

**CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF JUNE 17, 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 June 17, 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, Fire Chief A.J. Fitch, 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, Project Manager Sarah Harris, and Mary C. O'Keefe Center Director Sarah Qarqish 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 Wade, seconded by Alderman Authement, and unanimously carried to accept the agenda.

PROCLAMATIONS/PRESENTATION

- a. Proclamation honoring Public Works Assistant Director Gerald Groue upon his retirement with 26 years of dedicated service

Public Works Assistant Director Gerald Groue accepted the proclamation from the Mayor.

- b. Proclamation honoring Fire Captain Shawn Lopes upon his retirement with 28 years of dedicated service

Fire Captain Shawn Lopes accepted the proclamation from the Mayor.

- c. Introduction of the 2025-2026 Mayor's Youth Council

Amber Carter, Mayor's Youth Council (MYC) Coordinator, announced the members of the 2025–2026 Council. Each member was invited to stand, introduce themselves, and state the ward in which they reside.

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PUBLIC HEARINGS

- a. Request for Conditional Use Permit (CUP) to build a single-family residence at 1208 Harbor Road PIDN: 61124900.015 – Zoning: C-M Commercial Marina; PC recommends Approval

A motion was made by Alderman Authement, seconded by Alderman Wade, and unanimously carried to open the Public Hearing.

The Interim Community Development Director stated that the Planning Commission recommends approval, finding that the construction of a single-family residence is consistent with the surrounding area.

No public input.

A motion was made by Alderman Cox, seconded by Alderman Blackman, and unanimously carried to close the Public Hearing.

A motion was made by Alderman Authement, seconded by Alderman Burgess, and unanimously carried to approve the Conditional Use Permit for 1208 Harbor Road to allow the construction of a single-family residence.

- b. Request for Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Heinrich and Associates; PC recommends denial

A motion was made by Alderman Wade, seconded by Alderman Authement, and unanimously carried to open the Public Hearing.

The Interim Community Development Director explained that the applicant is requesting a zoning change affecting six parcels. He noted that one parcel is landlocked and there are three existing dwellings in varying conditions on the properties. The Planning Commission recommended denial of the rezone, finding that there has not been a significant change in the character of the area to support the request.

Donavan Scruggs, consultant to the applicant, responded by stating that the area has experienced multiple zoning changes since 1997. He emphasized that the proposed CMX1 (Neighborhood Commercial Mixed Use) zoning would serve as an appropriate transition from residential to commercial uses.

Public Input:

The following individuals spoke in opposition to the rezoning request: Joe Jewell, James Lewis, Sam Washington, Dee Wichman, Greg Gipson, Ester Payton, Azure

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Waller, Mark Garriga, and Ellen Hall.

A motion was made by Alderman Wade, seconded by Alderman Papania, and unanimously carried to close the Public Hearing.

A motion was made by Alderman Authement, seconded by Alderman Papania, to approve the rezoning of the property to CMX1, finding a change in the character of the neighborhood and a public need. The motion failed with the following vote:
Voting Aye: Aldermen Authement, Papania, and Blackman Voting Nay: Aldermen Burgess, Wade, Impey, and Cox

A motion was then made by Alderman Impey, seconded by Alderman Wade, and unanimously carried to send the item back to the Planning Commission for further review, including consideration of the presentation materials submitted by Mr. Scruggs.

- c. Request for the north side of Bienville Blvd; between Lakeview Drive and MS Hwy 57 – PIDN: 61104005.000 – Request for a Conditional Use Permit (CUP) to build a mixed-use development for retail and residential use – Zoning: C-H Regional commercial; PC recommends approval

A motion was made by Alderman Wade, seconded by Alderman Impey, and unanimously carried to open the Public Hearing.

The Interim Community Development Director explained that the subject property is located west of the Canvas Apartments and east of Tractor Supply. The applicant is requesting a Conditional Use Permit (CUP) to construct a mixed-use development consisting of residential and retail components. The Planning Commission recommends approval, stating that the proposed development is consistent with the character of the surrounding area.

The architect, Dennis Cowart, stated that he intends to incorporate multifamily housing into the property, which is currently zoned for Highway Commercial use.

Public Input:

Joe Jewell requested that the developer consider adding an egress and widening the turn lanes to improve traffic flow to and from the property.

