

REGULAR MEETING OF FEBRUARY 1, 2022

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 February 1, 2022. Mayor Holloway presiding, Aldermen Burgess, Authement, Wade, Blackman, and Impey were present. Alderman Papania joined the meeting by teleconference according to Section 25-41-5 of the Mississippi Code. Let the minutes reflect that there is a speaker in the meeting room that all those present can hear Alderman Papania. Alderman Cox arrived at 6:08 p.m. after the meeting began. 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 Executive Assistant to the Mayor & Board Ravin Nettles.

The Mayor called the meeting to order.

The Parks & Recreation Director gave the invocation and Alderman Wade led the Pledge of Allegiance.

A motion was made by Alderman Impey and seconded by Alderman Burgess to accept the agenda. The motion carried with a roll call vote as follows:

Alderman Cox	Not Present during Vote
Alderman Burgess	Aye
Alderman Authement	Aye
Alderman Wade	Aye
Alderman Papania	Aye
Alderman Blackman	Aye
Alderman Impey	Aye

PUBLIC HEARING

A motion was made by Alderman Impey and seconded by Alderman Burgess to open the public hearing regarding 4414 Hanshaw Road PID #60126070.000 request of approval of the sketch plat for an 80-lot subdivision using the density bonus regulations (Exhibit 3-a). The motion carried with a roll call vote as follows:

Alderman Cox	Not Present during Vote
Alderman Burgess	Aye
Alderman Authement	Aye
Alderman Wade	Aye
Alderman Papania	Aye
Alderman Blackman	Aye

Alderman Impey

Aye

The City Planner said the Planning Commission recommended approval with a commitment to a traffic study. He said this will be the first time the density bonus provisions will be utilized in the City which is a tool to allow developers to increase lots by 10% with the concessions for more open space and preservation of wetlands. He said the development would have 80 lots with smaller than required lots at a minimum of 10,200 square feet with 70-foot width versus the R1 requirement of 13,500 square feet minimum. He said over 1/3 of the lots will exceed the R1 district requirement. He said the traffic study should be performed before the next step of preliminary plat approval evaluating the future and current traffic conditions.

Alderman Cox entered the Boardroom and joined the meeting.

The representative for Elliott Homes, Donovan Scruggs, said in November they requested to rezone the property but due to neighbor objections, they pulled that request to review other alternatives. They discovered the density bonus regulation and believed it fits this property perfectly. He said Hanshaw Road traffic issues originate in Jackson County rather than in the City and will continue to grow with the middle school there. They contend that an 80-lot subdivision will not have much of an impact on the traffic issues and all neighboring subdivisions have a higher density than the proposed subdivision. The property is 61 acres and 26.6 will be open space and will have about 1.3 units per acre. He said they are agreeable to the traffic study and have reached out to companies to complete it. He said they are requesting approval of the sketch plat for an 80-lot subdivision using the density bonus regulations.

Je'Nell Blum for Bienville Place HOA said traffic is the main concern of neighboring subdivisions. She said it is already very difficult to get in or out of subdivisions on Hanshaw Road but fear a stop sign or traffic light will back up traffic and worsen the situation. She explained she has witnessed tragedies on Hanshaw Road at the subdivision's entrances. They are requesting the traffic study be required before approval.

Barbara Walls said she surveyed Bienville Place homeowners and kids' safety is a major concern.

Doug Molineaux, representing the current property owner, said 80 homes will not make a significant difference to traffic on Hanshaw Road. He said the family has owned the property since the 1940s when Hanshaw Road was a dirt road and has the right to develop the property.

A motion was made by Alderman Cox and seconded by Alderman Wade to close the public hearing. The motion carried with a roll call vote as follows:

Alderman Cox Aye

Alderman Burgess Aye

Alderman Authement	Aye
Alderman Wade	Aye
Alderman Papania	Aye
Alderman Blackman	Aye
Alderman Impey	Aye

Alderman Blackman applauds the effort of the developer to make the development more palatable to Ward 5 residents. He said he shares the traffic concerns but ensured a traffic study will be required before the Preliminary Plat is approved.

A motion was made by Alderman Blackman and seconded by Alderman Impey to approve the sketch plat with required traffic study before the next step for 4414 Hanshaw Road PID #60126070.000. The motion carried with a roll call vote as follows:

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

Alderman Blackman added his commitment is to safe streets in Ward 5 and will work with MDOT in the future for a plan to lessen traffic on Hanshaw Road.

AGENDA PUBLIC COMMENT

None.

