

**CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF MAY 20, 2025 MINUTES**

CALL TO ORDER

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Recess Meeting at City Hall at 6:00 p.m. on May 20, 2025. Mayor Holloway presided, and Aldermen Burgess, Authement, Wade, Cox, Papania, Blackman, and Impey were present. City Attorney Will Norman, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Steven Dye, Interim Fire Chief Chris Hupe, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Grants Administrator Carolyn Martin, Interim Community Development & Planning Director Wade Morgan, Parks & Recreation Director Stephen Glorioso, and Project Manager Sarah Harris were also present.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

Alderman Papania gave the invocation and Alderman Impey led the Pledge of Allegiance.

A motion was made by Alderman Impey, seconded by Alderman Burgess, and unanimously carried to accept the amended agenda.

PROCLAMATIONS

- a. Proclamation: National Public Works Week May 18 - 24, 2025

Public Works Administrator Monica Dickinson accepted the Proclamation from the Mayor.

- b. ADDED: Proclamation: National Safe Boating Week May 17 - 25, 2025

The Mayor proclaimed May 17th through May 25th as National Safe Boating Week.

AGENDA PUBLIC COMMENT

Agenda Item 5-b, regarding the consideration of the Civil Service Ordinance adoption, Jon Hitchcock, Brian Rose, and Ellen Hall each addressed the Board and spoke in opposition to the proposed ordinance.

Agenda Item 5-c, concerning the approval of a Short-Term Rental (STR) at 241 Lovers Lane, Stephen Boscovich and Ellen Hall spoke in opposition to the proposed STR, while Paige Vidrine addressed the Board and spoke in favor of its approval.

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Agenda Item 5-d, related to the proposed Comprehensive Plan, Joe Jewell and Ellen Hall each addressed the Board and spoke in opposition to the plan.

Agenda Item 6-d, regarding the Environmental Risk Analysis of the Leica property, Joe Jewell, Brian Rose, James Lewis, Oren Zweig, and Ellen Hall addressed the Board and requested that legal action be taken against the Leica property in accordance with the Environmental Risk Analysis prepared by Butler Snow. Kate Medosa addressed the Board and requested that additional environmental testing be conducted on the property. Kate Penrose requested increased citizen involvement in the cleanup discussions.

Additionally, during the agenda public comment portion of the meeting, Ellen Hall addressed the Board off-agenda to express her concerns regarding the City Attorney's contract.

OLD BUSINESS

a. Property insurance renewal options - Scott Lemon (Information Added)

Scott Lemon of Lemon Mohler Insurance presented four options to the Board for the upcoming property insurance renewal. He stated that the policy encompasses property, automobile, marine, and the Parks and Recreation childcare program coverage. He also noted an approximate 8% increase in insured value equaling \$47,677,347.

Following discussion, a motion was made by Alderman Blackman, seconded by Alderman Papania, and unanimously carried to approve Option One, which includes a \$10 million wind coverage limit and includes adjustments to remove equipment no longer under lease and to add the Fort Maurepas stage roof structure to the policy.

b. Adopt Ordinance: Amendment to Reinstate the Coverage Afforded by the Civil Service System to All Full-Time City Employees

A motion was made by Alderman Impey and seconded by Alderman Papania to adopt Ordinance 2025-03, an Amendment to Reinstate the Coverage Afforded by the Civil Service System to All Full-Time City Employees. The motion carried with a roll call vote as follows:

Aye: Alderman Burgess, Alderman Authement, Alderman Papania, Alderman Impey
Nay: Alderman Blackman, Alderman Cox, Alderman Wade

c. Approve a request for a Short-Term Rental permit at 241 Lovers Lane – PIDN:61465013.100; PC recommends approval

The City Attorney stated that a citizen submitted documents indicating the property was used for a retreat in June 2024. The applicant responded that it was a one-time event and provided documentation from Airbnb and VRBO showing the property was never rented as a short-term rental. He also conducted independent research and found only rental listings for periods longer than 30 days. The City Attorney explained

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that hosting a retreat could be interpreted as operating a short-term rental without a permit or running a business in an R-1 residential district, which is prohibited. As such, it would constitute a code violation and serves as the basis for the denial of the short-term rental permit. A motion was made by Alderman Authement, seconded by Alderman Papania, and unanimously carried to deny the short-term rental permit for 241 Lovers Lane due to prior violations and the advertisement of the retreat.