A motion was made by Alderman Blackman, seconded by Alderman Authement, and unanimously carried to close the Public Hearing.

A motion was made by Alderman Impey, seconded by Alderman Burgess, and unanimously carried to approve the Conditional Use Permit for the property located on the north side of Bienville Boulevard (PIDN: 61104005.000), between Lakeview Drive and Highway 57, to allow construction of a mixed-use development for retail and residential use.

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AGENDA PUBLIC COMMENT

Agenda Item 6-a – Request to Vacate Alley at 901 Bienville Boulevard
Dan Burton spoke in opposition to the request.

Agenda Item 7-b – Request for COA to Demolish Structure at 208 Washington Avenue
Joe Jewell spoke against the proposed demolition.

Agenda Item 8-v – Request to Vacate Right-of-Way on Sells Street
Margaret Harper spoke in opposition to the request.
Jacqueline Wrigley spoke in support of the request.

Agenda Item 8-jj – Tree Removal Applications
Glen Miller spoke regarding the application for 1401 Government Street, requesting that the tree removal not be approved.

John Gill addressed the Mayor and Board of Aldermen.

OLD BUSINESS

- a. Request for an Alley Vacate for 901 Bienville Blvd. northwest corner of Bienville Blvd. and Washington Ave.; abutting PIDN: 60119054.000, 60119056.000, 60119058.000, 60119046.000, 60119042.000, 60119048.000, 60119050.000;
Dan Burton is appealing the Planning Commission recommendation

The Interim Community Development Director explained that the property in question is currently used as a boat repair yard and that the City maintains an active sanitary sewer line easement through the alley. He stated that if the alley is vacated, the City would require installation of a manhole to maintain access to the sewer line. A title opinion was obtained as part of the review process.

The Planning Commission recommended approval of the alley vacate, citing public need and benefit. The City Attorney added that, under the Unified Development Code (UDC), a vacate request must demonstrate a public benefit and include due compensation if any damage is identified. He clarified that no public hearing is required, and that the alley is city-owned, not private property.

Public Comment and Appeal:

Virgil Gillespie, attorney for appellant Dan Burton, spoke in opposition to the request. He asked that the appeal be entered into the official record. A motion was made by Alderman Blackman, seconded by Alderman Burgess, and unanimously carried to accept the appeal into the minutes.

Mr. Gillespie further argued that Mr. Burton, a property owner to the north of the alley,

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was not afforded due process and still has time to appeal the Planning Commission's decision. He requested that the Board of Aldermen postpone a decision until the full Planning Commission record could be reviewed.

David Wheeler, attorney for the applicant, stated that the alley has not been used by the public for over 20 years and has effectively been abandoned by the City. He emphasized that no damage would result to neighboring property owners and noted that the applicant is offering an access easement through the development for Mr. Burton. He urged the Board to uphold the Planning Commission's recommendation to approve the vacate.

Dan Burton, the appellant, expressed concern that vacating the alley would eliminate his potential use of it as a secondary access point for his property to Bienville Boulevard.

Tom Davies, the applicant, stated that the proposed development is projected to generate \$4–8 million in annual sales and would provide public benefits including job creation and increased tax revenue.

Ellen Hall and Melissa Burton spoke in opposition to the alley vacate.

Mitch Owen, a neighboring property owner, spoke in support of the alley vacate. He stated he was also speaking on behalf of abutting property owners Angela Taylor, Sherry Owen, and Crystal Taylor, all of whom support the request. He noted that the property has been a recurring nuisance and that nearby property owners have previously had to authorize the City to enter and remove homeless encampments.

Alderman Authement noted that the request has followed a thorough process beginning with the Planning Commission, then to the Board of Aldermen, returned to the Planning Commission, and is now back before the Board with a recommendation for approval. He stated that the matter has been fully vetted, including a title opinion, and that vacating the alley provides a public benefit.

Alderman Cox requested that the possibility of a public access easement from Washington Avenue to Church Street be explored. He also asked why the proposed easement is not located along the property line.

A motion was made by Alderman Papania and seconded by Alderman Authement to approve the alley vacate request for 901 Bienville Boulevard as recommended by the Planning Commission. The motion carried with the following vote:

Voting Aye: Aldermen Burgess, Authement, Papania, Blackman, and Impey

Voting Nay: Aldermen Wade and Cox

Ownership of the fee underlying the vacated easement shall revert to the adjoining property owners to the centerline.

