MINUTES OF THE RECESS MEETING
OF THE MAYOR AND BOARD OF ALDERMEN
The City of Starkville, Mississippi
June 16, 2026

Be it remembered that the Mayor and Board of Alderman met in a Recess Meeting on June 16, 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, William Pochop, Roy A'. Perkins and Henry Vaughn, Sr., Mike Brooks appeared telephonically 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 Skinner, to approve the June 16, 2026 Official Agenda as amended. The Board voted as follows:

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

Having received a majority affirmative vote, the Mayor declared the motion carried and then read the consented items.

OFFICIAL AGENDA OF
THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI
RECESS MEETING OF TUESDAY, JUNE 16, 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

A. CONSIDERATION OF THE MINUTES OF THE MAY 29, 2026, WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

B. CONSIDERATION OF THE MINUTES OF THE JUNE 2, 2026 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

II. ANNOUNCEMENTS AND COMMENTS

A. MAYOR'S COMMENTS - JUNETEENTH
JULY 4TH CELEBRATION
INTRODUCTIONS

B. BOARD OF ALDERMEN COMMENTS

III. CITIZEN COMMENTS

IV. PUBLIC APPEARANCES

V. PUBLIC HEARINGS

A. PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR FIVE SPECIAL EXCEPTIONS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 128 SOUTH JACKSON STREET IN A T-5D ZONING DISTRICT.

B. PUBLIC HEARING AND CONSIDERATION OF SE 26-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A COTTAGE COURT DEVELOPMENT AT 505, 507, AND 509 SOUTH MONTGOMERY STREET IN AN TN-E ZONING DISTRICT.

VI. MAYOR'S BUSINESS

A. CONSIDERATION OF RESOLUTION AUTHORIZING THE LIEN FOR 49 CHOCTAW STREET AS PROVIDED IN THE ATTACHMENTS.

VII. BOARD BUSINESS

A. DISCUSSION AND CONSIDERATION OF A SPECIAL EVENT REQUEST BY THE STARKVEGAS JUNETEENTH COMMITTEE FOR UNITY TO HOLD JUNETEENTH ON JUNE 18TH, 19TH, 20TH, AND 21ST AND HAVE CITY PARTICIPATION WITH IN-KIND SERVICES.

B. RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, ACKNOWLEDGING AND APPROVING THE SALE AND AWARD OF THE $18,000,000 COMBINED WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2026, OF THE CITY OF STARKVILLE, MISSISSIPPI; AND FOR RELATED PURPOSES.

VIII. DEPARTMENT BUSINESS

A. AIRPORT

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

B. COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

1. DISCUSSION AND CONSIDERATION OF FP 26-06 A REQUEST FOR FINAL PLAT APPROVAL FOR “LOT 2 & 3 COURTLAND COVE SUBDIVISION” AT 107 COURTLAND IN A SD-2 ZONING DISTRICT.

C. COURTS

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

D. ENGINEERING

1. REQUEST AUTHORIZATION FOR SOLE SOURCE PURCHASE AND INSTALLATION OF STREETLIGHTS ON TURNBERRY LN AND HUXLEY DR FROM FOUR COUNTY ELECTRIC.

2. CONSIDERATION OF APPROVING THE SUMMARY CHANGE ORDER FOR HANNON LLC FOR THE 2026 ADA IMPROVEMENTS PROJECT IN THE AMOUNT OF A $7,402.95 INCREASE.

E. FINANCE AND ADMINISTRATION

1. REQUEST APPROVAL OF THE CITY OF STARKVILLE CLAIMS DOCKET FOR ALL DEPARTMENTS INCLUDING STARKVILLE UTILITIES DEPARTMENT AS OF JUNE 10, 2026 FOR FISCAL YEAR ENDING 9/30/26, ACKNOWLEDGING THAT THE CITY CLERK HAS ATTESTED AND CERTIFIED ON THE COVER OF THE CLAIMS DOCKET THAT ALL CLAIMS ON THE DOCKET ARE TRUE, ACCURATE, LAWFUL AND PROPER TO THE BEST OF HER KNOWLEDGE, FOR PAYMENT PURSUANT TO HER DUTIES UNDER MISS. CODE SECTIONS 21-39-5, 21-39-7, 21-39-9, 21-39-17 AND 21-15-21.

2. REQUEST ACCEPTANCE OF THE MAY 2026 FINANCIAL STATEMENTS OF THE CITY OF STARKVILLE, MS.

3. REQUEST ACKNOWLEDGMENT OF PRIVILEGE LICENSES ISSUED BY THE CITY CLERK'S OFFICE FOR THE MONTH OF MAY 2026 BY THE BOARD IN ACCORDANCE WITH MISSISSIPPI CODE 27-17-501.

4. CONSIDERATION OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 9-30-26.

F. FIRE DEPARTMENT

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

G. HUMAN RESOURCES

1. REQUEST AUTHORIZATION TO HIRE BOBBY SHED, JOE HOLBERT, AND DESMOND MEEKS TO THE POSITION OF STREET MAINTENANCE WORKER I WITHIN THE STREET DEPARTMENT.

2. REQUEST AUTHORIZATION TO HIRE SHALAMARK SIMPSON AS A COMMERCIAL DRIVER I IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.

H. INFORMATION TECHNOLOGY

1. REQUEST APPROVAL OF THE 3-YEAR RENEWAL OF DUO MULTI-FACTOR AUTHENTIFICATION SOFTWARE FROM CSPIRE FOR THE YEARLY AMOUNT OF $10,698.00

I. PARKS

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

J. POLICE DEPARTMENT

1. POLICE

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

2. CODE ENFORCEMENT

   1. UNDER MISSISSIPPI CODE ANNOTATED 21-19-11(2) AND AS ADOPTED BY THE CITY OF STARKVILLE BOARD OF ALDERMEN, THE FOLLOWING PROPERTIES ARE FOUND IN VIOLATION OF SAID ORDINANCE AND ARE IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND ARE THEREFORE PLACED ON THE PROPERTY MOWING/CLEANUP LIST:

      - 1445 FIRE STATION RD
      - 102 PILCHER ST
      - 300 W GARRARD RD
      - 406 N MONTGOMERY

K. SANITATION DEPARTMENT

1. *THERE ARE NO ITEMS FOR THIS AGENDA.*

L. UTILITIES DEPARTMENT

1. REQUEST AUTHORIZATION TO ADVERTISE FOR BIDS FOR JOSEY CREEK LIFT STATION REHABILITATION (MATERIAL ONLY).
2. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM COPPER TOP SHEET METAL, INC. IN THE AMOUNT OF $54,645.00 FOR REPLACEMENT OF ROOFS AT BLUEFIELD PLANT SITE, BLUEFIELD BOOSTER STATION SITE, AND PARKDALE PLANT.
3. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM ELECTRIC MOTOR SALES & SERVICE IN THE AMOUNT OF $14,875.00 FOR REPAIR AND REBUILD OF FAIRBANKS MORSE SUBMERSIBLE PUMP MOTOR AT WASTEWATER TREATMENT PLANT.

IX. CLOSED DETERMINATION SESSION

X. OPEN SESSION

XI. EXECUTIVE SESSION

A. POTENTIAL LITIGATION

XII. OPEN SESSION

XIII. ADJOURN UNTIL JULY 7, 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: 2-18:

2. CONSIDERATION OF THE MINUTES OF THE MAY 29, 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 Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the minutes of the May 29, 2026, work session of the Mayor and Board of Aldermen of the City of Starkville" is enumerated, this consent item is thereby approved.

3. CONSIDERATION OF THE MINUTES OF THE JUNE 2, 2026 REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the minutes of the June 2, 2026 regular meeting of the Mayor and Board of Aldermen of the City of Starkville" is enumerated, this consent item is thereby approved.

4. CONSIDERATION OF RESOLUTION AUTHORIZING THE LIEN FOR 49 CHOCTAW STREET AS PROVIDED IN THE ATTACHMENTS.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of a resolution authorizing the lien for 49 Choctaw Street as provided in the attachments" is enumerated, this consent item is thereby approved.

5. DISCUSSION AND CONSIDERATION OF A SPECIAL EVENT REQUEST BY THE STARKVEGAS JUNETEENTH COMMITTEE FOR UNITY TO HOLD JUNETEENTH ON JUNE 18TH, 19TH, 20TH, AND 21ST AND HAVE CITY PARTICIPATION WITH IN-KIND SERVICES.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of a Special Event request by the StarkVegas Juneteenth Committee for Unity to hold Juneteenth on June 18th, 19th, 20th, and 21st and have City participation with in-kind services" is enumerated, this consent item is thereby approved.

6. DISCUSSION AND CONSIDERATION OF FP 26-06 A REQUEST FOR FINAL PLAT APPROVAL FOR "LOT 2 & 3 COURTLAND COVE SUBDIVISION" AT 107 COURTLAND IN A SD-2 ZONING DISTRICT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of FP 26-06 a request for final plat approval for "lot 2 & 3 Courtland Cove Subdivision" at 107 Courtland in a SD-2 zoning district" is enumerated, this consent item is thereby approved.

7. REQUEST AUTHORIZATION FOR SOLE SOURCE PURCHASE AND INSTALLATION OF STREETLIGHTS ON TURNBERRY LN AND HUXLEY DR FROM FOUR COUNTY ELECTRIC.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval Request authorization for sole source purchase and installation of Streetlights on Turnberry Ln and Huxley Dr from Four County Electric" is enumerated, this consent item is thereby approved.

BEFORE THE MAYOR AND BOARD OF ALDERMEN
CITY OF STARKVILLE

RESOLUTION ADJUDICATING COST AND ASSESSING LIEN

AGAINST REAL PROPERTY UNDER MISS. CODE ANN. 21-19-11 (1972) AS AMENDED

1. Pursuant to Miss. Code Ann. §21-19-11 (1972), as amended, the City of Starkville gave notice of a public hearing before the governing authorities of the City of Starkville to **Needmore Properties LLC** (Owner of the property described herein below) to determine whether the real property described herein below was in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community.

Property Owner: Needmore Properties LLC
Address of Owner: 120 Meadowbrook Rd Unit 27 Jackson MS 39206
Parcel Number: 118B-00-129.00
Address of Violation: 49 Choctaw

2. The hearing was held before the Mayor and Board of Aldermen of the City of Starkville on **May 19, 2026** following which the property referenced above was found to be a menace to the public health and safety, and the property was ordered to be cleaned immediately. Subsequent to this date, and in accordance with Miss. Code Ann. §21-19-11 (1972), as amended, the City of Starkville proceeded to have the lot mowed and cleaned.

3. Pursuant to Miss. Code Ann. §21-19-11 (1972, as amended), City of Starkville shall charge Owner with the actual cost of lot mowing, including administrative and legal costs of the municipality, and may also impose a penalty of one-half of the actual cost or $1500.00, whichever is more.

4. The City of Starkville, by and through its Board, at a regularly scheduled meeting held on **June 16, 2026**, adjudicated the actual cost of lot mowing to be **$300.00**. This amount is assessed as a lien on the real property described above.

5. This assessment will be enrolled as a judgment lien on the Oktibbeha County, Mississippi judgment roll in the office of the Circuit Clerk of Oktibbeha County, Mississippi by providing a certified copy of this resolution to the Circuit Clerk, and the tax collector of the municipality shall proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property.

6. Prior to its collection as a judgement lien, this assessment may be collected as a civil debt, and the City of Starkville may institute a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned. Pursuant to Miss. Code Ann. § 27-41-9 (1972, as amended), an interest charge of one-half of one percent (1/2 of 1%) will accrue monthly on all unpaid liens.

7. The City Clerk is hereby directed to cause a copy of this Resolution to be mailed to the owner advising of the assessment of a lien against the property, and the Owner's right to appeal under Miss. Code Ann §11-51-75 (1972, as amended).

WHEREUPON, the foregoing Resolution was declared passed and adopted at a regular meeting of the Board of Aldermen of Starkville, Mississippi, on this, the 16 day of June, 2026.

CITY OF STARKVILLE, MISSISSIPPI

BY: [signature]
D. LYNN SPRUILL, MAYOR

ATTEST: Joanna McLaurin
JOANNA MCLAURIN, CITY CLERK

Lien Case: LIEN-26-7

STATE OF MISSISSIPPI;
COUNTY OF OKTIBBEHA;

LIEN

The City of Starkville, pursuant to Miss. Code Ann. §21-19-11, has declared the following described real property to be a menace to the public health, safety, and welfare of the community.

The said property located in the City of Starkville, Mississippi, owned by Needmore Properties LLC , being more particularly described as:

49 Choctaw (PID #118B-00-129.00)

(See attached Exhibit "A")

Pursuant to Miss. Code Ann. §21-19-11, the City of Starkville adjudicated the actual cost of cleanup of the property and assessed a penalty not to exceed fifty percent (50%) of the actual cost by Resolution attached and incorporated herein as Exhibit "B".

Pursuant to the authority vested by §21-19-11, the City of Starkville claims a lien against the property and requests the Oktibbeha County Chancery Clerk to enroll this lien. The City of Starkville has assessed the total cost for cleanup and penalties of the above referenced property in the lien amount of $300.00.

D. Lynn Spruill, Mayor
City of Starkville, Mississippi

Joanna McLaurin, City Clerk
City of Starkville, Mississippi

Oktibbeha County, MS

Oktibbeha County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Oktibbeha County Land Records GIS and is maintained for the internal use of the County. The County of Oktibbeha and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Oktibbeha County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

Oktibbeha County Tax Assessor/Collector
JoHelen Walker

101 E. Main Street Ste. 103
39759 Starkville , MS
662-323-1273
Fax: 662-338-1066

Date Printed: 6/9/2026

PPIN	6058
PARCEL_ID	1158-00-129.00
OWNERNAME	NEEDMORE PROPERTIES LLC
ADDRESS1	1200 MEADOWBROOK RD UNIT 27
ADDRESS2	
CITY	JACKSON
STATE	MS
ZIP	39206
SECTION	27
TOWNSHIP	19N
RANGE	14E
LEGAL1	LOT 49 ROLLING HILLS SUB #2
LEGAL2	
LEGAL3	
TAX_DIST	2110
REGION	98
CULT_AC1	0
CULT_AC2	0
UNCULT_AC1	0
UNCULT_AC2	0
TOTAL_AC	0
CULT_VAL1	22000
CULT_VAL2	0
UNCUL_VAL1	0
UNCUL_VAL2	0
LAND_VAL	22000
IMP_VAL1	65740
IMP_VAL2	0
TOTALVALUE	87740
EXEMPT_COD	0
HOMESTEAD	
DEED_BOOK	2016
DEED_PAGE	642
DEED_DATE	12/6/2015
SITUS_ADDR	49 CHOCTAW

49 Choctaw Road

Employees	Equipment used
Noah Wolfe	Lawn mower
Lemeul Tate	Weed eater
Employee Labor Total:	$ 250.00
Administrative Fee:	$ 50.00
Main Total:	$ 300.00

SPECIAL EVENT APPLICATION

City of Starkville
110 West Main Street
Starkville, MS 39759
Ph:662.323.2525
Email: events@cityofstarkville.org

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT'S INFORMATION

Applicant's Name: Yulanda Haddix **Phone:** (856) 220-2222
Applicant's Email: Yulanda114@aol.com

EVENT INFORMATION

Event Name: Starkvegas Juneteenth Community Wide Celebration

Is this a reoccurring event? ☒ Yes ☐ No

Organization's Name: StarkVegas Juneteenth Committee for Unity

Organization Type? ☒ Non-Profit ☐ For Profit

Organization's Address: 834 Highway 12 West Suite 124 Starkville MS 39759

On-Site Contact Name: YUlanda Haddix **Mobile Number:** (856) 220-0222

For non-profit organizations, the 501c3 Certificate is attached: ☒ Yes ☐ No

Event Type: *(select all that apply)* ☒ Walk/Run ☐ Procession ☒ Concert ☒ Street Closing Event ☐ Sale/Market
☐ If Other Please Specify:

Estimate the approximate expected attendance at the event:
(Application Fee established in the Special Event Policy Section 1.3.1)

	(date)	(time)		(date)	(time)
Event Start (from)	06/18/26	9pm	**(to)**	06/20/26	10:00 PM
Event Setup and Takedown (from)	06/18/26	10:PM	**(to)**	06/20/20	10:00PM

Will alcohol (beer and light wine only) be associated with this Special Event Permit request: ☐ Yes ☒ No

CITY SERVICES BEING REQUESTED AS PART OF THIS EVENT:

