or manager shall insure that any required smoke detectors are operational prior to re-occupancy of the unit. Proof of battery replacement shall be required as part of inspection.

H. **Maintenance.** Every rental housing unit interior and exterior shall be maintained in a condition which provides the occupants with protection from the elements, a safe and healthy living environment and housing free from deterioration or slum-like conditions.

1. **Interior holes, cracks, or breaks.** Every floor, interior wall and ceiling, and all appurtenances thereto shall be kept in sound condition and free of holes, cracks or breaks that may injure a person, admit or harbor vermin, admit dampness or restrict privacy. Every hole cut in floors, walls or ceilings for the passage of plumbing fixtures or pipes shall be sealed to prevent the passage of insects and vermin.
2. **Floor coverings tripping hazards.** Floor coverings that are torn or loose and located on a stairway or within three (3) feet of a stairway shall be removed or repaired to prevent tripping. Tears in excess of six (6) inches and tears or projections rising one-quarter ($\frac{1}{4}$) inch or more above the floor surface in any location present a tripping hazard and shall be repaired.
3. **Floor coverings deteriorated, unsafe, and/or unsanitary.** Floor coverings such as carpeting, tile, linoleum and similar materials shall be repaired or replaced when the floor covering is severely deteriorated or when the condition of the floor covering creates an unsafe or unsanitary environment.
4. **Exterior weathertight, watertight, and vermin proof.** Every foundation, roof and exterior wall shall be reasonably weather tight, watertight and vermin proof and shall be kept in sound condition.
5. **Exterior deteriorated or slum-like.** All exposed exterior surfaces shall be maintained so as to be impervious to moisture and weather elements and every rental housing unit shall be free of broken, rotted, split or buckled exterior wall

coverings or roof coverings. All exposed exterior surfaces shall not otherwise present a deteriorated or slum-like appearance and will meet the specific requirements which follow.

- a. All exterior wood surfaces shall be protected from the elements and from deterioration by paint or other protective treatment; except such wood surfaces composed of wood that is naturally resistant to decay and naturally resistant to insects.
 - b. All exterior painted surfaces shall be painted with paint that is lead free and shall be free of loose, cracked, scaling, chipping or peeling paint in such amounts as to present a deteriorated or slum-like appearance;
 - c. Roof coverings shall be watertight and weathertight and shall be free of broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance. All roofing materials shall meet the requirements of all adopted codes and ordinances.
6. **Maintenance of swimming pools, water features, and spas.** All swimming pools, water features, and spas shall be properly maintained so as not to create a safety hazard, harbor vermin infestation, or create a deteriorated or slum-like appearance.
7. **Stagnant water.** All premises shall be maintained so as to prevent the accumulation of stagnant water when such water causes a hazardous or unhealthy condition, becomes a breeding area for insects or causes damage to foundation walls.
8. **Infestation.** Every rental housing unit and premises shall be kept free from insect, rodent or vermin infestation. Every rental housing unit and premises shall be free from the presence or apparent evidence of insect or rodent infestation, other noxious pests, nesting places and any other unsightly or unsanitary accumulation which may harbor insects, rodents or other vermin.
9. **Maintenance of facility and equipment.** Every supplied facility, piece of equipment or utility shall be so constructed, installed and maintained so that it will function safely and effectively and remain in sound condition.
10. **Discontinuation of services.** No owner, agent or manager shall cause any services, facilities, equipment or utilities which are required under this code to be removed from, shut off or discontinued in any occupied rental housing unit except for such temporary interruption as may be necessary while actual repairs or alterations are in process.
11. **Responsibility for maintenance.** It shall be the responsibility of the owner, agent, and manager to provide for the interior and exterior maintenance of the rental housing unit and premises.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: February 3, 2026
PAGE: Page 1

SUBJECT: Consideration and approval of an Interlocal Agreement between the City of Starkville, Mississippi, organized and existing under the laws of the State of Mississippi (the "City"), and Oktibbeha County, Mississippi, a political subdivision of the State of Mississippi (the "County"), pursuant to the Mississippi Interlocal Cooperation Act, Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"), on the date set forth hereinafter for Starkville Sand Creek TIF fund.

SUMMARY:

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org

SUGGESTED MOTION: Move approval of an Interlocal Agreement between the City of Starkville, Mississippi, organized and existing under the laws of the State of Mississippi (the "City"), and Oktibbeha County, Mississippi, a political subdivision of the State of Mississippi (the "County"), pursuant to the Mississippi Interlocal Cooperation Act, Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"), on the date set forth hereinafter for Starkville Sand Creek TIF fund.

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement (the “Agreement”) is made and entered into by and between the City of Starkville, Mississippi, organized and existing under the laws of the State of Mississippi (the “City”), and Oktibbeha County, Mississippi, a political subdivision of the State of Mississippi (the “County”), pursuant to the Mississippi Interlocal Cooperation Act, Section 17-13-1, *et seq.*, Mississippi Code of 1972, as amended (the “Interlocal Act”), on the date set forth hereinafter.

RECITALS:

WHEREAS, the City and County agree, find and determine as follows:

1. In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

“Bond Fund” shall mean the “Starkville Sand Creek TIF Fund” provided for in Section 11 hereof.

“Bond Payments” shall mean payments of principal or premium, if any, and interest on the Bonds, and Paying Agent charges pertaining to the Bonds and such charges, deposits or payments for a debt service reserve fund, bond insurance and any other payments as are provided for in the Bond Resolution regarding the payment of and security for the Bonds, and specifically including any prepayments of principal on the Bonds and payments of amounts previously due and unpaid.

“Bond Resolution” shall mean the resolution of the City authorizing and directing the issuance of the Bonds, or any series thereof.

“Bonds” shall mean the tax increment financing revenue bonds of the City in the maximum principal amount of Three Million Three Hundred Fifty Thousand Dollars (\$3,350,000), which may be issued in one or more series in one or more years, to finance the Costs of the Infrastructure Improvements and the costs of issuance pertaining to the Bonds.

“Captured Assessed Value” shall have its meaning as defined and calculated in the manner set forth in the TIF Act.

“Chancery Clerk” shall mean the Chancery Clerk of the County.

“City Ad Valorem TIF Revenues” shall mean one hundred percent (100%) of the additional ad valorem tax revenues received resulting from ad valorem taxes on the Captured Assessed Value of real property, including personal property located thereon, within the boundaries of the TIF District; provided, however, the amount of the TIF Bonds to be issued will be based upon the sum of (a) up to 23.9 mills of the City’s general fund tax levy when applied to the Project’s Captured Assessed Value plus (b) up to 23.9 mills of the County’s general fund tax levy when applied to the Project’s Captured Assessed Value.

“City Clerk” shall mean the City Clerk of the City.

“Costs of the Infrastructure Improvements” shall mean any or all of the costs of acquisition and construction of the Infrastructure Improvements.

“County Ad Valorem TIF Revenues” shall mean one hundred percent (100%) of the additional ad valorem tax revenues received resulting from ad valorem taxes on the Captured Assessed Value of real property, including personal property located thereon, within the boundaries of the TIF District; provided, however, the amount of the TIF Bonds to be issued will be based upon the sum of (a) up to 23.9 mills of the City’s general fund tax levy when applied to the Project’s Captured Assessed Value plus (b) up to 23.9 mills of the County’s general fund tax levy when applied to the Project’s Captured Assessed Value.

“Developer” shall mean TEP Starkville, LLC, a Mississippi limited liability company, or any entity related thereto, or any successor or assigns thereof, the developer of the Project.

“Development and Reimbursement Agreement” shall mean the Development and Reimbursement Agreement, dated as of November 18, 2025, by and between the City and the Developer.

“Final Bond Payment Date” shall mean the date on which all of the Bond Payments have been made, whether before, on or after the last scheduled Principal Payment Date.

“Infrastructure Improvements” shall mean public infrastructure improvements, as described in the TIF Plan, supporting the Project which may include, but not limited to, the cost of acquiring, installing, and constructing various infrastructure improvements eligible under the TIF Act and located in the TIF District or supporting the TIF District, which may include, but not necessarily be limited to, permitting, design, installation, renovation, and construction of roadways, curbs, gutters, signalization, signage, lighting, striping, landscaping along rights of way, drainage improvements, related soft costs, related architectural/engineering fees, attorney’s fees, TIF Plan preparation fees, issuance costs, capitalized interest, and other related soft costs.

“Payment Date” shall mean any date on which interest or principal and interest on the Bonds is scheduled to be made.

“Principal Payment Date” shall mean with respect to any of the Bonds, any Payment Date on which principal is scheduled to be paid (including for this purpose any advancement of maturity pursuant to a mandatory sinking fund payment).

“Project” shall mean the development of a hotel, student housing complex and related improvements strategically located off Highway 12 and Pat Station Road in the City and in the County.

“Redevelopment Plan” shall mean the “*Tax Increment Financing Redevelopment Plan, Starkville, Mississippi, February 2006*,” adopted April 4, 2006, after publication of notice of hearing and after a hearing on the Redevelopment Plan as required by the TIF Act.

“TIF Act” shall mean the Tax Increment Financing Act, Section 21-45-1 *et. seq.*, Mississippi Code of 1972, as amended.

“TIF District” shall mean the area described in the TIF Plan.

“TIF Plan” shall mean the “***Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025***” (the “TIF Plan”), approved by the Board of Supervisors of the County on November 3, 2025, after publication of a notice of hearing on October 23, 2025 and a hearing on November 3, 2025 and approved by the Mayor and Board of Aldermen of the City on November 18, 2025, after publication of notice of hearing on November 6, 2025, and after a hearing on the TIF Plan on November 18, 2025, as required by the TIF Act.

“TIF Revenues” shall mean, together, the City Ad Valorem TIF Revenues and the County Ad Valorem TIF Revenues.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words and terms herein defined shall be equally applicable to the plural as well as the singular form of any of such words and terms.

2. The Developer proposes to construct the Project and the Infrastructure Improvements. The City desires to issue the Bonds to assist in the financing of the acquisition and construction of the Infrastructure Improvements in order to promote economic development and assist in the creation of jobs and to promote the economic, social and general welfare of both the City and the County.

3. The governing authorities of the City and the County desire to enter into a joint effort to make the most efficient use of their powers and enable them to promote economic development and to assist in the creation of jobs and to promote the general welfare of the City and County and the citizens of each.

4. In order that the Bonds may be issued and sold and the payment of the Bonds properly provided for, it is necessary that the term of this Agreement shall extend through the Final Bond Payment Date of the Bonds, each series of which shall have a scheduled maturity not later than fifteen (15) years from the date of each such series, respectively.

5. In order to provide for the Infrastructure Improvements and to enable the acquisition and construction of the Project by the Developer, it is necessary and in the public interest for the City to cooperate with the County by entering into this Agreement pursuant to the TIF Act and the Interlocal Act.

6. It is agreed and understood that the City has developed the TIF Plan and established the TIF District in order to provide for the issuance and sale of the Bonds to finance the Infrastructure Improvements, and it is agreed and understood that the City may, in its discretion, include as sources of payment for the Bonds and pledge to the extent deemed necessary and appropriate all or any portion of the TIF Revenues.

7. The City and the County desire to enter into this Agreement for the purposes of (i) assisting in the financing of the Costs of the Infrastructure Improvements and (ii) satisfying the requirements of the TIF Act.

8. It is necessary for the City and the County to enter into this Agreement pursuant to the TIF Act and the Interlocal Act in order to enable the City to issue and sell the Bonds, and to provide for the securing of the Bonds and the payment of the Bond Payments.

9. The TIF Act authorizes the City to issue the Bonds for financing all or part of the Costs of the Infrastructure Improvements.

10. The City hereby agrees that it will issue the Bonds for the purpose of assisting the financing of the Infrastructure Improvements. The Bond Payments shall be payable solely from the TIF Revenues.

11. The City and the County have agreed to divert a portion of their respective TIF Revenues from the TIF District to be used for the Bond Payments as hereinafter set forth.

12. The City will pledge up to one hundred percent (100%) of the City Ad Valorem TIF Revenues, as collected within the boundaries of the TIF District, calculated in the manner set forth in the TIF Act.

13. The County will pledge up to one hundred percent (100%) of the County Ad Valorem TIF Revenues, as collected within the boundaries of the TIF District, calculated in the manner set forth in the TIF Act.

14. The amount of the TIF Bonds to be issued will be based upon sum of (a) up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus (b) up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value.

15. It is in the best interests of the citizens of the City and the County that the City and the County enter into and execute the Agreement.

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

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE ABOVE AND THE MUTUAL BENEFITS ACCRUING TO THE CITY AND THE COUNTY, THE CITY AND THE COUNTY DO HEREBY AGREE AS FOLLOWS:

SECTION 1. Duration. This Agreement shall be in force and effect until terminated in accordance with the provisions of Sections 6 and 10 hereof.

SECTION 2. Purpose. The purpose of this Agreement is to define the respective responsibilities of the City and the County with regard to the financing of the Infrastructure Improvements and the security for and payment of the Bonds.

SECTION 3. Organization; Statutory Authority. There will be no separate legal or administrative entity created pursuant to this Agreement. The City and the County are authorized by the TIF Act and the Interlocal Act to jointly exercise and carry out the powers, authorities, and responsibilities to be exercised by each of them pursuant to the terms of this Agreement.

SECTION 4. Financing, Staffing, and Supplying.

(a) The Infrastructure Improvements shall be financed as a joint undertaking of the City and the County. All of the staffing pertaining to the acquisition and/or construction of the Infrastructure Improvements and the issuance of the Bonds will be provided by the City, except as may be otherwise provided herein. The City and the County hereby designate and authorize the City to exercise all powers needed to carry out and assist in the development of the Project and the Infrastructure Improvements, including but not limited to the power to issue the Bonds to finance all or a portion of the Costs of the Infrastructure Improvements, and to reimburse the Developer or any contractor hired by or with the approval of the City, from proceeds of the Bonds, for any advances made by the Developer to acquire and/or construct the Infrastructure Improvements in anticipation of the issuance of the Bonds.

(b) The City will establish a budget which may be included as a part of the City's budget for the receipts and expenditures pertaining to the Project and to the Bond Payments. The City Clerk is hereby designated to receive, disburse, and account for the TIF Revenues to be received by or deposited with the City.

(c) The City Clerk shall determine on a date not less than two (2) months prior to the Principal Payment Date of each year the amount of TIF Revenues received by the County and the amount of TIF Revenues received by the City for the preceding twelve (12) months and shall promptly give a notice to the Chancery Clerk of the County setting forth (1) the amount needed for the next succeeding Bond Payments, (2) the total amount of TIF Revenues, and (3) the amount of TIF Revenues due from the County for said Bond Payments. The County agrees to cooperate in supplying all information needed from the County for this purpose.

SECTION 5. Operation of Agreement and the Infrastructure Improvements. The operation of the Agreement and of the Infrastructure Improvements shall be carried out by the City and by the County as described in Section 4 of this Agreement and as may be otherwise provided herein, pursuant to the TIF Act and the Interlocal Act.

SECTION 6. Termination; Disposition of Property. Except for the Infrastructure Improvements to be dedicated to the City, at the termination of the Agreement any property owned by the City and Developer, respectively, shall remain their property. The Infrastructure Improvements to be owned by the City shall be dedicated to the City as a condition for reimbursement to the Developer for the Costs of the Infrastructure Improvements to be paid from proceeds of the Bonds. As to any Infrastructure Improvements to be owned by the Developer or other private party, the City has determined that it is in the best interests of the City for such property to be owned by the Developer or other private party and not by the City. Any surplus TIF Revenues remaining after termination shall be returned to the City and the County, respectively, after each has satisfied its respective obligations under Section 11 hereof and pursuant to Section 11 hereof.

SECTION 7. Amendment. This Agreement may be amended at any time by the mutual consent of the City and the County by an agreement entered into pursuant to the provisions of the Interlocal Act and the TIF Act. No such amendment shall have a material adverse effect on the ability of the City to make the Bond Payments.

SECTION 8. Administration of Issuance of Bonds. The provision for the administration of issuance of the Bonds and the payment thereof is provided for in Section 4 hereof, pursuant to the Interlocal Act and the TIF Act.

SECTION 9. Manner of Acquiring, Holding, and Disposing of Property; Cooperation Concerning Property Matters.

(a) The Developer has acquired or will acquire all property needed for the Project and the Infrastructure Improvements. The City has entered into a Development and Reimbursement Agreement with the Developer regarding, among other things, the dedication and conveyance to the City of any Infrastructure Improvements to be owned by the City and the reimbursement to the Developer of all or a portion of the Infrastructure Improvements.

(b) The City shall have the right, at its request, to review and approve the plans, specifications, and expenditures for all Infrastructure Improvements. The City and the County shall have access to all records pertaining to the acquisition and construction of the Infrastructure Improvements, and no changes which materially affect the overall scope thereof will be carried out without the written consent of the City.