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b. 911 Commission Appointment

A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to appoint Police Chief Steven Dye as the City's Representative on the 911 Commission.

NEW BUSINESS

a. Professional Services Agreement - Interim City Attorney

A motion was made by Alderman Cox, seconded by Alderman Wade, and unanimously carried to authorize the Mayor to execute the Professional Services Agreement with David N. Harris Jr. Law Firm PLLC to serve as interim City Attorney.

b. EDITED: APPEAL - Request for a Certificate of Appropriateness (COA) to demolish the existing house at 208 Washington Ave. PIDN: 60137516.000; HPC recommends denial - Applicant appealing PC denial recommendation

The Interim Community Development Director stated that the Historic Preservation Commission (HPC) recommends denial of the demolition request, citing that the current condition of the home does not warrant demolition. He noted that the HPC had requested a structural engineering report but did not receive one.

The applicant, Chuck Bordis, addressed the Board and stated that he presented information at a specially called HPC meeting the night before. He cited structural issues, the presence of mold, and the denial of insurance coverage by ten companies. He argued that procedural requirements in the Unified Development Code (UDC) had not been properly followed. He noted that the HPC canceled two meetings due to lack of quorum and that, per the UDC, if no meeting is held within ten days of the regularly scheduled meeting and no action is taken, the application should be automatically approved. He added that the proposed new construction would be designed to align with the architectural character of Washington Avenue and surrounding homes.

Bonnie Monro, Chairperson of the HPC, responded that the application did not provide sufficient information regarding the structural soundness of the home. She emphasized that the structure is a 135-year-old historic home that is recognizable along Washington Avenue and expressed concern about replacing it with a "cookie cutter" design. She reiterated the HPC's request for a formal structural engineering report to determine if the home is truly unsalvageable.

Alderman Cox requested that the applicant provide evidence showing the home cannot be reasonably repaired. He noted that the HPC serves as a recommending body, and the final decision rests with the Board of Aldermen.

Alderman Authement, whose ward includes the Historic District, stated that all past

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demolition applicants have been required to submit documentation from an architect or structural engineer confirming the structure is not salvageable. He added that the termite and mold reports presented do not meet that standard.

A motion was made by Alderman Cox, seconded by Alderman Impey, and unanimously carried to approve the HPC's recommendation of denial and return the demolition request for 208 Washington Avenue to the Historic Preservation Commission, with the condition that a structural engineering report be submitted for further consideration.

CONSENT AGENDA

A motion was made by Alderman Impey, seconded by Alderman Wade, and unanimously carried to approve the consent agenda, except item 8-b pulled by Alderman Cox and item 8-v pulled by Alderman Wade.

Mayor:

- a. Approve the temporary closure of Front Beach Drive from Fort Maurepas to Washington Avenue on July 3, 2025, from 4:00 p.m. to 10:00 p.m., with authorization for the Police Department to adjust closure times and limits as necessary for public safety
- b. Authorize the Mayor to execute the Parking Garage Lease Agreement for 1515 Government Street

Alderman Cox requested the lease be reviewed by the appointed Interim City Attorney before approval.

City Clerk:

- c. Approve Minutes: Recess Meeting May 20, 2025
- d. Approve Minutes: Special Call Meeting May 27, 2025
- e. Approve Minutes: Special Call Meeting May 29, 2025
- f. Approve Minutes: Regular Meeting June 3, 2025

Police Department:

- g. Accept OSPD Monthly Report for May 2025

Fire Department:

- h. Accept OSFD Monthly Report for May 2025

Human Resources/Risk Management:

- i. Authorize removing Utility Billing Supervisor Janna Hinton from probationary status to full time status, effective June 26, 2025