Police Department	Fire Department	Sanitation Department	Park and Rec Department	Utility Department	Street Department
☑ Yes ☐ No	☑ Yes ☐ No	☑ Trash Collection ☑ Street Sweeper ☑ Personnel ☑ Dumpster	☑ Personnel ☑ Facilities	☑ Electrical Service ☑ Hanging Banner ☑ Waste Disposal into Sanitary Sewer	☑ Placement of Bollards for a street closing

SIGNATURES FOR ALL THE REQUESTED SERVICES FROM ABOVE IS REQUIRED FOR APPROVAL (OFFICIAL USE ONLY)

SPD cost: $2,000 (signature) 5-14-26 (date)	**Sanitation Dept. cost:** ~~$1000.00~~ 2000.00 Christoph (signature) 5-14-26 (date)	**Utility Dept. cost:** $250.00 $0 (signature) 5-14-26 (date)
SFD cost: — MMK (signature) 5-14-26 (date)	**Park and Rec Dept. cost:** (signature) (date)	**Street Dept. cost:** 1800.00 (signature) 5/14/26 (date)

With my signature below, I am affirming that I have read and understand the City of Starkville's Special Event Policy. I agree to comply with the Special Event Policy and will cooperate in the implementation of the Special Event Policy:

Applicant's Signature: Yulanda Haddix **Date:** 5/6/2026

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

AGREEMENT TO INDEMNIFY

AS A CONDITION PRECEDENT TO HOLDING AND CONDUCTING THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, AND AS CONSIDERATION FOR SAME, AND IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICATION AND THE CITY OF STARKVILLE:

Yulanda Haddix ____________________ (name of applicant) (THE "INDEMNITOR") AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND AT ITS SOLE COST AND EXPENSE THE CITY OF STARKVILLE, MISSISSIPPI (THE "CITY"), ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS (IN BOTH THEIR OFFICIAL AND PRIVATE CAPACITIES) (EACH AN "INDEMNITEE") FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, JUDGMENTS, LIABILITIES, PENALTIES, FINES, EXPENSES, FEES, COSTS (INCLUDING ATTORNEYS' FEES AND OTHER COSTS OF DEFENSE), AND DAMAGES (TOGETHER, "DAMAGES") ARISING OUT OF OR IN CONNECTION WITH (A) THE INDEMNITOR'S PERFORMANCE OF THE EVENT, (B) THE USE OF ANY PORTION OR PROPERTY OF THE CITY, BY THE INDEMNITOR OR BY ANY OWNER, OFFICER, PARTNER, SHAREHOLDER, MEMBER, EMPLOYEE, AGENT, REPRESENTATIVE, CONTRACTOR, SUBCONTRACTOR, LICENSEE, CUSTOMER, GUEST, INVITEE, OR CONCESSIONAIRE OF THE INDEMNITOR, OR ANY PERSON ACTING BY OR UNDER THE AUTHORITY OR WITH THE PERMISSION OF THE INDEMNITOR, OR ANY OTHER PERSON UNDER THE EXPRESS OR IMPLIED INVITATION OF THE INDEMNITOR, OR ANY OTHER PERSON OR ENTITY FOR WHOM THE INDEMNITOR MAYBE LIABLE (TOGETHER, "THE INDEMNITOR PARTIES"), OR ANY OF THEM, (C) THE CONDUCT OF THE INDEMNITOR'S BUSINESS OR ANYTHING ELSE DONE OR PERMITTED BY THE INDEMNITOR (OR ANY OF THE INDEMNITOR PARTIES) TO BE DONE IN OR ABOUT ANY PORTION OR PROPERTY OF THE CITY, (D) ANY BREACH OR DEFAULT IN THE PERFORMANCE OF THE INDEMNITOR'S OBLIGATIONS IN CONNECTION WITH THE EVENT, AND (E) WITHOUT LIMITING ANY OF THE FOREGOING, ANY ACT OR OMISSION OF THE INDEMNITOR OR OF ANY OF THE INDEMNITOR PARTIES UNDER, RELA TED TO, OR IN CONNECTION WITH, THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, INCLUDING DAMAGES CAUSED IN WHOLE OR IN PART BY AN INDEMNITEE'S OWN NEGLIGENCE.

In the event that the Indemnitor fails or refuses to provide an indemnity and defense as set forth herein, the City shall have the right to undertake the defense, compromise, or settlement of any such claim, lawsuit, judgment, or cause of action, through counsel of its own choice, on behalf of and for the account of, and at the risk of the Indemnitor, and the Indemnitor shall be obligated to pay the reasonable and necessary costs, expenses and attorneys' fees incurred by the City in connection with handling the prosecution or defense and any appeal(s) related to such claim, lawsuit, judgment, or cause of action.

THIS INDEMNITY PROVISION IS SOLELY FOR THE BENEFIT OF THE CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS, AND IS NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE TO ANY OTHER PERSON OR ENTITY.

THIS INDEMNITY AGREEMENT SURVIVES THE TERMINATION OR EXPIRATION OF THE EVENT, WHICH IS THE SUBJECT OF THIS APPLICATION, AND THE TERMINATION OR EXPIRATION OF ANY CONTRACT BETWEEN THE INDEMNITOR AND THE CITY.

The undersigned officer, representative, and/or agent of the Indemnitor is the properly authorized officer, representative, and/or agent of the Indemnitor and has the necessary authority to execute this Agreement on behalf of and to bind the Indemnitor, and the Indemnitor hereby certifies to the City that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.
In the event of any action hereunder, venue for all causes of action shall be instituted and maintained in Oktibbeha County, Mississippi. The parties agree that the laws of the State of Mississippi shall govern and apply to the interpretation, validity and enforcement of this Agreement; and, with respect to any conflict of law provisions, the parties agree that such conflict of law provisions shall not affect the application of the law of Mississippi (without reference to its conflict of law provisions) to the governing, interpretation, validity and enforcement of this Agreement.

AGREED:

APPLICANT/INDEMNITOR

By: Yulanda Haddix

Title: President of Juneteenth Committee for Unity

ATTEST:

By: [signature]

Title: Mayor

ACKNOWLEDGEMENT OF ACCEPTANCE OF SPECIAL EVENT POLICY

With my signature below, I affirm that I have read and understand the City of Starkville's Special Event Policy. I agree to comply with the Special Event Policy and will cooperate in the implementation of the Special Event Policy.

Signature ____________________ Date 5/6/2026

Print Name Yulanda Haddix

Organization StarkVegas Juneteenth Committee for Unity

---------------------------------**Official Use Only: Do Not Write Below This Line**---------------------------------

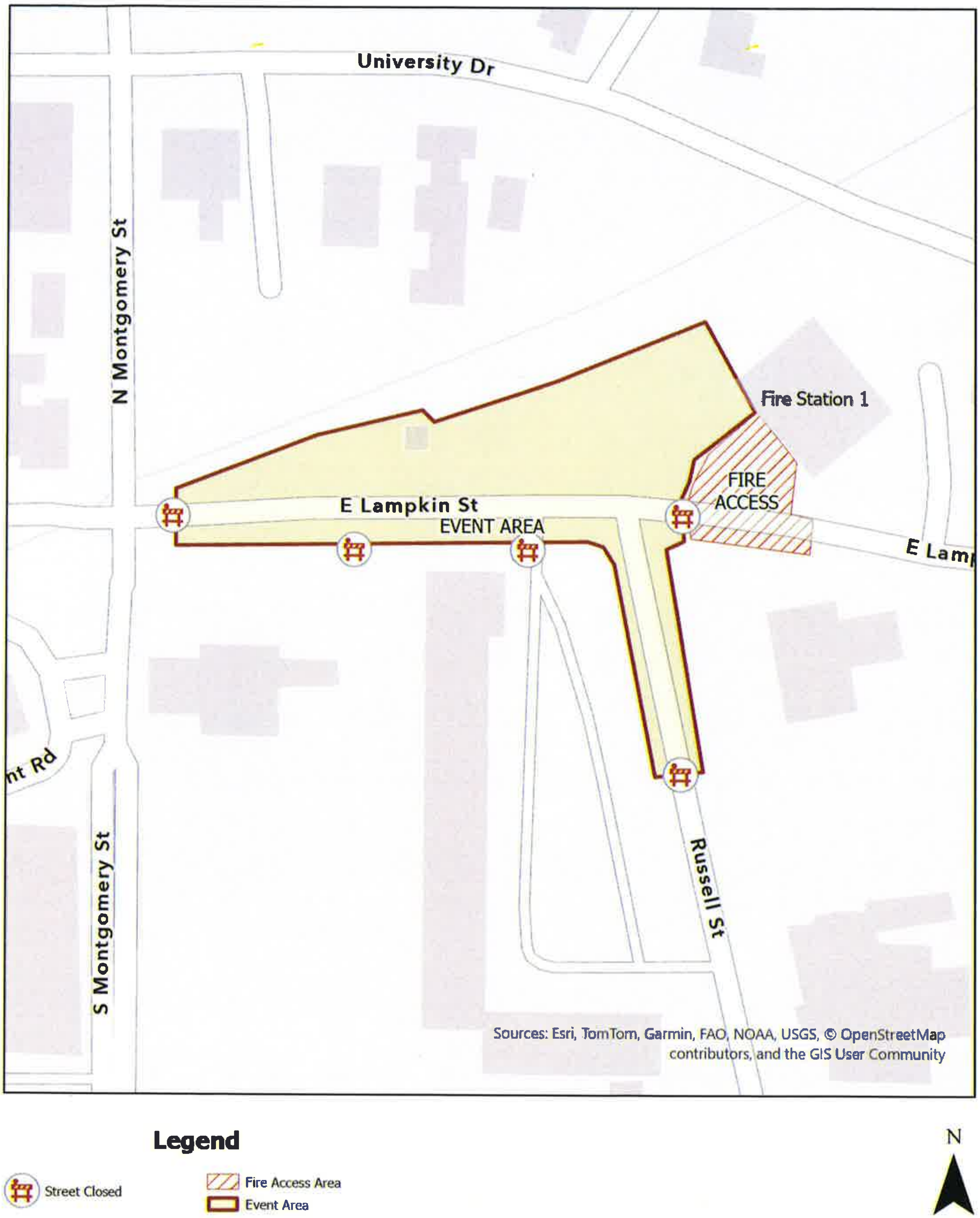
APPROVAL OF SPECIAL EVENT

☐ **This event did not require approval by the Board of Aldermen in compliance with the City of Starkville's Special Event Policy.**

☐ **This event did require approval by the Board of Aldermen in compliance with the City of Starkville's Special Event Policy and was approved on** June 16, 2026.

Mayor's Signature ____________________ Date 6/16/26

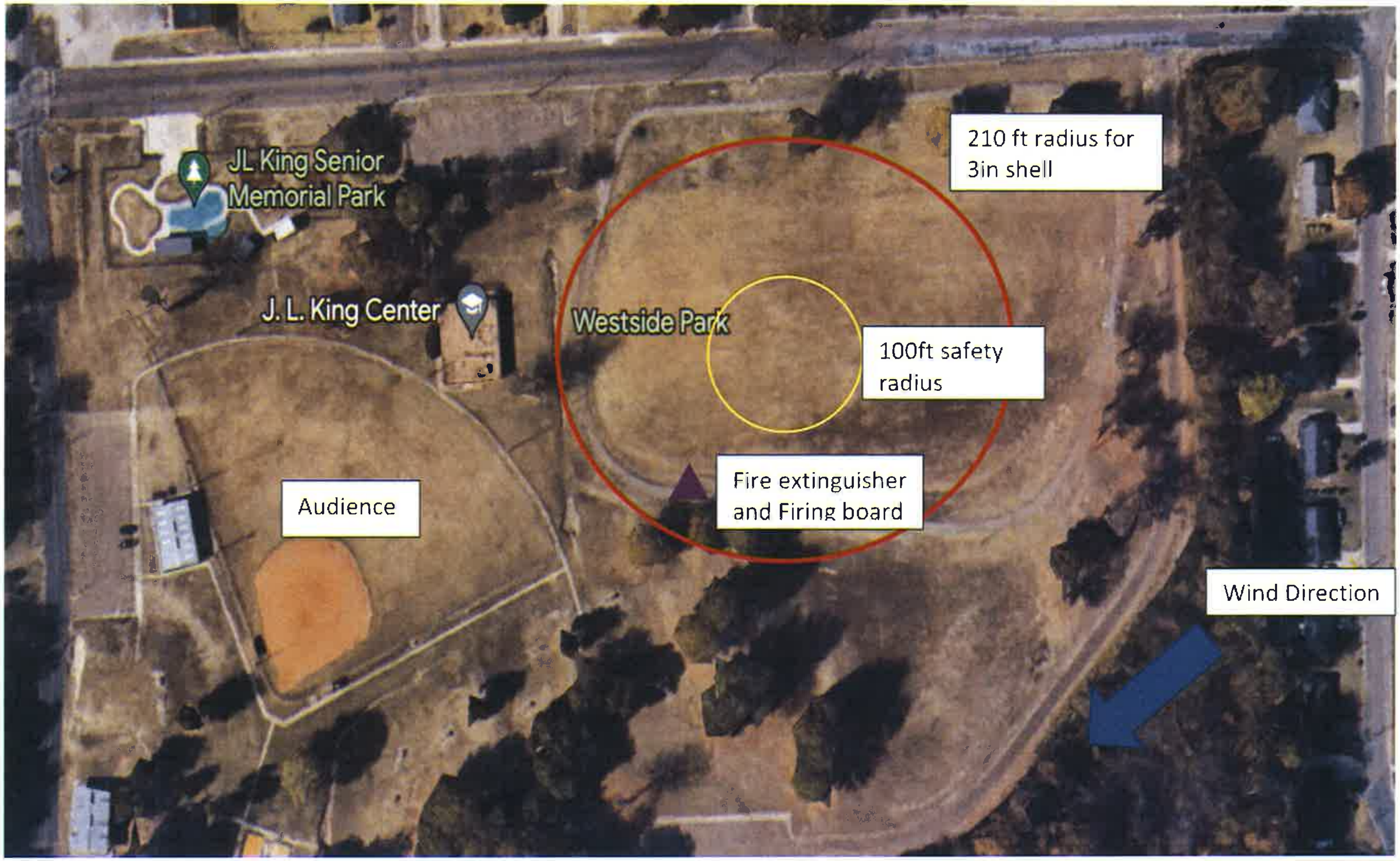
Juneteenth 2026



5k Route


10:08 PM Fri May 15
88%
Verizon
Marshalls
K Nails and Spa
Five Below
United States Postal Service
Starkville Crossing
Wingstop
Applebee's Grill + Bar
Take 5 Oil Change
Lowe's
Academy Sports + Outdoors
China Garden Chinese Restaurant
Zaxbys
Oktibbeha County Co-Op
AutoZone
McKee Park
Start
Umble Coffee Co
LYNN LN
End
Downtown Martial Arts Academy
Advanced Composites Institute
INDUSTRIAL PARK RD
Deep South Pout
Boardtown Dance
The Salvation Army
Dawg House Gymnastics
MILEY DR
George M. Bryan Airport
Oktibbeha County Humane Society
Apple Maps
70°
AQI 43

Starkville Juneteenth 2026



Starkville Juneteenth 2026

Event: Juneteenth Celebration 2026
Date: June 18, 2026
Location: J.L. King Park
Time: 9:00pm
Duration: 4 minutes 30 seconds
Shell Classification: 1.3G
Maximum Shell Size: 3 inch
Safety Fallout Radius: 210 feet
Firing Method: Electrical
Storage: No Storage Required
Fire Suppression: 2 10 BC and 2 Pressurized H20
Fallout: Minimal paper - area will be raked and leaf blown after the show

Shooter Information:
Desmond Lewis
615-594-0861
BATFE: 1-TN-157-54-8C-01230
Expiration Date: March 1, 2028

4 COUNTY ELECTRIC POWER ASSOCIATION

Work Order Quote

Not Valid after 30 Days

Applicant's Name:	**City Of Starkville**	Work Order Number:	**057073**
Mailing Address:	**Turnberry Ln**	Staked By / Drawn By:	**ROBERT POOLE**
		Quote Prepared By:	**Robert Poole**
Tax ID Number:		4-County To Own FAC:	**Yes**
County:	**OKTIBBEHA**	Description of Work:	
State Hwy/Cty Rd:	**Turnberry Ln**		
Take off Pole #:		Location #:	**0000000000000000**

Unit	Status	Quantity	Material	Labor	Total
		CONSTRUCTION			
35-FG	New	3	5,953.95	272.74	6,226.69
M26-5-150S LED	New	3	998.34	272.74	1,271.08
URD2W	New	136	85.68	215.08	300.76
URD-TR	New	16		39.85	
CONSTRUCTION TOTAL			**7,037.97**	**800.40**	**7,798.52**

Labor and Material Subtotal	7,838.37
Stores Expense	0.00
Labor and Material Total	7,838.37
Less Salvage Value (if any)	0.00
Subtotal	7,838.37
Sales Tax 0.0%	0.00
Total Cost of Work Order	7,838.37
Net Revenue (Estimated)	0.00
Amount Due (CIAC)	**7,838.37**

Agreement: This quote itemizes the costs required to complete the work order and calculates the contribution in aid of construction (CIAC) due from the Applicant based upon the Association's line extension policy. By signature below and after payment of the amount due, the Applicant authorizes the Association to complete the work order.