(c) The County will grant to the City any necessary construction and maintenance easements on property on which the County can grant such rights to aid in the acquisition and/or construction of the Infrastructure Improvements.

SECTION 10. Terms and Conditions That Will Cause Agreement to Be Terminated. The term of each series of the Bonds shall not exceed fifteen (15) years from the date thereof. The Agreement will be terminated upon the payment in full of the Bond Payments. However, the obligations of the City and the County, respectively, incurred during the term of this Agreement shall not lapse due to a failure or refusal of the party owing such obligation.

SECTION 11. Manner in Which the Costs of the Infrastructure Improvements Shall be Shared.

(a) The City has approved the Redevelopment Plan and the TIF Plan, and has created the TIF District. The City will issue the Bonds for the purpose of financing the Infrastructure Improvements associated with the Project. The Bond Payments shall be the responsibility of the City and shall be paid from the TIF Revenues.

(b) There shall be created by the City a “Starkville Sand Creek TIF Fund” (the “Bond Fund”) which will be held as a separate fund by the City. The City will provide to the County a schedule of Bond Payments, which schedule may be adjusted from time to time to account for any changes in fees of the Paying Agent (as defined in the Bond Resolution), prepayments of principal or other change in Bond Payments.

(c) To provide for the Bond Payments, the County will divert all or a portion of its County Ad Valorem TIF Revenues. The amount of such County Ad Valorem TIF Revenues to be so diverted shall be determined as provided in Subsection (e) of this Section and shall be paid to the City Clerk, credited to the Bond Fund, and disbursed as provided in this Section.

(d) To provide for the Bond Payments, the City will divert all or a portion of its City Ad Valorem TIF Revenues. The amount of such City Ad Valorem TIF Revenues to be so diverted shall be determined as provided in Subsection (e) of this Section, deposited into the Bond Fund, and disbursed as provided in this Section.

(e) The County will, at least two (2) months prior to the Principal Payment Date, transfer that portion of its County Ad Valorem TIF Revenues described below to the City for deposit into the Bond Fund for the Bond Payments. The City will deposit that portion of its City Ad Valorem TIF Revenues described below into the Bond Fund, along with the County Ad Valorem TIF Revenues received from the County for that purpose. The amount of the TIF Revenues to be diverted by the County and by the City shall be determined and transferred and/or deposited as follows:

(i.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value are equal to the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments, then the entire amount of such TIF Revenues (being limited as described in the definitions and descriptions herein of the TIF Revenues) shall be transferred to the City (with regard to the County) and deposited into the Bond Fund for the Bond Payments.

(ii.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value are less than the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments (hereinafter a "Deficiency"), then a sufficient amount up to one hundred percent (100%) of the City Ad Valorem TIF Revenues and up to one hundred percent (100%) of the County Ad Valorem TIF Revenues shall be determined pro rata to the City and the County so that the City and the County contributes the same percentage of its TIF Revenues to fill the funds needed for the Deficiency and transferred and/or deposited into the Bond Fund for the Bond Payments.

(iii.) To the extent that the sum of up to 23.9 mills of the City's general fund tax levy when applied to the Project's Captured Assessed Value plus up to 23.9 mills of the County's general fund tax levy when applied to the Project's Captured Assessed Value exceed the sums needed (in addition to any moneys then on hand for such purpose) to fully provide for the next succeeding Bond Payments, then excess TIF Revenues shall be released on an equal, dollar for dollar basis to the City and the County so that the City and the County contribute the same amount of funds for the Bond Payments.

(f) Upon payment of the Bonds in full as to principal and interest on the Final Bond Payment Date, then excess TIF Revenues shall be released pro rata to the City and the County so that the City and the County contribute the same amount of funds for the Bond Payments.

SECTION 12. TIF Revenues from the TIF District; Security for Bond Payments. It is agreed that the City may include as sources of payment for the Bonds and pledge the TIF Revenues for the Bond Payments.

SECTION 13. Effective Date. This Agreement will be effective when it is approved by the respective governing bodies of the City and the County and by the Mississippi Attorney General, and filed as provided in the Interlocal Act. The initial term of this Agreement shall commence on the effective date hereof and terminate as provided in Section 10 hereof.

WITNESS the signatures of the duly authorized officers of the City as of
_____, 20_____.

City of Starkville, Mississippi

Mayor

ATTEST:

City Clerk

(seal)

WITNESS the signatures of the duly authorized officers of the County as of _____, 20____.

Oktibbeha County, Mississippi

President, Board of Supervisors

ATTEST:

Chancery Clerk, Board of Supervisors

(seal)

CERTIFICATE

I, Joanna McLaurin, City Clerk of the City of Starkville, Mississippi, do hereby certify that the above and foregoing document is a true and correct copy of the Interlocal Cooperation Agreement related to the “***Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025,***” approved and adopted by the Mayor and Board of Aldermen of the City of Starkville, Mississippi, on _____, 202____, and executed on _____, 202_____.

Witness my hand this the _____ day of _____, 202_____.

City of Starkville, Mississippi

City Clerk

(seal)

CERTIFICATE

I, Sharon Livingston, Chancery Clerk of Oktibbeha County, Mississippi, do hereby certify that the above and foregoing document is a true and correct copy of the Interlocal Cooperation Agreement related to the “***Tax Increment Financing Plan for the Sand Creek Redevelopment Project, City of Starkville, Oktibbeha County, Mississippi, November 2025***,” adopted and approved by the Board of Supervisors of Oktibbeha County, Mississippi, on _____, 202____, and executed on _____, 202____.

Witness my hand this the _____ day of _____, 202____.

Oktibbeha County, Mississippi

Chancery Clerk

(seal)

**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**



AGENDA ITEM DEPT.: Mayor
AGENDA DATE: February 3, 2026
PAGE: Page 1 of 6

SUBJECT:

Consideration of clarifying price and terms of OpenGov permitting and licensing software to \$66,907.42 in FY26 and \$70,252.77 in FY27. Resulting in an increase of \$8,522.92 in FY26 and \$11,868.27 in FY27.

SUMMARY:

On February 18, 2025 the Board of Alderman approved a contract to pay \$125,144.50 in FY25 and \$58,384.50 in FY26. The amounts listed should have been \$66,907.42 for FY26 and included \$70,252.77 for FY27. Resulting in an increase of \$8,522.92 in FY26 and \$11,868.27 in FY27. The term of the contract should have been listed as terminating on 9/30/27. The error was inadvertent and due to misunderstanding of communication between the City, OpenGov and SHI International due to Historical Data Migration.

**REQUESTING
DEPARTMENT:** Mayor

**DIRECTOR'S
AUTHORIZATION:** Lynn Spruill, Mayor

FOR MORE INFORMATION CONTACT:

Lyle McCaskey @ 662-323-2525 ext. 3130
Webb Corban @ 662-323-2525 ext. 3118

SUGGESTED MOTION:

Move to approve updated contract amounts of \$66,907.42 for FY26 and \$70,252.77 for FY27 for OpenGov Permitting and Licensing software.



Pricing Proposal
Quotation #: 25798767
Created On: 2/4/2025
Valid Until: 2/28/2025

MS-City of Starkville

Lyle McCaskey

MS
United States
Phone:
Fax:
Email: l.mecaskey@cityofstarkville.org

Inside Account Executive

Danny Mulligan

300 Davidson Avenue
Somerset, NJ 09973
Phone:
Fax:
Email: Danny_Mulligan@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Accounting & Finance Export - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$1,336.67	\$1,336.67
2 AutoFill Interfaces (per import) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCV-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	2	\$1,337.04	\$2,674.08
3 Bluebeam Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCZ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$1,336.67	\$1,336.67
4 Contractor License Verification Autofill - Between \$60-80 Million - 1Y OpenGov - Part#: G-SWCU-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$1,060.82	\$1,060.82
5 Document Management Interface - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWDB-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025	1	\$1,591.22	\$1,591.22

Note: ESD - 1 Year Term Length

6	Ersi ArcGIS Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCT-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$668.53	\$668.53
7	Flag Integration (per system) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCY-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$668.53	\$668.53
8	Master Address Table or Assessor System Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCQ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$1,336.67	\$1,336.67
9	Permitting and Licensing - Additional Service Area Add-On - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$6,569.12	\$6,569.12
10	Permitting and Licensing - Community Development Without Fire - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCP-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 3/1/2025 – 9/30/2025 Note: ESD - 1 Year Term Length	1	\$20,117.63	\$20,117.63
11	Professional Services Deployment - Prepaid - Between \$60-80 Million - 0Y OpenGov - Part#: OG-PSBG-B6080M-OT-0Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Note: ESD	372	\$235.98	\$87,784.56
12	Accounting & Finance Export - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$2,393.83	\$2,393.83
13	AutoFill Interfaces (per import) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCV-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR)	2	\$2,394.49	\$4,788.98

Contract #: CTR060028
Subcontract #: ITS-46432
Coverage Term: 10/1/2025 – 9/30/2026
Note: ESD - 1 Year Term Length

14	Bluebeam Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCZ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$2,393.83	\$2,393.83
15	Contractor License Verification Autofill - Between \$60-80 Million - 1Y OpenGov - Part#: G-SWCU-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$1,899.80	\$1,899.80
16	Document Management Interface - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWDB-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$2,849.70	\$2,849.70
17	Ersi ArcGIS Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCT-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$1,197.24	\$1,197.24
18	Flag Integration (per system) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCY-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$1,197.24	\$1,197.24
19	Master Address Table or Assessor System Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCQ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$2,393.83	\$2,393.83
20	Permitting and Licensing - Additional Service Area Add-On - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$11,764.55	\$11,764.55

21	Permitting and Licensing - Community Development Without Fire - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCP-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2025 – 9/30/2026 Note: ESD - 1 Year Term Length	1	\$36,028.42	\$36,028.42
22	Accounting & Finance Export - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$2,513.52	\$2,513.52
23	AutoFill Interfaces (per import) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCV-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	2	\$2,514.20	\$5,028.40
24	Bluebeam Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCZ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$2,513.52	\$2,513.52
25	Contractor License Verification Autofill - Between \$60-80 Million - 1Y OpenGov - Part#: G-SWCU-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$1,994.79	\$1,994.79
26	Document Management Interface - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWDB-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$2,992.19	\$2,992.19
27	Ersi ArcGIS Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCT-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$1,257.11	\$1,257.11
28	Flag Integration (per system) - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCY-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027	1	\$1,257.11	\$1,257.11

Note: ESD - 1 Year Term Length

29	Master Address Table or Assessor System Integration - Between \$60-80 Million - 1Y OpenGov - Part#: OG-SWCQ-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$2,513.52	\$2,513.52
30	Permitting and Licensing - Additional Service Area Add-On - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCW-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$12,352.78	\$12,352.78
31	Permitting and Licensing - Community Development Without Fire - Between \$60-80 Million - 1Y OpenGov - Part#: OG-TWCP-B6080M-AR-1Y Contract Name: NASPO SOFTWARE VALUE ADDED RESELLER (SVAR) Contract #: CTR060028 Subcontract #: ITS-46432 Coverage Term: 10/1/2026 – 9/30/2027 Note: ESD - 1 Year Term Length	1	\$37,829.83	\$37,829.83
			Total	\$262,304.69

Additional Comments

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Mayors Office
AGENDA DATE: February 3, 2026
PAGE: Page 1 of 7

SUBJECT: Consideration of adopting a Procurement Policy for the City of Starkville.

SUMMARY: Our existing procurement policy does not specifically address compliance with Federal Law and this policy will bring us into compliance with our MCWI grants.

REQUESTING DEPARTMENT: Mayor's Office

FUNDING SOURCE: N/A

FOR MORE INFORMATION CONTACT:

Lynn Spruill @ 662-323-2525 or l.spruill@cityofstarkville.org
Webb Corban @ 662-323-2525 or w.corban@cityofstarkville.org

SUGGESTED MOTION: Move to adopt the City of Starkville Procurement Policy.

City of Starkville Procurement Policy

I. Purpose

The purpose of this policy is to establish guidelines that meet or exceed the procurement requirements for purchases of goods (apparatus, supplies, materials, and equipment), services, and construction or repair projects when federal funds are being used in whole or in part to pay for the cost of the contract. To the extent that other sections of procurement policies and procedures adopted by the City of Starkville are more restrictive than those contained in this policy, local policies and procedures shall be followed.

II. Policy

- A. **Application of Policy.** This policy applies to contracts for purchases, services, and construction or repair work funded with federal financial assistance (direct or reimbursed). The requirements of this Policy also apply to any subrecipient of the funds.

All federally funded projects, loans, grants, and sub-grants, whether funded in part or wholly, are subject to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for federal awards (Uniform Guidance) codified at 2 C.F.R. Part 200 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds.

- B. **Compliance with Federal Law.** All procurement activities involving the expenditure of federal funds must be conducted in compliance with the Procurement Standards codified in 2 C.F.R. § 200.317 through § 200.327 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds. The City of Starkville will follow all applicable local, state, and federal procurement requirements when expending federal funds. Should the City of Starkville have more stringent requirements, the most restrictive requirement shall apply so long as it is consistent with state and federal law.
- C. **Contract Award.** All contracts shall be awarded only to the lowest responsive responsible bidder possessing the ability to perform successfully under the terms and conditions of the contract.
- D. **No Evasion.** No contract may be divided to bring the cost under bid thresholds or to evade any requirements under this Policy or state and federal law.
- E. **Contract Requirements.** All contracts paid for in whole or in part with federal funds shall be in writing. The written contract must include or incorporate by reference the provisions required under 2 C.F.R § 200.327 and as provided for under 2 C.F.R. Part 200, Appendix II.
- F. **Contractors' Conflict of Interest.** Designers, suppliers, and contractors that assist in the development or drafting of specifications, requirements, statements of work, invitation for bids or requests for proposals shall be excluded from competing for such requirements.

- G. **Approval and Modification.** The administrative procedures contained in this Policy are administrative and may be changed as necessary at the staff level to comply with state and federal law.
- H. **MDEQ Submittals.** Contractual agreements will be submitted to Mississippi State Department of Environmental Quality prior to requesting reimbursement.

III. General Procurement Standards and Procedures:

Either the Purchasing Department or the Requesting Department shall procure all contracts in accordance with the requirements of this Section of the Policy.

- A. **Necessity.** Purchases must be necessary to perform the scope of work and must avoid acquisition of unnecessary or duplicative items. The Purchasing Department and/or the Requesting Department should check with the federal surplus property agency prior to buying new items when feasible and less expensive. Strategic sourcing should be considered with other departments and/or agencies who have similar needs to consolidate procurements and services to obtain better pricing.
- B. **Clear Specifications.** All solicitations must incorporate a clear and accurate description of the technical requirements for the materials, products, or services to be procured, and shall include all other requirements which bidders must fulfill and all other factors to be used in evaluating bids or proposals. Technical requirements must not contain features that restrict competition.
- C. **Notice of Federal Funding.** All bid solicitations must acknowledge the use of federal funding for the contract. In addition, all prospective bidders or offerors must acknowledge that funding is contingent upon compliance with all terms and conditions of the funding award.
- D. **Compliance by Contractors.** All solicitations shall inform prospective contractors that they must comply with all applicable federal laws, regulations, executive orders, and terms and conditions of the funding award.
- E. **Fixed Price.** Solicitations must state that bidders shall submit bids on a fixed price basis and that the contract shall be awarded on this basis unless otherwise provided for in this Policy. Cost plus percentage of cost contracts are prohibited. Time and materials contracts are prohibited in most circumstances. Time and materials contracts will not be used unless no other form of contract is suitable and the contract includes a "Not to Exceed" amount. A time and materials contract shall not be awarded without express written permission of the federal agency or state pass-through agency that awarded the funds.
- F. **Use of Brand Names.** When possible, performance or functional specifications are preferred to allow for more competition, leaving the determination of how to reach the required result to the contractor. Brand names may be used only when it is impractical or uneconomical to write a clear and accurate description of the requirement(s). When a brand name is listed, it is used as reference only and "or equal" must be included in the description.