d. Discuss Comprehensive Plan

The Mayor stated that the Comprehensive Plan has been in development for more than two years, involving meetings with Department Heads, County Officials, the School District, and the Hospital, along with four public meetings. A draft plan was submitted prior to the third public meeting, after which edits were made based on public input, and a second draft was prepared. A joint work session with the Board of Aldermen (BOA) and the Planning Commission (PC) resulted in a third draft, which was then presented to the Planning Commission for approval. However, the Planning Commission raised new concerns, citing issues such as excessive content, unnecessary length, and the organization of the table of contents. The Commission sent the plan back to the planners for further revisions. The Mayor expressed concern that the Planning Commission may be reluctant to make a final decision and noted that the ongoing revisions are increasing costs. He recommended that the Board move forward by holding a BOA Public Hearing to either adopt or deny the Comprehensive Plan.

Planning Commissioner Matthew Hinton requested a new work session with the BOA and the Planning Department. He stated that the current draft of the Comprehensive Plan is not adequate and that previously requested changes have not been incorporated. He indicated that he would forward to the Mayor and the BOA the email outlining the requested deletions and edits. Commissioner Hinton added that if the specific bullet points they submitted are addressed, the Planning Commission would be prepared to move forward with adoption.

CONSENT AGENDA

A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to approve the consent agenda.

Mayor/BOA:

- a. Authorize the use of the Community Center by the Greyhound Baseball Boosters for their year-end banquet on May 28, 2025, from 5:00 p.m. until 9:00 p.m., and approve the waiver of the rental fees to advertise the resources of the City
- b. Approve the Special Event Permit Application for Mosaic Church Outreach Event on June 1 and June 8, 2025 from 2:00 p.m. until 8:00 p.m. at Freedom Field; no cost to the City, the applicant will pay associated event cost

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- c. Approve the Special Event Permit Application for Sweat It & Shred It on June 14, 2025, from 7:00 a.m. to 10:00 a.m., at Freedom Field, at no cost to the City, the applicant pays the associated event cost
- d. ADDED: Accept Environmental Risk Analysis of Leica Site from Butler Snow

Mary C. O'Keefe Cultural Center:

- e. Authorize the Mayor and the Mary C. Director to execute the MOU and Hold Harmless with Mirabela Papusa Iuruc

City Clerk:

- f. Approve Minutes: Regular Meeting May 6, 2025
- g. Approve Minutes: Special Call Meeting May 8, 2025

Police Department:

- h. Authorize Employee #2848 for Out-of-State travel to Stapleton, AL for training on May 22, 2025
- i. Authorize Employee #2165 for out-of-state travel to Decatur, GA for training on June 22-28, 2025
- j. Authorize Employee #1217 for out-of-state travel to Baltimore, MD for training on July 26-31, 2025
- k. Accept OSPD monthly report for April 2025

Fire Department:

- l. Accept OSFD monthly report for April 2025
- m. Authorize Employees #2306, #2235, and #2450 for out-of-state travel to College Station, TX October 5-10, 2025 for Industrial Firefighter Training hosted by Chevron Pascagoula Refinery

Human Resources/Risk Management:

- n. Accept retirement of City Clerk Patty Gaston, effective July 15, 2025; authorize to begin the process of filling the vacant position
- o. Accept resignation of Patrolman Brandon Bock, effective May 29, 2025; authorize to begin the process of filling the vacant position
- p. Accept resignation of Assistant Mechanic Cory Hathorne, effective May 7, 2025; authorize to begin the process of filling the vacant position
- q. Authorize employment of Michael Calderon, Custodian, effective May 24, 2025; Step 1, \$13.50 hourly rate; one year probationary status, pending successful completion of all pre-employment requirements
- r. Authorize employment of Anna Gunter, Deputy Court Clerk I, effective June 2,

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2025; Step 1, \$14.50 hourly rate; one year probationary status, pending successful completion of all pre-employment requirements

Grants Administration:

- s. Authorize Execution of the Memorandum of Agreement (MOA) – MDOT Transportation Improvements Program (TIP) – Intersection Improvements for Highway 90 @ Washington Avenue and MLK, Jr. Blvd.
- t. Authorize Continuation Contract – MDOT Transportation Improvements Program (TIP) Federal Surface Transportation Program (STP) – STP-9065-00(004)/LPA 108084-701000 - Ocean Springs Road Reconstruction Project – Continuation of Construction Engineering & Inspection (CE&I) Services by Brown, Mitchell, & Alexander, Inc. – Additional \$41,000.00
- u. Authorize Award for the EAST SIDE SEWER DIVERSION PROJECT – American Rescue Plan Act (ARPA) / MS Municipality and County Water Infrastructure Grant (MCWI) – MDEQ Agreement # 108-1-CW-5.5 – Bottom 2 Top in the amount of \$1,787,669.43