Commercial

Applicant: [signature]

Date: 6/16/26

Staking Tech Supervisor: [signature]

Date: 6/4/2026

4 County Electric Power Association				
	Applicant's Name:	**City of Starkville**	Work Order Number:	**057075**
	Mailing Address:	**Huxley Dr**	Staked By / Drawn By:	**ROBERT POOLE**
			Quote Prepared By:	**Robert Poole**
	Tax ID Number:		4-County To Own FAC:	**Yes**
	County:	**OKTIBBEHA**	Description of Work:	
Work Order Quote	State Hwy/Cty Rd:	**Huxley Dr**		
Not Valid after 30 Days	Take off Pole #:		Location #:	**0000000000000000**

Unit	Status	Quantity	Material	Labor	Total
		CONSTRUCTION			
35-FG	New	2	3,969.30	181.82	4,151.12
M26-5-150S LED	New	2	665.56	181.82	847.38
URD2W	New	86	54.18	136.01	190.19
URD-TR	New	6		14.94	
CONSTRUCTION TOTAL			**4,689.04**	**514.60**	**5,188.70**

Labor and Material Subtotal	5,203.64
Stores Expense	0.00
Labor and Material Total	5,203.64
Less Salvage Value (if any)	0.00
Subtotal	5,203.64
Sales Tax 0.0%	0.00
Total Cost of Work Order	5,203.64
Net Revenue (Estimated)	0.00
Amount Due (CIAC)	**5,203.64**

Agreement: This quote itemizes the costs required to complete the work order and calculates the contribution in aid of construction (CIAC) due from the Applicant based upon the Association's line extension policy. By signature below and after payment of the amount due, the Applicant authorizes the Association to complete the work order.

Commercial

Applicant: [signature] Staking Tech Supervisor: [signature]

Date: 6/16/26 Date: 6/4/2026

8. CONSIDERATION OF APPROVING THE SUMMARY CHANGE ORDER FOR HANNON LLC FOR THE 2026 ADA IMPROVEMENTS PROJECT IN THE AMOUNT OF A $7,402.95 INCREASE.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval the summary change order for Hannon LLC for the 2026 ADA Improvements Project in the amount of a $7,402.95 increase" is enumerated, this consent item is thereby approved.

9. REQUEST ACCEPTANCE OF THE MAY 2026 FINANCIAL STATEMENTS OF THE CITY OF STARKVILLE, MS.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval May 2026 financial statements of the city of Starkville, MS" is enumerated, this consent item is thereby approved.

10. REQUEST ACKNOWLEDGMENT OF PRIVILEGE LICENSES ISSUED BY THE CITY CLERK'S OFFICE FOR THE MONTH OF MAY 2026 BY THE BOARD IN ACCORDANCE WITH MISSISSIPPI CODE 27-17-501.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval request acknowledgment of privilege licenses issued by the City Clerk's office for the month of May 2026 by the Board in accordance with Mississippi Code 27-17-501" is enumerated, this consent item is thereby approved.

11. CONSIDERATION OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 9-30-26.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of Budget Adjustments for fiscal year 9-30-26" is enumerated, this consent item is thereby approved.

12. REQUEST AUTHORIZATION TO HIRE BOBBY SHED, JOE HOLBERT, AND DESMOND MEEKS TO THE POSITION OF STREET MAINTENANCE WORKER I WITHIN THE STREET DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval to hire Bobby Shed, Joe Holbert, and Desmond Meeks to the position of street maintenance worker I within the street department." is enumerated, this consent item is thereby approved.

13. REQUEST AUTHORIZATION TO HIRE SHALAMARK SIMPSON AS A COMMERCIAL DRIVER I IN THE SANITATION & ENVIRONMENTAL SERVICES DEPARTMENT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval to hire Shalamark Simpson as a commercial driver I in the Sanitation & Environmental Services Department." is enumerated, this consent item is thereby approved.

CHANGE ORDER NO.: 1 (Summary)

Owner: **City of Starkville, MS**
Engineer: City of Starkville – Stephen Kachelman
Contractor: Hannon, LLC
Project: 2026 ADA Improvements
Contract Name: 2026 ADA Improvements
Date Issued: 5/21/26

Owner's Project No.: 26006
Engineer's Project No.: 26006
Contractor's Project No.:

Effective Date of Change Order: 6/3/26

The Contract is modified as follows upon execution of this Change Order:

Description:

Final quantity adjustments. Additional curb replacement on Avenue of Patriots.

Attachments:

See attached quantity adjustments and calendar day breakdowns.

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ $187,603.00	Original Contract Times: 75 calendar days Substantial Completion: 3/2/26 Ready for final payment:
Contract amount changes from previously approved Change Orders: $ $0.00	**Calendar day changes** from previously approved Change Orders: Substantial Completion: N/A Ready for final payment:
Contract Price prior to this Change Order: $ $187,603.00	Contract Times prior to this Change Order: 0 calendar days Substantial Completion: 3/2/26 Ready for final payment:
Increase this Change Order: $ $ 7,402.95	**Increase** this Change Order: 0 calendar days Substantial Completion: 5/16/26 Ready for final payment:
Contract Price incorporating this Change Order: $ $195,005.95	Contract Times with all approved Change Orders: 75 calendar days Substantial Completion: 5/16/26 Ready for final payment:

Recommended by Engineer (if required)

By: Stephen Kachelman
Title: Engineer
Date: 5/26/26

Accepted by Contractor

By:
Title: Managing Member
Date: 05/27/2026

Authorized by Owner

By:
Title: Mayor
Date: 6/16/26

14. REQUEST APPROVAL OF THE 3-YEAR RENEWAL OF DUO MULTI-FACTOR AUTHENTIFICATION SOFTWARE FROM CSPIRE FOR THE YEARLY AMOUNT OF $10,698.00.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval of the 3-year renewal of duo multi-factor authentification software from Cspire for the yearly amount of $10,698.00 " is enumerated, this consent item is thereby approved.

15. UNDER MISSISSIPPI CODE ANNOTATED 21-19-11(2) AND AS ADOPTED BY THE CITY OF STARKVILLE BOARD OF ALDERMEN, THE FOLLOWING PROPERTIES ARE FOUND IN VIOLATION OF SAID ORDINANCE AND ARE IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND ARE THEREFORE PLACED ON THE PROPERTY MOWING/CLEANUP LIST:1445 FIRE STATION RD, 102 PILCHER ST, 300 W GARRARD RD, 406 N MONTGOMERY.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval under Mississippi Code annotated 21-19-11(2) and as adopted by the City of Starkville Board of Aldermen, the following properties are found in violation of said ordinance and are in such a state of uncleanliness as to be a menace to public health, safety and welfare of the community and are therefore placed on the property mowing/cleanup list:1445 Fire Station Rd, 102 Pilcher St, 300 W Garrard Rd, 406 N Montgomery" is enumerated, this consent item is thereby approved.

16. REQUEST AUTHORIZATION TO ADVERTISE FOR BIDS FOR JOSEY CREEK LIFT STATION REHABILITATION (MATERIAL ONLY).

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval to advertise for bids for Josey Creek Lift Station Rehabilitation (Material Only)" is enumerated, this consent item is thereby approved.

17. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM COPPER TOP SHEET METAL, INC. IN THE AMOUNT OF $54,645.00 FOR REPLACEMENT OF ROOFS AT BLUEFIELD PLANT SITE, BLUEFIELD BOOSTER STATION SITE, AND PARKDALE PLANT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval to accept the low quote from Copper Top Sheet Metal, Inc. in the amount of $54,645.00 for replacement of roofs at Bluefield Plant Site, Bluefield Booster Station Site, and Parkdale Plant" is enumerated, this consent item is thereby approved.

18. REQUEST AUTHORIZATION TO ACCEPT THE LOW QUOTE FROM ELECTRIC MOTOR SALES & SERVICE IN THE AMOUNT OF $14,875.00 FOR REPAIR AND REBUILD OF FAIRBANKS MORSE SUBMERSIBLE PUMP MOTOR AT WASTEWATER TREATMENT PLANT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Skinner, and adopted by the Board to approve the June 16, 2026 Official Agenda, and to accept items for consent, whereby the "approval to accept the low quote from Electric Motor Sales & Service in the amount of $14,875.00 for repair and rebuild of Fairbanks Morse Submersible Pump Motor at Wastewater Treatment Plant" is enumerated, this consent item is thereby approved.

Physical Address:

1018 Highland Colony Pkwy
Ridgeland, MS 39157

QUOTATION

www.CSpire.com/business

Remittance Address:

C Spire Business
PO Box 748168
Atlanta GA 30374-8168

Date: 06/08/26

Quote #: AAAQ160986

Sales Rep: jemmons

Quote To:

CITY OF STARKVILLE
Joel Clements, Jr.
110 West Main Street

STARKVILLE MS 39759

Phone: (662) 323-4813

Here is the quote you requested.

Ship To:

CITY OF STARKVILLE
Joel Clements, Jr.
110 West Main Street

STARKVILLE MS 39759

Qty	Part #	Description	Unit Price	Ext. Price
		Cisco Duo 3-Year Renewal: July 16, 2026 - July 15, 2029 (Sub2273139) Annual Payment: $10,698.00		
1	DUO-SUB	Cisco Duo subscription	$0.00	$0.00
300	DUO-ESSENTIALS	Cisco Duo Essentials edition (formerly MFA)	$96.00	$28,800.00
1	SVS-DUO-SUP-E	Cisco Support Enhanced for Duo	$3,294.00	$3,294.00
			Total	**$32,094.00**

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 ten (10) 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 6/16/26

ANNOUNCEMENTS AND COMMENTS:

MAYOR'S COMMENTS: Mayor Spruill noted the upcoming Juneteenth celebration and event schedule. She also noted the July 4th celebration at Cornerstone Park celebration and event schedule. Mayor Spruill noted there would be a citywide garbage pickup on July 2nd. Mayor Spruill introduced new employees Alexis Walker, Zachary Corbo, John Stewart, Riley Stanford, and Roger Rodeheaver all with the police department.

BOARD OF ALDERMEN COMMENTS: Vice Mayor Perkins noted the retirement celebration the City had in honor of Michelle Polk, who worked for the City for 35 years. He noted he greatly appreciates the great service Mrs. Polk provided to the City and that she had an impressive career in many departments. He thanked Mrs. Polk for all she has done for the City and wished her well in her retirement. Alderman Vaughn asked for an update on Henderson Rd and Sand Hill Rd and when the work would begin. Mr. Kemp noted that he received an update from Mrs. Benson last week that the project was still under the environmental stage of the process of the project and that she anticipates that this stage will last another 45-50 days. After that they will be able to start the engineering stage of the project, which then would take them into the bidding and construction phase of the project. Mr. Kemp stated that he had asked Mrs. Benson for an agenda timeline for the project so he could provide that to the Board.

CITIZEN COMMENTS: Alvin Turner, Ward 7, noted that this month it will be 6 years since his mother passed away and next month it will be 10 years since his brother passed away and thanked the Mayor and Board for their prayers.

PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR FIVE SPECIAL EXCEPTIONS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 128 SOUTH JACKSON STREET IN A T-5D ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 26-06 a request for special exception to allow for five special exceptions for a proposed mixed-use development located at 128 South Jackson Street in a T-5d zoning district.

This is a Special Exception request by Stuart Povall on behalf of Jackson 128, LLC to allow for five Special Exceptions associated with a proposed mixed-use development located at 128 South Jackson Street within a T5D zoning district with the property numbers 118P-00-273.00 and 118P-00-274.00. The applicant is requesting approval for a fifth floor, a deviation from the first-floor transparency requirements, a deviation from the articulation requirements, a deviation from the maximum building width requirement, and a deviation from the lot frontage buildout requirement.

The proposed development consists of a mixed-use building with commercial uses on the first floor and twenty four (24) condominium units on the upper floors. The Unified Development Code allows four stories by right and permits a fifth story through the Special Exception process. Staff finds the proposed fifth story remains compatible with the scale and character envisioned for the T-5D district and supports additional housing opportunities within the downtown area.

The applicant is requesting deviations from several form-based development standards. The proposed first-floor transparency is approximately forty-four percent (44%) where seventy percent (70%) is required. The proposed building does not fully meet the articulation standards and exceeds the maximum building width by fifteen (15) feet, with a proposed width of one hundred thirty-five feet (135') where one hundred twenty feet (120') is permitted. The proposed lot frontage buildout is approximately sixty-eight percent (68%) for the building footprint alone and approximately eighty-three percent (83%) when the required screening wall and public sidewalk improvements are included, where a minimum of eighty-five percent (85%) is required. Staff finds the building incorporates sufficient architectural design features, pedestrian-oriented elements, landscaping, screening, and site improvements to satisfy the intent of the applicable standards.

The project has undergone site plan review and architectural review. The City's architectural consultant concluded that the building demonstrates appropriate proportions, architectural character, and generally satisfies the design intent of the Unified Development Code. Staff concurs with this assessment and finds the requested Special Exceptions are compatible with surrounding development, consistent with the purpose and intent of the T-5D zoning district, and will not be detrimental to the public health, safety, or welfare.

The proposed development is generally consistent with the Comprehensive Plan by encouraging mixed-use development in the downtown area, increasing housing opportunities within walking distance of services and employment, supporting pedestrian-oriented urban form, promoting economic development and reinvestment in downtown, advancing attractive development with a strong sense of place, and supporting higher-density residential development in areas served by existing infrastructure.

Based upon the analysis of the criteria contained in Section 3.4.1 and the applicable standards of the Unified Development Code, staff recommends approval of the requested Special Exceptions.

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

1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Dispatch on May 23, 2026. A correction was also published on June 3, 2026 correcting an error in the street name.

A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one phone call requesting information.

At the June 9, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

Mayor Spruill asked Mark Castleberry was the top floor going to be apartments as well. Mr. Castleberry stated they would be and that the windows would go all the way to the floor and the ceiling would be taller. He noted that it would have a penthouse feel to the design and would be larger due to not having a balcony. Mr. Castleberry noted this was a project they have been working on for 3 years. He noted that construction costs have made it a challenge. He asked the Board for support on this project.

Mayor Spruill opened the Public Hearing to the public.

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

19. PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR FIVE SPECIAL EXCEPTIONS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 128 SOUTH JACKSON STREET IN A T-5D ZONING DISTRICT.

