

MINUTES REGULAR MEETING OF MAY 2, 2023

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a REGULAR MEETING at City Hall in the City of Ocean Springs at 6:00 PM on May 2, 2023. Mayor Holloway presided, and Aldermen Authement, Wade, Cox, Papania, Blackman, and Impey were present. Alderman Burgess was absent. Also present were City Attorney Robert Wilkinson, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Mark Dunston, Fire Chief Derek McCoy, Planning & Grants Administrator Carolyn Martin, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Parks & Recreation Director Stephen Glorioso, Project Manager Sarah Harris, and Admin & Community Relations Coordinator Ravin Nettles.

CALL TO ORDER

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Regular Meeting at City Hall in the City of Ocean Springs at 6:00 p.m. on May 2, 2023. Mayor Holloway presided, and Aldermen Authement, Wade, Cox, Papania, Blackman, and Impey were present. Alderman Burgess was absent. Also present were City Attorney Robert Wilkinson, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Mark Dunston, Fire Chief Derek McCoy, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Planning & Grants Administrator Carolyn Martin, Parks & Recreation Director Stephen Glorioso, Project Manager Sarah Harris, and Admin & Community Relations Coordinator Ravin Nettles.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

A motion was made by Alderman Blackman, seconded by Alderman Cox, and unanimously carried to accept the agenda.

PRESENTATION/PROCLAMATIONS

- a. Friends of the Mississippi Vietnam Memorial Park

President of the Mississippi Gulf Coast Veterans Vietnam Memorial Park, Don Northcut, said they are proud to represent the Veterans in Ocean Springs. He said a primary

objective is to complete the photos for the 660 names on the wall. Alderman Blackman said that Camp Shelby will donate a Vietnam Era tank for the site and Representative Zuber helped to acquire this donation.

b. Proclamation - National Safe Boating Week - May 20-26, 2023
US Coast Guard representatives accepted the Proclamation.

c. Proclamation - 2023 Peace Officers Memorial Day and Police Week
Chief Dunston accepted the Proclamation.

PUBLIC HEARINGS

- a. PLANNING COMMISSION REPORT: Request Approval of Zoning Change by Ordinance Adoption from the R-2 (Low-Medium Density Single-Family Residential District) to the R-3 (Medium Density Single Family Residential District), Northwest corner of Groveland Road and Deana Road) - Parcel No.: 60123040.000

A motion was made by Alderman Cox, seconded by Alderman Blackman, and unanimously carried to open the Public Hearing for 4-a.

The Planning & Grants Administrator explained the request is to change the zoning district, resulting in an increase in the allowed density from low to medium but keeping it as a Residential Single Family District. The Planning Commission recommends approval sighting the change of character and a public need for the type of zoning district.

Donovan Scruggs spoke on behalf of the developer in favor of the change in density. He said other neighboring properties from Fort Bayou to Parktown Subdivisions have been rezoned from R-2 to a higher density zone. He said his research shows that smaller property lots have higher or equal real estate values than bigger lots. He requested the Board accept the Planning Commission's recommendation and approve the density increase.

No public input for or against.

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

Alderman Impey asked the Project Manager if the sewer project would affect the area. She replied the sewer project will not be an issue for the property.

A motion was made by Alderman Blackman and seconded by Alderman Authement to adopt an Ordinance (2023-04) amending ORD 13-1976 rezoning property PID 60123040.000 from R-2 Low-Medium Density Residential District to R-3 Medium Density Residential District. The motion carried with a roll call vote as follows:

Aye: Alderman Authement, Alderman Wade, Alderman Papania, Alderman Blackman, Alderman Cox

Nay: Alderman Impey

- b. PLANNING COMMISSION REPORT: DRAFT ORDINANCE: Consideration to Adopt an Amendment to the Zoning Regulations on Residential Short-Term Rentals

A motion was made by Alderman Authement, seconded by Alderman Wade, and unanimously carried to open the Public Hearing for item 4-b.