Project Manager:

- v. Authorize Contract with Allred Stolarski Architects, PA – Taconi Gym Window Replacement – Funded with State Appropriations in HB1353

Building Department:

- w. Accept Code Enforcement Report through May 15, 2025
- x. Approve the Building Official's recommendations for the tree applications received through May 13, 2025
- y. Accept the Building Department Permit Report for April 2025

Parks & Recreation Department:

- z. Adopt resolution for the sale of scrap metal from Parks and Recreation Department

DEPARTMENT REPORTS

- a. City Clerk: Approve payment: Docket of Claims, all expenditures are appropriate and authorized by law, and spread the summary on the Minutes

A motion was made by Alderman Blackman, seconded by Alderman Impey, and unanimously carried to approve the Docket of Claims finding that all expenditures are appropriate and authorized by law, and spread the summary on the minutes.

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- b. City Clerk: Authorize the adjustment of water/sewer accounts due to a finding that the customers did not receive the benefit of the utility and the excess usage was due to unforeseen circumstances

A motion was made by Alderman Authement, seconded by Alderman Wade, and unanimously carried to adjust the water/sewer accounts listed, with the finding that the customers did not receive the benefit of the utility and excess usage was due to unforeseen circumstances.

GENERAL PUBLIC COMMENT

Mark Dunstin, Joe Jewell, Brian Rose, Ellen Hall, Barbara Wilson, and Drew Seghers addressed the Mayor and the Board.

MAYOR AND ALDERMEN'S FORUM

Alderman Burgess discussed Ward 1 issues with the Public Works Director and the Parks and Recreation Director.

Alderman Authement discussed Ward 2 issues with the Public Works Director.

Alderman Wade discussed Ward 3 issues with the Public Works Director and the Project Manager.

Alderman Papania discussed Ward 4 issues with the Public Works Director.

Alderman Blackman thanked the Parks and Recreation Director for repairs made to the sidewalk pier on Government Street. He also requested that the Mayor send a letter of appreciation to the Jackson County Board of Supervisors for their work on the Hanshaw Bridge repairs. Additionally, he reminded everyone of the Memorial Day Ceremony to be held at the Vietnam Memorial on Monday at 1 p.m.

Alderman Impey asked the Project Manager for an update on the MDOT and Deana Road project. The Project Manager reported that MDOT's legal team is preparing a Memorandum of Agreement (MOA) for funding, which should be ready for the Board's approval within the next month. Alderman Impey also congratulated Colonel Stephen Farragut, lead instructor of OSHS JROTC, on his retirement after 40 years of combined service, and thanked the Ocean Springs Police Department for their assistance with a recent funeral escort.

The Mayor thanked the City Clerk for her years of dedicated service to the City of Ocean Springs and congratulated her on her upcoming retirement, which is listed on the agenda.

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EXECUTIVE SESSION

A motion was made by Alderman Wade, seconded by Alderman Cox, and unanimously carried to go into a closed session to determine the necessity of going into an executive session.

The City Clerk returned to the meeting and announced that a motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to remain in executive session to discuss personnel in the Fire Department and potential litigation.

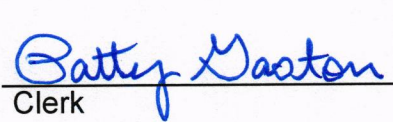
A motion was made by Alderman Wade, seconded by Alderman Impey, and unanimously carried to come out of the executive session where the following action was taken:

A motion was made by Alderman Blackman, seconded by Alderman Impey to offer the Fire Chief position to Archie Fitch; the motion carried with Aldermen Burgess, Authement, Papania, Blackman and Impey voting aye and Aldermen Wade and Cox voting nay.

ADJOURN UNTIL 6:00 P.M. on June 3, 2025

A motion was made by Alderman Wade, seconded by Alderman Impey, and unanimously carried to adjourn.

The meeting ended at 8:05 p.m.

	6/17/25		6/17/25
Mayor	Date	Clerk	Date