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- j. Authorize removing Patrolman Dylan Davis from probationary status to full-time status, effective immediately
- k. Accept resignation of Dispatcher David Havard, effective June 9, 2025; authorize to begin the process of filling the vacant position
- l. Authorize employment of Part-Time Dispatcher Donna Staszko, \$16.00 hourly rate, effective June 18, 2025
- m. Ratify employment of Archie Fitch, Fire Chief, effective June 16, 2025; Step 1, \$38.47 hourly rate; one year probationary status
- n. Accept retirement of Fire Captain Shawn Lopes, effective June 30, 2025; authorize to begin the process of filling the vacant position
- o. Accept retirement of Public Works Assistant Director Gerald Groue, effective June 30, 2025; authorize to begin the process of filling the vacant position
- p. Authorize removing Water Laborer Gordon Olier from probationary status to full-time status, effective June 19, 2025
- q. Authorize removing Water Laborer Rickey Cunningham from probationary status to full-time status, effective June 24, 2025
- r. Authorize removing Yardman James Beauchamp from probationary status to full-time status, effective June 19, 2025
- s. Accept resignation of Parks Grounds Maintenance Heriberto Mercado-Rodriguez, effective June 10, 2025; authorize to begin the process of filling the vacant position
- t. ADDED: Authorize Interim Fire Chief Chris Hupe to serve as Deputy Fire Chief, Step 1, \$29.81 hourly rate, from June 16, 2025 to June 20, 2025, to assist with the transition of leadership of the newly appointed Fire Chief and then move to Firefighter II, Step 10, \$19.80 hourly rate, beginning June 21, 2025

Planning Commission (PC):

- u. Approve a request for a Commercial Subdivision Final Plat at 3419 Bienville Blvd PIDN: 60127491.050; PC recommends approval
- v. Approve a request to vacate a right-of-way on Sells St; located between 132 Pine Drive and 140 Pine Drive; PC recommends approval

Alderman Wade requested that the motion include language stating the right-of-way will be equally split between the two adjacent property owners, and to approve the Planning Commission's recommendation to combine both PIDNs into one parcel. A motion was made by Alderman Wade, seconded by Alderman Cox, and unanimously carried to approve the request to vacate a right-of-way on Sells Street, located between 132 Pine Drive and 140 Pine Drive, with the condition that the vacated area be equally divided between the two adjacent property owners, and to approve the Planning Commission's decision to combine both PIDNs into a single parcel number.

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Historic Preservation Commission (HPC):

- w. EDITED: Approve a request for a COA to build a detached restroom at 504 Jackson Ave. PIDN: 60137236.000 - St Alphonsus Church; HPC Recommends approval
- x. EDITED: Approve a request for a COA to add a roof and to screen the existing backyard deck at 1211 Sunset Ave. PIDN: 60119025.010; HPC Recommends approval
- y. EDITED: Approve a request for a COA to add a 5 ft black aluminum fence and a 5 ft black metal chain link fence in the backyard at 525 Porter Ave. PIDN: 60225030.100; HPC Recommends approval
- z. EDITED: Approve a request for a COA at 502 Jackson Ave. St. Alphonsus Church PIDN: 60137198.000 - To demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition, renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension.; HPC recommends approval
- aa. ADDED: Approve a request for a COA to build three additions to existing house, screen in existing back porch, and create new driveway at 1410 Bowen Ave - PIDN: 60137130.000; HPC Recommends approval

Grants Administration:

- bb. Authorize the Mayor to Execute Memorandum of Agreement – FY25 MDAH Certified Local Government (CLG) Grant Program: Review and Update Historic Guidelines
- cc. Authorize the Mayor to Execute Amendment #3 for Brown, Mitchell, & Alexander, Inc. to include Engineering Services Related to the Intersection of Deana Road and Bienville Blvd. – Deana Road Improvement Project – Contingent on an Approved MDOT Funding MOA
- dd. Authorize Contract Execution for the Gateway Sculpture to Phil Proctor / Nucleus Sculpture Studio, LLC as Awarded on the May 6, 2025 Agenda – Funded through the Gulf Coast Restoration Fund (GCRF) – FY23 for Mary C. O'Keefe Cultural Center Rehabilitation and Signage – MDA
- ee. Authorize the Award of the Lift Station Improvements Related to the ARPA/MCWI Downtown Sewer Improvement Project – 455-1-CW-5.5 to Jumeaux, Inc. in the amount of \$2,677,700.00
- ff. Authorize the Mayor to Execute Change Order #1 – Construction to Century Construction Group, Inc. in the amount of \$50,369.00 – Mary C. O'Keefe Cultural Center Exterior Renovations – Funding: SB2948(dddd), HB603(jv),

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GCRF

Project Manager:

- gg. Authorize the execution of a One-Year Contract Extension for the following
Term Bids: Video and Cleaning Utilities, CIPP Lining, Maintenance,
Maintenance – Alternate

Building Department:

- hh. Accept the Building Department Permit Report for May 2025
- ii. Accept Code Enforcement Report through June 12, 2025
- jj. Approve the Building Official's recommendations for the tree applications
received through June 10, 2025

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
- b. City Clerk: ADDED: Payment added to docket of claims for Spring Basketball
security services provided in April and May

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

- c. 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 Blackman, seconded by Alderman Burgess, 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.

