

RECESS MEETING OF MARCH 19, 2024 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 March 19, 2024. Mayor Holloway presided, and Aldermen Burgess, Authement, Wade, Cox, Papania, Blackman, and Impey were present. Also present were City Attorney Will Norman, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Ryan Lemaire, 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

Special Events Coordinator Chic Cody 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.

PUBLIC HEARINGS

- a. Approval for a Residential Short-Term Rental Permit – 100 Winchester – Marisol Buckley – Planning Commission Recommends DENIAL

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

The City Attorney clarified that the Planning Commission's suggestion for denial stemmed from two key issues. The initial concern pertained to the property being rented for less than thirty days, while the second issue revolved around covenants. He noted a change in stance regarding the covenants due to a recent ruling, and he no longer advocates denial due to covenants.

Shawn Buckley spoke in favor of approval and denied the property had been rented for less than 30 days.

Jim Zipperer spoke against approval, citing personal observations indicating that the property had indeed been rented for less than 30 days.

Heidi Dineheart spoke against approval.

Libby Rickley spoke in favor of approval.

Shawn Buckley spoke again and countered Mr. Zipperer's claim regarding the duration of property rentals.

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

A motion was made by Alderman Papania and seconded by Alderman Impey to uphold the Planning Commission's recommendation and deny a Residential Short Term Rental Permit for 100 Winchester Drive. The motion carried with a roll call vote as follows:

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

Nay: Alderman Burgess, Alderman Authement, Alderman Blackman

AGENDA PUBLIC COMMENT

Val Klish asked about the status of 104 Keri Cove and spoke against the approval of the Residential Short Term Rental permit. The City Attorney explained that 104 Keri Cove appealed the Board's previous denial decision with the Circuit Court and the judge ruled in favor of 104 Keri Cove.

NEW BUSINESS

- a. Appoint two JCUA Advisory Finance Committee members

A motion was made by Alderman Blackman, seconded by Alderman Burgess, and unanimously carried to appoint Alderman Impey and City Accountant Kelly Riff to the JCUA Advisory Finance Committee.

- b. Approve a Residential Short-Term Rental Permit – 104 Keri Cove – Jared Rhodes – Result of Applicant Appeal

The City Attorney stated that the applicant has updated the Short-Term Rental (STR) application and underwent a re-inspection. He emphasized that the approval of the application is mandated by a court order. A motion was made by Alderman Burgess and seconded by Alderman Authement to approve the Residential Short-Term Rental

Permit for 104 Keri Cove. The motion carried with a vote as follows:
Aye: Alderman Burgess, Alderman Authement, Alderman Papania, Alderman
Blackman, Alderman Impey, Alderman Cox
Nay: Alderman Wade

CONSENT AGENDA

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

Mayor:

- a. Ratify the authorization of the Special Event Permit Application for Filming 90 Day Fiancé Season 11 on Monday, March 11, 2024, from 5:30 - 7:30 p.m., Front Beach; no city resources needed
- b. Authorize the Mayor to execute the Right of Use agreement with Hancock Whitney Bank starting at 6:00 p.m. on March 22, 2024, and ending at 5:00 p.m. on March 24, 2024, for the 2024 Spring Arts Festival Event
- c. Authorize waiving the rental fee of Fort Maurepas Park for the Ocean Springs High School Jr. Citizens Club Beach Clean Up on April 10, 2024; to advertise the resources of the City
- d. Authorize waiving the rental fee of Ocean Springs Civic Center for the Ocean Springs High School Army JROTC on April 18, 2024, for their end-of-the-year banquet; to advertise the resources of the City
- e. Authorize waiving the rental fee of the Ocean Springs Civic Center for the Singing River Health Services Hospice of Light's Veterans Resource Fair on April 25, 2024, from 10:00 a.m. - 2:00 p.m.; to advertise the resources of the City
- f. Authorize waiving the rental fee of Fort Maurepas Park for the Ocean Springs Middle School on April 25, 2024, from 8:45 a.m. to 1:00 p.m., to conduct an academic celebration for their seventh-grade students; to advertise the resources of the City
- g. Authorize waiving the rental fee of the Ocean Springs Civic Center for the Taconi Headstart Graduation Ceremony on May 7, 2024; to advertise the resources of the City
- h. Approve the Run/Walk/Bike Permit Application for the Walk for Water on May 18, 2024, 9:00 a.m. - 10:30 a.m.; Front Beach/OS Bridge; the applicant will pay any cost for the event
- i. Accept the resignation of Robert Ridgway from the Ocean Springs