- G. Lease versus Purchase.** Under certain circumstances, it may be necessary to perform an analysis of lease versus purchase alternatives to determine the most economical approach.
- H. Dividing Contract for M/WBE Participation.** If economically feasible, procurements may be divided into smaller components to allow maximum participation of small and minority businesses and women business enterprises. The procurement cannot be divided to bring the cost under bid thresholds or to evade any requirements under this Policy.
- I. Documentation.** Documentation must be maintained by the Purchasing Department and/or the Requesting Department detailing the history of all procurements. The documentation should include the procurement method used, contract type, basis for contractor selection, price, sources solicited, public notices, cost analysis, bid documents, addenda, amendments, contractor's responsiveness, notice of award, copies of notices to unsuccessful bidders or offerors, record of protests or disputes, bond documents, notice to proceed, purchase order, and contract. All documentation relating to the award of any contract must be made available to the granting agency upon request.
- J. Cost Estimate.** For all procurements costing \$250,000 or more, the Purchasing Department and/or Requesting Department shall develop an estimate of the cost of the procurement prior to soliciting bids. Cost estimates may be developed by reviewing prior contract costs, online review of similar products or services, or other means by which a good faith cost estimate may be obtained. Cost estimates for construction and repair contracts may be developed by the project designer.
- K. Contract Requirements.** The Requesting Department must prepare a written contract incorporating the provisions referenced in this Policy.
- L. Debarment.** No contract shall be awarded to a contractor included on the federally debarred bidder's list.
- M. Contractor Oversight.** The Requesting Department receiving the federal funding must maintain oversight of the contract to ensure that the contractor is performing in accordance with the contract terms, conditions, and specifications.
- N. Open Competition.** Solicitations shall be prepared in a way to be fair and provide open competition. The procurement process shall not restrict competition by imposing unreasonable requirements on bidders, including but not limited to unnecessary supplier experience, excessive or unnecessary bonding, specifying a brand name without allowing for "or equal" products, or other unnecessary requirements that have the effect of restricting competition.
- O. Geographic Preference.** In the letting of public contracts, preference shall be given to resident contractors, and a nonresident bidder domiciled in a state, city, county, parish, province, nation, or political subdivision having laws granting preference to local contractors shall be awarded Mississippi public contracts only on the same basis as the nonresident bidder's state, city, county, parish, province, nation or political subdivision awards contracts to Mississippi contractors bidding under similar circumstances. Resident contractors actually domiciled in Mississippi, be they corporate, individuals or partnerships, are to be granted preference over nonresidents in awarding of contracts in the

same manner and to the same extent as provided by the laws of the state, city, county, parish, province, nation or political subdivision of domicile of the nonresident.

IV. Specific Procurement Procedures

The Nonfederal entity shall solicit bids in accordance with the requirements under this Section of the Policy based on the type and cost of the contract.

- A. Purchases costing less than \$5,000** (except for A/E professional services) shall be procured using the Uniform Guidance “micro-purchase” procedure (2 C.F.R. § 200.320(a)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. The contract may be awarded without soliciting pricing or bids if the price of the goods or services is considered to be fair and reasonable.
 2. To the extent practicable, purchases must be distributed among qualified suppliers.
- B. Purchases costing \$5,000 up to \$75,000**(except for A/E professional services) shall be procured using the Uniform Guidance “small purchase” procedure (2 C.F.R. § 200.320(b)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. Obtain price or rate quotes from an “adequate number” of qualified sources (a federal grantor agency might issue guidance interpreting “adequate number,” so the Requesting Department should review the terms and conditions of the grant award documents to confirm whether specific guidance has been issued). MS § 31-7-13 requires at least two quotes are solicited.
 2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
 3. Cost or price analysis is not required prior to soliciting bids.
 4. Award the contract on a fixed-price basis (a not-to-exceed basis is permissible for service contracts where obtaining a fixed price is not feasible).
 5. Award the contract to the lowest responsive, responsible bidder.
- C. Purchases costing over \$75,000**(except for A/E professional services) shall be procured using a combination of the most restrictive requirements of the Uniform Guidance “sealed bid” procedure (2 C.F.R. § 200.320(c)) and state formal bidding procedures (MS § 31-7-13.) as follows:
1. Cost or price analysis is required prior to soliciting bids.
 2. Complete specifications or purchase description must be made available to all bidders.
 3. The bid must be formally advertised in a newspaper published in the county or municipality in which such Non-Federal Entity is located once each week for two (2) consecutive weeks. The date as published for the bid opening shall not be less than seven (7) working days after the last published notice; however, if the purchase involves a construction project in which the estimated cost is in excess of Seventy-five Thousand Dollars (\$75,000.00), such bids shall not be opened in less than fifteen (15) working days after the last notice is published and the notice for the purchase of such construction shall be published once each week for two (2) consecutive weeks. The advertisement must state the date, time, and location of the public bid opening, indicate where specifications may be obtained, and reserve to the governing board the right to reject any or all bids.
 4. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.

5. Open bids at the public bid opening on the date, time, and at the location noticed in the public advertisement. All bids must be submitted sealed.
6. Award the contract to the lowest responsive, responsible bidder on a fixed-price basis. Governing board approval is required for purchase contracts unless the governing board has delegated award authority to an individual official or employee. Any and all bids may be rejected only for “sound documented reasons.”

G. Contracts for Architectural and Engineering Services shall be procured using the Uniform Guidance “competitive proposal” procedure (2 C.F.R. § 200.320(d)(5)) as follows:

1. Publicly advertise a Request for Qualifications (RFQ) to solicit qualifications from qualified firms (formal advertisement in a newspaper is not required). Price (other than unit cost) shall not be solicited in the RFQ.
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
3. Identify the evaluation criteria and relative importance of each criteria (the criteria weight) in the RFQ.
4. Proposals must be solicited from an “adequate number of qualified sources” (an individual federal grantor agency may issue guidance interpreting “adequate number”).
5. Must have a written method for conducting technical evaluations of proposals and selecting the best qualified firm.
6. Consider all responses to the publicized RFQ to the maximum extent practical.
7. Evaluate qualifications of respondents to rank respondents and select the most qualified firm. Preference may be given to in-state (but not local) firms provided that granting the preference leaves an appropriate number of qualified firms to compete for the contract given the nature and size of the project.
8. Price cannot be a factor in the initial selection of the most qualified firm.
9. Once the most qualified firm is selected, negotiate fair and reasonable compensation. If negotiations are not successfully, repeat negotiations with the second-best qualified firm.
10. Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated. Governing board approval is not required.

V. Exceptions

Non-competitive contracts are allowed *only* under the following conditions and with the written approval of the federal agency or state pass-through agency that awarded the federal funds:

- A. Sole Source.** A contract may be awarded without competitive bidding when the item is available from only one source. The Purchasing Department and/or Requesting Department shall document the justification for and lack of available competition for the item. A sole source contract must be approved by the governing board. Cost reasonableness must be documented, and if cost is greater than \$75,000, an independent cost/price analysis per 2 CFR200.324 will be completed.
- B. Public Exigency.** A contract may be awarded without competitive bidding when there is a public exigency. A public exigency exists when there is an imminent or actual threat to

public health, safety, and welfare, and the need for the item will not permit the delay resulting from a competitive bidding.

- C. Inadequate Competition.** A contract may be awarded without competitive bidding when competition is determined to be inadequate after attempts to solicit bids from a number of sources as required under this Policy does not result in a qualified winning bidder.
- D. Federal Contract.** A contract may be awarded without competitive bidding when the purchase is made from a federal contract available on the U.S. General Services Administration schedules of contracts.
- E. Awarding Agency Approval.** A contract may be awarded without competitive bidding with the express written authorization of the federal agency or state pass-through agency that awarded the federal funds so long as awarding the contract without competition is consistent with state law.

V. Domestic Preference

To the greatest extent practicable we will provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

We will define domestic preferences as:

- A.** “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
- B.** (2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.
- C.** We will include this in any subawards including all contracts and purchase orders for work or products under this award.



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Finance
AGENDA DATE 2/3/26
PAGE: 1 of several

SUBJECT: Claims Docket

AMOUNT & SOURCE OF FUNDING: FY 2026-2027 Budget

FISCAL NOTE:

Total Claims for the **FY 26** Claims Docket Ending January 28, 2026 is \$1,991,614.64 Of which the claims amount for Starkville Utilities is \$362,550.66

General Fund	001	\$193,971.71
Airport Fund	015	\$35,893.81
Restricted Airport	016	\$63,732.65
Environmental Services	022	\$18,710.36
Modernization Use Tax	120	\$62,035.02
Capital Projects Fund	300	\$10,326.65
Industrial Park Bond	303	\$33,187.93
SS4A Grant Fund	304	\$107,821.70
Main Street Corridor Imp Project	311	\$443,618.49
Parks Capital Project Fund	312	\$218,556.26
Spring/HWY 12 Linkage Tap	313	\$24,351.00
Park And Rec Tourism	375	\$24,266.06
Build Grant MS 182/MLK Corridor	377	\$321,028.23
Starkville Utilities		\$180,842.22
Starkville Water		\$181,708.44
Payroll		\$71,554.11
Grand Total		\$1,991,614.64

REQUESTING
DEPARTMENT: Finance and Administration

DIRECTOR'S
AUTHORIZATION: Joanna McLaurin

FOR MORE INFORMATION CONTACT: Joanna McLaurin, City Clerk /Webb Corban, CFO or
Cindy Perkins, Deputy Clerk – Accounts Payable

SUGGESTED MOTION: Approval of Claims Docket for claims from all departments including Starkville Utilities as of January 28, 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.



City of Starkville, MS

CLAIMS DOCKET

By Fund

Post Dates 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND					
Department: 000 - UNDESIGNATED					
Outstanding					
REGIONS VISA	USI26-00402503	01/12/2026	INDEED	001-000-053-206	55.00
REGIONS VISA	USI26-00402503	01/12/2026	INDEED	001-000-054-205	159.67
REGIONS VISA	USI26-00602505	01/24/2026	INDEED	001-000-053-206	65.00
REGIONS VISA	USI26-00602505	01/24/2026	INDEED	001-000-054-205	193.83
Outstanding Total:					473.50
Paid					
MASON GORDON SANSING	1366712	01/23/2026	CIATION WAS DISMISSED	001-000-149-691	240.00
Paid Total:					240.00
Department 000 - UNDESIGNATED Total:					713.50
Department: 005 - DUE FROM SFM					
Outstanding					
CANON FINANCIAL SVCS, INC	42464542	01/12/2026	MAINTENANCE/ CONTRACT	001-005-054-208	407.45
Outstanding Total:					407.45
Department 005 - DUE FROM SFM Total:					407.45
Department: 100 - BOARD OF ALDERMEN					
Outstanding					
SANDRA SISTRUNK	INV0038794	01/12/2026	REIMBURSE TRAVEL MML CONFERENCE	001-100-610-350	185.62
KIM MORELAND	INV0038795	01/12/2026	REIMBURSE TRAVEL MML CONFERENCE	001-100-610-350	185.62
REGIONS VISA	1000164020	01/15/2026	ROOM H VAUGHN MML CONFERENCE	001-100-610-350	537.00
REGIONS VISA	1000164424	01/15/2026	HOTEL M BROOKS MML CONFERENCE	001-100-610-350	610.39
HENRY VAUGHN, Sr.	INV0038797	01/15/2026	REIMBURSE TRAVEL/FOOD MML CONFERENCE	001-100-610-350	316.24
MIKE BROOKS	INV0038798	01/15/2026	REIMBURSE TRAVEL MML CONFERENCE	001-100-610-350	185.62
REGIONS VISA	INV0038801	01/26/2026	7 DEPOSITS FOR ROOM BEUA RIVAGE FOR ALDERMAN MML	001-100-610-350	1,442.56
Outstanding Total:					3,463.05
Department 100 - BOARD OF ALDERMEN Total:					3,463.05
Department: 110 - MUNICIPAL COURT					
Outstanding					
CANON FINANCIAL SVCS, INC	42464546	01/12/2026	MAINTENANCE/ CONTRACT	001-110-604-330	124.89
CANON FINANCIAL SVCS, INC	42464550	01/12/2026	MAINTENANCE/ CONTRACT	001-110-604-330	48.55
FEDEX	9-138-23883	01/14/2026	SHIP PACKAGE	001-110-604-330	23.59
FEDEX	9-147-82364	01/21/2026	PAYROLL/SHIP PACKAGE	001-110-604-330	17.88
FEDEX	9-147-82364	01/21/2026	PAYROLL/SHIP PACKAGE	001-110-604-330	2.17
STAPLES	6053570887	01/23/2026	FILE FOLDERS	001-110-501-200	44.40
Outstanding Total:					261.48
Department 110 - MUNICIPAL COURT Total:					261.48
Department: 120 - MAYORS OFFICE					
Outstanding					
CANON FINANCIAL SVCS, INC	42464549	01/12/2026	MAINTENANCE/ CONTRACT	001-120-604-330	20.93
Outstanding Total:					20.93
Department 120 - MAYORS OFFICE Total:					20.93

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Department: 123 - IT					
Outstanding					
MAXXSOUTH BROADBAND	0281-01102026	01/10/2026	STRKCAM	001-123-625-380	119.41
CANON FINANCIAL SVCS, INC	42464541	01/12/2026	MAINTENANCE/ CONTRACT	001-123-604-330	113.49
MAGNOLIA BOTTLED WATER	89008	01/13/2026	(2) 5 GAL WATER	001-123-501-200	20.00
SULLIVAN'S, INC.	99125	01/13/2026	RECEIVED STAMP WITH DATE	001-123-501-200	50.96
REGIONS VISA	16723792	01/19/2026	GATE.COM	001-123-600-300	19.95
REGIONS VISA	3345412688	01/23/2026	ADOBE	001-123-600-300	723.60
DELL FINANCIAL SERVICES	4883166	01/26/2026	LEASE RENTAL	001-123-820-872	417.60
DELL FINANCIAL SERVICES	4883166	01/26/2026	LEASE RENTAL	001-123-830-872	80.25
Outstanding Total:					1,545.26
Paid					
AT&T MOBILITY	287308964770X10052025A	01/23/2026	MONTHLY USAGE/LOST CHECK	001-123-604-330	296.15
Paid Total:					296.15
Department 123 - IT Total:					1,841.41
Department: 142 - CITY CLERKS OFFICE					
Outstanding					
STARKVILLE DAILY NEWS	INV0038792	01/10/2026	RENEW YEARLY SUBSCRIPTION	001-142-501-200	165.00
CANON FINANCIAL SVCS, INC	42464540	01/12/2026	MAINTENANCE/ CONTRACT	001-142-604-330	433.68
CANON FINANCIAL SVCS, INC	42464546	01/12/2026	MAINTENANCE/ CONTRACT	001-142-604-330	124.88
NEXTSTEP INNOVATION	NSI29614	01/23/2026	LAPTOP & DOCKING STATION	001-142-918-805	2,034.00
Outstanding Total:					2,757.56
Department 142 - CITY CLERKS OFFICE Total:					2,757.56
Department: 180 - HUMAN RESOURCES					
Outstanding					
NELCO	10268545	12/10/2025	BLANK W2	001-180-501-200	374.45
CANON FINANCIAL SVCS, INC	42464541	01/12/2026	MAINTENANCE/ CONTRACT	001-180-604-330	113.48
REGIONS VISA	USI26-00402503	01/12/2026	INDEED	001-180-610-340	223.74
FEDEX	9-147-82364	01/21/2026	PAYROLL/SHIP PACKAGE	001-180-691-505	60.19
REGIONS VISA	USI26-00602505	01/24/2026	INDEED	001-180-610-340	184.23
Outstanding Total:					956.09
Department 180 - HUMAN RESOURCES Total:					956.09
Department: 190 - CITY PLANNER					
Outstanding					
CANON FINANCIAL SVCS, INC	42464549	01/12/2026	MAINTENANCE/ CONTRACT	001-190-604-330	20.95
Outstanding Total:					20.95
Paid					
AT&T MOBILITY	287308867457X10052025A	01/23/2026	MONTHLY USAGE/LOST CHECK	001-190-604-330	85.67
Paid Total:					85.67
Department 190 - CITY PLANNER Total:					106.62
Department: 192 - GENERAL GOVERN BLDG & PLANT					
Outstanding					
ATMOS ENERGY	INV0038809	01/14/2026	MONTHLY UTILITIES	001-192-625-380	1,439.67
CINTAS	4256436974	01/15/2026	SUPPLIES	001-192-510-220	97.28
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	001-192-625-381	233.05
BRISLIN, INC	260054	01/20/2026	SERVICED EQUIPMENT	001-192-600-338	1,275.00
			REPLACED FILTERS CITY HALL		
CINTAS	4257169844	01/22/2026	SUPPLIES	001-192-510-220	54.82
JAN-PRO OF MS	888155	01/28/2026	JANITORIAL SERVICES	001-192-600-338	1,734.00
			FEBRUARY 2026		
Outstanding Total:					4,833.82
Department 192 - GENERAL GOVERN BLDG & PLANT Total:					4,833.82

