

**MINUTES OF THE REGULAR MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
February 3, 2026**

Be it remembered that the Mayor and Board of Alderman met in a Regular Meeting on February 3, 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 Pochop offered a motion, duly seconded by Alderman Vaughn, to approve the February 3, 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
REGULAR MEETING OF TUESDAY, FEBRUARY 3, 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 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.

Consent Items 2-14:

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

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 16, 2026 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE JANUARY 20, 2026 RECESS MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the minutes of the January 20, 2026 work session of the Mayor and Board of Aldermen” is enumerated, this consent item is thereby approved.

4. CONSIDERATION 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.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “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.” is enumerated, this consent item is thereby approved.

5. 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.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval 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.” is enumerated, this consent item is thereby approved.

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

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the January 6, 2026 Official Agenda, and to accept items for consent, whereby the “approval of adopting a Procurement Policy for the City of Starkville” is enumerated, this consent item is thereby approved.

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
February 3, 20 26.

City of Starkville, Mississippi



Mayor

ATTEST:



City Clerk



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 February 3, 2026, and executed on February 4, 2026.

Witness my hand this the 4 day of February, 2026.

City of Starkville, Mississippi



City Clerk



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 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.

7. CONSIDERATION TO HIRE IAIN J. HENDERSON AS AIRCRAFT LINEMAN (FBO) –PART-TIME IN THE STARKVILLE AIRPORT DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Iain J. Henderson as Aircraft Lineman (FBO) –Part-time in the Starkville Airport Department” is enumerated, this consent item is thereby approved.

8. CONSIDERATION OF THE TRANSFER OF ALEXIS WALKER (DISPATCHER – PART-TIME) TO THE POSITION OF DISPATCHER – FULL-TIME IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of the transfer of Alexis Walker (Dispatcher – Part-time) to the position of Dispatcher – Full-time in the Starkville Police Department” is enumerated, this consent item is thereby approved.

9. CONSIDERATION TO HIRE SARAH DOVER TO THE POSITION OF DISPATCHER – PART-TIME IN THE STARKVILLE POLICE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to hire Sarah Dover to the position of Dispatcher – Part-time in the Starkville Police Department” is enumerated, this consent item is thereby approved.

10. 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.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval 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” is enumerated, this consent item is thereby approved.

11. CONSIDERATION TO APPOINT BRADFORD “BRAD” DAVIS AS INTERIM LEAD LINEMAN FOREMAN IN THE STARKVILLE UTILITIES DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to appoint Bradford “Brad” Davis as Interim Lead Lineman Foreman in the Starkville Utilities Department” is enumerated, this consent item is thereby approved.

12. CONSIDERATION OF THE TRANSFER OF DAVID KELLEY (FIREFIGHTER – NON-CERTIFIED - TEMPORARY) TO THE POSITION OF FIREFIGHTER – NON-CERTIFIED IN THE STARKVILLE FIRE DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval to transfer of David Kelley (Firefighter – Non-Certified - Temporary) to the position of Firefighter – Non-Certified in the Starkville Fire Department” is enumerated, this consent item is thereby approved.

13. CONSIDERATION OF YEARLY RENEWAL OF CISCO SMARTNET FROM CSPIRE FOR THE STATE CONTRACT PRICE OF \$7,347.20.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “approval of yearly renewal of Cisco Smartnet from CSpire for the state contract price of \$7,347.20” is enumerated, this consent item is thereby approved.

14. CONSIDERATION 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.

Upon the motion of Alderman Pochop, duly seconded by Alderman Vaughn, and adopted by the Board to approve the February 3, 2026 Official Agenda, and to accept items for consent, whereby the “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” is enumerated, this consent item is thereby approved.

ANNOUNCEMENTS AND COMMENTS:

MAYOR’S COMMENTS: Mayor Spruill announced that February was Black History Month and that she had a proclamation that she would present at an event on Saturday. Mayor Spruill noted the passing of Reverend Tucker of Mt. Peiler Church and President of the NAACP and wished condolences. Mayor Spruill asked Edward Kemp to give a briefing to the Board of Alderman on the mutual aid work the Utilities Department has done to help New Albany Light, Gas, and Water to help after the ice storm. He noted that Ben Davis, Josh Lemer, Kirk Ward, Shasta Plunkett, Trey Samuel, and Ladavious Williams were the two, three man crews who went to assist.

