

**CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
REGULAR MEETING OF AUGUST 6, 2024 MINUTES**

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 at 6:00 p.m. on August 6, 2024. Mayor Holloway presided, and Aldermen Authement, Wade, Cox, Papania, Blackman, and Impey were present. Alderman Burgess was absent. Also present were City Attorney Will Norman, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Ryan Lemaire, Fire Chief Ryan Heath, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Community Development Director Carter Thompson, 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 Authement led the Pledge of Allegiance.

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

PRESENTATIONS

a. AMENDED - AVL - Audit Report Presentation for FY 2022 - 2023

Kim Marmalich from Alexander, Van Loon, Sloan, Levens, Farve PLLC (AVL) presented the FY 22-23 Audit Report results. She said that the City received an unmodified opinion using Government Auditing Standards. She said the audit is historical, ending September 30, 2023. She concluded there were no difficulties in completing the audit and no significant deficiencies or material instances of non-compliance with state laws and regulations. The Board had no questions. The motion to accept the FY 22-23 audit was not taken and will be on the next consent agenda.

b. Ocean Springs Gateway Sculpture Project - Julian Rankin, Executive Director of the Walter Anderson Museum of Art

The Executive Director of the Walter Anderson Museum of Art (WAMA), Julian Rankin,

explained the WAMA/City partnership for the Ocean Springs Gateway Sculpture Project. He said that the project is for the creation of two sculptures to welcome visitors to the City's Downtown area, with one placed on Washington Avenue north of the Ft Bayou Bridge and the other at the foot of the Biloxi Bay Bridge as you enter Ocean Springs. He said there will be a required 20% match since the project will be utilizing GCRF Funds.

PUBLIC HEARINGS

- a. Adopt Ordinance: Rezone Groveland Road PID #60122097.100 from R-2 (Low-Medium Density Residential District) to CMX-1 (Neighborhood Commercial/Mixed Use District)

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

The Community Development Director explained the property is on the north side of Groveland Road and will be across the street from a new development including Chic-fil-A. She said it was determined there has been a change in the neighborhood's character and a public need for a zoning change.

Public Input:

Micah Gryder and Eamon Mohiuddin spoke in favor of the rezoning.

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 Blackman and seconded by Alderman Papania to adopt an Ordinance for the Rezone of Groveland Road PID #60122097.100 from R-2 (Low-Medium Density Residential District) to CMX-1 (Neighborhood Commercial/Mixed Use District) finding there is a change of character of the neighborhood and a public need. The motion carried with a roll call vote as follows:

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

Nay: None

Absent: Alderman Burgess

- b. Adopt Ordinance: An Amendment to the Unified Development Code (UDC) Section 1.21.2

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

The Community Development Director explained the current ordinance allows for up to a 25% variance with a hardship but the proposed ordinance change would allow for

approval of up to 20% variance without the burden of a hardship.

Public Input:

Shannon Grace Pfeiffer, Julia Illane, Mark Garriga, Harley Kline, Eamon Mohiuddin, Dee Francis Wichman, Bill Moore, and James Lewis spoke against the ordinance change.

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 Cox, seconded by Alderman Wade, and unanimously carried to send the Ordinance Amendment back to the Planning Commission for clarification. Alderman Authement requested a special use variance be explored as a possible amendment.

AGENDA PUBLIC COMMENT

Margo Posten, agenda item 6-a, expressed concerns about the developer.

James Lewis, agenda items 8-x and y, asked what the cap for Residential Short Term Rentals is. The Grants Administrator answered 115 in the capped zones.

OLD BUSINESS

- a. Adopt a Resolution authorizing the execution of a Development and Reimbursement Agreement with OSMS Development, LLC

Charity Karanja with Butler Snow provided an overview of the development agreement, emphasizing additional provisions to protect the City. She explained that the agreement includes a bond of up to \$5 million to reimburse the developer for infrastructure costs, which will be reduced by any state or federal funds the developer receives. A new provision also requires property cleanup, with an environmental study to be submitted to the City. The bond will be funded by the increase in property taxes generated by the new development, as reported by the Department of Revenue. She confirmed that due diligence has been conducted.

A motion was made by Alderman Blackman and seconded by Alderman Papania to adopt a Resolution authorizing the execution of a Development and Reimbursement Agreement with OSMS Development, LLC. The motion carried with a roll call vote as follows:

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

Nay: Alderman Wade, Alderman Cox

Absent: Alderman Burgess

NEW BUSINESS

- a. Authorize the Execution of a Contract with Neel-Schaffer, Inc. for Professional Services Related to the Evaluation of Necessary Utility Improvements in the Newly Annexed Areas – Amount Not to Exceed \$200,000.00

The Project Manager explained this is for Phase 1 of the Water/Sewer Project in the annexed area of Colonial Estates. A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to authorize the execution of a contract with Neel-Schaffer, Inc. for Professional Services related to the Evaluation of Necessary Utility Improvements in the newly annexed areas, the amount not to exceed \$200,000.00.