OLD BUSINESS

Jamie Holloway with Government Consultants said the City received 10 bids for the \$1,950,000 loan (Exhibit 5-a). He said the winning bid was from Red River Bank with an interest rate of 1.14%. Government Consultants recommends accepting the bid and adopting a Resolution. Troy Johnston with Butler Snow said the proposed Resolution will award the bid to Red River Bank at 1.14% and stated the publication was done properly. He said Butler Snow recommends awarding to Red River Bank and the loan would close within a couple of weeks. A motion was made by Alderman Blackman and seconded by Alderman Authement to adopt the Resolution Directing The Sale And Award Of A Negotiable Note, Series 2022, Of The City Of Ocean Springs, Mississippi, To Be Dated The Date Of Delivery Thereof, In The Principal Amount Of One Million Nine Hundred Fifty Thousand Dollars (\$1,950,000) to Red River Bank. The motion carried with a roll call vote as follows:

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

NEW BUSINESS

A motion was made by Alderman Blackman and seconded by Alderman Burgess to adopt a Resolution to request Jackson County to provide funding for the Front Beach Sidewalk Improvements Phase II Project (Exhibit 6-a). The motion carried with a roll call vote as follows:

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

Alderman Authement asked when the last city-wide drainage study was completed. The Public Works Director said Jackson County is completing one now and the City will be coordinating with them to share information. The Planning & Grants Administrator said once they complete the study, the City has applied for funding to use this information to continue the evaluation and get more specific in drainage detail. The Project Manager said Jackson County will develop an app and they will take the study as far as the funding will allow.

CONSENT AGENDA

A motion was made by Alderman Impey and seconded by Alderman Blackman to approve the Consent Agenda, except item k pulled by Alderman Burgess:

- a. Ratify Memorandum of Understanding (MOU) with Jackson County for assistance with repairs to Front Beach executed by the Mayor January 24, 2022 (Exhibit 7-a)
- b. Accept the January 2022 Aged Receivable Report for utility billing (Exhibit 7-b)
- c. Approve Minutes: Regular Meeting December 7, 2021 (Exhibit 7-c)
- d. Authorize Northwood Church and Weaver Electric to install more electricity at the Civic Center to correct lighting failure frequency (Exhibit 7-d)

- e. Authorize the Mayor to execute the Scope of Engagement letter with Butler/Snow to remain as counsel and agent for continuing disclosure of bond requirements (Exhibit 7-e)
- f. Approve the temporary transfer of Vehicle # 1805 Dodge Charger 2018 VIN JH232025 from the Police Department to the Fire Department for use by the Fire Marshall (Exhibit 7-f)
- g. Human Resources action items (Exhibit 7-g):
 - a) Authorize the transfer of Purchasing Agent/Accounting Assistant Marissa Jones to Utility Billing Supervisor, Step 4, \$18.10 hourly rate; effective February 7, 2022; six-month probationary status; authorize to begin the process of filling the vacant position
 - b) Authorize employment of Charles Davis, Certified Patrolman, Step 5, \$20.26 hourly rate; effective February 2, 2022; one-year probationary status; pending successful completion of all pre-employment requirements
 - c) Authorize rehire of Dimitrius Cruz, Certified Patrolman, Step 4, \$19.67 hourly rate; effective February 2, 2022; one-year probationary status; pending successful completion of all pre-employment requirements
 - d) Authorize transfer of Jesse Breland from part-time to full-time Dispatcher, Step 6, \$15.07 hourly rate; six-month probationary status; effective February 5, 2022
 - e) Accept the resignation of part-time Police Officer Steven Riley, effective January 21, 2022
 - f) Authorize employment of Bradford Laneaux, Firefighter, Step 1, \$13.12 hourly rate; effective February 5, 2022; one-year probationary status; pending successful completion of all pre-employment requirements
- h. Authorize to request proposals for professional appraisal services for potential land acquisition (Exhibit 7-h)
- i. Accept Code Enforcement Report through January 26, 2022 (Exhibit 7-i)
- j. Accept Tree Department Recommendations – Tree Applications through January 25, 2022 (Exhibit 7-j)
- k. Approve the Facility Use Agreement with the Ocean Springs Baseball Organization for use of the Hwy. 57 Sports Complex February 5 – July 30, 2022 (Exhibit 7-k)
- l. Approve Change Order No. 2 for the Water Tank Repairs and Painting contract – approving an additional 34 days of contract time to accommodate the electrical repairs and light damage repairs due to construction (Exhibit 7-l)
- m. Accept Quarterly Grease Trap Inspection Report – January 2022 (Exhibit 7-m)

The motion carried with a roll call vote as follows:

