RECESS MEETING AGENDA
CITY OF OCEAN SPRINGS
MAYOR & BOARD OF ALDERMEN
TUESDAY, JUNE 17, 2025 - 6:00 PM

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS/PRESENTATION**
   a. Proclamation honoring Public Works Assistant Director Gerald Groue upon his retirement with 26 years of dedicated service
   b. Proclamation honoring Fire Captain Shawn Lopes upon his retirement with 28 years of dedicated service
   c. Introduction of the 2025-2026 Mayor's Youth Council

4. **PUBLIC HEARINGS**
   a. Request for Conditional Use Permit (CUP) to build a single-family residence at 1208 Harbor Road PIDN: 61124900.015 – Zoning: C-M Commercial Marina; PC recommends Approval
   b. Request for Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Heinrich and Associates; PC recommends denial
   c. Request for the north side of Bienville Blvd; between Lakeview Drive and MS Hwy 57 – PIDN: 61104005.000 – Request for a Conditional Use Permit (CUP) to build a mixed-use development for retail and residential use – Zoning: C-H Regional commercial; PC recommends approval

5. **AGENDA PUBLIC COMMENT** *** The Public is invited to address the Board for up to 3 minutes each for a maximum period of 30 minutes,* ***ONLY regarding issues listed on this agenda.*** *The Board will take all comments under advisement for potential action if warranted.* ***Please identify yourself and the agenda item.*** *If no agenda item is stated, you will be asked to hold your comment until General Public Comment at the end of the meeting.*

6. **OLD BUSINESS**

a. Request for an Alley Vacate for 901 Bienville Blvd. northwest corner of Bienville Blvd. and Washington Ave.; abutting PIDN: 60119054.000, 60119056.000, 60119058.000, 60119046.000, 60119042.000, 60119048.000, 60119050.000; Dan Burton is appealing the Planning Commission recommendation

b. 911 Commission Appointment

7. NEW BUSINESS

a. Professional Services Agreement - Interim City Attorney

8. CONSENT AGENDA * *All matters listed under Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

Mayor:

a. Approve the temporary closure of Front Beach Drive from Fort Maurepas to Washington Avenue on July 3, 2025, from 4:00 p.m. to 10:00 p.m., with authorization for the Police Department to adjust closure times and limits as necessary for public safety

b. Authorize the Mayor to execute the Parking Garage Lease Agreement for 1515 Government Street

City Clerk:

c. Approve Minutes: Recess Meeting May 20, 2025

d. Approve Minutes: Special Call Meeting May 27, 2025

e. Approve Minutes: Special Call Meeting May 29, 2025

f. Approve Minutes: Regular Meeting June 3, 2025

Police Department:

g. Accept OSPD Monthly Report for May 2025

Fire Department:

h. Accept OSFD Monthly Report for May 2025

Human Resources/Risk Management:

i. Authorize removing Utility Billing Supervisor Janna Hinton from probationary status to full time status, effective June 26, 2025

j. Authorize removing Patrolman Dylan Davis from probationary status to full-time status, effective immediately

k. Accept resignation of Dispatcher David Havard, effective June 9, 2025; authorize to begin the process of filling the vacant position

l. Authorize employment of Part-Time Dispatcher Donna Staszko, $16.00 hourly rate, effective June 18, 2025

m. Ratify employment of Archie Fitch, Fire Chief, effective June 16, 2025; Step 1, $38.47 hourly rate; one year probationary status

n. Accept retirement of Fire Captain Shawn Lopes, effective June 30, 2025; authorize to begin the process of filling the vacant position

o. Accept retirement of Public Works Assistant Director Gerald Groue, effective June 30, 2025; authorize to begin the process of filling the vacant position

p. Authorize removing Water Laborer Gordon Olier from probationary status to full-time status, effective June 19, 2025

q. Authorize removing Water Laborer Rickey Cunningham from probationary status to full time status, effective June 24, 2025

r. Authorize removing Yardman James Beauchamp from probationary status to full time status, effective June 19, 2025

s. Accept resignation of Parks Grounds Maintenance Heriberto Mercado-Rodriguez, effective June 10, 2025; authorize to begin the process of filling the vacant position

Planning Commission (PC):

t. Approve a request for a Commercial Subdivision Final Plat at 3419 Bienville Blvd PIDN: 60127491.050; PC recommends approval

u. Approve a request to vacate a right-of-way on Sells St; located between 132 Pine Drive and 140 Pine Drive; PC recommends approval

Historic Preservation Commission (HPC):

v. Approve a request for a Certificate of Appropriateness (COA) to demolish the existing house at 208 Washington Ave. PIDN: 60137516.000; HPC recommendation pending

w. Approve a request for a COA to build a detached restroom at 504 Jackson Ave. PIDN: 60137236.000 - St Alphonsus Church; HPC Recommendation pending

x. Approve a request for a COA to add a roof and to screen the existing backyard deck at 1211 Sunset Ave. PIDN: 60119025.010; HPC Recommendation pending

y. Approve a request for a COA to add a 5 ft black aluminum fence and a 5 ft black metal chain link fence in the backyard at 525 Porter Ave. PIDN: 60225030.100; HPC Recommendation Pending

z. Approve a request for a COA at 502 Jackson Ave. St. Alphonsus Church PIDN: 60137198.000 - To demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition,

renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension.; HPC recommendation pending

Grants Administration:

aa. Authorize the Mayor to Execute Memorandum of Agreement – FY25 MDAH Certified Local Government (CLG) Grant Program: Review and Update Historic Guidelines

bb. Authorize the Mayor to Execute Amendment #3 for Brown, Mitchell, & Alexander, Inc. to include Engineering Services Related to the Intersection of Deana Road and Bienville Blvd. – Deana Road Improvement Project – Contingent on an Approved MDOT Funding MOA

cc. Authorize Contract Execution for the Gateway Sculpture to Phil Proctor / Nucleus Sculpture Studio, LLC as Awarded on the May 6, 2025 Agenda – Funded through the Gulf Coast Restoration Fund (GCRF) – FY23 for Mary C. O'Keefe Cultural Center Rehabilitation and Signage – MDA

dd. Authorize the Award of the Lift Station Improvements Related to the ARPA/MCWI Downtown Sewer Improvement Project – 455-1-CW-5.5 to Jumeaux, Inc. in the amount of $2,677,700.00

ee. Authorize the Mayor to Execute Change Order #1 – Construction to Century Construction Group, Inc. in the amount of $50,369.00 – Mary C. O'Keefe Cultural Center Exterior Renovations – Funding: SB2948(dddd), HB603(jv), GCRF

Project Manager:

ff. Authorize the execution of a One-Year Contract Extension for the following Term Bids: Video and Cleaning Utilities, CIPP Lining, Maintenance, Maintenance – Alternate

Building Department:

gg. Accept the Building Department Permit Report for May 2025

hh. Accept Code Enforcement Report through June 12, 2025

ii. Approve the Building Official's recommendations for the tree applications received through June 10, 2025

9. 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

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

c. Building: Tree Appeal for 1214 Nelson previously tabled at 6/3/2025 BOA Meeting

10. **GENERAL PUBLIC COMMENT** *The public is invited to address the Board, for up to 3 minutes each for a maximum period of 30 minutes.* ***Only two speakers will be allowed per side of each issue.*** *The Board will take all comments under advisement to take potential action at a later date if warranted. Priority will be given to Ocean Springs residents and Business Owners.* ***Please identify yourself before speaking.***

11. **MAYOR AND ALDERMEN'S FORUM**

12. **EXECUTIVE SESSION**
    a. Personnel in the Planning Department

ADJOURN UNTIL 6:00 P.M. on JULY 1, 2025

Office Of the Mayor

City Of Ocean Springs, Mississippi

PROCLAMATION

On the Occasion of his Retirement

Gerald Groue

WHEREAS, Gerald Groue is retiring as the Public Works Assistant Director of the City of Ocean Springs after a long and successful career in municipal service; and

WHEREAS, Gerald began his service to the City in 1999 when he joined the City of Ocean Springs Public Works Department as a Water Laborer; and

WHEREAS, through hard work, dedication, and extensive knowledge of water infrastructure, Gerald steadily rose through the ranks, serving as Assistant Water Supervisor, Water Supervisor, and ultimately being promoted to Public Works Assistant Director in November 2023; and

WHEREAS, over the course of 26 years, Gerald has proven himself to be an invaluable asset to the City, demonstrating both technical expertise and a strong commitment to public service; and

WHEREAS, Gerald was instrumental in maintaining and improving the City's water systems, mentoring staff, and ensuring the safe and efficient delivery of essential services to residents; and

WHEREAS, upon his retirement, he leaves behind a legacy of knowledge and teamwork, and while he will be greatly missed by his colleagues, he now has the opportunity to enjoy the time and pursuits he so greatly deserves.

NOW, THEREFORE, I, Kenny Holloway, Mayor of the City of Ocean Springs, Mississippi, do hereby extend our congratulations to Gerald Groue for his dedication and service to the community on the 17th day of June, 2025

IN WITNESS WHERE OF I HAVE HERE UNTO SET MY HAND AND CAUSED THE SEAL OF THIS CITY TO BE AFFIXED.

MAYOR_____

DATE_____

OCEAN SPRINGS

Office Of the Mayor

City Of Ocean Springs, Mississippi

PROCLAMATION

On the Occasion of his Retirement

Shawn Lopes

WHEREAS, Shawn Lopes is retiring as a Fire Captain of the City of Ocean Springs after a long and distinguished career in public service; and

WHEREAS, Shawn began his service to our nation in the U.S. Navy from 1984 to 1990 and continued with the U.S. Air Force Reserves, 403rd Unit from 1993 until his retirement from military service in 2004; and

WHEREAS, in 1997, Shawn joined the City of Ocean Springs Fire Department as a Firefighter, rose through the ranks and was promoted to Captain in November, 2004; and

WHEREAS, over the years, Shawn has received numerous honors, including being named Firefighter of the Year in 2018 for his heroic, life-saving actions during an infant drowning emergency, where his quick response and skill helped save a young life; and

WHEREAS, for more than 28 years, Shawn has served as a mentor and trainer to younger Firefighters, significantly enhancing the department's capabilities through his exceptional mechanical aptitude and hands-on leadership; and

WHEREAS, Shawn's retirement marks the end of a remarkable chapter defined by service, loyalty, and camaraderie. This Firefighter, soldier, and friend will be deeply missed by the city, his fellow firefighters, and the community he served so faithfully. Now he can enjoy the well-earned peace and leisure activities he loves, like metal detecting, after a lifetime of service to others.

NOW, THEREFORE, I, Kenny Holloway, Mayor of the City of Ocean Springs, Mississippi, do hereby extend our congratulations to Shawn Lopes upon his retirement for his dedication and service to the community on the 17th day of June, 2025

IN WITNESS WHERE OF I HAVE HERE UNTO SET MY HAND AND CAUSED THE SEAL OF THIS CITY TO BE AFFIXED.

MAYOR_____

DATE_____

OCEAN SPRINGS
MISSISSIPPI

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Request for Conditional Use Permit (CUP) to build a single-family residence at 1208 Harbor Road PIDN: 61124900.015 – Zoning: C-M Commercial Marina; PC recommends Approval

Section: PUBLIC HEARINGS

Meeting Date: June 17, 2025

The planning commission considered the request described above at its regular meeting on Tuesday, May 13, 2025. The specific request is to approve a Conditional Use Permit (CUP) to allow a single-family residence in a C-M Commercial Marina zoning district.

The majority of the property is in the CM Commercial Marina district, which is intended for “yacht club, sales or service and supplies, including beverages and food for boats and watercraft using the small craft Harbor.” Single-family dwellings are permitted through the approval of a CUP to ensure the structure and use are compatible with the surrounding area.

The PC members considered the information provided by the planning staff and by the applicant. The motion was made to recommend approval of the conditional use permit. The motion passed unanimously with one member absent.

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: May 13, 2025

APPLICANT: Richard Schmidt

PROPERTY OWNERS: Theresa Mohler

REQUESTED ACTION: Conditional Use Permit

DATE OF REQUEST: March 3, 2025

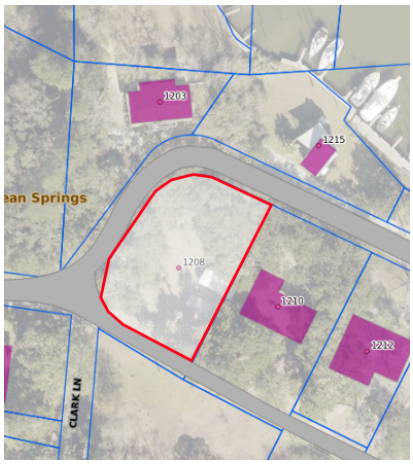
LOCATION: 1208 Harbor Road

PARCEL NUMBERS: 61124900.015

DESCRIPTION OF REQUEST:
The applicant requests approval of a Conditional Use Permit (CUP) to build a single-family residence on a lot within the C-M Commercial Marina zoning district.

ADJACENT ZONING AND LAND USE:
Subject Property: C-M Commercial Marina (front/most) &
R-1 Low Density Single Family (back)
Small storage building

North: C-M Commercial Marina
South: R-1 Low Density Single Family
East: C-M Commercial Marina
West: R-1 Low Density Single Family



FINDINGS:

- The front of the property is zoned C-M Commercial Marina, and the back of the property is zoned R-1 Low Density Single Family. The proposed house would be located on the property that is zoned C-M. Single Family dwellings are permitted in the C-M district with the approval of a CUP.
- C-M Commercial Marina does not have a min lot area or lot width as well as there are no setback requirements for this zone.
- Property was part of the Harbor Oaks Subdivision that was presented to the PC on May 10, 2022, and was presented to the BOA on May 17, 2022. Both PC and BOA approved Harbor Oaks Subdivision final plat.
- There are four (4) single family homes along Harbor Road that include 1210, 1212, 1215, and 1218.
- The applicant has provided what the proposed house plans will be: see attachments.

CONDITIONAL USE PERMITS:

CUPs are designed to allow land uses with unique characteristics or potential impacts on adjacent land uses provided that a site plan for the property is adopted by the Planning Commission (PC) and Board of Aldermen (BOA). The CUP must conform to the city's Comprehensive Plan and be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the community.

PUBLIC FEEDBACK:

1. Mike & Maureen De Jonge – May 9, 2025 – email attached

POTENTIAL MOTIONS:

To recommend **approval** of a Conditional Use Permit to build a single-family residential home at 1208 Harbor Road as described in the application and building plans.

– OR –

To recommend **denial** of a Conditional Use Permit to build a single-family residential home at 1208 Harbor Road as described in the application and building plans.

City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

CONDITIONAL USE PERMIT APPLICATION

Effective June 11, 2006, the following application fees apply:

Application Fee Required*: **$ 250.00** ***(NON REFUNDABLE)***

$ 1.00 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

* *Does not include mail fee, to be determined* by City.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.
AND MUST BE PAID FOR BY THE APPLICANT BEFORE MAILING.

Application Date: 3/22/2025
(Applications are due by the 7th of each month for the meeting scheduled for the subsequent month.)

Indicate Request: Change In Zoning District _____ Use Permit _____ Conditional Use Permit X

Applicant Information

Address of Lot(s): 1208 Harbor Rd Ocean Springs, MS 39564
Parcel ID(s): 61124900.015

1. Applicant: Richard Schmidt Phone:
   Address: Email:
2. Owner of Record: Theresa Mohler Phone:
   Address: Email:

COMPLETE THE FOLLOWING:

1. Current Zoning classification of property: CM Commercial Marina
2. Explain the present use of the property and condition of any existing structures: Vacant Lot with small storage building in poor condition
3. Describe the intended use of property: Single Family residence

4. Reason for request: *Must include 1) A description of the change/changes in the neighborhood that justify the change (when/where) OR the mistake made in the zoning map if applicable; AND 2) The public need for the new zoning district type.* Currently there are five single family residences located in the Commercial Marina zone. The neighborhood has transformed into a residential area and a commercial property could disrupt the neighborhood. (in my opinon) Also, 23% of the lot in question is zoned R-1

ATTACHMENTS REQUIRED:

X 1. Application Fee. Amount $ 250.00
X 2. Map of the property and the surrounding neighborhood.
____ 3. Diagram of intended use, showing dimensions and distances of property, building and their setbacks; parking spaces, entrances and exits.
X 4. Legal description; street address.
N/A 5. Copy of protective covenants or deed restrictions, if any.
N/A 6. Copies of approvals or requests of approval from other agencies such as: Health Department, Miss. Air and Water Pollution Control Commission, Corps of Engineers, Department of Marine Resources Council, etc.

****** If applicant is authorized to represent property owner, applicant must provide documentation signed by the property owner.***

Signature of Property Owner

Theresa Mohler

Therese Mohler
Print name

3/22/25
Date

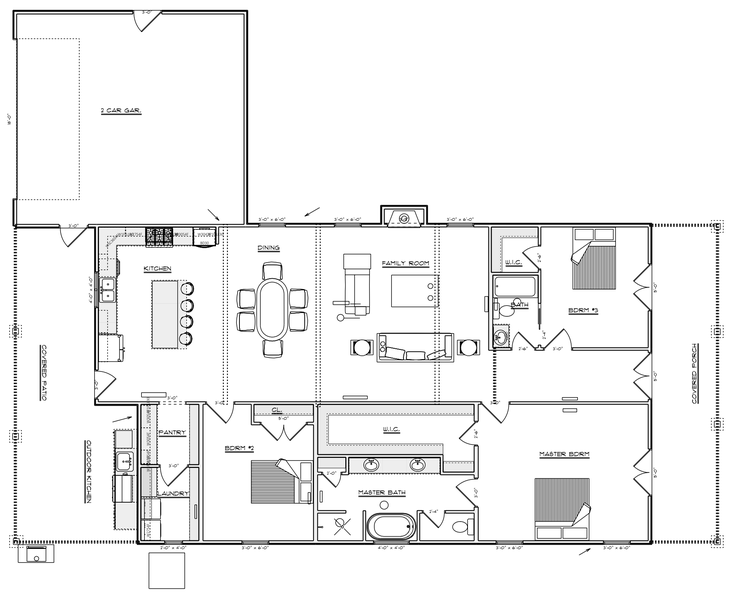
Signature of Applicant

Richard Schmidt
Print name

3/22/25
Date

SCHIMDT RESIDENCE

DRAWING SCHEDULE	
COVER	1
NOTES	2
TYP. SECTION DETAIL	3
TYP. SECT DETAIL CONT.	4
FOUNDATION	5
FLOORPLAN	6
GARAGE LOFT	7
CABINET DETAIL	8
ELEVATIONS	9
ROOF PLAN	10
ROOF FRAMING	11
ROOF FRAMING SCHEDULE	12
CEILING	13
SECTIONS	14
ELECTRICAL	15
PLUMBING	16



AREA SCHEDULE	
NAME	**AREA**
DECKS/LANDINGS	16 SQ FT.
GARAGE	630 SQ FT.
GARAGE LOFT	296 sq ft.
HEATED AND COOLED	2174 sq ft.
PORCHES AND PATIOS	723 SQ FT.
TOTAL UNDER ROOF	3839 SQ FT.

BW ARTISAN HOMES

RT3 DESIGN LLC

PAGE: 1/16 COVER

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS: A 1 1

SCALE: 1/8" = 1'-0"

DRAWN BY: R.W. Tuisku III

DATE: Thursday, March 6, 2025

BW ARTISAN HOMES

BW1015- Schimdt Residence

PHONE:

FAX:

MOBILE:

RT3 DESIGN LLC

PATRICK M. MARTINO
PROFESSIONAL LAND SURVEYOR

BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96)

LEGEND:

⊗ -- (IRF) IRON ROD FOUND
● -- (IPF) IRON PIPE FOUND
○ -- (IRS) IRON ROD SET
⊠ -- CONCRETE MONUMENT FOUND

N
W E
S

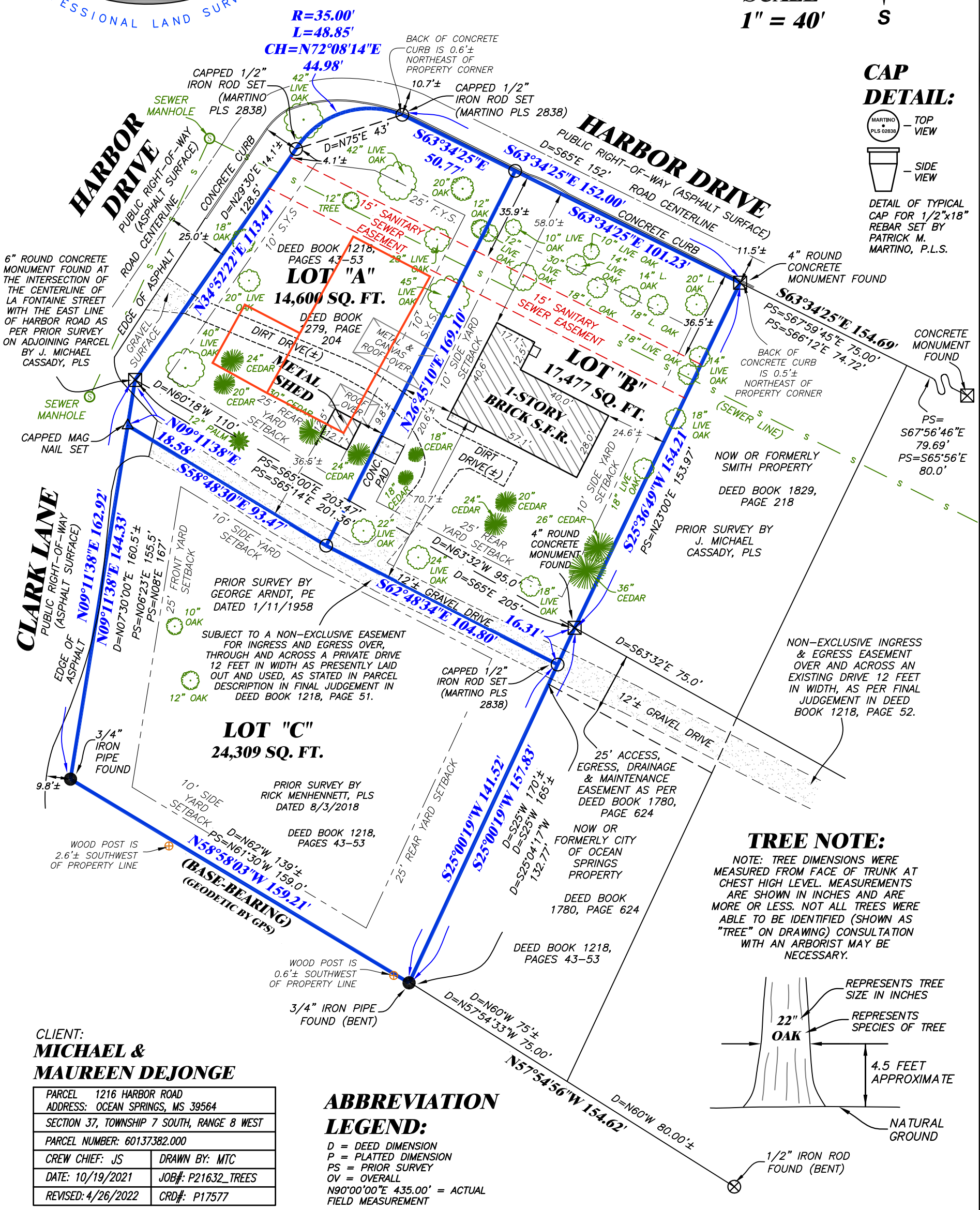
SCALE
1" = 40'

CAP DETAIL:

MARTINO • PLS 02838 — TOP VIEW

— SIDE VIEW

DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.



TREE NOTE:

NOTE: TREE DIMENSIONS WERE MEASURED FROM FACE OF TRUNK AT CHEST HIGH LEVEL. MEASUREMENTS ARE SHOWN IN INCHES AND ARE MORE OR LESS. NOT ALL TREES WERE ABLE TO BE IDENTIFIED (SHOWN AS "TREE" ON DRAWING) CONSULTATION WITH AN ARBORIST MAY BE NECESSARY.

CLIENT:
MICHAEL & MAUREEN DEJONGE

PARCEL 1216 HARBOR ROAD ADDRESS: OCEAN SPRINGS, MS 39564	
SECTION 37, TOWNSHIP 7 SOUTH, RANGE 8 WEST	
PARCEL NUMBER: 60137382.000	
CREW CHIEF: JS	DRAWN BY: MTC
DATE: 10/19/2021	JOB#: P21632_TREES
REVISED: 4/26/2022	CRD#: P17577

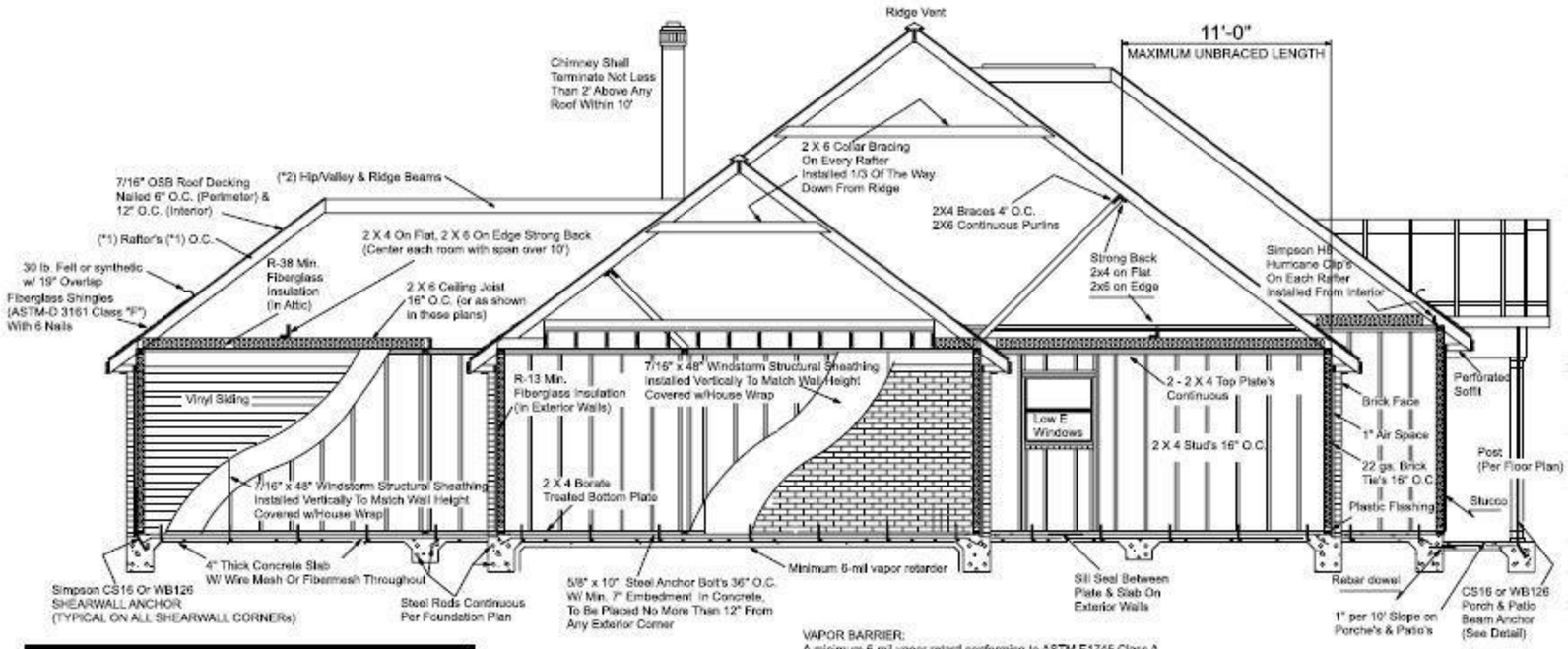
ABBREVIATION LEGEND:

D = DEED DIMENSION
P = PLATTED DIMENSION
PS = PRIOR SURVEY
OV = OVERALL
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

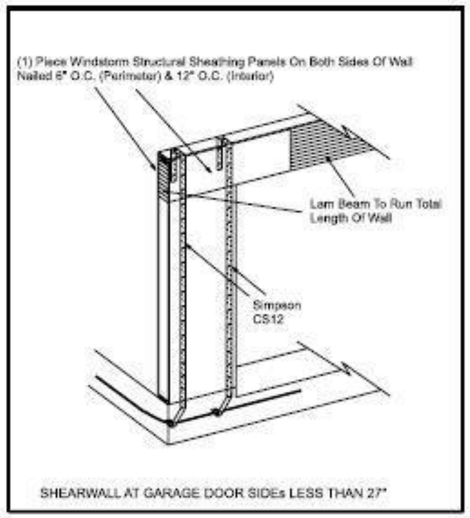
AN EXHIBIT OF "PROPOSED" HARBOR OAKS SUBDIVISION OF #1216 HARBOR ROAD, BEING PARCEL #60137382.000, JACKSON COUNTY, MISSISSIPPI

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

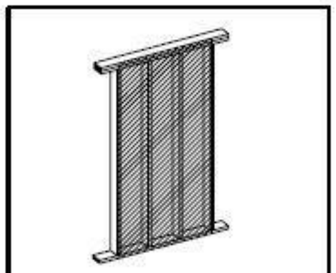
"TYPICAL" SECTIONAL DETAIL 160 MPH V(ult) - 124 MPH V(asd)



VAPOR BARRIER:
A minimum 6-mil vapor retard conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152mm) shall be place between the concrete flor slab and the base course or the prepared sub-grad where a bas course does not exist [LSUCCC Amendment IRC 508.2.3]

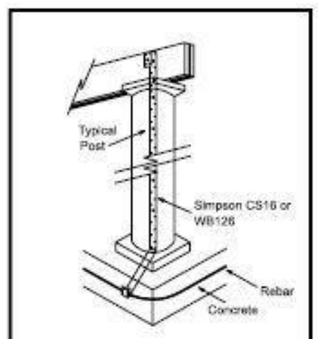


SHEARWALL AT GARAGE DOOR SIDEs LESS THAN 27"

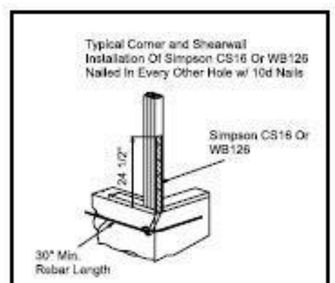


Windstorm Structural Sheathing Panels
From Bottom Of Bottom Plate To Top Of 2nd Top Plate
8' Wall - 97 1/8"
9' Wall - 109 1/8"
10' Wall - 121 1/8"
Nailed 6" O.C. (Perimeter) & 12" O.C. (Interior)

SHEARWALL DETAIL



CS16 PORCH & PATIO BEAM ANCHOR



SIMPSON CS16 SHEARWALL ANCHOR

NOTES: AREA 3

- All work shall meet applicable requirements of the International Residential Code 2018. The Design criteria used is per "Wood Frame Construction Manual" 2018 Edition (WFCM)
- Design to meet 124 MPH V(asd) and 160 MPH V(ult)
- Gable end construction built similar to and connected with wall studs below
- Brace "gable end" against lateral loads with blocking at 4' (four feet) on center.
- Shingle Class: ASTM-D 3161 Class "F"

- All sheathing to be nailed 6" on Exterior and 12" in the Field
- Roof Decking to be 7/16"

*1 Rafters shall meet the requirements found in the 2018 WFCM Table 3.26A
*2 Ridge + Hip/Valley Beams shall meet the requirements found in the 2018 WFCM tables 3.28 + 3.29, respectively

Rafter maximum unbraced length to be 11'-0"

NOTE: Ridge and Hip/Valley Beams may be braced to ensure that effective lengths meet tables 3.28 and 3.29 in the 2018 WFCM.

UNDERLAYMENT: (R905.1.1 (2) UNDERLAYMENT APPLICATION)

AREAS WHERE WIND DESIGN IS NOT REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1

For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19" strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be aplied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability fo the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1

Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability fo the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

Opening Protection (R302.5.1). Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

SPECIAL NOTE:
ANYTHING WITH AN OVERHANG GREATER THAN 1ft. (PORCHES, PATIOS, CARPORTS, etc.) IS REQUIRED TO HAVE 7/16" OSB BACKING TO PREVENT UPLIFT IN THE ATTIC SPACING.

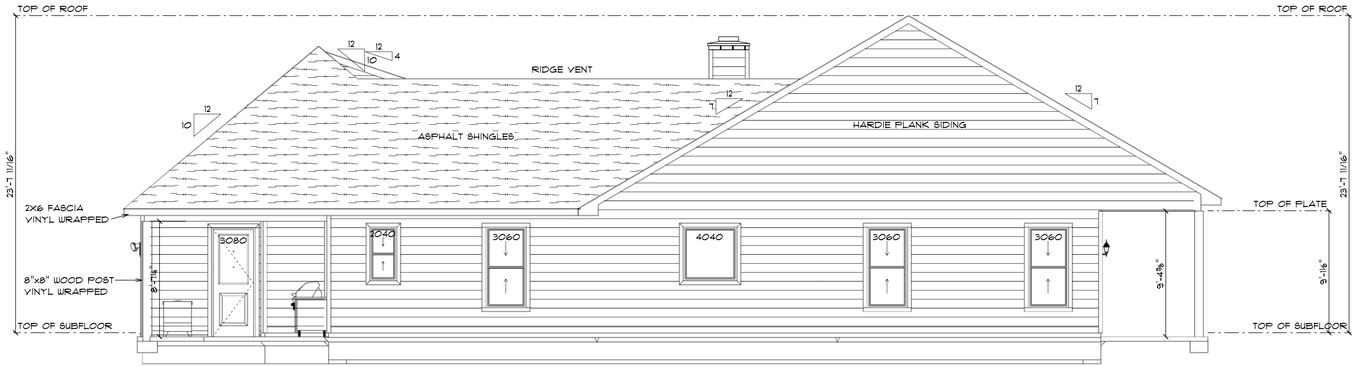
PAGE: 3/16
TYP. SECTION DETAIL
APPROVED:
CHECKED BY:
SECTION LETTER: A
PAGE NUMBERS: 11
SCALE: As Noted
DRAWN BY: R.W. Tuisku III
DATE: Thursday, March 6, 2025

BW ARTISAN HOMES

RT3 DESIGN LLC

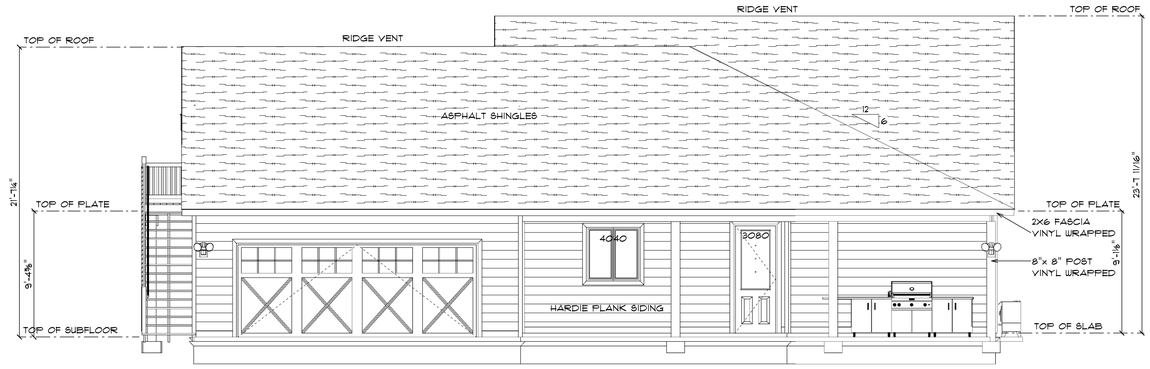
BW1015- Schimdt Residence

PHONE:
FAX:
MOBILE:



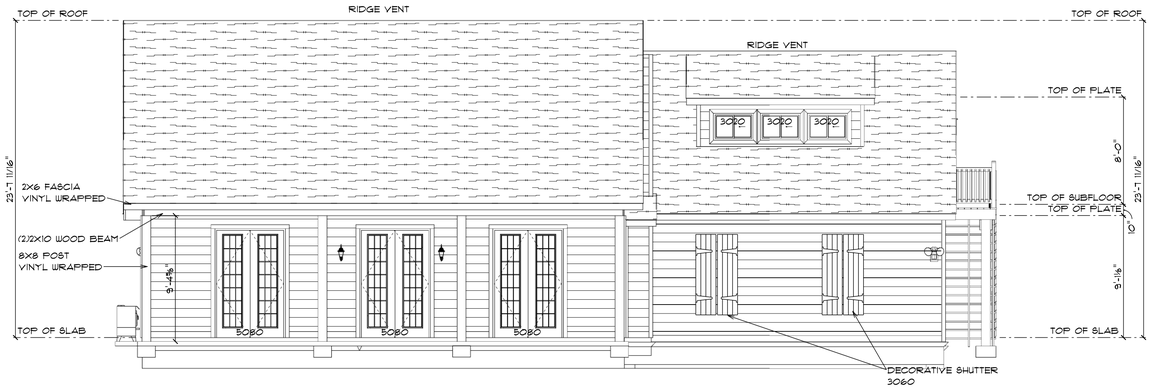
LEFT ELEV.

SCALE: 3/16" = 1'-0"



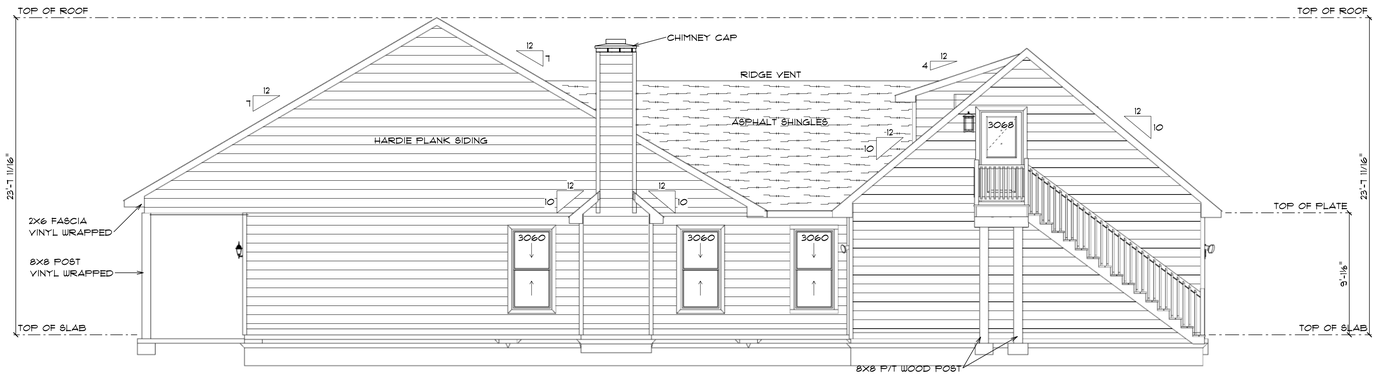
REAR ELEV.

SCALE: 3/16" = 1'-0"



FRONT ELEV.

SCALE: 3/16" = 1'-0"



RIGHT ELEV.

SCALE: 3/16" = 1'-0"

PAGE: 9/16 ELEVATIONS

APPROVED:

CHECKED BY:

SECTION LETTER A | PAGE NUMBERS 1 1

SCALE: 3/16" = 1'-0"

DRAWN BY: R.W. Tuisku III

DATE: Thursday, March 6, 2025

BW ARTISAN HOMES

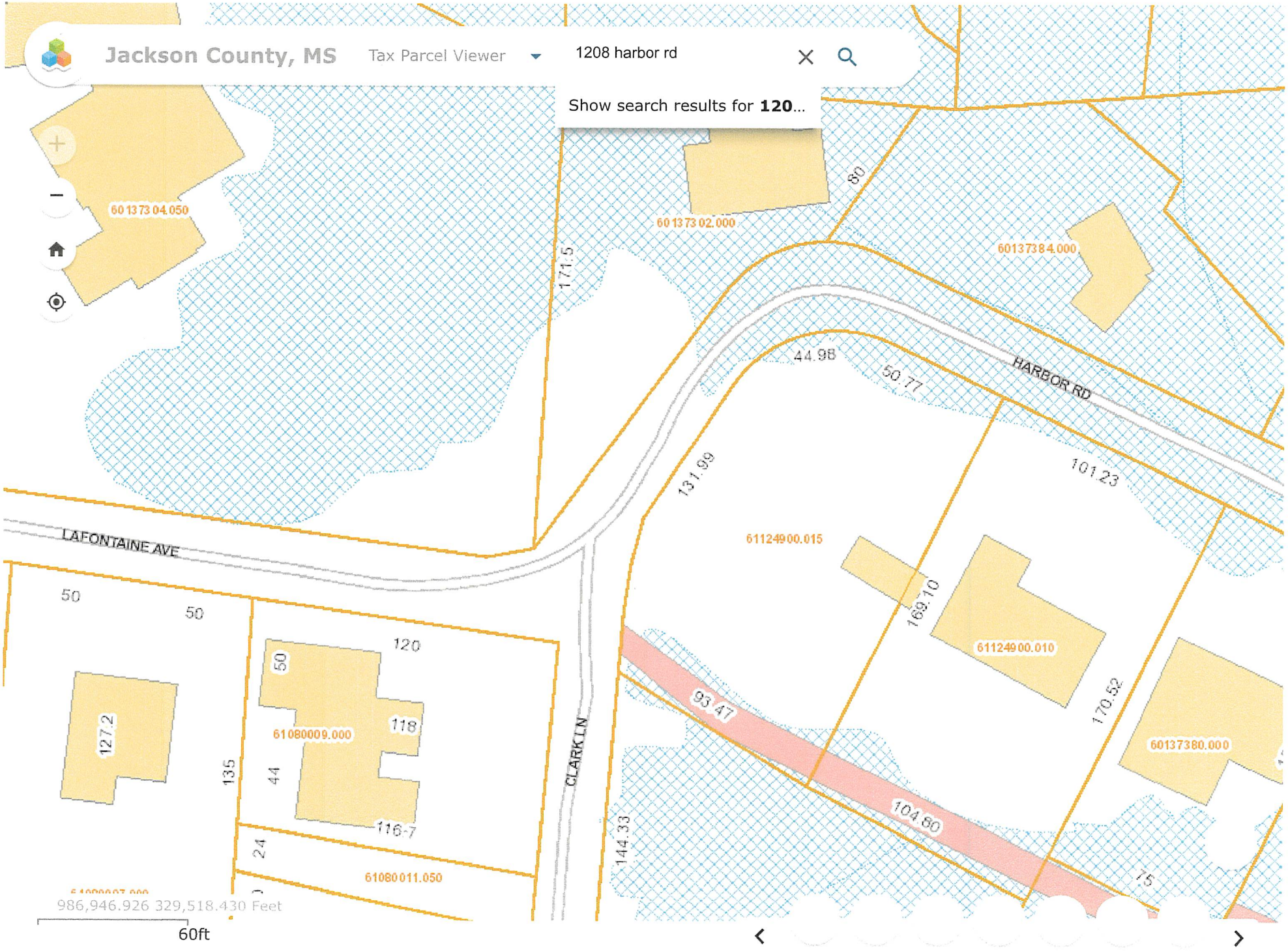
RT3 DESIGN LLC

BW1015- Schimdt Residence

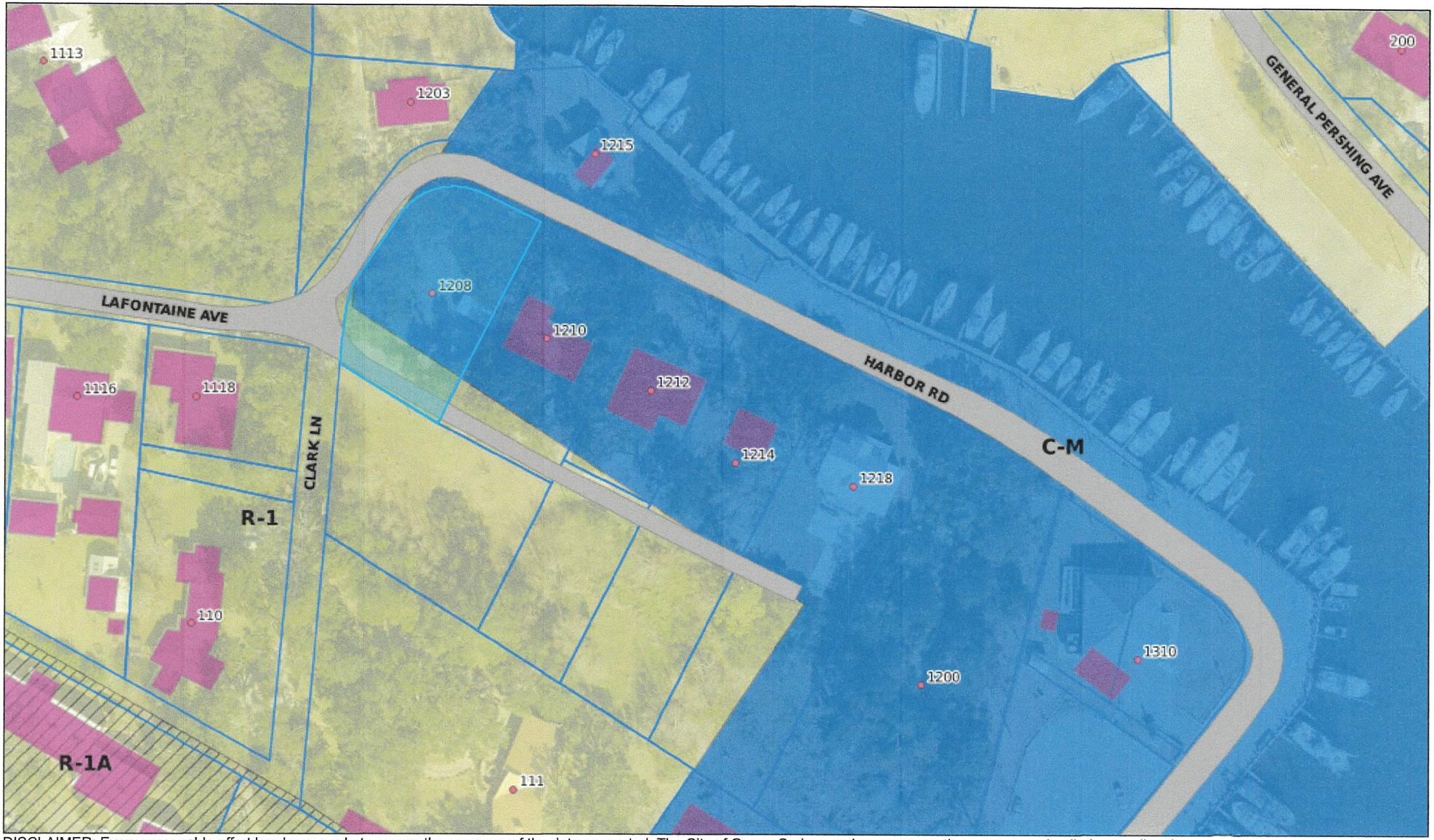
PHONE:

FAX:

MOBILE:


Jackson County, MS
Tax Parcel Viewer
1208 harbor rd
Show search results for 120...
60137304.050
60137302.000
60137384.000
171.5
80
44.98
50.77
HARBOR RD
131.99
101.23
LAFONTAINE AVE
61124900.015
169.10
61124900.010
93.47
170.52
60137380.000
CLARK LN
50
50
120
50
118
61080009.000
127.2
135
44
116.7
24
61080011.050
104.80
144.33
75
986,946.926 329,518.430 Feet
60ft

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Citys Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

0 50 100ft

Section 2.18.6 is the Approval Criteria for Conditional Use Permits. The permit requires two public hearings with Planning Commission and the Board of Alderman. Please demonstrate how your project is compatible with the criteria set below.