- b. Health insurance renewal - John Lockard

John Lockard from Lockard & Williams Insurance Services presented the renewal of the City's health insurance policy. He recommended continuing with United Healthcare (UHC), noting that the cost would decrease by approximately 5%. He also highlighted several benefits, including 24/7 telemedicine services, zero-cost options for certain medications, the Care Cash program, and the UHC Rewards program. A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to accept the recommendation and remain with United Healthcare.

- c. Drawing for health insurance wellness plan participants - John Lockard

John Lockard from Lockard & Williams Insurance Services said they have encouraged the employees to participate in the wellness program. He said UHC has a rewards program for up to \$300.00 for healthy activities. He pulled three names of employees that participate in the wellness program to win two twenty five dollar gift cards and one fifty dollar gift card. The winners were Police Officer Kristopher Saccurato, Fire Captain Samantha Guthrie, and Police Records Clerk Amanda Dixon.

- d. Adopt a Resolution Accepting Redistricting Criteria and the Proposed Redistricting Plan, and Set a Public Hearing Date to Support Redistricting Based on the 2020 Census and Annexed Areas

A motion was made by Alderman Impey, seconded by Alderman Cox, and unanimously carried to set the public hearing date for August 20, 2024, at the Recess Board meeting.

A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to adopt a Resolution accepting the redistricting criteria and the proposed redistricting plan and set a public hearing date to support redistricting based on the 2020 census and annexed areas.

CONSENT AGENDA

A motion was made by Alderman Impey, seconded by Alderman Wade, and

unanimously carried to approve the consent agenda except items 8-r pulled by Alderman Authement, and 8-r and 8-t pulled by Alderman Impey.

Mayor:

- a. Authorize the Mayor to sign an MOU with the Walter Anderson Museum of Art for the Ocean Springs Gateway Sculpture
- b. Approve the Special Event Permit Application for the Annual Artwalk on Saturday, August 31, 2024, from 10:00 a.m. to 4:00 p.m.; Downtown; the applicant pays associated event costs
- c. Approve the Special Event Permit Application for the Junior Auxiliary of Biloxi/OS Kickin' It #ForTheKids on Saturday, March 22, 2025, from 7:30 a.m. to 12:00 p.m.; Fort Maurepas Park/Front Beach; the applicant pays associated event costs

Mary C:

- d. Authorize the Mayor and the Arts & Culture Coordinator to execute the Memorandum of Understanding and Hold Harmless Agreements with Joshua Mitchell and Matt Schnake

A motion was made by Alderman Authement, seconded by Alderman Cox, and unanimously carried to authorize the Mayor and the Arts & Culture Coordinator to execute the Memorandum of Understanding and Hold Harmless Agreement with Matt Schnake.

A motion was made by Alderman Authement, seconded by Alderman Blackman, and unanimously carried to authorize the Mayor and the Arts & Culture Coordinator to execute the Memorandum of Understanding and Hold Harmless Agreement with Joshua Mitchell.

City Clerk:

- e. Authorize the execution of the Memorandum of Understanding (MOU) with Jackson County for Public Defender services
- f. Ratify the electronic payment to WEX Bank for city fuel card purchases for \$755.02
- g. Approve Minutes: Recess Meeting July 16, 2024
- h. Accept the July 2024 Aged Receivables Report
- i. Authorize the Contract with the Office of the Jackson County Circuit Clerk for Services Related to Redistricting Based on the 2020 Census and Annexation

Human Resources/Risk Management:

- j. Authorize promotion of Dispatcher Jesse Breland to Police Research Analyst, Step 5, \$18.24 hourly rate; effective August 17, 2024; six-months probationary status

- k. Authorize removal of Patrolman Brandon Harty from probationary status to full time status effective immediately
- l. Accept resignation of Warrants Officer Evan Goudy, effective August 9, 2024; authorize to begin the process of filling the vacant position
- m. Authorize promotion of Firefighter Randy Cuevas to Training Chief, Step 1, \$24.71 hourly rate; effective August 19, 2024; six-months probationary status,
- n. Authorize employment of Haskell Allen, Firefighter, Step 8, \$16.77 hourly rate; effective August 18, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- o. Authorize employment of Casey Morgan, Code Enforcement Officer, Step 1, \$16.21 hourly rate; effective August 8, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- p. Authorize removal of Parks Grounds Maintenance Laborer Samuel Guagliardo from probationary status to full time status effective immediately
- q. Accept resignation of Street Laborer Bryan Gardner, effective July 26, 2024; authorize to begin the process of filling the vacant position
- r. Authorize employment of Conner Jarrett, Drainage Truck Driver, Step 2, \$17.53 hourly rate; effective August 7, 2024; one-year probationary status, pending successful completion of all pre-employment requirements

Removed - no action taken.

