

**CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF NOVEMBER 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 November 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 Deputy Chief Chris Hupe, Building Official Darrell Stringfellow, 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 Impey led the Pledge of Allegiance.

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

PROCLAMATIONS

- a. Rotary Club of Ocean Springs - 100th anniversary

The Mayor declared Tuesday, November 19, 2024, Rotary of Ocean Springs Day to honor the club's century of service to the community.

PUBLIC HEARINGS

- a. Rezone of Parcel #60128042.000 (NW Side of Government Street & Pabst Road) from R-1A Apartment District to CH Regional Commercial; PC recommends approval

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

The Community Development Director outlined the applicant's request to rezone the property from R-1A Apartment District to CH Regional Commercial.

Donovan Scruggs, representing the developer, stated that the requested zoning change

is due to a shift in the neighborhood's character, noting that the property is bordered on three sides by CH-zoned areas.

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

A motion was then made by Alderman Blackman, seconded by Alderman Papania, to approve the rezoning of Parcel #60128042.000 (located on the northwest side of Government Street and Pabst Road) from R-1A Apartment District to CH Regional Commercial. The motion passed with a roll call vote as follows:

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

Nay: None

The ordinance was inadvertently omitted and will be presented at the next board meeting.

AGENDA PUBLIC COMMENT

None.

OLD BUSINESS

- a. Discuss a moratorium on Residential Short-Term Rentals (RSTR) in high and low-density areas

Alderman Authement requested amendments to the current short-term rental ordinance to address three primary concerns. First, while the ordinance requires a public hearing at the Planning Commission, it states that public comments cannot be considered in the decision-making process. Second, he opposes allowing accessory buildings to be used as short-term rentals in R-1 neighborhoods. Lastly, he proposed limiting the number of short-term rentals on a single street to prevent oversaturation and preserve the neighborhood's character. The City Attorney said he would begin working on an amendment.

- b. Discuss Obtaining Professional Services for Land Use and Zoning Assistance in Newly Annexed Areas

The Community Development Director requested assistance from a land use attorney firm, rather than a planner, for the rezoning of the annexed area. She recommended Wise Carter Law Firm from Gulfport, which has experience handling other local annexations.

Jim Simpson of Wise Carter Law Firm stated that the firm is accustomed to representing public entities and proposed working on an hourly rate basis rather than a flat fee.

Alderman Blackman requested that all options be provided to the Board for review, with a

decision to be made at the next meeting.

CONSENT AGENDA

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

Mayor:

- a. Authorize the Mayor to sign the agreement to contract with Red and the Revelers for the New Year's Eve Event on December 31, 2024, in Downtown Ocean Springs; this 8-piece band will play 10:00-12:30 a.m.
- b. Authorize the Mayor to sign the agreement to contract with 1 Accord for the New Year's Eve event on December 31, 2024, in Downtown Ocean Springs; this band will play 8:00 - 10:00 p.m.
- c. Authorize the 2025 Gulf Coast Legislative Reception sponsorship of \$1,500 at the Mississippi Trade Mart Center in Jackson, MS on January 8, 2025

City Clerk:

- d. Approve Minutes: Regular Meeting November 5, 2024
- e. Accept findings of a survey of the Bellande Cemetery addition performed by USM Dr. David Holt on November 5, 2024

Police Department:

- f. Accept OSPD Monthly Report for October 2024

Fire Department:

- g. Accept OSFD Monthly Report for October 2024

Human Resources/Risk Management:

- h. Authorize employment of Elizabeth Dill, Planner I, Step 1, \$21.72 hourly rate; effective December 2, 2024; pending successful completion of all pre-employment requirements
- i. Authorize employment of Joseph Tabor, Building Inspector, Step 2, \$19.33 hourly rate; effective November 25, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- j. Authorize employment of Dalton Hill, Patrolman, Step 1, \$21.00 hourly rate; effective November 20, 2024; one-year probationary status, pending successful completion of all pre-employment requirements
- k. Authorize transfer of Training Chief Randall Cuevas to Firefighter II, Step 8, \$18.66 hourly rate; effective November 23, 2024; six-month probationary status
- l. Authorize promotion of Water Laborer Mark Seay to Water Assistant Supervisor, Step 1, \$18.76 hourly rate; effective November 23, 2024; six-month probationary

status

- m. Authorize transfer of Sewer Laborer Cody Franklin to Street Laborer, same rate of pay; effective November 23, 2024; six-month probationary status

Planning Department:

- n. Accept the Planning Department Permit Report for October 2024

Planning Commission (PC):