- d. Building: Tree Appeal for 1214 Nelson previously tabled at 6/3/2025 BOA
Meeting

The Building Official stated that cutting the tree roots would ultimately lead to the death
of the tree, and therefore recommended that the applicant be allowed to proceed with
removal.

The applicant, Jessica Hamburg, explained that after removing the deck, it was
discovered that the tree roots were growing into the foundation of the home.

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A motion was made by Alderman Authement, seconded by Alderman Papania, and unanimously carried to approve the removal of the tree located at 1214 Nelson Drive.

- e. Planning: ADDED: Authorize Tax Abatement Application for 1106 Government St., PID 61190007.000; Broad Avenue Medical Specialists, LLC

Donovan Scruggs, representing Hotel Mojo located at 1106 Government Street, addressed the Board regarding the project's tax abatement status. He noted that this is a \$3 million development and that the Board of Aldermen previously approved the tax abatement in 2022. He stated that the project received its Certificate of Occupancy last week and is now ready for final application submission to Jackson County. A motion was made by Alderman Authement, seconded by Alderman Burgess, and unanimously carried to authorize the Tax Abatement Application for 1106 Government Street, PID 61190007.000.

GENERAL PUBLIC COMMENT

Joe Jewell and James Lewis addressed the Mayor and the Board.

MAYOR AND ALDERMEN'S FORUM

Alderman Burgess thanked the residents of Ward 1, City Directors, City Hall staff, the Board of Aldermen, and the Mayor for their collective accomplishments over the past four years, stating she is proud of the work that has been done.

Alderman Authement requested that paving patches be completed before the end of the month. He also expressed appreciation to the Board and City Directors for their support and collaboration over his past eight years of service.

Alderman Wade addressed Ward 3 issues with the Public Works Director.

Alderman Papania thanked everyone for the opportunity to serve the residents of Ward 4 over the past eight years.

Alderman Blackman shared that he appreciated serving alongside the outgoing Aldermen and thanked them for their service to the City.

A motion was made by Alderman Impey, seconded by Alderman Burgess, and unanimously carried to authorize the employment of Stephen Espinoza for the position of Building Maintenance, effective June 18, 2025, at Step 2, \$16.48 per hour, with a one-year probationary status, pending completion of all pre-employment requirements.

Alderman Impey reflected on his 12 years of service to the City and highlighted several ongoing projects in Ward 6.

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Alderman Cox expressed that he enjoyed serving with each of the outgoing Aldermen and the Mayor and commended them all for their dedicated service.

Mayor Holloway reflected on the last four years of service, noting the progress that has been made. He also commented on the challenges of addressing misinformation and thanked everyone for their work and commitment during his term.

EXECUTIVE SESSION

a. Personnel in the Planning Department

A motion was made by Alderman Cox, seconded by Alderman Wade, 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 Wade, and unanimously carried to remain in executive session to discuss personnel in the Planning Department, litigation with Sarah Crear, and litigation with Eric Brian Rosenberg - during Rosenberg discussion City Attorney Will Norman will recuse and exit executive session and Interim City Attorney David Harris will remain.

A motion was made by Alderman Blackman, 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 Burgess, and unanimously carried to authorize the restructuring of the Planning Department and the reclassification of Employee #2804 and Employee #2826 to the position of Planning Technician at an hourly rate of \$18.75, effective June 21, 2025, which is budget-neutral.

ADJOURN UNTIL 6:00 P.M. on JULY 1, 2025

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

The meeting ended at 9:30 p.m.

 _____ Mayor	7/1/25 _____ Date	 _____ Clerk	7/1/25 _____ Date
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City of Discovery
OCEAN SPRINGS
MISSISSIPPI
JACKSON COUNTY