The Planning & Grants Administrator explained the primary modification is the creation of a density zone for Residential Short Term Rental (RSTR) properties. She said the cap is proposed to be changed to 50 allowed RSTR in the density zone and 65 allowed in the remainder of the City for a total of 115 RSTR. She said most of the waiting list will be accommodated with this change. She said another modification is a Downtown Overlay District (DOD) that would address residentially-zoned properties in the existing District in that they would not be included in the cap of RSTR. She said there is also a language change regarding active Homeowners Associations (HOA) and covenants. Alderman Cox asked if an RSTR in the DOD would be treated as a commercial STR, and whether they would still have to go through the steps of a residential property. The Planning & Grants Administrator responded that they would still be residential and subject to all processes related to RSTRs but would not be included in the cap because of the location. Alderman Authement asked about the timeline. She responded that the ready properties and the ones that would not be under the cap would be handled first but there is still a process including building inspection and public hearings. Alderman Cox asked if the DOD properties could have the public hearing requirement removed. She said that would be a substantial change and would need to be brought back to the Board.

Mark Garriga spoke in favor of increasing or removing the cap for RSTR.

Francisco Ferreiro spoke in favor of increasing the cap for RSTR.

Donovan Scruggs spoke in favor of the Downtown Overlay District.

Jessica Fonte spoke in favor of the Ordinance amendment.

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

Alderman Authement said his opinion is a cap is still needed to not overload the city resources. Alderman Cox said he doesn't agree with the density zone but does agree with the DOD with a change to the public hearing requirement. Alderman Papania requested if the Ordinance is rewritten, he wants the separation of 500' between each added to the Ordinance.

A motion was made by Alderman Cox and seconded by Alderman Authement to table until the next meeting to remove the public hearing requirement from the Downtown Overlay District. The motion carried with a vote as follows:

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

Nay: None

AGENDA PUBLIC COMMENT

Francisco Ferreiro requested the current waiting list for STR properties be addressed first.

OLD BUSINESS

a. Weapons Policy discussion - City Attorney

The City Attorney requested the Weapons Policy be tabled until the next meeting so that more research can be completed, and a recommendation can be given.

NEW BUSINESS

a. Taconi Window Project - Execute Contract

The Project Manager requested the Taconi Window Replacement Project be awarded to Allred Stolarski Architects and permission for the Mayor to execute the contract. A motion was made by Alderman Impey, seconded by Alderman Authement, and unanimously carried to authorize the Mayor to execute the contract with Allred Stolarski Architects for the Taconi Window Replacement Project.

b. Discuss the Jackson County Utility Authority (JCUA) Representative appointment

A motion was made by Alderman Cox, seconded by Alderman Impey, and unanimously carried to reappoint Jerry Monroe as the JCUA Representative term ending May 31, 2029.

CONSENT AGENDA

A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to approve the consent agenda except for item 8-ee pulled by Alderman Papania.

Mayor:

- a. Approve Run/Walk Application for Gray Over the Bay on May 13, 2023, from 9:00 - 11:00 a.m.; OS Bridge/Front Beach 5K, no cost to the City, the applicant

pays associated event cost

- b. Approve Special Event Application for Bud & Burgers Cooking Competition and Main Street Festival on May 20, 2023, 12:00 p.m. - 9:00 p.m., at L&N Depot Parking Lot and Robinson Street, at no cost to the City, the applicant pays the associated event cost
- c. Approve Special Event Application for the 45th Annual Peter Anderson Arts and Crafts Festival on November 4-5, 2023, in downtown Ocean Springs; overtime costs incurred for the city
- d. Approve Special Event Application for St. Alphonsus Procession on June 11, 2023, from 3:30-4:45 p.m.; in downtown Ocean Springs, at no cost to the City, the applicant pays the associated event cost
- e. Approve waiving the permit fees for Coast Transit Authority to rebuild the bus stop on Washington Avenue.

Mary C:

- f. Authorize the Mayor and Arts & Culture Coordinator to execute the Memorandum of Understandings (MOUs) and Hold Harmless with instructors/partners: the Historic Ocean Springs Association (HOSA), Donald Del Cid, River Rock Yoga & Pilates, Ceejay Lewis, and Chelsea Prince

City Clerk:

- g. Ratify check 126012 for \$27,200.00 to Crocker Heating & Air for A/C unit at 711 Magnolia Ave
- h. Ratify check 126013 for \$4,452.25 to Todd Pigg for the construction of a grill at MLK Park
- i. Approve Minutes: Regular Meeting April 4, 2023
- j. Approve Minutes: Recess Meeting April 18, 2023
- k. Approve Minutes: Special Call Meeting April 18, 2023
- l. Accept the April 2023 Aged Receivable Report for utility billing