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Department: 195 - TRANSFERS TO OTHER AGENCIES					
Outstanding					
GOLDEN TRIANGLE REGIONAL AIRPORT	16781	01/22/2026	GRANT MATCH	001-195-951-954	16,823.94
Outstanding Total:					16,823.94
Department 195 - TRANSFERS TO OTHER AGENCIES Total:					16,823.94
Department: 197 - ENGINEERING					
Outstanding					
BELL BUILDING SUPPLY, INC.	443497	11/25/2025	MATERIALS FOR OFFICE	001-197-630-400	246.87
NEEL-SCHAFER	1112627	01/07/2026	PROFESSIONAL SERVICES 12/1/25-12/31/25	001-197-600-308	506.49
CANON FINANCIAL SVCS, INC	42464549	01/12/2026	MAINTENANCE/ CONTRACT	001-197-604-330	20.95
POLLAN & ASSOC. PA	26005	01/13/2026	HARD HATS STICKERS	001-197-535-233	85.00
SULLIVAN'S, INC.	99143	01/14/2026	MOUSE & MOUSE PAD	001-197-501-200	19.50
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26-01/18/26	001-197-525-231	35.98
Outstanding Total:					914.79
Department 197 - ENGINEERING Total:					914.79
Department: 201 - POLICE DEPARTMENT					
Outstanding					
ROWAN RIVERS JANITORIAL SERVICE	2049	12/18/2025	COPY PAPER, TRASH BAGS, TOWELS. LYSSOL, CUPS	001-201-555-208	423.24
GTPDD PHARMACY	52771	12/23/2025	PRISONER MEDICINE	001-201-541-240	12.94
SCOTT PETROLEUM CORPORATION	6076446	12/26/2025	ACCT #560707 POLICE DEPT GUN RANGE	001-201-545-238	57.49
STARKVILLE FAMILY PRACTICE	STA16466A1	12/30/2025	PRISONER MEDICAL EXPENSE	001-201-541-240	115.00
STARKVILLE FAMILY PRACTICE	STA23202A1	12/30/2025	PRISONER MEDICAL EXPENSE	001-201-541-240	100.00
MOTOROLA SOLUTIONS INC	1411226387	12/31/2025	LICENSE PLATE READER SERVICE PACKAGE	001-201-604-330	260.00
COMMUNITY COUNSELING SERVICE	51574	12/31/2025	PRISONER MEDICAL EXPENSE	001-201-541-240	40.00
MAIN STREET FABRICS	728580	12/31/2025	PATCHES TO SHIRTS	001-201-535-233	50.00
TK ELEVATOR CORP	3009216359	01/01/2026	QUARTERLY ELEVATO...	001-201-630-426	1,337.43
SCOTTY CARRITHERS	712278	01/04/2026	REIMBURSE CLOTHING ALLOWANCE	001-201-535-233	225.03
MID-SOUTH UNIFORM & SUPPLY, INC	664415	01/07/2026	SERVICE STRIPS	001-201-535-233	123.00
MS DELTA COMMUNITY COLLEGE	SPRING26	01/07/2026	3 BASIC TRAINING TUITION	001-201-690-552	12,000.00
AMAZON CAPITAL SRVCS, INC.	1DR9-RWC3-7PW9	01/08/2026	2 MONITORS	001-201-918-805	566.97
DPS CRIME LAB	90170071	01/08/2026	ANALYTICAL FEES DRUG SCREEN	001-201-600-300	60.00
JUSTIN JARVIS	INV0038803	01/08/2026	REIMBURSE CLOTHING ALLOWANCE	001-201-535-233	500.00
CITY OF COLUMBUS	SPD-0126-1613	01/08/2026	3 FINGERPRINTS ANALYSIS	001-201-600-300	180.00
SHEPS CLEANERS-POLICE	0477	01/09/2026	HEM PANTS	001-201-535-233	20.00
AMAZON CAPITAL SRVCS, INC.	1HLG-HRCK-V37H	01/09/2026	IPAD, HOLDER, PENCIL	001-201-918-805	917.94
DISCO 32 TACTICAL ANTENNAS LLC	41891	01/09/2026	BOOM MICROPHONE	001-201-556-251	157.05
AMAZON CAPITAL SRVCS, INC.	1WTQ-176D-K6KW	01/10/2026	PLANNER	001-201-501-200	9.49
ARMY NAVY PAWN SHOP	011226A	01/12/2026	BOOTS	001-201-535-233	69.00
CANON FINANCIAL SVCS, INC	42464544	01/12/2026	MAINTENANCE/ CONTRACT	001-201-635-369	400.00
CANON FINANCIAL SVCS, INC	42464545	01/12/2026	MAINTENANCE/ CONTRACT	001-201-635-369	57.47
CANON FINANCIAL SVCS, INC	42464547	01/12/2026	MAINTENANCE/ CONTRACT	001-201-635-369	259.18
CANON FINANCIAL SVCS, INC	42464548	01/12/2026	CONTRACT/COPIES	001-201-615-343	66.45
MAIN STREET FABRICS	728581	01/12/2026	PATCHES ON SHIRTS & PANTS HEMMED	001-201-535-233	49.00
REGIONS VISA	WR2600108	01/12/2026	4 PANTS, LONG SLEEVE POLO, PATROL POLOS	001-201-535-233	548.44
REGIONS VISA	1134251	01/13/2026	ONLINE COURSE	001-201-690-552	795.00

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
MPS MISSISSIPPI POLICE SUPPLY	7630	01/13/2026	2 NAME PLATES	001-201-535-233	40.00
MAGNOLIA BOTTLED WATER	89009	01/13/2026	(8) 5 GAL WATER	001-201-501-200	80.00
GTPDD PHARMACY	53179	01/14/2026	PRISONER MEDICINE	001-201-541-240	42.00
GTPDD PHARMACY	53180	01/14/2026	PRISONER MEDICINE	001-201-541-240	45.00
MPS MISSISSIPPI POLICE SUPPLY	7635	01/14/2026	2 BADGES	001-201-535-233	280.00
ATMOS ENERGY	INV0038809	01/14/2026	MONTHLY UTILITIES	001-201-625-380	1,136.99
MAIN STREET FABRICS	728582	01/16/2026	PANTS HEMMED, SHIRT PATCHES	001-201-535-233	34.00
ROWAN RIVERS JANITORIAL SERVICE	2086	01/19/2026	TOILET PAPER, TOWELS, BLEACH, AIR FRESHER ETC	001-201-555-208	404.50
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	001-201-625-380	9.00
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26- 01/18/26	001-201-525-231	3,300.55
AMAZON CAPITAL SRVCS, INC.	1DW4-NLDN-YC7C	01/20/2026	HIGHLIGHTERS, TRASH BAGS	001-201-555-208	50.93
GTPDD PHARMACY	53266	01/20/2026	PRISONER MEDICINE	001-201-541-240	16.00
TREVIPAY	870A2D9D	01/20/2026	JB WELD SYRINGE	001-201-556-251	13.96
TREVIPAY	FDF07AF1	01/20/2026	JB WELD	001-201-556-251	68.02
REGIONS VISA	TOLO126-548	01/20/2026	ONLINE TRAINING	001-201-690-552	295.00
DANNY MCCLUSKEY TOWING COMPANY, LLC	6289	01/21/2026	TOW VIN # 4885	001-201-600-300	150.00
STARKVILLE NARCOTICS	INV0038793	01/21/2026	VARIOUS INFORMANT FEES	001-201-600-304	2,233.00
AUTOZONE	00426525016	01/22/2026	2 STARTING FLUID	001-201-630-360	15.34
E Z AUTO SALES	14252	01/22/2026	VIN#29663 REMANUFACTURED ENGINE...	001-201-630-360	8,579.83
SUNSTAR INSURANCE AGENCY	1485238	01/22/2026	ADD 2023 DODGE CHARGER POLICE DEPT	001-201-620-370	246.00
AMAZON CAPITAL SRVCS, INC.	1F11-TDHV-X136	01/22/2026	PORTABLE 4TB SOLID STATE DRIVE	001-201-918-805	390.65
LOWE'S	71890	01/22/2026	INSULATED WRAP, TAPE, FAUCET COVERS	001-201-556-251	57.24
IVY AUTO PARTS, LLC.	772841	01/22/2026	WINDSHIELD WASH FOR FLEET	001-201-630-360	23.94
IVY AUTO PARTS, LLC.	772863	01/22/2026	VIN# 7163 BATTERY, BRAKE FLUID	001-201-630-360	174.26
IVY AUTO PARTS, LLC.	772889	01/22/2026	VIN# 9663 BATTERY	001-201-630-360	150.65
SULLIVAN'S, INC.	99263	01/22/2026	FILE FOLDERS, STICKY PADS, STAPLER, PENS, ETC	001-201-501-200	171.57
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26- 01/25/26	001-201-525-231	3,280.25
TREVIPAY	4197FOCF	01/27/2026	RETURN JB WELD	001-201-556-251	-13.08
Outstanding Total:					40,675.72
Paid					
AT&T MOBILITY	287308925437X10052025A	01/23/2026	MONTHLY USAGE/LOST CHECK	001-201-604-330	2,839.83
AT&T MOBILITY	287343698641X10052025A	01/23/2026	MONTHLY USAGE/LOST CHECK	001-201-604-330	40.23
Paid Total:					2,880.06
Department 201 - POLICE DEPARTMENT Total:					43,555.78
Department: 246 - CODE ENFORCEMENT					
Outstanding					
MS ASSOC OF CODE ENFORCEMENT	INV0038804	01/09/2026	2 CODE ENFORCEMENT TRAINING	001-246-690-553	175.00
MS ASSOC OF CODE ENFORCEMENT	INV0038804	01/09/2026	2 CODE ENFORCEMENT TRAINING	001-246-690-553	175.00
CA LABS	N26010256	01/15/2026	CHECK ASBESTOS	001-246-600-300	40.00
CA LABS	N26010257	01/15/2026	CHECK ASBESTOS	001-246-600-300	48.00
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26- 01/18/26	001-246-525-231	89.13
Outstanding Total:					527.13
Department 246 - CODE ENFORCEMENT Total:					527.13

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Department: 261 - FIRE DEPARTMENT					
Outstanding					
JONATHAN MILES	INV0038805	12/09/2025	REIMBURSE EMT APPLICATION FEE, EMS CERTIFICATON	001-261-600-390	158.17
SHEPS CLEANERS- FIRE	1939	12/17/2025	DRY CLEAN COMFORTER/ BURN SHELTER	001-261-691-550	137.50
SHEPS CLEANERS- FIRE	1725	12/22/2025	UNIFORM CLEANING	001-261-535-233	12.00
CHANCE NULL	89496288	12/22/2025	REIMBURSE FOR BACKGROUND CHECK	001-261-600-390	54.17
GORESCUE BRANDS INC	57767	12/29/2025	HEARTSTART SMART PADS	001-261-555-250	72.22
JOE HUDSON'S COLLISION REPAIR	INV0038796	01/07/2026	DEDUCTIBLE REPAIR LEFT FRONT SPRINT 1	001-261-630-360	1,000.00
QUILL CORPORATION	47280865	01/08/2026	OFFICE SUPPLIES	001-261-501-200	272.82
GORESCUE BRANDS INC	57767-02	01/09/2026	HEARTSTART SMART PADS	001-261-555-250	136.22
GAGE WESLEY	58230	01/12/2026	REIMBURSE EMS CERTIFICATION	001-261-600-390	40.00
JOE HUDSON'S COLLISION REPAIR	1876921	01/14/2026	REPAIR RIGHT REAR SPRINT 1	001-261-630-360	3,827.57
ATMOS ENERGY	INV0038809	01/14/2026	MONTHLY UTILITIES	001-261-625-380	771.60
ATMOS ENERGY	INV0038809	01/14/2026	MONTHLY UTILITIES	001-261-625-380	1,316.44
CATS - CENTRAL ALABAMA TRAINING SOLUTIONS	17050270	01/15/2026	GLOVES	001-261-555-250	11.65
EAST MISSISSIPPI LUMBER CO.	49108	01/15/2026	FLUSH NUT, MOLD CONTROL, MILDEW STAIN REMOVER	001-261-555-250	32.77
UPS	54EY036	01/17/2026	SHIP PACKAGE	001-261-604-330	30.60
STATE SYSTEMS LLC	148055871	01/19/2026	SERVICE CALL FIRE EXTINGUISHER RECHARGE	001-261-630-360	122.00
GOLDY'S FIRE APPARATUS. LLC	4974	01/19/2026	FIELD SERVICE G2 CONVERSION REPAIR KIT	001-261-630-360	233.83
REGIONS VISA	INV0038807	01/19/2026	ALABAMA FIRE COLLEGE K BRITT	001-261-600-390	600.00
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	001-261-625-380	1,309.10
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26-01/18/26	001-261-525-231	507.41
BELL BUILDING SUPPLY, INC.	446390	01/20/2026	(4) 5/8 X 36 STREET KEY-WATER CUT-OFF	001-261-555-250	96.76
INTERSTATE BATTERY OF CNTRL MS	234578341	01/21/2026	BATTERY FOR ST 5 GENERATOR	001-261-630-360	144.95
MAXXSOUTH BROADBAND	5024-01212026	01/21/2026	INTERNET STATION 4	001-261-604-330	54.00
MAXXSOUTH BROADBAND	5230-01212026	01/21/2026	INTERNET STATION 1	001-261-604-330	150.00
MAXXSOUTH BROADBAND	5495-01212026	01/21/2026	INTERNET STATION 2	001-261-604-330	75.32
MAXXSOUTH BROADBAND	5891-01212026	01/21/2026	INTERNET STATION 3	001-261-604-330	132.08
JONATHAN MILES	58452	01/23/2026	REIMBURSE EMS CERTIFICATION	001-261-600-390	40.00
JONATHAN CAIN	58462	01/25/2026	REIMBURSE EMS CERTIFICATION	001-261-600-390	40.00
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26-01/25/26	001-261-525-231	700.45
BELL BUILDING SUPPLY, INC.	359600	01/27/2026	RETURN COUPLE TRANS PVC	001-261-555-250	-27.98
Outstanding Total:					12,051.65
Paid					
AT&T MOBILITY	28731276594X10052025A	01/23/2026	MONTHLY USAGE/LOST CHECK	001-261-604-330	174.06
Paid Total:					174.06
Department 261 - FIRE DEPARTMENT Total:					12,225.71
Department: 281 - BUILDING/COMMUNITY DEVELOPMENT					
Outstanding					
CANON FINANCIAL SVCS, INC	42464549	01/12/2026	MAINTENANCE/ CONTRACT	001-281-604-330	20.95
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26-01/25/26	001-281-525-231	49.19

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
REGIONS VISA	102159270	01/27/2026	ICC GOV. MEMBERSHIP	001-281-690-555	285.00
Outstanding Total:					355.14
Department 281 - BUILDING/COMMUNITY DEVELOPMENT Total:					355.14

Department: 290 - CIVIL DEFENSE/WARNING SYSTEM

Outstanding

STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	001-290-625-380	139.56
Outstanding Total:					139.56
Department 290 - CIVIL DEFENSE/WARNING SYSTEM Total:					139.56

Department: 301 - STREET DEPARTMENT

Outstanding

TRAFFIC MAINTENANCE SERVICE LLC	00000222	12/12/2025	RENTAL LANE CLOSURE SIGNS/STANDS	001-301-560-270	1,544.00
AUTOZONE	00426517089	01/13/2026	WIPER BLADES & FUNNEL	001-301-630-360	65.87
MMC MATERIALS, INC.	995140	01/13/2026	CONCETE MIX	001-301-560-270	809.25
ATMOS ENERGY	INV0038809	01/14/2026	MONTHLY UTILITIES	001-301-625-380	978.72
UNIFIRST CORPORATION	1830188865	01/15/2026	UNIFORMS	001-301-535-233	140.47
BYRON BISHOP	21790296	01/15/2026	REIMBURSE FOR CDL LICENSE	001-301-610-350	55.00
CINTAS	4256436965	01/15/2026	SUPPLIES	001-301-555-250	58.94
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	001-301-625-380	19.78
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26-01/18/26	001-301-525-231	928.19
AMAZON CAPITAL SRVCS, INC.	11JL-4RWD-4NLN	01/20/2026	GLOVES	001-301-555-250	98.41
COLD MIX, INC	21266	01/20/2026	COLD MIX ASPHALT	001-301-560-270	3,066.37
YOUNG WELDING SUPPLY, INC	2371695-00	01/20/2026	REFILL OXYGEN/ACETYLENE BOTTLE	001-301-555-250	71.03
MMC MATERIALS, INC.	996117	01/20/2026	CONCRETE MIX	001-301-560-270	544.50
LOWE'S	96146	01/21/2026	SALT BAGS FOR WINTER STORM	001-301-691-550	890.88
UNIFIRST CORPORATION	1830189521	01/22/2026	UNIFORMS	001-301-535-233	140.47
CINTAS	4257169829	01/22/2026	SUPPLIES	001-301-555-250	58.94
POWERSTROKE EQUIPMENT SALES & SVC	9689	01/22/2026	CHAINS, BAR OIL, MIXED FUEL	001-301-555-250	228.90
GATEWAY TIRE & SRV CTR	1018-227829	01/23/2026	TIRES TRUCK 716	001-301-630-360	1,184.04
OKTIBBEHA COUNTY CO-OP	1183981	01/23/2026	SALT FOR WINTER STORM	001-301-691-550	287.64
OKTIBBEHA COUNTY CO-OP	1184422	01/24/2026	PALLET OF SALT-WINTER STORM	001-301-691-550	379.75
LOWE'S	76128	01/24/2026	PALLET OF SALT-WINTER STORM	001-301-691-550	480.69
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26-01/25/26	001-301-525-231	1,169.55
REGIONS VISA	29281404	01/26/2026	HOLIDAY INN C BLACK WINTER STORM	001-301-691-550	572.00
CHRIS BLACK	INV0038802	01/26/2026	REIMBURSE MEALS FOR WINTER STORM	001-301-691-550	75.11
LOWE'S	82677	01/28/2026	SHOVELS	001-301-560-270	109.13
Outstanding Total:					13,957.63
Department 301 - STREET DEPARTMENT Total:					13,957.63