BOARD OF ALDERMEN COMMENTS:

No Comments

CITIZEN COMMENTS:

Alvin Turner, Ward 7, noted the passing of Reverend Tucker and stated that the community should support his wife in this time. He noted that people were stressed with all the detours due to construction and asked that the city help get information out on how to get around town

PUBLIC APPEARANCE:

Aundrea Self- Alpha Kappa Alpha Sorority, Inc, Mentoring Group, The Youth Leadership Institute. Aundrea explained the group had an assignment to help learn who their Alderman or Supervisor were and then each young lady introduced herself and what Ward or District they lived in. Carmen Haynes lives in Ward 5 and attends the Partnership Middle School, Mallorie Miles lives in District 1 and attends the Partnership Middle School, Mayliah Monger lives in Ward 5 and attends Overstreet Elementary, Zyniah Lee lives in District 2 and attends the Partnership Middle School, Zyannah Lee lives in District 2 and attends the Partnership Middle School, Emilee Thomas lives in Ward 6 and attends Overstreet Elementary, Rija Gates attends the Partnership Middle School, Kaiden Cannon lives in District 2 and attends Armstrong Middle School, and Abby Simmons. Aundrea introduced Jessica Young as the Co-leader and helps run the organization.

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

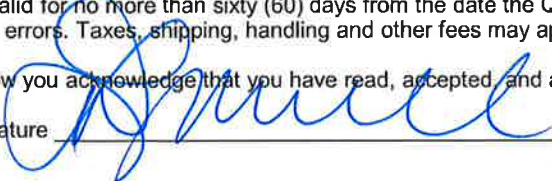
MS 39759

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 2/3/26

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

PUBLIC HEARINGS:

FIRST OF TWO PUBLIC HEARINGS 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.

Mayor Spruill opened the Public Hearing to the public.

Alvin Turner, Ward 7, expressed concern of people having open containers. Alderman Sistrunk clarified the amendment was only for restaurants.

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

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

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.

Code Enforcement Sergeant Samantha Gillen presented for 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. 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.

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

15. CONSIDERATION TO DETERMINE THE PROPERTY, LOCATED AT 12900 MS-182, STARKVILLE, MS 39759, WITH 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.

Alderman Moreland, duly seconded by Alderman Brooks, offered a motion for the City of Starkville to determine the property, located at 12900 MS-182, STARKVILLE, MS 39759, with 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. 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.

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 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.

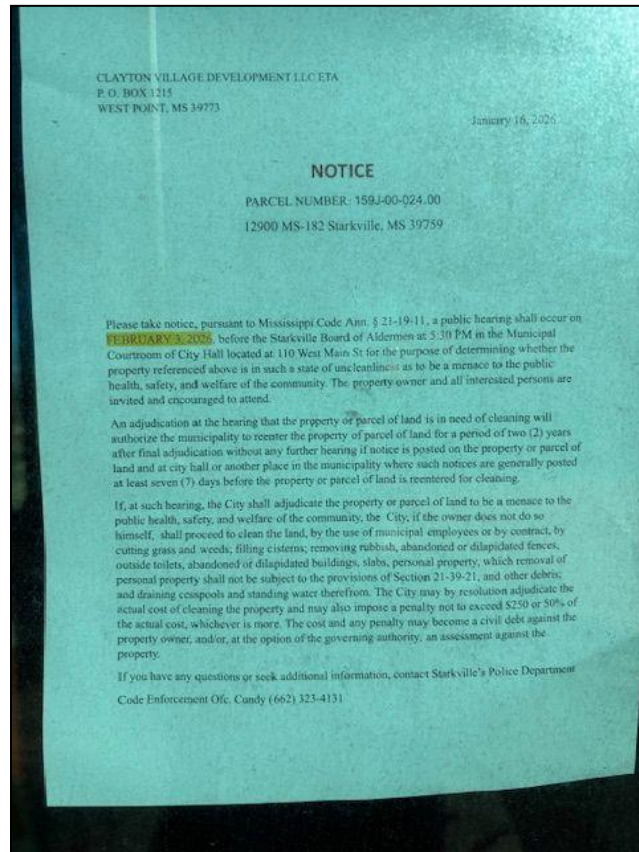
An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land 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.

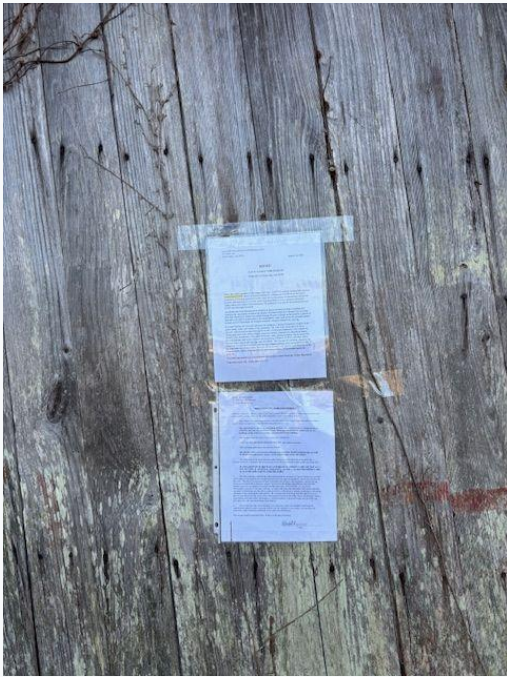
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(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.