A conditional use is permitted only if the Applicant demonstrates that:

A. The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations.

B. The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety, or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to:

1. The location, type, and height of buildings or structures;
2. The type and extent of landscaping and screening on the site; and
3. Whether the proposed use is consistent with any policy of the comprehensive plan that encourages mixed uses and/or densities.

C. Adequate utilities shall be provided as set forth herein.

D. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

E. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

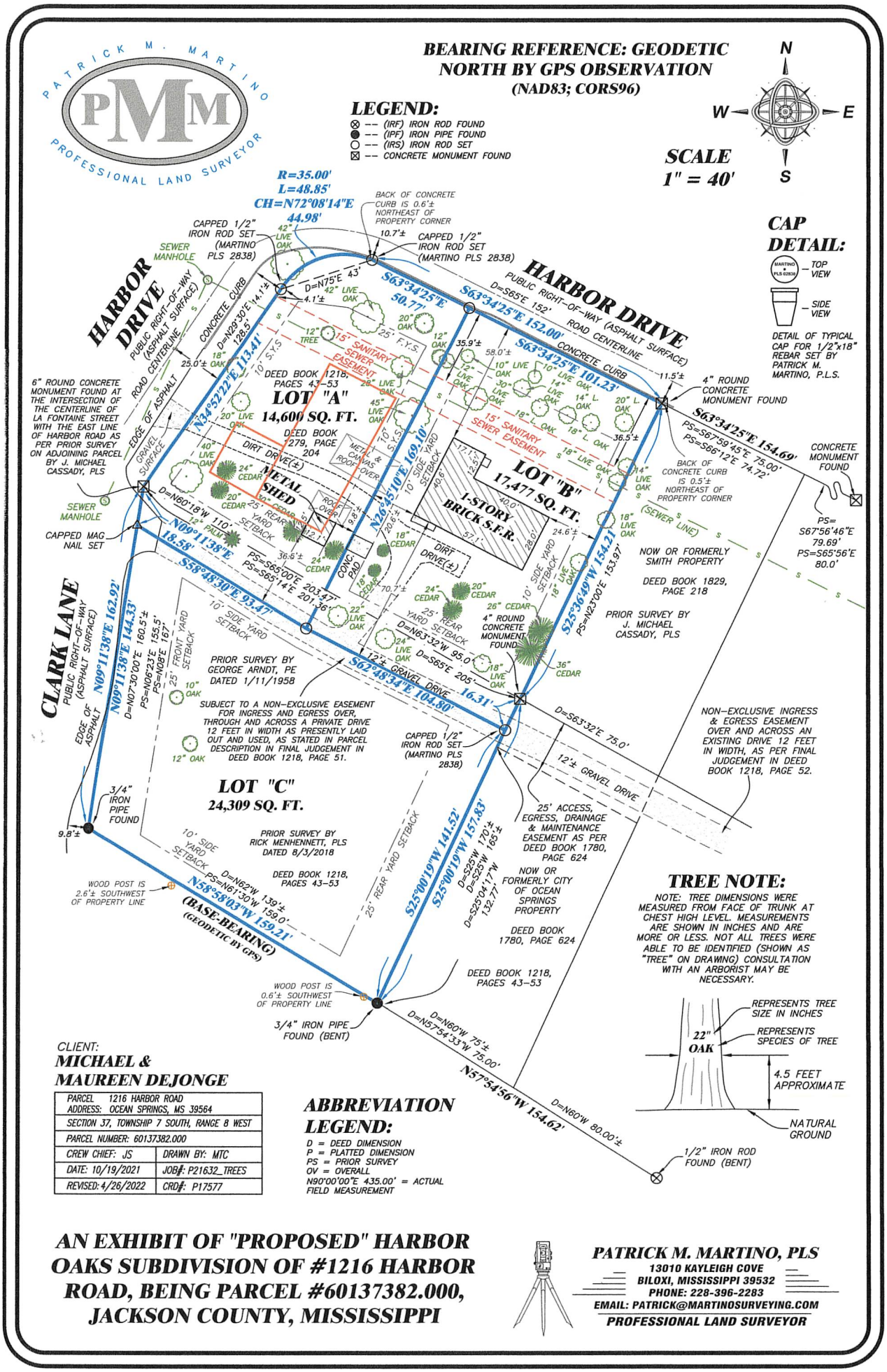
F. The proposed use shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

G. The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

H. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

I. The public interest and welfare supporting the proposed use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.

J. The proposed uses and structures comply with the sustainability requirements of the UDC.



PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Request for Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Heinrich and Associates; PC recommends denial

Section: PUBLIC HEARINGS

Meeting Date: June 17, 2025

The planning commission considered the request described above at its regular meeting on Tuesday, May 13, 2025. The specific request is to approve a rezone from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use

The neighboring properties are a mix of R-D Duplex Residential, CH Regional Commercial, CMX-2 Community Commercial. Government street frontage south of the property is in retail and office in use. The parcels north of the subject property are church and residential in use.

The PC members considered the information provided by the planning staff and by the applicant. The motion was made to recommend denial of the application due to lack of change of character of the neighborhood. The motion passed unanimously with two members absent.

Documentation related to the application is attached. Applicant's representative Donovan Scruggs has additional information regarding the zoning change.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: May 13, 2025

APPLICANT: Heinrich and Associates

PROPERTY OWNERS: Lima properties LLC

REQUESTED ACTION: Zone change from R-D to CMX-1

DATE OF REQUEST: April 7, 2025

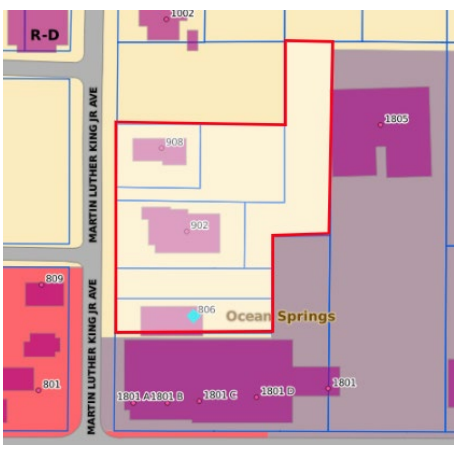
LOCATION: East side of Martin Luther King Jr Ave
Between Government St and Railroad St

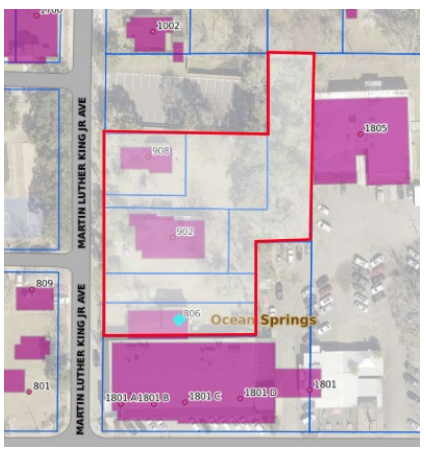
PARCEL NUMBERS: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, & 60119328.050

DESCRIPTION OF REQUEST:
The applicant requests approval for a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use District. The applicant's intent is to develop a thirteen lot detached single family residential subdivision.

ADJACENT ZONING AND LAND USE:
Subject Property: R-D Two Family Residential/Single Family Dwelling & Vacant Lots

North: R-D Two Family Residential
South: CMX-2 Community Commercial/Mixed Use
East: CMX-2 Community Commercial/Mixed Use
West: R-D Two Family Residential & C-H Regional Commercial





FINDINGS:

- The property is currently zoned R-D Two Family Residential. There are three homes located on three parcels and the other three parcels are vacant.
- The six parcels total approximately 1.14+/- acres.
- The applicant is proposing to demolish the existing three houses on the properties in order to allow for thirteen lots for detached single family residential subdivision that will be comparable to the Cottages at Oak Park.
- R-D is a low density single-family detached dwellings that allows 1-3 du/acre that are consistent with traditional suburban development patterns.
- CMX-1 is the least-intense commercial mixed-use district with a maximum two-story height building that applies to neighborhood corridor areas with smaller scale commercial uses and a variety of surrounding residential uses. Residential uses are allowed by right, including detached, attached and live/work units, only if scale, form and design requirements are met.
- R-D has a minimum lot area of 7,500 sq ft; CMX-1 does not have a minimum lot area requirement.
- R-D has a minimum lot width of 70 feet; CMX-1 has a minimum lot width of 25 feet.
- Setbacks requirements for R-D & CMX-1:
    - R-D:
        - Front & Rear: 25 feet
        - Side & Side Street: 10 feet
    - CMX-1:
        - Front: 5 feet
        - Rear: 10 feet
        - Side: 5 feet
        - Street Side: 10 feet

REZONE CRITERIA: UDC (Pages 43-44)

1. The UDC Section 2.15.5 provides the following criteria. In its review of an application, the Hearing Bodies shall consider the following criteria as applicable to the UDC text or Zoning Map amendment. No single factor is controlling; instead, each must be weighed in relation to the other standards.

    A. Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan;
    B. Mississippi law requirements. There must have been either an error in the initial zoning or a change in the character of the neighborhood to such an extent as to justify reclassification of the property and some demonstrated compelling need before existing zoning may be changed;
    C. Adverse Impacts on Neighboring Lands. The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. Further, the City finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion and air pollution. Accordingly, rezonings may promote mixed uses subject to a high degree of design control;
    D. Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which the use for which land is zoned may be rezoned upon proof of a real public need, substantially changed conditions in the

neighborhood, or to effectuate important goals, objectives, policies, and strategies of the Comprehensive Plan, specification, or UDC;

E. Health, Safety, and Welfare. The amendatory ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner of the tract will also benefit;
F. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans;
G. Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an amendatory ordinance;
H. Other Factors. The Hearing Body must consider any other factors relevant to a rezoning application under state law; and
I. The council shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed change on the public at large.

2. The applicant addressed the criteria as part of their application.
3. The draft Comprehensive Plan designates this area as “Low Density Commercial Center.”
4. The applicant has provided a proposed site plan: See attachments.

PUBLIC FEEDBACK:

None received as of May 9, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of the rezoning of parcels 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, & 60119328.050 from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use.

– OR –

To recommend **denial** of the rezoning of parcels 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, & 60119328.050 from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use.

City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

CHANGE IN ZONING / USE PERMIT APPLICATION

Effective June 11, 2006, the following application fees apply:

Application Fee Required*: **$ 250.00** ***(NON REFUNDABLE)***

$ 1.00 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

* *Does not include mail fee, to be determined* by City.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.
AND MUST BE PAID FOR BY THE APPLICANT BEFORE MAILING.

Application Date: 4/7/2025
(Applications are due by the 7th of each month for the meeting scheduled for the subsequent month.)

Indicate Request: Change In Zoning District ☑ Use Permit ☐ Conditional Use Permit ☐

Applicant Information

Address of Lot(s): 806-908 Martin Luther King Jr. Blvd, Ocean Springs
Parcel ID(s): 60119334.000,60119332.000,60119330.000,60119340.000,60119328.000, 60119328.050

1. Applicant: Heinrich and Associates — Phone: 2288966768
   Address: 1806 23rd Ave., Suite B, Gulfport, MS, 39501 — Email: bobby.h@heinrichassociates.net
2. Owner of Record: Lima Properties LLC — Phone: 2283690757
   Address: 124 Saltmeadow Cir, Ocean Springs MS — Email: drjwesley@gmail.com

COMPLETE THE FOLLOWING:

1. Current Zoning classification of property: R-D
   New Zoning District Requested (if applicable): CMX-1

2. Explain the present use of the property and condition of any existing structures:

The property currently consists of 6 lots: 3 vacant lots, 2 single family homes, and a 3-plex. One is vacant and used as storage for several years;two have been used as long term tenant rentals. All buildings are currently in states of disrepair

3. Describe the intended use of property:

The intended use of the property is to construct 13 single family homes in place of the existing structures and unimproved land which will become available for sale.

4. Reason for request: *Must include 1) A description of the change/changes in the neighborhood that justify the change (when/where) OR the mistake made in the zoning map if applicable; AND 2) The public need for the new zoning district type.*

The applicant is requesting this zoning map amendment due to a change in the character or the neighborhood and a public need for housing. The development trend has increased in the recent years due to the area being a highly desirable location for residential and commercial growth. The applicant intends to construct a single family residential subdivision consisting of approximately 13 lots on 1.14 +/- acres, which will be allowed in the CMX-1 zoning.

ATTACHMENTS REQUIRED:

- ☐ 1. Application Fee. Amount $ 251.00
- ☑ 2. Map of the property and the surrounding neighborhood.
- ☑ 3. Diagram of intended use, showing dimensions and distances of property, building and their setbacks; parking spaces, entrances and exits.
- ☑ 4. Legal description; street address.
- NA ☐ 5. Copy of protective covenants or deed restrictions, if any.
- NA ☐ 6. Copies of approvals or requests of approval from other agencies such as: Health Department, Miss. Air and Water Pollution Control Commission, Corps of Engineers, Department of Marine Resources Council, etc.

****** If applicant is authorized to represent property owner, applicant must provide documentation signed by the property owner.***

Signature of Property Owner

JOHN WESLEY WAGGONER

Print name

4-7-25

Date

Signature of Applicant

Robert B. Heinrich

Print name

4-7-25

Date

Supplemental Information
For
Change in Zoning Application
The City of Ocean Springs Planning Department

Tax Parcel No: 60119334.000, 60119332.000, 60119330.000, 60119328.000, 60119328.050, & 60119340.000

1. Introduction:

The applicant, Lima Properties, LLC a Mississippi Limited Liability Company, currently owns the above tax parcels. The official name and address of the applicant is as follows:

Lima Properties, LLC
124 Salt Meadow Circle
Ocean Springs, MS 39564
228-369-0757

The official name and address of the applicant's agent for this application is as follows:

Robert Heinrich
Heinrich & Associates, LLC
1806 23rd Ave. Suite B
Gulfport, MS 39501
228-896-6768

The subject property is currently zoned R-D per the Official Zoning Map of the City of Ocean Springs. This request is to rezone the subject parcel from R-D (medium density single family detached, single family attached, and two-family dwelling district) to CMX-1 (Least intense commercial mixed-use district) to allow for 13 lot detached single family residential subdivision. The parcel is generally located across the intersection of Martin Luther King Jr. Blvd. and Davis St near Government Street.

The applicant wishes to develop a single-family subdivision into approximately 13 lots on approximately 1.14 +/- acres. Comparable to the Cottages at Oak Park; however, these homes will be detached single family homes.

A. Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan;

Existing properties around the subject property are currently zoned as CMX-1, CH, and RD. The proposed zoning map amendment would be consistent with existing non-confirmative lots in the general area.

B. **Mississippi law requirements. There must have been either an error in the initial zoning or a change in the character of the neighborhood to such an extent as to justify reclassification of the property and some demonstrated compelling need before existing zoning may be changed;**

The applicant is requesting this zoning map amendment due to a change in the character or the neighborhood and a public need for housing. The development trend has increased in recent years due to the area being a highly desirable location for residential homes near the downtown area and commercial growth that has escalated.

The applicant intends to construct a low density, single family residential subdivision consisting of approximately 13 lots on approximately 0.80 +/- acres. The lot size will average 25' wide x 95' deep min., or 2,375 sq. ft. min. The rezone amendment will allow for smaller lots sizes therefore promoting development and the City's tax base and population growth.

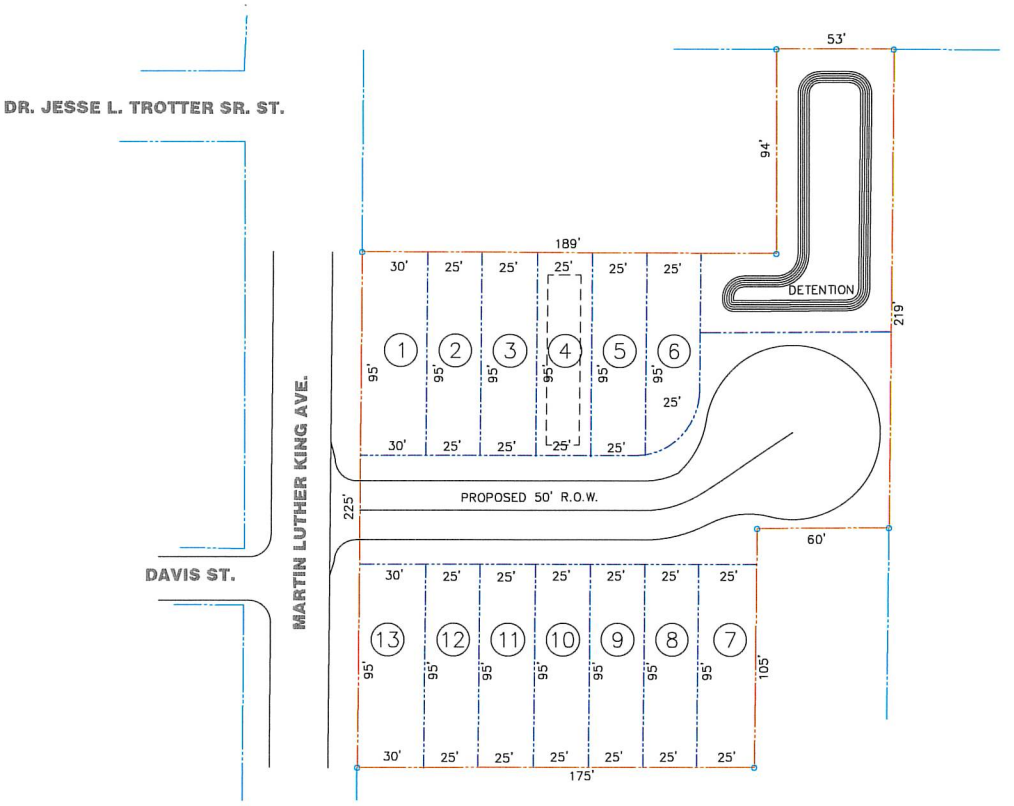
C. **Adverse Impacts on Neighboring Lands. The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. Further, the City finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion and air pollution. Accordingly, rezonings may promote mixed uses subject to a high degree of design control;**

The proposed rezone of the subject property will not cause adverse health, safety, or comfort issues to the surrounding areas. The proposed zoning is consistent with nearby properties and will not be substantially inconsistent with the uses of the surrounding area. The development will be comparable with The Cottages At Oak Park.

The proposed zoning will not have an adverse effect on traffic congestion. The subject property is located on Martin Luther Jr Blvd. which is bound to the south by Government Street and to the north by Bienville Blvd. Bienville Blvd is classified as a principal arterial road and Government Stret is classified as a minor arterial road. These higher classifications of streets permit more efficient access for residents, commuters, and emergency services.

The proposed zoning would not have an adverse effect on air pollution, the rezone would allow for more houses to be developed on the land and ultimately develop a small subdivision. With the limited size of this subdivision, the impact on air pollution would be negligible compared to larger sources like industrial areas, or heavily trafficked roadways. Additionally, residential homes generate relatively low levels of emissions when compared to production facilities or commercial establishments.

D. **Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which the use for which land is zoned may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the Comprehensive Plan, specification, or UDC;**



PRELIMINARY LOT AND STREET LAYOUT

SCALE: 1" = 20'-0"

VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SITE DATA TABLE	
CURRENT ZONING	R-D
PROPOSED ZONING	CNX-2
TOTAL ACREAGE	1.14 AC +/-

BUILDING SETBACKS	
FRONT YARD	5'
SIDE YARD	5' - 10' ON CORNER LOT
REAR YARD	10'
SEE LOT 4 FOR TYPICAL SETBACK LINES	

NOTE:
THIS PRELIMINARY LAYOUT WAS BASED OFF THE CITY OF OCEAN SPRINGS GIS MAP AND DOES NOT CONSTITUTE AS AND ACTUAL SURVEY.

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

TME
TERRY MORAN, P.E., P.L.S.
1906 43rd Ave, Suite B, Gulfport, MS 39501
P.O. Box 4215 Biloxi, MS 39535
Ph (228) 896-4210
TERRY MORAN
ENGINEERING & SURVEYING

In Association With

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1906 23rd Avenue, Suite B | Gulfport, MS 39501
Ph (228) 896-1798

Sheet: PRELIMINARY LOT AND STREET LAYOUT
Project: PROPOSED SUBDIVISION
MARTIN LUTHER KING AVE.
OCEAN SPRINGS, MISSISSIPPI

Date: 12-2-25
Drawn By: MRH
Check By: TERRY

Sheet: C2
Project No: 25-087

This notice is being mailed to you as an owner of property adjacent to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, May 13, 2025 @ 6:00 p.m.

Regarding the following:

- Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Heinrich and Associates

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

5

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $31.00
#202503553 BK:2200 PG:816-820
03/04/2025 11:36:39 AM 5 PGS
LHICKMAN,DC Rept#4547

202503553 5 PGS

Prepared By:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
George E. Ray
Belvelyn D. Ray
2800 Saw Grass Point
Gautier, MS 39553
(228) 623-0161

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Lima Properties, LLC
a Mississippi Limited Liability Company
124 Salt Meadow Circle
Ocean Springs, MS 39564
(228) 369-0757

File No. O-24-498

INDEXING INSTRUCTIONS: A parcel of land in Sec 19, T7S, R8W, Jackson County, MS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **George E. Ray and Belvelyn D. Ray**, do hereby sell, convey and warrant unto **Lima Properties, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

The survey is attached hereto as Exhibit "B".

WITNESS OUR SIGNATURES, on this the 28 day of February, 2025.

George E. Ray

Belvelyn D. Ray

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, **George E. Ray and Belvelyn D. Ray,** who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 28 day of February, 2025.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290086 ELIZABETH PEARL Commission Expires March 17, 2025 JACKSON COUNTY

NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:

Lima Properties, LLC,
a Mississippi Limited Liability Company

By:
John Wesley Waggoner, Managing Member

EXHIBIT "A"

LEGAL DESCRIPTION

That certain real property located in Section 19, Township 7 South, Range 8 West, Jackson County, Mississippi, more particularly described as follows:

Beginning at a point on the East line of Vermont Avenue 250 feet North of the North line of Government Street; thence in a Northerly direction along the East line of Vermont Avenue 14 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 90 feet; thence North parallel with the East line of Vermont Street 61 feet; thence East parallel with the North line of Government Street 75 feet; thence South parallel with the East line of Vermont Street 75 feet and to the North line of the property belonging to grantors herein; and thence West along the North line of grantors' property 165 feet to the Point of Beginning.

AND ALSO

Beginning at a point on the East line of Vermont Avenue 250 feet North of the North line of Government Street; thence in a Northerly direction along the East line of Vermont Avenue 75 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 165 feet; thence in a Southerly direction along a line parallel to the East line of Vermont Avenue 75 feet; thence in a Westerly direction along a line parallel to the North line of Government Street 165 feet to the Place of Beginning.

AND ALSO

Beginning at a point on the East line of Vermont Avenue 175 feet North of the North line of Government Street; thence in a Northerly direction along the East line of Vermont Avenue 75 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 135 feet; thence in a Southerly direction along a line parallel to the East line of Vermont Avenue 75 feet; thence in a Westerly direction along a line parallel to the North line of Government Street 135 feet and to the Place of Beginning.

AND ALSO

Beginning at an iron pipe set in the North margin of Government Street, which is 490.5 feet West of the line dividing Sections 19 and 20, Township 7 South, Range 8 West; thence running north 211 feet to the Point of Beginning; thence from said Point of Beginning continuing North 200 feet, thence West 63.5 feet, thence South along an old fence line 200 feet, thence East 63.5 feet to the Point of Beginning.

AND ALSO

Beginning at a point on the East line of Vermont Avenue 175 feet North of the North line of Government Street; thence in a Northerly direction along the East line of Vermont Avenue 75 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 135 feet, which is the Point of Beginning of the property herein conveyed; thence run in an Easterly direction in a line parallel to the North line of Government Street 30 feet; thence in a Southerly direction along a line parallel to the East line of Vermont Avenue 75 feet; thence in a Westerly direction along a line parallel to the North line of Government Street 30 feet; thence North in a line parallel to the East line of Vermont Avenue a distance of 75 feet to the Point of Beginning. This property being further described as the East 30 feet of the land conveyed by deed recorded in Deed Book 89, Pages 556-57 of the land deed records of Jackson County, Mississippi.

AND ALSO

Beginning at a point on the East line of Vermont Avenue 137.5 feet North of the North line of Government

Street; thence in a Northerly direction along the East line of Vermont Avenue 37.5 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 165 feet; thence in a Southerly direction along a line parallel to the East line of Vermont Avenue 37.5 feet; thence in a Westerly direction along a line parallel to the North line of Government Street 165 feet to the Place of Beginning.

Lima Properties, LLC,
a Mississippi Limited Liability Company

By: _____ 2/26/25
John Wesley Waggoner, Managing Member **Date**

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 31 day of January, 2025.

Clarence W. Mercer, Jr.

Pearl E. Mercer

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Clarence W. Mercer, Jr. and Pearl E. Mercer**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 31 day of January, 2025.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: 8/9/27

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 368917 TERRI S. BROWN Commission Expires Aug. 9, 2027 HARRISON COUNTY

DEED ACCEPTED BY:

Lima Properties, LLC,
a Mississippi Limited Liability Company

By: _____
James A. Salas, Member

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in Section 19, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, and being more particularly described as follows:

Beginning at a point on the East line of Vermont Avenue 100 feet North of the North line of Government Street; thence in a Northerly direction along the East line of Vermont Avenue 37.5 feet; thence in an Easterly direction along a line parallel to the North line of Government Street 165 feet; thence in a Southerly direction along a line parallel to the East line of Vermont Avenue 37.5 feet; thence in a Westerly direction along a line parallel to the North line of Government Street 165 feet to the Place of Beginning.

Lima Properties, LLC,
a Mississippi Limited Liability Company

By: _____
James A. Salas, Member

1/31/25
Date

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $26.00
#202501855 BK:2197 PG:821-823
02/05/2025 01:08:11 PM 3 PGS
KHODGE,DC Rept#2381

202501855 3 PGS

Prepared By:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Clarence W. Mercer Jr.
Pearl E. Mercer
818 Graveline Road
Gautier, MS 39553
(228) 990-0249

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Lima Properties, LLC
a Mississippi Limited Liability Company
124 Saltmeadow Circle
Ocean Springs, MS 39564
(228) 369-0757

File No. O-24-672

INDEXING INSTRUCTIONS: A parcel of land in Sec 19, T7S, R8W, Jackson County, MS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

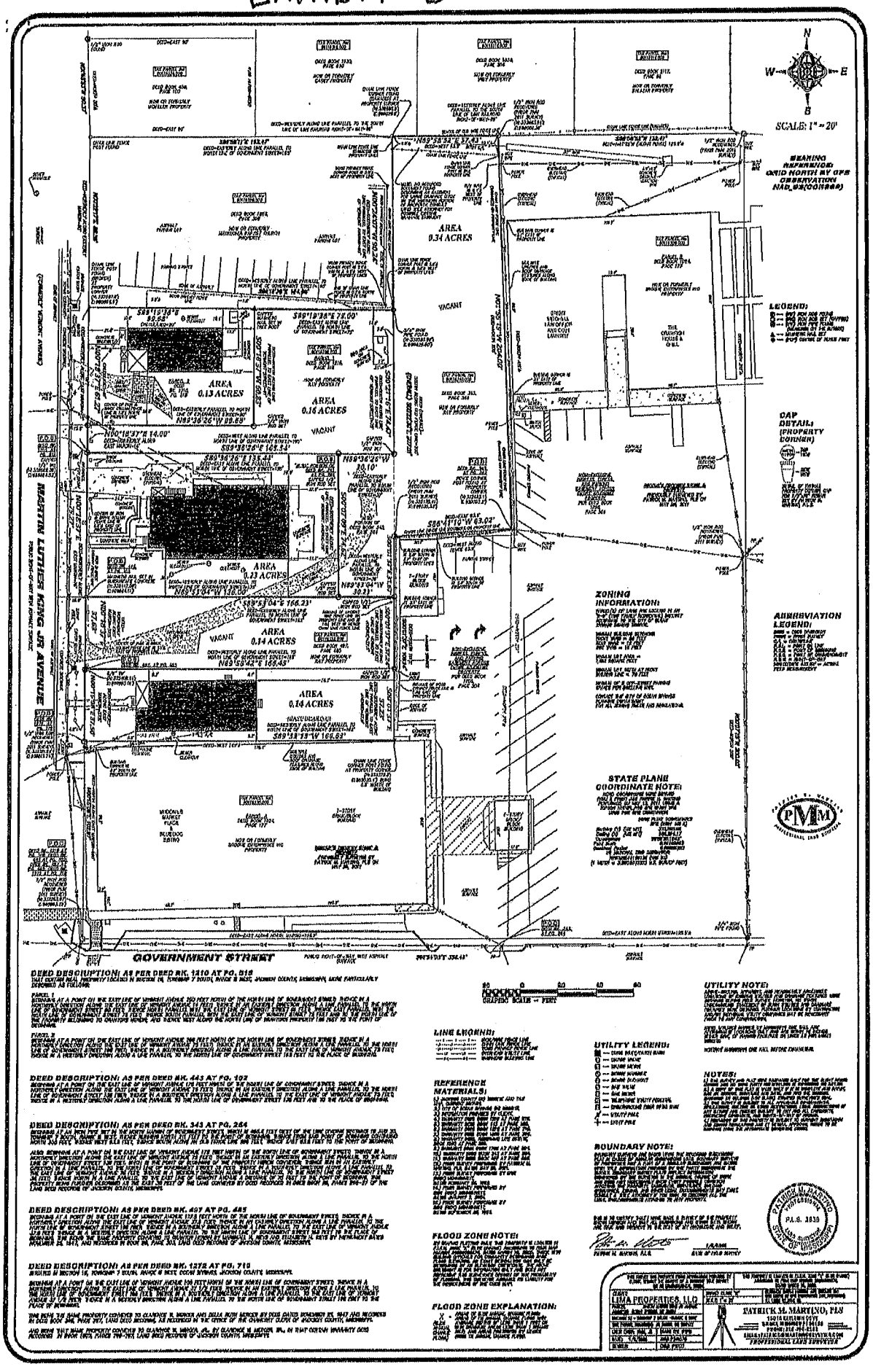
WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Clarence W. Mercer, Jr. and Pearl E. Mercer**, do hereby sell, convey and warrant unto **Lima Properties, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Clarence W. Mercer, Jr. and Pearl E. Mercer, by instrument recorded in Deed Book 1272, at Page 719, Land Deed Records of Jackson County, Mississippi.

EXHIBIT "B"



DEED DESCRIPTION: AS PER DEED BK. 1210 AT PG. 518

DEED DESCRIPTION: AS PER DEED BK. 443 AT PG. 157

DEED DESCRIPTION: AS PER DEED BK. 343 AT PG. 264

DEED DESCRIPTION: AS PER DEED BK. 407 AT PG. 445

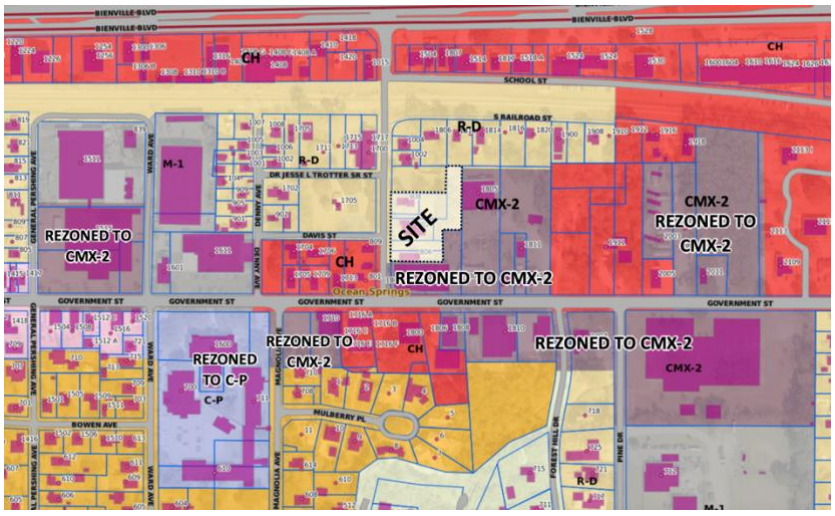
DEED DESCRIPTION: AS PER DEED BK. 1272 AT PG. 710

Land Use Report for a Zoning Amendment for
Six Parcels of Land Located along East Side of
Martin Luther King, Jr. Avenue
Appeal of Planning Commission Decision

Prepared by: S. Donovan Scruggs, AICP
Date: May 20, 2025

Lima Properties, LLC recently purchased six parcels along Martin Luther King, Jr. Avenue in Ocean Springs. The parcels are along the east side of the corridor and within an area that has been significantly changing over the past 30 years. In the early 1990s the area was almost exclusively single-family residential. The primary exceptions included Macedonia Baptist Church, Martin Luther King, Jr. Park, and Broome's Grocery. The area has slowly and incrementally changed over the years, and this change is a primary factor in this application. This report will address the changes within the area, the public need to support the zoning map amendment, and the related appeal of the Planning Commission's recommendation.

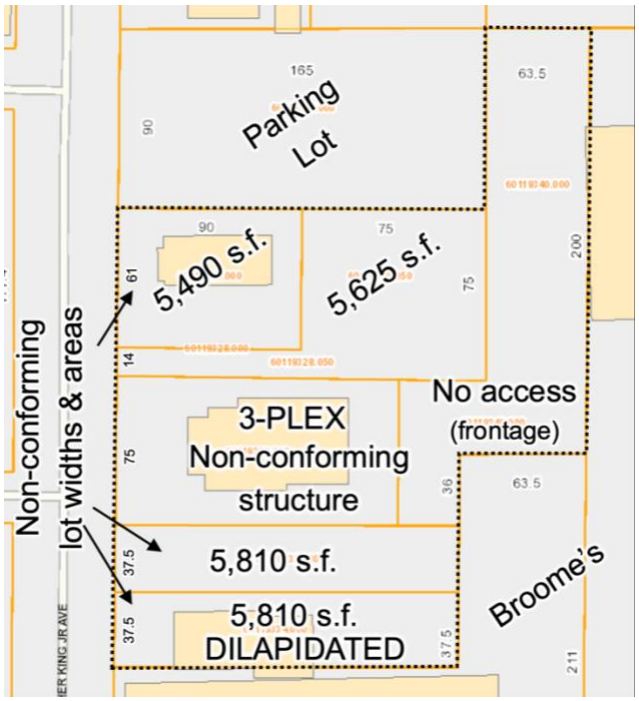
Zoning and Land Use.



The area has changed greatly over the years with zoning amendments and other approvals to accommodate or encourage more commercial and non-residential uses. Zoning along Government Street has changed to accommodate existing buildings and their renovations or expansions. The amendments have encouraged changes and more appropriate uses and should not be considered negative, in general. These changes have impacted the subject site. Most notably, the Broome's property on the adjacent site was changed from Highway Commercial (CH) District to Community Commercial/Mixed Use (CMX-2) District. This change in zoning allowed Broome's Grocery to be renovated into a multi-tenant building that includes restaurants and retail spaces.

At the same time, the zoning of the YMCA was changed to accommodate its expansion and renovations. While the use was permitted, the setbacks and other requirements of the CH District were not ideal for the downtown environment. Earlier the areas along the east side of Pine Drive and north of Government Street were rezoned to CMX-2. These properties were designated as Industrial and the rezoning directed the potential re-use towards more compatible uses.

The CH zoning designation is still present on the parcels immediately west of the site and on the Furr Properties to south. Also, the northern properties (south of Bienville Boulevard and north of CSX Railroad) are designated as CH District. This 'sandwiches' the subject site and the MLK corridor between the most intense commercial district that prohibits single-family residential. This CH zoning designation has likely led to the removal of the single-family homes (801 and 809 MLK) that were located directly west of the subject site, and this district is not appropriate for the area. The CH zoning is incompatible with the subject site's existing zoning and the area, in general.



R-D ZONING DISTRICT PROFILE

Medium density single family detached, single family attached, and two-family dwelling district. Allows for urban lot sizes and infill development for a net density of 6-10 dwelling units/acre.

Lot Dimensions		
	Min.	Max.
Lot Size	7,500 sf	N/A
Lot Width	70 ft	N/A
Front Set-back	20 ft	N/A
Side Setback	10 ft	N/A
Rear Setback	15 ft	N/A
Building Height	N/A	35 ft

More recently, other areas were rezoned to CMX-2. These include the properties at the corner of Magnolia Avenue and Government Street that was recently developed as the First Bank and the 1515 Government Street.

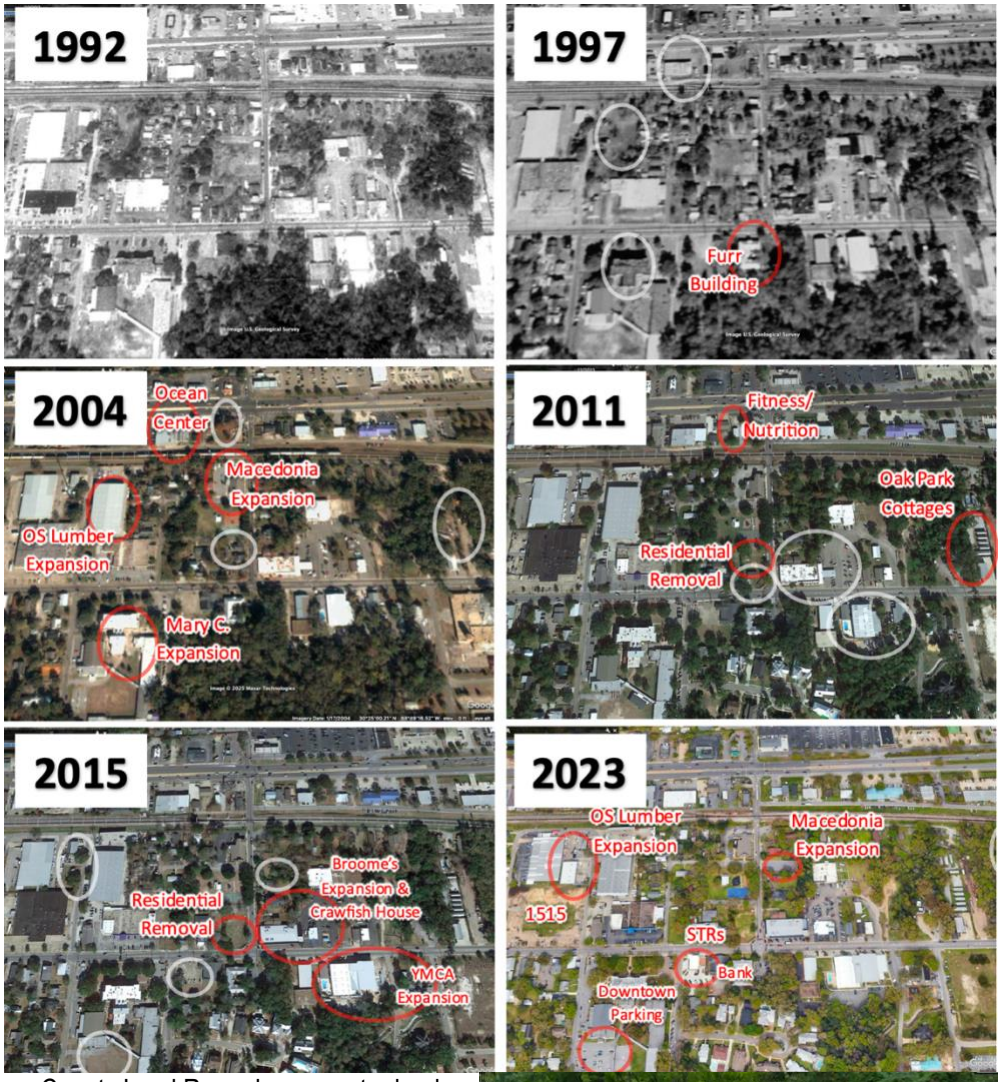
Existing Zoning.

A review of the area demonstrates significant changes have occurred over the last 30 years. Despite two Comprehensive Plans (and a pending third plan) and a new Unified Development Code (UDC), there has been no comprehensive rezoning or evaluation of the district boundaries. Changes in zoning (map amendments) have been almost exclusively through land owner petitions. The subject properties were designated as R-3 from 1984 until 2019 when the property was reclassified to R-D. The R-D is consistent with R-3 District of the prior zoning ordinance and substantially, has not changed. The current R-3 District is more restrictive within the new ordinance.

While R-3 and R-D have been the zoning districts of the properties for more than at least 40 years, the parcels do not meet the requirements of the district. Most notably, the parcels are too narrow and too small for the R-D District that requires a minimum lot size of 7,500 square feet and width of 70 feet. One lot has no frontage or access. The two southernmost parcels (adjacent to Broome's) are only 37.5 feet in width. The southern structure (806 MLK) is severely dilapidated (images to right). With setback requirements of 10 feet the building would be difficult to rehabilitate because of the setback encroachment. This building has been vacant and without power for several years.

The center structure (902 MLK) of the parcels includes three apartments. This multifamily use is not permitted in the R-D District. Because the deterioration or disrepair of these buildings the costs to repair exceeds 50 percent.

Other existing parcels within the site are nonconforming which could make new development difficult or impossible. In order to redevelop the site effectively, a rezoning is needed. A reconfiguration or combination of the lots or a re-subdivision is likely. The existing district is not compatible with the adjacent site or zoning district and requires a buffer area between the commercial district. In addition, the moving towards the more compatible district will remove the need for additional setbacks or buffering.



Change in Character.

The subject property or site includes six parcels that were recently owned by two separate property owners. According to Jackson County Land Records, separate deeds are listed for each property and they have not been combined. While there are three residential structures on this site, the southernmost structure (806 MLK) has been used as storage (nonconforming use) for several years and electricity has not been connected. With its state of disrepair, it is no longer a legal, nonconforming structure. The other two structures (902 and 908 MLK) on the site are occupied but only the single-family residence on the northern parcel (908 MLK) is a conforming use on a nonconforming lot.

A review of GoogleEarth demonstrates a significant amount of change that has occurred within the area. Much of this growth and change has been along Government Street, but significant changes have occurred along the MLK, Jr. corridor.

In 1997 Macedonia Baptist Church initiated the construction of its current building. In doing so, it acquired additional parcels west of the site along Weed Street (Rev. Jesse L Trotter, Sr. Street). This removed two parcels from tax rolls, and it removed two viable lots from the community. Similarly, the church constructed a parking lot on a residential lot on the east side of MLK, Jr. Ave in 2020. The lot had been green space for years and is adjacent to the subject

site. The asphalting of the green space on the adjacent parcel to the north changed the character of the corridor.

Another development in the 1990s included the development of the Furr building located south of the intersection of Government Street and Martin Luther King, Jr. Avenue. In the early 2000s as development or redevelopment pushed eastward along Government Street, more growth was encouraged. This new growth included the establishment of the Mary C. O'Keefe Center, the expansion of Ocean Springs Lumber, and the growth and redevelopment of commercial structures along Bienville Boulevard near the northern portion of Martin Luther King, Jr. Avenue.

Similarly, the removal of two residential structures (801 and 809 MLK) directly across the street from the subject site further eroded the residential character of the area. This occurred in approximately 2010. Lots that in the early 2000s included single-family residential structures are now "non-residential, vacant lots". This was encouraged by the Highway Commercial (CH) designation by the City. With MLK Park and Macedonia Baptist Church, the entire west side of the street from Government Street to CSX Railroad right of way has evolved into non-residential uses.

Commercial and non-residential changes have continued within the area. The Broome's renovation represents a significant change in overall intensity to the area. At one time, Broome's Grocery was a center of the community. As times changed, the grocery store changed to a restaurant after a renovation. This included 'breaking up' the building into other tenant spaces. This included a couple of retail establishments and the Blue Dog Bistro. For years, the customers of the grocery store parked along the east side of the Broome's building. With the renovation, Blue Dog Bistro now has its access at the corner of Government Street and Martin Luther King, Jr. Avenue. This places customers and parking along the MLK, Jr. corridor. Parking spaces along Davis Street are often used by employees and customers. This renovation introduced parking along Government Street and MLK, Jr. Avenue that was previously very rarely used. This has helped to commercialize the area.

Much of the intensity and westward push of parking evolved from the development of the Crawfish

House. The outbuilding was once part of Broome's Grocery and seasonally used to boil crawfish. During the renovation the Crawfish House emerged as a sitting area to eat crawfish on site. It expanded numerous times with the additions of awnings and roof structures. Garage doors were added to provide protection from the weather and heat. The picnic tables and awnings slowly transitioned into a restaurant with a full menu. These expansions reduced the parking on the site and increased seating capacity and parking demand. This building is located approximately 60 feet from the southeast corner of the proposed site. These improvements have pushed parking towards the west to include MLK, Jr. Avenue and Davis Street.

To put more pressure in the area, the YMCA expanded during this same time. As a result its membership expanded. With more space, more machines, and more members, more parking was needed. At one time much of the needed parking at the YMCA was provided by Broome's. But as the parking was reduced and buildings expanded at Broome's, the YMCA was forced to provide most of its on parking.

This commercial investments along the eastern portions of downtown continue to encourage more development. This should be considered desirable and consistent with the City's Comprehensive Plan. It is opposite of sprawl that would encourage development in less mature and unready areas of the City.

Public Need.

The subject property is located within a transitional and mixed use area. There has been no investment in new single-family or two-family residential properties in a number of years. The subject properties have been either vacant or serving as rental property, and as a result little investment has been made into the structures. This lack of investment has caused all of the subject properties to decline.

The five parcels along the northern portion of the site had been listed for sale for more than two years. These were available to any willing purchaser for the requested price. The owners were not extremely motivated with existing tenants and monthly rents. The site to south and adjacent to Broome's was not listed for sale. The current property owners worked to add the sixth parcel to the south. This should be viewed as a positive step because of the condition of the southern property (see exhibit 1). The addition of the southern property makes for a more cohesive development.

The southern property (806 MLK) is vacant and in a state of disrepair. Electrical service was disconnected to the structure several years ago. The site is blighted and should be demolished. Properties in this condition negatively impact adjacent properties. Collectively, the two structures (902 and 908 MLK) to the north also contribute to the blighting influence The parking lot added by the church also negatively impacts the property, as well.

While zoning of the properties designated as Highway Commercial (CH) District has not changed, the incompatibility of the zoning provides a high degree of uncertainty on the property located immediately west of the site. Because this district prohibits single-family residential, the prior buildings on the site were nonconforming. This causes problems with permitting, financing, and other components. The CH designation makes the property more attractive for commercial development that could have negative impacts on low density, single-family residential properties.

With the growth in the area and the overall change in character, maintaining a low or medium density residential designation does not 'fit' the neighborhood. It is conflicted with the CMX-2 and CH properties that are located to the south, east, and west. The increased intensity of the area should promote a similar designation for the site. At one time, the subject property was adjacent to residential uses to the west and north, but as change has occurred the site is now surrounded by commercial and non-residential uses. At present, the three structures are in disrepair. The six parcels generate approximately $8,000 in ad valorem taxes. The redevelopment of the site with new structures could generate substantially more revenues for the City, County and School. The rezoning and redevelopment of the site could encourage sales tax with a commercial development or additional customers with any residential component.

Consistency with the Comprehensive Plan.

The Development Tier map of the Comprehensive Plan functions as the City's Future Land Use Map. This map identifies the site as Commercial Center, Low. This designation is consistent with the proposed rezoning. According to the Comprehensive Plan:

> The Commercial Center Low Intensity Tier is intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses.