Upon the motion of Alderman Moreland, duly seconded by Alderman Skinner, and adopted by the Board to approve SE 26-06 a request for special exception to allow for five special exceptions for a proposed mixed-use development located at 128 South Jackson Street in a T-5d zoning district. The Board voted as follows:

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

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

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT	
To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 26-06 a request for Special Exception to allow for five special exceptions for a proposed mixed-use development located at 128 South Jackson Street in a T-5D zoning district.
Date:	June 9, 2026

The purpose of this report is to provide information regarding a Special Exception request by Stuart Povall on behalf of Jackson 128, LLC to allow for a 5th floor, to deviate from the transparency requirements, articulation requirements, maximum building width, and lot frontage buildout. The property is located at 128 South Jackson Street which is located at the northwest corner of the intersection of South Jackson Street and East Lampkin Street. The property is located in a T-5D zoning district with the property numbers 118P-00-273.00 and 118P-00-274.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

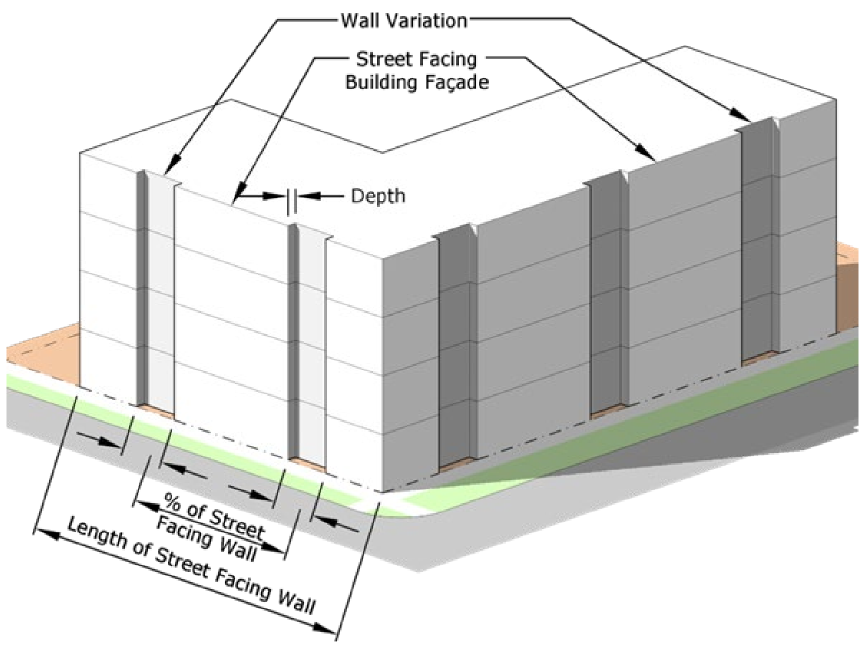
The applicant is seeking a total of five Special Exceptions for a proposed mixed-use building.

The first exception is to allow for a 5th floor. The Unified Development Code (UDC) allows for 4 stories by right and a 5th floor with Special Exception approval. The proposed building has commercial uses on the 1st floor with 24 condominiums on the upper floors. The proposed fifth floor remains within the scale and character envisioned for the T-5D district. The additional residential density supports Comprehensive Plan objectives encouraging mixed-use development and housing opportunities in the downtown area. Public infrastructure capacity has been evaluated during site plan review and is adequate to support the additional units. The fifth story does not create significant adverse impacts on adjacent properties through shadowing, loss of privacy, or incompatibility of scale. The proposed building height is compatible with existing and anticipated downtown development patterns and is specifically contemplated by the UDC through the Special Exception process.

The second exception is to deviate from the transparency requirements on the 1st floor. The purpose of the transparency requirements is to promote high-quality architectural design, visual interest, and pedestrian engagement along the street frontage. The applicant states "Our hope is that though we fall short, there is sufficient amount of transparency and visual interest to get relief on this requirement. The design being a masonry heavy, transitional design, we feel that reaching this 75% threshold would create a visual "soft story" and leave the building feeling "ungrounded"." The proposed transparency percentage on the 1st floor is 44%. The required transparency percentage for the 1st floor is 70%. Despite the deviation, the building incorporates storefront windows, entries, architectural detailing, and pedestrian-oriented design features that maintain visual engagement along the street frontage. The reduction does not materially undermine the walkability objectives of the T-5D district.

The third exception is to deviate from the articulation requirements. The purpose of having minimum articulation standards is to avoid building with facades that only have one uninterrupted wall plane. The applicant states "Our hope is that there is sufficient visual interest to meet the intent of this requirement. We do have such undulation on levels two through four. We are wanting to create a grounded commercial base without such undulation and then a top level as well in order to create the three layers that we feel a five-story building of this style design wants." While the proposal does not meet the technical articulation requirement, staff finds the facade incorporates recessed wall planes, material changes, window rhythm, and upper-story massing variations that provide visual relief and reduce the appearance of a continuous flat facade.

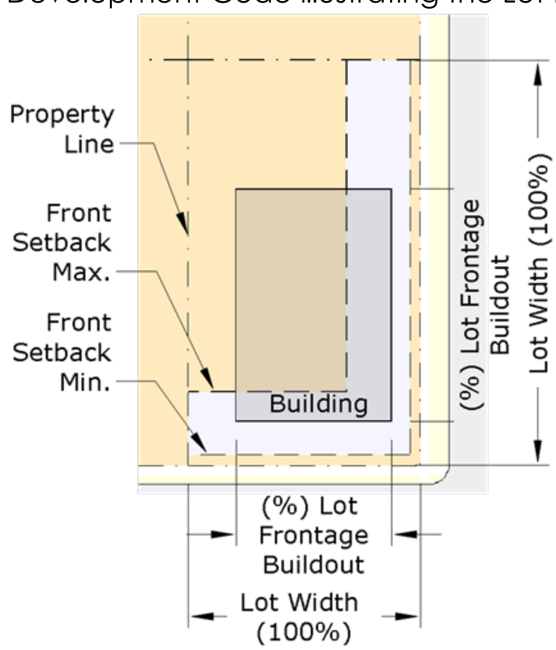
Figure 4.6-14 of the Unified Development Code illustrating the Articulation in Building Facade requirement



The fourth exception is to deviate from the maximum building width requirement. Buildings in form-based districts, such as this one, are located next to public sidewalks and streets. Buildings that are excessively long can create challenges related to ADA accessibility and may negatively affect the visual character of the streetscape. If the 1st floor's finish floor elevation (FFE) is same along a street with any running slope, the FFE will either be significantly above the sidewalk or below it. To address these concerns, the UDC establishes minimum and maximum first-floor finished floor elevation standards as well as maximum building width requirements. By regulating the building width, FFEs can be easier to manage along the street. The maximum building width requirement for a T-5D zoning district is 120'. The proposed building is 135'. The lots, once aggregated together will be approximately 201' along South Jackson Street. A portion of the width will be used to increase the public sidewalk on the south side and provide onsite parking for the residential units on the north side. The applicant states "We are hoping that given the lot size, we can still maximize the potential for this site. The lot is not large enough to break this building into two sections and so therefore we would be faced with having to shrink the building by 15 feet which would not maximize the lots potential." Sidewalk grades can still be accommodated. ADA accessibility can be maintained through variation in first-floor finished floor elevations and compliant accessible building entrances. Entrances are distributed along the façade. Architectural articulation minimizes the perceived building mass. The 135-foot width is proportional to a 201-foot-wide assembled lot.

The fifth exception is to deviate from the lot frontage build out. For T-5D zoning districts, the UDC requires the lot frontage build out to a minimum of 85% and a maximum of 100% of the lot width. The purpose behind this requirement is to minimize the “Broken Tooth” effect along the street frontage. The "broken tooth effect" in urban design refers to the visual and functional gap created along a streetscape when vacant lots, empty storefronts, or surface parking lots interrupt a continuous line of buildings. Therefore, any approved deviation must incorporate robust architectural and landscaping mitigations to visually bridge the gap and preserve the pedestrian-oriented environment intended by the UDC. The applicant states “Given the need for ingress and egress, and the need to not have a dead-end parking lot condition, this limits the ability to reach the 85% minimum.” When calculating for the building only as shown on the site plan, the buildout is approximately 68%. If the required wall for parking lot screening and the additional area used for public sidewalk are included in the calculation, the building is approximately 83%. While the proposed building frontage does not meet the minimum buildout requirement, the required screening wall, required landscaping, proposed pedestrian improvements, and architectural treatment of the screening elements substantially mitigate the visual impacts associated with the reduced frontage buildout and maintain the intended urban street character.

Figure 4.6-6 of the Unified Development Code illustrating the Lot Front Buildout requirement



The project has already begun site plan review and architectural review. Staff reached out to the City’s architectural consultant that is reviewing the project for an opinion of the Special Exception requests. The City's architectural consultant reviewed the proposal and concluded that the building demonstrates good proportions, appropriate architectural character, and generally satisfies the design intent of the UDC. The consultant indicated support for the requested exceptions provided that identified site context concerns are addressed during final site plan review.

Staff has also reviewed these requests and agrees with the City's architectural consultant. The proposed mixed-use development is generally consistent with the Comprehensive Plan by:

- Encouraging mixed-use development in the downtown area.
- Increasing housing opportunities within walking distance of services and employment.
- Supporting pedestrian-oriented urban form.
- Promoting economic development and reinvestment in downtown.
- Advancing attractive development with a strong sense of place.
- Supporting higher-density residential development in areas served by existing infrastructure.

Staff finds that the requested Special Exceptions are compatible with surrounding development, consistent with the purpose and intent of the T-5D district, and will not be detrimental to the public health, safety, or welfare.

Based upon the application materials, submitted plans, architectural review comments, and staff analysis, staff finds that the requested Special Exceptions satisfy the applicable review criteria, remain consistent with the intent of the T-5D zoning district, and are generally consistent with the goals and policies of the Starkville Comprehensive Plan. Staff further finds that the requested deviations will not create significant adverse impacts on adjacent properties or the public realm and that the proposed design incorporates sufficient architectural and site design features to mitigate the effects of the requested deviations.

Therefore, staff recommends approval of the five Special Exception requests.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

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

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

STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site suitability.** The proposed mixed-use development is located within the T-5D Downtown Transect District, where mixed-use buildings with ground-floor commercial uses and upper-story residential units are encouraged. The site contains sufficient area to accommodate the proposed structure, required parking, access drives, sidewalks, utilities, landscaping, and other site improvements. The property has frontage along South Jackson Street and benefits from existing public infrastructure and transportation networks. Staff finds the site is suitable for the proposed development and that the building design appropriately responds to site conditions and the surrounding downtown context**.**
2. **Traffic.** The proposed development is located within the downtown area, where a mix of commercial, residential, and pedestrian-oriented uses are anticipated. Access to the site is provided by existing public streets designed to accommodate urban development. Staff finds the proposed development will not create an undue nuisance or serious hazard to pedestrian or vehicular traffic. Site access, pedestrian connectivity, and circulation patterns will continue to be evaluated through the site plan review process to ensure compliance with applicable standards.
3. **Immediate neighborhood impact.** The proposed mixed-use building is compatible with the existing and planned development pattern of the downtown area. The project incorporates commercial uses at street level and residential uses above, consistent with the mixed-use character envisioned for the T-5D district. Staff finds the proposed development will not be detrimental, injurious, obnoxious, or offensive to neighboring properties. The proposed use is not expected to generate excessive noise, vibration, dust, glare, smoke, fumes, odors, or other impacts beyond those typically associated with downtown mixed-use development.
4. **Availability of public services.** The site is served by existing public water, sanitary sewer, electric, police, fire protection, and other municipal services. Public infrastructure capacity has been evaluated through the development review process and is adequate to serve the proposed development. Stormwater management requirements will be addressed through the engineering and site plan review process. Staff finds adequate public services are available to support the proposed development.
5. **Site Plan.** The applicant has submitted a site plan that has been reviewed by the Development Review Committee as part of the development review process. The submitted plans include building placement, parking areas, access drives, sidewalks, landscaping, screening, and other required site improvements. Staff finds the site plan adequately addresses the elements required for review. Final site plan approval and any required revisions shall remain subject to review and approval by the Development Review Committee.
6. **Impact on property values.** The proposed development represents a significant private investment within the downtown area and is consistent with the development

pattern envisioned by the Unified Development Code and Comprehensive Plan. The building incorporates architectural features, streetscape improvements, and site enhancements intended to contribute positively to the surrounding area. Staff finds the proposed development is not expected to cause or contribute to a decline in surrounding property values and may enhance the overall desirability and economic vitality of the downtown area.

7. **Consistency with Comprehensive Plan.** The proposed mixed-use development is generally consistent with the goals, objectives, and policies of the Comprehensive Plan by:

    - Encouraging mixed-use development in the downtown area;
    - Increasing housing opportunities within walking distance of services and employment;
    - Supporting pedestrian-oriented urban form;
    - Promoting economic development and reinvestment in downtown;
    - Advancing attractive development with a strong sense of place; and
    - Supporting higher-density residential development in areas served by existing infrastructure.

    Staff finds the proposed Special Exceptions are consistent with the Comprehensive Plan and further the long-term vision for downtown Starkville.
8. **Additional Standards.** Staff has reviewed the proposed development for compliance with applicable standards of the Unified Development Code, including site design, architectural design, parking, access, landscaping, screening, and other applicable development requirements. Any remaining technical issues identified during the development review process will be addressed through final site plan, engineering, and building permit review. Staff finds the proposed development adequately provides for the applicable standards associated with the use and requested Special Exceptions.

FINDINGS OF FACT

After reviewing the application materials, site plan, architectural plans, staff report, comments from the City's architectural consultant, and all evidence submitted into the record, staff makes the following Findings of Fact:

1. The subject property is located within the T-5D Downtown Transect District, where mixed-use development is encouraged and where the requested fifth story and associated design deviations may be considered through the Special Exception process.
2. The site contains sufficient area to accommodate the proposed mixed-use development, including building placement, parking, pedestrian access, utilities, landscaping, screening, and other required site improvements.
3. The proposed development has adequate access to the public street system and will not create an undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area.
4. The proposed mixed-use building is compatible with the existing and planned character of the downtown area and will not be detrimental, injurious, obnoxious, or offensive to neighboring properties.

5. The proposed development is not expected to generate excessive noise, vibration, dust, glare, smoke, fumes, odors, or other impacts beyond those normally associated with permitted downtown mixed-use development.
6. Adequate public facilities and services, including water, sanitary sewer, electric service, police protection, fire protection, and stormwater management infrastructure, are available to serve the proposed development.
7. The Development Review Committee has reviewed the submitted site plan and determined that the proposal adequately addresses site design elements including building placement, access, parking, landscaping, screening, and pedestrian improvements, subject to final site plan approval.
8. The proposed development represents a substantial private investment in the downtown area and is not expected to cause or contribute to a decline in surrounding property values.
9. The proposed fifth story remains compatible with the scale and character envisioned for the T-5D District, supports additional residential opportunities in the downtown area, and does not create significant adverse impacts on adjacent properties.
10. Although the proposed building does not fully comply with the transparency requirements of the Unified Development Code, the building incorporates storefront windows, entrances, architectural detailing, and pedestrian-oriented design features that maintain visual engagement along the street frontage and satisfy the intent of the standard.
11. Although the proposed building does not fully comply with the articulation requirements of the Unified Development Code, the building incorporates recessed wall planes, material changes, window rhythm, and upper-story massing variations that provide visual relief and satisfy the intent of the standard.
12. Although the proposed building exceeds the maximum building width requirement by fifteen (15) feet, the building width remains proportional to the assembled lot, ADA accessibility can be maintained, and the building design incorporates architectural features that reduce the perceived building mass and maintain compatibility with the surrounding streetscape.
13. Although the proposed lot frontage buildout does not meet the minimum requirement, the required screening wall, landscaping, pedestrian improvements, and architectural treatment of the screening elements substantially mitigate the visual impacts associated with the reduced buildout and preserve the intended urban character of the street frontage.
14. The City's architectural consultant reviewed the proposal and concluded that the building demonstrates appropriate proportions, architectural character, and consistency with the design intent of the Unified Development Code.
15. The proposed development is generally consistent with the goals, objectives, and policies of the Starkville Comprehensive Plan, including encouraging mixed-use development, supporting downtown reinvestment, promoting pedestrian-oriented urban form, increasing housing opportunities, and supporting higher-density residential development in areas served by existing infrastructure.
16. The requested Special Exceptions are compatible with surrounding development, consistent with the purpose and intent of the T-5D District, and will not be detrimental to the public health, safety, or welfare.
17. Strict application of the referenced development standards is not necessary to achieve the intent of the Unified Development Code in this specific case, and the proposed alternative design solutions adequately satisfy the underlying purpose of the standards.

Based upon the foregoing Findings of Fact, staff concludes that the applicant has satisfied the applicable approval criteria for the requested Special Exceptions and recommends approval.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Dispatch on May 23, 2026. A correction to was also ran on June 3, 2026 correcting an error in the street name.
3. A sign was posted on the property in a conspicuous location.