- s. Authorize employment of Michael Forehand, Street Truck Driver, Step 1, \$17.02 hourly rate; effective August 7, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- t. Authorize employment of Eric Neely, Street Laborer, Step 1, \$13.00 hourly rate; effective August 7, 2024; one-year probationary status, pending successful completion of all pre-employment requirements

Removed - no action taken.

- u. Authorize employment of Nancy Glass, Public Works Administrative Assistant, Step 1, \$14.00 hourly rate; effective August 12, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- v. Authorize employment of Brandon Stephens, Parks Grounds Maintenance, Step 1, \$13.00 hourly rate; effective August 7, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- w. AMENDED - Authorize employment of Richard Cox, Custodian, Step 1, \$13.00 hourly rate; effective August 7, 2024; one-year probationary status, pending successful completion of all pre-employment requirements

Planning Commission:

- x. Approve Short-Term Rental Permit for 614 Magnolia Avenue / PID# 61095007.000; Planning Commission recommends approval

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- y. Approve Short-Term Rental (STR) Permit for 808 #5 Desoto Street / PID# 60119106.000; Planning Commission recommends approval

Historic Preservation Commission:

- z. Approve Certificate of Appropriateness (COA) at 1402 Bowen Ave / PID 60137136.000 for the replacement of the front siding and paint color; HPC recommends approval
- aa. Approve COA at 110 Shearwater Drive/ PID 30130590.055 for the construction of a new home; HPC recommends approval

Grants Administration:

- bb. Authorize Execution of GOMESA Agreement for Washington Avenue at Front Beach Utility Improvements – Authorization to Execute Grant MOU Agreement
- cc. Authorization to Award Construction to Century Construction Group, Inc. in the amount of \$1,094,000.00 – Mary C. O’Keefe Cultural Center Exterior Renovations – Funding: SB2948(dddd), HB603(jv), GCRF

Building Department:

- dd. Approve the Building Official's recommendations for the tree applications received through August 1, 2024
- ee. Accept Code Report through August 1, 2024

Parks & Recreation Department:

- ff. Approve the Ocean Springs High School Facility Use Agreement for Hwy 57 Sports Complex September 21, 2024
- gg. Accept \$50.00 Donation to the Parks & Recreation Department

DEPARTMENT REPORTS

- a. City Clerk: AMENDED: 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 Authement, seconded by Alderman Wade, 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. City Clerk: Accept the Monthly Budget Report

A motion was made by Alderman Authement, seconded by Alderman Blackman, and unanimously carried to accept the monthly budget report.

- c. Fire: Authorize the Mayor to execute the MOU with Firehouse Subs Public Safety Foundation, Inc. Funding Agreement award for a total of \$34,795.00

A motion was made by Alderman Blackman, seconded by Alderman Cox, and unanimously carried to authorize the Mayor to execute the MOU with Firehouse Subs Public Safety Foundation, Inc. Funding Agreement award for a total of \$34,795.00.

- d. Finance: AMENDED: Consider a request from Northwood Church for a refund of rental fees paid for 8 Sundays from 7/7/24- 8/25/24

A motion was made by Alderman Cox, seconded by Alderman Papania, and unanimously carried to authorize the refund of rental fees paid but not used by Northwood Church.

GENERAL PUBLIC COMMENT

James Lewis asked about the Government Street Sidewalk Project.

Amy Carter and Julia Illanne spoke about the Waterview Preservation District and the proposed development on Front Beach across from the Yacht Club.

Tom Ehrensing spoke about moving the Public Works location.

MAYOR AND ALDERMEN'S FORUM

- a. AMENDED - Alderman Cox - Authorize the City Attorney to update and amend the Code of Ordinances Chapter 20 regarding Refuse

A motion was made by Alderman Cox, seconded by Alderman Blackman, and unanimously carried to authorize the City Attorney to update and amend the Code of Ordinances Chapter 20 regarding Refuse.

A motion was made by Alderman Authement, seconded by Alderman Cox, and unanimously carried to authorize to advertise for openings on the Parks Advisory Board.

The Mayor informed the Board that The Land Trust requested permission to use the City logo on their signage. The Board agreed to grant this request.

EXECUTIVE SESSION

None.

RECESS UNTIL 6:00 P.M. on AUGUST 20, 2024

A motion was made by Alderman Impey, seconded by Alderman Wade, and

The meeting ended at 8:02 p.m.