In downtown and the central business district, the Comprehensive Plan emphasizes the importance of In-fill Development. This form of development is described in Section 4.2.2. of the Plan and provided below:

> Due to the lower density nature of residential development, there is strong potential for in-fill development in the CBD. In-fill development consists of using vacant, underused, or orphaned land for new development. It can create more affordable development since it uses existing infrastructure. It also can be used to encourage population growth needed to sustain commercial activities and vitality in the heart of the City. Furthermore, by using land in mature areas, in-fill development can reduce the demand for housing in undeveloped areas that require new services and reduce the cost to taxpayers. Forms of potential in-fill development include:
>
> - The addition of new dwellings on vacant lots or other undeveloped parcels surrounded by existing residential development
> - Dwelling units added to existing houses and businesses (e.g., upstairs apartments)
> - Small, detached dwellings added to lots of sufficient size with existing houses (e.g., "granny " flats)
> - Redevelopment of properties
> - Neighborhood-related, non-residential development

In-fill development inevitably leads to higher density and a mixing of uses. Historically, the City has been encumbered with zoning and subdivision battles fought by residents trying to prevent new development in the downtown planning area. Residents used expected diminished property values as the reason for requesting the City's Planning Commission and Board of Aldermen to deny such rezoning and subdivision requests. Upon occasion, the argument that the new development would diminish existing property values was supplemented by arguments that it also would harm the character of the area. Most national studies have shown that in-fill development if designed properly enhances property values. The adverse impact on community character may have some validity, but proper design can mitigate potential and perceived adverse results of new development.

The Plan also addresses Smart Growth, and the proposed rezoning will promote this form of development.

Benefits of Smart Growth Include:

- **More compact, mixed use development through clustered, higher density centers, corridors and infill development**
- Greater preservation of open space, natural resources, and critical environmental lands
- More sustainable growth and cost-effective infrastructure provision through the linking of available infrastructure and development phasing decisions
- Alternative transportation opportunities and increased energy conservation through the encouragement of walking, cycling and public transit
- **Better variety of housing choices and easier access to housing, jobs, shopping, recreation, entertainment and community services**
- **A jobs/housing balance that allows people to live and work in the same community and supports the fiscal sustainability of the municipal government.**

The Comprehensive Plan identifies a number of Goals and Policies to guide its implementation. The project is consistent with the Comprehensive Plan, and this consistency is important when considering a rezoning. A review of Policies and Goals are listed below (with comments addressing consistency in italics).

Policy 1.1: Provide for a diverse, yet complementary mix of residential and non-residential uses to meet the needs of the City's businesses and residences. *The subject site is adjacent to commercially zoned properties on three sides and a parking lot along the north property line. The proposed rezoning to CMX-1 will provide a transitional district between the CMX-2 areas along Government Street and the neighborhood north of the site. The zoning will allow appropriate commercial, mixed-use, or residential uses.*

Policy 1.4: Develop compatible mixed-use activity centers and infill development consistent with neighborhood character. *The requested rezoning is directly consistent with the policy by providing a more flexible zoning designation to encourage infill development. The zoning will also complement the existing mixed-use activity center than includes recreational, religious, retail, dining, and housing opportunities.*

Policy 1.5: Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood. *The proposed rezoning will provide a compatible, transitional use and district for the neighborhood. At present, the site is not compatible with the area. Structures are substandard or in disrepair with numerous nonconformities that deter reinvestment or redevelopment.*

Policy 1.7: Promote appropriate interconnectivity between adjacent land uses, including connections between non-residential development and adjacent neighborhoods. Lot patterns should be designed to provide safe and direct connections between residential and non- residential uses for pedestrians as well as automobile. *With surrounding non-residential uses, the existing site is not compatible and the current zoning prohibits or discourages redevelopment. The proposed CMX-1 District will provide an improved connectivity to the adjacent properties. This will be enhanced with a resubdivision or redevelopment to eliminate the land-locked and flag lots.*

***Policy 3.8*:** Establish a transition area around the Downtown area. A mix of uses will provide a buffer between the more intensive, business-oriented areas and the nearby lower-intensity residential areas. In the transitional area, the principal uses should include residential, bed and breakfast inns, low-intensity professional offices, neighborhood service business, child-care centers, and similar uses. A mix of single-family and moderate density multi- family (townhouse units, with a maximum of four units) should be permitted. *The CMX-1 was designed to provide a transition area between the commercial areas of downtown and nearby residential districts. This transition may include less intense commercial uses or higher density residential. With non-residential properties surrounding the subject site, the proposed zoning meets this criteria.*

Policy 4.1: Provide greater flexibility in the types of units allowed within the City, including provisions for residences on the upper floors of non-residential structures and a variety of moderate density unit types, such as patio homes, town homes and zero lot line homes. *The proposed zoning permits a number of residential and commercial uses that are compatible with the area. It is likely that residential uses will be developed on this site, and the requested zoning designation provides greater flexibility. The lots and structures that are currently considered nonconforming would be conforming with the proposed rezoning.*

Policy 4.10: Maintain compatible transitions between different land use and housing types through effective land use and site design regulations. This policy is intended to allow for development of a compatible mix of unit types and neighborhood scale services. *The site is 'buffered' from single-family uses by existing non-residential uses or districts. The proposed rezoning provides a neighborhood scale request with permitted uses that encourage a compatible transition between more intense commercial areas and residential districts.*

Policy 4.11: Protect stable single-family neighborhoods from the intrusion of incompatible residential and non-residential land uses. This policy is intended to protect neighborhoods from blighting influences; it is not intended to preclude development of different types of residences, neighborhood commercial centers or community services within neighborhoods if they can be designed and maintained in a manner that enhances neighborhood stability. *The proposed rezoning is located along a primary corridor with traffic volumes that have ranged from approximately 5,200 to 8,500 trips per day. In addition, the properties adjacent to this site are primarily non-residential or commercial. The proposed rezoning will not encourage the intrusion of incompatible uses to the area.*

Policy 5.11: Maximize sales tax revenues as a major funding source for City services. *Infill development, whether it is additional housing units or new businesses, will provide increased sales tax revenues. This can come in form of direct sales by the additional businesses or additional customers for surrounding businesses. Underutilized or vacant properties provide little or no benefit to a community in terms of sales tax revenues.*

Rezoning Criteria

Section 2.15.5 Outlines criteria that the Planning Commission and Board of Aldermen shall follow in consideration of text and map amendments. These criteria (italics) and the relationship to the project are addressed below:

A. Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan. *The project is consistent with the Comprehensive Plan of the City. Policies of the Plan indicate that the City should "provide a diverse, yet complementary mix of residential and non-residential uses".*

Specific consistencies with the Comprehensive Plan are addressed in the previous section.

B. Mississippi law requirements. There must have been either an error in the initial zoning or a change in the character of the neighborhood to such an extent as to justify reclassification of the property and some demonstrated compelling need before existing zoning may be changed. *As indicated in this report, there has been a substantial change in the character of the neighborhood. The property has been 'zoned' R-D or R-3 for more than 40 years, and no duplexes have been developed. The area has become increasingly non-residential. This includes the expansion of commercial and short-term rentals along Government Street, the expansion of Macedonia Baptist Church and its parking lot, and the removal of residential structures within the immediate area. The intensification and redevelopment of the Broome's site has significantly impacted the subject property and Martin Luther King, Jr. Avenue. The rezoning will promote a more compatible housing or commercial development consistent with the neighborhood. The compatibility is provided with the transitional zoning of the CMX-1 District. By*

encouraging the redevelopment, the removal of the blighted properties will enhance a primary corridor into downtown Ocean Springs.

The applicant is not asserting that there is an error or mistake in zoning.

C. Adverse Impacts on Neighboring Lands. The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. Further, the City finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion and air pollution. Accordingly, rezonings may promote mixed uses subject to a high degree of design control. *The site will have no adverse impact on neighboring lands. The properties adjacent to the north, west, and east are non-residential. Change in the area has resulted from the removal of residential properties. The commercial area of Broome's will be more compatible with the property if a commercial designation is provided. At present, the subject site includes dilapidated or nonconforming structures or lots that discourages or prohibits reinvestment. Providing a designation that will encourage or allow investment or redevelopment will enhance the adjacent properties and the stie.*

D. Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which the use for which land is zoned may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the Comprehensive Plan, specification, or UDC. *The existing zoning designation represents a significant hurdle or barrier for the use of the site. The property is specifically zoned for single-family or duplex developments with a minimum of 70 ft. lot widths and 7,500 square feet. Only one of the six properties meets these standards. Of the three structures, only one is conforming. The redevelopment of the site is greatly hampered by the existing zoning.*

E. Health, Safety, and Welfare. The amendatory ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner of the tract will also benefit. *The properties, in their current state, are adverse to the general welfare of the city. The southern structure is unsafe and needs to be demolished.*

F. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans. *The proposed rezoning will encourage the redevelopment of substandard, nonconforming, or dilapidated structures. The sites are underutilized and are ideal for 'infill' development that is promoted in the Comprehensive Plan. The Plan also addresses the need for more flexible regulations to encourage more diverse housing. The CMX-1 District provides this flexibility.*

G. Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an amendatory ordinance. *The site is adjacent to the commercial areas on three sides. To the north is a non-residential use of a parking lot. The proposed district will serve as a transitional district for nearby residential areas. This should not be considered a "spot zoning." The buildings and lots are not consistent with the current zoning and hinder or prevent redevelopment or improvements within the existing district.*

H. Other Factors. The Hearing Body must consider any other factors relevant to a rezoning application under state law. *No other factors related state law are present that should prevent the rezoning of the site.*

I. The council shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large. *The requested zoning is consistent with surrounding and adjacent properties.*

Summary.

The owner/applicant is requesting a rezoning from Two Family Residential (R-D) to CMX-1 or Neighborhood Commercial District. The applicant recently acquired the parcels that had been for sale for more than two years. The configuration of the properties along with nonconformities, dilapidated structures, or substandard structures have discouraged the redevelopment of the parcels.

The change in neighborhood character has been demonstrated with the intensification of commercial areas and rezoning along Government Street. Additionally, areas along Martin Luther King, Jr. Avenue have changed with the removal of residential structures and expansion of non-residential uses.

In their current state, the existing structures provide a blighting influence along the corridor. The structures cannot be rehabilitated due to nonconformities and the requirements of the district. The current zoning does not match the current uses, structures, or lot sizes. The buildings are currently rental properties or vacant. The rezoning will encourage redevelopment of these properties. The subject property should be rezoned based on the following points:

1. CMX-1 is the most appropriate district. With no specific plan, the CMX-1 District provide flexibility for moderate housing densities or neighborhood commercial uses. The district provides a transitional district between the more intense CH and CMX-2 Districts within the area.
2. Change has occurred within the area. The expansion of non-residential uses such as Macedonia Baptist Church's expansion in the late 1990s and the more recent development of a parking area have removed viable residential lots from the area. The removal of single-family residential structures along the west side of MLK, Jr. Avenue at Government has also contributed to the change in character. However, the single most important change has been the redevelopment of the Broome's building that has significantly intensified the area. With Blue Dog Bistro operating adjacent to the front door of the southernmost parcel and the Crawfish House at the back door, the expanded commercialization of the Broome's property has impacted the six parcels of Lima Properties.
3. Public Need for improved buildings and sites. The buildings on the site are deteriorated. The southern most building (806 MLK) is nonconforming, vacant and past the stage of repair. The home would be difficult to rebuild on the site in the current district. The other structures or lots are nonconforming. Collectively, the buildings are a blighting influence along the corridor. The rezoning will encourage reinvestment and redevelopment. This redevelopment is not practical with the more rigid standards of the RD District and odd configuration of the site.
4. Consistency with the Comprehensive Plan. The proposed rezoning is consistent with a number of policies of the Comprehensive Plan. Diversity of housing types, flexibility in zoning, in-fill development, intensification in areas adjacent to the CBD, and transitional zoning between more intense districts and neighborhoods are portions of the Plan addressed in this report that are consistent with this request.

Based on the Change in Character, consistency with Comprehensive Plan and Public Need, the applicant requests the approval of the request for the rezoning to CMX-1 and the rejection the recommendation of the Planning Commission.

Exhibit 1- Southern Structure

May 20, 2025

Mr. Wade Morgan, Planning Director
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

RE: Rezoning Appeal Along MLK, Jr. Ave., Ocean Springs, MS/LIMA Properties

Dear Mr. Morgan:

I have been asked to submit an appeal on behalf of Lima Properties, LLC. for the pending application for the rezoning of six (6) parcels of land along the east side of Martin Luther King, Jr. Avenue in Ocean Springs. The application was considered by the Planning Commission on Tuesday, May 13, 2025, and the recommendation of the Commission was for a denial of the request. Based on my review of the subject properties and their proximity or adjacency to other commercially zoned properties, commercial uses, and non-residential uses, it is my opinion that the neighborhood has changed significantly over the past thirty years. The evolution of the MLK, Jr. Avenue corridor has become increasingly non-residential in nature while the intensity of adjacent properties has increased. At present, the parcels are surrounding primarily by Broome's Buffet, Blue Dog Bistro, the Crawfish House , and commercial outbuildings (along the south and east sides) and Macedonia Church's parking lot to the north. Vacant lots in a Highway Commercial District are located to the west. The west side of MLK, Jr. Avenue is exclusively non-residential.

The current structures and/or lots on the site include a number of nonconformities which hinders or prohibits the redevelopment or refurbishing of the structures and development of the lots. For this reason, there exists a public need to remove the nonconformities and allow positive, infill development to occur.

I have attached a supplemental report that provides additional details related to the request. If there are questions related to this appeal, please feel free to call at 228.348.1315 or email to donovan@scruggsplanning.com.

Sincerely,

Donovan Scruggs, AICP

Donovan Scruggs Town Planning and Consulting, LLC
317 Pine Drive, Ocean Springs
Mississippi 39564
Ph: 228.348.1315
EM: donovan@scruggsplanning.com

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Request for the north side of Bienville Blvd; between Lakeview Drive and MS Hwy 57 – PIDN: 61104005.000 – Request for a Conditional Use Permit (CUP) to build a mixed-use development for retail and residential use – Zoning: C-H Regional commercial; PC recommends approval

Section: PUBLIC HEARINGS

Meeting Date: June 17, 2025

The planning commission considered the request described above at its regular meeting on Tuesday, June 10, 2025. The specific request is to approve a Conditional Use Permit (CUP) to allow a mixed-use multifamily residential and retail development in the C-H Regional Commercial zoning district.

The majority of the property is in the CH Regional Commercial district, which is the most intense commercial mixed-use district, allows up to 75’ building heights. It includes the most intense retail, office and residential development patterns with high traffic generation rates that serve a regional population.

The PC members considered the information provided by the planning staff and by the applicant. The motion was made to recommend approval of the Conditional Use Permit. The motion passed unanimously with two members absent.

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: June 10, 2025

APPLICANT: Sawgrass Development, LLC

PROPERTY OWNERS: BNOS investments 2, LLC

REQUESTED ACTION: Conditional Use Permit (CUP) for Multi-Family Dwellings in the C-H Regional Commercial District

DATE OF REQUEST: May 2, 2025

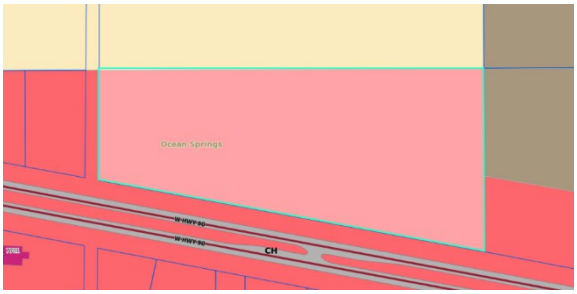
LOCATION: Bienville Blvd
North side of Bienville Blvd; approximately 2,000 feet east of Lakeview Drive

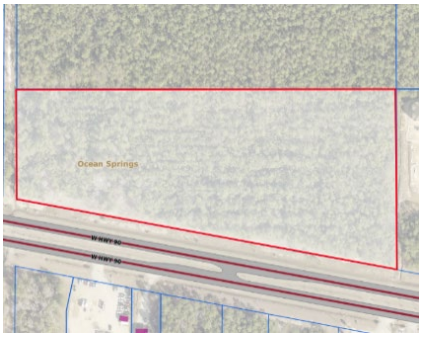
PARCEL NUMBER: 61104005.000

DESCRIPTION OF REQUEST:
The applicant proposes to develop a mixed used development with a healthy mix of highway frontage retail and incorporate a residential component to the property either above the retail or behind it.

ADJACENT ZONING AND LAND USE:
Subject Property: C-H Regional Commercial/Undeveloped

North: R-D Two Family Residential
South: C-H Regional Commercial
East: RM-2 Multi-family Dwellings & C-H Regional Commercial
West: C-H Regional Commercial





FINDINGS:

- The property is currently zoned C-H Regional commercial.
  - Most intense commercial mixed-use district, allows up to 75' building heights. Includes most intense retail, office and residential development patterns with high traffic generation rates that serve a regional population.
- C-H:
  - Minium lot area: None
    - The lot area of this property is 14.95 acres.
  - Minimum lot width: 25 ft
    - The lot width of this property is approximately 1,329.5 ft.
  - Setbacks: Proposed site plan meets all requirements.
    - Front: 5 ft
    - Side: 5 ft
    - Street side: 10
    - Rear: 10
- The multi-family development moratorium expired June 4.
- The property is currently undeveloped with no structures located on the property.
- Site Plan Proposes:
  - 23 multi-family residential structures
  - Clubhouse
  - Pool
  - Mailboxes
  - Pickle ball court
  - Two commercial areas for future commercial development located at the Bienville Blvd frontage.
- The applicant stated that the adjacent property has residential structures and was built in the last couple of years.
  - The back of the property (north side) where the residential structures are placed is zoned RM-2 Multi-family Dwellings.
  - The front of the property (south side) is zoned C-H Regional Commercial, and it is underdeveloped with no structures on this part of the property.

PUBLIC FEEDBACK:

None received as of June 6, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of a Conditional Use Permit (CUP) to permit a multi-family development within the C-H Regional commercial District on the North side of Bienville Blvd – PIDN: 61104005.000.

– OR –

To recommend **denial** of Conditional Use Permit (CUP) to permit a multi-family development within the C-H Regional commercial District on the North side of Bienville Blvd – PIDN: 61104005.000.

City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

CONDITIONAL USE PERMIT APPLICATION

Effective June 11, 2006, the following application fees apply:

Application Fee Required*: **$ 250.00** ***(NON REFUNDABLE)***

$ 1.00 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

* *Does not include mail fee, to be determined* by City.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.
AND MUST BE PAID FOR BY THE APPLICANT BEFORE MAILING.

Application Date: 5/2/2025
(Applications are due by the 7th of each month for the meeting scheduled for the subsequent month.)

Indicate Request: Change In Zoning District _____ Use Permit _____ Conditional Use Permit ✓

Applicant Information

Address of Lot(s): 0 Bienville Boulevard, Ocean Springs, MS 39564
Parcel ID(s): 6-11-04-005.000

1. Applicant: Sawgrass Development, LLC Phone: _____
   Address: _____ Email: _____
2. Owner of Record: BNOS Investments 2, LLC Phone: _____
   Address: _____ Email: _____

COMPLETE THE FOLLOWING:

1. Current Zoning classification of property: CH
2. Explain the present use of the property and condition of any existing structures:

The current condition of the property is undeveloped with no structures.

3. Describe the intended use of property: To develop a mixed used development with a healthy mix of highway frontage retail and incorporate a residential component to the property either above the retail or behind it.

4. Reason for request: *Must include 1) A description of the change/changes in the neighborhood that justify the change (when/where) OR the mistake made in the zoning map if applicable; AND 2) The public need for the new zoning district type.*

There is a residential use adjacent to this property that was built in the last 3-4 years.There is a clear need for more attainably priced housing in Ocean Springs.

ATTACHMENTS REQUIRED:

_____1. Application Fee. Amount $ 250.00
_____2. Map of the property and the surrounding neighborhood.
_____3. Diagram of intended use, showing dimensions and distances of property, building and their setbacks; parking spaces, entrances and exits.
_____4. Legal description; street address.
_____5. Copy of protective covenants or deed restrictions, if any.
_____6. Copies of approvals or requests of approval from other agencies such as: Health Department, Miss. Air and Water Pollution Control Commission, Corps of Engineers, Department of Marine Resources Council, etc.

****** If applicant is authorized to represent property owner, applicant must provide documentation signed by the property owner.***

Signature of Property Owner

BNOS Investments 2, LLC
Print name

5/2/2025
Date

Signature of Applicant

Sawgrass Development, LLC
Print name

5/2/2025
Date

N

SCALE: 1" = 60'

0 60' 120'

MAP LEGEND:

PROPOSED BUILDING
PROPOSED CONCRETE PAVING
PROPOSED ASPHALT PAVING
PROPOSED GRAVEL SURFACE
PROPOSED GRASSED AREAS
PROPOSED SURFACE WATER
PROPOSED WOOD DECKING

PROPOSED PARKING COUNT
PROPOSED ADA PARKING
PROPOSED TRAFFIC CONTROL SIGN
PROPOSED EXTERIOR LIGHTING
PROPOSED DUMPSTER
PROPOSED WHEEL STOP
PROPOSED RETAINING WALL

EXISTING GRAVEL SURFACE
EXISTING CONCRETE PAVING
EXISTING ASPHALT PAVING
EXISTING SURFACE WATER

SEE TOPOGRAPHIC LEGEND FOR OTHER EXISTING CONDITIONS SYMBOLS

PREPARED FOR:

OAK CAPITAL, LLC
OCEAN SPRINGS, MISSISSIPPI

PARCEL 61104028.000
SANJIV R. BHAKTA
799 DESTINY PLANTATION BLVD
BILOXI, MS 39532
ZONE R-D

PARCEL 61104016.000
NANCY HUYNH & TRIEU HAI NHU
6732 AMY LANE
GARDEN GROVE, CA 92845
ZONE CH

EXISTING DRAINAGE RIGHT-OF-WAY

PARCEL 61104004.000
OAK CAPITAL, LLC
P.O. BOX 773
OCEAN SPRINGS, MS 39566
ZONE R-D

PARCEL 60030023.000
MAHONEY FAMILY, LLC
110 RUE MAGNOLIA
BILOXI, MS 39530
ZONE RM-2

POINT OF BEGINNING:
1/2" IRON PIN SET

PARCEL 60030010.000
CANVAS OCEAN SPRINGS 2022, LLC
29 OLMSTED ST
BIRMINGHAM, AL 35242
ZONE RM-2
ZONE CH

BLDG A 3 STORY, 2 BEDROOM UNITS
BLDG B 3 STORY, 2 BEDROOM UNITS
BLDG C 3 STORY, 2 BEDROOM UNITS
BLDG D 3 STORY, 2 BEDROOM UNITS
BLDG E 3 STORY, 2 BEDROOM UNITS
BLDG F 3 STORY, 1 BEDROOM UNITS
BLDG G 3 STORY, 1 BEDROOM UNITS
BLDG H 3 STORY, 2 BEDROOM UNITS
BLDG I 3 STORY, 1 BEDROOM UNITS
BLDG J 3 STORY, 2 BEDROOM UNITS
BLDG K 3 STORY, 2 BEDROOM UNITS
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BLDG U 3 STORY, 1 BEDROOM UNITS
BLDG V 3 STORY, 2 BEDROOM UNITS
BLDG W 3 STORY, 2 BEDROOM UNITS

DOG PARK AREA
PICKLEBALL COURT
PAVILION
POOL
CLUBHOUSE

COMMERCIAL PROPERTY
0.93 ACRE

COMMERCIAL PROPERTY
1.43 AC

GREEN BELT

SS MANHOLE
RIM 20.30
INV 14.45

1/2" IRON PIN FOUND

1/2" IRON PIN SET

50' 1171' 50' 50'
25' SETBACK
15' SETBACK
294'
385'
313'
100'
51'
318'
158'
432'
386'
49'
74'
121'
66'
71'
50'
64'
424'
550'
NORTH 612.5'
NORTH 232.2'

SUBJECT SITE
PARCEL 61104005.000
BNOS INVESTMENTS 2, LLC
2 MARIE DRIVE
GRETNA, LA 70053

14.95 ACRES

ZONE CH

LEGAL DESCRIPTION:
ALL LOT 9 & THAT PART LOT 10 N OF NEW HWY 90
GROVELAND PARK S/D
DB 2074-772 2155-272 (1M MAP787. 25-04)

PARCEL ADDRESS:
BIENVILLE BLVD
OCEAN SPRINGS, MS

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
(251) 269-8689
jww@wootenengcoom
1249 Pencarro Blvd
Foley, Alabama 36535
www.wootenengcom

JASON W. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
PE 16166
STATE OF MISSISSIPPI

May 6, 2025

DRAWING DATA:

PROJECT NUMBER: WE25-002-031
DRAWING FILE: WE25-002_SITE 5_BNOS.DWG
DATE: May 6, 2025
DRAWN BY: JWW
CHECKED BY: JWW
REVISIONS:

SITE PLAN

HWY 90 BNOS PROPERTY

OCEAN SPRINGS, MISSISSIPPI

SHEET NUMBER:

C-02 OF 02

This notice is being mailed to you as an owner of adjacent property to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC HEARING is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, June 10, 2025 @ 6:00 p.m.

Regarding the following:

- **North side of Bienville Blvd; between Lakeview Drive and MS Hwy 57 – PIDN: 61104005.000 – Request for a Conditional Use Permit (CUP) to build a mixed-use development for retail and residential use – Sawgrass Development, LLC**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

Property Description

All lot 9 & that part lot 10 N of new Hwy 90 Groveland Park S/D DB 1361-590 (1m MAP787.25-04)

Address

0 Bienville Boulevard, Ocean Springs, MS 39564

DocuSign Envelope ID: DEDBE056-C554-4005-83E1-16DB25157A74

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing. Use of this form is separate and apart from any required disclosures under Mississippi License Law of 1954, as amended, and nothing in this form is intended to affect required disclosures under License Law.

Property Description/Address HWY 90 (BIENVILLE BLVD) ocean springs, MS 39564
16 acres

1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ____ No X Unknown ____
   a. Is a determination pending? Yes ____ No X Unknown ____
   b. If pending, what was the date the determination was requested? N/A
   c. By whom was the determination requested? (seller or Agent and name) N/A

   The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.

2. Is a survey of the property available? Yes ___ No X If yes, indicate the date of the survey. ____

3. Is an environmental audit available? Yes ___ No X If yes, indicate the date of the audit. ____

4. Are you aware of the existence of any of the following?

Encroachments	Yes ____	No ____	Unknown X	Standing water	Yes ____	No X	Unknown ____
Easements	Yes ____	No ____	Unknown X	Bluff/Erosion	Yes ____	No X	Unknown ____
Soil Problems	Yes ____	No ____	Unknown X	Subsoil problems	Yes ____	No ____	Unknown X
Flood Zone	Yes ____	No ____	Unknown X	Land Fill	Yes ____	No X	Unknown ____

5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc. Yes ____ No ____ If yes, please explain:

6. Has the property ever flooded? Yes ____ No ____ Unknown X Is Flood Elevation known? Yes ____ No X
   *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.

7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes ____ No X

8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ____ No X Unknown ____
   If yes, explain: ____

9. Is there any existing or threatening legal action affecting the property? Yes ____ No X Unknown ____
   If yes, explain: ____

I/we attest that these statements are true and correct to the best of my/our knowledge.

DocuSigned by: Bui Nguyen 05/10/2024
Owner/Seller Signature BUI NGUYEN **Date**

Owner/Seller Signature 05/10/2024 **Date**

We acknowledge receipt of a copy hereof:

Buyer Signature **Date**

Buyer Signature **Date**

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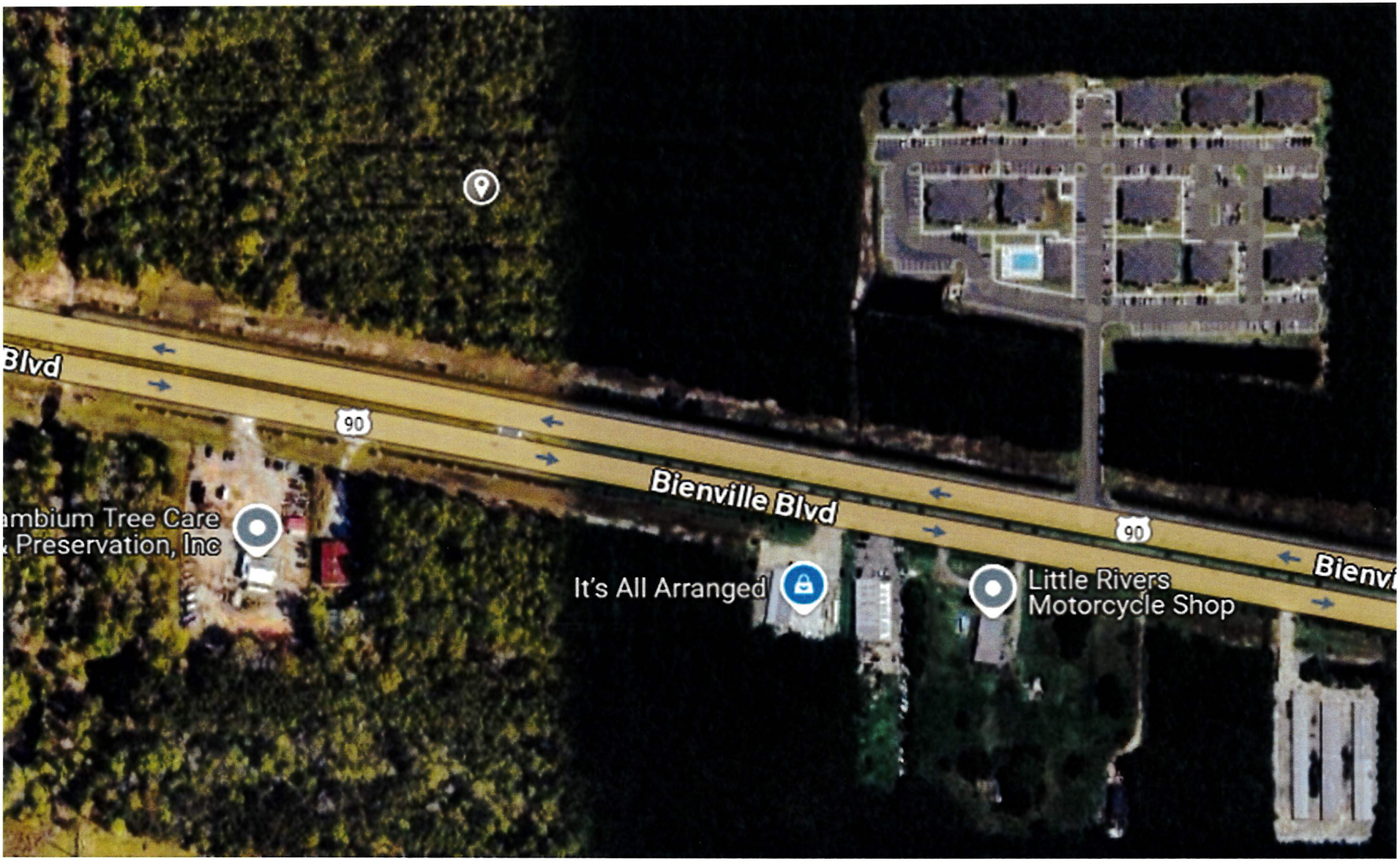
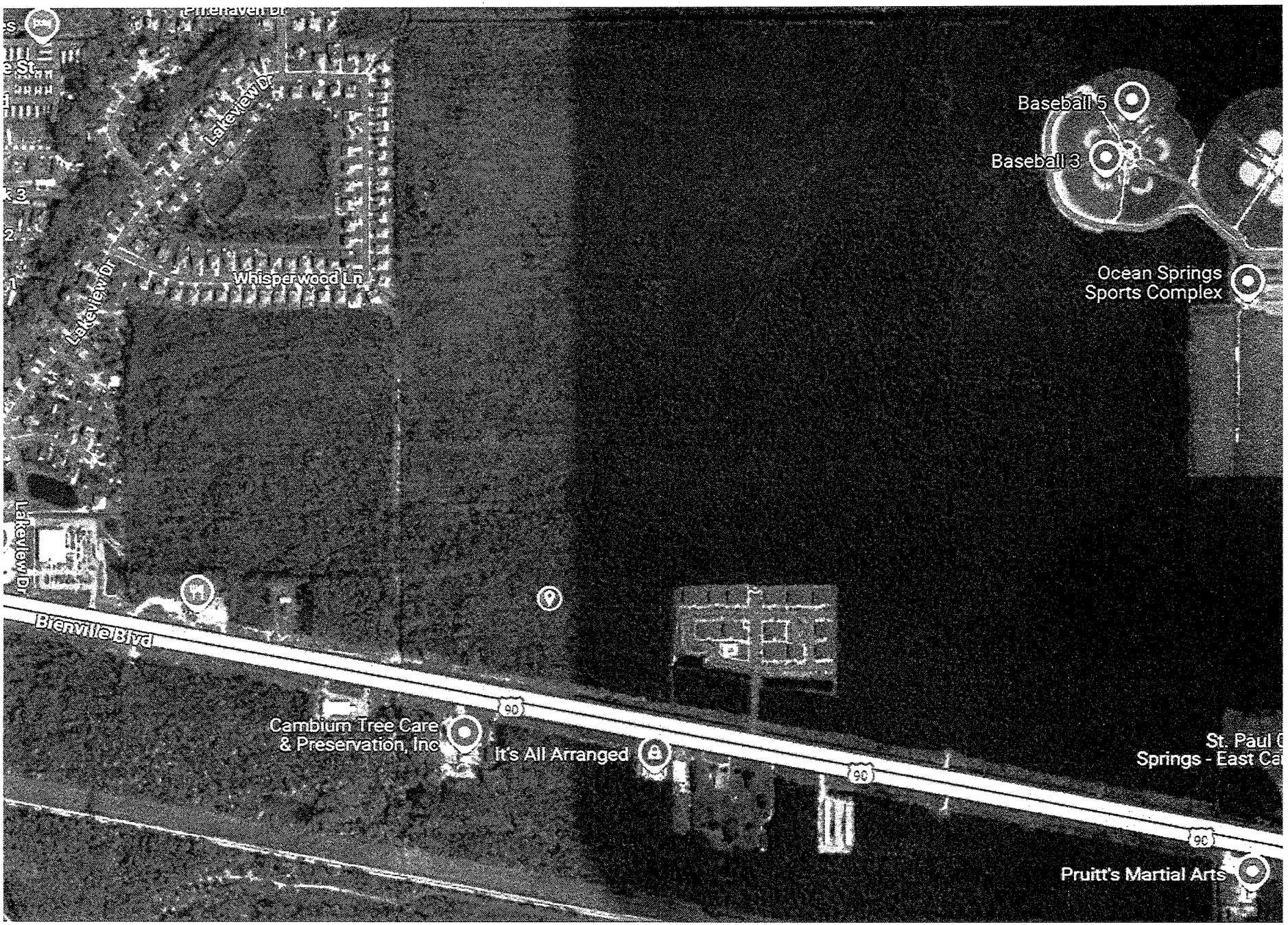
F29 – Unimproved Property Disclosure Statement Rev. Date 02/2019

Caryn Hanson Realty, P. O. Box 836 Escatawpa MS 39552
Phone: 228.4757362 Fax: 228.475.3040 Caryn Hanson

CAPT BUI 16 AC

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com


Blvd
90
Bienville Blvd
90
Bienvi
ambium Tree Care
& Preservation, Inc
It's All Arranged
Little Rivers
Motorcycle Shop


Lakeview Dr
Whisperwood Ln
Lakeview Dr
Baseball 5
Baseball 3
Ocean Springs
Sports Complex
Brenville Blvd
90
Cambium Tree Care
& Preservation, Inc
It's All Arranged
90
90
Pruitt's Martial Arts

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Request for an Alley Vacate for 901 Bienville Blvd. northwest corner of Bienville Blvd. and Washington Ave.; abutting PIDN: 60119054.000, 60119056.000, 60119058.000, 60119046.000, 60119042.000, 60119048.000, 60119050.000; Dan Burton is appealing the Planning Commission recommendation

Section: OLD BUSINESS

Meeting Date: June 17, 2025

This item has been removed from the Consent Agenda due to an appeal filed by Dan Burton regarding the Planning Commission's recommendation for approval.

The City of Ocean Springs Planning Commission (PC) considered the referenced application during its regular meeting on Tuesday, June 12, 2025. The request is to vacate an undeveloped right-of-way located at the northwest corner of Bienville Boulevard and Washington Avenue, running north from Bienville Boulevard. The applicant plans to develop the property for use as a convenience store with gas sales.

The Planning Commission reviewed information presented by both planning staff and the applicant. A motion was made and unanimously approved (with two members absent) to recommend approval of the vacation of the unnamed right-of-way north of Bienville Boulevard, situated between parcels 60119048.000, 60119050.000, 60119054.000, 60119056.000, and 60119058.000, with the condition that an access easement be granted to parcel 60119042.000.

Additionally, the Planning Commission passed a separate motion recommending that the Board of Aldermen hold a public hearing on the matter at the July 1, 2025, meeting. However, a public hearing is not required for this item, and it would typically be included on the Consent Agenda. The Planning Commission cannot require the Board to hold a public hearing, and doing so would incur additional notification expenses and result in unnecessary delay.

Supporting documentation related to the application is attached for your review.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC MEETING DATES: June 10, 2025
April 8, 2025: First presented – Planning Commission
May 6, 2025: Appeal – Board of Aldermen – Sent back to PC

APPLICANT: Tom Davis (Manager)/Cardiff Development Partners

PROPERTY OWNERS: Angela Taylor (owns 4 abutting lots)
60119058.000, 60119056.000, 60119054.000 & 60119048.000
Sherry Owen (owns 1 abutting lot)
60119050.000

REQUESTED ACTION: Vacation of a City Right of Way (ROW)

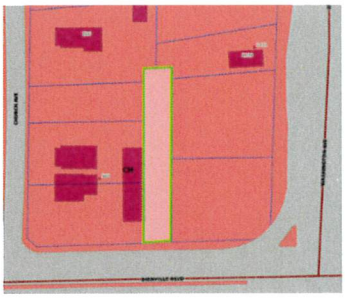
DATE OF REQUEST: March 3, 2025

LOCATION: ROW that runs north from Bienville Blvd

PARCEL NUMBERS:
West of Alley – 60119058.000, 60119056.000, & 60119054.000
East of Alley – 60119048.000 & 60119050.000

DESCRIPTION OF REQUEST:
Vacate a City Right of Way that runs north from Beinville Blvd between the five (5) parcels. A convenience store is proposed for the property.

ADJACENT ZONING AND LAND USE:
Subject Property: C-H Regional Commercial/Commercial Mixed-Use District
Boat repair shop/An Active sanitary sewer is withing the ROW.
North: C-H Regional Commercial
South: C-H Regional Commercial
East: C-H Regional Commercial
West: C-H Regional Commercial



BIENVILLE BLVD

WASHINTON AVE

FINDINGS:

- The ROW is an active sewer easement.
- On October 6, 2020, the Board of Aldermen approved the abandonment of an adjacent east-west running unnamed alley.
- Properties North, West, and East of the alley are zoned CH which does not have a minimum lot size but has a minimum lot width of 25 feet.
    - Each parcel closest to Bienville Blvd is approximately 133 feet (60119054.000) and 113 feet (60119050.000) wide with the alley in the middle.
    - If the alley is vacated and the properties are reconfigured the newly created parcel would be approximately 273 feet wide.
- Properties surrounding the alley include:
  West: 60119058.000, 60119056.000, & 60119054.000
  East: 60119048.000 & 60119050.000
  North: 816 Church Ave & 1109 Washington Ave

- Affidavits approving the vacating of the ally have been signed by property owners of the five (5) parcels to the West and East of the alley and one (1) property owner from the North located at 816 Church Ave.

- New public notices were mailed out on May 23, 2025, and new signs were posted on the property.

- A title opinion was received from Sullivan Law Firm, PLLC on June 5, 2025.
  - The title opinion concluded that "Based on the records found and reviewed, the area encompassing the Alley and surrounding properties has not been formally platted as a subdivision."

CITY DEPARTMENT COMMENTS:

PROJECT MANAGER:

- The developer has to purchase all of the parcels that tie into the sewer main between the end of the sewer main and the north property line of parcel 60119048.000.

- The developer has to install a manhole within the easement where the purchased property meets the adjacent property (basically at the north parcel line of the parcels purchased).

GRANTS ADMINISTRATOR:

- This is the same ROW that has been brought up periodically for the last 15 years. The issue would be the existing utility lines – I believe it's a sewer main.

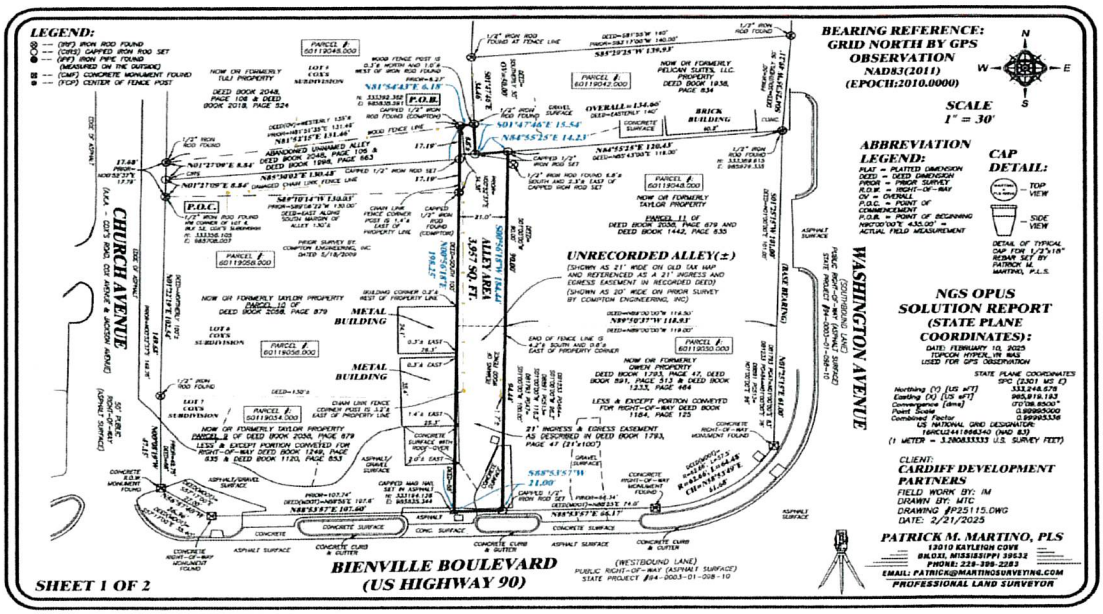
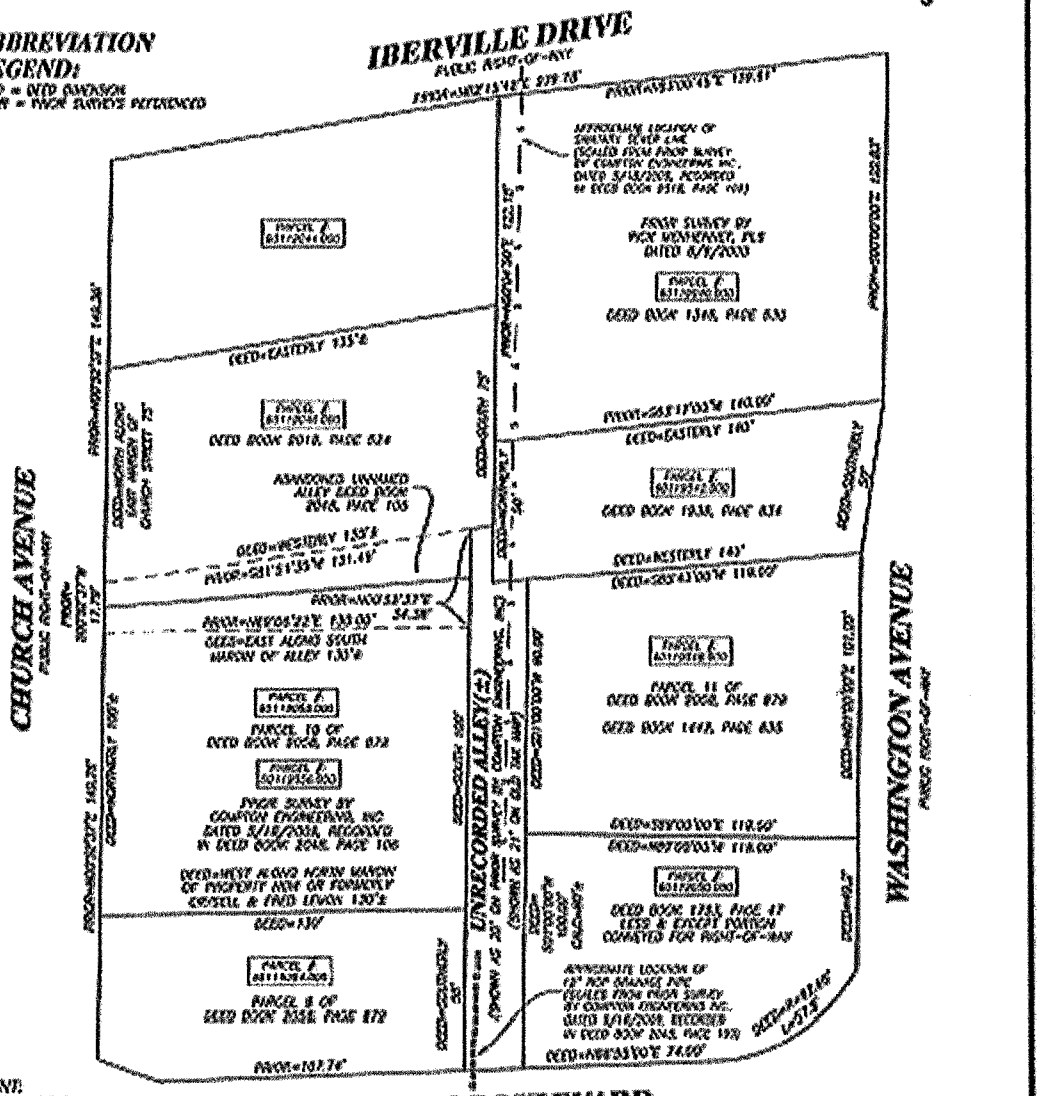


EXHIBIT NOTE:
THIS IS AN EXHIBIT DRAWING FOR DISCUSSION PURPOSES ONLY AND DOES NOT REPRESENT ANY FORM OF BOUNDARY SURVEY. INFORMATION SHOWN HEREON IS MORE OR LESS AND IS BASED ON A COMPARISON OF DEED INFORMATION, PRIOR SURVEYS AND TAX MAP DIMENSIONS. A BOUNDARY SURVEY WOULD NEED TO BE PERFORMED FOR ACTUAL/TRUE BEARINGS AND DIMENSIONS.

SCALE
1" = 40'

N
W
E
S

ABBREVIATION LEGEND:
DEED = DEED DIMENSION
PRIOR = PRIOR SURVEYS REFERENCED



CLIENT:
CARDIFF DEVELOPMENT PARTNERS
EXHIBIT DRAWN BY: MTC
DRAWING #P241437.DWG
DATE: 12/17/2024

REFERENCE MATERIALS:
1.) JACKSON COUNTY TAX MAP OF MAPS.
2.) PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED MAY 15, 2008.
3.) PRIOR SURVEY BY NICK HENNEMUTH, PLS, DATED JUNE 9, 2000.
4.) DEED BOOK 1049, PAGE 552
5.) DEED BOOK 1733, PAGE 47
6.) DEED BOOK 1938, PAGE 836
7.) DEED BOOK 2018, PAGE 524
8.) DEED BOOK 2045, PAGE 106
9.) DEED BOOK 2028, PAGE 879
10.) DEED BOOK 1348, PAGE 633
11.) DEED BOOK 1418, PAGE 635
12.) DEED BOOK 1733, PAGE 101
13.) ALL INFORMATION AS SHOWN HEREON.