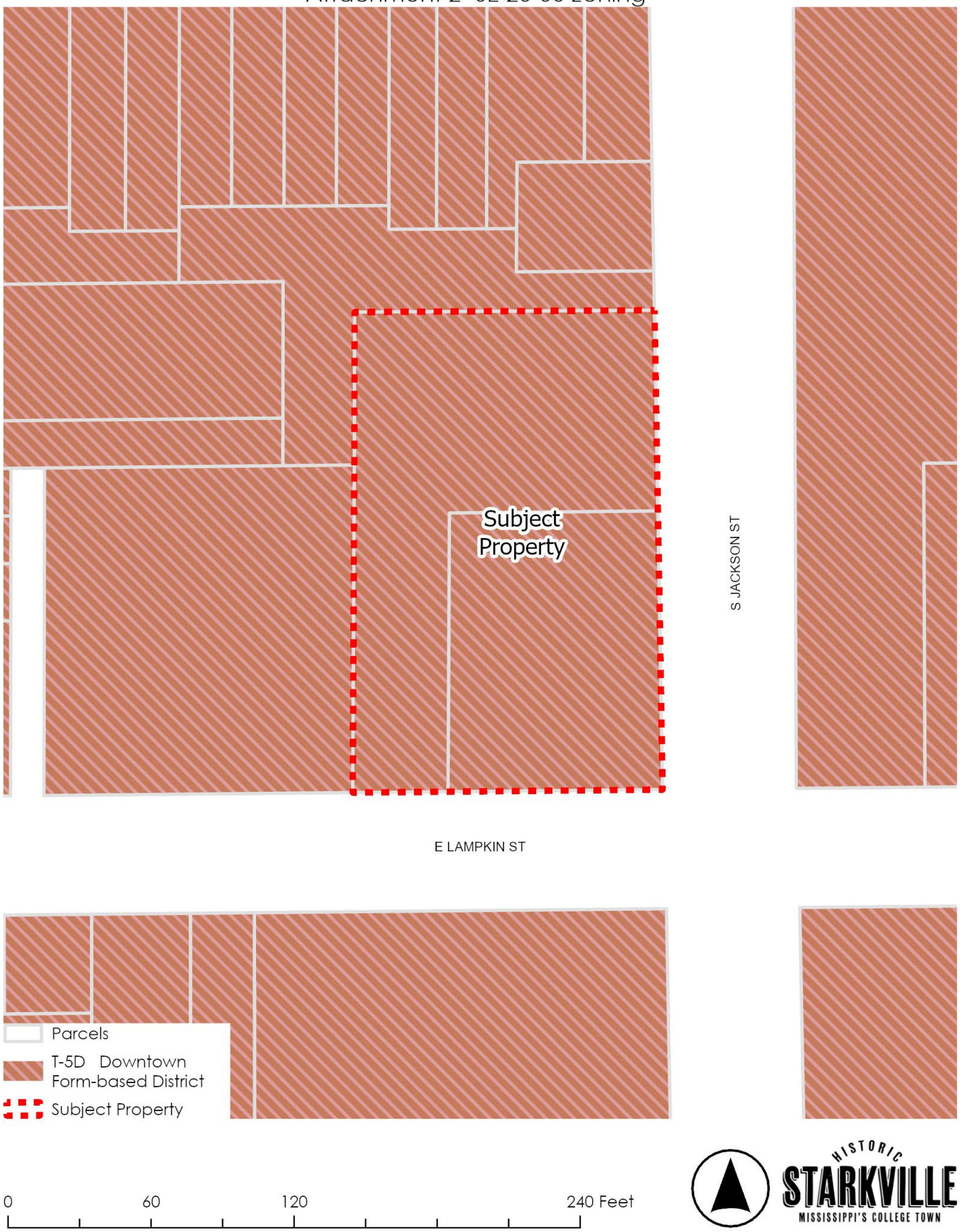
As of this date, the Planning Office has received one phone call requesting information.

CONDITIONS OF APPROVAL

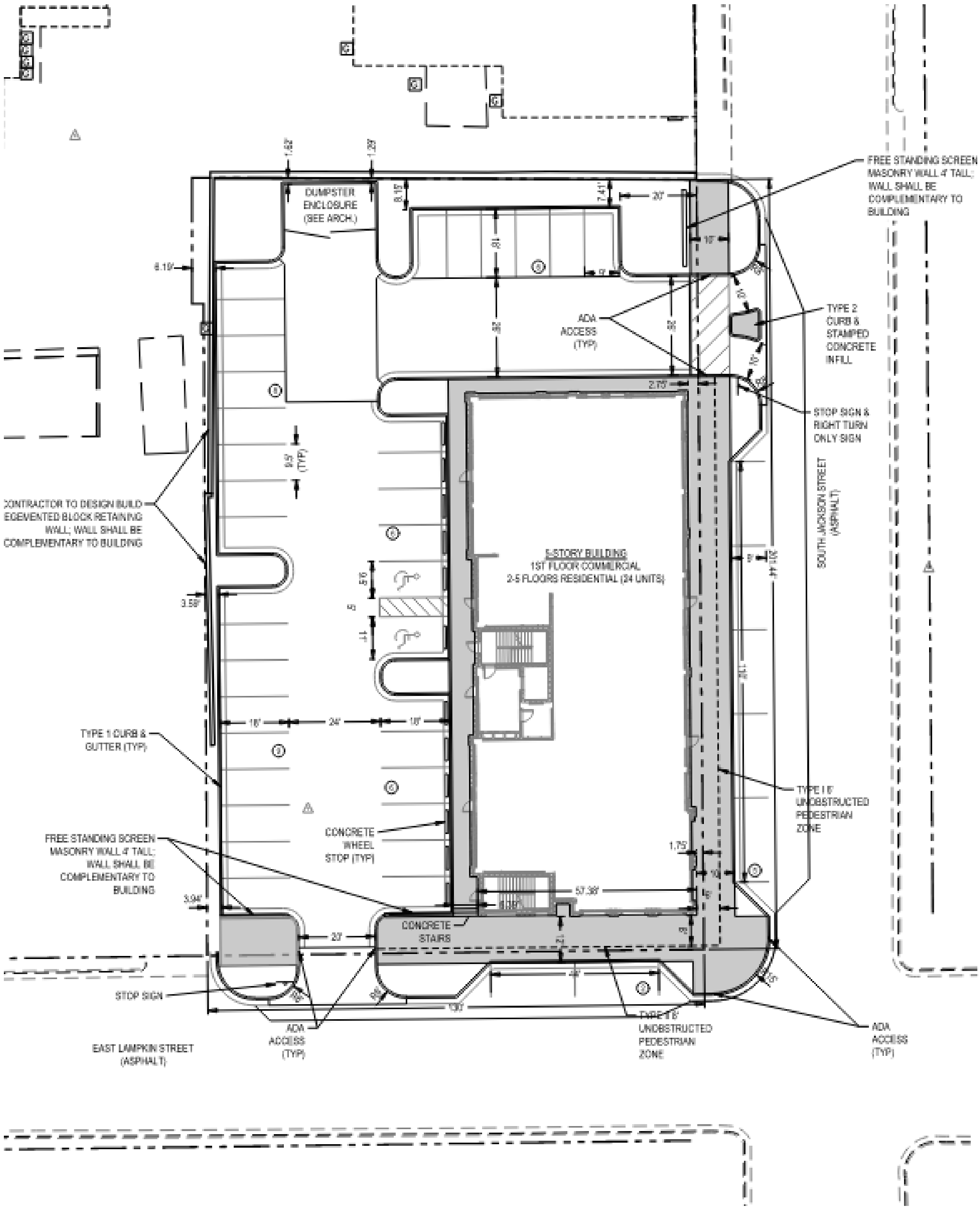
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1- SE 26-06 Aerial

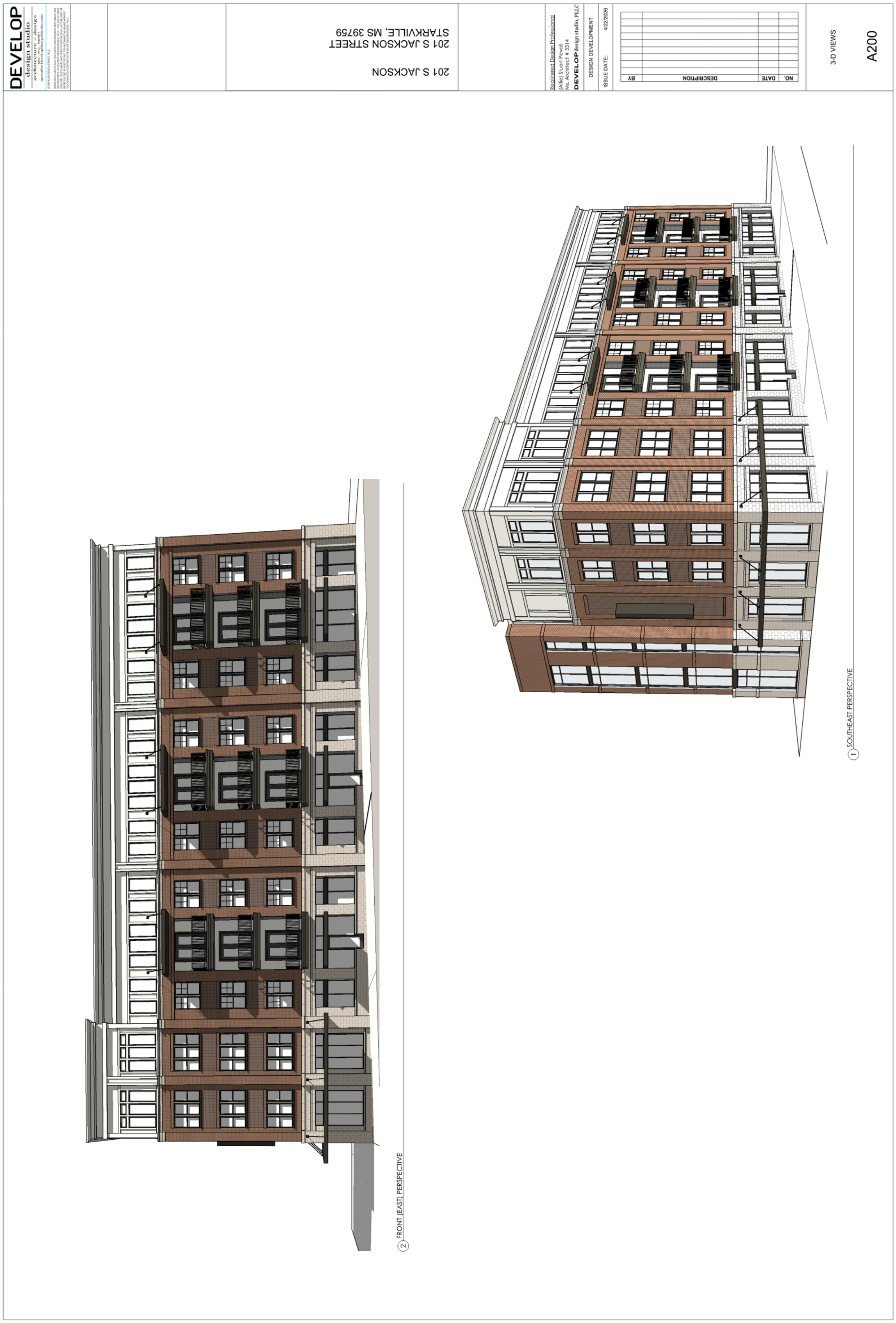
Attachment 2- SE 26-06 Zoning

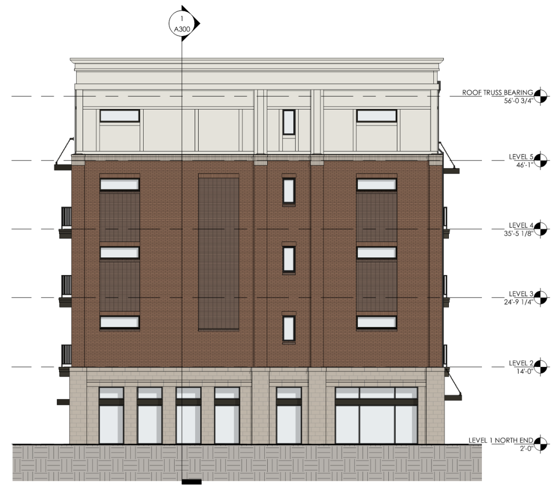


Attachment 3- Unapproved Site Plan



Attachment 4- Architecture Review Images





2 NORTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

1	LARGE FORMAT ARCHITECTURAL MASONRY WITH PRECAST DECORATIVE BANDING
2	BRICK VENEER, COMMON BOND WITH ROWLOCK, SOLDIER COURSING AS SHOWN
3	BRICK VENEER ACCENT COLOR, STACK BOND, WITH ROWLOCK, SOLDIER COURSING AS SHOWN
4	STUCCO WITH DECORATIVE BANDING AND CORNICE AS SHOWN (LEVEL 5, AND BALCONY WALLS)
5	DARK BRONZE ALUMINUM STOREFRONT
6	FIBERGLASS OR PREMIUM VINYL WINDOWS AND PATIO DOORS, MATCH DARK BRONZE STOREFRONT COLOR
7	PAINTED METAL RAILINGS, MATCH DARK BRONZE STOREFRONT COLOR
8	SUSPENDED ALUMINUM CANOPIES, MATCH DARK BRONZE STOREFRONT COLOR
9	METAL SCUPPERS & DOWNSPOUTS, MATCH DARK BRONZE STOREFRONT COLOR
10	BLADE SIGN

DEVELOP
design studio
architecture + design

201 S JACKSON

201 S JACKSON STREET
STARKVILLE, MS 39759

Registered Design Professional
(Allie) Stuart Povall
Ms. Architect # 5314
DEVELOP design studio, PLLC

DESIGN DEVELOPMENT

ISSUE DATE: 4/22/2026

NO.	DATE	DESCRIPTION	BY

BUILDING ELEVATIONS

A201

2 SOUTH ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

1	LARGE FORMAT ARCHITECTURAL MASONRY WITH PRECAST DECORATIVE BANDING
2	BRICK VENEER, COMMON BOND WITH ROWLOCK, SOLDIER COURSING AS SHOWN
3	BRICK VENEER ACCENT COLOR, STACK BOND, WITH ROWLOCK, SOLDIER COURSING AS SHOWN
4	STUCCO WITH DECORATIVE BANDING AND CORNICE AS SHOWN (LEVEL 5, AND BALCONY WALLS)
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STARKVILLE, MS 39759

Registered Design Professional
(Allie) Stuart Povall
Ms. Architect # 5314
DEVELOP design studio, PLLC

DESIGN DEVELOPMENT

ISSUE DATE: 4/22/2026

NO.	DATE	DESCRIPTION	BY

BUILDING ELEVATIONS

A202

PUBLIC HEARING AND CONSIDERATION OF SE 26-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A COTTAGE COURT DEVELOPMENT AT 505, 507, AND 509 SOUTH MONTGOMERY STREET IN AN TN-E ZONING DISTRICT.

Community Planner Daniel Havelin presented SE 26-07 a request for special exception to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery Street in an TN-E zoning district.

This is a Special Exception request by Christopher McQueen to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery Street within a TN-E zoning district with the property numbers 101D-00233.00, 101D-00-234.00, and 101D-00-235.00. The applicant proposes to combine three existing lots and remove the existing structures to construct a fourteen (14) unit Cottage Court Development organized around two central courtyards.

The combined site will contain approximately 52,000 square feet, which exceeds the minimum lot area required for a Cottage Court Development. The proposed density does not exceed the maximum density permitted within the TN-E zoning district. The proposed cottages, courtyards, parking areas, access drives, landscaping, and buffering meet the applicable dimensional requirements and Cottage Court Development standards of the Unified Development Code. The eastern property line will include a required landscape buffer and privacy fence. Parking is proposed around the perimeter of the development and access will be provided through two curb cuts that meet access management requirements. Final review of utility connections, fire access, emergency service access, stormwater facilities, and site improvements will occur during final site plan approval.

The proposed development provides a form of Missing Middle Housing through detached cottage dwellings organized around shared open space. Staff finds the development is compatible with surrounding residential development due to the scale of the cottages, courtyard-oriented design, required buffering, and pedestrian oriented site planning. The proposed development promotes efficient use of existing infrastructure, expands housing opportunities, and supports the Comprehensive Plan principles of fostering walkable neighborhoods, creating a range of housing opportunities, and promoting attractive development with a strong sense of place.

Based upon the analysis of the criteria contained in Section 3.4.1 and the applicable Cottage Court Development standards of the Unified Development Code, staff recommends approval of the request.

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

1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on May 23, 2026. 3. A sign was posted on the property in a conspicuous location.

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

At the June 9, 2026, Planning and Zoning Commission Meeting, the Commission voted unanimously to recommend approval of the request.

Alderman Brooks asked if the cottages would have lofts. Mr. Havelin stated that they were allowed to have a 1 ½ stories and the loft would be buried into the roof line.

The applicant, Christopher McQueen, stated that this was inspired by Adelaide and would be more of a game day condo with walkable access. Vice Mayor Perkins thanked Mr. McQueen for coming to Starkville and said he looked forward to his presence here in Starkville.

Mayor Spruill opened the Public Hearing to the public.