Department: 360 - ANIMAL CONTROL

Outstanding

FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26-01/18/26	001-360-525-231	43.00
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26-01/25/26	001-360-525-231	67.12
Outstanding Total:					110.12
Department 360 - ANIMAL CONTROL Total:					110.12

Department: 550 - PARKS AND REC DEPARTMENT

Outstanding

CSP SPORTS FACILITIES COMPANIES, LLC	INV0038799	01/27/2026	MARCH MANAGEMENT FEES	001-550-600-296	15,000.00
--------------------------------------	------------	------------	-----------------------	-----------------	-----------

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
CSP SPORTS FACILITIES COMPANIES, LLC	INV0038800	01/27/2026	JANUARY 2026 EXPENSE ADVANCE	001-550-600-297	75,000.00
Outstanding Total:					90,000.00
Department 550 - PARKS AND REC DEPARTMENT Total:					90,000.00
Fund 001 - GENERAL FUND Total:					193,971.71

Fund: 015 - AIRPORT FUND

Department: 505 - AIRPORT

Outstanding

UNIVERSITY SCREENPRINT	10551	12/10/2025	SHIRTS, VESTS, HATS, SWEATSHIRTS, RAINSUITS, POLOS	015-505-535-233	2,635.68
TITAN AVIATION FUELS	003813	01/12/2026	JET A FUEL	015-505-525-233	19,923.94
QT POD	0738-SP2026	01/12/2026	CELL PLAN RENEWAL 5 YEARS	015-505-600-338	7,180.00
TREVIPAY	5AEAD8AD	01/16/2026	PAPER PLATES, DAAWN, TV REMOTE, COPY PAPER	015-505-541-237	31.77
AMAZON CAPITAL SRVCS, INC.	1R7G-NHT4-7HDT	01/19/2026	COMMERCIAL ICE MAKER	015-505-555-250	273.69
RJ YOUNG	7878416	01/19/2026	CONTRACT, COPIES	015-505-604-330	84.74
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	015-505-625-380	2,129.36
AMAZON CAPITAL SRVCS, INC.	1C1Y-7YFX-YQVL	01/20/2026	PLASTIC ICE BAGS	015-505-541-237	13.00
OKTIBBEHA COUNTY CO-OP	1183388	01/21/2026	MOUSE GLUE TRAP	015-505-691-550	9.94
MAGNOLIA BOTTLED WATER	89050	01/21/2026	(2) 5 GAL WATER	015-505-541-237	20.00
IVY AUTO PARTS, LLC.	772883	01/22/2026	EXACTFITBLADE	015-505-570-273	25.38
CHARLES RUSTY BOUCHILLON	INV0038806	01/22/2026	REIMBURSE COTTER PIN, RAPCO PIN, TOW PIN	015-505-691-550	72.64
WADE INCORPORATED	P91825	01/22/2026	GREASE, OIL FILTER, TURF GROUND, OIL	015-505-525-231	50.75
WADE INCORPORATED	P91825	01/22/2026	GREASE, OIL FILTER, TURF GROUND, OIL	015-505-525-231	41.38
WADE INCORPORATED	P91825	01/22/2026	GREASE, OIL FILTER, TURF GROUND, OIL	015-505-630-400	21.34
WADE INCORPORATED	P91825	01/22/2026	GREASE, OIL FILTER, TURF GROUND, OIL	015-505-630-400	10.97
WADE INCORPORATED	P91825	01/22/2026	GREASE, OIL FILTER, TURF GROUND, OIL	015-505-630-400	14.88
CLEARWATER INC., ENVIRONMENTAL ENGI	112.2601	01/23/2026	12/25/25-01/22/26 FAA GRANT	015-505-720-805	912.00
CLEARWATER INC., ENVIRONMENTAL ENGI	1132601	01/23/2026	10/24/25-01/22/26 CONTRACT SERVICES	015-505-720-805	2,442.35
Outstanding Total:					35,893.81
Department 505 - AIRPORT Total:					35,893.81
Fund 015 - AIRPORT FUND Total:					35,893.81

Fund: 016 - RESTRICTED AIRPORT

Department: 515 - RESTRICTED PROJECTS

Outstanding

CLEARWATER INC., ENVIRONMENTAL ENGI	112.2601	01/23/2026	12/25/25-01/22/26 FAA GRANT	016-515-730-655	16,416.00
CLEARWATER INC., ENVIRONMENTAL ENGI	112.2601	01/23/2026	12/25/25-01/22/26 FAA GRANT	016-515-730-656	912.00
CLEARWATER INC., ENVIRONMENTAL ENGI	1132601	01/23/2026	10/24/25-01/22/26 CONTRACT SERVICES	016-515-720-830	43,962.30
CLEARWATER INC., ENVIRONMENTAL ENGI	1132601	01/23/2026	10/24/25-01/22/26 CONTRACT SERVICES	016-515-720-835	2,442.35
Outstanding Total:					63,732.65
Department 515 - RESTRICTED PROJECTS Total:					63,732.65
Fund 016 - RESTRICTED AIRPORT Total:					63,732.65

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 022 - ENVIRONMENTAL SERVICES					
Department: 322 - SANITATION DEPARTMENT					
Outstanding					
CLIMATE CONTROL	8420	01/07/2026	INSTALLATION & REMOVAL OF FURNACE	022-322-501-198	4,995.00
UNIFIRST CORPORATION	1830187308	01/08/2026	UNIFORMS	022-322-535-233	332.63
GATEWAY TIRE & SRV CTR	1018-226588	01/09/2026	TIRE TRUCK 91	022-322-630-252	328.61
GATEWAY TIRE & SRV CTR	1018-226791	01/09/2026	TIRE TRUCK 40	022-322-630-360	333.61
GATEWAY TIRE & SRV CTR	1018-226863	01/09/2026	TIRES TRUCK 93	022-322-630-252	657.22
GATEWAY TIRE & SRV CTR	1018-227211	01/09/2026	TIRE TRUCK 44	022-322-630-360	333.61
T-N-T LLC	36754	01/09/2026	WRECKER SERVICE, RADIATOR, COOLANT, LABOR	022-322-630-255	2,369.92
IVY AUTO PARTS, LLC.	772044	01/09/2026	TAPE, TARP STRAP, SCREWDRIVER, CABLE TIES, ETC	022-322-555-250	197.24
RJ YOUNG	7867324	01/09/2026	CONTRACT/COPIES	022-322-604-330	127.62
TERRY'S GARAGE & REPAIRS, LLC	112000	01/12/2026	LABOR-REPAIR WIRING TO FAN HEATER	022-322-630-400	66.50
EAST MISSISSIPPI LUMBER CO.	48836	01/12/2026	2 DENATURED ALCOHOL	022-322-501-200	45.98
REGIONS VISA	USI26-00402503	01/12/2026	INDEED	022-322-610-340	62.75
UNIFIRST CORPORATION	1830188864	01/15/2026	UNIFORMS	022-322-535-233	307.21
INGRAM EQUIPMENT COMPANY,LLC	P02318	01/15/2026	TRUCK 83 STREET SWEEPER REPAIR	022-322-630-256	154.00
EAST MISSISSIPPI LUMBER CO.	49160	01/16/2026	4' DL FLOUR TUBE	022-322-501-200	109.98
STARKVILLE UTILITIES	INV0038810	01/19/2026	MONTHLY UTILITIES	022-322-625-380	1,694.18
FUELMAN / FLEETCOR	NP69847870	01/19/2026	FUEL CHARGES 01/12/26-01/18/26	022-322-525-231	3,132.61
SUNSTAR INSURANCE AGENCY	1485148	01/20/2026	ADD 2 2025 RAM 2500 SANITATION DEPT	022-322-620-370	192.00
UNIFIRST CORPORATION	1830189520	01/22/2026	UNIFORMS	022-322-535-233	307.21
REGIONS VISA	USI26-00602505	01/24/2026	INDEED	022-322-610-340	61.54
FUELMAN / FLEETCOR	NP69879431	01/25/2026	FUEL CHARGES 01/19/26-01/25/26	022-322-525-231	2,713.94
REGIONS VISA	1625-1629	01/28/2026	KEEP AMERICA BEAUTIFUL INC DUES	022-322-691-550	187.00

Outstanding Total:	18,710.36
---------------------------	------------------

Department 322 - SANITATION DEPARTMENT Total:	18,710.36
--	------------------

Fund 022 - ENVIRONMENTAL SERVICES Total:	18,710.36
---	------------------

Fund: 120 - MODERNIZATION USE TAX**Department: 800 - DEBT SERVICE****Paid**

REGIONS FINANCIAL CORPORATION	2303392	01/23/2026	GENERAL OBLIGATIONS	120-800-830-874	62,035.02
-------------------------------	---------	------------	---------------------	-----------------	-----------

Paid Total:	62,035.02
--------------------	------------------

Department 800 - DEBT SERVICE Total:	62,035.02
---	------------------

Fund 120 - MODERNIZATION USE TAX Total:	62,035.02
--	------------------

Fund: 300 - CAPITAL PROJECTS FUND**Department: 000 - UNDESIGNATED****Outstanding**

NEEL-SCHAFER	1112627	01/07/2026	PROFESSIONAL SERVICES 12/1/25-12/31/25	300-000-903-516	3,700.00
NEEL-SCHAFER	1112632	01/07/2026	OLD WEST POINT ROAD BRIDGE REPLACEMENT	300-000-948-873	6,626.65

Outstanding Total:	10,326.65
---------------------------	------------------

Department 000 - UNDESIGNATED Total:	10,326.65
---	------------------

Fund 300 - CAPITAL PROJECTS FUND Total:	10,326.65
--	------------------

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
Fund: 303 - INDUSTRIAL PARK BOND					
Department: 600 - CAPITAL PROJECTS					
Outstanding					
OKT COUNTY SUPERVISORS	INV0038808	01/28/2026	NORTH STAR INDUSTRIAL PARK 303-600-702-702		33,187.93
Outstanding Total:					33,187.93
Department 600 - CAPITAL PROJECTS Total:					33,187.93
Fund 303 - INDUSTRIAL PARK BOND Total:					33,187.93
Fund: 304 - SS4A GRANT FUND					
Department: 000 - UNDESIGNATED					
Outstanding					
NEEL-SCHAFER	1112676	01/07/2026	GARRARD ROAD ROUNDABOUT	304-000-912-974	107,821.70
Outstanding Total:					107,821.70
Department 000 - UNDESIGNATED Total:					107,821.70
Fund 304 - SS4A GRANT FUND Total:					107,821.70
Fund: 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT					
Department: 656 - MAIN STREET CORRIDOR					
Outstanding					
ECON CONSTRUCTION INC	7A	01/20/2026	MAIN STREET IMPROVEMENTS 311-656-912-850		443,618.49
Outstanding Total:					443,618.49
Department 656 - MAIN STREET CORRIDOR Total:					443,618.49
Fund 311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT Total:					443,618.49
Fund: 312 - PARKS CAPITAL PROJECT FUND (2023)					
Department: 551 - PARK & REC TOURISM					
Outstanding					
BYRUM CONSTRUCTION	9	01/21/2026	JL KING PARK CULVERT REPLACEMENT	312-551-901-276	218,566.26
Outstanding Total:					218,566.26
Department 551 - PARK & REC TOURISM Total:					218,566.26
Fund 312 - PARKS CAPITAL PROJECT FUND (2023) Total:					218,566.26
Fund: 313 - SPRING/HWY 12 LINKAGE TAP					
Department: 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS					
Outstanding					
GARVER, LLC	2401960-3	01/16/2026	SPRING STREET NORTH CONNECTOR TAP 3	313-653-903-855	24,351.00
Outstanding Total:					24,351.00
Department 653 - GRANTS, SUBSIDIES, AND ALLOCATIONS Total:					24,351.00
Fund 313 - SPRING/HWY 12 LINKAGE TAP Total:					24,351.00
Fund: 375 - PARK AND REC TOURISM					
Department: 551 - PARK & REC TOURISM					
Outstanding					
COPPER TOP SHEET METAL	5447	07/17/2025	REPLACE CAP & 2 RIDGE VENTS	375-551-907-942	2,316.06
EAC ENVIRONMENTAL	M116	01/16/2026	MOLD SPORE AIR DATA REPORT, DISINFECTANT TREATMENT	375-551-907-942	1,950.00
CSP SPORTS FACILITIES COMPANIES, LLC	INV0038799	01/27/2026	MARCH MANAGEMENT FEES	375-551-600-297	20,000.00
Outstanding Total:					24,266.06
Department 551 - PARK & REC TOURISM Total:					24,266.06
Fund 375 - PARK AND REC TOURISM Total:					24,266.06
Fund: 377 - BUILD GRANT MS 182 / MLK CORRIDOR					
Department: 318 - MS182/MLK					
Outstanding					
NEEL-SCHAFER	1110166	09/30/2025	HWY 182 BUILD GRANT	377-318-680-301	113,176.27
NEEL-SCHAFER	1111126	10/31/2025	HWY 182 BUILD GRANT	377-318-680-301	87,394.10

CLAIMS DOCKET

Post Dates: 1/23/2026 - 1/28/2026

Vendor Name	Payable Number	Payable Date	Description (Item)	Account Number	Amount
NEEL-SCHAFER	1111653	11/30/2025	HWY 182 BUILD GRANT	377-318-680-301	41,795.29
NEEL-SCHAFER	1112970	12/31/2025	HWY 182 BUILD GRANT	377-318-680-301	78,662.57
Outstanding Total:					321,028.23
Department 318 - MS182/MLK Total:					321,028.23
Fund 377 - BUILD GRANT MS 182 / MLK CORRIDOR Total:					321,028.23
Grand Total:					1,557,509.87

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	193,971.71	3,675.94
015 - AIRPORT FUND	35,893.81	0.00
016 - RESTRICTED AIRPORT	63,732.65	0.00
022 - ENVIRONMENTAL SERVICES	18,710.36	0.00
120 - MODERNIZATION USE TAX	62,035.02	62,035.02
300 - CAPITAL PROJECTS FUND	10,326.65	0.00
303 - INDUSTRIAL PARK BOND	33,187.93	0.00
304 - SS4A GRANT FUND	107,821.70	0.00
311 - MAIN STREET CORRIDOR IMPROVEMENTS PROJECT	443,618.49	0.00
312 - PARKS CAPITAL PROJECT FUND (2023)	218,566.26	0.00
313 - SPRING/HWY 12 LINKAGE TAP	24,351.00	0.00
375 - PARK AND REC TOURISM	24,266.06	0.00
377 - BUILD GRANT MS 182 / MLK CORRIDOR	321,028.23	0.00
Grand Total:	1,557,509.87	65,710.96