AN EXHIBIT DRAWING UTILIZING DEED INFORMATION, PRIOR SURVEYS AND TAX MAP DISTANCES TO SHOW THE APPROXIMATE LOCATION OF AN UNRECORDED ALLEY AND THE SURROUNDING PARCELS. PARCELS SITUATED IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI

PATRICK M. MARTINO, PLS
13010 KAYLEIGH DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-365-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

PUBLIC FEEDBACK:

1. Daniel & Melissa Burton – March 20, 2025 – email attached
2. Daniel & Melissa Burton – April 4, 2025 – see attachment
3. David Wheeler – June 4, 2025 – see attachment
4. Clay Harrison – June 5, 2025 – see attachment
5. Tim Carlson – June 6, 2025 – see attachment
6. Angela Taylor Carroll – June 6, 2025 – see attachment

OTHER ATTACHMENTS:

1. Will Norman, City Attorney – June 6, 2025 – letter attached
2. Nicole Sullivan – June 5, 2025 – title opinion

POTENTIAL MOTIONS:

To recommend **approval** of the vacation of the unnamed right of way north from Bienville Blvd between parcels 60119058.000, 60119056.000, 60119054.000 & 60119048.000, 60119050.000.

– OR –

To recommend **denial** of the vacation of the right of way north from Bienville Blvd between parcels 60119058.000, 60119056.000, 60119054.000 & 60119048.000, 60119050.000.

CARDIFF
DEVELOPMENT PARTNERS

2660 Townsgate Road, Suite 800
Westlake Village, CA 91361

805.496.6449

March 1, 2025

Mr. Wade Morgan
Interim Community Development and Planning Director
City of Ocean Springs
PO Box 1800
Ocean Springs, MS. 39566

Dear Mr. Morgan:

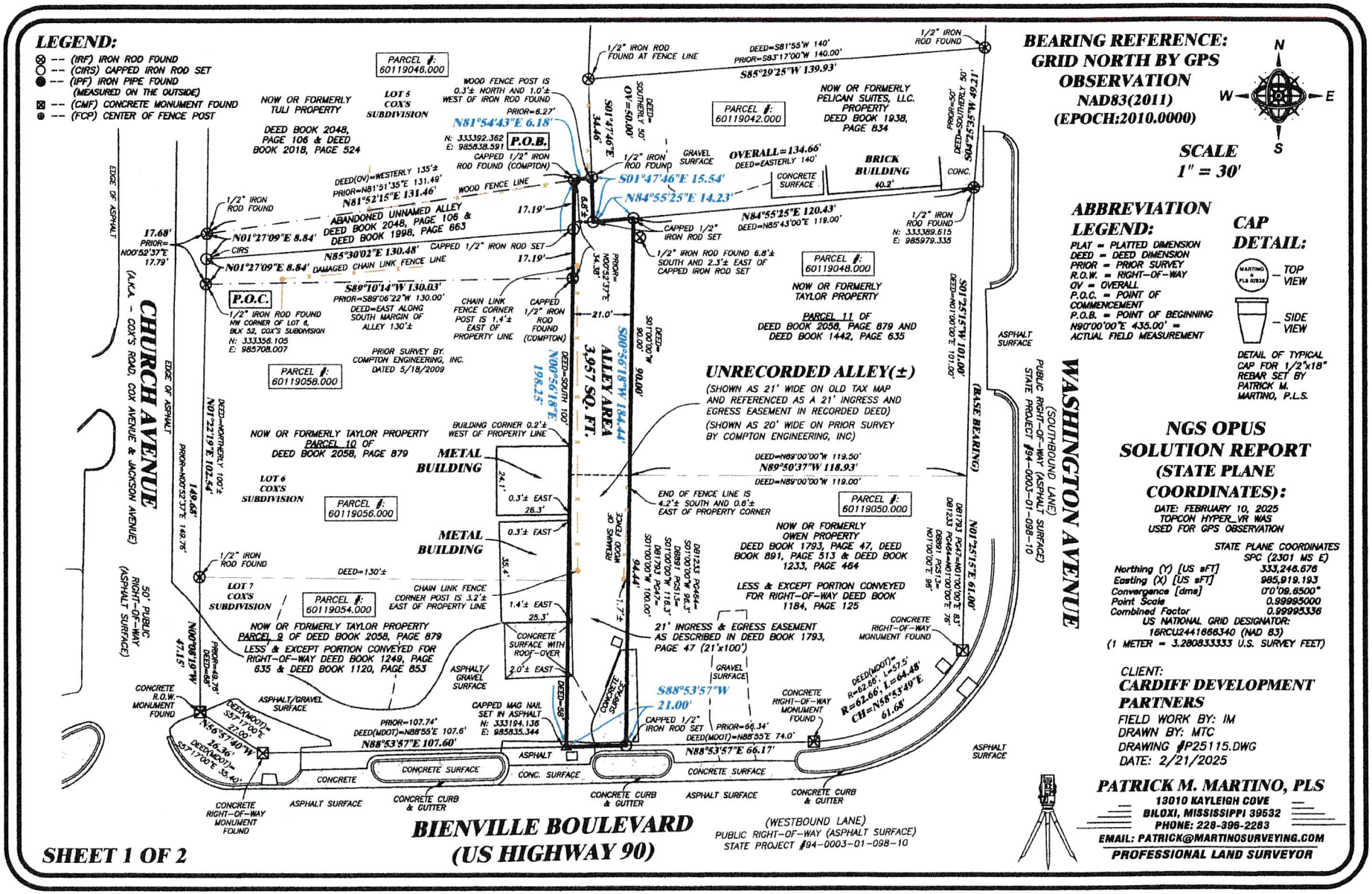
CDP Ocean Springs, LLC, a Mississippi limited liability company is under contract to purchase in two separate transactions with two separate owners the properties at the northwest corner of Bienville Boulevard and Washington Avenue. The specific parcels include APN 60119048.000, 60119050.000, 60119054.000, 60119056.000 and 60119058.000. The parcels are located on both sides of an unrecorded and unused alley that runs north from Bienville Boulevard.

For many years this significant parcel has remained undeveloped due to the ownership retained by different owners and the unrecorded alley dividing the property. We wish to acquire the properties and develop a use which will provide more jobs and greater tax revenue to the city. In order to do so, we are hereby requesting that the City of Ocean Springs vacate the unrecorded alley as shown on the exhibit attached to this letter. If you have any questions, please feel free to call me at 805 496 6449 or email me at tdavies@cardiffdp.com.

We will be forwarding via separate letter, affidavits in approval of this vacation by the abutting owners that have not yet been deeded a portion of the alley.

Very truly yours,

Tom Davies
Manager
CDP Ocean Springs, LLC


LEGEND:
-- (IRF) IRON ROD FOUND
-- (CIRS) CAPPED IRON ROD SET
-- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
-- (CMF) CONCRETE MONUMENT FOUND
-- (FCP) CENTER OF FENCE POST
BEARING REFERENCE: GRID NORTH BY GPS OBSERVATION NAD83(2011) (EPOCH:2010.0000)
SCALE 1" = 30'
ABBREVIATION LEGEND:
PLAT = PLATTED DIMENSION
DEED = DEED DIMENSION
PRIOR = PRIOR SURVEY
R.O.W. = RIGHT-OF-WAY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT
CAP DETAIL:
TOP VIEW
SIDE VIEW
DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.
CHURCH AVENUE
(A.K.A. - COX'S ROAD, COX AVENUE & JACKSON AVENUE)
WASHINGTON AVENUE
(SOUTHBOUND LANE)
PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
STATE PROJECT #94-0003-01-098-10
(BASE BEARING)
BIENVILLE BOULEVARD
(US HIGHWAY 90)
(WESTBOUND LANE)
PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
STATE PROJECT #94-0003-01-098-10
UNRECORDED ALLEY(±)
(SHOWN AS 21' WIDE ON OLD TAX MAP AND REFERENCED AS A 21' INGRESS AND EGRESS EASEMENT IN RECORDED DEED)
(SHOWN AS 20' WIDE ON PRIOR SURVEY BY COMPTON ENGINEERING, INC)
ALLEY AREA 3,957 SQ. FT.
P.O.B.
P.O.C.
PARCEL 11 OF DEED BOOK 2058, PAGE 879 AND DEED BOOK 1442, PAGE 635
NOW OR FORMERLY TAYLOR PROPERTY
PARCEL 10 OF DEED BOOK 2058, PAGE 879
PARCEL 9 OF DEED BOOK 2058, PAGE 879 LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1249, PAGE 635 & DEED BOOK 1120, PAGE 853
NOW OR FORMERLY OWEN PROPERTY DEED BOOK 1793, PAGE 47, DEED BOOK 891, PAGE 513 & DEED BOOK 1233, PAGE 464
LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1184, PAGE 125
NOW OR FORMERLY PELICAN SUITES, LLC. PROPERTY DEED BOOK 1938, PAGE 834
NOW OR FORMERLY TULI PROPERTY DEED BOOK 2048, PAGE 106 & DEED BOOK 2018, PAGE 524
ABANDONED UNNAMED ALLEY DEED BOOK 2048, PAGE 106 & DEED BOOK 1998, PAGE 663
PARCEL #: 60119046.000
PARCEL #: 60119042.000
PARCEL #: 60119048.000
PARCEL #: 60119058.000
PARCEL #: 60119056.000
PARCEL #: 60119054.000
PARCEL #: 60119050.000
LOT 5 COX'S SUBDIVISION
LOT 6 COX'S SUBDIVISION
LOT 7 COX'S SUBDIVISION
METAL BUILDING
METAL BUILDING
BRICK BUILDING
CONCRETE SURFACE
GRAVEL SURFACE
ASPHALT SURFACE
ASPHALT/GRAVEL SURFACE
CONCRETE SURFACE WITH ROOF-OVER
CONCRETE CURB & GUTTER
CONCRETE RIGHT-OF-WAY MONUMENT FOUND
CONCRETE R.O.W. MONUMENT FOUND
CAPPED MAG NAIL SET IN ASPHALT
N: 333194.136
E: 985835.344
21' INGRESS & EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 1793, PAGE 47 (21'x100')
20' WIDE OPEN DRAINAGE DITCH
50' PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
EDGE OF ASPHALT
WOOD FENCE POST IS 0.3'± NORTH AND 1.0'± WEST OF IRON ROD FOUND
CHAIN LINK FENCE CORNER POST IS 1.4'± EAST OF PROPERTY LINE
CHAIN LINK FENCE CORNER POST IS 3.2'± EAST OF PROPERTY LINE
BUILDING CORNER 0.2'± WEST OF PROPERTY LINE
END OF FENCE LINE IS 4.2'± SOUTH AND 0.6'± EAST OF PROPERTY CORNER
1/2" IRON ROD FOUND AT FENCE LINE
1/2" IRON ROD FOUND
1/2" IRON ROD FOUND 6.8'± SOUTH AND 2.3'± EAST OF CAPPED IRON ROD SET
CAPPED 1/2" IRON ROD SET
CAPPED 1/2" IRON ROD FOUND (COMPTON)
CAPPED 1/2" IRON ROD FOUND (COMPTON)
1/2" IRON ROD FOUND NW CORNER OF LOT 6, BLK 52, COX'S SUBDIVISION
N: 333356.105
E: 985708.007
N: 333392.362
E: 985838.591
N: 333389.615
E: 985979.335
PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED 5/18/2009
N81°54'43"E 6.18'
S01°47'46"E 15.54'
N84°55'25"E 14.23'
N84°55'25"E 120.43'
S89°10'14"W 130.03'
N85°30'02"E 130.48'
N01°27'09"E 8.84'
N01°27'09"E 8.84'
S00°56'18"W 198.44'
N00°56'18"E 198.25'
S88°53'57"W 21.00'
N88°53'57"E 107.60'
N88°53'57"E 66.17'
S85°29'25"W 139.93'
S01°25'15"W 101.00'
N01°25'15"E 61.00'
N01°22'19"E 102.54'
N00°08'19"W 47.15'
S56°37'40"W 22.00'
S27°17'05"E 39.40'
R=62.66', L=57.5'
R=62.66', L=64.48'
CH=N58°53'49"E 61.68'
NGS OPUS SOLUTION REPORT (STATE PLANE COORDINATES):
DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS USED FOR GPS OBSERVATION
STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT] 333,246.676
Easting (X) [US sFT] 985,919.193
Convergence [dms] 0°0'09.6500"
Point Scale 0.99995000
Combined Factor 0.99995336
US NATIONAL GRID DESIGNATOR: 16RCU2441666340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)
CLIENT: CARDIFF DEVELOPMENT PARTNERS
FIELD WORK BY: IM
DRAWN BY: MTC
DRAWING #P25115.DWG
DATE: 2/21/2025
PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR
SHEET 1 OF 2

A SURVEY OF THE UNRECORDED ALLEY SITUATED BETWEEN PARCELS #60119042.000, #60119048.000, #60119050.000, #60119054.000, #60119056.000, #60119058.000 & #60119046.000, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

UNRECORDED ALLEY

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED FEBRUARY 21, 2025 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD_83(2011)(EPOCH:2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99995000 AND A CONVERGENCE ANGLE OF 0°0'09.6500" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC GPS OBSERVATIONS OF CONTROL POINTS OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND, SITUATED ALONG THE EAST MARGIN OF CHURCH AVENUE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 52, COX'S SUBDIVISION, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663; THENCE ALONG SAID EAST MARGIN OF CHURCH AVENUE, N01°27'09"E 17.68 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ABANDONED UNNAMED ALLEY; THENCE ALONG THE NORTH LINE OF SAID ABANDONED UNNAMED ALLEY, N81°52'15"E 131.46 FEET TO A CAPPED 1/2" IRON ROD FOUND (STAMPED: COMPTON) AT THE NORTHEAST CORNER OF SAID ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, SAID IRON ROD ALSO SITUATED ALONG THE SOUTH LINE OF PROPERTY NOW OR FORMERLY TULI, RECORDED IN DEED BOOK 2018, PAGE 524 AND IS THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF TULI PROPERTY, N81°54'43"E 6.18 FEET TO A 1/2" IRON ROD FOUND, SITUATED ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY PELICAN SUITES, LLC, RECORDED IN DEED BOOK 1938, PAGE 834; THENCE ALONG SAID WEST LINE OF PELICAN SUITES, LLC. PROPERTY, S01°47'46"E 15.54 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID PELICAN SUITES, LLC. PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PELICAN SUITES, LLC. PROPERTY, N84°55'25"E 14.23 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 11 OF DEED BOOK 2058, PAGE 879; THENCE ALONG THE WEST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY OWEN, RECORDED IN DEED BOOK 1793, PAGE 47, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY, S00°56'18"W 184.44 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID OWEN PROPERTY, SAID IRON ROD SET ALSO BEING SITUATED ALONG THE NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90); THENCE ALONG SAID NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90), S88°53'57"W 21.00 FEET TO A CAPPED MAG NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 9 OF DEED BOOK 2058, PAGE 879, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY; THENCE ALONG THE EAST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 10 OF DEED BOOK 2058, PAGE 879 AND ALSO THE EAST LINE OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, N00°56'18"E 198.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,957 SQUARE FEET.

PATRICK M. MARTINO PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ENVIRONMENTAL STUDY.
2.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT-OF-WAY OF RECORD.
3.) THIS IS A CLASS "B" SURVEY ACCORDING TO THE STANDARDS SET FORTH IN THE CURRENT RULES AND REGULATIONS FOR SURVEYING WITHIN THE STATE OF MISSISSIPPI.
4.) RE-DIVISION OF THE PROPERTY IS SUBJECT TO CURRENT COUNTY SUBDIVISION AND ZONING REGULATIONS.

NGS OPUS SOLUTION REPORT (STATE PLANE COORDINATES):

DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS
USED FOR GPS OBSERVATION

	STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT]	333,246.676
Easting (X) [US sFT]	985,919.193
Convergence [dms]	0°0'09.6500"
Point Scale	0.99995000
Combined Factor	0.99995336

US NATIONAL GRID DESIGNATOR:
16RCU2441666340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

REFERENCE MATERIALS:

1.) JACKSON COUNTY TAX AND GIS MAPS.
2.) PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED MAY 18, 2009.
3.) PRIOR SURVEY BY RICK MENHENNETT, PLS, DATED JUNE 9, 2000.
4.) DEED BOOK 1049, PAGE 552
5.) DEED BOOK 1120, PAGE 849
6.) DEED BOOK 1184, PAGE 125
7.) DEED BOOK 891, PAGE 513
8.) DEED BOOK 1120, PAGE 853
9.) DEED BOOK 1229, PAGE 102
10.) DEED BOOK 1911, PAGE 336
11.) DEED BOOK 1998, PAGE 663
12.) DEED BOOK 2067, PAGE 106
13.) DEED BOOK 1793, PAGE 47
14.) DEED BOOK 1938, PAGE 834
15.) DEED BOOK 2018, PAGE 524
16.) DEED BOOK 2048, PAGE 106
17.) DEED BOOK 2058, PAGE 879
18.) DEED BOOK 1346, PAGE 530
19.) DEED BOOK 1442, PAGE 635
20.) DEED BOOK 1233, PAGE 464
21.) DEED BOOK 1249, PAGE 638
22.) MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS. STATE PROJECT NO. 94-0003-01-098-10.
23.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 29, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5561.
24.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 29, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5561.001.
25.) CITY OF OCEAN SPRINGS WATER PLAN, PROVIDED BY CLIENT.
26.) ALL INFORMATION AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO

2/17/2025
DATE OF FIELD SURVEY

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF 10/29/2024, COMMITMENT NUMBERS: 24-5561 & 24-5561.001

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: CARDIFF DEVELOPMENT PARTNERS	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY:
	SCALE: N/A	GRID NORTH BY GPS OBSERVATION
PARCEL ADDRESS: BIENVILLE BOULEVARD OCEAN SPRINGS, MS 39564		
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST		
PARCEL NUMBER: "AS SHOWN ON SURVEY"		
CREW CHIEF: IM	DRAWN BY: MTC	
DATE: 2/21/2025	JOB#: P25115	
REVISED:	CRD#: P241437	

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

PATRICK M. MARTINO
PMM
PROFESSIONAL LAND SURVEYOR

EXHIBIT NOTE:

THIS IS AN EXHIBIT DRAWING FOR DISCUSSION PURPOSES ONLY AND DOES NOT REPRESENT ANY FORM OF BOUNDARY SURVEY. INFORMATION SHOWN HEREON IS MORE OR LESS AND IS BASED ON A COMBINATION OF DEED INFORMATION, PRIOR SURVEYS AND TAX MAP DIMENSIONS. A BOUNDARY SURVEY WOULD NEED TO BE PERFORMED FOR ACTUAL/TRUE BEARINGS AND DIMENSIONS.

SCALE
1" = 40'

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W E
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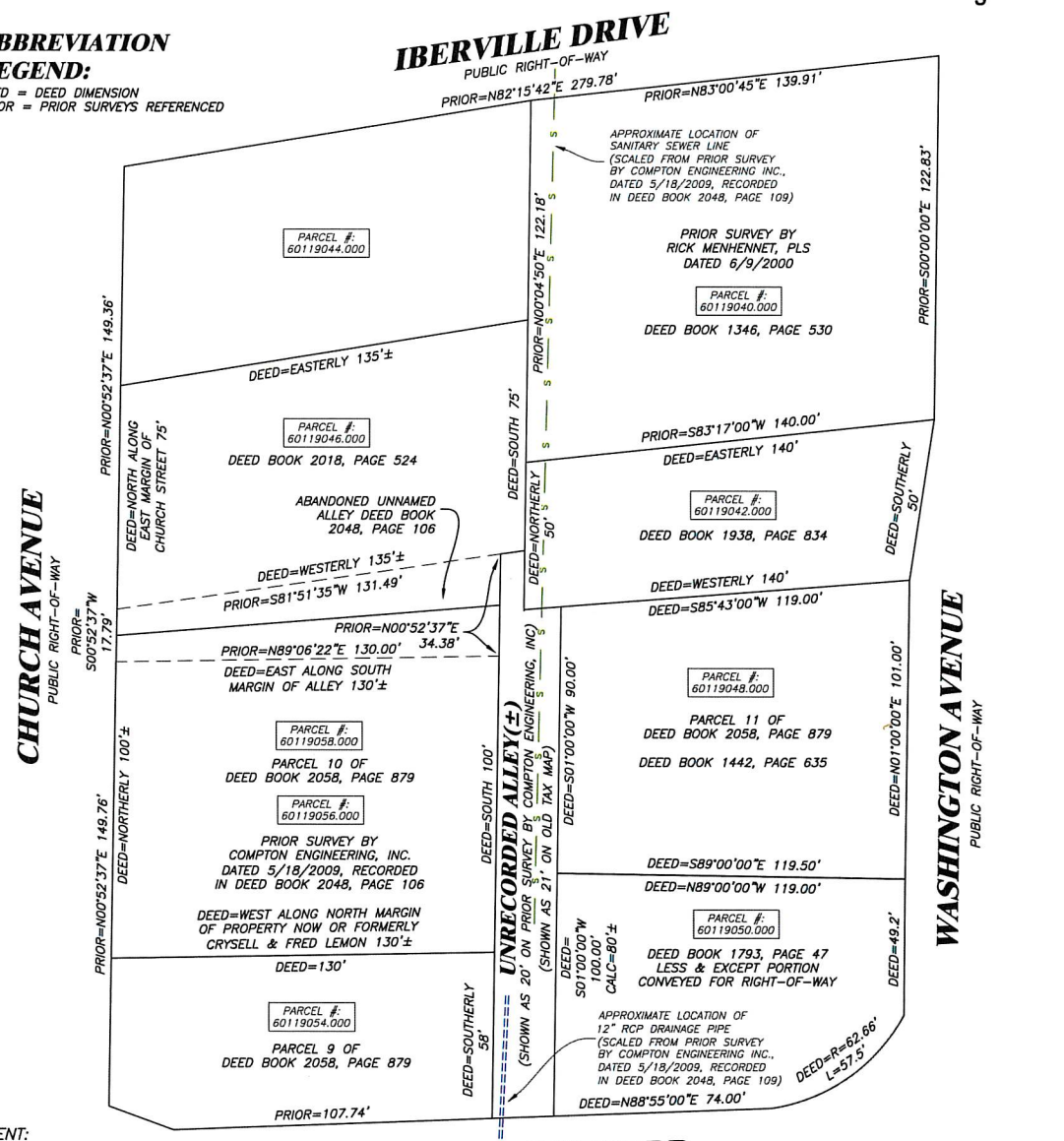
ABBREVIATION LEGEND:

DEED = DEED DIMENSION
PRIOR = PRIOR SURVEYS REFERENCED



CLIENT:
CARDIFF DEVELOPMENT PARTNERS
EXHIBIT DRAWN BY: MTC
DRAWING #P241437.DWG
DATE: 12/17/2024

REFERENCE MATERIALS:

1.) JACKSON COUNTY TAX AND GIS MAPS.
2.) PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED MAY 18, 2009.
3.) PRIOR SURVEY BY RICK MENHENNETT, PLS, DATED JUNE 9, 2000.
4.) DEED BOOK 1049, PAGE 552
5.) DEED BOOK 1793, PAGE 47
6.) DEED BOOK 1938, PAGE 834
7.) DEED BOOK 2018, PAGE 524
8.) DEED BOOK 2048, PAGE 106
9.) DEED BOOK 2058, PAGE 879
10.) DEED BOOK 1346, PAGE 530
11.) DEED BOOK 1442, PAGE 635
12.) DEED BOOK 1233, PAGE 464
13.) ALL INFORMATION AS SHOWN HEREON.

AN EXHIBIT DRAWING UTILIZING DEED INFORMATION, PRIOR SURVEYS AND TAX MAP DISTANCES TO SHOW THE APPROXIMATE LOCATION OF AN UNRECORDED ALLEY AND THE SURROUNDING PARCELS. PARCELS SITUATED IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
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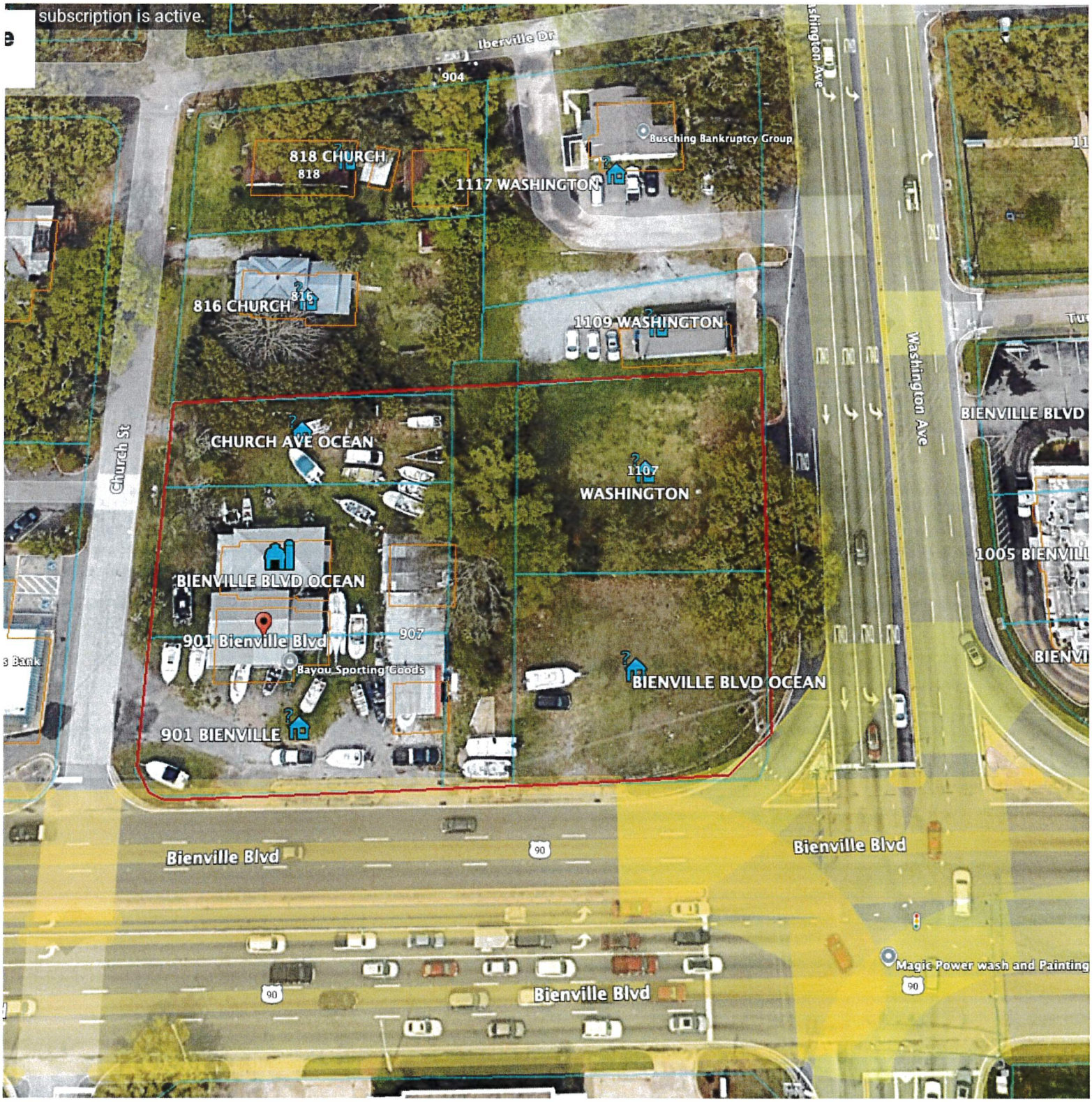

subscription is active.
Iberville Dr
904
818 CHURCH
818
1117 WASHINGTON
Busching Bankruptcy Group
816 CHURCH
816
1109 WASHINGTON
Church St
CHURCH AVE OCEAN
1107
WASHINGTON
Washington Ave
BIENVILLE BLVD
1005 BIENVILL
BIENVILLE BLVD OCEAN
901 Bienville Blvd
907
Bayou Sporting Goods
BIENVILLE BLVD OCEAN
901 BIENVILLE
Bienville Blvd
90
Bienville Blvd
Magic Power wash and Painting
Bienville Blvd

This notice is being mailed to you as an owner of adjacent property to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, June 10, 2025 @ 6:00 p.m.

Regarding the following:

- Tom Davies – North West corner of Bienville Blvd and Washington Ave – PIDN: 60119048.000, 60119050.000, 60119054.000, 60119056.000, and 60119058.000 – Request to vacate the alley that runs North from Bienville Blvd. This property is zoned C-H Regional Commercial.

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

A RESOLUTION TO DETERMINE THE DESCRIBED PORTION OF AN UNNAMED ALLEY ABANDONED

WHEREAS, on June 16th, 2009, there was presented to the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, a petition by Elwin R. Friar, Jr., Naomi Friar Garvey, Fred L. Lemon, John T. Munro, Munro Limited Partnership, W. P. Kennedy, and Janet B. Kennedy requesting the City to find and determine an unused and unnamed alley adjacent to their property abandoned which is located off of Church Street, north of Bienville Blvd; and

WHEREAS, said petition was approved by the then Board of Aldermen, but the original documents were not filed with Jackson County Land Records; and

WHEREAS, Jackson County Land Records requires that original documents be filed with their offices; and

WHEREAS, Janet Kennedy Rhodes is not in possession of the original, so she now petitions the Mayor and Board to honor the prior approval in order for her to file an original resolution with Jackson County Land Records;

WHEREAS, the portion of the alley running North and South contains an active City sewer line; and

WHEREAS, the portion of the alley running East and West does not contain any city utilities and it is that portion which is to be considered abandoned; and

WHEREAS, no property owner will be denied reasonable and convenient access to the general street system of the City by abandoning the portion of the alley herein involved; and

WHEREAS, the described portion of the unnamed alley has not been used by the public for over 50 years; and

WHEREAS, the City has not maintained the area as a public way for over 20 years; and

WHEREAS, the City does not need the alley to access its water and sewer facilities in that area; and

WHEREAS, there has been a complete, continuous and unexplained non-use of the alley by the general public for a period exceeding ten years; and

WHEREAS, the City cannot ascertain when or if the alley was formally dedicated to the city,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi as follows:

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $30.00
#202023981 BK:1998 PG:663-671
11/03/2020 09:55:50 AM 9 PGS
JGARULO,DC Rept#24636

202023981 9 PGS

SECTION ONE: The findings, conclusions and statements of fact contained in the foregoing preamble are hereby adopted, ratified and incorporated herein.

SECTION TWO: That the unnamed alley as specifically described in attached property description and consistent with the attached survey be deemed abandoned based on the above in that there has been a complete, continuous and unexplained non-use of the alley by the general public exceeding ten years. Title should revert to the adjoining landowners, who take, consistent with the recognized rule of conveyance, to the centerline of the alley.

SECTION THREE: That the City shall retain the mineral rights, if any, and the right of ingress and egress to remove the same.

SECTION FOUR: That this Resolution be forwarded to the abutting property owners.

The above Resolution, having been first reduced to writing, the vote was as follows:

Alderman Gill	Aye
Alderman Authement	Aye
Alderman Bellman	Aye
Alderman Papania	Aye
Alderman Blackman	Aye
Alderman Impey	Aye
Alderman Cox	Aye

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the 6th day of October, 2020.

MAYOR

CITY CLERK

EXHIBIT "A"

Beginning at a point on the East margin of Church Street (formerly referred to as Cox Avenue) which point is 75 feet, more or less, South of the South margin of Iberville Avenue; from said point of beginning running thence Easterly a distance of 135 feet, more or less, to Church Street, thence North along the East margin of Church Street a distance of 75 feet to teh Point of Beginning. Being bounded North and East by property now or formerly of Friar, South by a lane and West by Church Street. Being situated in Section 19, Township 7 South, Range 8 West, Jackson County, Mississippi, and being the same property as first described parcel in teh Deed to Merril F. Scharr, Trustee recorded in Book 217, Page 231 of the Deed Records of Jackson County, Mississippi. The said parcel being sometimes referred to as Lot Five (5), Block Fifty-Two (52), according to the Cox map of the Township of Ocean Springs.

1699

P.O. Box 1800
Ocean Springs, MS
39566-1800

1018 Porter Avenue
Ocean Springs, MS 39564

PH 228.875.4236
FX 228.875.7249

Shea Dobson
Mayor

Bobby Cox
Alderman at Large

John Gill
Alderman Ward 1

Rickey Authement
Alderman Ward 2

Joseph Bellman, Jr.
Alderman Ward 3

Ken Papania
Alderman Ward 4

Robert Blackman
Alderman Ward 5

Michael (Mike) Impey, II
Alderman Ward 6

City Clerk
228.875.4236

Police Chief
228.875.2211

Fire Chief
228.872.4107

Public Works
228.875.3955

Community
Development and
Planning
228.875.4415

Human Resources
and Risk Management
228.872.3338

Parks and
Leisure Services
228.875.8665

City of Ocean Springs

Memorandum

To: Jackson County Land Records

From: Carolyn Martin, Planning & Grants Administrator

Date: October 22, 2020

Re: Abandon portion of an unnamed alley adjacent to Church Street

---

The City of Ocean Springs Board of Aldermen (BOA) considered the above referenced item at their recess meeting on Tuesday, October 6, 2020.

Legal index – Unnamed alley Section 19, Township 7 South, Range 8 West

Carolyn Martin
Planning & Grants Administrator

Documentation related to this request is attached.

REGULAR MEETING OF OCTOBER 6, 2020

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Regular Meeting at the City Hall in the City of Ocean Springs at 6:00 p.m. on October 6, 2020. The Mayor presiding, Aldermen Gill, Authement, Bellman, Cox, Papania, Blackman and Impey were present. Also present were City Attorney Nicole Sullivan, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Fire Chief Derek McCoy, Police Chief Mark Dunston, Planning & Grants Administrator Carolyn Martin, Building Official Darrell Stringfellow, Public Works Assistant Director Candice Hooks, Parks & Recreation Director Stephen Glorioso, Human Resources & Risk Management Director Mindy McDowell and Executive Assistant to the Mayor & Board Meggan Brown.

The Mayor called the meeting to order.

NEW BUSINESS

The Planning & Grants Administrator said in 2009 there was a resolution approved to determine a portion of an unnamed alley off Church Street, north of Bienville Boulevard, abandoned (Exhibit 8-b) but the 2009 documentation could not be found and needs to be redone. Motion was made by Alderman Blackman and seconded by Alderman Impey to adopt Resolution to determine a portion of an unnamed alley off Church Street, north of Bienville Boulevard, abandoned (Exhibit 8-b).

The motion carried with a roll call vote as follows:

Alderman Gill	Aye
Alderman Authement	Aye
Alderman Bellman	Aye
Alderman Cox	Aye
Alderman Papania	Aye
Alderman Blackman	Aye
Alderman Impey	Aye

CERTIFICATE

I, Vicky Hupe, duly qualified Deputy City Clerk for the City of Ocean Springs, Mississippi, do hereby certify that the attached is a true and correct copy of a motion adopted by the Mayor and Board of Aldermen at a Regular Meeting held on the 6th day of October 2020, appearing in Minute Book 102 of the Official Minutes. Witness my hand and the seal of the City, this is the 21st day of October, 2020.

CITY OF OCEAN SPRINGS 1699 JACKSON COUNTY, MS

Vicky Hupe
Deputy City Clerk

* Item# 8b *

REGULAR MEETING AGENDA
MAYOR AND BOARD OF ALDERMEN – CITY OF OCEAN SPRINGS
Tuesday, October 6, 2020 – 6:00 p.m. CITY HALL

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **PUBLIC HEARING**
   a) 306 Shearwater Drive.; Parcel Identification no. 60130610.025; Request Approval of Certificate of Appropriateness (COA) for new single-family dwelling with attached garage and golf cart garage; HPC recommends approval of COA (Exhibit 3-a)

4. **PROCLAMATION**
   a) Domestic Violence Awareness Month – Melissa Galatis (Exhibit 4-a)

5. **PRESENTATIONS **Each Limited to 10 mins or less**
   a) Residential speed limits and pedestrian safety - OSPREYS (Exhibit 5-a)
   b) State of The Friends of the Mary C. address and farewell – Elizabeth Feder-Hosey (Exhibit 5-b)
   c) Connection of water and sewer lines – MS Attorney General Opinion – Carl Kennedy (Exhibit 5-c)

6. **AGENDA PUBLIC COMMENT** *** The Public is invited to address the Board for up to 3 minutes each for a maximum period of 30 minutes,* ***ONLY regarding issues listed on this agenda.*** *The Board will take all comments under advisement for potential action if warranted. Please identify yourself and agenda item, if no agenda item is stated you will be asked to hold your comment until General Public Comment at the end of the meeting.*

7. **OLD BUSINESS**
   a) Discuss MOU term ending between Blossman Family YMCA and City of Ocean Springs – Alderman Bellman
   b) Discuss beach lights – Alderman Authement

8. **NEW BUSINESS**
   a) Discuss Lighthouse Academy use of Taconi Gym during school hours – Alderman Authement (Exhibit 8-a)
   b) Adopt resolution to determine a portion of an unnamed alley off Church Street, north of Bienville Boulevard, abandoned (Exhibit 8-b)
   c) Discussion of Memorandum of Understanding (MOU) between the Walter Anderson Museum of Art, Inc. and the City of Ocean Springs for Mary C. Consulting Services (Exhibit 8-c)

9. **CONSENT AGENDA** ** All matters listed under Consent Agenda, are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

Mayor:

a) Authorize to extend the resolution proclaiming the existence of a local emergency enacted March 16, 2020 for Local Emergency regarding the COVID-19 outbreak (Exhibit 9-a)

b) Approve Run/Walk permit application for 12th Annual 5-K R.A.C.E – Rotary Club of Ocean Springs; Saturday, October 24, 2020 from 5:00 p.m. to 9:00 p.m.; Mary C Building with some road closures and a rolling road block; no cost to the City, applicant pays associated event cost (Exhibit 9-b)

c) Approve Run/Walk permit application for St. Alphonsus Catholic School 5k; Friday, October 30, 2020 from 5:00 p.m. to 9:00 p.m.; start/end at St. Alphonsus with a rolling road block; no cost to the City, applicant pays associated event cost (Exhibit 9-c)

City Clerk:

d) Authorize to extend the resolution proclaiming the existence of a local emergency enacted March 11, 2019 for Front Beach Drive due to the incapacitation of street lights along Front Beach Drive; extend for 30 days (Exhibit 9-d)

e) Ratify check to eSouth Technologies, LLC in the amount of $4,000.00 for Camera installation equipment for Hwy 90 (Exhibit 9-e)

f) Ratify check to Project NOLA in the amount of $20,900.00 for 12 Camera hosting and 7 license plate recognition tech (Exhibit 9-f)

g) Accept September 2020 Aged Receivable Report for utility billing (Exhibit 9-g)

h) Approve Minutes: Recess Meeting September 14, 2020 (Exhibit 9-h)

Human Resources:

i) Accept Minutes: Human Resources Committee Meeting September 21, 2020 (Exhibit 9-i)

j) Human Resources Action Items (Exhibit 9-j):

   a. Authorize removal of Police Analyst Mandy Phillips from probationary status to full time status effective immediately
   b. Authorize removal of Fire Lieutenant Keith Guice from probationary status to full time state effective immediately
   c. Accept resignation of Firefighter Shane Fountain, effective October 19, 2020; authorize to begin the process of filling the vacant position
   d. Authorize employment of lateral transfer Daniel Chad Jay, Firefighter, Step 4, $13.51 hourly rate; effective on or about October 31, 2020; one year probationary status, pending successful completion of all pre-employment requirements

Public Works:

k) Authorize award of bid for fuel supply delivery to Eagle Energy for a period of one year (Exhibit 9-k)

Community Development &Planning:

l) Adopt Resolution to accept donated property for a portion of 1001 Ocean Springs Road PID 60128650.000 and 60128320.100 for right of way from Zayed Realty, LLC (Exhibit 9-l)

m) Accept Easement donation located at 700 Bienville Blvd. from HSC Ocean Springs 90 LLC (Exhibit 9-m)

Planning Commission:

n) Approve request for Residential Short Term Rental (STR) permit – 405 Cleveland Avenue PID#60225380.000 (Exhibit 9-n)

o) Approve request for Residential Short Term Rental (STR) permit – 284 McCool Street PID#61305165.000 (Exhibit 9-o)

Grants Administration:

p) Authorize the Mayor to execute contract with Brown, Mitchell, & Alexander, Inc., for related engineering services - Tidelands Project: FY20-P412-02: East Beach Accessibility (Exhibit 9-p)

Building Department:

q) Accept Code Enforcement Report through September 30, 2020 (Exhibit 9-q)
r) Approve Tree Protection Department recommendations – Tree Applications through September 29, 2020 (Exhibit 9-r)
s) Authorize demolition of structure at 601 Pine Hills Road (Exhibit 9-s)
t) Authorize demolition of structure at 1820 Stuart Avenue (Exhibit 9-t)
u) Authorize demolition of structure at 808 Handy Avenue (Exhibit 9-u)

10. DEPARTMENT REPORTS

Mayor:

City Clerk:

a) Approve payment: Docket of Claims, all expenditures are appropriate and authorized by law, and spread summary on the Minutes (Exhibit 10-a)
b) Accept Monthly Budget Report (Exhibit 10-b)
c) Adopt Municipal Compliance Questionnaire and spread upon the minutes (Exhibit 10-c)
d) Colonial Estates water line leak (Exhibit 10-d)
e) Wesley United Methodist Church sewer credit (Exhibit 10-e)
f) Resolution for refinance of 2019 Rosenbauer Firetruck (Exhibit 10-f)
g) Resolution authorizing employment of professionals for the refinance of 2019 Rosenbauer Firetruck (Exhibit 10-g)

Police Department:

Fire Department:

Human Resources/Risk:

City Engineer:

Public Works:

Community Development & Planning:

Building Department:

Parks & Recreation:

h) Discussion of forming a Tennis Committee to determine scope and budget for a Tennis Pro or Tennis Facility Manager/Marketer (Exhibit 10-h)

City Attorney:

11. GENERAL PUBLIC COMMENT: *The public is invited to address the Board for up to 3 minutes each for a maximum period of 30 minutes. The Board will take all comments under advisement to take potential action at a later date if warranted. Priority will be given to Ocean Springs residents and Business Owners.*

- Please identify yourself before speaking into the microphone.

12. ALDERMEN'S FORUM

a) Discussion of employees topped out on pay scale – Alderman Blackman

13. EXECUTIVE SESSION

RECESS UNTIL 6:00 P.M. on Tuesday, October 20, 2020

TO: Board of Aldermen, Planning Commission
FROM: Will Norman, City Attorney
DATE: June 6, 2025
RE: City Street or Alley Vacation

This memorandum addresses the City's authority to vacate its public streets or alleys and the standards governing such action under Mississippi law.

1. **The City may vacate its street or alley pursuant to Miss. Code Ann. § 21-37-7.**

There is no statutory or case law requirement that mandates a landowner obtain signatures or join additional parties in order to petition the City to vacate a City right-of-way or other public property. In *Hopkins v. City of Mendenhall*, 116 So. 3d 166 (Miss. Ct. App. 2013), the court affirmed a street closure initiated solely by petition of First Baptist Church. The court cited Miss. Code Ann. § 21-37-7 and observed that municipalities may act on their own motion and that landowner petitions are not required unless a statute expressly says so. Similarly, in *Alpert v. City of Biloxi*, 228 So. 3d 965 (Miss. Ct. App. 2017), the City approved a right-of-way vacation upon application of Boyd Gaming Corporation—again demonstrating that private parties may initiate such proceedings without formal joinder of neighboring landowners.

Also, see the following excerpt from *Brinsmade v. City of Biloxi*, 70 So. 3d 1159 (Miss. Ct. App. 2011):

> "Brinsmade is incorrect in his assertion that section 17-1-23(4) controls here. First, the subsection specifically refers to a landowner who wishes to vacate or alter a plat in a subdivision. Miss. Code Ann. § 17-1-23(4). The statute does not apply to a municipality's authority to vacate public easements. Further, Brinsmade is neither an owner of the property in question nor does his lot border the easement. The easement is in a neighboring subdivision.
>
> The applicable statute regarding municipally owned easements is Mississippi Code Annotated section 21-17-1(2)(a) (Rev. 2007), which states, in part, that HN4[ ] if "any of the real property belonging to a municipality shall cease to be used for municipal purposes, the governing authority of the municipality may sell, convey[,] or lease the same on such terms as the municipal authority may elect." In addition, Mississippi Code Annotated section 21-37-7 (Rev. 2007) gives a municipality the power to close and vacate any street or alley, provided due compensation is made to the abutting landowners for any sustained damages. Neither of these statutes require written approval by persons directly affected by the vacation or by adjoining landowners."

Miss. Code Ann. § 21-37-7. Closing streets.
The governing authorities of municipalities shall have the power to close and vacate any street or alley, or any portion thereof. No street or alley or any portion thereof shall be closed or vacated,

however, except upon due compensation being first made to the abutting landowners upon such street or alley for all damages sustained thereby.

2. Applicable Legal Standards

Vacation is a discretionary act—it is not mandatory. However, should the City move to vacate, Mississippi law requires two findings:

1. That the vacation is for the public good, and
2. That due compensation is made to abutting landowners for any damages, if any. See *Mill Creek Properties, LLC v. City of Columbia*, 944 So. 2d 67, 69–70 (Miss. Ct. App. 2006) and *Miss. Code Ann. § 21-37-7*.

The existence of incidental benefit to a private party does not invalidate a vacation, so long as the public purpose is established. However, a city may not close a road just to benefit a private party. *Laurel Improvement Co. v. Rowell*, 36 So. 543 (1904).

See also *Mill Creek Properties v. City of Columbia*, which states:

> "Generally, a landowner on a partially closed road, whose land is on the opened portion, cannot claim damages if he still has reasonable access to the general system of roads. *Miss. State Highway Comm'n v. Vaughey*, 358 So. 2d 1307, 1309 (Miss. 1978). An exception to this rule is if the road closing leaves the landowner in a cul de sac. *Id.* at 1310 (citing *Miss. State Highway Comm'n v. Fleming*, 248 Miss. 187, 157 So. 2d 792 (1963)). He or she may collect damages. *Id."*
>
> ….
>
> "If a landowner is not abutting the closed portion of the road, he must prove special damages in order to recover. *Puyper v. Pure Oil Co.*, 215 Miss. 121, 134-35, 60 So.2d 569, 573 (1952). Appellants argue that the value of their commercial property has been specially damaged because of diverted traffic flow. Diverting traffic onto a new road is not special damages for which a landowner may recover. *Morris v. Miss. State Highway Comm'n*, 240 Miss. 783, 789, 129 So. 2d 367, 369 (1961). "Such changes are made in the exercise of the police power and do not constitute the taking or damaging of a property right." *Id.*, 129 So. 2d at 369."

The City has full authority under Mississippi law to vacate its streets or alleys upon a finding of public good and after considering any damages to abutting landowners. No joinder of other landowners or signatures is required for the City to consider such a request. Any action taken remains discretionary and should be evaluated under the standards outlined above.