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

Alderman Burgess said the Ocean Springs Baseball Association has closed registration at a record of 500 kids and encouraged Parks & Recreation to be transparent with field availability and push out information rather than organizations having to pull it out. A motion was made by Alderman Impey and seconded by Alderman Authement to approve item 7-k) approve the Facility Use Agreement with the Ocean Springs Baseball Organization for use of the Hwy. 57 Sports Complex February 5 – July 30, 2022 (Exhibit 7-k). The motion carried with a roll call vote as follows:

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

DEPARTMENT REPORTS

City Clerk:

A motion was made by Alderman Authement and seconded by Alderman Cox to approve the docket of claims; the Board finds that all other expenditures are appropriate and authorized by law (Exhibit 8-a). The motion carried with a roll call vote as follows:

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

A motion was made by Alderman Impey and seconded by Alderman Burgess to approve the monthly budget report (Exhibit 8-b). The motion carried with a roll call vote as follows:

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

The City Clerk said she separated out budget amendments by day-to-day adjustments, funds depleted from last year’s ongoing projects, and new projects. She said trash cans and exercise equipment for the beach have been added. A motion was made by Alderman Impey and seconded by Alderman Wade to authorize the budget amendments (Exhibit 8-c). The motion carried with a roll call vote as follows:

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

GENERAL PUBLIC COMMENT

Michael Poletti said he applied for a food truck to put on the property he owns at 1401 Government Street but was denied due to no primary structure being on the property. He said he has reviewed the UDC, City Ordinances, and Food Truck regulations but cannot find the stipulation that requires a primary structure on the property to have a food truck. Alderman Authement said the City Planner will be in touch regarding the issue. The Mayor said the Board will take his concerns and will be in touch with Mr. Poletti this week.

ALDERMEN’S FORUM

Alderman Burgess asked the Public Works Director for a work order spreadsheet update later in the week.

Alderman Authement asked if all preparations have been completed for the day Mardi Gras Parade on Saturday. The Public Works Director said yes and asked if Public Works will place bleachers at the funeral home on Porter Avenue and the Villa on Washington Avenue. Alderman Authement said yes and asked about candy being thrown. The Mayor responded that traditionally Mardi Gras is not a big candy parade, that the issue will be addressed later.

Alderman Cox requested the Parks Department get the electricity back at Alice Street for the pitching machine on the field and replace the electrical box at the pitcher's mound. He also asked about the nets at Highway 57. The Parks & Recreation Director said the first net has been placed and can be unclipped during bad weather and they will place one a week for the next six weeks.

Alderman Blackman asked for an update on the Sidewalk project. The Planning & Grants Administrator said it is stuck with MDOT, all information has been given to MDOT but no response yet.

Alderman Impey asked if Gay Lemon Fields are ready for lacrosse games this weekend. The Parks & Recreation Director said they are ready.

The Mayor said the Army Corp of Engineers is renourishing the sand on the beach. He said he has given the Board information on medical marijuana and the City options regarding opting out or in and will need a decision within 90 days of approval.

The City Clerk said the City has completed the walkthrough with FEMA and is expecting to get substantial help with storm damages to the Front Beach sidewalk. She said the Zeta damaged lift stations will be put back the way they are currently since funds have been received.

The Mayor said he has traveled to Jackson several times recently to discuss the Cares Act money allocation to the City with positive results with a matching process.

The City Attorney said the City Engineering contracts need to be backdated to July 1, 2021, due to an extension vote not being recorded. He presented housekeeping Resolutions for July 1, 2021, until March 15, 2022, for the Engineering Contracts. A motion was made by Alderman Cox and seconded by Alderman Authement to adopt a Resolution extending the Overstreet Engineering Contract from July 1, 2021, to March 15, 2022. The motion carried with a roll call vote as follows:

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

A motion was made by Alderman Cox and seconded by Alderman Wade to adopt a Resolution extending the BMA Engineering Contract from July 1, 2021, to March 15, 2022. The motion carried with a roll call vote as follows:

Alderman Cox	Aye
Alderman Burgess	Aye

Alderman Authement	Aye
Alderman Wade	Aye
Alderman Papania	Aye
Alderman Blackman	Aye
Alderman Impey	Aye


EXECUTIVE SESSION

None.

A motion was made by Alderman Impey and seconded by Alderman Blackman to recess the meeting until 6:00 p.m. on February 15, 2022. The motion carried with a roll call vote as follows:

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

Meeting ended at 7:10 p.m.

 3/01/22

 Mayor Date

 3/01/22

 City Clerk Date