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-053-206	DUE FROM WATER & S...	120.00	0.00
001-000-054-205	DUE FROM STARKVILLE ...	353.50	0.00
001-000-149-691	MUNICIPAL COURT BON...	240.00	240.00
001-005-054-208	DUE FROM PARKS & REC...	407.45	0.00
001-100-610-350	TRAVEL / TRAINING	3,463.05	0.00
001-110-501-200	SUPPLIES	44.40	0.00
001-110-604-330	POSTAGE / COMMUNIC...	217.08	0.00
001-120-604-330	COMMUNICATIONS	20.93	0.00
001-123-501-200	SUPPLIES	70.96	0.00
001-123-600-300	WEB SITE SVCS, SOFTW...	743.55	0.00
001-123-604-330	COMMUNICATIONS	409.64	296.15
001-123-625-380	CAMERA OPERATING EX...	119.41	0.00
001-123-820-872	DELL STORAGE ARRAY L...	417.60	0.00
001-123-830-872	DELL STORAGE ARRAY I...	80.25	0.00
001-142-501-200	SUPPLIES/OFFICE EQUI...	165.00	0.00
001-142-604-330	POSTAGE/COPIER/PHON...	558.56	0.00
001-142-918-805	EQUIPMENT AND FURNI...	2,034.00	0.00
001-180-501-200	SUPPLIES & OFFICE MAI...	374.45	0.00
001-180-604-330	COPIER/POSTAGE/PHON...	113.48	0.00
001-180-610-340	ADVERTISING	407.97	0.00
001-180-691-505	PERSONNEL / KRONOS S...	60.19	0.00
001-190-604-330	COPIERS/PHONES/IPADS	106.62	85.67
001-192-510-220	SUPPLIES - JANITORIAL, ...	152.10	0.00
001-192-600-338	CONTRACT SERVICES	3,009.00	0.00
001-192-625-380	UTILITIES	1,439.67	0.00
001-192-625-381	UTILITIES - IRRIGATION	233.05	0.00
001-195-951-954	GOLDEN TRIANGLE REGI...	16,823.94	0.00
001-197-501-200	SUPPLIES	19.50	0.00
001-197-525-231	GAS & OIL	35.98	0.00
001-197-535-233	UNIFORMS	85.00	0.00
001-197-600-308	ENGINEERING AND PRO...	506.49	0.00
001-197-604-330	COMMUNICATIONS	20.95	0.00
001-197-630-400	EQUIPMENT RPR-MAINT...	246.87	0.00
001-201-501-200	OFFICE SUPPLIES	261.06	0.00
001-201-525-231	GAS & OIL	6,580.80	0.00
001-201-535-233	UNIFORMS	1,938.47	0.00
001-201-541-240	PRISONER MEDICAL/SU...	370.94	0.00
001-201-545-238	FIRING RANGE SUPPLIES ...	57.49	0.00
001-201-555-208	JANITORIAL SUPPLIES	878.67	0.00
001-201-556-251	POLICE SUPPLIES	283.19	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-201-600-300	PROFESSIONAL SERVICES	390.00	0.00
001-201-600-304	INFORMANT FEES	2,233.00	0.00
001-201-604-330	PHONES/POSTAGE	3,140.06	2,880.06
001-201-615-343	PRINTING & BINDING	66.45	0.00
001-201-620-370	INSURANCE:VEHICLES/LI...	246.00	0.00
001-201-625-380	UTILITIES	1,145.99	0.00
001-201-630-360	VEHICLE REPAIRS & MAI...	8,944.02	0.00
001-201-630-426	BUILDING MAINT & REP...	1,337.43	0.00
001-201-635-369	COPIER RENTAL	716.65	0.00
001-201-690-552	POLICE TRAINING/EDUC...	13,090.00	0.00
001-201-918-805	EQUIPMENT	1,875.56	0.00
001-246-525-231	GAS & OIL	89.13	0.00
001-246-600-300	PROFESSIONAL SERVICES	88.00	0.00
001-246-690-553	TRAINING	350.00	0.00
001-261-501-200	OFFICE SUPPLIES / EXPE...	272.82	0.00
001-261-525-231	GAS & OIL	1,207.86	0.00
001-261-535-233	UNIFORMS & UNIFORM ...	12.00	0.00
001-261-555-250	SMALL EQUIPMENT AND...	321.64	0.00
001-261-600-390	FIRE TRAINING / TRAVEL	932.34	0.00
001-261-604-330	PHONES/CABLE/INTERN...	616.06	174.06
001-261-625-380	UTILITIES	3,397.14	0.00
001-261-630-360	REPAIRS & MAINT-VEHIC...	5,328.35	0.00
001-261-691-550	MISCELLANEOUS	137.50	0.00
001-281-525-231	GAS & OIL	49.19	0.00
001-281-604-330	COPIER/PHONES/IPADS/...	20.95	0.00
001-281-690-555	DUES	285.00	0.00
001-290-625-380	UTILITIES & HYPER REAC...	139.56	0.00
001-301-525-231	GAS & OIL	2,097.74	0.00
001-301-535-233	UNIFORMS	280.94	0.00
001-301-555-250	SMALL EQUIP, TOOLS & ...	516.22	0.00
001-301-560-270	CONSTRUCTION MATER...	6,073.25	0.00
001-301-610-350	TRAINING	55.00	0.00
001-301-625-380	UTILITIES/STREET LIGHT...	998.50	0.00
001-301-630-360	VEHICLE REPAIRS & MAI...	1,249.91	0.00
001-301-691-550	MISC/GATORAIDE, ETC	2,686.07	0.00
001-360-525-231	GAS & OIL	110.12	0.00
001-550-600-296	MANAGEMENT FEE	15,000.00	0.00
001-550-600-297	REIMBURSEMENT	75,000.00	0.00
015-505-525-231	GAS & OIL	92.13	0.00
015-505-525-233	JET A FUEL PURCHASES	19,923.94	0.00
015-505-535-233	UNIFORMS	2,635.68	0.00
015-505-541-237	OPERATING SUPPLIES	64.77	0.00
015-505-555-250	SMALL EQUIPMENT AND...	273.69	0.00
015-505-570-273	VEHICLE REPAIR PARTS &..	25.38	0.00
015-505-600-338	CONTRACT,LEGAL,WEBS...	7,180.00	0.00
015-505-604-330	CELL PHONE/POSTAGE ...	84.74	0.00
015-505-625-380	UTILITIES	2,129.36	0.00
015-505-630-400	EQUIPMENT REPAIR & ...	47.19	0.00
015-505-691-550	MISCELLANEOUS	82.58	0.00
015-505-720-805	CAP OUTLAY-GRANT MA...	3,354.35	0.00
016-515-720-830	3-28-0068-030-2023 FAA...	43,962.30	0.00
016-515-720-835	3-28-0068-030-2023 M...	2,442.35	0.00
016-515-730-655	3-28-0068-028-2022-FAA..	16,416.00	0.00
016-515-730-656	3-28-0068-028-2022-M...	912.00	0.00
022-322-501-198	BUILDING & LOT REPAIRS	4,995.00	0.00
022-322-501-200	OFFICE SUPPLIES	155.96	0.00
022-322-525-231	GAS & OIL	5,846.55	0.00
022-322-535-233	UNIFORMS	947.05	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
022-322-555-250	SMALL EQUIP, TOOLS & ...	197.24	0.00
022-322-604-330	COPIER, PHONES, RADIOS	127.62	0.00
022-322-610-340	ADVERTISING	124.29	0.00
022-322-620-370	INSURANCE:PROPERTY,L...	192.00	0.00
022-322-625-380	UTILITIES	1,694.18	0.00
022-322-630-252	VEHICLE R&M - COMME...	985.83	0.00
022-322-630-255	VEHICLE R&M - RUBBISH	2,369.92	0.00
022-322-630-256	VEHICLE R&M - SWEEPER	154.00	0.00
022-322-630-360	VEHICLE R&M - RESIDEN...	667.22	0.00
022-322-630-400	EQUIPMENT R&M - RESI...	66.50	0.00
022-322-691-550	MISCELLANEOUS	187.00	0.00
120-800-830-874	2022 5M GO BONDS - IN...	62,035.02	62,035.02
300-000-903-516	SIDEWALK IMPROVEME...	3,700.00	0.00
300-000-948-873	OLD WEST POINT BRIDGE	6,626.65	0.00
303-600-702-702	GRANT MATCH	33,187.93	0.00
304-000-912-974	SS4A GRANT CONSTRUC...	107,821.70	0.00
311-656-912-850	CONSTRUCTION	443,618.49	0.00
312-551-901-276	J L KING CULVERT REPLA...	218,566.26	0.00
313-653-903-855	CONSTRUCTION (Phase 3)	24,351.00	0.00
375-551-600-297	MANAGEMENT FEES - C...	20,000.00	0.00
375-551-907-942	EXISTING PARK IMPROV...	4,266.06	0.00
377-318-680-301	CONSTRUCTION ENGINE...	321,028.23	0.00
Grand Total:		1,557,509.87	65,710.96

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	574,296.89	65,710.96
311656912850	443,618.49	0.00
312551901276	218,566.26	0.00
377318680301	321,028.23	0.00
Grand Total:	1,557,509.87	65,710.96

CITY OF STARKVILLE
PAYROLL CLAIMS DOCKET
January 16, 2026 - January 28, 2026

DATE	VENDOR	DESCRIPTION	AMOUNT
1/16/2026	Blue Cross of MS	Health Insurance	\$ 27,302.87
1/27/2026	Blue Cross of MS	Health Insurance	\$ 44,251.24
TOTAL PAYROLL			<u><u>\$ 71,554.11</u></u>



200 N Lafayette Street • Starkville, MS 39759
Telephone & Fax: 662-323-3133

All invoices have been reviewed and goods received for both the Starkville Utilities Electric and Water Department Claims Docket and were purchased in accordance with the applicable purchasing statutes as established by the State of Mississippi.

Connor Carraway

Connor Carraway
Accounting & Finance Manager
Starkville Utilities

01/28/2026 2:39:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 1

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
116 AMAZON CAPITAL SERVICES	01/11/26	02/04/26	1V6N-PNKC-RLTD	TOOLS	24.53			
116 AMAZON CAPITAL SERVICES	01/12/26	02/04/26	1R66-4KV3-XQ4Q	MAINTENANCE	9.58			
116 AMAZON CAPITAL SERVICES	01/15/26	02/04/26	1LC1-P1TK-NQ69	SUPPLIES	399.81			
Total for Vendor - 116:					433.92	0.00	0.00	0.00
124 ATMOS ENERGY	01/12/26	02/04/26	3020752702-01/12/26	UTILITY BILL	709.61			
124 ATMOS ENERGY	01/14/26	02/04/26	3020752962-01/14/26	UTILITY BILL	80.25			
Total for Vendor - 124:					789.86	0.00	0.00	0.00
196 AUTOZONE	01/13/26	02/04/26	00426517099	MAINTENANCE	68.49			
196 AUTOZONE	01/14/26	02/04/26	00426517426	MAINTENANCE	16.79			
196 AUTOZONE	01/20/26	02/04/26	0426522913	TOOLS	262.08			
Total for Vendor - 196:					347.36	0.00	0.00	0.00
20204 BILL YOUNG	01/07/26	02/04/26	INV0103	PUMP	3,295.00			
Total for Vendor - 20204:					3,295.00	0.00	0.00	0.00
20186 BRENNTAG MID-SOUTH	01/20/26	02/04/26	BMS100008	MATERIALS	1,188.00			
Total for Vendor - 20186:					1,188.00	0.00	0.00	0.00
20362 CONSOLIDATED PIPE & SUPPL	07/31/25	02/04/26	MS03110610	MATERIALS	665.00			
20362 CONSOLIDATED PIPE & SUPPL	01/09/26	02/04/26	MS03114239	MATERIALS	1,192.50			
20362 CONSOLIDATED PIPE & SUPPL	01/13/26	02/04/26	MS03114294	MATERIALS	644.00			
20362 CONSOLIDATED PIPE & SUPPL	01/14/26	02/04/26	MS03114313	MATERIALS	90.00			
20362 CONSOLIDATED PIPE & SUPPL	01/14/26	02/04/26	MS03114314	MATERIALS	840.00			
20362 CONSOLIDATED PIPE & SUPPL	01/15/26	02/04/26	MS03114339	MATERIALS	680.00			
20362 CONSOLIDATED PIPE & SUPPL	01/21/26	02/04/26	MS03114429	MATERIALS	440.00			
Total for Vendor - 20362:					4,551.50	0.00	0.00	0.00
20368 CONTROL SYSTEMS, INC	01/09/26	02/04/26	S-3021	MAINTENANCE	1,650.00			
Total for Vendor - 20368:					1,650.00	0.00	0.00	0.00
20372 COVINGTON SALES & SERVICE	01/14/26	02/04/26	104220	MATERIALS	2,449.00			
Total for Vendor - 20372:					2,449.00	0.00	0.00	0.00
604 FASTENAL COMPANY	01/13/26	02/04/26	MSSTA113252	SUPPLIES	613.50			
Total for Vendor - 604:					613.50	0.00	0.00	0.00
600 FERGUSON ENTERPRISES LLC	01/07/26	02/04/26	8411863-1	MAINTENANCE	39.83			
600 FERGUSON ENTERPRISES LLC	01/07/26	02/04/26	8442992	MAINTENANCE	32.93			

01/28/2026 2:39:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 2

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
600 FERGUSON ENTERPRISES LLC	01/19/26	02/04/26	0881859	MATERIALS	11,082.00			
Total for Vendor - 600:					11,154.76	0.00	0.00	0.00
20690 GARVER LLC	01/06/26	02/04/26	2401589-12	WWTP Aeration Improvements -	23,060.07			
20690 GARVER LLC	01/06/26	02/04/26	2401917-11	HEARWORKS REHAB - W11	708.50			
Total for Vendor - 20690:					23,768.57	0.00	0.00	0.00
691 GATEWAY TIRE&SERVICE CEN	01/16/26	02/04/26	1018-227579	MAINTENANCE	25.50			
Total for Vendor - 691:					25.50	0.00	0.00	0.00
723 GOLDEN TRIANGLE PDD	12/31/25	02/04/26	20250	INFLUENT PUMP STATION RE	15,000.00			
Total for Vendor - 723:					15,000.00	0.00	0.00	0.00
726 GRAYBAR FINANCIAL SERVICE	01/09/26	02/04/26	19622906	DEVISE INSURANCE	15.76			
Total for Vendor - 726:					15.76	0.00	0.00	0.00
755 HAWKINS, INC.	01/23/26	02/04/26	7316554	MATERIALS	3,473.75			
755 HAWKINS, INC.	01/23/26	02/04/26	7316555	MATERIALS	1,588.00			
755 HAWKINS, INC.	01/23/26	02/04/26	7316556	MATERIALS	1,687.25			
755 HAWKINS, INC.	01/23/26	02/04/26	7316557	MATERIALS	1,250.55			
Total for Vendor - 755:					7,999.55	0.00	0.00	0.00
751 HAZEN AND SAWYER	01/07/26	02/04/26	31731-000-1	JOSEY CREEK PUMP STATION	41,420.11			
Total for Vendor - 751:					41,420.11	0.00	0.00	0.00
807 HILL MFG. CO, INC.	01/20/26	02/04/26	213837	SUPPLIES	321.54			
Total for Vendor - 807:					321.54	0.00	0.00	0.00
20765 HYDRA SERVICE, INC.	01/12/26	02/04/26	194757	PUMP FITTINGS	1,558.91			
20765 HYDRA SERVICE, INC.	01/12/26	02/04/26	194828	PUMP FITTINGS	437.00			
20765 HYDRA SERVICE, INC.	01/12/26	02/04/26	194830	PUMP FITTINGS	1,166.00			
20765 HYDRA SERVICE, INC.	01/14/26	02/04/26	194992	MAINTENANCE	1,651.01			
20765 HYDRA SERVICE, INC.	01/21/26	02/04/26	195168	PUMP RENTAL	5,358.00			
20765 HYDRA SERVICE, INC.	01/21/26	02/04/26	195169	PUMP FITTINGS	316.00			
20765 HYDRA SERVICE, INC.	01/21/26	02/04/26	195170	PUMP FITTINGS	506.00			
Total for Vendor - 20765:					10,992.92	0.00	0.00	0.00
400 IVY AUTO PARTS	01/12/26	02/04/26	772105	MAINTENANCE	81.08			
400 IVY AUTO PARTS	01/21/26	02/04/26	772770	MAINTENANCE	528.64			
400 IVY AUTO PARTS	01/22/26	02/04/26	772865	MAINTENANCE	471.78			