SULLIVAN
LAW FIRM, PLLC

101 Rouselle Place, Suite B, Ocean Springs, MS 39564
Telephone: (228) 334-5122
Fax (228) 334-5126

June 5, 2025
Via PDF Email Only

City of Ocean Springs, Mississippi
Mayor and Board of Aldermen
1018 Porter Avenue
Ocean Springs, MS 39564

RE: Alley located North side of Bienville Blvd in 19-7-8, Jackson Co., MS

Dear Sirs:

Pursuant to your request, I have made an examination of the records of Jackson County, Mississippi, which affect the title to the following described property:

SEE SURVEY FOR IDENTIFYING PURPOSES WITH INCLUDED LEGAL DESCRIPTION ATTACHED HERETO.

Upon a review of the records found and based on the totality of the circumstances surrounding those records, I find as follows:

- The Alley described hereinabove was dedicated for public use sometime around 1877 as evidenced by a conveyance from George Cox on 11/14/1877 for a parcel adjacent to the north which refers to "a narrow street or alley way left for the use of the public."
- We cannot ascertain when or if the alley was formally dedicated to the City; however, the property is not shown on the tax rolls of Jackson County, Mississippi.

- As per the City of Ocean Springs Resolution dated June 16, 2009, (regarding the alley running East/West) the alley running North and South contains an active City sewer line which is intended for public use.
- There has been a complete, continuous and unexplained non-use of the alley by the general public for a period exceeding ten years and the City has not maintained the alley for over 20 years with the exception of the underground sewer pipe(s).
- Based on the records found and reviewed, the area encompassing the Alley and surrounding properties has not been formally platted as a subdivision.

Based upon a review of the records found, the totality of the circumstances and inferences drawn from the public records, we find that title to the subject property is vested in the **City of Ocean Springs** for use of the public for utilities, etc.; subject to the following:

1. Any law, ordinance or governmental regulation restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land including applicable zoning ordinances, rules and regulations enforced by the Jackson County Planning Commission and any other governmental body. Also subject to any limitation of use of subject property due to wetlands classification, rules and regulations pertaining thereto.

2. Rights of the parties in possession, deficiency in quantity of land, boundary line disputes, unrecorded servitudes or easements, roadways, any matters not of record, including lack of access, which would be disclosed by an accurate, current survey or an inspection of the premises, and easements or other uses of subject property, not visible from the surface.

3. Minerals and mineral rights of every kind and character, including, but not limited to, all oil, gas, sand and gravel in, on and under the subject property, are specifically not covered by this Certificate of Title.

4. Any riparian and/or littoral rights or any title or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities to tidelands or lands comprising the shores or bottoms of navigable rivers, lakes, bays, gulf, or lands beyond the line on the harbor or bulkhead lines as established or changed by the United States Government, or water rights, if any, including, but not limited to all laws, rules, and regulations promulgated or to be promulgated by the United States Government or the State of Mississippi, including the Provisions of the Coastal Wetlands Protection Law of the State of Mississippi.

5. Any liability or loss due to environmental contamination caused by toxic or hazardous materials on or within the subject property arising from the past use of said property, if any, or due to violation of any environmental protection law of any governmental body.

6. The accuracy of the records in the office of the Chancery Clerk of Jackson County, Mississippi.

7. Any and all matters of the survey showing the subject property as an "Unrecorded Alley" on the Survey performed by Patrick M. Martino, PLS dated February 21, 2025, which is attached hereto. The Survey was not relied upon in any way and is only being used for identification purposes.

This Report represents a LIMITED report of matters of record in the Office of the Chancery Clerk of Jackson County, Mississippi, for the LIMITED period of time specified above. This is a report of documents of record, after a reasonable search thereof, and shall not constitute a title policy nor a commitment or binder. No representation is made regarding the legal effect of any instrument reflected herein. That the Company's liability under the Report for an error or omission is, as stated, LIMITED; and that if Customer desires that the Company assume additional liability, a policy of title insurance, binder, commitment, or guarantee should be requested. The total aggregate liability of the company, its employees, agents and subcontractors shall not exceed the consideration paid for this report.

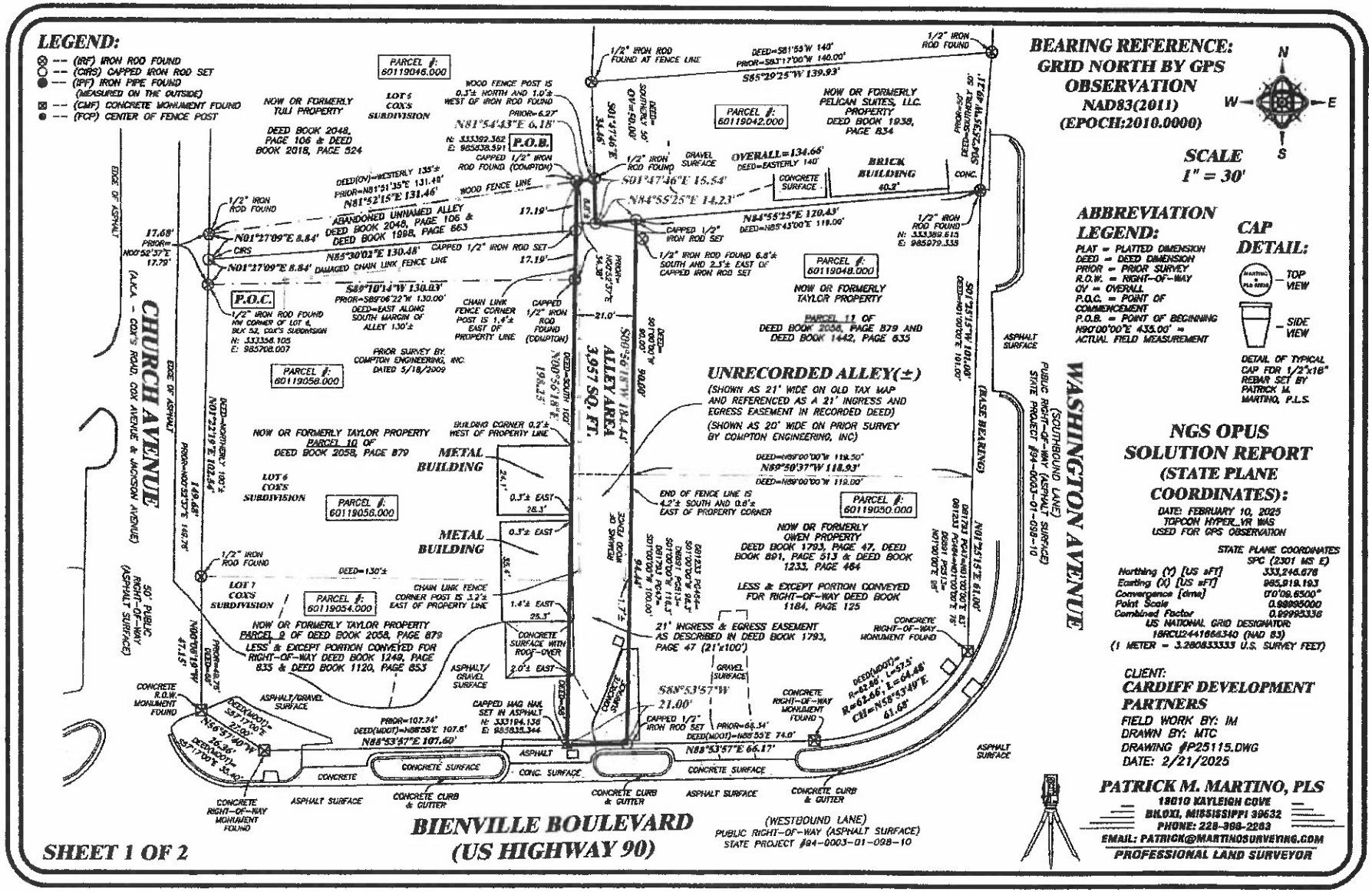
EXAMINATION CERTIFIED TO: June 3, 2025 at 8:00 a.m.

Sincerely,

Nicole W. Sullivan

Enclosure: Legal Description / Survey

CC: Will Norman, City Attorney
Wade Morgan, Planning
Hannah Sullivan, Planning


LEGEND:
⊗ -- (IRF) IRON ROD FOUND
○ -- (CIRS) CAPPED IRON ROD SET
● -- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
⊠ -- (CMF) CONCRETE MONUMENT FOUND
● -- (FCP) CENTER OF FENCE POST
BEARING REFERENCE:
GRID NORTH BY GPS OBSERVATION
NAD83(2011)
(EPOCH:2010.0000)
SCALE
1" = 30'
ABBREVIATION LEGEND:
PLAT = PLATTED DIMENSION
DEED = DEED DIMENSION
PRIOR = PRIOR SURVEY
R.O.W. = RIGHT-OF-WAY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT
CAP DETAIL:
TOP VIEW
SIDE VIEW
DETAIL OF TYPICAL CAP FOR 1/2"x16" REBAR SET BY PATRICK M. MARTINO, P.L.S.
NGS OPUS SOLUTION REPORT
(STATE PLANE COORDINATES):
DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS USED FOR GPS OBSERVATION
STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT] 333,246.676
Easting (X) [US sFT] 985,918.193
Convergence [dms] 0°0'09.6500"
Point Scale 0.99995000
Combined Factor 0.99993338
US NATIONAL GRID DESIGNATOR: 16RCU2441664340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)
CLIENT: CARDIFF DEVELOPMENT PARTNERS
FIELD WORK BY: IM
DRAWN BY: MTC
DRAWING #P25115.DWG
DATE: 2/21/2025
PATRICK M. MARTINO, PLS
19010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-388-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR
CHURCH AVENUE
(A.K.A. - COX'S ROAD, COX AVENUE & JACKSON AVENUE)
WASHINGTON AVENUE
(SOUTHBOUND LANE)
PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
STATE PROJECT #94-0003-01-098-10
BIENVILLE BOULEVARD
(US HIGHWAY 90)
(WESTBOUND LANE)
PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
STATE PROJECT #94-0003-01-098-10
ALLEY AREA
3,957 SQ. FT.
UNRECORDED ALLEY(±)
(SHOWN AS 21' WIDE ON OLD TAX MAP AND REFERENCED AS A 21' INGRESS AND EGRESS EASEMENT IN RECORDED DEED)
(SHOWN AS 20' WIDE ON PRIOR SURVEY BY COMPTON ENGINEERING, INC)
P.O.B.
N: 333392.362
E: 985838.591
P.O.C.
1/2" IRON ROD FOUND NW CORNER OF LOT 4, BLK 52, COX'S SUBDIVISION
N: 333356.105
E: 985708.007
PARCEL #: 60119046.000
PARCEL #: 60119042.000
PARCEL #: 60119048.000
PARCEL #: 60119058.000
PARCEL #: 60119056.000
PARCEL #: 60119054.000
PARCEL #: 60119050.000
LOT 6 COX'S SUBDIVISION
LOT 7 COX'S SUBDIVISION
NOW OR FORMERLY TULI PROPERTY
DEED BOOK 2048, PAGE 106 & DEED BOOK 2018, PAGE 524
NOW OR FORMERLY PELICAN SUITES, LLC. PROPERTY DEED BOOK 1938, PAGE 834
NOW OR FORMERLY TAYLOR PROPERTY
PARCEL 11 OF DEED BOOK 2058, PAGE 879 AND DEED BOOK 1442, PAGE 635
NOW OR FORMERLY TAYLOR PROPERTY
PARCEL 10 OF DEED BOOK 2058, PAGE 879
NOW OR FORMERLY TAYLOR PROPERTY
PARCEL 9 OF DEED BOOK 2058, PAGE 879
LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1249, PAGE 835 & DEED BOOK 1120, PAGE 853
NOW OR FORMERLY OWEN PROPERTY DEED BOOK 1793, PAGE 47, DEED BOOK 891, PAGE 513 & DEED BOOK 1233, PAGE 464
LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1184, PAGE 125
21' INGRESS & EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 1793, PAGE 47 (21'x100')
METAL BUILDING
BRICK BUILDING
CONCRETE SURFACE
GRAVEL SURFACE
ASPHALT/GRAVEL SURFACE
ASPHALT SURFACE
CONCRETE SURFACE WITH ROOF-OVER
CHAIN LINK FENCE
WOOD FENCE LINE
EDGE OF ASPHALT
CONCRETE R.O.W. MONUMENT FOUND
CONCRETE RIGHT-OF-WAY MONUMENT FOUND
CONCRETE CURB & GUTTER
CAPPED MAG NAIL SET IN ASPHALT
N: 333194.138
E: 985838.344
CAPPED 1/2" IRON ROD SET
CAPPED 1/2" IRON ROD FOUND (COMPTON)
1/2" IRON ROD FOUND
1/2" IRON ROD FOUND AT FENCE LINE
1/2" IRON ROD FOUND 6.8'± SOUTH AND 2.5'± EAST OF CAPPED IRON ROD SET
CHAIN LINK FENCE CORNER POST IS 1.4'± EAST OF PROPERTY LINE
END OF FENCE LINE IS 4.2'± SOUTH AND 0.6'± EAST OF PROPERTY CORNER
CHAIN LINK FENCE CORNER POST IS 3.2'± EAST OF PROPERTY LINE
BUILDING CORNER 0.2'± WEST OF PROPERTY LINE
WOOD FENCE POST IS 0.3'± NORTH AND 1.0'± WEST OF IRON ROD FOUND
ABANDONED UNNAMED ALLEY DEED BOOK 2048, PAGE 106 & DEED BOOK 1998, PAGE 863
DAMAGED CHAIN LINK FENCE LINE
PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED 5/18/2009
N81°54'43"E 6.18'
N81°52'15"E 131.46'
N01°27'09"E 8.84'
N85°30'02"E 130.48'
N01°27'09"E 8.84'
S89°10'14"W 130.03'
N84°55'25"E 14.23'
N84°55'25"E 120.43'
S01°47'46"E 15.54'
S85°29'25"W 139.93'
N89°50'37"W 118.93'
S88°53'57"W 21.00'
N88°53'57"E 66.47'
OVERALL=134.66'
SHEET 1 OF 2

A SURVEY OF THE UNRECORDED ALLEY SITUATED BETWEEN PARCELS #60119042.000, #60119048.000, #60119050.000, #60119054.000, #60119056.000, #60119058.000 & #60119046.000, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

UNRECORDED ALLEY

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED FEBRUARY 21, 2025 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD_83(2011)(EPOCH:2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99995000 AND A CONVERGENCE ANGLE OF 0°0'09.6500" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC GPS OBSERVATIONS OF CONTROL POINTS OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND, SITUATED ALONG THE EAST MARGIN OF CHURCH AVENUE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 52, COX'S SUBDIVISION, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663; THENCE ALONG SAID EAST MARGIN OF CHURCH AVENUE, N01°27'09"E 17.68 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ABANDONED UNNAMED ALLEY; THENCE ALONG THE NORTH LINE OF SAID ABANDONED UNNAMED ALLEY, N81°52'15"E 131.46 FEET TO A CAPPED 1/2" IRON ROD FOUND (STAMPED: COMPTON) AT THE NORTHEAST CORNER OF SAID ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, SAID IRON ROD ALSO SITUATED ALONG THE SOUTH LINE OF PROPERTY NOW OR FORMERLY TULI, RECORDED IN DEED BOOK 2018, PAGE 524 AND IS THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF TULI PROPERTY, N81°54'43"E 8.18 FEET TO A 1/2" IRON ROD FOUND, SITUATED ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY PELICAN SUITES, LLC, RECORDED IN DEED BOOK 1938, PAGE 834; THENCE ALONG SAID WEST LINE OF PELICAN SUITES, LLC. PROPERTY, S01°47'46"E 15.54 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID PELICAN SUITES, LLC. PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PELICAN SUITES, LLC. PROPERTY, N84°55'25"E 14.23 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 11 OF DEED BOOK 2058, PAGE 879; THENCE ALONG THE WEST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY OWEN, RECORDED IN DEED BOOK 1793, PAGE 47, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY, S00°56'18"W 184.44 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID OWEN PROPERTY, SAID IRON ROD SET ALSO BEING SITUATED ALONG THE NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90); THENCE ALONG SAID NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90), S88°53'57"W 21.00 FEET TO A CAPPED MAG NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 9 OF DEED BOOK 2058, PAGE 879, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY; THENCE ALONG THE EAST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 10 OF DEED BOOK 2058, PAGE 879 AND ALSO THE EAST LINE OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, N00°56'18"E 198.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,957 SQUARE FEET.

PATRICK M. MARTINO PLS PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ENVIRONMENTAL STUDY.
2.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT-OF-WAY OF RECORD.
3.) THIS IS A CLASS "S" SURVEY ACCORDING TO THE STANDARDS SET FORTH IN THE CURRENT RULES AND REGULATIONS FOR SURVEYING WITHIN THE STATE OF MISSISSIPPI.
4.) RE-DIVISION OF THE PROPERTY IS SUBJECT TO CURRENT COUNTY SUBDIVISION AND ZONING REGULATIONS.

NGS OPUS SOLUTION REPORT (STATE PLANE COORDINATES):

DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS USED FOR GPS OBSERVATION

	STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT]	333,248.678
Easting (X) [US sFT]	985,919.193
Convergence [dms]	0°0'09.6500"
Point Scale	0.99995000
Combined Factor	0.99995336

US NATIONAL GRID DESIGNATOR: 16RCU2441666340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

REFERENCE MATERIALS:

1.) JACKSON COUNTY TAX AND GIS MAPS.
2.) PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED MAY 18, 2009.
3.) PRIOR SURVEY BY RICK MENHENNETT, PLS, DATED JUNE 9, 2000.
4.) DEED BOOK 1049, PAGE 552
5.) DEED BOOK 1120, PAGE 849
6.) DEED BOOK 1184, PAGE 125
7.) DEED BOOK 891, PAGE 513
8.) DEED BOOK 1120, PAGE 853
9.) DEED BOOK 1228, PAGE 102
10.) DEED BOOK 1911, PAGE 339
11.) DEED BOOK 1998, PAGE 663
12.) DEED BOOK 2067, PAGE 106
13.) DEED BOOK 1793, PAGE 47
14.) DEED BOOK 1938, PAGE 834
15.) DEED BOOK 2018, PAGE 524
16.) DEED BOOK 2048, PAGE 106
17.) DEED BOOK 2058, PAGE 879
18.) DEED BOOK 1346, PAGE 530
19.) DEED BOOK 1442, PAGE 835
20.) DEED BOOK 1233, PAGE 464
21.) DEED BOOK 1248, PAGE 638
22.) MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, STATE PROJECT NO. 84-0003-01-068-10.
23.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 28, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5581.
24.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 28, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5581.001.
25.) CITY OF OCEAN SPRINGS WATER PLAN, PROVIDED BY CLIENT.
26.) ALL INFORMATION AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO — DATE OF FIELD SURVEY: 2/17/2025

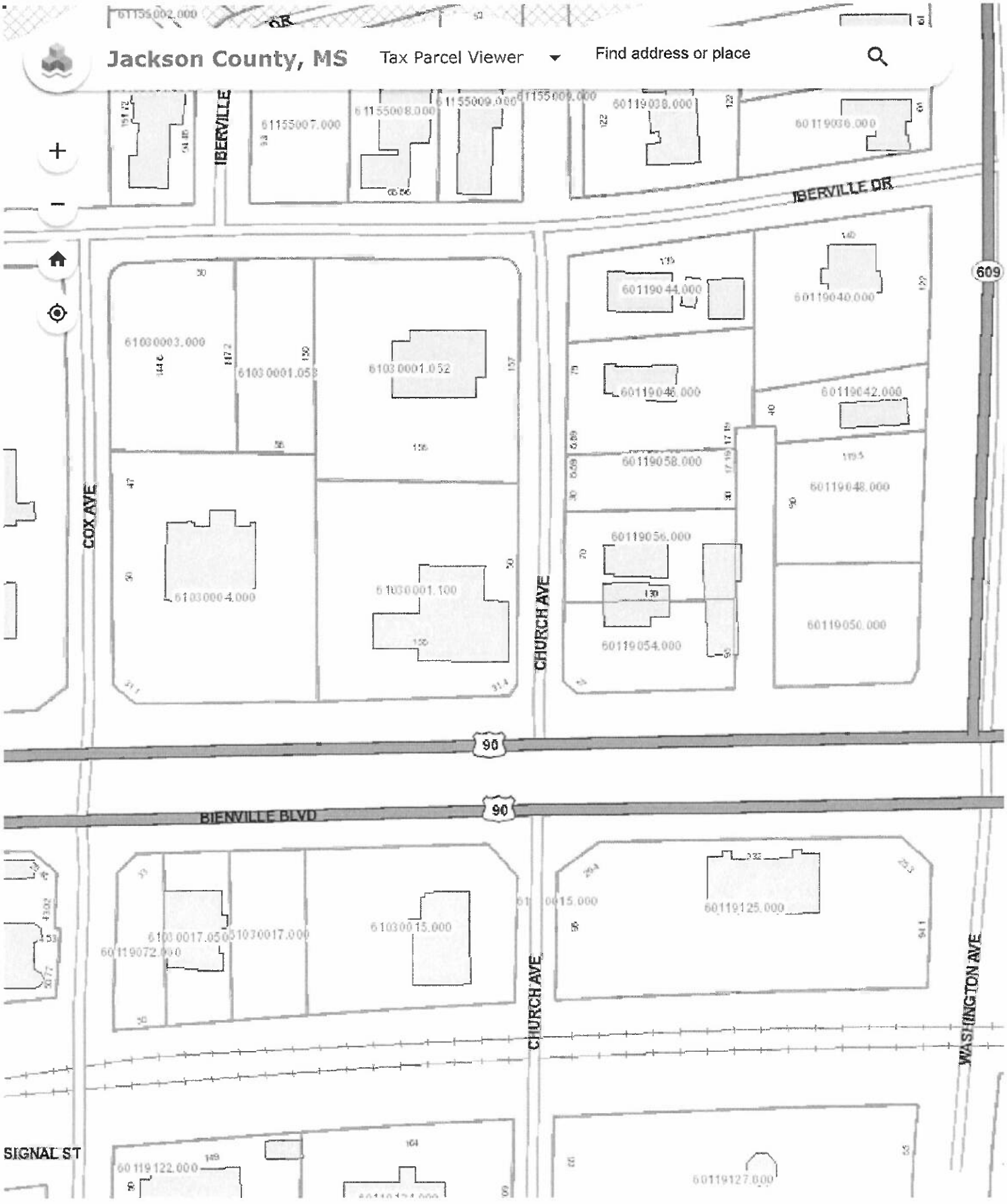
PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF 10/29/2024, COMMITMENT NUMBERS: 24-5581 & 24-5581.001

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: CARDIFF DEVELOPMENT PARTNERS	SURVEY CLASS "S"
	SCALE: N/A
PARCEL: BIENVILLE BOULEVARD	BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION
ADDRESS: OCEAN SPRINGS, MS 39564	
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST	
PARCEL NUMBER: "AS SHOWN ON SURVEY"	
CREW CHIEF: JM	DRAWN BY: MTC
DATE: 2/21/2025	JOB#: P25115
REVISED:	CAD#: P24147

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



986,591.328 333,712.739 Feet

100ft

Planner

From: Carolyn Martin
Sent: Monday, March 10, 2025 11:23 AM
To: Monica Dickinson; Planner; Nicholas Gant; Sarah Harris
Cc: PW admin
Subject: RE: alley vacate - murphy gas station

This is the same ROW that has been brought up periodically for the last 15 years. The issue would be to existing utility lines – I believe it's a sewer main. Also, the parcels adjacent would have to agree in writing – including the one to the north that fronts Washington. This is not a new issue so someone in PW should be up to date on this discussion. Let me know if there are any other concerns.

Carolyn A. Martin
Grants Administrator
City of Discovery
OCEAN SPRINGS
PLANNING DEPARTMENT
City of Ocean Springs
1018 Porter Avenue / Ocean Springs, MS 39564
Ph: 228-230-1969

This electronic mail message, including all files or attachments, is intended exclusively for the individual or entity to which it is addressed and may contain legally privileged and confidential information. The authorized recipient of this information is prohibited from disclosing this information to any other party unless permitted or required by law or regulation. If you are not the named addressee, you are not authorized to read, print, retain, copy, or disseminate this message or any part of it. If you are not the intended recipient, please contact the sender by reply e-mail and delete the original email from your system.

From: Monica Dickinson <mdickinson@oceansprings-ms.gov>
Sent: Monday, March 10, 2025 11:18 AM
To: Planner <Planner@oceansprings-ms.gov>; Nicholas Gant <ngant@oceansprings-ms.gov>; Sarah Harris <SHarris@oceansprings-ms.gov>
Cc: PW admin <pwadmin@oceansprings-ms.gov>; Carolyn Martin <cmartin@oceansprings-ms.gov>
Subject: Re: alley vacate - murphy gas station

Currently this is a sewer easement. We will send out Sewer Supervisor out to look before giving a final response.

Adding Carolyn Martin to this email. She may have more information.

Monica Dickinson
City of Ocean Springs
Public Works Administrator

From: Planner <Planner@oceansprings-ms.gov>
Sent: Monday, March 10, 2025 10:35:33 AM
To: Nicholas Gant <ngant@oceansprings-ms.gov>; Monica Dickinson <mdickinson@oceansprings-ms.gov>; Sarah Harris <SHarris@oceansprings-ms.gov>
Cc: PW admin <pwadmin@oceansprings-ms.gov>
Subject: alley vacate - murphy gas station

Planner

From: Sarah Harris
Sent: Monday, March 10, 2025 12:45 PM
To: Planner; Nicholas Gant; Monica Dickinson
Cc: PW admin; Carolyn Martin
Subject: RE: alley vacate - murphy gas station

This easement has been discussed to vacant under the following agreements:

1. The developer has to purchase all of the parcels that tie into the sewer main between the end of the sewer main and the north property line of parcel 60119048.000
2. The developer has to install a manhole within the easement where the purchased property meets the adjacent property (basically at the north parcel line of the parcels purchased)

Ultimately, the parcels they purchase sewer services will be abandoned and the developments sewer will be tied into the new manhole.

Sarah Harris
Project Manager
Email: sharris@oceansprings-ms.gov
City of Ocean Springs
1018 Porter Avenue / Ocean Springs, MS 39564
Ph: 228-230-1869 (Office)
Ph: 228-282-3896 (Cell)

From: Planner <Planner@oceansprings-ms.gov>
Sent: Monday, March 10, 2025 10:36 AM
To: Nicholas Gant <ngant@oceansprings-ms.gov>; Monica Dickinson <mdickinson@oceansprings-ms.gov>; Sarah Harris <SHarris@oceansprings-ms.gov>
Cc: PW admin <pwadmin@oceansprings-ms.gov>
Subject: alley vacate - murphy gas station

Good morning,

We got a request for an alley vacate. Wade wanted me to send the information to y'all and get any feedback about they are proposing that would be great.

I have attached documents to this email.

Thank you!

Elizabeth Dill

Planner

From: Monica Dickinson
Sent: Monday, March 10, 2025 11:18 AM
To: Planner; Nicholas Gant; Sarah Harris
Cc: PW admin; Carolyn Martin
Subject: Re: alley vacate - murphy gas station
Attachments: APPLICATION LETTER.pdf; SITE PLANS.pdf

Currently this is a sewer easement. We will send out Sewer Supervisor out to look before giving a final response.

Adding Carolyn Martin to this email. She may have more information.

Monica Dickinson
City of Ocean Springs
Public Works Administrator

From: Planner <Planner@oceansprings-ms.gov>
Sent: Monday, March 10, 2025 10:35:33 AM
To: Nicholas Gant <ngant@oceansprings-ms.gov>; Monica Dickinson <mdickinson@oceansprings-ms.gov>; Sarah Harris <SHarris@oceansprings-ms.gov>
Cc: PW admin <pwadmin@oceansprings-ms.gov>
Subject: alley vacate - murphy gas station

Good morning,

We got a request for an alley vacate. Wade wanted me to send the information to y'all and get any feedback about they are proposing that would be great.

I have attached documents to this email.

Thank you!

Elizabeth Dill

City of Ocean Springs
Planning Dept.
PO Box 1800
Ocean Springs, MS 39566
Phone: (228) 875-4415
Email: Planner@oceansprings-ms.gov

LEGEND:

- ⊗ -- (IRF) IRON ROD FOUND
- ○ -- (CIRS) CAPPED IRON ROD SET
- ● -- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
- ⊠ -- (CMF) CONCRETE MONUMENT FOUND
- ⊕ -- (FCP) CENTER OF FENCE POST

BEARING REFERENCE:
GRID NORTH BY GPS OBSERVATION
NAD83(2011) (EPOCH:2010.0000)

N / W / E / S

SCALE
1" = 30'

ABBREVIATION LEGEND:

PLAT = PLATTED DIMENSION
DEED = DEED DIMENSION
PRIOR = PRIOR SURVEY
R.O.W. = RIGHT-OF-WAY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

CAP DETAIL:

MARTINO • PLS 02838 — TOP VIEW

— SIDE VIEW

DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.

NGS OPUS SOLUTION REPORT (STATE PLANE COORDINATES):

DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS USED FOR GPS OBSERVATION

	STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT]	333,246.676
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Convergence [dms]	0°0'09.6500"
Point Scale	0.99995000
Combined Factor	0.99995336

US NATIONAL GRID DESIGNATOR: 16RCU2441666340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)

CLIENT:
CARDIFF DEVELOPMENT PARTNERS
FIELD WORK BY: IM
DRAWN BY: MTC
DRAWING #P25115.DWG
DATE: 2/21/2025

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

PARCEL #: 60119046.000
NOW OR FORMERLY TULI PROPERTY
DEED BOOK 2048, PAGE 106 & DEED BOOK 2018, PAGE 524
LOT 5 COX'S SUBDIVISION
PARCEL #: 60119042.000
NOW OR FORMERLY PELICAN SUITES, LLC. PROPERTY DEED BOOK 1938, PAGE 834
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NOW OR FORMERLY TAYLOR PROPERTY PARCEL 10 OF DEED BOOK 2058, PAGE 879
NOW OR FORMERLY TAYLOR PROPERTY PARCEL 9 OF DEED BOOK 2058, PAGE 879 LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1249, PAGE 635 & DEED BOOK 1120, PAGE 853
NOW OR FORMERLY OWEN PROPERTY DEED BOOK 1793, PAGE 47, DEED BOOK 891, PAGE 513 & DEED BOOK 1233, PAGE 464
LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY DEED BOOK 1184, PAGE 125
LOT 6 COX'S SUBDIVISION
LOT 7 COX'S SUBDIVISION
P.O.B. N: 333392.362 E: 985838.591
P.O.C. 1/2" IRON ROD FOUND NW CORNER OF LOT 6, BLK 52, COX'S SUBDIVISION N: 333356.105 E: 985708.007
N81°54'43"E 6.18'
S01°47'46"E 34.46'
S01°47'46"E 15.54'
N84°55'25"E 14.23'
N84°55'25"E 120.43'
N81°52'15"E 131.46'
N01°27'09"E 8.84'
N85°30'02"E 130.48'
S89°10'14"W 130.03'
S00°56'18"W 184.44'
N00°56'18"E 198.25'
S00°56'18"W 90.00'
3,957 SQ. FT. ALLEY AREA
ABANDONED UNNAMED ALLEY DEED BOOK 2048, PAGE 106 & DEED BOOK 1998, PAGE 663
UNRECORDED ALLEY(±)
(SHOWN AS 21' WIDE ON OLD TAX MAP AND REFERENCED AS A 21' INGRESS AND EGRESS EASEMENT IN RECORDED DEED)
(SHOWN AS 20' WIDE ON PRIOR SURVEY BY COMPTON ENGINEERING, INC)
21' INGRESS & EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 1793, PAGE 47 (21'x100')
S88°53'57"W 21.00'
N88°53'57"E 107.60'
N88°53'57"E 66.17'
N89°50'37"W 118.93'
S85°29'25"W 139.93'
S04°25'35"W 49.21'
N01°25'15"E 61.00'
S01°25'15"W 101.00'
N00°08'19"W 47.15'
N01°27'09"E 8.84'
N01°22'19"E 102.54'
N56°57'40"W 26.36'
R=62.66', L=64.48'
CH=N58°53'49"E 61.68'
OVERALL=134.66'
BRICK BUILDING 40.2'
GRAVEL SURFACE
CONCRETE SURFACE
CONC.
METAL BUILDING
METAL BUILDING
REMAINS OF WOOD FENCE
CONCRETE SURFACE WITH ROOF-OVER
ASPHALT/GRAVEL SURFACE
ASPHALT SURFACE
CONCRETE SURFACE
CONCRETE R.O.W. MONUMENT FOUND
CONCRETE RIGHT-OF-WAY MONUMENT FOUND
CONCRETE CURB & GUTTER
CAPPED MAG NAIL SET IN ASPHALT N: 333194.136 E: 985835.344
CAPPED 1/2" IRON ROD SET
CAPPED 1/2" IRON ROD FOUND (COMPTON)
CAPPED 1/2" IRON ROD SET
1/2" IRON ROD FOUND
1/2" IRON ROD FOUND AT FENCE LINE
1/2" IRON ROD FOUND N: 333389.615 E: 985979.335
1/2" IRON ROD FOUND 6.8'± SOUTH AND 2.3'± EAST OF CAPPED IRON ROD SET
WOOD FENCE POST IS 0.3'± NORTH AND 1.0'± WEST OF IRON ROD FOUND
WOOD FENCE LINE
DAMAGED CHAIN LINK FENCE LINE
CHAIN LINK FENCE CORNER POST IS 1.4'± EAST OF PROPERTY LINE
CHAIN LINK FENCE CORNER POST IS 3.2'± EAST OF PROPERTY LINE
BUILDING CORNER 0.2'± WEST OF PROPERTY LINE
END OF FENCE LINE IS 4.2'± SOUTH AND 0.6'± EAST OF PROPERTY CORNER
PRIOR SURVEY BY. COMPTON ENGINEERING, INC. DATED 5/18/2009
EDGE OF ASPHALT
CHURCH AVENUE (A.K.A. - COX'S ROAD, COX AVENUE & JACKSON AVENUE)
50' PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE)
WASHINGTON AVENUE (SOUTHBOUND LANE) PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE) STATE PROJECT #94-0003-01-098-10
BIENVILLE BOULEVARD (US HIGHWAY 90)
(WESTBOUND LANE) PUBLIC RIGHT-OF-WAY (ASPHALT SURFACE) STATE PROJECT #94-0003-01-098-10
(BASE BEARING)

A SURVEY OF THE UNRECORDED ALLEY SITUATED BETWEEN PARCELS #60119042.000, #60119048.000, #60119050.000, #60119054.000, #60119056.000, #60119058.000 & #60119046.000, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

UNRECORDED ALLEY

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED FEBRUARY 21, 2025 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD_83(2011)(EPOCH:2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99995000 AND A CONVERGENCE ANGLE OF 0°0'09.6500" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC GPS OBSERVATIONS OF CONTROL POINTS OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND, SITUATED ALONG THE EAST MARGIN OF CHURCH AVENUE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 52, COX'S SUBDIVISION, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663; THENCE ALONG SAID EAST MARGIN OF CHURCH AVENUE, N01°27'09"E 17.68 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ABANDONED UNNAMED ALLEY; THENCE ALONG THE NORTH LINE OF SAID ABANDONED UNNAMED ALLEY, N81°52'15"E 131.46 FEET TO A CAPPED 1/2" IRON ROD FOUND (STAMPED: COMPTON) AT THE NORTHEAST CORNER OF SAID ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, SAID IRON ROD ALSO SITUATED ALONG THE SOUTH LINE OF PROPERTY NOW OR FORMERLY TULI, RECORDED IN DEED BOOK 2018, PAGE 524 AND IS THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF TULI PROPERTY, N81°54'43"E 6.18 FEET TO A 1/2" IRON ROD FOUND, SITUATED ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY PELICAN SUITES, LLC, RECORDED IN DEED BOOK 1938, PAGE 834; THENCE ALONG SAID WEST LINE OF PELICAN SUITES, LLC. PROPERTY, S01°47'46"E 15.54 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID PELICAN SUITES, LLC. PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PELICAN SUITES, LLC. PROPERTY, N84°55'25"E 14.23 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 11 OF DEED BOOK 2058, PAGE 879; THENCE ALONG THE WEST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY OWEN, RECORDED IN DEED BOOK 1793, PAGE 47, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY, S00°56'18"W 184.44 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED: MARTINO PLS 2838) AT THE SOUTHWEST CORNER OF SAID OWEN PROPERTY, SAID IRON ROD SET ALSO BEING SITUATED ALONG THE NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90); THENCE ALONG SAID NORTH MARGIN OF BIENVILLE BOULEVARD (US HIGHWAY 90), S88°53'57"W 21.00 FEET TO A CAPPED MAG NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 9 OF DEED BOOK 2058, PAGE 879, LESS & EXCEPT PORTION CONVEYED FOR RIGHT-OF-WAY; THENCE ALONG THE EAST LINE OF SAID TAYLOR PROPERTY AND CONTINUE ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY TAYLOR, RECORDED AS PARCEL 10 OF DEED BOOK 2058, PAGE 879 AND ALSO THE EAST LINE OF THE ABANDONED UNNAMED ALLEY, RECORDED IN DEED BOOK 2048, PAGE 106 AND DEED BOOK 1998, PAGE 663, N00°56'18"E 198.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,957 SQUARE FEET.

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ENVIRONMENTAL STUDY.
2.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT-OF-WAY OF RECORD.
3.) THIS IS A CLASS "B" SURVEY ACCORDING TO THE STANDARDS SET FORTH IN THE CURRENT RULES AND REGULATIONS FOR SURVEYING WITHIN THE STATE OF MISSISSIPPI.
4.) RE-DIVISION OF THE PROPERTY IS SUBJECT TO CURRENT COUNTY SUBDIVISION AND ZONING REGULATIONS.

NGS OPUS SOLUTION REPORT (STATE PLANE COORDINATES):

DATE: FEBRUARY 10, 2025
TOPCON HYPER_VR WAS
USED FOR GPS OBSERVATION

	STATE PLANE COORDINATES SPC (2301 MS E)
Northing (Y) [US sFT]	333,246.676
Easting (X) [US sFT]	985,919.193
Convergence [dms]	0°0'09.6500"
Point Scale	0.99995000
Combined Factor	0.99995336

US NATIONAL GRID DESIGNATOR:
16RCU2441666340 (NAD 83)
(1 METER = 3.280833333 U.S. SURVEY FEET)

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

REFERENCE MATERIALS:

1.) JACKSON COUNTY TAX AND GIS MAPS.
2.) PRIOR SURVEY BY COMPTON ENGINEERING, INC. DATED MAY 18, 2009.
3.) PRIOR SURVEY BY RICK MENHENNETT, PLS, DATED JUNE 9, 2000.
4.) DEED BOOK 1049, PAGE 552
5.) DEED BOOK 1120, PAGE 849
6.) DEED BOOK 1184, PAGE 125
7.) DEED BOOK 891, PAGE 513
8.) DEED BOOK 1120, PAGE 853
9.) DEED BOOK 1229, PAGE 102
10.) DEED BOOK 1911, PAGE 336
11.) DEED BOOK 1998, PAGE 663
12.) DEED BOOK 2067, PAGE 106
13.) DEED BOOK 1793, PAGE 47
14.) DEED BOOK 1938, PAGE 834
15.) DEED BOOK 2018, PAGE 524
16.) DEED BOOK 2048, PAGE 106
17.) DEED BOOK 2058, PAGE 879
18.) DEED BOOK 1346, PAGE 530
19.) DEED BOOK 1442, PAGE 635
20.) DEED BOOK 1233, PAGE 464
21.) DEED BOOK 1249, PAGE 638
22.) MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS. STATE PROJECT NO. 94-0003-01-098-10.
23.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 29, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5561.
24.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF OCTOBER 29, 2024 AT 8:00 A.M. COMMITMENT NUMBER: 24-5561.001.
25.) CITY OF OCEAN SPRINGS WATER PLAN, PROVIDED BY CLIENT.
26.) ALL INFORMATION AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO — DATE OF FIELD SURVEY: 2/17/2025

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

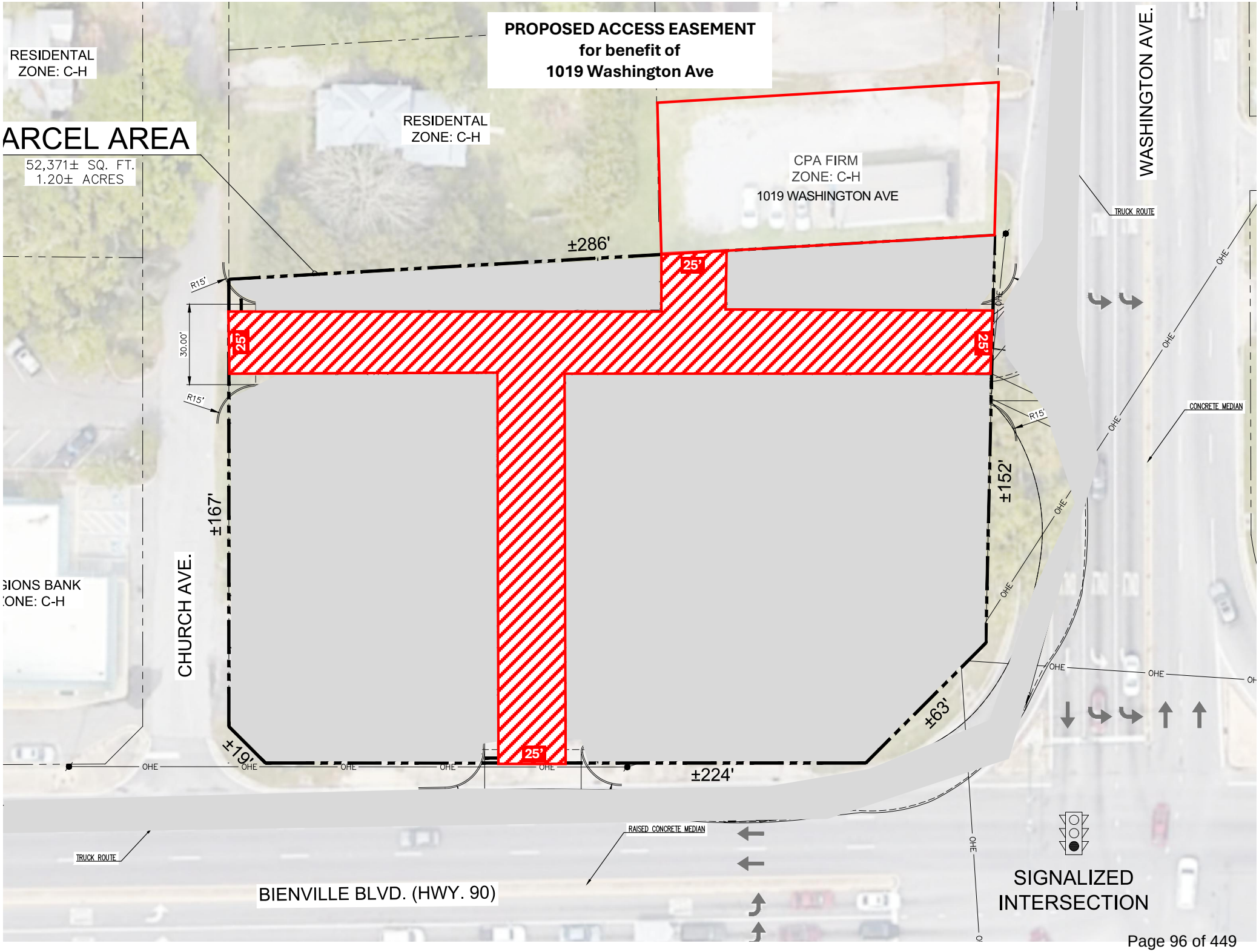
TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATE OF 10/29/2024, COMMITMENT NUMBERS: 24-5561 & 24-5561.001

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: CARDIFF DEVELOPMENT PARTNERS	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY:
	SCALE: N/A	GRID NORTH BY GPS OBSERVATION
PARCEL ADDRESS: BIENVILLE BOULEVARD OCEAN SPRINGS, MS 39564		
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST		
PARCEL NUMBER: "AS SHOWN ON SURVEY"		
CREW CHIEF: IM	DRAWN BY: MTC	
DATE: 2/21/2025	JOB#: P25115	
REVISED:	CRD#: P241437	

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2


PROPOSED ACCESS EASEMENT
for benefit of
1019 Washington Ave
RESIDENTAL
ZONE: C-H
RESIDENTAL
ZONE: C-H
ARCEL AREA
52,371± SQ. FT.
1.20± ACRES
CPA FIRM
ZONE: C-H
1019 WASHINGTON AVE
WASHINGTON AVE.
TRUCK ROUTE
±286'
25'
R15'
30.00'
25'
25'
R15'
R15'
OHE
CONCRETE MEDIAN
±167'
±152'
CHURCH AVE.
GIONS BANK
ONE: C-H
±63'
±19'
25'
±224'
OHE
RAISED CONCRETE MEDIAN
TRUCK ROUTE
BIENVILLE BLVD. (HWY. 90)
SIGNALIZED
INTERSECTION

WHEELER & WHEELER, PLLC
ATTORNEYS AT LAW
185 Main Street
Biloxi, MS 39530

DAVID A. WHEELER
david@wheelerattys.com

CANDACE C. WHEELER
candace@wheelerattys.com

P.O. Box 264
Biloxi, MS 39533

Ph. (228) 374-6720
Fax (228) 374-6721

March 3, 2025

Mr. Wade Morgan
Interim Community Development
and Planning Director
City of Ocean Springs
P.O. Box 1800
Ocean Springs, MS 39566

HAND DELIVERED

RE: ***Vacation of unnamed alley***
Our Client: Cardiff Development Partners
Our File No.: 24-5561

Dear Mr. Morgan:

Enclosed please find affidavits executed by the owners of parcels abutting the unused, unnamed alley lying north of U.S. Highway 90 between Church Avenue and Washington Avenue.

By letter dated March 1, 2025 Tom Davies, Manager of Cardiff Development Partners sent you a copy of the survey performed by Patrick M. Martino, PLS of the alley. I have enclosed another copy along with a copy of the legal description of the alley to be vacated for your use.

I have also enclosed a copy of the Resolution passed by the City on October 6, 2020 concerning the partial vacating of the northern portion of this alley that ran in an east/west direction. This resolution was recorded in Deed Book 1998 at Pages 663-671. This resolution recited that the original request to vacate this alley was approved by the City on June 16, 2009 and recognized that the original documents vacating the alley were not filed in the land records and could not be located, therefore the 2020 Resolution was passed to rectify that omission. The 2020 Resolution also found that the alley had not been maintained by the City as a public way for over 20 years and had not been used by the public for over 50 years. A subsequent Resolution was passed on November 2, 2021 to provide a more detailed description of the portion of the alley that was vacated. This Resolution was recorded in Deed Book 2048 at Pages 106-111.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

David A. Wheeler

DAW/hc
Enclosures

cc: Cardiff Development Partners

December 20, 2024

Ms. Carter Thompson
Community Development Director
City of Ocean Springs, MS
1018 Porter Avenue
Ocean Springs, MS. 39564

Re: vacation of the alley adjacent to 901 Bienville Road

Dear Ms. Thompson:

We each own interests in the following properties in Ocean Springs. Collectively, we own 100% of the properties below:

Address	Assessor Parcel Number	Location Comment
No address	60119048.000	south of 1107 Washington
No address	60119058.000	immediately south of 816 Church
No address	60119056.000	immediately north of 901 Bienville
901 Bienville Blvd.	60119054.000	NEC Bienville & Church

An application has been or will be made to vacate the unrecorded alley identified on the attached exhibit. Our properties abut this alley, and we hereby approve the vacation of the alley.