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

20. PUBLIC HEARING AND CONSIDERATION OF SE 26-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A COTTAGE COURT DEVELOPMENT AT 505, 507, AND 509 SOUTH MONTGOMERY STREET IN AN TN-E ZONING DISTRICT.

Upon the motion of Alderman Pochop, duly seconded by Alderman Sistrunk, and adopted by the Board to approve SE 26-07 a request for special exception to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery street in an TN-E zoning district. The Board voted as follows:

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

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

HISTORIC STARKVILLE MISSISSIPPI'S COLLEGE TOWN

THE CITY OF STARKVILLE

PLANNING DEPARTMENT

PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT	
To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 26-07 a request for Special Exception to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery Street in an TN-E zoning district
Date:	June 9, 2026

The purpose of this report is to provide information regarding a Special Exception request by Christopher McQueen to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery Street in an TN-E zoning district with the property numbers 101D-00-233.00, 101D-00-234.00, and 101D-00-235.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build a Cottage Court Development consisting of 14 cottages. This development type is defined a group of small houses centered around a central courtyard. The applicant is proposing to combine the three lots to create two groups of houses centered around two central courtyards. The eastern property line would include a required landscape buffer and privacy fence.

The applicant is proposing to aggregate three existing lots with three existing structures on them. The structures are being proposed to be removed. The combined three lots would be approximately 52,000 sqft which exceeds the minimum of 22,000 sqft. The proposed 14 units would not exceed the maximum allowed density for this development type in a TN-E zoning district. The proposed lot meets the required lot dimensions. All required utility connections, fire access requirements, and emergency service access will be reviewed during final site plan approval.

The proposed cottages as shown on the conceptual plans meet the dimensional requirements and additional site and building design standards. The units along South Montgomery will have facades that face the street and the courtyard. The footprint of each building does not exceed 850 sqft with a maximum of 1200 sqft of gross floor area. Each cottage is adjacent to a courtyard. The cottages vary in appearance from each other as required. Each cottage shall be one (1) detached dwelling unit limited to a maximum of three (3) bedrooms.

The proposed courtyards meet the minimum size requirements. As proposed, they include a pavilion and outdoor gathering space. Stormwater facilities will be reviewed and approved during final site plan review approval.

Parking would be on the northern, eastern, and southern edge of the property. There are two curb cuts being proposed with one-way egress and ingress. That meets the access management requirements. As proposed, parking setbacks are being met. The drive is being proposed as gravel to reduce the imperviousness of the site. Concrete aprons at the entrance and exit are required to mitigate gravel movement into the street.

The cottages will not be located on individual lots. The development is required to be placed into a condominium association. Parking areas and common areas shall be owned and maintained commonly by the development's residents through a condominium association and shall not be dedicated to or maintained by the City.

The proposed Cottage Court Development represents a form of "Missing Middle Housing," which provides housing types that fall between traditional single-family homes and larger multifamily apartment developments. Missing Middle Housing is characterized by smaller-scale residential buildings that are compatible with existing neighborhoods while offering additional housing choices for individuals, couples, small families, seniors, and workforce residents. The Cottage Court design achieves this objective by utilizing detached cottages organized around shared open space, creating a pedestrian-oriented environment that promotes community interaction while maintaining a residential character. This housing type supports the Comprehensive Plan's goals of expanding housing opportunities, encouraging walkable neighborhoods, and making efficient use of existing infrastructure without introducing the scale or intensity typically associated with conventional multifamily development.

The proposed Cottage Court Development is consistent with the purpose and intent of the Unified Development Code by providing a compact residential housing option while maintaining compatibility with the surrounding neighborhood through building scale, landscaping, courtyard design, and pedestrian-oriented site planning. The development promotes efficient land use and expands housing opportunities within an area served by existing public infrastructure.

The proposed development is consistent with the Comprehensive Plan's planning principles encouraging a variety of housing types, walkable neighborhoods, efficient use of existing infrastructure, and attractive development with a strong sense of place. The Cottage Court design incorporates shared open space, pedestrian-oriented courtyards, varied architectural character, and a housing type that expands residential choices within the community. The proposed development advances several adopted Comprehensive Plan principles, including:

- Foster Walkable Neighborhoods Offering a High Quality of Life.
- Create a Range of Housing Opportunities and Affordable Choices.
- Promote Attractive Development with a Strong Sense of Place.

The proposed development is compatible with surrounding residential development due to the small scale of the individual cottages, orientation of buildings toward both the street and internal courtyards, required landscape buffering along the eastern property line, and installation of a privacy fence. The site design minimizes visual impacts associated with parking by locating parking areas around the perimeter of the development and emphasizing pedestrian-oriented common open space. The proposed development provides a transition in scale between traditional single-family residential development and more intensive residential forms through the use of detached cottages, shared open space, and enhanced buffering.

The proposed development will not adversely affect public health, safety, or welfare. The property is served by existing public infrastructure, parking is provided in accordance with ordinance requirements, access management standards are met through the proposed ingress and egress design, and stormwater management will be reviewed during final site plan approval. Emergency access and utility service requirements will also be evaluated during subsequent development review processes.

The subject property is located within an urbanized area served by existing streets, utilities, emergency services, and municipal infrastructure. No evidence has been presented indicating that the proposed development will overburden public facilities or services. The redevelopment of three existing residential lots within an established neighborhood promotes infill development and efficient utilization of existing public infrastructure and services.

Staff finds that the proposed Cottage Court Development satisfies the applicable requirements of Section 6.7.7 of the Unified Development Code and meets the standards for approval of a Special Exception. The development provides a compatible form of missing middle housing, expands residential choice, promotes efficient use of existing infrastructure, and is consistent with the goals and policies of the Starkville Comprehensive Plan.

Based upon the findings presented herein, Staff recommends approval of the requested Special Exception to allow a fourteen (14) unit Cottage Court Development, subject to compliance with all applicable requirements of the Unified Development Code and final site plan approval.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

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

7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site suitability.** The subject property contains sufficient area to accommodate the proposed Cottage Court Development, including required courtyards, parking, buffering, and access. The site meets the applicable dimensional requirements and appears suitable for the proposed use.
2. **Traffic.** The proposed development includes two access points and internal circulation that meet applicable access management requirements. Staff does not anticipate the development will create an undue nuisance or hazard to pedestrian or vehicular traffic.
3. **Immediate neighborhood impact.** The proposed development consists of detached residential cottages that are compatible with the surrounding residential character. Required landscaping, buffering, and site design features help mitigate impacts on adjacent properties.
4. **Availability of public services.** The property is served by existing public utilities and municipal services. Stormwater management, utility connections, and emergency access requirements will be reviewed during final site plan approval.
5. **Site Plan.** The conceptual site plan has been reviewed by the Development Review Committee and contains the information necessary to evaluate the Special Exception request. Additional review may be required during final site plan approval.
6. **Impact on property values.** The proposed development complies with the Cottage Court standards and incorporates landscaping, buffering, and compatible building design. No evidence has been presented indicating the development will negatively impact surrounding property values.
7. **Consistency with Comprehensive Plan.** The proposed Cottage Court Development supports the Comprehensive Plan's goals of expanding housing choices, encouraging walkable neighborhoods, and promoting compatible infill development. The project represents a form of Missing Middle Housing that provides additional residential options within an established neighborhood.
8. **Additional Standards.** The proposed development satisfies the applicable Cottage Court standards related to site design, building placement, parking, courtyards, and architectural requirements. Final compliance will be verified during site plan review.

FINDINGS OF FACT

1. The subject property consists of approximately 52,000 square feet and exceeds the minimum lot area required for a Cottage Court Development.
2. The proposed development consists of fourteen (14) detached cottage dwelling units organized around two central courtyards and complies with the applicable Cottage Court Development standards of the Unified Development Code.
3. The proposed density does not exceed the maximum density permitted for a Cottage Court Development within the TN-E zoning district.
4. The proposed development provides adequate space for buildings, courtyards, parking, access drives, landscaping, buffering, and utility infrastructure.

5. The proposed access and circulation plan meets applicable access management requirements and is not expected to create an undue hazard to pedestrian or vehicular traffic.
6. The proposed development incorporates required landscape buffering and screening measures to promote compatibility with adjacent properties.
7. The proposed use is residential in nature and is not expected to generate excessive noise, vibration, dust, glare, smoke, odors, or other impacts that would be detrimental to surrounding properties.
8. Public utilities and municipal services, including water, sewer, electric, police, fire, and emergency services, are available to serve the development.
9. Stormwater management, utility connections, and emergency access requirements will be reviewed during final site plan and construction plan approval.
10. The Development Review Committee has reviewed the conceptual site plan and additional review will occur during final site plan approval.
11. No evidence has been presented demonstrating that the proposed development will cause or contribute to a decline in surrounding property values.
12. The proposed Cottage Court Development provides a form of Missing Middle Housing that expands housing choice while maintaining compatibility with the surrounding neighborhood through building scale, site design, landscaping, and shared open space.
13. The proposed development promotes infill development and efficient utilization of existing public infrastructure and services within an established neighborhood.
14. The proposed development is consistent with the goals and policies of the Starkville Comprehensive Plan, including fostering walkable neighborhoods, expanding housing opportunities, promoting attractive development, and encouraging efficient use of existing infrastructure.
15. Based upon the submitted application, conceptual site plan, and staff review, the proposed Cottage Court Development satisfies the Special Exception criteria and applicable requirements of the Unified Development Code.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Dispatch on May 23, 2026.
3. A sign was posted on the property in a conspicuous location.

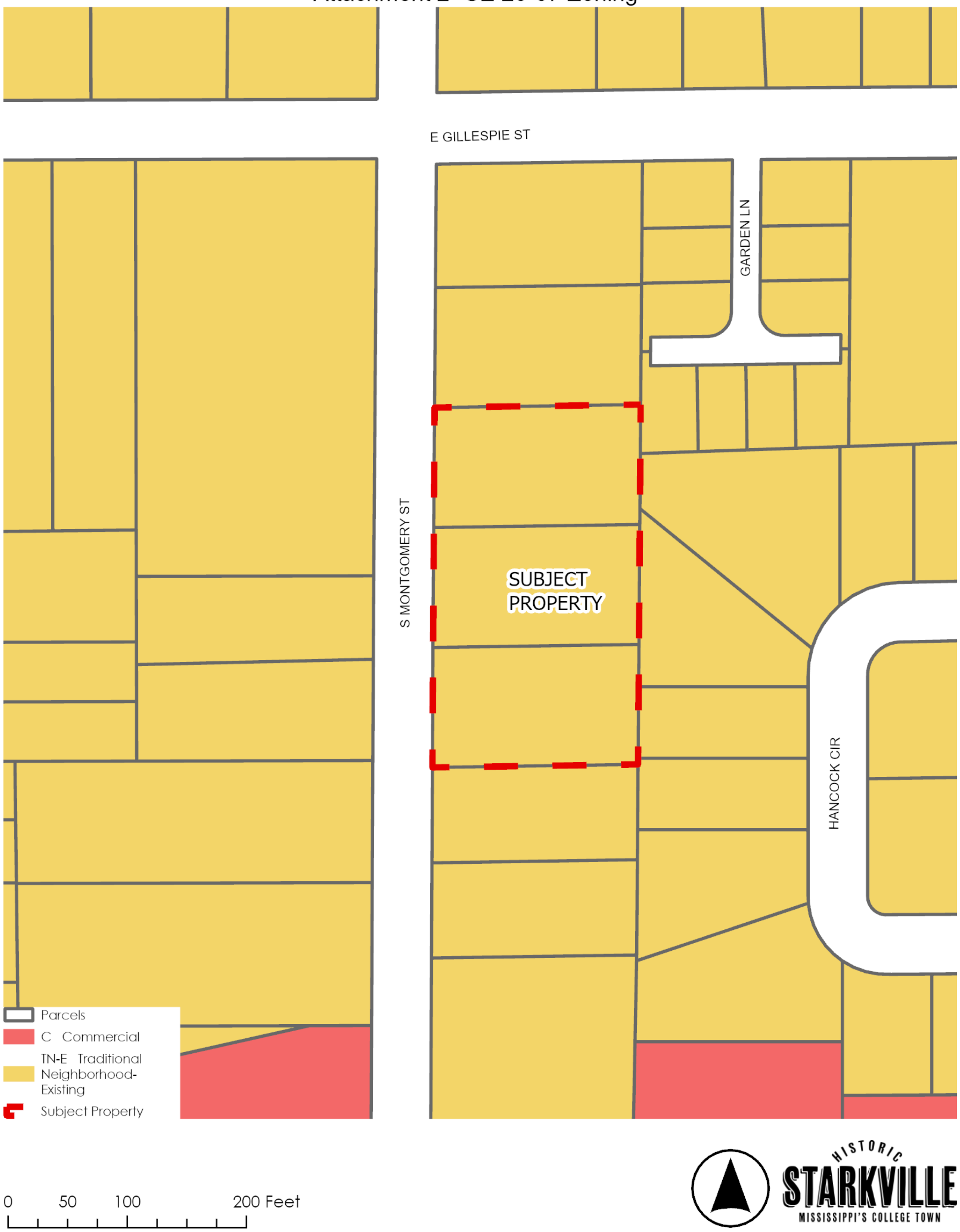
As of this date, the Planning Office has received no response to the notification.

CONDITIONS OF APPROVAL

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

Attachment 1- SE 26-07 Aerial

Attachment 2- SE 26-07 Zoning



Attachment 3- Concept Graphics

THE MEADOWS AT SOUTH MONTGOMERY STARKVILLE, MS

CHRISTIANPREUS Landscape Architecture

urban studio . memphis | rural studio . ackerman | coastal studio . fairhope | p 855.539.5086 cpladesignplanning.com

THE MEADOWS AT SOUTH MONTGOMERY STARKVILLE, MS

CHRISTIANPREUS Landscape Architecture
urban studio . memphis | rural studio . ackerman | coastal studio . fairhope | p 855.539.5086
cpladesignplanning.com

21. RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, ACKNOWLEDGING AND APPROVING THE SALE AND AWARD OF THE $18,000,000 COMBINED WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2026, OF THE CITY OF STARKVILLE, MISSISSIPPI; AND FOR RELATED PURPOSES.

Upon the motion of Alderman Sistrunk, duly seconded by Alderman Moreland, and adopted by the Board to approve resolution of the Mayor and Board of Aldermen of the City of Starkville, Mississippi, acknowledging and approving the sale and award of the $18,000,000 combined water and sewer system revenue bonds, Series 2026, of the City of Starkville, Mississippi; and for related purposes. The Board voted as follows:

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

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

22. CONSIDERATION OF THE CITY OF STARKVILLE CLAIMS DOCKET

Upon the motion of Alderman Pochop, duly seconded by Alderman Sistrunk, to approve the City of Starkville Claims Docket for all departments including Starkville Utilities, as of , June 10, 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	$394,036.01
Restricted Police Fund	002	$3,538.15
Airport Fund	015	$1,359.84
Sanitation/Environmental Services	022	$32,649.56
Capital Projects Fund	300	$3,321.52
G. O. Bond Fund	305	$2,600.00
American Relief Fund	309	$276,645.92
Main Street Project	311	$12,853.33
Spring/hwy 12 Linkage TAP	313	$244,173.31
Park & Rec Tourism	375	$40,466.65
Build Grant MS 182 / MLK corridor	377	$1,717,506.31

Payroll		$917,567.33
Starkville Electric		$140,053.86
Starkville Water		$530,778.33
Grand Total		$4,317,550.12

23. 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 Pochop, 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.

24. A MOTION TO ENTER EXECUTIVE SESSION.

Alderman Pochop offered a motion to go into Executive Session for the purpose of discussion of pending litigation. Following a second by Alderman Skinner, 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.

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF STARKVILLE, MISSISSIPPI, ACKNOWLEDGING AND APPROVING THE SALE AND AWARD OF THE $18,000,000 COMBINED WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2026, OF THE CITY OF STARKVILLE, MISSISSIPPI; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Starkville, Mississippi (the "Governing Body" of the "Municipality"), acting for and on behalf of the Municipality hereby finds, determines, adjudicates, and declares as follows:

1. (a) Definitions. In addition to any words and terms elsewhere defined herein, the following words and terms will have the following meanings, unless some other meaning is plainly intended:

"Act" shall mean Sections 21-27-11 *et seq.*, Mississippi Code of 1972, as amended.

"Series 2026 Bonds" shall mean the $18,000,000 Combined Water and Sewer System Revenue Bonds, Series 2026, of the Municipality.