01/28/2026 2:39:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 3

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 400:					1,081.50	0.00	0.00	0.00
1010 JT RAY COMPANY	01/15/26	02/04/26	INV65542	COPIER SERVICE	152.23			
Total for Vendor - 1010:					152.23	0.00	0.00	0.00
1021 KIMBALL MIDWEST	01/09/26	02/04/26	10075701	MAINTENANCE	517.57			
Total for Vendor - 1021:					517.57	0.00	0.00	0.00
1205 LOWE'S	01/08/26	02/04/26	998770-QCQAJH	MATERIALS	185.28			
1205 LOWE'S	01/08/26	02/04/26	999323-QCQAIC	SUPPLIES	72.86			
1205 LOWE'S	01/15/26	02/04/26	982409-QDMXHD	MATERIALS	84.18			
1205 LOWE'S	01/15/26	02/04/26	983022-QDMXIH	SUPPLIES	150.10			
1205 LOWE'S	01/21/26	02/04/26	997810-QEEWMP	SUPPLIES	200.08			
1205 LOWE'S	01/23/26	02/04/26	972985-QENLXI	TOOLS	654.22			
Total for Vendor - 1205:					1,346.72	0.00	0.00	0.00
1361 M & M PROSAFETY SUPPLY	12/09/25	02/04/26	03591	SUPPLIES	30.09			
1361 M & M PROSAFETY SUPPLY	01/15/26	02/04/26	03606	SAFETY SUPPLIES	466.49			
Total for Vendor - 1361:					496.58	0.00	0.00	0.00
21311 MAGNOLIA PUMP & EQUIPMEN	01/16/26	02/04/26	5068	PUMP REPAIRS	25,790.00			
Total for Vendor - 21311:					25,790.00	0.00	0.00	0.00
1287 MAXXSOUTH BROADBAND	01/16/26	02/04/26	24741683	INTERNET SERVICE	90.00			
Total for Vendor - 1287:					90.00	0.00	0.00	0.00
1322 MMC MATERIALS, INC.	01/12/26	02/04/26	994970	CONCRETE	667.00			
1322 MMC MATERIALS, INC.	01/13/26	02/04/26	995146	CONCRETE	495.00			
1322 MMC MATERIALS, INC.	01/22/26	02/04/26	996742	CONCRETE	510.00			
Total for Vendor - 1322:					1,672.00	0.00	0.00	0.00
99009980 NAV ASHFORD	11/30/25	02/04/26	6	HR Contracting	376.25			
99009980 NAV ASHFORD	12/31/25	02/04/26	7	HR Contracting	181.25			
Total for Vendor - 99009980:					557.50	0.00	0.00	0.00
21396 NEEL-SCHAFFER	12/09/25	02/04/26	1111853	ENGINEERING SERVICES	2,270.68			
21396 NEEL-SCHAFFER	12/09/25	02/04/26	1111854	BLUEFIELD WTP REHAB - W1	4,426.72			
21396 NEEL-SCHAFFER	12/09/25	02/04/26	1111858	BLUEFIELD STAGE WATER R	309.72			
Total for Vendor - 21396:					7,007.12	0.00	0.00	0.00
1400 NESCO	01/05/26	02/04/26	S2774923.001	SUPPLIES	144.00			

01/28/2026 2:39:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 4

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 1400:					144.00	0.00	0.00	0.00
1525 OKTIBBEHA CO. CO-OP	01/06/26	02/04/26	1180032	MATERIALS	17.98			
1525 OKTIBBEHA CO. CO-OP	01/09/26	02/04/26	1180670	MATERIALS	35.96			
1525 OKTIBBEHA CO. CO-OP	01/14/26	02/04/26	1181523	MATERIALS	43.86			
1525 OKTIBBEHA CO. CO-OP	01/16/26	02/04/26	1181970	MATERIALS	179.00			
1525 OKTIBBEHA CO. CO-OP	01/20/26	02/04/26	1182766	MATERIALS	156.00			
1525 OKTIBBEHA CO. CO-OP	01/20/26	01/20/26	1182832	MATERIALS	104.00			
1525 OKTIBBEHA CO. CO-OP	01/21/26	02/04/26	1183098	MATERIALS	100.10			
1525 OKTIBBEHA CO. CO-OP	01/21/26	02/04/26	1183399	SUPPLIES	289.46			
Total for Vendor - 1525:					926.36	0.00	0.00	0.00
1800 RACKLEY OIL, INC.	12/29/25	02/04/26	659789	FUEL	590.92			
1800 RACKLEY OIL, INC.	12/30/25	02/04/26	659872	FUEL	440.04			
1800 RACKLEY OIL, INC.	12/31/25	02/04/26	659962	FUEL	336.47			
1800 RACKLEY OIL, INC.	01/02/26	02/04/26	659979	FUEL	549.71			
1800 RACKLEY OIL, INC.	01/05/26	02/04/26	660068	FUEL	238.12			
1800 RACKLEY OIL, INC.	01/07/26	02/04/26	660250	FUEL	541.18			
1800 RACKLEY OIL, INC.	01/08/26	02/04/26	660346	FUEL	588.80			
1800 RACKLEY OIL, INC.	01/08/26	02/04/26	660359	FUEL	149.73			
1800 RACKLEY OIL, INC.	01/08/26	02/04/26	660387	FUEL	337.85			
1800 RACKLEY OIL, INC.	01/12/26	02/04/26	660380	FUEL	233.71			
1800 RACKLEY OIL, INC.	01/12/26	02/04/26	660454	FUEL	494.28			
1800 RACKLEY OIL, INC.	01/14/26	02/04/26	660628	FUEL	433.81			
Total for Vendor - 1800:					4,934.62	0.00	0.00	0.00
21820 RELIABILITY POINT, LLC	01/14/26	02/04/26	18601	MAINTENANCE	1,258.72			
21820 RELIABILITY POINT, LLC	01/22/26	02/04/26	18604	EQUIPMENT	806.92			
Total for Vendor - 21820:					2,065.64	0.00	0.00	0.00
1917 RONNIE JONES CONST, INC.	01/13/26	02/04/26	20262773	CRUSHER RUN	3,014.85			
1917 RONNIE JONES CONST, INC.	01/14/26	02/04/26	20262779	CRUSHER RUN	3,207.26			
Total for Vendor - 1917:					6,222.11	0.00	0.00	0.00
21892 S&N AIROFLO INC	04/29/25		19376	CREDIT FOR DOWN DAYS	-2,738.28			
21892 S&N AIROFLO INC	02/03/25	02/19/25	19297	AERATOR RENTAL				6,000.00
21892 S&N AIROFLO INC	04/29/25	05/21/25	19377	AERATOR RENTAL				12,000.00
Total for Vendor - 21892:					-2,738.28	0.00	0.00	18,000.00

01/28/2026 2:39:52 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 5

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
1927 STAPLES BUSINESS CREDIT	01/25/26	02/04/26	6054017376	SUPPLIES	509.40			
Total for Vendor - 1927:					509.40	0.00	0.00	0.00
22001 TAYLOR POWER SYSTEMS INC.	01/23/26	02/04/26	03472725	MAINTENANCE	355.00			
Total for Vendor - 22001:					355.00	0.00	0.00	0.00
2098 ULINE	01/20/26	02/04/26	203009532	SUPPLIES	276.72			
Total for Vendor - 2098:					276.72	0.00	0.00	0.00
2104 UPS	01/10/26	02/04/26	000012031F026	POSTAGE	217.19			
2104 UPS	01/17/26	02/04/26	000012031F036	POSTAGE	963.23			
2104 UPS	01/24/26	02/04/26	00001203F046	POSTAGE	80.43			
Total for Vendor - 2104:					1,260.85	0.00	0.00	0.00
22111 USA BLUEBOOK	01/12/26	02/04/26	INV00931103	SUPPLIES	1,134.92			
22111 USA BLUEBOOK	01/14/26	02/04/26	INV00934779	SUPPLIES	299.27			
Total for Vendor - 22111:					1,434.19	0.00	0.00	0.00
22304 WADE, INC	01/12/26	02/04/26	P91498	MAINTENANCE	161.76			
Total for Vendor - 22304:					161.76	0.00	0.00	0.00
2303 WATERMARK PRINTERS	01/20/26	02/04/26	17853	SUPPLIES	114.00			
Total for Vendor - 2303:					114.00	0.00	0.00	0.00
22202 WAYPOINT ANALYTICAL	01/12/26	02/04/26	04-1096126	TESTING	360.00			
22202 WAYPOINT ANALYTICAL	01/12/26	02/04/26	04-1096127	TESTING	360.00			
22202 WAYPOINT ANALYTICAL	01/21/26	02/04/26	04-1096312	TESTING	394.00			
Total for Vendor - 22202:					1,114.00	0.00	0.00	0.00
1825 WELDING WORKS LLC	01/20/26	02/04/26	539	MAINTENANCE	200.00			
Total for Vendor - 1825:					200.00	0.00	0.00	0.00
Grand Total:					\$ 181,708.44	\$ 0.00	\$ 0.00	\$ 18,000.00

01/28/2026 2:39:52 pm

**ACCOUNTS PAYABLE
AGING INVOICE**

Page: 6

Beginning Date: 02/04/2026**PARAMETERS ENTERED:**

Beginning Date: 02/04/2026
Aging Intervals (Days): 30/60/90
Vendor: All
GL Division: All
GL Account: All
GL Department: All
GL Activity: All
Format: Summary
Subtotal By Vendor: Yes
Sort By: Name
AP GL Account: 2 231.1
Group By AP GL Account

01/28/2026 2:39:43 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 1

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
95 2 LADIES PROMO	01/13/26	02/04/26	2165	UNIFORMS	1,058.20			
Total for Vendor - 95:					1,058.20	0.00	0.00	0.00
139 ACC BUSINESS	01/11/26	02/04/26	9657351113	INTERNET SERVICE	1,377.48			
Total for Vendor - 139:					1,377.48	0.00	0.00	0.00
131 ALTEC INDUSTRIES, INC.	01/15/26	02/04/26	51923916	MAINTENANCE	360.72			
Total for Vendor - 131:					360.72	0.00	0.00	0.00
116 AMAZON CAPITAL SERVICES	01/09/26	02/04/26	1R9R-G69H-Y646	SUPPLIES	54.17			
116 AMAZON CAPITAL SERVICES	01/10/26	02/04/26	1V3T-D6VG-JYWV	SUPPLIES	29.90			
116 AMAZON CAPITAL SERVICES	01/12/26	02/04/26	139T-YR9C-R3LP	SUPPLIES	18.79			
116 AMAZON CAPITAL SERVICES	01/12/26	02/04/26	16G3-L71M-NVPQ	COMPUTER	1,099.98			
116 AMAZON CAPITAL SERVICES	01/12/26	02/04/26	1J1M-XFRK-77DJ	SUPPLIES	126.34			
116 AMAZON CAPITAL SERVICES	01/13/26	02/04/26	1G4P-KRD7-9NK7	SUPPLIES	33.59			
116 AMAZON CAPITAL SERVICES	01/15/26	02/04/26	1C3W-YD1P-LY6L	SUPPLIES	173.58			
Total for Vendor - 116:					1,536.35	0.00	0.00	0.00
110 ARKANSAS ELECTRIC	01/19/26	02/04/26	9000007017	MATERIALS	1,049.20			
Total for Vendor - 110:					1,049.20	0.00	0.00	0.00
124 ATMOS ENERGY	01/05/26	02/04/26	3012612404-2026-01	UTILITY BILL	4,607.36			
Total for Vendor - 124:					4,607.36	0.00	0.00	0.00
227 BULLDOG TOWING, LLC	01/14/26	02/04/26	48019	TOWING	150.00			
227 BULLDOG TOWING, LLC	01/16/26	02/04/26	48076	TOWING	450.00			
Total for Vendor - 227:					600.00	0.00	0.00	0.00
99009746 ENDEAVOR / SYNERGETICS DC	03/06/25		20250219115438C	CREDIT ON ACCOUNT	-2,925.00			
Total for Vendor - 99009746:					-2,925.00	0.00	0.00	0.00
604 FASTENAL COMPANY	01/21/26	02/04/26	MSSTA113315	SUPPLIES	463.68			
Total for Vendor - 604:					463.68	0.00	0.00	0.00
616 FUELMAN	01/19/26	02/04/26	NP69847870	FUEL	1,494.45			
616 FUELMAN	01/26/26	02/04/26	NP69879431	FUEL	2,159.20			
Total for Vendor - 616:					3,653.65	0.00	0.00	0.00
691 GATEWAY TIRE&SERVICE CEN	01/16/26	02/04/26	1018-227586	MAINTENANCE	99.10			
691 GATEWAY TIRE&SERVICE CEN	01/16/26	02/04/26	1018-227593	MAINTENANCE	239.84			
691 GATEWAY TIRE&SERVICE CEN	01/20/26	02/04/26	1018-227744	MAINTENANCE	365.12			

01/28/2026 2:39:43 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 2

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 691:					704.06	0.00	0.00	0.00
400 IVY AUTO PARTS	01/21/26	02/04/26	772722	MAINTENANCE	36.99			
Total for Vendor - 400:					36.99	0.00	0.00	0.00
1010 JT RAY COMPANY	01/15/26	02/04/26	INV65540	COPIER SERVICE	319.49			
1010 JT RAY COMPANY	01/15/26	02/04/26	INV65541	COPIER SERVICE	139.30			
1010 JT RAY COMPANY	01/15/26	02/04/26	INV65543	COPIER SERVICE	227.28			
Total for Vendor - 1010:					686.07	0.00	0.00	0.00
1205 LOWE'S	01/12/26	02/04/26	977010-QCZYPZ	MAINTENANCE	22.74			
1205 LOWE'S	01/13/26	02/04/26	978479-QDEIOI	MAINTENANCE	10.43			
1205 LOWE'S	01/21/26	02/04/26	996515-QEEWLK	MAINTENANCE	510.40			
Total for Vendor - 1205:					543.57	0.00	0.00	0.00
1293 MATHISTON MOBILE TRUCK R	01/12/26	02/04/26	2069	MAINTENANCE	585.30			
1293 MATHISTON MOBILE TRUCK R	01/12/26	02/04/26	2070	MAINTENANCE	345.00			
1293 MATHISTON MOBILE TRUCK R	01/12/26	02/04/26	2071	MAINTENANCE	925.93			
Total for Vendor - 1293:					1,856.23	0.00	0.00	0.00
1287 MAXXSOUTH BROADBAND	01/06/26	02/04/26	24725621	INTERNET SERVICE	69.00			
Total for Vendor - 1287:					69.00	0.00	0.00	0.00
1531 MDR CONSTRUCTION, INC.	12/22/25	02/04/26	48-67742	MSU 69KV FLISR CONSTRUCT	118,529.22			
Total for Vendor - 1531:					118,529.22	0.00	0.00	0.00
1394 NARRATIVE 12 LLC	01/26/26	02/04/26	01262026	CUSTOMER COMMUNICATIO	4,500.00			
Total for Vendor - 1394:					4,500.00	0.00	0.00	0.00
1400 NESCO	11/13/25	02/04/26	S2766797.001	MATERIALS	291.59			
1400 NESCO	01/13/26	02/04/26	S2776577.001	MATERIALS	323.03			
1400 NESCO	01/21/26	02/04/26	S2778564.001	MATERIALS	518.25			
Total for Vendor - 1400:					1,132.87	0.00	0.00	0.00
1537 PARKER-MCGILL CDJR LLC.	01/13/26	02/04/26	216475	MAINTENANCE	2,841.88			
Total for Vendor - 1537:					2,841.88	0.00	0.00	0.00
1816 REGULATORY COMPLIANCE SE	01/05/26	01/21/26	J188-01/05/2026	PCB MANAGMENT SUPPORT	395.00			
Total for Vendor - 1816:					395.00	0.00	0.00	0.00
1917 RONNIE JONES CONST, INC.	01/13/26	02/04/26	20262774	CRUSHER RUN	3,255.74			

01/28/2026 2:39:43 pm

ACCOUNTS PAYABLE AGING INVOICE

Page: 3

Beginning Date: 02/04/2026

Vendor Name	Inv Dt	Due Dt	Invoice	Reference	Current	30 - 59 days	60 - 89 days	90+ days
Total for Vendor - 1917:					3,255.74	0.00	0.00	0.00
1887 S & S LINE SERVICE INC	01/16/26	02/04/26	3095	ROW CLEARING	1,643.60			
1887 S & S LINE SERVICE INC	01/16/26	02/04/26	3096	ROW CLEARING	5,183.60			
1887 S & S LINE SERVICE INC	01/16/26	02/04/26	3097	ROW CLEARING	5,663.60			
1887 S & S LINE SERVICE INC	01/23/26	02/04/26	3098	ROW CLEARING	1,643.60			
1887 S & S LINE SERVICE INC	01/23/26	02/04/26	3099	ROW CLEARING	6,077.60			
1887 S & S LINE SERVICE INC	01/23/26	02/04/26	3100	ROW CLEARING	5,854.10			
Total for Vendor - 1887:					26,066.10	0.00	0.00	0.00
1913 SECURITY SOLUTIONS	12/12/25	02/04/26	59086	FIRE ALARM INSPECTIONS	440.00			
1913 SECURITY SOLUTIONS	12/12/25	02/04/26	59087	FIRE ALARM INSPECTIONS	440.00			
Total for Vendor - 1913:					880.00	0.00	0.00	0.00
1947 STATE SYSTEMS	08/26/25	02/04/26	148036752	MAINTENANCE	405.00			
Total for Vendor - 1947:					405.00	0.00	0.00	0.00
2040 TVPPA EDUCATION & TRAIN.	01/01/26	02/04/26	INV0170107	ANNUAL DUES	7,141.35			
Total for Vendor - 2040:					7,141.35	0.00	0.00	0.00
2098 ULINE	01/05/26	02/04/26	202439878	SUPPLIES	17.50			
Total for Vendor - 2098:					17.50	0.00	0.00	0.00
Grand Total:					\$ 180,842.22	\$ 0.00	\$ 0.00	\$ 0.00

01/28/2026 2:39:43 pm

**ACCOUNTS PAYABLE
AGING INVOICE**

Page: 4

Beginning Date: 02/04/2026**PARAMETERS ENTERED:**

Beginning Date: 02/04/2026
Aging Intervals (Days): 30/60/90
Vendor: All
GL Division: All
GL Account: All
GL Department: All
GL Activity: All
Format: Summary
Subtotal By Vendor: Yes
Sort By: Name
AP GL Account: 1 232.0
Group By AP GL Account

**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 3, 2026

Page: 1

SUBJECT:

Request authorization to hire Iain J. Henderson as Aircraft Lineman (FBO) –Part-time in the Starkville Airport Department.