Sincerely

Angela B. Taylor

Tyler Taylor

Dustin Taylor

Emma Taylor

Angela Carroll

Crystal Mason

Sheely Seymour

Notary Public:

Commission expires: 06/1/27

STATE OF MISSISSIPPI
STEPHANIE E MORRIS
ID NO. 358220
Commission Expires
06/01/2027
NOTARY PUBLIC
HARRISON COUNTY

December 20, 2024

Ms. Carter Thompson
Community Development Director
City of Ocean Springs, MS
1018 Porter Avenue
Ocean Springs, MS 39564

Re: vacation of the alley adjacent to 901 Bienville Road

Dear Ms. Thompson:
I am the owner of the vacant parcel of land at the northwest corner of Bienville Boulevard and Washington Avenue. The property does not have an address and may be identified by the assessor's parcel number 60119050.000.

An application has been or will be made to vacate the unrecorded alley identified on the attached exhibit. My property abuts this alley and I hereby approve the vacation of the alley.

Sincerely

Sherry L. Owen

Acknowledgment of Individual

STATE OF MISSISSIPPI
COUNTY OF HARRISON
Personally appeared before me, the undersigned authority in and for said county and state, on this 20th day of December, 2024, within my jurisdiction, the within named Sherry L. Owen, who acknowledged that she executed the above and foregoing instrument.

Notary Public

Printed Name: Teresa Anderson

My Commission Expires:
August 18, 2025

TERESA M ANDERSON
NOTARY PUBLIC
ID No. 106407
Commission Expires
Aug 18, 2025
STATE OF MISSISSIPPI
HARRISON COUNTY

December 20, 2024

Ms. Carter Thompson
Community Development Director
City of Ocean Springs, MS
1018 Porter Avenue
Ocean Springs, MS. 39564

Re: vacation of the alley adjacent to 901 Bienville Road

Dear Ms. Thompson:

We are the owners of the house at 816 Church Avenue in Ocean Springs. The property has an assessor's parcel number of 60119046.000.

An application has been or will be made to vacate the unrecorded alley identified on the attached exhibit. Our property abuts this alley and we hereby approve the vacation of the alley.

Sincerely

Dr. Rajesh Tuli

Dr. Pam Tuli

State of: Mississippi
County of: Jackson

The person(s) signing above does hereby certify that he or she is fully authorized and empowered to execute this instrument and to bind the undersigned hereto and does hereby in fact so execute this instrument.

I, Laurel Tynes, a Notary Public, do hereby certify that Dr. Rajesh Tuli and Dr. Pam Tuli, appeared before me this day in person and acknowledged that he/she signed said document.

Given under my hand and notarial seal, this 13 day of 01, 2025.

Notary Public: Laurel Tynes
Printed Name: Laurel Tynes
My commission expires: May 5, 2028

STATE OF MISSISSIPPI
LAUREL TYNES
ID No. 314845
Comm. Expires May 5, 2028
NOTARY PUBLIC
JACKSON COUNTY

WHEELER & WHEELER, PLLC

ATTORNEYS AT LAW
185 Main Street
Biloxi, MS 39530

DAVID A. WHEELER
david@wheelerattys.com

CANDACE C. WHEELER
candace@wheelerattys.com

P.O. Box 264
Biloxi, MS 39533

Ph. (228) 374-6720
Fax (228) 374-6721

June 4, 2025

Mr. Wade Morgan
Interim Community Development
and Planning Director
City of Ocean Springs
P.O. Box 1800
Ocean Springs, MS 39566

RE: Vacation of unnamed alley running north from Bienville Blvd.
Our Client: Cardiff Development Partners
Our File No.: 24-5561

Dear Mr. Morgan:

In connection with the upcoming hearing on the application of Tom Davies to vacate the unnamed alley, please accept the following to be included in the record in support of the application.

The alley in question is not part of an officially recognized or recorded plat or map of property in Ocean Springs. Although one parcel on the west side of the alley owned by the heirs of Fred Lemon contains a reference to Cox's Map of Ocean Springs, there is no such map that has been filed of record in the land deed records of Jackson County. Likewise one parcel on the east side of the alley owned by the heirs of Fred Lemon contains a reference to the Culmseig Map of the Town of Ocean Springs, but there is no such map that has been filed of record in the land deed records of Jackson County.

Each of these maps are informal maps that do meet the requirements of §17-1-23 or §21-19-63 Miss. Code Ann. (1972) for being accepted, approved and recorded in the county land records as official maps or plats. As a result, the provisions of §19-27-31 Miss. Code Ann. (1972) concerning a vacation of all or part of maps or plats does not apply since neither of these informal plats were approved by the governing body nor filed for record.

The authority to vacate this alley lies in §21-37-7 Miss. Code Ann. (1972) which authorizes a municipality to vacate an alley upon due compensation being first made to the abutting land owners upon such alley. In this case all adjoining land owners, with the exception of Pelican Suites, LLC, have provided their consent to the vacation of the alley. As can be seen in the attached survey by Patrick Martino, Pelican Suites, LLC adjoins a small portion of the alley on the northern end. This alley is not developed nor open, and provides no access to any land owner abutting the alley. At its southern end approximately one-half of the alley intersects a curb on Bienville Boulevard, effectively eliminating access to the alley.

Further proof of the City's authority to vacate this alley is the prior vacation of the east/west portion of the alley in 2009 that ran to Church Avenue, as reflected in the Resolution previously submitted to the

Planning Commission. In this Resolution the City determined that the City had not maintained the area as a public way for over twenty years and that there was a complete, continuous and unexplained non-use of the alley by the general public for a period exceeding ten years. This prior vacation and the fact that the City installed a sewer line in this alley from Iberville Drive south across the property of others to the north of Pelican Suites, LLC as well as across the property of Pelican Suites, LLC and into the alley is evidence that the City recognizes this as an alley and that it has been unused by the public for over twenty years.

In an effort to resolve Pelican Suites, LLC's objection that vacating the alley would deny it access despite the fact that the alley is unopened, not maintained, and has trees growing in the alley rendering it unusable for access, the applicant has offered to grant Pelican Suites, LLC an easement across its property that would provide Pelican Suites, LLC access to Church Avenue, Washington Avenue and Bienville Boulevard as reflected on the site plan attached hereto. The Planning Commission can condition the vacation of the alley on the applicant granting the easement as shown to Pelican Suites, LLC, thus eliminating their concern over access and providing just compensation to Pelican Suites, LLC by giving it access that is did not have, at no cost to it.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

David A. Wheeler

DAW/hc
Enclosures

cc: Cardiff Development Partners

Cardiff Realty Holdings, Inc
2660 Townsgate Road, Suite 800
Westlake Village, CA. 91361
805 496 6449

To: City of Ocean Springs, Planning Commission
From: Tom Davies, President of Cardiff Realty Holdings, Inc
RE: Applicant's response to Pelican Suites letter of April 3, 2025 regarding city alley vacation
Date: April 7, 2025

Relating to the proposed development of the northwest corner of Bienville Blvd. & Washington Avenue, we made application to the city on March 1, 2025 to vacate the north-south unrecorded city alley running north from Bienville Blvd. This matter is on the agenda for Planning Commission meeting on April 8, 2025.

The owner of property adjacent to our project at 1109 Washington Avenue, Pelican Suites LLC through its Managing Member Daniel Burton, has stated that he will be materially damaged if the city alley is vacated. It is important to note that Mr. Burton has never connected to that alley, this unrecorded city alley was never improved to allow access and the alley doesn't connect to an existing curb cut off Bienville Blvd. Further, it is our understanding that the city does not support improving this alley so that Mr. Burton could, in fact, even have access. That last fact would almost entirely negate his claim of material damage, as how could he access something that the city would not improve to allow it? Nevertheless, in the spirit to ensure Mr. Burton maintains the ability to have equivalent access after the alley vacation, we agree to provide a permanent access easement from his property through our project so that he may access either Bienville Blvd. or Church Street, expanding his access beyond that of the current city alley in question.

I believe the true reason for Mr. Burton's letter of April 3, 2025 is that he wants our company to purchase his property for $500,000, which we do not need for our project and at a value significantly more than it is worth. He has proper access into his property off Washington Avenue, has never used the "alleys he references" since he purchased the property in 2019 and will not accept another means of access out of the rear of his property, which we previously proposed.

Nature of the Dispute - Property Valuation

In the fall of 2024, I called Mr. Burton about purchasing 1109 Washington Avenue. We were under contract to purchase all of the land south of his property from Washington Avenue to Church Street. At the time, we had a large tenant that wanted more land than the 1.1 acres of our current project site. When we spoke, we had a pleasant conversation and he stated that he rarely used the building, he was thinking of buying another CPA firm in Ocean Springs and would no longer need this building. He volunteered that his sale price would be $450,000 but he had to speak to his wife.

I did not think the property was worth anything near $450,000, but made a subsequent offer of that amount, to satisfy the request of a larger prospective tenant to accommodate their need for more land. Subsequent to that, the tenant decided not to pursue our project and our partners decided to focus on a smaller tenant that would not need Mr. Burton's land and we did not pursue it further.

On December 20, 2024, I sent letters to all of the owners abutting the alley including Mr. Burton. Please note that I did not order him to sign this as Mr. Burton characterizes in letter, but requested it. Subsequent to receiving the letter, Dan Burton and I had several telephone and email conversations. In

his email to me on December 21, 2024 he states that he would only sell his property for $500,000 (see Exhibit A included herein).

At that time, I suggested that we could relocate the current unrecorded alley and provide Pelican Suites LLC with an easement access on the north side of our property. He refused this suggestion. We have done what we can to accommodate Mr. Burton, but there does not appear to be any other option acceptable to him other than a purchase of his property at a wildly inflated price of $500,000.

The reasons that we do not want to have an unrecorded alley in the middle of the property are as follows:

1. No tenant would want to locate here under a long-term lease when an adjacent property owner could disturb their operations at any time without any rules governing the alley.
2. The alley would likely disrupt a proposed tenant's proposed improvements and overall site plan, likely making it unusable.
3. Although his 0.14-acre property is not likely to accommodate it, if Mr. Burton thinks his property will convert to a higher use with associated higher traffic, then it could cause stacking problems at the southern end of the unrecorded alley by Bienville Blvd., which again would interfere with the operations of a tenant.
4. The current unrecorded alley misaligns with the curb cut on Bienville with half of the driveway ending in a curb and half ending in the driveway access (see Exhibit B included herein). We believe the Mississippi Department of Transportation would never provide a new curb cut without an actual project.

Mr. Burton claims the alley vacation should be denied as "a usable alley is required to maintain legal safety standards of access ways." However, how can the current unrecorded city alley be usable if the city does not improve it and there is no viable curb cut on Bienville Blvd to connect to? The easement we will grant provides that other means of access he desires.

We note that the Ocean Springs Uniform Development Code (UDC) states:

> 2.44.5 Approval Criteria. The Planning Director shall recommend to the Planning Commission such terms and conditions as are reasonable to protect public health, safety, and welfare. The Planning Commission shall not approve a petition for vacation if: A: It will materially injure the rights of any non-consenting property owner or any public rights in public improvements, unless expressly agreed to by the agency with jurisdiction over the improvements; or B: The plat vacation would cause block lengths to exceed the maximum established herein.

Clearly, the above indicates that the UDC contemplates there may, in fact, be non-consenting owners and a vacation could be approved if it did not materially injure the rights of that non-consenting owner.

Based on that knowledge and the fact that Mr. Burton never accessed it, we believed the alley vacation would not materially injure Mr. Burton's rights as a non-consenting owner, and we pursued the application. Given that it is highly unlikely the city would improve the alley to the degree that access could be possible from Mr. Burton's property and we will provide an easement and improved driveway that allows an easy connection, we believe that not only are we mitigating any damages, but we are substantially improving his ability to gain additional access to his property.

Property Statistics

The property at 1109 Washington Ave, parcel 60119042.000, has a building of approximately 800 sq. ft. on a land parcel of approximately 6,098 sq. ft. It was purchased by Pelican Suites, LLC in June, 2019 for

$205,000 (see Exhibit C included herein). Dan Burton is the manager of the LLC and he has indicated that he and his wife are members. The property covers approximately 13% of the lot on which it is situated and has a driveway entrance of approximately 25.5' in width at the property line on Washington Avenue.

I have been in retail property development for over 40 years and have been involved in the development of over 2.0 million square feet of retail and healthcare buildings. The standard entrance for a retail property for two-way traffic is 25' and can sometimes be widened to 30' for high volume shopping centers or where semi trucks need access. The statement that the entrance on Washington Avenue is too small for two-way traffic is not at all consistent with industry standards. The standard parking space in most cities has an 8 ½ foot width with the actual car width less than that. He states that the width of the drive way is less than 20 feet wide. There is more than adequate room for two-way traffic on the driveway for his building.

The building on his property is 800 square feet and only uses 13% of the lot area. In retail the normal amount of an area that a building can cover ranges up to 25%. Again, this property has ample area for ingress/egress and turn around movements. Given the very small size of this property, it is highly unlikely, if not impossible, it could be redeveloped for a use that would require a larger driveway width. If his property was combined with the one to the north for a development on both, they could petition at that time for a larger curb cut on Washington Blvd. with Mississippi Dept of Transportation and, in that instance, they would have additional access off Iberville Drive.

Vacation Requires Consent MS Code 17-1-23
The statute he quotes relates to portions of land platted or mapped with an official map or plat. The area where the land is located is not part of a formally platted plot of land. At various times in past description there are references to the Culmsieg Map of Ocean Springs or the Cox Map, but neither of these were official plats filed in the Chancery Clerk's records. As a result, we do not believe that statute applies in this instance.

Vacation Petition Meets Approval Criteria
Mr. Burton has a 25.5' wide driveway entrance to his property at the property line. It is a small bldg. of 800 sq. ft with plenty of area in the back for cars to turn around and for parking. As stated above, this parcel has enough width for two-way traffic. These facts support that the property, and its owners, will not be harmed. Further, we will improve his access by providing an access easement at the northern end of our property connecting to Church Street that allows for access to Bienville Blvd. and Iberville Drive.

Vacation Does Not Create Traffic Hazards
An aerial photo of his property (see Exhibit D included herein) shows Mr. Burton has plenty of space to the rear for turn around and parking area. There is no reason at all that any vehicle would have to back onto Washington Avenue.

Vacation Does Not Create Material Safety Concerns
We intend to utilize an entrance to our property at the current access point at the northeast corner of our project along Washington Avenue. If there is a fire on the adjacent premises at Mr. Burton's property, the fire trucks will be more able to service his building from that access point which will be under 40' away.

Prior Access limitations imposed by the city
The square footage of Mr. Burton's property is 6,098 sq. ft. Even if Mr. Burton wanted to increase the coverage ratio of the land to 25%, he might be able to increase the building size to possibly as much as 1,500 sq. ft., which is likely not economical as there would not be enough value added to justify the building costs. Any increase above that would most likely not be practical based on the size limitations of

the site, circulation and city codes. Site geometry has a lot to do with the amount of building that can cover a site. This property is rather narrow at 50' and deep, which is not favorable to maximize the buildable area of the property.

Alley Not Previously Approved
The current owners of the property at 901 Bienville Blvd. (part of our project) nor the owners of the property occupied by Bayou Marine, are aware of any attempt by Mr. Burton to contact them regarding access. Furthermore, this property was for sale for well over a year. If Mr. Burton wanted to gain access, he could have purchased the property or, at minimum, contacted them.

Conclusion
Mr. Burton had, from the time he purchased his property in 2019 until the date of this writing, a full five years and nine months to contact the owners of the properties or the owner of the Bayou Marine to inquire about the unrecorded alley, and did not do so. His interest in the unrecorded city alley only came to light after we made an offer for his property and pursued our project. By granting an access easement, we are more than mitigating any potential damage by providing a viable access point that does not currently exist.

The properties that are a part of our development have remained undeveloped for many years due to divided ownerships and the unrecorded city alley. Most development companies do not want to pursue the complexity of bringing, in this case, three parties together. To date, this property has not been developed due to this complexity of an assemblage that we are willing to take on. We have been told by city staff that alleys like this are problematic for the city and they would not contemplate improving this alley at taxpayer expense. This corner has been an eyesore for years and now we have the ability to improve it, creating jobs and expanding the tax base for the city. Our project and our offer to provide an easement improves Mr. Burton's access. It is time this project is approved with a condition for us to provide an access easement at the north end of the property for the benefit of the property at 1109 Washington Avenue. The Planning Commission can make this a condition of approval as we next proceed with our application for the alley vacation at the Board of Aldermen meeting on April 15, 2025.

Sincerely,
Cardiff Realty Holdings, Inc.

Tom Davies
President

EXHIBIT A

From: "dan@burtoncpafirm.com" <dan@burtoncpafirm.com>
Date: Saturday, December 21, 2024 at 2:33 PM
To: Tom Davies <tdavies@cardiffdp.com>, "dburton@burtoncpafirm.com" <dburton@burtoncpafirm.com>
Cc: 'Melissa Burton' <melissa@burtoncpafirm.com>
Subject: RE: Your property

Tom,

Thank you for your correspondence and I will try to best explain our situation. We don't currently use the access from the rear mainly because the property that you have in escrow has been for sale for such a long period of time and we haven't raised any issue with the situation because we didn't want to inflame the long time property owner. I believe in their mind that they firmly believe that they owe the ally which is not accurate. The main issue that we have is access. Our property as it sits is very restrictive and we have a very narrow entry path to Washington Ave. In fact, over the years the state has had to take frontage from our property to make way for a turn lane onto Hwy 90.

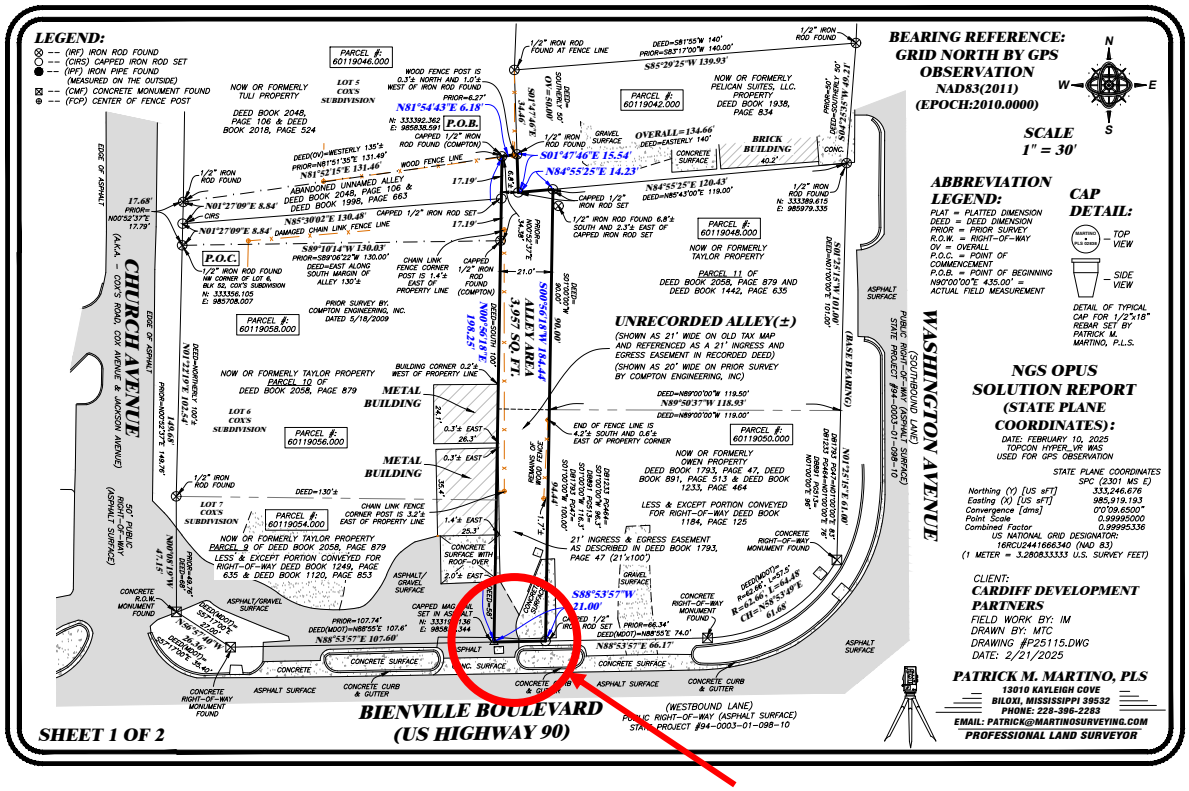
So, we don't anticipate signing over or agreeing to abandoning the existing ally as long as we own the property. At some point in the future, we may be forced to ask the city to facilitate us having access to this ally so that we can have traffic exit out onto Hwy 90. As I indicated in our telephone call, we are of the opinion that you should acquire out parcel for $ 500k and then go to the City and ask for abandonment of the ally. It is my understanding that if you are the surviving property owner when the ally is abandoned that you would in essence become the owner of the ally which would greatly enhance the economics and connectivity of your five parcels.

We are not really interested in obtaining a deeded access to the ally as we can see potential issues down the road as cars may start using this access as a means to u turn from Hwy 90 onto Washington Ave. We already have a very narrow lot size and having large amounts of two way traffic could become problematic. We really believe that the best path forward would be for you to acquire our parcel and increase your footprint for your development. Obviously, you will have to calculate the economics as compared to your associated risk.

Alternatively, not sure if you would want to entertain assigning your contract if in fact you aren't going forward with your project or would want to consider some sort of joint venture that would allow us to contribute our property for an ownership stake in the larger scale project. Just some thoughts to consider but just signing over our access to the ally at this time would be a non-starter for us due to the above mentioned concerns. Hope you and your family have a nice Christmas holiday and let me know if any of these options make sense to you.

Daniel Burton
Certified Public Accountant
Burton CPA Firm, PA
PO Box 7605
Gulfport, MS 39506-7605
Telephone: 228-897-1287
Fax: 228-897-1406

EXHIBIT B



Existing City Alley does not have a viable curb cut on Bienville Blvd. to allow access

EXHIBIT C

345883	1109 Washington Ave, Ocean Springs, MS 39564 Comm/Industrial Closed				Agent Copy
	Name	**Office**	**Primary**	**Office**	**E-mail**
Listing Member:	Wilson W Kahlmus	**LO:** Busch Realty Group, LLC 20950		228-324-1715	
Selling Member:	Amanda Hendry D'Angelo	**SO:** Coastal Realty Group 21438	228-234-2121	228-280-8026	amanda@coastalrealtygroup.com

List Price	$289,900	**Sub-Type:**	Improved Commercial for Sale
List Date:	03/25/2019	**Days On Market:**	75
Listing Type:		**CDOM:**	75
Apx H/C SqFt:	800 (Realist)	**Parcel #:**	6-01-19-042.000
List Price Sqft:	$362.38	**Lot Dimensions:**	.14 acres
Year Built:	1940 (Realist)	**Subdivision:**	Non-Subdivision
Lot Dimensions:	.14 acres	**County:**	Jackson
		Zoning:	
		N or S of CSX RR:	North
		N or S of I-10:	South
		Comm. to Other Broker:	3%
		Sub Agency:	No

Legal: COM SW INTERS WASHINGTON AVE & IBERVILLE ST S 122' FOR POB CONTS 50' SWLY 140' N 50' NELY 140' TO POB DB 1736-887 (215 M

Pending Date: 06/07/2019		**Sold Price Sqft:**	256.25		
Closing Date: 06/21/2019		**How Sold:**	Cash		
Closing Price: $205,000		**Seller Concessions:**	500		
Annual Expenses:		**Flood Insurance Required?:**	No	**3rd Party/Bank Owned:**	
Annual Flood Insurance:		**Owner Name:**	K & S Group LLC	**Potential Short Sale:**	No
Annual Gross Income:				**Short Sale Info:**	
Annual Net Income:		**Owner/Agent:**	No		

Agent Remarks:
Public Remarks: High visibility from both Washington Avenue & Highway 90. Zoned C3 with ample parking and upgrades throughout. High traffic count/ location provide great opportunity/ advantage for new or relocating businesses.

Parking: On Site Parking	**Cooling System:** Central Electric
Exterior:	**Approx Age Code:** Older 25+ Years
Heating Fuel: Electric	**Walls:**
Acc. Transportation: City Street; Interstate 1 Mile or Less	**Water:** City Water
Possible Uses: Other	**Restrictions:**
Topography:	**Documents on File:**
Foundation: Slab/Light Duty	**Miscellaneous:**
Heat System: Cent/Elec Furnace	**Levels:**
Square Footage: Ofc. Bldg Up to 2500	**Sewer:** City Sewer
Expenses Include:	**Sale Includes:** Building and Land; Lease Option
Sale Options:	**Showing:** Call LA for Appt.
Location:	**Possession:**
Flooring:	**Acceptable Financing:**

Commission to Other Broker: 3%	**Appraised SqFt:**	**Pending Continue to Show:**		**Fallthrough Date:**	
Is Sub Agency Being Offered: No	**Appraiser Name:**	**Seller Concessions:**	500	**Pending Date:**	06/07/2019
Commission to Sub Agent:	**Closing Price:** $205,000	**Closed Price/Apx H/C SqFt:**	256.25	**Status Change Date:**	06/24/2019
Commission Remarks:	**How Sold:** Cash	**Cancel Date:**		**Withdrawal Date:**	
Co-op A/B:		**Closing Date:**	06/21/2019		
Agency A/B:					

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EXHIBIT D

Planner

From: dan@burtoncpafirm.com
Sent: Thursday, March 20, 2025 5:03 PM
To: Wade Morgan; Planner; Hannah Sullivan
Cc: melissa@burtoncpafirm.com
Subject: Alley vacation agenda item - Tom Davies

Wade, Elizabeth and Hannah,

Both me and my wife, Melissa Burton, would like to thank you for meeting with us a few weeks ago as it relates to the proposed attempt to vacate the recorded alley on Bienville Blvd. Our property is located at 1109 Washington Ave which consists of a commercial office building and lot that approximates 50 x 140 feet. We were approached by Mr Davies in December 2024 and he provided us with a letter that he asked us to sign that was to be used to secure all of the property owners approval for his request for vacation. We expressed our concerns to Mr Davies and indicated that we would not be signing his letter as we believe that this alley is critical for public safety as well as future development of our commercial site.

We are not in agreement with Mr Davies vacation request and will provide additional information before April 3rd to Elizabeth so that it can be provided to Commissioners at the public hearing on Tuesday, April 8th. Thanking you in advance for your consideration in this matter.

Daniel Burton
Certified Public Accountant
Burton CPA Firm, PA
PO Box 7605
Gulfport, MS 39506-7605
Telephone: 228-897-1287
Fax: 228-897-1406

Pelican Suites, LLC

P.O. BOX 7605
GULFPORT, MS 39506-7605
(228) 897-1287

To: City of Ocean Springs Planning Commission
From: Daniel Burton, Managing Member, Pelican Suites, LLC
Melissa Burton, Member, Pelican Suites, LLC
Re: Tom Davies – Request to Vacate Alley
Date: April 3, 2025

REQUEST PRESENTED

Should the Planning Commission recommend to the Board of Alderman to approve Mr. Tom Davies' request to vacate the alley that runs north from Bienville Blvd., east of parcels 60119054.000, 60119056.000, 60119058.000, west of parcels 60119048.000, 60119050.000, and south of parcels 60119042.000, 60119046.000?[1]

BRIEF ANSWER

No. All adjacent property owners do not consent to vacating the alley, the vacation would materially injure the rights of non-consenting property owners, and a usable alley is required to maintain legal safety standards of access ways.

BACKGROUND

1109 Washington Ave – Parcel 60119042.000 – Pelican Suites, LLC

Pelican Suites, LLC purchased the property at 1109 Washington Ave from K&S Group, LLC on June 21, 2019, and it is leased to Burton CPA Firm, PA as a satellite branch office of the CPA practice. While the physical footprint at this location is relatively small and access is problematic, the CPA firm has been able to serve many long-time Ocean Springs clients and friends who have known the Burton family since the 1950s. At the time of purchase, the parcel had access to two separate platted alleys, one running east-west from the west side of the property to Church St and one running north-south from the south side of the property to Bienville Blvd.[2] This property and the surrounding parcels are zoned C-H Regional Commercial.

East-West Alley – South of Parcel 60119046.000 and North of Parcel 60119058.000

On June 16, 2009, adjacent property owners of the alley that runs east-west from the west side of 1109 Washington Ave to Church St requested that the city abandon the alley and allocate the alley property to the adjacent property owners. While the then Board of Alderman approved the request, the documents were not filed with Jackson

[1] Attachment A: ArcGIS Web Map of Alley & Surrounding Parcels
[2] Attachment B: Site Plan, Page 20 of Appraisal dated September 26, 2019

Land Records, and the originals were lost.[3] Additionally, the then-owner of 1109 Washington Ave, Mr. Preston Lewis, was not included as a consenting party, despite having a significant interest in the alley.

By 2020, all adjacent parcels had changed ownership except the parcel owned on the north side of the alley then owned by Janet K. Rhodes, f/k/a Janet B Kennedy. Each new property owner may not have been aware of the previous decision to vacate the east-west alley as it was not recorded when each property changed hands.

On October 6, 2020, Ms. Rhodes petitioned the City to honor the prior approval without proper notice provided to the new adjacent property owners. Nevertheless, the petition was improperly approved and recorded in Jackson County Land Records on November 3, 2020. In addition, the petition called for the improperly approved Resolution to be forwarded to the abutting property owners, but this notice never occurred either.

On November 2, 2021, Ms. Rhodes again petitioned the City to honor the 2009 approval without proper notice to the new adjacent property owners but with additional attachments of a legal description and survey.[4] Again, the petition was improperly approved and recorded in Jackson County Land Records on November 5, 2021. Again, the petition called for the improperly approved Resolution to be forwarded to the abutting property owners, but the notice never occurred.

Pelican Suites, LLC was unaware of this alley vacation until April 2, 2025, when it was discovered in research for this memorandum.

Mr. Tom Davies Development Plans

After Mr. Dan Burton of Pelican Suites, LLC had been contacted repeatedly by mutual contacts, at the direction of a real estate broker, to inquire of Pelican Suites, LLC's interest in selling the Washington Ave property, Mr. Tom Davies contacted Mr. Burton on October 28, 2024. He inquired as to interest in selling the property. After indicating that there was no interest, Mr. Davies insisted on being provided a number for purposes of syndicating a real estate development. Mr. Davies expressed that the number given was too high, and Mr. Burton explained that the amount given reflected the lack of motivation to sell.

Mr. Davies contacted Mr. Burton again via email on December 20, 2024, ordering him to sign an ungrammatical letter of approval to vacate the alley, as drafted by his attorney, Mr. David Wheeler.[5] This was solely to proceed with his development plans. Mr. Burton refused to sign the letter and explained to Mr. Davies, via email and telephone, the safety and logistical reasons that the alley is needed and required.

[3] A Resolution to Determine the Described Portion of an Unnamed Alley Abandoned, filed November 3, 2020, Book 1998 Pg 663-671

[4] A Resolution to Determine the Described Portion of an Unnamed Alley Abandoned, filed November 5, 2021, Book 2048 Pg 106-111

[5] Attachment C: Letter from Mr. Davies, undated but delivered via email on December 20, 2024, with attached ungrammatical letter

Unhappy with Mr. Burton's position, Mr. Davies has attempted to circumvent the property rights of Pelican Suites, LLC by making this current request of the Planning Commission to vacate the alley. His efforts are despite his being fully aware of the public safety requirements for this alley access.

DISCUSSION

Vacation Requires Consent

In Mississippi, a map or plat can be vacated/altered by petition of the governing municipality **only after** parties that will be adversely affected are notified and agree in writing to the vacation/alteration.[6] MS Code §17-1-23 (4) explains that failure to gain approval from the parties shall prohibit the governing authority from altering or vacating the map or plat, or any part thereof.

This state's law is clear. This request to vacate the alley can only be filed after Mr. Davies has obtained written consent to such a vacation. As Pelican Suites, LLC has not consented in writing, or otherwise, to the vacation of the alley, Mr. Davies' request is exceptionally premature and should be immediately dismissed.

Alley is Required as a Service Drive

In addressing the standards for streets and alleys:
Alleys shall be dedicated along the rear of all commercial and industrial lots, unless, in the opinion of the Planning Commission, such alleys are unnecessary… UDC §5.2.1.I.[7]

All the abutting parcels to this alley are zoned C-H Regional Commercial, and only one parcel is used as a non-commercial lot. As such, all the abutting parcels must have an alley dedicated at the rear of the lots according to City code, unless the Planning Commission deems such alleys unnecessary. Because the alley is legally required, Mr. Davies' request should be denied.

Vacation Petition Fails Approval Criteria Due to Material Injury to Property Owner's Rights

In addressing the approval criteria for eliminating a plat, in whole or in part:
The Planning Commission shall not approve a petition for vacation if it will materially injure the rights of any non-consenting property owner… UDC §2.44.5.A.[8]

Pelican Suites, LLC's parcel has only one access point on Washington Ave and a driveway that narrows to less than 20 feet. This makes the existing main driveway only usable as a one-way drive. The alley provides an additional and wider access way to the property, allowing for more fluid traffic flow. The alley also provides a needed service

[6] MS Code §17-1-23 (4)
[7] City of Ocean Springs, Unified Development Code §5.2.1.I (Approved March 26, 2019, Updated December 3, 2024)
[8] City of Ocean Springs, Unified Development Code §2.44.5.A (Approved March 26, 2019, Updated December 3, 2024)

drive to the commercial property as the only other access is on the heavily trafficked Washington Avenue/Hwy 609. Further, having the secondary access insulates the property owners from future additional encroachments along the major street/highway that may be forthcoming from the Mississippi Department of Transportation (MDOT).

Because of the limited access issues, Pelican Suites, LLC is severely limited in what type of business can operate on the parcel now. Vacating the alley would be the final blow in restricting the property's potential, resulting in material injuries to property value and lost opportunity. Pelican Suites, LLC should be afforded equal rights to the parcel as all other property owners and should not be forced to suffer from impaired access that limits business operations. Because permanently vacating the alley would materially injure Pelican Suites, LLC's rights, Mr. Davies' request should be denied.

Vacation Creates Traffic Hazards

In addressing the reduction of traffic hazards at access ways for off-street automobile parking and storage:

Access ways shall be designed and constructed so that vehicles will not back into public streets or alleys, except for single-family and duplex structures. The location and number of access ways shall be so arranged that they will reduce the possibility of traffic hazards as much as possible. UDC §4.7.5.D.[9]

Pelican Suites, LLC's only current access point is so narrow that it can only be used as a one-way drive. This situation can and does create dangerous traffic hazards. If one automobile is entering the property at the same time another is exiting, one is forced to back up, or the entering automobile must completely stop on Washington Ave/Hwy 609, blocking traffic flow.

Even without the potential for a one-way jam in the sole access way, entering and exiting the parcel alone is a dangerous situation. Pelican Suites, LLC's property is a 50-foot wide parcel that fronts on one of the busiest and most congested intersections in south Mississippi. While the speed limit on Washington Ave, southbound over the Fort Bayou Bridge, is posted at 35 mph, the actual speed at which cars approach the intersection of Washington Ave and Bienville Blvd is much higher.

To complicate matters, MDOT created a right turn lane for traffic to proceed west on Bienville Blvd to Biloxi, which begins directly from Pelican Suites, LLC's parcel. When customers are almost stopping to make the right turn into the parcel's only access way, following drivers believe the right turn signal is for the intersection and do not slow down for the earlier turn.

It has become abundantly clear that with the continuing development of the downtown area, the City must honor the additional access way of the alley. This access way will allow patrons and employees to exit onto Bienville Blvd with the benefit of a traffic

[9] City of Ocean Springs, Unified Development Code §4.7.5.D (Approved March 26, 2019, Updated December 3, 2024)

signal light creating pauses in traffic flow. The congestion trend in this area will likely never decrease, and access to and from this parcel will continue to become more hazardous to the general public. As the alley is required to reduce the current traffic hazards, Mr. Davies' request should be denied.

Vacation Creates Material Safety Concerns

The City of Ocean Springs adopted the 2018 Edition of the International Fire Code for regulating and governing the safeguarding of life and property from many harms, including from conditions hazardous to life or property in the occupancy of buildings and premises. OSCO §9-1.[10]

In addressing additional fire apparatus access roads for fire service:
The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. IFC §503.1.2.[11]

As has been previously detailed, there is significant potential for the impairment of the single access road of Washington Ave/Hwy 609 by vehicle congestion. Additionally, the only access to the property is from the southbound flow, and barricades prevent the crossing of Washington Ave/Hwy 609 by any northbound flow. These access-limiting factors would require a fire code official to ensure the existence and functionality of the alley.

It is understood that the City of Ocean Springs is in a transitionary phase in selecting a new Fire Chief. It is anticipated that upon permanent Fire Chief approval and installation by the City, Pelican Suites, LLC will make a formal request to the Fire Chief relating to the alley as an additional fire apparatus access road. The protection and safety of the general public, as well as any occupants and visitors of the parcel, would be best served by Fire Services and Emergency Medical Services having this secondary access. Because the alley is necessary due to the potential impairment of the Washington Ave/Hwy 609 access road, Mr. Davies' request should be denied.

Prior Access Limitations Imposed by the City

During the due diligence period of Pelican Suites, LLC's purchase of 1109 Washington Ave, safe and adequate access were of immediate concern. However, in 2019, clear and defined documentation showed two alleys bordering the property, one with access to Church St and one with access to Bienville Blvd. These two dedicated access points showed great potential for the property. Without them, the property is almost land-locked because of the extreme congestion inhibiting the use of the Washington Ave/Hwy 609 access drive. Pelican Suites, LLC would not have purchased the property without the alleys.

[10] Ocean Springs, MS, Code of Ordinances §9-1 (2018)
[11] International Fire Code §503.1.2 (2018)

As previously stated, Pelican Suites, LLC only became aware of the resolution abandoning the Church St alley while researching this memorandum. Even though Pelican Suites, LLC was an interested party to this abandonment, the City never provided notice and the impact on property rights was never addressed. It is acknowledged that a substantial live oak tree sits in the middle of the alley and that any attempt to remove such a tree would be met with contentious community opposition. From a practical standpoint, this alley was unlikely to be a practical access point. However, the improper alley abandonment effectively eliminated one of the only two options for safe and adequate future access. Because the alley in question is now the only option for an additional access point, Mr. Davies' request should be denied.

ALLEY NOT PREVIOUSLY ADDRESSED/PURSUED

While the existence of the two alleys was a determining factor in deciding to purchase the property at 1109 Washinton Ave, no efforts were immediately made to improve the functionality of the alleys. Since Pelican Suites, LLC purchased the property, the tenants of the parcels on either side of the current alley at issue, Bayou Marine, have effectively blocked access by parking boats and trailers in the alley. To satisfy any concerns over the legitimacy of the alley, land records were reviewed, and all pertinent deeds, from Munro Petroleum and Mr. Lemon to the current owners, include legal descriptions that clearly recognize the existence of the alley that runs north-south from Pelican Suites, LLC's property to Bienville Blvd.

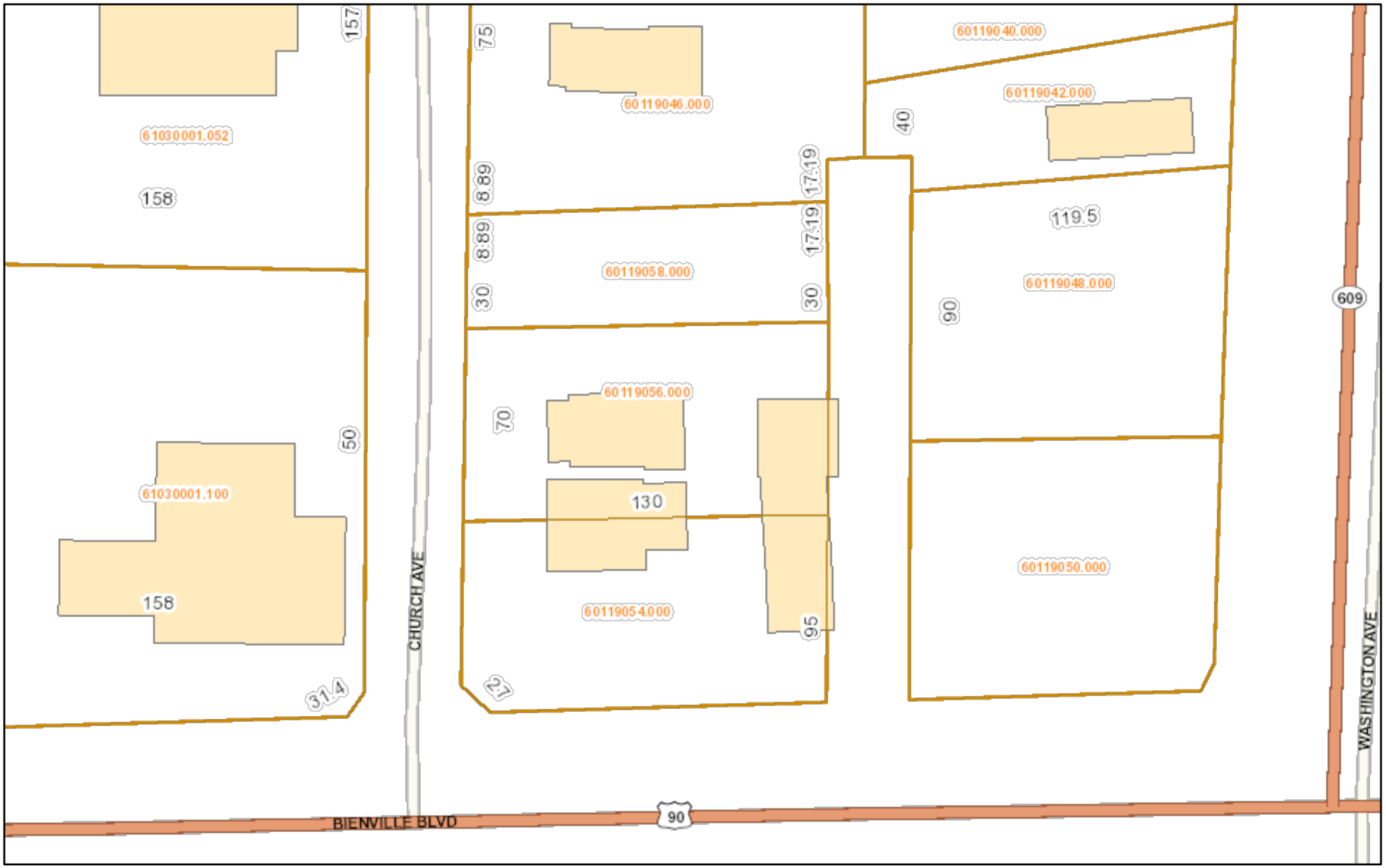
Mr. Lemon's estate proceedings have been ongoing since his death on October 6, 2015, and his parcels abutting the alley have been listed for sale since Pelican Suites, LLC's purchase in 2019. Because of this unsettled status, Pelican Suites, LLC, delayed addressing the use of the alley to wait for the property to be sold. Now that there is a potential buyer for the property, the alley must be addressed and made usable and available to all appropriate property owners.

Pelican Suites, LLC respectfully requests that the Planning Commission fully recognize all property owners' rights in this matter and that the alley remain and be made functional and accessible to all appropriate property owners.

CONCLUSION

Pelican Suites, LLC is in opposition to the alley vacation as requested by Mr. Davies. After consideration of the above reasons, it is clear that Mr. Davies' request for the vacation of the alley should be dismissed/denied. Approval of Mr. Davies' vacation request would violate provisions of Mississippi state law, Ocean Springs city code, International Fire Code, and cause significant financial and non-financial damages to the property and property rights of Pelican Suites, LLC.

ArcGIS Web Map



April 3, 2025

Parcels
PrimaryRoads
Major
CenterLines

1:600

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

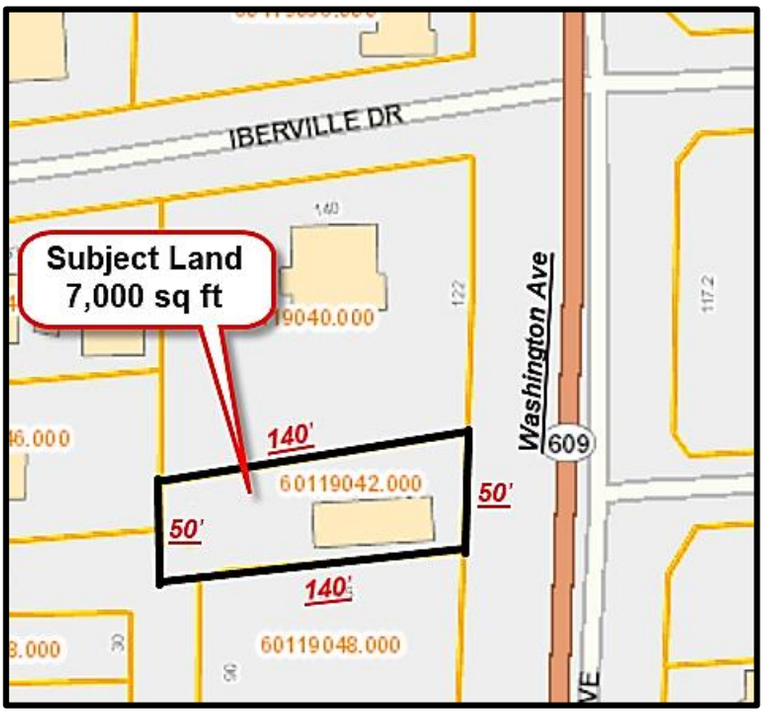
Jackson County GIS

Web AppBuilder for ArcGIS

. | Jackson County GIS |

Attachment A

SITE PLAN:



Attachment B

CARDIFF
DEVELOPMENT PARTNERS

2660 Townsgate Road, Suite 800
Westlake Village, CA 91361

805.496.6449

Mr. Dan Burton
Pelican Suites LLC
PO Box 7605
Gulfport, MS. 39564

Re: Alley Vacation

Dear Dan:

We are currently under contract to purchase the following properties in Ocean Springs, MS.

Address	Assessor Parcel Number	Location Comment
No address	60119050.000	NWC Bienville & Washington
No address	60119048.000	immediately north of above
No address	60119058.000	immediately south of 816 Church
No address	60119056.000	immediately north of 901 Bienville
901 Bienville Blvd.	60119054.000	NEC Bienville & Church

Our intention is to develop a retail center here with one or two tenants.
I have also attached an aerial photo with the properties we are purchasing outlined in red.

During our investigation of this property, we thought the parcel in the middle of the properties was owned by the city. In subsequent title research we found out that it was an unrecorded alley. We would like to vacate the alley. The city requires that all properties abutting the alley be in approval of the vacation. I have attached an approval letter for you to sign and have notarized. We will pay for and arrange the notary for your convenience.

When it is vacated, each adjoining landowner will be vested with title to the portion of the alley adjacent to their property to the middle of the alley at no cost to you.

If you have any questions regarding the above, feel free to call me at 805 496 6449 or our attorney in Oceans Springs. His name is David Wheeler and he can be reached at 228 374 6720.
Please deliver the completed document to David Wheeler at his office address which is as follows:

David Wheeler
Wheeler & Wheeler PLLC
185 Main Street
Biloxi, MS. 39533

Very truly yours,

Tom Davies

Attachment C-1

December 20, 2024

Ms. Carter Thompson
Community Development Director
City of Ocean Springs, MS
1018 Porter Avenue
Ocean Springs, MS. 39564

Re: vacation of the alley adjacent to 901 Bienville Road

Dear Ms. Thompson:

I am the manager of Pelican Suites LLC, which owns 1109 Washington Avenue and has an assessor's parcel number of 60119042.000.

An application has been or will be made to vacate the unrecorded alley identified on the attached exhibit. My property abuts this alley and I hereby approve the vacation of the alley.