"Bond Resolution" shall mean, together, the resolutions authorizing and directing the issuance of the Series 2026 Bonds, adopted October 1, 2024, November 5, 2024, July 15, 2025, September 2, 2025, and December 2, 2025.

"City Clerk" shall mean the City Clerk of the Municipality.

"Mayor" shall mean the Mayor of the Municipality.

"Paying Agent" shall mean U. S. Bank Trust Company, National Association, which shall serve as paying agent, transfer agent, and registrar for the Series 2026 Bonds.

"Underwriter" shall mean Carty, Harding & Hearn, Inc., Little Rock, Arkansas, the successful bidder for the Series 2026 Bonds.

All capitalized terms not otherwise defined herein will have the meaning set forth in the Bond Resolution.

2. The Governing Body did adopt the Bond Resolution directing that the Series 2026 Bonds be offered for sale on sealed bids.

3. As directed by the Bond Resolution and as required by Section 31-19-25, Mississippi Code of 1972, as amended, the Notice of Bond Sale (the "Notice") was duly published in the *Starkville Daily News*, a newspaper published in and having a general circulation in the Municipality, and qualified under the provisions of Section 13-3-31, Mississippi Code of 1972, as amended, the Notice having been published in the newspaper at least two times, the publication having been made in the newspaper on June 4, 2026, and June 11, 2026 and the first publication having been made at least 10 days preceding Tuesday, June 16, 2026, all as shown by the proof of publication of the Notice attached hereto as **Attachment A.**

4. The City Clerk, acting on behalf of the Governing Body, did appear at City Hall in the Municipality at 11:00 am on Tuesday, June 16, 2026, to receive bids.

5. At the time and place, 5 bids for the Series 2026 Bonds, attached hereto as **Attachment B**, were received, examined, and should be considered by the Governing Body, the bids having heretofore been presented by and being on file with the City Clerk.

6. The Governing Body finds and determines that the lowest and best bid made for the Series 2026 Bonds on the basis of the lowest true interest cost over the life of the Series 2026 Bonds was made by the Underwriter, and further finds that the bid was accompanied by a wire transfer or a cashier's check, certified check, or exchange, payable to the Governing Body in the amount of $360,000, and issued or certified by a bank, as a guaranty that the bidder would carry out its contract and purchase the Series 2026 Bonds if its bid be accepted.

7. The Governing Body further authorizes the City Clerk to endorse upon a copy or duplicate of the highest and best offer a suitable notation as evidence of the acceptance thereof, for and on behalf of the Municipality.

8. Pursuant to the Notice, the Governing Body may designate a paying agent for the Series 2026 Bonds.

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

SECTION 1. Notice of Bond Sale. The terms and provisions of the Notice are hereby made a part of this resolution as though set forth in full herein.

SECTION 2. Award of Bonds. The award of the sale of the Series 2026 Bonds to the Underwriter in accordance with the offer submitted to the Municipality and attached hereto as **Attachment C** is hereby acknowledged, confirmed, and approved.

SECTION 3. Notation of Acceptance. The City Clerk is authorized and directed to endorse upon a copy or duplicate of the aforesaid offer a suitable notation as evidence of the acceptance thereof, for and on behalf of the Municipality.

SECTION 4. Good Faith Deposits. The return of the good faith deposits from all unsuccessful bidders upon their respective receipts is approved, and the good faith deposit deposited by the Underwriter shall be retained by the Municipality as a guaranty that the Underwriter will carry out its contract and purchase the Series 2026 Bonds. If the Underwriter fails to purchase the Series 2026 Bonds pursuant to its bid and contract, the amount of such good faith deposit shall be retained by the Municipality as liquidated damages for such failure.

SECTION 5. Bond Details. The Series 2026 Bonds will be registered as to both principal and interest; will be dated and bear interest, calculated on the 30/360 basis, from July 9, 2026; shall be delivered in definitive form as registered Series 2026 Bonds; will be issued in the denomination of $5,000 each, or integral multiples thereof up to the amount of a single maturity; will be numbered from one upward in the order of issuance; will be payable, both as to principal and interest, in lawful money of the United States of America to the Paying Agent; will bear interest, calculated on the 30/360 basis, from the date thereof, payable on payable on March 1, 2027, and semiannually thereafter on March 1 and September 1 of each year; and shall mature serially and become due and payable, with option of prior payment as heretofore provided in the Notice, on March 1 in the years and principal amounts and at the rates as follows:

Year of Maturity	**Principal Amount**	**Interest Rate**
2027	**$440,000**	**5.000%**
2028	**$580,000**	**5.000%**
2029	**$610,000**	**5.000%**
2030	**$640,000**	**5.000%**
2031	**$675,000**	**5.000%**
2032	**$710,000**	**5.000%**
2033	**$745,000**	**5.000%**
2034	**$785,000**	**5.000%**
2035	**$825,000**	**5.000%**
2036	**$865,000**	**5.000%**
2037	**$910,000**	**5.000%**
2038	**$960,000**	**5.000%**
2039	**$1,000,000**	**4.000%**
2040	**$1,040,000**	**4.000%**
2041	**$1,085,000**	**4.000%**
2042	**$1,130,000**	**4.000%**
2043	**$1,175,000**	**4.000%**
2044	**$1,225,000**	**4.000%**
2045	**$1,275,000**	**4.000%**
2046	**$1,325,000**	**4.125%**

SECTION 6. Paying Agent. The Governing Body hereby approves the Paying Agent. The Mayor and the City Clerk are hereby authorized to execute any required documentation necessary for such purpose.

SECTION 7. Repealer. All orders, resolutions, or proceedings of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby repealed, rescinded, and set aside, but only to the extent of such conflict.

SECTION 8. Effective Date. For cause, this resolution shall become effective immediately upon the adoption thereof.

Following the reading of the foregoing resolution and discussion thereof, Alderman Sistrunk moved and Alderman Moreland seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Alderman Kim Moreland	voted: Yea
Alderman Sandra C. 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 N. Vaughn, Sr.	voted: Yea

The motion having received the affirmative vote of a majority of the members present, the Mayor declared the motion carried and the resolution adopted this day, June 16, 2026.

City of Starkville, Mississippi

Mayor

City Clerk

(Seal)

CITY OF STARKVILLE
STATE OF MISSISSIPPI

Attachment A

Proof of Publication of Notice of Bond Sale

Starkville Daily News

June 4, 2026, and June 11, 2026

AFFP

Bond Sale - 26 Water Sewer Rev

Affidavit of Publication

STATE OF MISSISSIPPI } SS
COUNTY OF OKTIBBEHA }

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

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

June 04, 2026, June 11, 2026

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

SIGNED:

Classified Clerk

Subscribed to and sworn to me this 11th day of June 2026.

00001631 00109569

Brandi D. Ford
Watkins & Eager, PLLC (SDN)
P.O. Box 650
Jackson, MS 39205

STATE OF MISSISSIPPI
VANESHIA WARD
NOTARY PUBLIC
Oktibbeha County
Commission Expires
June 2, 2028
COMMISSION NUMBER 115561

NOTICE OF BOND SALE
$18,000,000
COMBINED WATER AND
SEWER SYSTEM REVENUE BONDS, SERIES 2026
CITY OF STARKVILLE,
MISSISSIPPI

NOTICE IS HEREBY GIVEN that the Mayor and Board of Aldermen of the City of Starkville, Mississippi (the "Governing Body" of the "Municipality") will receive bids, which may be in electronic form submitted to PARITY® via the BiDCOMP Competitive Bidding System, for the purchase in its entirety, at not less than par and accrued interest to the date of delivery thereof, of an issue of $18,000,000 Combined Water and Sewer System Revenue Bonds, Series 2026, of the Municipality (the "Series 2026 Bonds), on Tuesday, June 16, 2026, until 11:00 a.m. C.D.T.

The City Clerk of the Municipality (the "City Clerk") will act on behalf of the Governing Body to receive bids at the aforesaid date, time, and place. Immediately following 11:00 a.m. C.D.T. on Tuesday, June 16, 2026, the bids will be publicly opened and read, for consideration by the Governing Body at their regular meeting at 5:30 p.m. C.D.T. on Tuesday, June 16, 2026. All bids will remain firm for eight hours after the time specified for the opening of bids, and an award of the Series 2026 Bonds, or rejection of bids, will be made by the Governing Body within said period of time.

THE BONDS: The Series 2026 Bonds will be dated and bear interest, calculated on the 30/360 basis, from July 9, 2026; will be delivered in definitive form as registered bonds; will be in the denomination of $5,000 each, or integral multiples thereof up to the amount of a single maturity; will be numbered from one upward in the order of issuance; will be payable as to principal at a bank or trust company to be named by the Governing Body, in the manner hereinafter provided; and will bear interest, payable on March 1, 2027, and semiannually thereafter on March 1 and September 1 of each year at the rate or rates offered by the successful bidder in its bid in accordance with this Notice of Bond Sale (this "Notice").

MATURITIES: The Series 2026 Bonds will mature serially, with option of prior payment, on March 1 in each of the years and amounts as follows:

Year of Maturity
Principal Amount
2027
$440,000
2028
$585,000
2029
$615,000
2030
$645,000
2031
$680,000
2032
$715,000
2033
$750,000
2034
$790,000
2035
$830,000
2036
$875,000
2037
$915,000
2038
$950,000

2039
$990,000
2040
$1,030,000
2041
$1,075,000
2042
$1,120,000
2043
$1,165,000
2044
$1,220,000
2045
$1,275,000
2046
$1,335,000

REDEMPTION: The Series 2026 Bonds maturing after March 1, 2035, are subject to redemption prior to their stated dates of maturity at the option of the Municipality, on and after March 1, 2035, at par, plus accrued interest to the date of redemption. either in whole or in part on any date, in inverse order of maturity. Interest shall cease to accrue on any of the Series 2026 Bonds which are duly called for redemption on the date set for redemption if payment thereof on the redemption date has been duly made or provided for. At least 30 days before the redemption date of any Series 2026 Bonds, the City Clerk shall cause a notice of any such redemption, either in whole or in part, signed by the City Clerk, (1) to be filed with the Paying Agent (as hereinafter defined) and (2) to be mailed, postage prepaid, to all Registered Owners of the Series 2026 Bonds at their addresses as they appear on the registration books of the Paying Agent, but failure so to file or mail any such notice shall not affect the validity of the proceedings for such redemption. Each such notice shall set forth the date fixed for redemption, the redemption price to be paid, the place or places at which payment shall be made and, if less than all of the Series 2026 Bonds of any one maturity shall be called for redemption, the distinctive numbers and letters, if any, of such Series 2026 Bonds to be redeemed.
REVISED MATURITY SCHEDULE AND/OR BID PARAMETERS: The aggregate principal amount of each series of the Series 2026 Bonds (the "Preliminary Aggregate Principal Amount") and the annual principal amounts of each series of the Series 2026 Bonds (the "Preliminary Annual Principal Amounts" and collectively, with reference to the Preliminary Aggregate Principal Amounts, the "Preliminary Amounts") set forth in this Notice may be revised before the viewing of bids for the purchase of the Series 2026 Bonds, as may the bid parameters set forth herein. Any such revisions (in case of revised principal amounts, the "Revised Aggregate Principal Amount", the "Revised Annual Principal Amounts" and the "Revised Amounts") WILL BE GIVEN BY NOTIFICATION PUBLISHED ON www.I-dealProspectus.com NOT LATER THAN 4:00 P.M., C.D.T. ON THE DAY PRECEDING THE RECEIPT OF BIDS. In the event that no such revisions are made, the Preliminary Amounts will constitute the Revised Amounts and will remain as stated in this Notice, and the bid parameters shall remain as set forth the herein. BIDDERS SHALL SUBMIT BIDS BASED ON THE REVISED AMOUNTS AND BID PARAMETERS, IF ANY. Prospective bidders may request notification of any revisions in the Preliminary Amounts and bid parameters by so advising and emailing Stephens Inc., Ridgeland, Mississippi, the Municipality's "independent registered municipal advisor" (the "Municipal Advisor"), at max.neely@stephens.com by 12:00 p.m., C.D.T., at least one day prior to the date for receipt of the bids.
CHANGES TO MATURITY SCHEDULE: The Municipality intends, but is not obligated, to adjust the Revised Aggregate Principal Amount of each series of the Series 2026 Bonds and the Revised Annual Principal Amount of each series of the Series 2026 Bonds in such manner as to produce approximately level debt service in years 2026 to 2045. The Municipality reserves the right to change the Revised Aggregate Principal Amount of each series of the Series 2026 Bonds and the Revised Annual Principal Amounts of each series of the Series 2026 Bonds after determination of the winning bidder(s), by increasing or decreasing such Revised Aggregate Principal Amounts and such Revised Annual Principal Amounts by up to 30%. The maximum amount of the Series 2026 Bonds will not exceed $18,000,000. No changes beyond those disclosed above will be made without the consent of the applicable Successful Bidder. Such changes, if any, will determine the final annual principal amount of each maturity of each series of the Series 2026 Bonds (the "Final Annual Principal Amounts") and the final aggregate principal amount of each series of the Series 2026 Bonds (the "Final Aggregate Principal Amount"). The dollar amount bid by the successful bidder for each series of the Series 2026 Bonds will be adjusted to reflect any adjustments in the Final Aggregate Principal Amount of such series of the Series 2026 Bonds. The interest rates specified by the successful bidder for the various maturities at the initial reoffering prices will not change. A SUCCESSFUL BIDDER MAY NOT WITHDRAW ITS BID OR CHANGE THE

INTEREST RATES BID OR THE INITIAL REOFFERING PRICES AS A RESULT OF ANY CHANGES MADE TO THE PRINCIPAL AMOUNTS WITHIN THESE LIMITS.

The Municipality anticipates that the Final Annual Principal Amounts of each series of the Series 2026 Bonds and the Final Aggregate Principal Amount of each series of the Series 2026 Bonds will be communicated to the successful bidder(s) prior to the award of such Bonds. THE DOLLAR AMOUNT BID BY EACH SUCCESSFUL BIDDER FOR THE PURCHASE OF THE SERIES 2026 BONDS WILL BE ADJUSTED TO REFLECT ANY CHANGE IN THE ANNUAL PRINCIPAL AMOUNTS BASED UPON THE ASSUMPTION THAT THE COUPON RATES, REOFFERING PRICES, AND THE UNDERWRITER'S DISCOUNT (EXCLUDING ORIGINAL ISSUE DISCOUNT/PREMIUM) STATED AS A PERCENTAGE OF THE AGGREGATE PRINCIPAL AMOUNT, AS SPECIFIED BY SUCH SUCCESSFUL BIDDER, WILL NOT CHANGE.

BASIS OF AWARD: If an award is made, the Series 2026 Bonds will be awarded to the bidder whose bid results in the lowest true interest cost to the Municipality for such Bonds as determined by reference to the Revised Aggregate Principal Amounts, prior to post-sale adjustments, as discussed in the paragraph above. The lowest true interest cost will be calculated as that rate which when used in computing the present worth of all payments of principal and interest on the Series 2026 Bonds (compounded semi-annually from the dated date of such Bonds) produces a value equal to the purchase price of such Bonds. Each bidder is required to specify its calculation of the true interest cost resulting from its bid, but such information shall not be treated as part of its proposal. In the event that two or more of the bidders offer to purchase the Series 2026 Bonds at the same lowest true interest cost, the Governing Body shall determine in their sole discretion (but in accordance with fact) which of the bidders shall be awarded such series of the Series 2026 Bonds. The Governing Body reserves the right to waive any irregularity or informality in any bid, and to reject any or all bids, and notice of rejection of any bid will be made promptly. Unless all bids are rejected, award of the Series 2026 Bonds will be made by the Governing Body on the sale date.

AUTHORITY AND SECURITY: The Series 2026 Bonds will be issued pursuant to the authority of Sections 21-27-11 et seq., Mississippi Code of 1972, as amended (the "Act"), and the resolutions of the Municipality adopted October 1, 2024, November 5, 2024, July 15, 2025, September 2, 2025, and December 2, 2025, authorizing and directing the issuance of the Series 2026 Bonds (collectively, the "Bond Resolution"). The principal of, premium, if any, and interest on the Series 2026 Bonds will be payable solely from (i) a sufficiency of the revenues derived from the operation of the System (as defined herein) of the Municipality, subject to the payment of the reasonable and necessary expenses of operating and maintaining the System and on a parity of lien with the payment of the $10,000,000 Combined Water and Sewer System Revenue Bonds, Series 2019, dated and issued May 1, 2019, and maturing May 1, 2039 (the "Series 2019 Bonds") the payment of the $7,000,000 Combined Water and Sewer System Revenue Bonds, Series 2025, of the Municipality, dated and issued May 21, 2025, and maturing February 1, 2045 (the "Series 2025 Bonds"), and the payment of any loans from the State of Mississippi (the "State") as of the date of issuance of the Series 2026 Bonds (the "Loans"), and (ii) the Current Debt Service Account and the Debt Service Reserve Account provided for in the Bond Resolution, both of which sources have been pledged on a parity of lien with the Series 2019 Bonds and the Loans. Additional Bonds (as defined in the Bond Resolution) may be issued in the future as authorized in the Bond Resolution.