AMOUNT & SOURCE OF FUNDING:

Iain J. Henderson – Non-exempt salary for a Aircraft Lineman (FBO) –Part-time @ \$18,200.00 (\$17.50/hour) based on 1040 hours per year.

LINE ITEM

Budgeted from line item # 015-505-430-109

AUTHORIZATION HISTORY:

This is a replacement position previously held by Ethan Hicks who resigned.

REQUESTING DEPARTMENT:

Starkville Airport Department

DIRECTOR'S AUTHORIZATION:

Rodney Lincoln, Director - Airport

FOR MORE INFORMATION CONTACT:

Rodney Lincoln, Director - Airport

Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval to hire Iain J. Henderson as Aircraft Lineman (FBO) –Part-time in the Starkville Airport Department.

**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 3, 2026

Page: 1

SUBJECT:

Request authorization of the transfer of Alexis Walker (Dispatcher – Part-time) to the position of Dispatcher – Full-time in the Starkville Police Department.

AMOUNT & SOURCE OF FUNDING:

Alexis Walker – Non-exempt salary for a Dispatcher - FT @ \$36,400.00 (\$17.50/hour) based on 2080 hours per year.

LINE ITEM

Budgeted from line item #001-201-430-107

AUTHORIZATION HISTORY:

This is a replacement position previously held by Tanya Mullen who was terminated.

REQUESTING DEPARTMENT:

Starkville Police Department

DIRECTOR'S AUTHORIZATION:

Chief Mark Ballard, Chief of Police

FOR MORE INFORMATION CONTACT:

Chief Mark Ballard, Chief of Police
Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval of the transfer of Alexis Walker to the position of Dispatcher – Full-time in the Starkville Police Department.

**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 3, 2026

Page: 1

SUBJECT:

Request authorization to hire Sarah Dover to the position of Dispatcher – Part-time in the Starkville Police Department.

AMOUNT & SOURCE OF FUNDING:

Sarah Dover – Non-exempt salary for a Dispatcher - PT @ \$18,200.00 (\$17.50/hour) based on 1040 hours per year.

LINE ITEM

Budgeted from line item #001-201-430-107

AUTHORIZATION HISTORY:

This is a replacement position previously held by Dominick Phillips who resigned.

REQUESTING DEPARTMENT:

Starkville Police Department

DIRECTOR'S AUTHORIZATION:

Chief Mark Ballard, Chief of Police

FOR MORE INFORMATION CONTACT:

Chief Mark Ballard, Chief of Police
Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval to hire Sarah Dover to the position of Dispatcher – Part-time in the Starkville Police Department.

**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources
AGENDA DATE: February 3, 2026
Page: 1

SUBJECT:

Consideration of the disciplinary action recommended by Environmental Services and Sanitation Director Chris Smiley for a Starkville Sanitation Commercial Driver as a result of I.A. #02032026.

AMOUNT & SOURCE OF FUNDING:

N/A

FISCAL NOTE:

N/A

AUTHORIZATION HISTORY:

Documentation Provided

REQUESTING DEPARTMENT:

Environmental Services and Sanitation Department
Human Resources Department

DIRECTOR'S AUTHORIZATION:

Chris Smiley, Environmental Services and Sanitation Director
Stacy L. Cobbins, Human Resources Director

FOR MORE INFORMATION CONTACT:

Stacy L. Cobbins, Human Resources Director

SUGGESTED MOTION:

Move approval of the disciplinary actions recommended by Environmental Services and Sanitation Director Chris Smiley for a Starkville Sanitation Commercial Driver as a result of I.A. #02032026.

**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 3, 2026

Page: 1

SUBJECT:

Request authorization to appoint Bradford "Brad" Davis as Interim Lead Lineman Foreman in the Starkville Utilities Department.

AMOUNT & SOURCE OF FUNDING:

Brad Davis – Base Salary for Interim Lead Lineman Foreman

- **Current Salary:** \$76,544.00
- **Proposed Base Salary:** \$84,280.94 (equivalent to \$40.52 per hour, based on 2080 hours and is the compensation equivalent to the 95% Stennis Institute Salary Study \$88,716.78 Proposed Compensation.) (This pay is in accordance to the Temporary Promotion Personnel Policy Guide i.e., shall be given 10% or minimum salary of the new job (whichever is higher.))

FISCAL NOTE:

Paid 100% by Electric Division of Starkville Utilities Department. Salaries expense allocated based on Electric Job Work Orders

AUTHORIZATION HISTORY:

This is a temporary promotion due to an interim replacement for the Lead Lineman Foreman position previously held by David Leal who retired effective January 30, 2026, from the Public Employees Retirement System (PERS) with approximately 30 years of service, of which greater than nine (9) years were served at the City of Starkville.

REQUESTING DEPARTMENT:

Utilities Department

DIRECTOR'S AUTHORIZATION:

Edward Kemp, General Manager

FOR MORE INFORMATION CONTACT:

Edward Kemp, General Manager
Stacy L. Cobbins, Human Resources Director

SUGGESTED MOTION:

Move approval to appoint Brad Davis as Interim Lead Lineman Foreman in the Starkville Utilities Department retroactive to January 30, 2026.

BRADFORD DAVIS

CONTACT



11124 HWY 46 PHEBA, MS 39755



662-295-9065



bdavis4073@gmail.com

SKILLS

- Customer Service
- Problem Resolution
- Workplace Safety
- Problem-Solving
- Customer Relations
- Troubleshooting

Determined Electric Department Supervisor with 23 years of experience in Electrical Distribution Field. Strong leadership, communication and organizational skills. Deep knowledge of Planning, Installation, Maintenance and troubleshooting a vast variety of electrical equipment.

WORK HISTORY

April 2001 - Current

ELECTRIC DEPT. SUPERVISOR CITY OF WEST POINT WATER & LIGHT, WEST POINT, MS.

- Plans day-to-day work schedule for City line crews.
- Meets with contractors and customers.
- Helps design small development infrastructure; makes field changes on-site as needed.
- Completes work orders for jobs and ordering of supplies.
- Coordinates small jobs with home owners and troubleshoots problems with or other-related items.
- Oversees maintenance of City equipment and vehicles.
- Assists in the design overhead lines and underground lines for developments and main feeders throughout the City.
- Performs all phases of primary, secondary installation and maintenance work.
- Oversees the training of line crew employees in all phases of electric line work.(TVPPA)
- Enforce City safety rules and regulations.
- Trims trees around power lines for line maintenance.
- Conducts employee evaluations.
- Perform routine maintenance, troubleshooting and repairs on waste water lift stations.
- Perform routine maintenance, troubleshooting and repairs on water treatment plant motor controls, water well motor controls
- Install conduit, wiring, motor controls, light fixtures, circuit boards, and other electrical components.

March 1998 - April 2001

ELECTRICIAN/ CREW LEADER MERCIER ELECTRIC, WEST POINT, MS.

- Worked from ladders, scaffolds and lifts to install, maintain, or repair electrical wiring equipment and lighting fixtures in ceilings, on roofs and on towers.
- Installed and wired electrical transformers, service panels, and circuit breakers.
- Installed, maintained, repaired, and tested equipment for electricity generation and utilization.
- Planned layout and installation of electrical wiring, equipment, and fixtures based on specifications and applicable code.

EDUCATION

May 1994

Associate of Applied Science INDUSTRIAL ELECTRICITY
EAST MS. COMMUNITY COLLEGE, MAYHEW, MS.

TVPPA climbing lab

TVPPA construction lab

TVPPA transformer lab

TVA Substation switching lab

**CITY OF STARKVILLE COVER SHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT: Human Resources

AGENDA DATE: February 3, 2026

Page: 1

SUBJECT:

Request authorization of the transfer of David Kelley (Firefighter – Non-Certified - Temporary) to the position of Firefighter – Non-Certified in the Starkville Fire Department.

AMOUNT & SOURCE OF FUNDING:

David Kelley – Non-exempt salary for a Firefighter – Non-Certified @ \$38,629.45 (\$14.02/hour) based on 2756 hours per year.

LINE ITEM

Budgeted from line item #001-261-420-103

AUTHORIZATION HISTORY:

This is a replacement position previously held by Caleb Cistrunk who is deceased.

REQUESTING DEPARTMENT:

Starkville Fire Department

DIRECTOR'S AUTHORIZATION:

Chief Dewayne Davis, Fire Chief

FOR MORE INFORMATION CONTACT:

Chief Dewayne Davis, Fire Chief
Stacy L. Cobbins, Director of Human Resources

SUGGESTED MOTION:

Move approval of the transfer of David Kelley (Firefighter – Non-Certified - Temporary) to the position of Firefighter – Non-Certified in the Starkville Fire Department.



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT: IT
AGENDA DATE: 2/3/2026
PAGE: 1 of 1**

SUBJECT: Request approval of yearly renewal of Cisco Smartnet from CSpire for the state contract price of \$7,347.20

AMOUNT & SOURCE OF FUNDING: Costs associated with the project will come from account #001-123-600-300.

FISCAL NOTE:

**REQUESTING
DEPARTMENT: Information Technology**

**DIRECTOR'S
AUTHORIZATION: JCC**

FOR MORE INFORMATION CONTACT: Joel C. Clements, Jr – 662.323.2525 ext 3127

PRIOR BOARD ACTION:

BOARD AND COMMISSION ACTION:

PURCHASING:

DEADLINE:

ADDITIONAL INFORMATION:

STAFF RECOMMENDATION: Staff recommends approval.

Physical Address:

4200 Mamie Street
 Hattiesburg, MS 39402
 Phone: 601.450.6600
 Fax: 601.450.6603

**QUOTATION**

www.CSpire.com/business

Remittance Address:

C Spire Business
 PO Box 748168
 Atlanta, GA 30374-8168

Date: 10/01/25

Quote #: AAAQ156632R

Sales Rep: jemmons

Quote To:

City of Starkville
 Joel Clements, Jr.
 108 West Main Street

Starkville MS 39759

Phone: 6623234813

Here is the quote you requested.

Ship To:

City of Starkville
 Joel Clements, Jr.
 108 West Main Street

Starkville MS 39759

Qty	Part #	Description	Unit Price	Ext. Price
		CISCO SMARTNET RENEWAL 2026		
1	CON-SNC-C9200C88	C9200CX-8P-2X2G-E Serial #: FJC28501VCC. SNC - STD 8X7XNCD Contract #: 206468099	\$192.95	\$192.95
1	CON-SNC-C9200C88	C9200CX-8P-2X2G-E Serial #: FJC28501UM0. SNC - STD 8X7XNCD Contract #: 206468099	\$192.95	\$192.95
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WDQ. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WUL. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471XZU. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471X94. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471XCN. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
1	CON-SNC-C93004PA	C9300-48P-A Serial #: FJC28471WWB. SNC - STD 8X7XNCD Contract #: 206468099	\$971.80	\$971.80
		MERAKI-SUB Meraki SW Subscription Subscription ID: Sub2105773		
14	LIC-MR-E	Meraki MR Essentials Subscription LIC and Support	\$80.75	\$1,130.50
1			\$0.00	\$0.00
			Total	\$7,347.20

This Quote (i) hereby incorporates by reference the terms and conditions of the Master Terms and Conditions ("MTC") and the Purchase Terms and Conditions ("PTC") located at <https://www.cspire.com/business>, (ii) applies only to the Services or Products covered by this Quote and not to Services or Products covered by any other quote, statement of work, or order, and (iii) does not amend or supplement the terms of any other agreement. This Quote, the MTC, PTC, and any other written documents attached hereto or incorporated herein are the "Agreement." Capitalized terms not defined herein shall have the respective meanings ascribed to such terms in the MTC.

This Quote is valid for no more than sixty (60) days from the date the Quote was issued. CSB reserves the right to cancel orders arising from pricing or other errors. Taxes, shipping, handling and other fees may apply.

By signing below you acknowledge that you have read, accepted, and agree to be bound by this Agreement.

Customer Signature _____ Date _____



**CITY OF STARKVILLE
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM NO:
AGENDA DATE: February 3, 2026
PAGE: 1 of 3

SUBJECT:

Request permission to purchase from Accurate Tactical, Avon Protection (13) C50 Respirator kits at the cost of \$15,908.75, the lowest of two quotes, funded by Homeland Security Grant.

AMOUNT & SOURCE OF FUNDING:

\$15,908.75 Homeland Security Grant

FISCAL NOTE:

REQUESTING

DEPARTMENT: Starkville Police

DIRECTOR'S

AUTHORIZATION: Chief Mark Ballard

FOR MORE INFORMATION CONTACT: Sgt. Christopher Jackson

AUTHORIZATION HISTORY:

SUGGESTED MOTION:

Move approval to purchase from Accurate Tactical, Avon Protection (13) C50 Respirator kits at the cost of \$15,908.75, the lowest of two quotes, funded by Homeland Security Grant.

Invoicing Address:Starkville Police Department
101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-323-4134

Starkville Police Department, JOHN PEARSON

📍 101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-418-7924
✉ j.pearson@cityofstarkville.org**Shipping Address:**Starkville Police Department, JOHN PEARSON
101 E Lampkin St
Starkville MS 39759
United States
☎ +1 662-418-7924

Quotation # S02638

Quotation Date:

06/09/2025

Expiration:

02/06/2026

Salesperson:

Joseph Harrison

DESCRIPTION	SERIAL #	QTY	UNIT PRICE	TAXES	AMOUNT
[70501-188] Avon C50 APR Assembly (Medium)		13	415.00	No Sales Tax	\$ 5,395.00
[71601-11] Voice Projection Unit Gen II C50		13	655.00	No Sales Tax	\$ 8,515.00
[70501-156] Avon Clear Outsert Assembly		13	70.00	No Sales Tax	\$ 910.00
[72606-3] Avon CTCF50 Riot Agent Filter (Pack of 4)		5	197.75	No Sales Tax	\$ 988.75
[SHIPPING] Shipping and Handling		1	100.00		\$ 100.00

Untaxed Amount	\$ 15,908.75
TN Sales Tax 9.75% on \$ 15,808.75	\$ 0.00
Total	\$ 15,908.75

<https://www accuratelawenforcement.com/info/terms-and-conditions>

Payment terms: 30 Days

Quote#	QUO278643
Date	10/29/2025
Exp. Date	11/28/2025

Bill To:

City of Starkville Police
Department
101 E LAMPKIN ST
STARKVILLE MS 39759
United States

Ship To:

City of Starkville Police
Department
101 E LAMPKIN ST
STARKVILLE MS 39759
United States

Law Enforcement Equipment

ID	Name	Ordered By	Sales Rep	Shipping Method
497829	City of Starkville Police Department	John Pearson	David Diianni	FedEx Ground

#	Item Name	Description	Quantity	Unit Price	Amount
1	AVP-70501-556	Avon Protection C50 First Responder Kit Medium The C50 Air Purifying Respirator offers high prote Outstanding field of vision, and superior comfort. The innovative design features optimize the users time in the operational area. NIOSH and CBRN Approved.	12	629.99	7,559.88
2	AVP-71601-11	Avon Protection Voice Projection Unit with Mic Designed to provided communications for user The VPU and internal microphone can easily be connected via the Electronic Communication Port (ECP) on the mask.	12	669.99	8,039.88
3	TARIFF-NOTICE	Pricing is subject to change based on applicable tariffs, duties, or other regulatory actions beyond our control. Any adjustments will be communicated as soon as possible. Please reflect acceptance of these potential tariff-related pricing adjustments on your purchase order.		0.00	0.00

ACCEPTANCE OF QUOTATION

The above prices,specifications, and conditions are satisfactory and are hereby accepted.
Freight charges are estimated at the time of quote. Applicable freight costs will apply at time of shipment.

Quotation is valid until Nov 28,2025

Signature: _____ Date: _____

Subtotal:	15,599.76
Discount:	0.00
Tax Total:	1,101.78
Freight:	139.99
Total:	16,841.53