Sincerely

Daniel Burton

Attachment C-2

Pelican Suites, LLC

P.O. BOX 7605
GULFPORT, MS 39506-7605
(228) 897-1287

To: City of Ocean Springs Board of Aldermen
From: Daniel Burton, Managing Member, Pelican Suites, LLC
Melissa Burton, Member, Pelican Suites, LLC
Re: Tom Davies – Request to Vacate Alley
Date: May 6, 2025

On behalf of Pelican Suites, LLC, the owner of the property located at 1109 Washington Avenue, Ocean Springs, MS, we submit the following objection to the proposed public hearing we understand is set for this evening, being an appeal of the Planning Commission's decision regarding a request to vacate the Right of Way at the Northwest Corner of Bienville Blvd., and Washington Avenue running north from Bienville Blvd, which was filed by Cardiff Development Partners.

Noticing requirements were not timely met in order for this matter to be considered by the Board of Aldermen.

The City claims to have mailed notice on 4/21/2025. This is simply not true. In actuality, Planning & Zoning mailed us on 4/22/2025 a notice for the 4/8/2025 Planning Commission meeting, not notice for this meeting. Upon receipt, we called to inquire as to why we had received notice of a prior hearing in which we had participated. We spoke with Hannah at Planning & Zoning on the afternoon of 4/29/2025. Hannah indicated that Elizabeth had made a mistake and sent us the wrong meeting notice. Elizabeth was supposed to send us notice of this meeting but sent the 4/8/2025 meeting instead. Elizabeth realized her mistake and subsequently prepared this BOA hearing notice. Hannah claims that the current notice was mailed to us on 4/26/2025, which was a Saturday, and is conveniently 10 days prior to this BOA hearing. However, we have yet to receive the correct BOA meeting notice from the city as required by the UDC. Therefore, proper notice was not given.

Will Norman provided us a link to the publication of notice on the City of Ocean Springs website. However, this document was not uploaded to the city's website until 4/30/2025, after we had advised Will that we had not received proper written notice. April 30th is too late for proper notice. Therefore, proper notice was not given.

Will provided a copy of his advertising order for BOA notice to be published in the newspaper. However, this is not proof of publication and we are not subscribers of the print newspaper. Therefore, proper notice was not given.

Will indicated on 4/30/2025 that signage containing notice has remained on the property. However, no signage of the BOA hearing has ever been placed on the

property. We have video evidence of no signage for the entire notice period. Therefore, proper notice was not given.

It is our opinion that the matter cannot proceed this evening without proper written notice being provided, and emailing the same to us last Wednesday does not constitute adequate notice of the hearing as it provides us only 4 business days to prepare. Because proper notice has not been given, this issue should be tabled by the Board of Aldermen until the City provides proper notice of a hearing.

This matter was only tabled at the planning commission meeting and is not subject to an appeal or review by the City Council.

This appeal is premature according to UDC Section 2.44.4. Decisions can be appealed, but decisions only include approval, conditional approval, or disapproval, not tabling. On 4/8/2025, the Planning Commission did not make a decision. The Planning Commission requested additional information from Public Works and for the property owners to discuss the developer's request. The Planning Commission tabled a decision based upon the need for additional information and vetting. As of today, the Planning Commission has not yet received the requested information and the property owners have not reached an agreement. Therefore, this appeal is improper as there has not been a Planning Commission decision to appeal to the Board of Aldermen.

Records submitted to this Board of Aldermen are incomplete and do not constitute the entire record on appeal.
The BOA appeal packet does not include our prior objection to the vacation request, nor the transcript of the Planning Commission hearing. These records are an essential part of the record to be considered by the Board of Aldermen. As such, we have attached our prior objection that was submitted for the 4/8/2025 Planning Commission hearing. The same does not appear to have been placed in the record before and we request it be made a part of the record in this matter. We request that the Planning Commission provide the BOA transcripts from the 4/8/2025 hearing.

Due to the lack of notice, a discussion of damages is premature at this time.
M.C.A. Section 21-37-7, states that "**No street or alley or any portion thereof shall be closed or vacated, however, except upon due compensation being first made to the abutting landowners upon such street or alley for all damages sustained thereby**." A copy of the statute is attached hereto.

Respectfully the determination of damages is one that the City Council cannot address in the current setting.

The Board of Aldermen lack subject matter jurisdiction to hear this matter.
In that the alley has been laid off, mapped and/or platted the Petitioner is required to comply with M.C.A. Section 19-27-31, which states as follows:

"If the owner of any land which shall have been laid off, mapped, or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, shall be desirous of altering or vacating such map or plat, or any part thereof, he may, under oath, petition the chancery court for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated, or altered, and the names of the persons to be adversely affected thereby, or directly interested therein. The parties so named shall be made defendants thereto, and publication of summons shall be made one time in a newspaper published, or having a general circulation, in the county where the land is situated, and which publication shall clearly state the objects and purposes of the petition.

At any time after the expiration of five days from said publication and the service of process upon the named defendants, the cause or proceeding shall be triable, and the court in term time or the chancellor in vacation may hear the petition and all objections from any person thereto, and may decree according to the merits of the case. However, where all adversely affected or directly interested persons join in said petition, the same may be finally heard and determined by the court or chancellor at any time. If the decree vacate, in whole or in part, or alter the map or plat, it shall be recorded as a deed, and a memorandum thereof noted on the record of the map or plat."

A copy of said statute is attached hereto. There has been no attempt at compliance with said statute. We respectfully submit that the current matter cannot proceed before the City Council as the City lacks subject matter jurisdiction to hear the vacation which must be filed in Chancery Court pursuant to M.C.A. Section 19-27-31.

Lastly, we reserve the right to make further objections to the matter.

We request that this response and all attachments be made part of the record in this matter.

Pelican Suites, LLC by Daniel Burton, Member

This notice is being mailed to you as an owner of adjacent property to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, April 8, 2025 @ 6:00 p.m.

Regarding the following:

- Tom Davies – North West corner of Bienville Blvd and Washington Ave – PIDN: 60119048.000, 60119050.000, 60119054.000, 60119056.000, and 60119058.000 – Request to vacate the alley that runs North from Bienville Blvd. This property is zoned C-H Regional Commercial.

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

City of Ocean Springs
PLANNING DEPARTMENT
1018 Porter Avenue
OCEAN SPRINGS, MS 39564

Return Service Requested

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22 APR 2025

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04/22/2025 ZIP 39566
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US POSTAGE

PELICAN SUITES LLC
P O BOX 7605
GULFPORT MS 39506

39506$7605

2.44.4 - Decision

The petition may be approved, conditionally approved, or disapproved by the Planning Commission. The appellate hearing body for the decision is the Board of Aldermen.

Pelican Suites, LLC

P.O. BOX 7605
GULFPORT, MS 39506-7605
(228) 897-1287

To: City of Ocean Springs Planning Commission
From: Daniel Burton, Managing Member, Pelican Suites, LLC
Melissa Burton, Member, Pelican Suites, LLC
Re: Tom Davies – Request to Vacate Alley
Date: April 3, 2025

REQUEST PRESENTED

Should the Planning Commission recommend to the Board of Alderman to approve Mr. Tom Davies' request to vacate the alley that runs north from Bienville Blvd., east of parcels 60119054.000, 60119056.000, 60119058.000, west of parcels 60119048.000, 60119050.000, and south of parcels 60119042.000, 60119046.000?[1]

BRIEF ANSWER

No. All adjacent property owners do not consent to vacating the alley, the vacation would materially injure the rights of non-consenting property owners, and a usable alley is required to maintain legal safety standards of access ways.

BACKGROUND

1109 Washington Ave – Parcel 60119042.000 – Pelican Suites, LLC

Pelican Suites, LLC purchased the property at 1109 Washington Ave from K&S Group, LLC on June 21, 2019, and it is leased to Burton CPA Firm, PA as a satellite branch office of the CPA practice. While the physical footprint at this location is relatively small and access is problematic, the CPA firm has been able to serve many long-time Ocean Springs clients and friends who have known the Burton family since the 1950s. At the time of purchase, the parcel had access to two separate platted alleys, one running east-west from the west side of the property to Church St and one running north-south from the south side of the property to Bienville Blvd.[2] This property and the surrounding parcels are zoned C-H Regional Commercial.

East-West Alley – South of Parcel 60119046.000 and North of Parcel 60119058.000

On June 16, 2009, adjacent property owners of the alley that runs east-west from the west side of 1109 Washington Ave to Church St requested that the city abandon the alley and allocate the alley property to the adjacent property owners. While the then Board of Alderman approved the request, the documents were not filed with Jackson

[1] Attachment A: ArcGIS Web Map of Alley & Surrounding Parcels
[2] Attachment B: Site Plan, Page 20 of Appraisal dated September 26, 2019

Land Records, and the originals were lost.[3] Additionally, the then-owner of 1109 Washington Ave, Mr. Preston Lewis, was not included as a consenting party, despite having a significant interest in the alley.

By 2020, all adjacent parcels had changed ownership except the parcel owned on the north side of the alley then owned by Janet K. Rhodes, f/k/a Janet B Kennedy. Each new property owner may not have been aware of the previous decision to vacate the east-west alley as it was not recorded when each property changed hands.

On October 6, 2020, Ms. Rhodes petitioned the City to honor the prior approval without proper notice provided to the new adjacent property owners. Nevertheless, the petition was improperly approved and recorded in Jackson County Land Records on November 3, 2020. In addition, the petition called for the improperly approved Resolution to be forwarded to the abutting property owners, but this notice never occurred either.

On November 2, 2021, Ms. Rhodes again petitioned the City to honor the 2009 approval without proper notice to the new adjacent property owners but with additional attachments of a legal description and survey.[4] Again, the petition was improperly approved and recorded in Jackson County Land Records on November 5, 2021. Again, the petition called for the improperly approved Resolution to be forwarded to the abutting property owners, but the notice never occurred.

Pelican Suites, LLC was unaware of this alley vacation until April 2, 2025, when it was discovered in research for this memorandum.

Mr. Tom Davies Development Plans

After Mr. Dan Burton of Pelican Suites, LLC had been contacted repeatedly by mutual contacts, at the direction of a real estate broker, to inquire of Pelican Suites, LLC's interest in selling the Washington Ave property, Mr. Tom Davies contacted Mr. Burton on October 28, 2024. He inquired as to interest in selling the property. After indicating that there was no interest, Mr. Davies insisted on being provided a number for purposes of syndicating a real estate development. Mr. Davies expressed that the number given was too high, and Mr. Burton explained that the amount given reflected the lack of motivation to sell.

Mr. Davies contacted Mr. Burton again via email on December 20, 2024, ordering him to sign an ungrammatical letter of approval to vacate the alley, as drafted by his attorney, Mr. David Wheeler.[5] This was solely to proceed with his development plans. Mr. Burton refused to sign the letter and explained to Mr. Davies, via email and telephone, the safety and logistical reasons that the alley is needed and required.

[3] A Resolution to Determine the Described Portion of an Unnamed Alley Abandoned, filed November 3, 2020, Book 1998 Pg 663-671

[4] A Resolution to Determine the Described Portion of an Unnamed Alley Abandoned, filed November 5, 2021, Book 2048 Pg 106-111

[5] Attachment C: Letter from Mr. Davies, undated but delivered via email on December 20, 2024, with attached ungrammatical letter

Unhappy with Mr. Burton's position, Mr. Davies has attempted to circumvent the property rights of Pelican Suites, LLC by making this current request of the Planning Commission to vacate the alley. His efforts are despite his being fully aware of the public safety requirements for this alley access.

DISCUSSION

Vacation Requires Consent

In Mississippi, a map or plat can be vacated/altered by petition of the governing municipality **only after** parties that will be adversely affected are notified and agree in writing to the vacation/alteration.[6] MS Code §17-1-23 (4) explains that failure to gain approval from the parties shall prohibit the governing authority from altering or vacating the map or plat, or any part thereof.

This state's law is clear. This request to vacate the alley can only be filed after Mr. Davies has obtained written consent to such a vacation. As Pelican Suites, LLC has not consented in writing, or otherwise, to the vacation of the alley, Mr. Davies' request is exceptionally premature and should be immediately dismissed.

Alley is Required as a Service Drive

In addressing the standards for streets and alleys:
Alleys shall be dedicated along the rear of all commercial and industrial lots, unless, in the opinion of the Planning Commission, such alleys are unnecessary… UDC §5.2.1.I.[7]

All the abutting parcels to this alley are zoned C-H Regional Commercial, and only one parcel is used as a non-commercial lot. As such, all the abutting parcels must have an alley dedicated at the rear of the lots according to City code, unless the Planning Commission deems such alleys unnecessary. Because the alley is legally required, Mr. Davies' request should be denied.

Vacation Petition Fails Approval Criteria Due to Material Injury to Property Owner's Rights

In addressing the approval criteria for eliminating a plat, in whole or in part:
The Planning Commission shall not approve a petition for vacation if it will materially injure the rights of any non-consenting property owner… UDC §2.44.5.A.[8]

Pelican Suites, LLC's parcel has only one access point on Washington Ave and a driveway that narrows to less than 20 feet. This makes the existing main driveway only usable as a one-way drive. The alley provides an additional and wider access way to the property, allowing for more fluid traffic flow. The alley also provides a needed service

[6] MS Code §17-1-23 (4)
[7] City of Ocean Springs, Unified Development Code §5.2.1.I (Approved March 26, 2019, Updated December 3, 2024)
[8] City of Ocean Springs, Unified Development Code §2.44.5.A (Approved March 26, 2019, Updated December 3, 2024)

drive to the commercial property as the only other access is on the heavily trafficked Washington Avenue/Hwy 609. Further, having the secondary access insulates the property owners from future additional encroachments along the major street/highway that may be forthcoming from the Mississippi Department of Transportation (MDOT).

Because of the limited access issues, Pelican Suites, LLC is severely limited in what type of business can operate on the parcel now. Vacating the alley would be the final blow in restricting the property's potential, resulting in material injuries to property value and lost opportunity. Pelican Suites, LLC should be afforded equal rights to the parcel as all other property owners and should not be forced to suffer from impaired access that limits business operations. Because permanently vacating the alley would materially injure Pelican Suites, LLC's rights, Mr. Davies' request should be denied.

Vacation Creates Traffic Hazards

In addressing the reduction of traffic hazards at access ways for off-street automobile parking and storage:

Access ways shall be designed and constructed so that vehicles will not back into public streets or alleys, except for single-family and duplex structures. The location and number of access ways shall be so arranged that they will reduce the possibility of traffic hazards as much as possible. UDC §4.7.5.D.[9]

Pelican Suites, LLC's only current access point is so narrow that it can only be used as a one-way drive. This situation can and does create dangerous traffic hazards. If one automobile is entering the property at the same time another is exiting, one is forced to back up, or the entering automobile must completely stop on Washington Ave/Hwy 609, blocking traffic flow.

Even without the potential for a one-way jam in the sole access way, entering and exiting the parcel alone is a dangerous situation. Pelican Suites, LLC's property is a 50-foot wide parcel that fronts on one of the busiest and most congested intersections in south Mississippi. While the speed limit on Washington Ave, southbound over the Fort Bayou Bridge, is posted at 35 mph, the actual speed at which cars approach the intersection of Washington Ave and Bienville Blvd is much higher.

To complicate matters, MDOT created a right turn lane for traffic to proceed west on Bienville Blvd to Biloxi, which begins directly from Pelican Suites, LLC's parcel. When customers are almost stopping to make the right turn into the parcel's only access way, following drivers believe the right turn signal is for the intersection and do not slow down for the earlier turn.

It has become abundantly clear that with the continuing development of the downtown area, the City must honor the additional access way of the alley. This access way will allow patrons and employees to exit onto Bienville Blvd with the benefit of a traffic

[9] City of Ocean Springs, Unified Development Code §4.7.5.D (Approved March 26, 2019, Updated December 3, 2024)

signal light creating pauses in traffic flow. The congestion trend in this area will likely never decrease, and access to and from this parcel will continue to become more hazardous to the general public. As the alley is required to reduce the current traffic hazards, Mr. Davies' request should be denied.

Vacation Creates Material Safety Concerns

The City of Ocean Springs adopted the 2018 Edition of the International Fire Code for regulating and governing the safeguarding of life and property from many harms, including from conditions hazardous to life or property in the occupancy of buildings and premises. OSCO §9-1.[10]

In addressing additional fire apparatus access roads for fire service:
The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. IFC §503.1.2.[11]

As has been previously detailed, there is significant potential for the impairment of the single access road of Washington Ave/Hwy 609 by vehicle congestion. Additionally, the only access to the property is from the southbound flow, and barricades prevent the crossing of Washington Ave/Hwy 609 by any northbound flow. These access-limiting factors would require a fire code official to ensure the existence and functionality of the alley.

It is understood that the City of Ocean Springs is in a transitionary phase in selecting a new Fire Chief. It is anticipated that upon permanent Fire Chief approval and installation by the City, Pelican Suites, LLC will make a formal request to the Fire Chief relating to the alley as an additional fire apparatus access road. The protection and safety of the general public, as well as any occupants and visitors of the parcel, would be best served by Fire Services and Emergency Medical Services having this secondary access. Because the alley is necessary due to the potential impairment of the Washington Ave/Hwy 609 access road, Mr. Davies' request should be denied.

Prior Access Limitations Imposed by the City

During the due diligence period of Pelican Suites, LLC's purchase of 1109 Washington Ave, safe and adequate access were of immediate concern. However, in 2019, clear and defined documentation showed two alleys bordering the property, one with access to Church St and one with access to Bienville Blvd. These two dedicated access points showed great potential for the property. Without them, the property is almost land-locked because of the extreme congestion inhibiting the use of the Washington Ave/Hwy 609 access drive. Pelican Suites, LLC would not have purchased the property without the alleys.

[10] Ocean Springs, MS, Code of Ordinances §9-1 (2018)
[11] International Fire Code §503.1.2 (2018)

As previously stated, Pelican Suites, LLC only became aware of the resolution abandoning the Church St alley while researching this memorandum. Even though Pelican Suites, LLC was an interested party to this abandonment, the City never provided notice and the impact on property rights was never addressed. It is acknowledged that a substantial live oak tree sits in the middle of the alley and that any attempt to remove such a tree would be met with contentious community opposition. From a practical standpoint, this alley was unlikely to be a practical access point. However, the improper alley abandonment effectively eliminated one of the only two options for safe and adequate future access. Because the alley in question is now the only option for an additional access point, Mr. Davies' request should be denied.

ALLEY NOT PREVIOUSLY ADDRESSED/PURSUED

While the existence of the two alleys was a determining factor in deciding to purchase the property at 1109 Washinton Ave, no efforts were immediately made to improve the functionality of the alleys. Since Pelican Suites, LLC purchased the property, the tenants of the parcels on either side of the current alley at issue, Bayou Marine, have effectively blocked access by parking boats and trailers in the alley. To satisfy any concerns over the legitimacy of the alley, land records were reviewed, and all pertinent deeds, from Munro Petroleum and Mr. Lemon to the current owners, include legal descriptions that clearly recognize the existence of the alley that runs north-south from Pelican Suites, LLC's property to Bienville Blvd.

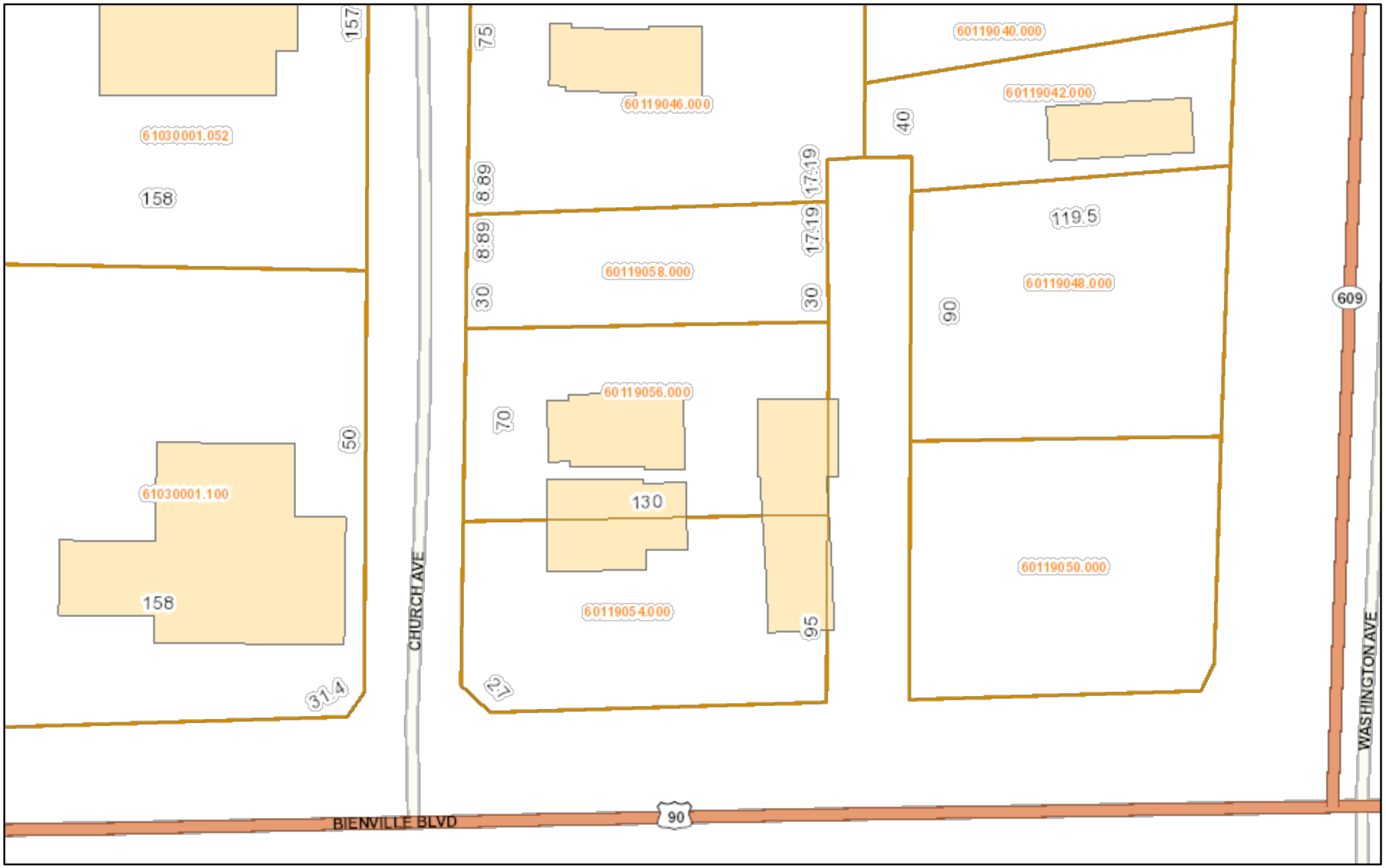
Mr. Lemon's estate proceedings have been ongoing since his death on October 6, 2015, and his parcels abutting the alley have been listed for sale since Pelican Suites, LLC's purchase in 2019. Because of this unsettled status, Pelican Suites, LLC, delayed addressing the use of the alley to wait for the property to be sold. Now that there is a potential buyer for the property, the alley must be addressed and made usable and available to all appropriate property owners.

Pelican Suites, LLC respectfully requests that the Planning Commission fully recognize all property owners' rights in this matter and that the alley remain and be made functional and accessible to all appropriate property owners.

CONCLUSION

Pelican Suites, LLC is in opposition to the alley vacation as requested by Mr. Davies. After consideration of the above reasons, it is clear that Mr. Davies' request for the vacation of the alley should be dismissed/denied. Approval of Mr. Davies' vacation request would violate provisions of Mississippi state law, Ocean Springs city code, International Fire Code, and cause significant financial and non-financial damages to the property and property rights of Pelican Suites, LLC.

ArcGIS Web Map



April 3, 2025

Parcels
PrimaryRoads
Major
CenterLines

1:600

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

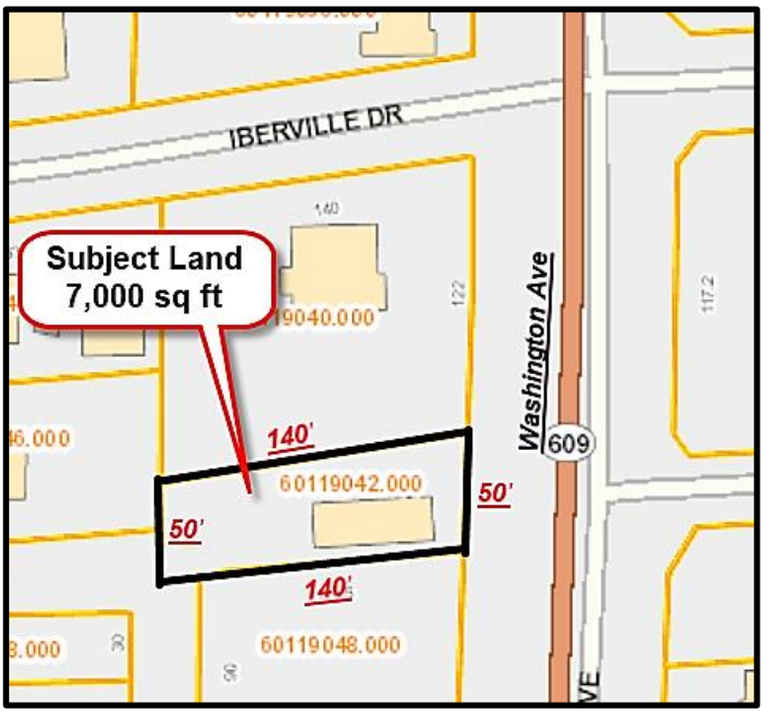
Jackson County GIS

Web AppBuilder for ArcGIS

. | Jackson County GIS |

Attachment A

SITE PLAN:


IBERVILLE DR
Subject Land
7,000 sq ft
Washington Ave
609
140'
50'
50'
140'
60119042.000
60119048.000

CARDIFF
DEVELOPMENT PARTNERS

2660 Townsgate Road, Suite 800
Westlake Village, CA 91361

805.496.6449

Mr. Dan Burton
Pelican Suites LLC
PO Box 7605
Gulfport, MS. 39564

Re: Alley Vacation

Dear Dan:

We are currently under contract to purchase the following properties in Ocean Springs, MS.

Address	Assessor Parcel Number	Location Comment
No address	60119050.000	NWC Bienville & Washington
No address	60119048.000	immediately north of above
No address	60119058.000	immediately south of 816 Church
No address	60119056.000	immediately north of 901 Bienville
901 Bienville Blvd.	60119054.000	NEC Bienville & Church

Our intention is to develop a retail center here with one or two tenants.
I have also attached an aerial photo with the properties we are purchasing outlined in red.

During our investigation of this property, we thought the parcel in the middle of the properties was owned by the city. In subsequent title research we found out that it was an unrecorded alley. We would like to vacate the alley. The city requires that all properties abutting the alley be in approval of the vacation. I have attached an approval letter for you to sign and have notarized. We will pay for and arrange the notary for your convenience.

When it is vacated, each adjoining landowner will be vested with title to the portion of the alley adjacent to their property to the middle of the alley at no cost to you.

If you have any questions regarding the above, feel free to call me at 805 496 6449 or our attorney in Oceans Springs. His name is David Wheeler and he can be reached at 228 374 6720.
Please deliver the completed document to David Wheeler at his office address which is as follows:

David Wheeler
Wheeler & Wheeler PLLC
185 Main Street
Biloxi, MS. 39533

Very truly yours,

Tom Davies

Attachment C-1

December 20, 2024

Ms. Carter Thompson
Community Development Director
City of Ocean Springs, MS
1018 Porter Avenue
Ocean Springs, MS. 39564

Re: vacation of the alley adjacent to 901 Bienville Road

Dear Ms. Thompson:

I am the manager of Pelican Suites LLC, which owns 1109 Washington Avenue and has an assessor's parcel number of 60119042.000.

An application has been or will be made to vacate the unrecorded alley identified on the attached exhibit. My property abuts this alley and I hereby approve the vacation of the alley.

Sincerely

Daniel Burton

Attachment C-2

West's Annotated Mississippi Code
Title 21. Municipalities
Chapter 37. Streets, Parks and Other Public Property

Miss. Code Ann. § 21-37-7

§ 21-37-7. Streets and alleys, closing, vacating

Currentness

The governing authorities of municipalities shall have the power to close and vacate any street or alley, or any portion thereof. No street or alley or any portion thereof shall be closed or vacated, however, except upon due compensation being first made to the abutting landowners upon such street or alley for all damages sustained thereby.

Credits
Laws 1950, Ch. 491, § 127, eff. July 1, 1950.

Miss. Code Ann. § 21-37-7, MS ST § 21-37-7
The Statutes and Constitution are current with laws from the 2025 Regular Session effective through March 28, 2025. Some statute sections may be more current, see credits for details. The statutes are subject to changes provided by the Joint Legislative Committee on Compilation, Revision and Publication of Legislation.

End of Document

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KeyCite Yellow Flag
Proposed Legislation

West's Annotated Mississippi Code
Title 19. Counties and County Officers
Chapter 27. Surveyors and Surveys

Miss. Code Ann. § 19-27-31

§ 19-27-31. Alteration and vacation

Currentness

If the owner of any land which shall have been laid off, mapped, or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, shall be desirous of altering or vacating such map or plat, or any part thereof, he may, under oath, petition the chancery court for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated, or altered, and the names of the persons to be adversely affected thereby, or directly interested therein. The parties so named shall be made defendants thereto, and publication of summons shall be made one time in a newspaper published, or having a general circulation, in the county where the land is situated, and which publication shall clearly state the objects and purposes of the petition.

At any time after the expiration of five days from said publication and the service of process upon the named defendants, the cause or proceeding shall be triable, and the court in term time or the chancellor in vacation may hear the petition and all objections from any person thereto, and may decree according to the merits of the case. However, where all adversely affected or directly interested persons join in said petition, the same may be finally heard and determined by the court or chancellor at any time. If the decree vacate, in whole or in part, or alter the map or plat, it shall be recorded as a deed, and a memorandum thereof noted on the record of the map or plat.

Credits
Laws 1946, Ch. 169, § 1, eff. from and after passage (approved January 29, 1946).

Miss. Code Ann. § 19-27-31, MS ST § 19-27-31
The Statutes and Constitution are current with laws from the 2025 Regular Session effective through March 28, 2025. Some statute sections may be more current, see credits for details. The statutes are subject to changes provided by the Joint Legislative Committee on Compilation, Revision and Publication of Legislation.

End of Document

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Clay Harrison
7313 Belle Fountaine Drive
Ocean Springs, MS 39564

Via Email

June 5, 2025

City of Ocean Springs
Attn: Planning Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Re: Planning Commission hearing on June 10, 2025
Application for Vacation of Alley
901 Bienville Blvd., Ocean Springs

Dear Planning Commission,

For many years, we have seen the northwest corner of Bienville and Washington sit mostly vacant. I've always wondered why a property at the busiest intersection in the city is undeveloped. For some time, there has been a boatyard on a portion of the property which isn't the best visual for this prominent corner.

I saw that there is a recent application to vacate a city alley between some of the land parcels at this corner for a development project. One could never tell there was a city alley there as nothing is improved for access. I can't imagine the alley property is of any use and it should be vacated to allow a development project to move ahead. I've seen outdated, unused alleys like this cause increased costs and liability problems in other cities, and this shouldn't occur in Ocean Springs when we have a viable solution in front of us that can be approved.

I understand all of the property owners adjacent to the alley have provided their consent to vacate the alley, except for one who is making claims that he needs the alley for additional access even though he has a driveway along Washington. However, there is no current access along this alley parcel, and I understand the city has no intention of ever improving it to allow for access. I certainly don't support spending city funds to improve an alley that appears to be surplus land and has no real purpose.

I support the application to vacate the alley so this property can be developed and made into something productive. Having vacant corners, especially a very prominent one, like this is not a good image for the city. I'm hopeful the Planning Commission will use common sense and approve this application at the hearing on June 10th.

Sincerely,

Clay Harrison

Angela Taylor Carroll
901 Bienville Blvd.
Ocean Springs, MS 39564

June 5, 2025

By Email
Planning Commission
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

Re: June 10th Planning Commission hearing for the Application for Vacation of Alley
901 Bienville Blvd., Ocean Springs

Dear Planning Commission,

We are the owners of four small land parcels at 901 Bienville Blvd. near the corner of Washington Ave. We are in support of the application by Tom Davies and Cardiff Development Partners for the vacation of the alley that is between our properties. Our properties have been on the market for sale since 2018. Before we entered into a sale agreement with Cardiff Development Partners, no other developer has been able to put together a project here. Combined with the corner parcel owned by Sherry Owen and the alley, we have an opportunity to finally make this land productive for all, including the city, as it will generate more city revenue once completed.

The alley parcel has been used in part by the boatyard occupying a portion of our properties and by a gas station that was on Sherry Owen's corner property. The alley is of no current use other than a sewer line solely servicing these properties, which Tom Davies has offered to relocate back to the property line with a new manhole. It is also important to note that the other east-west portion of this alley was previously vacated a number of years ago.

I understand that all other adjacent property owners have consented to the application to vacate the alley except the owner just to the north at 1109 Washington Ave. That owner has stated he needs this alley for secondary access to his property. We have never heard from this property owner about these concerns until now. The alley is not usable for access at this time and the city states that have no intention of spending taxpayer money to improve it and that alleys are problematic. By vacating this alley, we have a chance to remove this liability for the city.

With the vacation of the alley, we will finally have the opportunity to sell our properties and see this corner properly developed. Right now, this corner is not the best representation for the city and the proposed project can change that. If this were not to proceed, we could sell the four lots individually to people who want to put food trucks there. However, I don't believe that would look good on such a prominent corner and there could be up to five access driveways along the adjacent streets. A professional approach to developing this property will produce the best outcome. One cohesive development will be more appealing, increase property values and create less traffic hazards by consolidating the lots and access points.

Tom Davies has offered to grant an access easement for the benefit of the adjacent property owner which will allow secondary access for his property at 1109 Washington Ave. Given that the existing unimproved alley does not provide any current access, this easement satisfies his concerns about having a secondary access point for their property. This access easement provides the owner of 1109 Washington Ave. with more than adequate compensation for the vacation of the alley.

We encourage the Planning Commission to approve the vacation of this alley at the meeting of June 10th.

Sincerely,

Angela Taylor

SOUTHEAST
COMMERCIAL
REAL ESTATE

June 6, 2025

Via Email

City of Ocean Springs
Attn: Planning Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Re: June 10th Planning Commission hearing for the Application for Vacation of Alley
901 Bienville Blvd., Ocean Springs

Dear Planning Commission,

We are the commercial real estate brokerage firm representing the owners of the four land parcels at 901 Bienville Blvd. near the corner of Washington Ave. These properties have been on the market for sale since 2018 although we have only represented the owners recently. Seven years on the market is a very long time for commercial properties such as this to have not sold, which is not the best representation for the city and the local commercial real estate market. Currently, Tom Davies and Cardiff Development Partners have the properties under contract as well as the corner parcel owned by Sherry Owen. They have a solution and a viable project that can allow these properties to sell and become productive.

In order to properly develop this, the city alley parcel that is situated between these properties needs to be vacated to assemble the entire corner. This will allow for one cohesive development that consolidates the access points and supports better traffic and pedestrian safety than would be the case if these are all sold or developed individually. If this were not to proceed, we have considered the sale of four individual properties and we could have uses like food trucks occupy them. However, that's not ideal, both visually and from a safety standpoint at the busiest and most prominent intersection in the city.

We have seen previously that surplus alleys such as this are ongoing liability and incur expenses for a city with no productive use. By vacating the alley, it is a "win-win" proposition for all involved. Hopefully, logic will prevail and this will be approved. This has already been delayed two months, and we hope to get this completed very soon. There is a saying in commercial real estate that "time kills all deals" and it's in no one's interest, including the city, to not move forward with this alley vacation and the development of these properties.

We are in support of the application by Tom Davies and Cardiff Development Partners for the vacation of the alley and encourage the Planning Commission to approve this at the meeting of June 10th without further delay.

Sincerely,

Tim Carlson
Principal

2310 19th Street • Gulfport, MS 39501 • 228.276.2700 Office • 228.276.2701 Fax • www.southeastcre.com

To: City of Ocean Springs, Board of Alderman
From: Tom Davies, Cardiff Development Partners and Cardiff Realty Holdings, Inc.
RE: Comments on Vacation of the Alley, 901 Bienville Blvd. (NWC of Washington Ave.)
Date: June 12, 2025

A letter by Dan Burton of Pelican Suites LLC, owner of the adjacent 1109 Washington Ave, was sent to the Planning Commission dated April 3, 2025, which we responded to in our letter dated April 7, 2025. Our attorney, David Wheeler, has responded as well. After reviewing the prior hearings, we would like to add other items for consideration.

Mr. Burton states that an alley is required as a service drive per section 5.2.1.I. of the UDC, which states "5.2.1 Public and private street improvements shall be provided in each proposed subdivision as prescribed below:

I. Alleys shall be dedicated along the rear of all commercial and industrial lots unless, in the opinion of the Planning Commission, such alleys are unnecessary. Alleys are not required in residential areas but if desired, developers may submit a subdivision plan including alleys subject to approval of Planning Commission."

This applies to a new subdivision and would not apply in this instance per the Planning Department. Further, there many other substantially larger commercial properties in the City of Ocean Springs that are not adjacent to alleys not would they be required to connect to an alley if one existed.

Mr. Burton claimed in his April 3rd letter that we have Live Oak trees in the middle of our property. Our surveyor marked all of our trees on the property. The only Live Oaks on our project site are located in the public right of way on Washington and at the very north edge of the property. This information was verified by a licensed arborist. We have no intention of harming these trees. In fact, the site plan that will be submitted by the tenant shows a significant landscape buffer around these Live Oaks.

Mr. Burton claims that we will materially injure his rights per section 2.44.5 A. of the UDC, which states:
"2.44.5 The Planning Director shall recommend to the planning Commission such terms and conditions as are reasonable to protect public health, safety, and welfare. The Planning Commission shall not approve a petition for vacation if:

A. It will materially injure the rights of any non-consenting property owner or any public rights in public improvements, unless expressly agreed to by the agency with jurisdiction over the improvements:"

If Mr. Burton diligently studied the title issues of the property and the unrecorded alley, then he also must have understood that there are limits to what he can actually build on his property at 1109 Washington Ave. We pointed out limitations under Property Statistics in our reply of April 7, 2025 to the Planning Commission. Realistically, there is very little that can be built on the 0.14-acre land parcel that comprises 1109 Washington Ave. This property cannot be developed to a much greater extent, and this was reflected in the price he paid. Further, there is no material injury to Pelican Suites LLC, as there is no current access available on this unrecorded alley, the city has no intention to spend taxpayer dollars to improve it to provide access and we are offering to grant an access easement to provide ingress and egress to our project site that the alley does not currently provide.

In the Planning Commission hearing of June 10, 2025, Mr. Burton claimed he could not get a semi-truck on the property and would not be able to turn it around without the alley. Other speakers at the hearing reiterated this concern. A 0.14-acre property with a 900 square foot building, as is the case at 1109 Washington Ave., would never warrant deliveries by a semi-truck due to its small size and needs. Even if it did and if the existing city alley was even available, he could not make the turn with a semi-truck on this small and narrow property.

In the spirit of cooperation, we drafted and presented an access easement agreement to Mr. Burton on April 17, 2025 via email. After not hearing back, we resent the email with the access easement agreement several more times in the following weeks asking for a response and offering to schedule a call to review this. He did acknowledge receipt. In the more than 7 weeks since April 17, we have made repeated calls and emails to Mr. Burton to engage with him regarding the access easement. He has made no attempt to work with us regarding a solution.

The one time that Mr. Burton did call back on June 2, 2025, he mentioned Washington Avenue/Route 609 improvements and how that could affect his property and potential widening of the right of way. We spoke with Jackson County and the specific designer at the engineering firm. They stated that there would not be any right of way widening along Washington Ave. adjacent to or near his property. They stated they would be installing new sidewalks and curbing as a part of their overall project. We shared this information with Mr. Burton with a contact information for the engineer for him to verify (see attached).

Finally, in the last Planning Commission hearing of June 10, 2025, Mr. and Mrs. Burton claimed that they did not want to incur liability and that the way to solve this would be for the alley to be a public alley in the middle of the property. This would not be possible in the development of our project site. In our April 7th letter, we stated why a tenant would not want a public street or alley running down the middle of their property. Further, the likelihood is that Pelican Suites LLC has a casualty and liability insurance policy for their 1109 Washington Ave. property. They would be able to readily add coverage to their policy, at little cost, if they are concerned about liability in the event they actually use this access easement.

We have spent a great deal of time on this project to date with numerous city hearings on this matter and have repeatedly made efforts to accommodate the Burtons by offering to grant an access easement across our future project site. We ask that you approve the vacation of the alley to make this gateway project happen for the city, for the increased revenue it will generate, to remove the alley as a liability for the city and to promote the overall public good.

Sincerely,

Cardiff Development Partners

Tom Davies
Managing Director

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Patty Gaston, City Clerk

Re: Professional Services Agreement - Interim City Attorney

Section: NEW BUSINESS

Meeting Date: June 17, 2025

This item is presented for consideration to authorize the City to enter into a Professional Services Agreement with David N. Harris, Jr. Law Firm, PLLC, effective June 17, 2025.

The agreement will provide general legal counsel on a monthly basis to the Mayor, Board of Aldermen, and City staff. This arrangement will remain in place on an interim basis until the newly elected Board of Aldermen has had sufficient time to make a formal appointment of a permanent City Attorney.

Requested Motion:
Authorize the Mayor to execute the Professional Services Agreement with David N. Harris, Jr. Law Firm, PLLC to serve as Interim City Attorney.

Supporting documentation is attached for review.

Professional Services Agreement

City of Ocean Springs, Mississippi

Section 1. Contract. The City hereby agrees to employ the law firm of **David N. Harris, Jr. Law Firm, PLLC** (hereinafter, "Law Firm"), as Interim City Attorney in accordance with the terms and provisions of this agreement hereinafter set forth.

Section 2. Law Firm Duties under General Retainer. The Law Firm shall perform all duties set forthin this section, in consideration for the "General Retainer" to be defined herein:

A. Provide general legal counsel to the Mayor, Board of Aldermen, and staff, upon request.
B. Represent the City in limited administrative hearings and related negotiations, such as Civil Service hearings, etc. (this does not extend to litigation arising from such hearings and/or complaints).
C. Maintain a knowledge of legal issues brought to the Law Firm's attention by the Mayor, Board of Aldermen and staff, and be prepared to offer legal opinions thereon.
D. Prepare, review, amend, and/or approve as legally sufficient, any contractual documents presented to the Board of Aldermen.
E. Prepare, review, amend, and/or approve as legally sufficient, any legislative documents considered by the Board of Aldermen.
F. Provide legal opinions on municipal procurement activities, when consulted.
G. Provide legal opinions on federal and state grants, when consulted.
H. Work with other assigned counsel (such as bond counsel, etc.), municipal departments,governmental agencies, and elected officials, as needed, to address legal inquiries.
I. Attend work sessions and meetings with Mayor, Board of Aldermen, and/or staff, when requested.
J. Report to and receive legal assignments from the Mayor, Board of Aldermen, and staff.
K. Provide advice and interpretation of municipal law as it applies to the City of Ocean Springs, including federal law, state law, and local ordinances.
L. Attend bi-monthly Board meetings.
M. Attend Planning Commission meetings and advise accordingly.

The Law Firm duties specifically exclude services pertaining to issuance and maintenance of municipal bonds and/or annexation, which shall be performed pursuant to the terms of a separate agreement.

Section 3. Law Firm, Hourly Fees. The Law Firm shall perform all duties set forth in this section, in consideration for the "Hourly Rates" to be defined herein:

A. Handling litigation not covered by liability insurance.
B. Handling litigation arising from administrative hearings as set forth in Section 2. B.
C. Represent the City in appeals to state court from Board decisions

Section 4. Compensation. The Law Firm will be paid a "General Retainer" in the amount of twelve thousand ($12,000.00) each month, to perform all duties listed in Section 2. In consideration for performing duties listed in Section 3, the Law Firm will be paid "Hourly Fees" at a rate of $200.00/hr.(for attorneys), and $75.00/hr. (for paralegals). The Hourly Fees shall be paid within 45 days of receipf an invoice for such services.

Section 5. Outside Counsel. The Law Firm may engage outside counsel to assist in any litigation assignments from Mayor and Board of Aldermen. Any attorneys' fees or expenses resulting from outside counsel shall be billed through invoices submitted to the Law Firm. Any such engagement shall be at the same rates as the Hourly Fees described herein, and shall not result in duplicative efforts, expenses, or entries.

Section 6. Reasonable Expenses. The City agrees to pay all reasonable costs and expenses associated with the services defined in Section 2 or 3, including but not limited to postage, filing fees, court costs,service of papers, deposition/transcription costs, appraisals, copying costs, faxes, etc.

Section 7. Term of Contract. The term of this contract is on monthly basis, effective upon the date Board approved the amendment. The term will continue month to month, unless terminated or amended in the manner provided herein.

Section 8. Termination of Contract. Either party may terminate this contract by thirty (30) days written notice sent via certified mail.

Section 9. Miscellaneous. This Agreement is for independent contractor services of the Law Firm, and as such, the City is not required to maintain workers' compensation insurance, health insurance (or any health-based supplemental insurance), or professional liability insurance for the Law Firm.

a) This Agreement comprises the entire agreement between the parties, and both parties represent that there are no promises or assurances beyond those contained in this document.

b) The terms of this Agreement may only be amended or modified by written agreement by the parties.

c) If any provision in this Agreement is deemed unconstitutional, invalid, or unenforceable, all remaining terms remain in effect for the duration of the Agreement, unless otherwise modified.

David N. Harris, Jr. David N. Harris, Jr. Law Firm, PLLC	Mayor Kenny Holloway City of Ocean Springs
Dated:	Dated:

MEMORANDUM

To: Mayor & Board of Aldermen

From: Sarah Qarqish, Arts & Culture Director

Re: Approve the temporary closure of Front Beach Drive from Fort Maurepas to Washington Avenue on July 3, 2025, from 4:00 p.m. to 10:00 p.m., with authorization for the Police Department to adjust closure times and limits as necessary for public safety

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

This item is presented for consideration and approval of a temporary street closure in connection with the City's annual fireworks event on Thursday, July 3, 2025.

Staff is requesting authorization to close Front Beach Drive from Fort Maurepas to Washington Avenue from 4:00 p.m. until 10:00 p.m. to accommodate pedestrian traffic, event activities, and vendor setups. The footprint of event vendors will extend into the roadway directly in front of Fort Maurepas, necessitating the road closure for safety and operational space.

The Police Department will manage the closure and is authorized to adjust the closure limits and times as needed to ensure public safety, emergency access, and traffic control.

PARKING GARAGE LEASE AGREEMENT

THIS PARKING GARAGE LEASE AGREEMENT (this **"Agreement"**) is made and entered into as of June ___, 2025 (the **"Effective Date"**), by and between OHOS Development, LLC, a Mississippi limited liability company (**"Lessor"**), and the City of Ocean Springs (**"Lessee"**).

WHEREAS, Lessor is the owner of that certain parking garage located at os1515 Downtown Development (the **"Property"**), as more particularly depicted in Exhibit A; and

WHEREAS, Lessor desires to lease to Lessee, and Lessee desires to lease from Lessor, the parking structure and related components thereof, including but not limited to foundations and other structural members, access to/from the upper levels including ramps, stairs, elevators, and their enclosures (the **"Premises"**), on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. TERM. The term of this Agreement shall commence on the Effective Date and shall continue in full force and effect for a period of forty (40) years, subject to earlier termination as provided herein.