- z. Authorize transfer of Part-time Dispatcher Kaitlyn Mammoser to full-time status, Step 1, \$15.00 hourly rate; effective March 30, 2024; one-year probationary status
- aa. Authorize removal of Firefighters Brandon Durbin and Frank Perretta from probationary status to full time status effective immediately
- bb. Accept resignation of Athletics Coordinator Nicole Gazzo, effective March 15, 2024; authorize to begin the process of filling the vacant position
- cc. Authorize removal of Public Works Administrator Monica Dickinson from probationary status to full time status effective immediately
- dd. Authorize removal of Street Laborer Bryan Gardner from probationary status to full time status effective immediately
- ee. Accept resignation of Sewer Laborer Donald Tubbs, effective March 11, 2024; authorize to begin the process of filling the vacant position

Historic Preservation Commission:

- ff. Approve request for an amendment to an Approved Certificate of Appropriateness (COA) to modify the driveway design at 410 Martin Ave., PID# 60137428.100. Applicant: Michael and Rebekah Cunningham – Historic Preservation Commission Recommends Approval
- gg. Approve a Certificate of Appropriateness (COA) for 1) renovation and additions to the existing dwelling, and 2) selective demolition of portions of the dwelling at 1103 Calhoun Ave.; Parcel Identification: 60137342.000. Applicant: Henry Furr, architect; Property Owner – Michelle Hodges – Historic Preservation Commission Recommends Approval
- hh. Approve a Certificate of Appropriateness (COA) for 1) construction of a driveway gate, 2) construction of a carport and additional dormer, 3) modify the front porch and steps, and 4) change paint colors at 1416 Bowen Ave.; Parcel Identification: 60137128.000. Applicants: Douglas and Alice Fowles – Historic Preservation Commission Recommends Approval
- ii. Approve a Certificate of Appropriateness (COA) for the installation of a privacy fence at 219 Washington Ave.; Parcel Identification: 6136001.000.000. Applicant: Greg and Joanna Worch – Historic Preservation Commission Recommends Approval
- jj. Approve a Certificate of Appropriateness (COA) for a free-standing sign at 424 Washington Avenue; Parcel Identification: 60137526.000. Applicant: Plaid Properties, LLC – Historic Preservation Commission Recommends Approval
- kk. Approve a Certificate of Appropriateness (COA) to construct an addition to the east side of the building at 604 Porter Ave.; Parcel Identification: 60137620.000. Applicant: Big Yella, LLC – Historic Preservation Commission Recommends Approval

Building Department:

- ll. Approve the Building Department Permit Report for February 2024
- mm. Approve the Building Official's recommendations for the tree applications received through March 13, 2024
- nn. Accept Code Report through March 14, 2024

Parks & Recreation Department:

- oo. Authorize to declare vehicles surplus, no use to the City, and add to the City's upcoming online auction

DEPARTMENT REPORTS

- a. 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 Cox, seconded by Alderman Papania, 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.

- b. Finance: 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.

- c. Project Management: Ocean Springs Active Construction Project Update

The Project Manager gave an update on the status of the current active construction projects.

GENERAL PUBLIC COMMENT

Tom Eringsing spoke about the ongoing repairs to the Front Beach sidewalk.

MAYOR AND ALDERMEN'S FORUM

Alderman Authement reminded all that the Spring Arts Festival is this weekend.

EXECUTIVE SESSION

A motion was made by Alderman Cox, seconded by Alderman Burgess, 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 Cox, and unanimously carried to remain in executive session to discuss prospective litigation on Ward Avenue and Government Street/Pine Drive land acquisition.

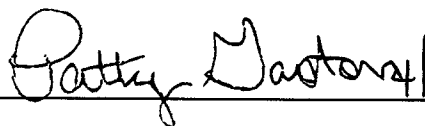
A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to come out of the executive session where the following action was taken:

A motion was made by Alderman Authement, seconded by Alderman Blackman, and unanimously carried to give the property owner on Ward Avenue until Friday, March 22, 2024, to provide a survey to the City Building Department, otherwise will file legal action.

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

The meeting ended at 7:34 p.m.

ADJOURN UNTIL 6: 00 P.M. on APRIL 2, 2024

	4/2/2024		4/2/2024
Mayor	Date	Clerk	Date