Police Department:

- m. Authorize to execute the Interlocal Agreement with Singing River Health System and adopt the Resolution
- n. Authorize the Mayor to execute the Memorandum of Understanding (MOU) for mutual aid and cooperative action for Special Weapons and Tactics (SWAT) operations

Fire Department:

- o. Authorize to enter an MOU with MS Office of Homeland Security
- p. Authorize the use of a city vehicle out of state for travel purposes

Human Resources/Risk Management:

- q. Accept the resignation of Police Officer Adam Frazier, effective June 4, 2023; authorize to begin the process of filling the vacant position
- r. Authorize removal of Police Officer Tam Nguyen from probationary status to full-time status effective immediately
- s. Authorize removal of Administrative/Purchasing Assistant Kendall Goller from probationary status to full-time status effective immediately
- t. Accept the resignation of Parks Maintenance Laborer Harry Sartin, effective April 17, 2023; authorize to begin the process of filling the vacant position
- u. Accept resignation of Sewer Laborer Hayden Taylor, effective April 28, 2023; authorize to begin the process of filling the vacant position

Grants Administration:

- v. R-109-282-07-KCR – Parktown Area Improvements – Phase II, Authorization to Execute Closeout Documents with Coastal Development and Construction
- w. Memorandum of Understanding – MDEQ RESTORE Funds – Front Beach Event Center and Marina – Authorize the Mayor to Execute the MOU Establishing Project Expectations Prior to Sub-Award Agreement

Project Manager:

- x. Taconi Roof Project - Authorization to Advertise Construction
- y. Ocean Springs Term Bid Contract – Labor and Equipment for Water, Sewer, and Drainage Projects 2023
Authorization to Advertise Construction
- z. Fort Maurepas Stage Cover Project - Authorization to Advertise Construction
- aa. Gay Lemon Improvements - Authorization to Advertise Construction
- bb. Front Beach Sidewalk Repairs – Phase 2 Contract Documents for Execution – Jay Bearden
- cc. Ocean Springs Public Works Relocation Project – Execute Agreement

Building Department:

- dd. Accept Building Official Tree Recommendations - Tree applications through April 25, 2023
- ee. Accept Code Report through April 27, 2023

Alderman Papania explained item 8-ee – Code Enforcement Report had an incorrect item. He said 411 Holcomb Blvd. should be changed to "Public Works repaired a section of the driveway after repairing a water leak". A motion was made by Alderman Papania, seconded by Alderman Blackman, and unanimously carried to approve item

8-ee with the correction to 411 Holcomb Blvd.

DEPARTMENT REPORTS

- a. Mayor: Transfer of maintenance of the lighting systems of the Biloxi-Ocean Springs Bridge from MDOT

The Mayor explained the transfer of ownership and maintenance of the Ocean Springs Bridge lights has occurred. He said Mississippi Power has repaired all of the nonworking lights and all will be Ocean Springs' responsibility moving forward.

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

A motion was made by Alderman Wade, 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.

- c. City Clerk: Accept Monthly Budget Report

A motion was made by Alderman Blackman, seconded by Alderman Cox, and unanimously carried to accept the Monthly Budget Report.

GENERAL PUBLIC COMMENT

None.

MAYOR AND ALDERMEN'S FORUM

Alderman Wade requested a sidewalk repair at 213 Lamey Street.

The Mayor thanked the Admin & Community Relations Coordinator and City Hall staff for the events the previous weekend. He announced Ocean Springs took the trophy at the Mayor's Crawfish Cookoff event. He reminded all that the National Day of Prayer will have an event at the Civic Center on Thursday at noon.

EXECUTIVE SESSION

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 Cox, seconded by Alderman Blackman, and unanimously carried to remain in executive session to discuss annexation, The Sands, and Rhodes litigation.

A motion was made by Alderman Impey, seconded by Alderman Authement, and unanimously carried to come out of the executive session where no action was taken.

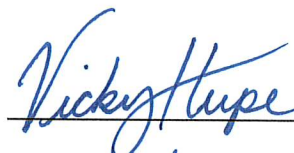
A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to recess the meeting until 6:00 p.m. on May 16, 2023.

The meeting ended at 7:21 p.m.

RECESS UNTIL 6:00 P.M. on May 16, 2023



Mayor Date



Clerk *Deputy* Date