PURPOSE: The Series 2026 Bonds are being issued to provide funds for improvements, repairs, and extensions to the combined waterworks, water supply, sewage, and sewage disposal system of the Municipality (the "System").

FORM OF BIDS: Bids should be addressed to the Governing Body and should be plainly marked "Bid for $18,000,000 Combined Water and Sewer System Revenue Bonds, Series 2026, of the City of Starkville, Mississippi." All bids should be submitted in substantially the form prepared by the Municipality as the Official Bid Form. A copy of the Official Bid Form may be obtained from the City Clerk at j.mclaurin@cityofstarkville.org, from Stephens Inc., Ridgeland, Mississippi (the "Municipal Advisor"), at max.neely@stephens.com, or from Watkins & Eager PLLC, Jackson, Mississippi ("Bond Counsel") at bdavis@watkinseager.com.

Electronic bids for the Series 2026 Bonds must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. An electronic bid made through the facilities of BiDCOMP/PARITY® shall be deemed an offer to purchase in response to this Notice and shall be binding upon the bidder as if made by a signed sealed written bid made to the Municipality. To the extent any instructions or directions set forth in BiDCOMP/PARITY® conflict with the terms of this Notice, this Notice shall prevail. The Municipality shall not be responsible for any malfunction or mistake made by or as a result of the use of electronic bidding facilities. The use of such facilities is at the sole risk of the bidders. Subscription to I-Deal's BiDCOMP/PARITY® Competitive Bidding System by a bidder is required in order to submit an electronic bid. The Municipality will not confirm any subscription or be responsible for the failure of any prospective bidder to subscribe. Both written bids and electronic bids must be unconditional and received by the Municipality and/or BiDCOMP/PARITY®, respectively, on or before 11:00 a.m. C.D.T., on Tuesday, June 16, 2026, as stated above. The Municipality is not liable for any costs incurred in the preparation, delivery, acceptance, or rejection of any bid.

All bids not in electronic form should be sealed and delivered to the City Clerk at her office in the City Hall located at 110 West Main Street in the Municipality.

INTEREST RATE AND BID RESTRICTIONS: The Series 2026 Bonds shall not bear a greater overall maximum interest rate to maturity than 13% per annum, nor shall the interest rate for any one maturity exceed 13% per annum. No Series 2026 Bond shall bear more than one rate of interest; each Series 2026 Bond shall bear interest from its date to its stated maturity date at the interest rate specified in the bid; all Series 2026 Bonds of the same maturity shall bear the same rate of interest from date to maturity; and the lowest interest rate specified shall not be less than 70% of the highest interest rate specified. Each interest rate specified in any bid must be a multiple of 1/8th of 1% or 1/10th of 1%, and a zero rate of interest cannot be named.

GOOD FAITH DEPOSIT: Each bid must be accompanied by a wire transfer, cashier's check, certified check, or exchange, issued or certified by a bank, payable to the Mayor and Board of Aldermen of the City of Starkville, Mississippi, in the amount of $360,000, as a guaranty that the bidder will carry out its contract and purchase the Series 2026 Bonds if its bid be accepted. All wire transfers, cashier's checks, certified checks, or exchanges of unsuccessful bidders will be returned immediately after award of the Series 2026 Bonds. If the successful bidder fails to purchase the Series 2026 Bonds pursuant to its bid and contract, then the amount of such good faith check shall be retained by the Municipality as liquidated damages for such failure. No interest will be allowed on the amount of the good faith deposit.

DTC BOOK-ENTRY: Unless specifically declined by the purchaser, the Series 2026 Bonds are being initially offered as registered in the name of Cede & Co., as Registered Owner and nominee for The Depository Trust Company, New York, New York ("DTC") under DTC's Book-entry system of registration. Purchasers of interests in the Series 2026 Bonds (the "Beneficial Owners") will not receive physical delivery of bond certificates and ownership by the Beneficial Owners of the Series 2026 Bonds will be evidenced by book-entry. As long as Cede & Co. is the Registered Owner of the Series 2026 Bonds as nominee of DTC, payments of principal and interest will be made directly to such Registered Owner which will in turn remit such payments to the DTC participants for subsequent disbursement to the Beneficial Owners.

AWARD OF BONDS: If an award of the Series 2026 Bonds is made, the Series 2026 Bonds will be awarded to the bidder whose bid results in the lowest true interest cost to the Municipality. The lowest true interest cost of the Series 2026 Bonds will be calculated as that rate which when used in computing the present worth of all payments of principal and interest on the Series 2026 Bonds (compounded semi-annually from the dated date of the Series 2026 Bonds) produces a value equal to the purchase price of the Series 2026 Bonds. For the purpose of calculating the true interest cost, the principal amount of any term bonds scheduled for mandatory sinking fund redemption (if any) shall be treated as a serial maturity in each year. Each bidder is required to specify its calculation of the true interest cost resulting from its bid, but such information shall not be treated as part of its proposal. All bids will remain firm for eight hours after the time specified for the opening of bids, and an award of the Series 2026 Bonds, or rejection of bids, will be made by the Governing Body within said period of time, and the Governing Body will give a verbal notice to the winning bidder, if any, within approximately one hour of such decision.

RIGHT OF REJECTION, CANCELLATION: The Governing Body reserves the right to reject any or all bids submitted, as well as to waive any irregularity or informality in any bid. The successful bidder will have the right, at its option, to cancel its agreement to purchase the Series 2026 Bonds if the Series 2026 Bonds are not tendered for delivery within 60 days from the date of sale thereof, and in such event the Governing Body will return to said bidder its good faith deposit. The Governing Body will have the right, at its option, to cancel its agreement to sell the Series 2026 Bonds if within 5 days after the tender of the Series 2026 Bonds for delivery the successful bidder will not have accepted delivery of and paid for the Series 2026 Bonds, and in such event the Governing Body will retain the successful bidder's good faith deposit as liquidated damages as hereinabove provided.

PAYING AGENT, TRANSFER AGENT, AND REGISTRAR: The initial payment agent for the Series 2026 Bonds will be U. S. Bank Trust Company, National Association (the "Paying Agent"). The Governing Body's approval of the Paying Agent shall be contingent on a determination as to the willingness and ability of the Paying Agent to perform the duties of registrar and transfer agent and on the satisfactory negotiation of service fees. The Paying Agent shall be subject to change by order of the Governing Body under the conditions and in the manner provided in the Bond Resolution under which the Series 2026 Bonds are issued. Both principal of and interest on the Series 2026 Bonds will be payable by check or draft mailed to Registered Owners of the Series 2026 Bonds as of the fifteenth day of the month preceding the maturity date for such principal or interest payment at the addresses appearing in the registration records of the Municipality maintained by the Paying Agent. The Series 2026 Bonds will be transferable only upon the books of the Paying Agent, and payment of principal at maturity shall be conditioned on the proper presentation and surrender of the Series 2026 Bonds to the Paying Agent.

DELIVERY: The successful bidder must designate within 30 days of the date of sale, or at such other later date as may be designated by the Governing Body, the names and addresses of the Registered Owners of the Series 2026 Bonds and the denominations in which the Series 2026 Bonds of each maturity are to be issued. If the successful bidder fails to submit such information within the required time, one Bond may be issued for each maturity in the full amount maturing on that date registered in the name of the successful bidder. The Series 2026 Bonds will be delivered at a place to be designated by the purchaser and without cost to the purchaser, and payment therefor will be made in immediately available funds.

CUSIP NUMBERS: Unless specifically declined by the purchaser, the Municipal Advisor will request that the CUSIP Service Bureau assign CUSIP identification numbers to the Series 2026 Bonds, which numbers will be printed on the Series 2026 Bonds. The successful bidder will be responsible for the costs of assigning CUSIP numbers to the Series 2026 Bonds. Neither the failure to print a CUSIP number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Series 2026 Bonds in accordance with this Notice.

LEGAL OPINION; CLOSING DOCUMENTS: The Series 2026 Bonds are offered subject to the unqualified approval of the legality thereof by Bond Counsel. In the opinion of Bond Counsel, interest on the Series 2026 Bonds is exempt from federal and Mississippi income taxes under existing laws, regulations, rulings, and judicial decisions with such exceptions as will be described in the Official Statement for the Series 2026 Bonds. A copy of the opinion of Bond Counsel, together with the usual closing papers, including a no-litigation certificate dated the date of delivery of the Series 2026 Bonds, evidencing that no litigation is pending in any way affecting the legality of the Series 2026 Bonds or the taxes to be levied for the payment of the principal thereof and interest thereon, and a transcript of the proceedings relating to the Series 2026 Bonds will be delivered to the successful bidder without charge. The Municipality will pay for all legal fees and will pay for the printing and validation of the Series 2026 Bonds.

BONDS NOT "QUALIFIED TAX-EXEMPT OBLIGATIONS": The Municipality has not designated the Series 2026 Bonds as "qualified tax-exempt obligations" within the meaning and for purposes of Section 265(b)(3) of the Code.

FURTHER INFORMATION: The Municipality has prepared a Preliminary Official Statement which it deems, for purposes of S.E.C. Rule 15(c)2-12, to be final and complete as of its date, except for the omission of the offering prices, interest rates, and any other terms of the Series 2026 Bonds depending on such matters, and the identity of the underwriters, subject to revision, amendment and completion in a final Official Statement. By submission of its bid, the successful bidder will be deemed to have certified that it has obtained and reviewed the Preliminary Official Statement. Upon the award of the Series 2026 Bonds, the Municipality will publish an Official Statement substantially in the same form as the Preliminary Official Statement, subject to minor additions, deletions, and revisions as required to complete the Preliminary Official Statement.

ISSUE PRICE: The successful bidder shall assist the Municipality in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the Municipality at the closing for the Series 2026 Bonds an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2026 Bonds, together with the supporting pricing wires or equivalent communications, in a form reasonably required by the Municipality and Bond Counsel. The Municipality intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Series 2026 Bonds) will apply to the initial sale of the Series 2026 Bonds (the "competitive sale requirements") because: (a) the Municipality shall disseminate this Notice to potential underwriters in a manner that is reasonably designed to reach potential underwriters; (b) all bidders shall have an equal opportunity to bid; (c) the Municipality may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and (d) the Municipality anticipates awarding the sale of the Series 2026 Bonds to the bidder who submits a firm offer to purchase the Series 2026 Bonds at the highest price (or lowest interest cost), as set forth in this Notice. Any bid submitted pursuant to this Notice shall be considered a firm offer for the purchase of the Series 2026 Bonds, as specified in the bid. In the event that the competitive sale requirements are not satisfied, the Municipality shall advise the winning bidder. The Municipality shall treat the first price at which 10% of a maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price on that maturity applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The winning bidder shall advise the Municipality if any maturity of the Series 2026

Bonds satisfies the 10% test as of the date and time of the award of the Series 2026 Bonds. The Municipality will not require bidders to comply with the "hold-the-offering-price rule" and therefore does not intend to use the initial offering price to the public as of the sale date of any maturity of the Series 2026 Bonds as the issue price of that maturity. Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied. Bidders should prepare their bids on the assumption that all of the maturities of the Series 2026 Bonds will be subject to the 10% test in order to establish the issue price of the Series 2026 Bonds. If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Series 2026 Bonds, the winning bidder agrees to promptly report to the Municipality the prices at which the unsold Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing of the Series 2026 Bonds has occurred, until the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or until all Bonds of that maturity have been sold. By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or all Bonds of that maturity have been sold to the public, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Series 2026 Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or all Bonds of that maturity have been sold to the public, if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires. Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for the purposes of this Notice. Further, for purposes of this Notice: (a) "public" means any person other than an underwriter or a related party, (b) "underwriter" means (A) any person that agrees pursuant to a written contract with the Municipality (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the public), (c) a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and (d) "sale date" means the date that the Series 2026 Bonds are awarded by the Municipality to the winning bidder.

CONTINUING DISCLOSURE: In order to assist bidders in complying with S.E.C. Rule 15(c)2-12(b)(5), the Municipality will undertake, pursuant to the Bond Resolution and a Continuing Disclosure Agreement, to provide annual reports and notices of certain events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement. Failure of the Municipality to deliver the Continuing Disclosure Agreement at the time of issuance and delivery of the Series 2026 Bonds will relieve the successful bidder from its obligation to purchase the Series 2026 Bonds.

By order of the Mayor and Board of Aldermen of the City of Starkville, Mississippi.

/s/ Joanna McLaurin, City Clerk

Publication Information:

The Starkville Daily News

June 4, 2026, and June 11, 2026

Attachment B

Received Bids

Starkville
$18,000,000 Combined Water and Sewer System Revenue Bonds, Series 2026

The following bids were submitted using ***PARITY®*** and displayed ranked by lowest TIC.
Click on the name of each bidder to see the respective bids.

Bid Award*	Bidder Name	TIC
☐	Carty & Company, Inc.	3.975615
☐	Huntington Securities, Inc.	4.021861
☐	Raymond James & Associates, Inc.	4.039911
☐	R. Seelaus & Co., LLC	4.081004
☐	Robert W. Baird & Co., Inc.	4.138574

Attachment C

Accepted Bid

Carty & Company, Inc. - Memphis , TN's Bid

PARITY

Starkville
$18,000,000 Combined Water and Sewer System Revenue Bonds, Series 2026

For the aggregate principal amount of $18,000,000.00, we will pay you $18,565,017.80, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
03/01/2027	440M	5.0000	2.6500	101.488
03/01/2028	585M	5.0000	2.7000	103.671
03/01/2029	615M	5.0000	2.8000	105.566
03/01/2030	645M	5.0000	2.8700	107.317
03/01/2031	680M	5.0000	2.9500	108.833
03/01/2032	715M	5.0000	3.0300	110.146
03/01/2033	750M	5.0000	3.1000	111.326
03/01/2034	790M	5.0000	3.1500	112.477
03/01/2035	830M	5.0000	3.2500	113.092
03/01/2036	875M	5.0000	3.3500	112.290
03/01/2037	915M	5.0000	3.4500	111.496
03/01/2038	950M	5.0000	3.5500	110.708
03/01/2039	990M	4.0000	3.7500	101.827
03/01/2040	1,030M	4.0000	3.8500	101.090
03/01/2041	1,075M	4.0000	3.9500	100.359
03/01/2042	1,120M	4.0000	4.0000	100.000
03/01/2043	1,165M	4.0000	4.0400	99.514
03/01/2044	1,220M	4.0000	4.0800	98.996
03/01/2045	1,275M	4.0000	4.1600	97.934
03/01/2046	1,335M	4.1250	4.2800	97.950

Total Interest Cost:	$9,055,528.33
Premium:	$565,017.80
Net Interest Cost:	$8,490,510.53
TIC:	3.975615

Time Last Bid Received On:06/16/2026 10:55:44 CDST

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

Alderman Vaughn offered a motion, seconded by Alderman Pochop, 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 the action taken in closed Session.

26. CONSIDERATION TO AUTHORIZE THE MAYOR TO NEGOTIATE THE JAIL CONTRACT WITH OKTIBBEHA COUNTY FOR 1 YEAR.

Alderman Pochop offered a motion, seconded by Alderman Skinner, to authorize the Mayor to negotiate the contract with the County. 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.

27. CONSIDERATION OF APPROVAL OF A NOTICE OF TERMINATION OF A CONTRACT WITH OKTIBBEHA COUNTY.

Alderman Sistrunk offered a motion, seconded by Alderman Moreland, to authorize a notice of termination of a contract with the County. 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.

28. MOTION TO ADJOURN UNTIL JULY 7, 2026 @ 5:30 P.M. IN THE COURT ROOM AT 110 WEST MAIN STREET.

Upon the motion of Alderman Vaughn, duly seconded by Alderman Pochop, for the Board of Aldermen to adjourn the meeting until July 7, 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 7th DAY OF JULY, 2026.

Attest:

____
D. LYNN SPRUILL, MAYOR

____
JOANNA MCLAURIN, CITY CLERK