- o. Deferred last meeting: Approve Residential Short Term Rental Permit PID# 61425007.000 - 612 Cleveland Avenue; PC recommends approval

Historic Preservation Commission (HPC):

- p. Approve Request for a Certificate of Appropriateness (COA) at 1212 Bowen Avenue PID #61190011.000 to add a side patio, retaining wall, sidewalk, apron with crushed limestone and all areas will be a rock salt finish - HPC Recommends Approval
- q. Approve Request for a Certificate of Appropriateness (COA) at 1106 Iberville Drive PID #60119242.000 to encapsulate and enclose in the crawl space - HPC Recommends Approval
- r. Approve Request for a Certificate of Appropriateness at 805 Cleveland Avenue PID #60137120.000 to paint body, porch and deck alabaster and to add decorative trim to be painted accessible beige - HPC Recommends Approval

Grants Administration:

- s. Authorize Grant Agreement – Mississippi Arts Commission – FY25 Building Fund for the Arts (BFA) – Mary C. O’Keefe Cultural Center Exterior Repairs
- t. Authorization to Execute Supplementary Agreement #2: MDOT Transportation Improvements Program (TIP) Federal Surface Transportation Program (STP) / STP-9065-00(004)/LPA 108084-701000 - Ocean Springs Road Reconstruction Project – Lane Construction – No Cost Time Extension - REVISED

Building Department:

- u. Accept the Building Department Permit Report for October 2024
- v. Approve the Building Official's recommendations for the tree applications received through November 13, 2024
- w. Accept Building Official's Determination regarding 3518 Farrington Ct.
- x. Accept Code Report through November 14, 2024

Parks & Recreation Department:

- y. Authorize the Transfer of 2013 Silverado Truck number CC5 from the Mary C to Parks & Recreation
- z. Approve User Agreement for Shea Scarbrough to teach Karate

Public Works:

- aa. Authorize the purchase of a concrete grinder for concrete road panels and sidewalks using Modernization Funds from Trantex for \$22,032.00

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

- c. City Clerk: 2023 - 2024 Modernization Report

The City Clerk reported that the City exceeded the required expenditures for FY 2023-2024, ensuring it will receive the full allocation of funds from the Modernization program.

- d. Parks & Recreation: Non-Renewal of Hwy 57 Sports Complex Concessions Service Contract and Permission to Advertise for RFPs

A motion was made by Alderman Impey, seconded by Alderman Burgess, and unanimously approved to authorize the non-renewal of the Highway 57 Sports Complex Concessions Service Contract and to grant permission to advertise a request for proposals.

GENERAL PUBLIC COMMENT

Michael Pfeiffer, Bill Moore, Ellen Hall, Eamon Mohiuddin, Bob Kiesau, and Mark Gariga addressed the Mayor and the Board.

MAYOR AND ALDERMEN'S FORUM

- a. Authorize installing 8 lights along the new construction area on Ocean Springs Road - Alderman Burgess

A motion was made by Alderman Burgess, seconded by Alderman Blackman, and unanimously carried to authorize installing 8 temporary lights along the new construction

area on Ocean Springs Road.

A motion was made by Alderman Authement, seconded by Alderman Cox, and unanimously approved to authorize payment of Pay Application No. 1 to Steadfast Construction LLC in the amount of \$213,707.61 for the Taconi Windows Project, covering the period from August 12, 2024, to October 25, 2024.

Alderman Papania congratulated the Community Development Director on a successful Community Meeting.

Alderman Blackman confirmed that the Government Street work would be completed the week of Thanksgiving when school is out.

Alderman Impey expressed gratitude to the Mayor for meeting with MDOT to address the issues with the Deana Road Project, noting that progress is expected to move forward soon. A motion was made by Alderman Impey, seconded by Alderman Blackman, and unanimously carried to authorize the employment of Raymond Parker, Parks Maintenance Technician, \$16.00 hourly rate; effective November 25, 2024; one- year probationary status, pending successful completion of all pre-employment requirements.

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 Papania, seconded by Alderman Impey, and unanimously carried to remain in executive session to discuss the prospective purchase of land to improve recreational facilities adjacent to the Halstead Tennis Courts.

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

A motion was made by Alderman Wade, seconded by Alderman Papania, and unanimously approved the purchase of Parcel #60129400.000 on Halstead Road for \$58,000, with funding provided by 2% funds.

ADJOURN UNTIL 6: 00 P.M. on DECEMBER 3, 2024

A motion was made by Alderman Impey, seconded by Alderman Wade, and unanimously carried to adjourn. The meeting ended at 6:58 p.m.

Mayor

Date

Date



November 19, 2024 - Recess Meeting Minutes