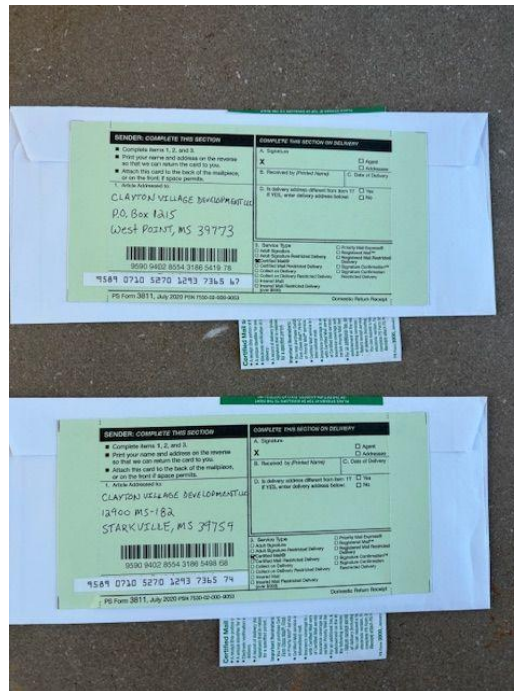


(CALLCARD)

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 Rcvd	OFFICER INITIATED					
Sent To Dispatch						
Location Address						
822 TAYLOR ST						
STARKVILLE, MS 39759						
Officer Information	Dispatched	Arrived	Cleared	De-Assign	Case Number	
Badge - Name	12:46:26	12:46:26	13:01:56			
HARVEY, M						
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, 2026 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, 2026 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						





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.

Code Enforcement Sergeant Samantha Gillen presented for 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. 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.

Daniel Allen, property owner, asked to be allowed time to determine if the property was salvageable and if it were he would fully remodel the property.

Mayor Spruill opened the Public Hearing.

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

16. 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, 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.

Alderman Sistrunk, duly seconded by Alderman Pochop, offered a motion for the City of Starkville to determine the property, located at 513 Vine Street with 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 clear the site, and that the owners be granted three months (May, 2026) to determine if the property is salvageable and three additional months continuance so that full clean-up of the

property may occur, at which time it will be revisited to determine if progress on the repairs has been made, at which time the City shall clean the site. 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.

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](#)

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.

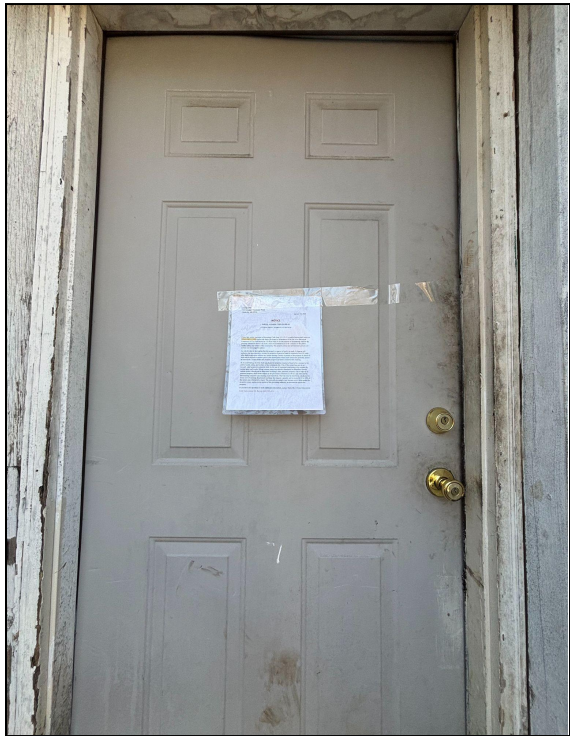
(POSTED AT CITY HALL IN WINDOW OF THE FRONT ENTRANCE)



(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	









FIRST PUBLIC HEARING FOR AMENDING THE UNIFIED DEVELOPMENT CODE.

Community Planner Daniel Havelin presented proposed amendments for the Unified Development Code.

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.

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:

AMENDMENT

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:

A M E N D M E N T

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~~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.

17. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, to approve the City of Starkville Claims Docket for 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. 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	\$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

18. 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 Vaughn, seconded by Alderman Brooks, 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.

19. A MOTION TO ENTER EXECUTIVE SESSION.

Alderman Sistrunk offered a motion to go into Executive Session for the purpose of discussion of pending litigation. Following a second by Alderman Pochop, 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 pending litigation. The Mayor and Board then went into Executive Session.

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

Alderman Vaughn offered a motion, seconded by Alderman Skinner, to exit Closed 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 closed Session.

21. MOTION TO RECESS UNTIL FEBRUARY 17, 2026 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Brooks, for the Board of Aldermen to recess the meeting until February 17, 2026 @ 5:30 at 110 West Main Street in the Court Room of City Hall, the Board voted as follows:

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

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

SIGNED AND SEALED THIS THE 20th DAY OF JANUARY 2026.

Attest:

D. LYNN SPRUILL, MAYOR

JOANNA MCLAURIN, CITY CLERK