2. RENT. Lessee shall pay to Lessor a lease rate of One Dollar ($1.00) per annum, payable annually in advance on the first day of each lease year during the term of this Agreement.

3. INSURANCE.

3.1 Casualty Insurance. During the term of this Lease, the Lessee shall be responsible for procuring and maintaining casualty insurance coverage for the entire garage structure to the extent of its full insurable value against loss or damage by fire, theft, vandalism, flood, earthquake, and other risks as are customarily covered with respect to properties of similar size and character in the jurisdiction of Mississippi. The Lessor shall pay the Lessor's share based on the value of the portions limited to Lessor's use. Lessee shall name Lessor as an additional insured and additional loss payee on all such policies. PARKIN PLACES

3.2 Liability Insurance. The Lessor shall procure and maintain comprehensive liability insurance for the garage structure for its use and occupation of the garage. The liability insurance shall provide coverage against claims for bodily injury, death, and property damage. The Lessor shall pay the premiums for its liability insurance. Lessee shall also procure and maintain comprehensive liability insurance for the Premises. The liability insurance shall provide coverage against claims for bodily injury, death, and property damage for its use of the Premises occupied by Lessee.

3.3 Certificates of Insurance. Both parties agree to provide each other with certificates of insurance evidencing the coverage as required by this clause, upon request.

4. SECURITY. In consideration of the safety and security of the Premises leased under this Agreement, the Lessee, agrees to install, maintain, and operate security cameras at strategically designated locations within the Premises at Lessee's expense. The installation and operation of said security cameras shall be conducted in a manner that complies with all applicable local, state, and federal laws and regulations governing privacy and surveillance. The Lessee shall bear all costs associated with the installation, maintenance, and operation of the security cameras. The Lessor reserves the right to review and approve the locations of the cameras to ensure they do not infringe upon the privacy rights of other tenants or violate any lease provisions.

5. UTILITIES. This Lease Agreement stipulates that Lessor shall be responsible for the payment of all electricity costs associated with the entire garage structure. The Lessor shall invoice the Lessee for eighty-five percent (85%) of the total electricity bill, broken down as follows: thirty percent (30%) for the second floor, thirty percent (30%) for the third floor, and twenty-five percent (25%) for elevator usage. The Lessee agrees to pay the invoiced amount within thirty (30) days of receipt of the invoice. The Lessee shall be responsible for securing and paying for internet and telephone utilities and services as required for surveillance and elevator systems.

6. MAINTENANCE OF STRUCTURE.

6.1 General Maintenance Obligations. This Lease Agreement mandates that the Lessee shall be responsible for the maintenance of the Premises only. Maintenance obligations include, but are not limited to, the routine cleaning of the Premises, restriping and replacement of lighting fixtures as necessary.

6.2 Standards of Maintenance. The Lessee shall be responsible for all cleaning, changing of lights, and other general maintenance throughout the Premises. All maintenance activities shall be conducted in a manner consistent with the prevailing standards for similar properties within the jurisdiction of Mississippi and shall adhere to all applicable local, state, and federal regulations.

6.3 Elevator Maintenance and Repairs. The Lessee agrees to assume full responsibility for the maintenance, repair, and, if necessary, replacement of the garage elevators located within the Premises. The Lessee shall ensure that all maintenance and repairs are performed in a timely and professional manner, in accordance with the manufacturer's recommendations and applicable laws and regulations of the State of Mississippi. The Lessee shall keep records of all maintenance and repair work carried out on the garage elevators and shall make such records available to Lessor upon request.

7. [reserved]

8. COSTS OF LITIGATION. Each party shall bear its own costs, expenses, and attorney's fees incurred in any litigation arising out of or related to this Lease Agreement, unless otherwise ordered by a court of competent jurisdiction.

9. AD VALOREM TAXES. It is the obligation of the Lessee to either cause their portion of the Premises to be exempted from the tax rolls or, if they are unable to do so, to reimburse the Lessor for 89.20% of the real property taxes attributable to the Property. This percentage was calculated based on a breakdown of the building components that are attributable

to the Lessee's portion (the Premises), which include structural members, access to/from the upper levels including ramps, stairs, elevators, and their enclosures. The Lessor shall furnish the Lessee with all relevant documentation evidencing the amount of real property taxes paid on such leasehold interest, and the Lessee shall remit the reimbursement within thirty (30) days of receipt of such documentation.

10. DAMAGE AND REPAIR.

10.1 Lessee's Responsibility. The Lessee shall be responsible for any damage to the Premises caused by the Lessee, its employees, agents, or invitees. The Lessee agrees to promptly repair any such damage at its own expense, restoring the Premises to its original condition, normal wear and tear excepted.

10.2 Repair Procedure. In the event of damage, the Lessee shall notify the Lessor in writing within five (5) days of occurrence. The Lessee shall commence repairs within ten (10) days of such notice or as soon as practicable and shall complete repairs within a reasonable time frame. All repairs must be performed by qualified contractors approved by the Lessor.

10.3 Lessor's Right to Inspect. The Lessor reserves the right to inspect the Premises following any reported damage and to verify the completion and adequacy of repairs.

10.4 Failure to Repair. If the Lessee fails to commence or complete repairs within the specified time, the Lessor may, at its discretion, perform the necessary repairs and charge the cost thereof to the Lessee, payable within thirty (30) days of receipt of an invoice.

10. DEFAULT. In the event that either party defaults in the performance of any of its obligations under this Lease Agreement, the non-defaulting party shall provide written notice to the defaulting party, specifying the nature of the default. The defaulting party shall have thirty (30) days from the date of receipt of such notice to cure the default. If the default is not cured within this period, the non-defaulting party shall have the right to terminate this Lease Agreement and pursue any other remedies available at law or in equity.

11. ASSIGNMENT AND SUBLETTING. The Lessee shall not assign this Lease Agreement or sublet the leased Premises, or any part thereof, without the prior written consent of the Lessor, which consent shall not be unreasonably withheld.

12. FORCE MAJEURE. Neither party shall be liable for any failure to perform its obligations under this Lease Agreement if such failure is caused by events beyond its reasonable control, including, but not limited to, acts of God, war, terrorism, strikes, lockouts, or other labor disputes, natural disasters, or governmental regulations, provided that the affected party gives prompt notice of the force majeure event to the other party and uses reasonable efforts to mitigate the effects of such event.

13. NOTICE. Any notice required or permitted to be given under this Lease Agreement shall be in writing and shall be deemed to have been duly given if delivered personally, sent by registered or certified mail, return receipt requested, postage prepaid, or sent via email to the designated email addresses, provided that a read receipt is requested and obtained. Notices shall be sent to the following addresses or email addresses, or to such other address or email

address as either party may designate by written notice to the other in accordance with this provision:

Lessor: OHOS DEVELOPMENT, LLC

Address: 1515 Government Street
Ocean Springs, Mississippi 39564
Email: John Oropesa <joropesa@oroconllc.com>

Lessee: CITY OF OCEAN SPRINGS

Address: 1018 Porter Ave
Ocean Springs, MS 39564
228-875-6722

Notices shall be deemed to have been received: (i) if delivered personally, on the date of delivery; (ii) if sent by mail, on the third business day following deposit in the United States mail.

14. JURISDICTION. This Lease Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi. The parties agree that any legal action or proceeding arising out of or related to this Agreement shall be brought exclusively in the courts of Jackson County, Mississippi.

15. SUBORDINATION TO MORTGAGES. This Lease Agreement is and shall be subordinate to any mortgages or deeds of trust now or hereafter placed upon the leased Premises, and to all advances made or to be made upon the security thereof. The Lessee agrees to execute any further instruments that may be required to effectuate such subordination.

16. ENVIRONMENTAL COMPLIANCE.

16.1 Compliance with Laws. The Lessee shall comply with all applicable local, state, and federal environmental laws and regulations in its use and occupancy of the Premises.

16.2 Prohibited Activities. The Lessee shall not use or permit the use of the Premises for any activities that may result in the release of hazardous substances or waste, as defined under federal or state law.

16.3 Notification and Remediation. The Lessee shall immediately notify the Lessor of any environmental incident or violation occurring on the Premises. The Lessee shall be responsible for any necessary remediation to bring the Premises into compliance, at its own expense, and in accordance with applicable laws.

16. MISCELLANEOUS. This Lease Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, whether written or oral. No modification or waiver of any provision of this Agreement shall be binding unless in writing and signed by both parties. If any provision of this Agreement is held to

be invalid or unenforceable, the remaining provisions shall remain in full force and effect. The headings in this Agreement are for convenience only and shall not affect its interpretation.

Signature Page Immediately Follows

IN WITNESS WHEREOF, this Agreement is hereby executed as of the date first above stated.

LESSOR

OHOS DEVELOPMENT, LLC

By:_____

Name:_____

Title:_____

LESSEE

THE CITY OF OCEAN SPRINGS

By:_____

Name:_____

Title:_____

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF MAY 20, 2025 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 May 20, 2025. Mayor Holloway presided, and Aldermen Burgess, Authement, Wade, Cox, Papania, Blackman, and Impey were present. City Attorney Will Norman, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Steven Dye, Interim Fire Chief Chris Hupe, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Grants Administrator Carolyn Martin, Interim Community Development & Planning Director Wade Morgan, Parks & Recreation Director Stephen Glorioso, and Project Manager Sarah Harris were also present.

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 Impey, seconded by Alderman Burgess, and unanimously carried to accept the amended agenda.

PROCLAMATIONS

a. Proclamation: National Public Works Week May 18 - 24, 2025

Public Works Administrator Monica Dickinson accepted the Proclamation from the Mayor.

b. ADDED: Proclamation: National Safe Boating Week May 17 - 25, 2025

The Mayor proclaimed May 17th through May 25th as National Safe Boating Week.

AGENDA PUBLIC COMMENT

Agenda Item 5-b, regarding the consideration of the Civil Service Ordinance adoption, Jon Hitchcock, Brian Rose, and Ellen Hall each addressed the Board and spoke in opposition to the proposed ordinance.

Agenda Item 5-c, concerning the approval of a Short-Term Rental (STR) at 241 Lovers Lane, Stephen Boscovich and Ellen Hall spoke in opposition to the proposed STR, while Paige Vidrine addressed the Board and spoke in favor of its approval.

Agenda Item 5-d, related to the proposed Comprehensive Plan, Joe Jewell and Ellen Hall each addressed the Board and spoke in opposition to the plan.

Agenda Item 6-d, regarding the Environmental Risk Analysis of the Leica property, Joe Jewell, Brian Rose, James Lewis, Oren Zweig, and Ellen Hall addressed the Board and requested that legal action be taken against the Leica property in accordance with the Environmental Risk Analysis prepared by Butler Snow. Kate Medosa addressed the Board and requested that additional environmental testing be conducted on the property. Kate Penrose requested increased citizen involvement in the cleanup discussions.

Additionally, during the agenda public comment portion of the meeting, Ellen Hall addressed the Board off-agenda to express her concerns regarding the City Attorney's contract.

OLD BUSINESS

a. Property insurance renewal options - Scott Lemon (Information Added)

Scott Lemon of Lemon Mohler Insurance presented four options to the Board for the upcoming property insurance renewal. He stated that the policy encompasses property, automobile, marine, and the Parks and Recreation childcare program coverage. He also noted an approximate 8% increase in insured value equaling $47,677,347.
Following discussion, a motion was made by Alderman Blackman, seconded by Alderman Papania, and unanimously carried to approve Option One, which includes a $10 million wind coverage limit and includes adjustments to remove equipment no longer under lease and to add the Fort Maurepas stage roof structure to the policy.

b. Adopt Ordinance: Amendment to Reinstate the Coverage Afforded by the Civil Service System to All Full-Time City Employees

A motion was made by Alderman Impey and seconded by Alderman Papania to adopt Ordinance 2025-03, an Amendment to Reinstate the Coverage Afforded by the Civil Service System to All Full-Time City Employees. The motion carried with a roll call vote as follows:
Aye: Alderman Burgess, Alderman Authement, Alderman Papania, Alderman Impey
Nay: Alderman Blackman, Alderman Cox, Alderman Wade

c. Approve a request for a Short-Term Rental permit at 241 Lovers Lane – PIDN:61465013.100; PC recommends approval

The City Attorney stated that a citizen submitted documents indicating the property was used for a retreat in June 2024. The applicant responded that it was a one-time event and provided documentation from Airbnb and VRBO showing the property was never rented as a short-term rental. He also conducted independent research and found only rental listings for periods longer than 30 days. The City Attorney explained

that hosting a retreat could be interpreted as operating a short-term rental without a permit or running a business in an R-1 residential district, which is prohibited. As such, it would constitute a code violation and serves as the basis for the denial of the short-term rental permit. A motion was made by Alderman Authement, seconded by Alderman Papania, and unanimously carried to deny the short-term rental permit for 241 Lovers Lane due to prior violations and the advertisement of the retreat.

d. Discuss Comprehensive Plan

The Mayor stated that the Comprehensive Plan has been in development for more than two years, involving meetings with Department Heads, County Officials, the School District, and the Hospital, along with four public meetings. A draft plan was submitted prior to the third public meeting, after which edits were made based on public input, and a second draft was prepared. A joint work session with the Board of Aldermen (BOA) and the Planning Commission (PC) resulted in a third draft, which was then presented to the Planning Commission for approval. However, the Planning Commission raised new concerns, citing issues such as excessive content, unnecessary length, and the organization of the table of contents. The Commission sent the plan back to the planners for further revisions. The Mayor expressed concern that the Planning Commission may be reluctant to make a final decision and noted that the ongoing revisions are increasing costs. He recommended that the Board move forward by holding a BOA Public Hearing to either adopt or deny the Comprehensive Plan.

Planning Commissioner Matthew Hinton requested a new work session with the BOA and the Planning Department. He stated that the current draft of the Comprehensive Plan is not adequate and that previously requested changes have not been incorporated. He indicated that he would forward to the Mayor and the BOA the email outlining the requested deletions and edits. Commissioner Hinton added that if the specific bullet points they submitted are addressed, the Planning Commission would be prepared to move forward with adoption.

CONSENT AGENDA

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

Mayor/BOA:

a. Authorize the use of the Community Center by the Greyhound Baseball Boosters for their year-end banquet on May 28, 2025, from 5:00 p.m. until 9:00 p.m., and approve the waiver of the rental fees to advertise the resources of the City
b. Approve the Special Event Permit Application for Mosaic Church Outreach Event on June 1 and June 8, 2025 from 2:00 p.m. until 8:00 p.m. at Freedom Field; no cost to the City, the applicant will pay associated event cost

c. Approve the Special Event Permit Application for Sweat It & Shred It on June 14, 2025, from 7:00 a.m. to 10:00 a.m., at Freedom Field, at no cost to the City, the applicant pays the associated event cost

d. ADDED: Accept Environmental Risk Analysis of Leica Site from Butler Snow

Mary C. O'Keefe Cultural Center:

e. Authorize the Mayor and the Mary C. Director to execute the MOU and Hold Harmless with Mirabela Papusa Iuruc

City Clerk:

f. Approve Minutes: Regular Meeting May 6, 2025

g. Approve Minutes: Special Call Meeting May 8, 2025

Police Department:

h. Authorize Employee #2848 for Out-of-State travel to Stapleton, AL for training on May 22, 2025

i. Authorize Employee #2165 for out-of-state travel to Decatur, GA for training on June 22-28, 2025

j. Authorize Employee #1217 for out-of-state travel to Baltimore, MD for training on July 26-31, 2025

k. Accept OSPD monthly report for April 2025

Fire Department:

l. Accept OSFD monthly report for April 2025

m. Authorize Employees #2306, #2235, and #2450 for out-of-state travel to College Station, TX October 5-10, 2025 for Industrial Firefighter Training hosted by Chevron Pascagoula Refinery

Human Resources/Risk Management:

n. Accept retirement of City Clerk Patty Gaston, effective July 15, 2025; authorize to begin the process of filling the vacant position

o. Accept resignation of Patrolman Brandon Bock, effective May 29, 2025; authorize to begin the process of filling the vacant position

p. Accept resignation of Assistant Mechanic Cory Hathorne, effective May 7, 2025; authorize to begin the process of filling the vacant position

q. Authorize employment of Michael Calderon, Custodian, effective May 24, 2025; Step 1, $13.50 hourly rate; one year probationary status, pending successful completion of all pre-employment requirements

r. Authorize employment of Anna Gunter, Deputy Court Clerk I, effective June 2,

2025; Step 1, $14.50 hourly rate; one year probationary status, pending successful completion of all pre-employment requirements

Grants Administration:

s. Authorize Execution of the Memorandum of Agreement (MOA) – MDOT Transportation Improvements Program (TIP) – Intersection Improvements for Highway 90 @ Washington Avenue and MLK, Jr. Blvd.

t. Authorize Continuation Contract – MDOT Transportation Improvements Program (TIP) Federal Surface Transportation Program (STP) – STP-9065-00(004)/LPA 108084-701000 - Ocean Springs Road Reconstruction Project – Continuation of Construction Engineering & Inspection (CE&I) Services by Brown, Mitchell, & Alexander, Inc. – Additional $41,000.00

u. Authorize Award for the EAST SIDE SEWER DIVERSION PROJECT – American Rescue Plan Act (ARPA) / MS Municipality and County Water Infrastructure Grant (MCWI) – MDEQ Agreement # 108-1-CW-5.5 – Bottom 2 Top in the amount of $1,787,669.43

Project Manager:

v. Authorize Contract with Allred Stolarski Architects, PA – Taconi Gym Window Replacement – Funded with State Appropriations in HB1353

Building Department:

w. Accept Code Enforcement Report through May 15, 2025

x. Approve the Building Official's recommendations for the tree applications received through May 13, 2025

y. Accept the Building Department Permit Report for April 2025

Parks & Recreation Department:

z. Adopt resolution for the sale of scrap metal from Parks and Recreation Department

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 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.

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 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.

GENERAL PUBLIC COMMENT

Mark Dunstin, Joe Jewell, Brian Rose, Ellen Hall, Barbara Wilson, and Drew Seghers addressed the Mayor and the Board.

MAYOR AND ALDERMEN'S FORUM

Alderman Burgess discussed Ward 1 issues with the Public Works Director and the Parks and Recreation Director.

Alderman Authement discussed Ward 2 issues with the Public Works Director.

Alderman Wade discussed Ward 3 issues with the Public Works Director and the Project Manager.

Alderman Papania discussed Ward 4 issues with the Public Works Director.

Alderman Blackman thanked the Parks and Recreation Director for repairs made to the sidewalk pier on Government Street. He also requested that the Mayor send a letter of appreciation to the Jackson County Board of Supervisors for their work on the Hanshaw Bridge repairs. Additionally, he reminded everyone of the Memorial Day Ceremony to be held at the Vietnam Memorial on Monday at 1 p.m.

Alderman Impey asked the Project Manager for an update on the MDOT and Deana Road project. The Project Manager reported that MDOT’s legal team is preparing a Memorandum of Agreement (MOA) for funding, which should be ready for the Board's approval within the next month. Alderman Impey also congratulated Colonel Stephen Farragut, lead instructor of OSHS JROTC, on his retirement after 40 years of combined service, and thanked the Ocean Springs Police Department for their assistance with a recent funeral escort.

The Mayor thanked the City Clerk for her years of dedicated service to the City of Ocean Springs and congratulated her on her upcoming retirement, which is listed on the agenda.

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF MAY 20, 2025 MINUTES

EXECUTIVE SESSION

A motion was made by Alderman Wade, seconded by Alderman Cox, 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 Blackman, and unanimously carried to remain in executive session to discuss personnel in the Fire Department and potential litigation.

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

A motion was made by Alderman Blackman, seconded by Alderman Impey to offer the Fire Chief position to Archie Fitch; the motion carried with Aldermen Burgess, Authement, Papania, Blackman and Impey voting aye and Aldermen Wade and Cox voting nay.

ADJOURN UNTIL 6:00 P.M. on June 3, 2025

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

The meeting ended at 8:05 p.m.

_____ _____

Mayor Date Clerk Date

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
Special Call Meeting May 27, 2025 - Minutes

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Special Call Meeting at City Hall in the City of Ocean Springs at 5:00 p.m. on May 27, 2025. Mayor Holloway presided, and Aldermen Wade, Cox, Papania, Blackman, and Impey were present. Aldermen Burgess and Authement were late to the meeting but were present during executive session votes. Also present were City Attorney Will Norman, City Clerk Patty Gaston, Human Resources & Risk Management Director Mindy McDowell, and Interim Community Development Director Wade Morgan.

The Mayor called the meeting to order.

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

The object of the meeting will be any matters pertaining to:

1. Executive Session: Personnel - All Departments

The Mayor explained they will be discussing personnel matters related to the Fire Chief position, as well as personnel in the Police Department, Planning Department, and City Clerk's Department. He said because these discussions may lead to matters involving other departments or positions, the agenda has been written broadly to include all departments. He reminded all that during a special call meeting, only items listed on the agenda may be discussed.

A motion was made by Alderman Wade, seconded by Alderman Cox, and unanimously carried to go into a closed session to determine the necessity of going into an executive session.

A motion was made by Alderman Blackman, seconded by Alderman Papania, and unanimously carried to remain in executive session to discuss city personnel issues, specifically the Fire Chief position, Police Department personnel, Planning Department personnel, and the City Clerk position.

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

> A motion was made by Alderman Blackman, seconded by Alderman Impey to change the Police Chief's starting salary to $83,000; the motion carried with Aldermen Burgess, Authement, Papania, Blackman, and Impey voting aye and Aldermen Wade and Cox voting nay.

A motion was made by Alderman Blackman, seconded by Alderman Impey to change the Fire Chief's starting salary to $80,000; the motion carried with Aldermen Burgess, Authement, Papania, Blackman, and Impey voting aye and Aldermen Wade and Cox voting nay.

A motion was made by Alderman Blackman, seconded by Alderman Impey to extend a counteroffer of $80,000 to Fire Chief applicant Archie Fitch; the motion carried with Aldermen Burgess, Authement, Papania, Blackman, and Impey voting aye and Aldermen Wade and Cox voting nay.

A motion was made by Alderman Cox, seconded by Alderman Blackman, and unanimously carried to adjourn.

The meeting ended at 6:25 p.m.

_____ _____

Mayor City Clerk

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
Special Call Meeting May 29, 2025 - Minutes

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Special Call Meeting at City Hall in the City of Ocean Springs at 4:30 p.m. on May 29, 2025. Mayor Holloway presided, and Aldermen Authement, Wade, Cox, Papania, and Impey were present. Aldermen Burgess and Blackman were absent. Also present were City Attorney Will Norman, City Clerk Patty Gaston, Public Works Director Allan Ladnier, Project Manager Sarah Harris, and Payroll Technician Jennifer Ferrell.

The Mayor called the meeting to order.

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

The object of the meeting will be any matters pertaining to:

1. To engage Attorney Jim Simpson of Wise Carter, P.A., to work on the city's behalf on the 1515 Government Street Parking Garage Lease

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

A motion was made by Alderman Papania, seconded by Alderman Cox, and unanimously carried to disengage Attorney Robert Schwartz related to the lease agreement for the 1515 Government Street Parking Garage.

A motion was made by Alderman Papania, seconded by Alderman Impey, and unanimously carried to approve contracting with Attorney Jim Simpson of Wise Carter, P.A., to represent the City in finalizing the lease agreement for the 1515 Government Street Parking Garage.

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

The meeting ended at 4:33 p.m.

_____ _____

Mayor City Clerk

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
REGULAR MEETING OF JUNE 3, 2025 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 June 3, 2025. Mayor Holloway presided, and Aldermen Burgess, Authement, Wade, Cox, Blackman, and Impey were present. Alderman Papania was absent. City Attorney Will Norman, City Clerk Patty Gaston, Deputy City Clerk Vicky Hupe, Police Chief Steven Dye, Interim Fire Chief Chris Hupe, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Interim Community Development & Planning Director Wade Morgan, Parks & Recreation Director Stephen Glorioso, Project Manager Sarah Harris, and Mary C. O'Keefe Center Director Sarah Qarqish were also present.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

AGENDA PUBLIC COMMENT

Agenda Item 4-b: Joe Jewell spoke in opposition to accepting the City Attorney's notice of withdrawal.

CONSENT AGENDA

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

Mayor/BOA:

a. Authorize to advertise for the upcoming vacancies on the Planning Commission, Zoning & Adjustment Board, Historic Preservation Commission, Library Board, and Parks Advisory Board and readvertise for Coast Transit Authority Representative
b. Accept the Notice of Withdrawal as City Attorney Effective June 30, 2025, from Wilkinson, Williams, Bosio, & Sessoms, PLLC
c. Approve the Special Event Permit Application for a Wedding Ceremony at Marble Springs Park on June 21, 2025, from 5:00 p.m. to 8:00 p.m., at no cost to the City,

the applicant pays the associated event cost

City Clerk:

d. Accept the May 2025 Aged Receivables Report for Utility Billing

e. Authorize to send a termination letter to Motorola Flex Software

Human Resources/Risk Management:

f. Authorize employment of Sabrina Pena, Patrolman, effective June 4, 2025; Step 1, $21.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

g. Authorize employment of Derick McGill, Part-time Patrolman, effective on or about June 4, 2025; $20.00 hourly rate; pending successful completion of all pre-employment requirements

h. Authorize removing Dispatcher Kaitlynn Mammoser from probationary status to full time status, effective immediately

i. Authorize removal of Firefighter Samuel Guin from probationary status to full-time status effective immediately

j. Accept resignation of Firefighter Michael Thomas, effective June 15, 2025; authorize to begin the process of filling the vacant position

k. ADDED: Authorize transfer of Interim Fire Chief Chris Hupe to Firefighter II, Step 10, $19.80 hourly rate, effective June 16, 2025

l. Authorize employment of Christopher Waldrop, Parks Maintenance Technician, effective June 4, 2025; $16.48 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

m. ADDED: Accept resignation of Parks Maintenance Technician Joseph Windham, effective June 13, 2025; authorize to begin the process of filling the vacant position

n. Accept resignation of Arts & Culture Assistant Sarah Posey effective May 27, 2025; authorize to begin the process of filling the vacant position

Planning Commission (PC):

o. Approve a request for a Short-Term Rental permit at 1212 Bowen Ave – PIDN:61190011.000; PC recommends approval

p. Approve a request for a Short-Term Rental permit at 215 Halstead Unit A – PIDN:60129390.000; PC recommends approval

q. Approve a request for a Short-Term Rental permit at 215 Halstead Unit B – PIDN:60129390.000; PC recommends approval

r. Approve a request for a Short-Term Rental permit at 1405 Porter Ave – PIDN: 60137154.000; PC recommends approval

Historic Preservation Commission (HPC):

s. Approve a request for a Certificate of Appropriateness for a secondary living unit on an existing slab – 306 Washington Ave - PIDN:60137522.000;HPC Recommends approval

t. Approve a request for a Certificate of Appropriateness to demo and replace the existing awning, repair and replace the porch screen and framing, repair any damaged trim and siding. - 515 Rayburn A - PIDN:60137596.000; HPC Recommends approval

u. Approve a request for a Certificate of Appropriateness to replace the existing 4-foot white fence with a 4-foot vinyl white fence. – 110 Shearwater Dr – PIDN: 60130590.070; HPC recommends approval

Project Manager:

v. Authorize Execution of Contract Between Image Striping Company for the Term Bid Contract for Striping Maintenance

Building Department:

w. Accept Code Enforcement Report May 28, 2025

x. Approve the Building Official's recommendations for the tree applications received through May 28, 2025

y. Accept Code Enforcement's determination regarding 145 Linnet Drive

Parks & Recreation:

z. ADDED: Authorize Parks & Recreation to chain lock Inner Harbor Park at 10:00 p.m. nightly

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 Authement, seconded by Alderman Burgess, 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 Impey, seconded by Alderman Wade, and unanimously carried to accept the monthly budget report.

c. Building: Review Tree Appeal for 1214 Nelson Drive

No action taken.

d. Finance: Discuss City Clerk recommendation of a 60-month term Kloud7 Phone Contract renewal; Authorize City Clerk to execute the contract with Kloud7

The City Clerk explained that to receive the offered discount, the contract must be executed before the end of the month. A motion was made by Alderman Impey, seconded by Alderman Burgess, and unanimously carried to authorize the City Clerk to execute the renewal of the phone contract with Kloud 7 for a 60-month term.

GENERAL PUBLIC COMMENT

Joe Jewell, Brian Rose, Ellen Hall, and Dan Mobley address the Mayor and the Board.

MAYOR AND ALDERMEN'S FORUM

A motion was made by Alderman Impey, seconded by Alderman Cox, and unanimously carried to approve payment of $55,490.96 to AGJ for the purchase and installation of 56 computers to replace aging computers citywide.

EXECUTIVE SESSION

A motion was made by Alderman Impey, 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 Wade, and unanimously carried to remain in executive session to discuss personnel in the Planning Department.

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

RECESS UNTIL 6:00 P.M. on JUNE 17, 2025

A motion was made by Alderman Impey, seconded by Alderman Wade, and unanimously carried to recess.

The meeting ended at 6:30 p.m.

Mayor Date Clerk Date

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Steven Dye, Police Chief
Re:	Accept OSPD Monthly Report for May 2025
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Please accept the attached Ocean Springs Police Department monthly report for May 2025.

For the month of May 2025, the Ocean Springs Police Department responded to 1,733 incidents from 9-1-1 calls, citizen-initiated calls, walk-in reports, and officer-initiated activities. Officers made 37 arrests for 62 offenses.

Initial Type of Call/Activity/Incident	# of Calls/Activities/Incidents
Traffic Accidents	105
Alarms	151
Warrant Service	16
Motorist Checks	38
Auto Theft Reports	3
Assault Reports	19
Burglary Reports	8
Building Checks/Closed Business	9
Disturbing the Peace Calls	35
Fight Calls	20
Parking Violations	25
Fraud Reports	6
Hit & Run Calls	23
Indecent Exposure Reports	1
Malicious Mischief Calls	6
Reckless Driver Calls	47
DUI Reports	2
Drug Violation Reports	0
Medical OD Calls	0
Suspicious Persons/Vehicles	156
Theft Reports	27
Trespassing Calls	19
Medical Calls	162
Animal Control Calls	42
Juvenile Problems	20
Domestic Disturbance Calls	33
Harassment Reports	12
Community Contacts/Open Business	42
Follow-Up Investigations	42
Traffic details	30
Traffic Problems	14
Welfare Concerns	33
Disorderly Conduct Calls	0
Armed Robbery Reports	0
Area Checks/Patrol	103
Traffic Stops	243
Other Calls/Activities	241
Monthly Total	**1,733**
Daily Average	**55.90**

# of Arrests	37
# of Offenses	62

mp

MEMORANDUM

To: Mayor & Board of Aldermen

From: Chris Hupe, Interim Fire Chief

Re: Accept OSFD Monthly Report for May 2025

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

Training:

In-House – **132**
Fire Academy – **40**
Training Hours Total – 172

Fire Inspections:

Inspections - **67**
Plan Reviews - **7**
Request for Information - **2**
Hood Suppression Test - **4**
Sprinkler Inspections - **9**
Re-inspections - **6**
Inspections Total – 95

Incident Response Summary:

Fire - **6**
Overpressure Rupture, Explosion, Overheat - **2**
Rescue and Emergency Medical Services – **105**
Hazardous Condition -**1**
Service Calls - **35**
Good Intent Calls - **16**
False Alarm & False Calls - **15**
Special Incidents - **3**
Incident Response Total – 183

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

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Memorandum

To: Honorable Board of Aldermen

From: City Clerk Patty Gaston

Date: June 17, 2025

Re: Full Time Status

Utility Billing Supervisor Janna Hinton has completed her twelve-month probationary period as of June 26, 2025; therefore, I recommend that she be placed on full-time status effective immediately.

Thank you for your favorable consideration.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

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TO: Honorable Mayor and Board of Aldermen

FROM: Steve Dye, Chief of Police

DATE: June 17, 2025

RE: Approve Removal from Probationary Status

Dylan Davis has successfully completed the one-year probationary period. Please approve removal from probationary status and entry into regular civil-service-covered employment effective immediately.

Thank you.

mp

P.O. Box 1800, Ocean Springs, MS 39566 | 1018 Porter Ave Ocean Springs, MS 39564

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
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Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

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TO: Honorable Mayor and Board of Aldermen
FROM: Steven Dye, Chief of Police
DATE: June 17, 2025
RE: Resignation

Please accept the attached resignation from Dispatcher David Havard, effective 06/09/2025.

I respectfully request to start the process to fill this position.

Thank you.

Attachment

June 9, 2025

Ocean Springs Police Department
Attn: Chief Steven Dye
3810 Bienville Blvd
Ocean Springs, MS 39564

RE: Resignation Letter – Dispatcher David Havard

Dear Chief Dye,

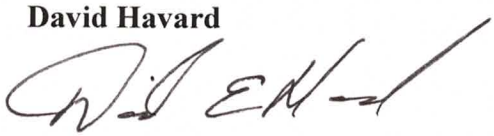
Please accept this letter as formal notice of my resignation from my position as Dispatcher with the Ocean Springs Police Department. My last day of employment will be June 9, 2025.

I began my service with the department on November 21, 2022, and I am sincerely grateful for the opportunity to have worked alongside such a dedicated and professional team. During my time here, I have gained valuable experience and formed lasting connections, all of which I will carry with me as I move forward in my career.

Thank you for the support and leadership provided during my tenure. I wish the department continued success and remain appreciative of the time I spent serving the Ocean Springs community.

Sincerely,

David Havard



TO: Honorable Mayor and Board of Aldermen
FROM: Steven Dye, Chief of Police
DATE: June 17, 2025
RE: Authorization to Hire

Please authorize the employment of the following individual, contingent upon successful completion of all pre-employment requirements.

Name: Donna Staszko
Position: Part-Time Dispatcher
Rate of Pay: $16.00/hour
Hire/Start: on or about June 18, 2025

Thank you.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

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Memorandum

To: Honorable Board of Aldermen

From: Mindy McDowell
Human Resources & Risk Management Director

Date: June 17, 2025

Re: Fire Chief

Authorize ratification of the employment of Archie Fitch, Fire Chief, effective June 16, 2025; Step 1, $38.37 hourly rate; one year probationary status.

Thank you for your favorable consideration.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

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To: Honorable Mayor & Board of Aldermen

From: Chris Hupe, Interim Fire Chief

Date: June 13, 2025

Re: Captain Shawn Lopes Retirement

Please accept the retirement of Captain Shawn Lopes effective June 30, 2025 and authorize to begin the process of filling the vacancy.

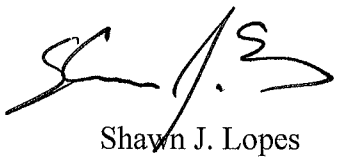
Thank you for your favorable consideration.

Intent to Retire
Capt. Shawn Lopes

To whom it may concern,

I intend to retire on June 30th, 2025 due to longevity of service to the City of Ocean Springs.

Thank you,



Shawn J. Lopes

06/12/2025

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Alderman

From: Monica Dickinson, Public Works Administrator
Allan Ladnier, Director of Public Works

Re: Retirement of Gerald Groue (678)

Meeting Date: June 17, 2025

Employee Gerald Groue (678), Public Works Assistant Director has turned in for retirement after 26 years and 2 months of being employed with the City. Please accept his retirement effective 6/27/2025.

Date: 6-12-25

I, Gerald Groue, resign from my position of Asst. Director with the City of Ocean Springs Public Works Department. The effective date is 6-30-25. Thank you for the opportunity to work for the city of Ocean Springs.

Reason: Retirement

signature

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Alderman

From: Monica Dickinson, Public Works Administrator
Allan Ladnier, Director of Public Works

Re: Remove from Probationary Status (2774)

Meeting Date: June 17, 2025

Employee Gordon T Ollier (2774), Water laborer has successfully completed their one year probationary period. Please approve their removal from Probationary status to Full time status effective 6/19/2025.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Alderman

From: Monica Dickinson, Public Works Administrator
Allan Ladnier, Director of Public Works

Re: Remove from Probationary Status (2775)

Meeting Date: June 17, 2025

Employee Rickey Cunningham (2775), Water laborer has successfully completed their one year probationary period. Please approve their removal from Probationary status to Full time status effective 6/24/2025.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Alderman

From: Monica Dickinson, Public Works Administrator
Allan Ladnier, Director of Public Works

Re: Remove from Probationary Status (2779)

Meeting Date: June 17, 2025

Employee James Beauchamp (2779), Garbage Yardman has successfully completed their one year probationary period. Please approve their removal from Probationary status to Full time status effective 6/19/2025.

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Stephen Glorioso, Director of Parks & Recreation
Re:	Accept resignation of Parks Grounds Maintenance Heriberto Mercado-Rodriguez, effective June 10, 2025; authorize to begin the process of filling the vacant position
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

I respectfully request you accept the resignation of Heriberto Rodriguez, effective last day, June 10th, 2025; and authorize to begin the process of filling the vacant position.

Thank you in advance for your consideration in this matter.

To whom it may concern:

This is to notify you through this letter that i am not fit to continue, for health reasons.

Att:
Heriberto J. Mucado

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Approve a request for a Commercial Subdivision Final Plat at 3419 Bienville Blvd PIDN: 60127491.050; PC recommends approval

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

The City of Ocean Springs Planning Commission (PC) considered the above-referenced application at the regular meeting on Tuesday, June 10, 2025.

There were no comments during the public hearing.

After reviewing the application and receiving input from the public, the planning commission voted unanimously with two members absent, to recommend approval of the application.

Documentation related to this request is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: June 10, 2025

APPLICANT(S): KD Ocean Springs, LLC

PROPERTY OWNERS: KD Ocean Springs, LLC

DATE OF REQUEST : December 6, 2024

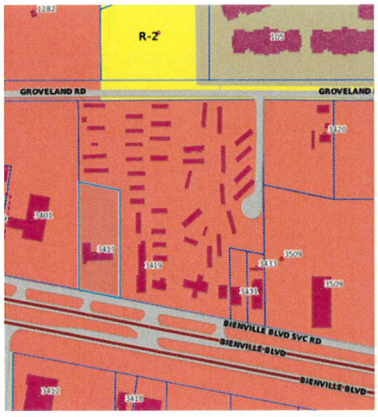
LOCATION: 3419 Bienville Blvd

PARCEL NUMBER: 60127491.050

DESCRIPTION OF REQUEST:
The applicant is requesting the approval of Twin Pine Subdivision a Commercial Subdivision Final Plat containing 4 lots.

ADJACENT ZONING AND LAND USE:
Subject Property: C-H Regional Commercial District/Undeveloped property

North: CMX-1 and C-H Regional Commercial District
East: C-H Regional Commercial District
South: C-H Regional Commercial District
West: C-H Regional Commercial District



FINDINGS:

- The property is zoned C-H Regional Commercial District.
  - Most intense commercial mixed-use district, allows up to 75' building heights. Includes most intense retail, office and residential development patterns with high traffic generation rates that serve a regional population.
- C-H zoning does not have a minimum lot size but does have a minimum lot width of 25 feet. The proposed lots meet the requirements of C-H zoning.
  - Property is approximately 6.1 acres.
- The final plat does meet all the requirements of C-H zoning setbacks.
  - Front: 5 ft
  - Side: 5 ft
  - Street Side 10 ft
  - Rear: 10 ft
- Prior Plat approvals:
  - Major Sketch Plat
    - December 3, 2024
  - Preliminary Plat
    - February 4, 2025
- The subdivision contains four (4) lots on a private street.
  - Lot 4 – A Chipotle restaurant is under construction.
  - Lot 3 – A Chick-fil-a restaurant is under design review.
  - Lots 1 & 2 – Vacant
- The UDC, requires to include all information required on the preliminary plat, plus it shall show or include the following:
  1. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line and building setback line whether curved or straight.
  2. The names and lines of all proposed streets, alley lines, lot lines and building setback lines lots numbered in numerical order, reservations, easements, and areas to be dedicated to public use with notes stating their purpose and any limitation.
  3. Tract boundary lines, right-of-way lines of streets, easements other rights-of-way and property lines of residential lots and other sites.
  4. All dimensions shall be accurate to the nearest one-tenth of a foot and all angles accurate to the nearest minute.
  5. Location, dimensions and purpose of any easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and limitations.
  6. Accurate location, material and description of monuments and markers with a complete description of all benchmarks including location, type of mark, elevation, and state plan co-ordinates.
  7. Finish floor elevations for each lot shall be indicated on the final plat.
- Final plat shall show compliance with the requirements of all applicable ordinances of the City of Ocean Springs.

PUBLIC COMMENT:

None received as of June 6, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of the final plat of the Twin Pines commercial subdivision located at 3419 Bienville Blvd.

-OR-

To recommend **denial** of the final plat of the Twin Pines commercial subdivision located at 3419 Bienville Blvd.

City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

APPLICATION: SUBDIVISION DEVELOPMENT

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

SUBDIVISION TYPE: ☐ Minor *(4 lots or less)* ☑ Major *(more than 4 lots)*

Phase of Development: ☐ Sketch Plat ☐ Preliminary Plat ☑ Final Plat

Effective June 11, 2006, the following application fees apply:

	Minor S/D	Major S/D
Sketch Plat	$ 250 + $1	$ 300 + $1
Preliminary Plat	$ 250 + $ 50/lot	$ 250 + $ 50/lot
Final Plat	$ 250 + $ 50/lot	$ 250 + $ 50/lot

$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.

Application Date: 02/06/2024 *(Applications are due by the 7th of each month.)*

Name of Subdivision: Twin Pines Subdivision
Address of Original Parcel(s): 3419 Bienville Blvd
Parcel ID(s): 60127491.050

1. Applicant: KD Ocean Springs, LLC — Phone
   Address — Email
2. Local Agent: — Phone
   Address — Email
3. Owner of Record: KD Ocean Springs, LLC — Phone
   Address — Email
4. Engineer: MTTR Engineers, Inc - Todd Thompson — Phone
   Address — Email
5. Land Surveyor: Patrick Martino — Phone
   Address — Email
6. Attorney: — Phone
   Address — Email

☐ Attach Appropriate Checklist for Requested Phase of Review

Property Information

1. Tax Map Designation: Section 27 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the North side of Bienville BLVD *(street)*
   800 *(distance in feet)* East *(relative direction)* of Gulf Island National *(street)*
3. List all contiguous holdings in the same ownership:
   Section 27 Lot(s) 1-4
4. Zoning of Parcel(s): CH 5. Total Acreage: 6.05
6. Smallest Lot Size: _____ 7. Proposed # of Lots: _____
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. No
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain.
    Drainage easements for Lots 2 and 3 to drain to pond.
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

Proposed Subdivision Information

15. Is the subdivision infrastructure proposed to be: ☐ PUBLIC or ☑ PRIVATE?
16. Are any commercial or multi-use activities proposed? ☑ Yes ☐ No
    If so, please describe: Commercial retail, Chipotle & Chick Fil A. Lots 1 & 2 TBD.
17. Are any variances being requested for the proposed subdivision? If so, please explain.
    No
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?
    ☐ Yes ☑ No If yes, please explain and state the date(s) of approval: _____
19. Is any open space or common area included in this subdivision? (Include any bus stops.) ☐ Yes ☐ No
    If yes, please describe: Common Detention Pond
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City? ☑ Yes ☐ No
21. ***Complete where applicable:***
    For Preliminary Plat: Date **SKETCH PLAT** was approved by Board of Aldermen: _____
    For Final Plat: Date **PRELIMINARY PLAT** was approved by Board of Aldermen: _____
    - Were any changes made subsequent to preliminary plat approval? ☐ Yes ☐ No
      If yes, please describe: _____
    - Does this final plat request include the entire area approved in the preliminary plat? ☐ Yes ☐ No

Notes and Next Steps for each phase are provided on the REQUIRED checklists.

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) KD Ocean Springs, LLC, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: KD Ocean Springs, LLC

Parcrel ID(s): 60127491.050

Date Property Acquired Date: 04/12/2024

Book and Page of Each Conveyance: Bk 2161 Pg 524-528

Owner's Signature

Date: 2-6-2025

NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.

STATE OF Alabama

COUNTY OF Mobile

I Mary Herndon Nordmann, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 3262 Old Shell Rd, Ste C-1
Mobile, AL 36607

Subscribed and sworn before me this 6th day of February, 2025.

My Commission expires: 3/19/28

Notary Signature: Mary Herndon Nordmann

MARY HERNDON NORDMANN
MY COMMISSION EXPIRES
MARCH 19, 2028
NOTARY PUBLIC
STATE OF ALABAMA

A PRELIMINARY PLAT OF
TWIN PINES SUBDIVISION

A PARCEL OF LAND BEING SITUATED IN NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

21 | 22
28 | 27

N 89°53'00" E (M)
N 90°00'00" E (D)
1700.00' (D) 1697.63' (D)
1701.01' (M)

S 00°00'00" E
30.28'

CALCULATED POINT

EXISTING 10' UTILITY EASEMENT DEED BOOK 1017 AT PAGE 563

3.3'

CAPPED 1/2" IRON ROD FOUND (BAILEY LAND GROUP #405)

1/2" IRON ROD FOUND 4.19 SOUTHEAST OF PROPERTY CORNER

COMMENCING POINT

IRON BOLT FOUND ADJACENT TO A 1/2" IRON ROD

CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI.

N: 332274.47
E: 1000196.65

S 89°55'05" E 267.27
(BOLT TO W ENGINEERING ROD FOUND AT CORNER)

CAPPED 1/2" IRON ROD FOUND (W ENGINEERING #353) AT PROPERTY CORNER

1.2'±

NEW CURB

POINT OF BEGINNING

N: 332247.64'
E: 1001897.65'

PARCEL #: 60127492.000
NOW OR FORMERLY OF
SRHS AMBULATORY SERVICES INC
3401 BIENVILLE BLVD.
OCEAN SPRINGS, MS 39564
(DB 1588 PAGE 727)

S89°35'07"E 495.63'

S 89°33'30" E (D)
S89°35'07"E (M)

S89°35'07"E 205.56' (M)

1/2" IRON ROD FOUND (NO CAP)

20' DRAINAGE EASEMENT

40' FRONT YARD SETBACK

553.13' (D)
549.76' (M)

S89°35'07"E 297.57' (M)

10' UTILITY EASEMENT DEED BOOK 1017 AT PAGE 563

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

S 89°08'34" W
201.24'

IRON PIPE FOUND

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

N: 332243.66
E: 1002447.39

GROVELAND ROAD
ASPHALT SURFACE PUBLIC ROADWAY

LOT 1
48,073 SQ. FT.
1.10 ACRES

LOT 2
60,961 SQ. FT.
1.40 ACRES

COMMON AREA 17,352 SQ. FT. 0.40 ACRES

S00°00'00"E 195.92'

15' SIDE YARD SETBACK

SOUTH (D) 230.00' (D)
N00°20'46"E 229.80' (M)

S00°27'43"E 271.48'

S00°27'43"E 208.24'

S00°25'11"W 203.71'

S 00°25'11" W (M) 230.64' (M)

S 00°25'11" W (D) 230.64' (D)

PARCEL #: 60127330.050
NOW OR FORMERLY OF
PARKER
3420 GROVELAND ROAD
OCEAN SPRINGS, MS 39564
(DB 1592 PAGE 795)

NEW CONCRETE CURB

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

CAPPED 1/2" IRON ROD SET (MARTINO PLS 02838) ROD IS AT BACK OF NEW CURB

N: 332017.84
E: 1001896.26

S78°46'20"E 129.94'

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

15' SIDE YARD SETBACK

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

S89°32'16"W 294.40'

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

N 79°24'00" W (M)(D)
122.29' (M)
122.25' (D) 124.25' (D)

CAPPED 1/2" IRON ROD FOUND (BAILEY #405)

S00°00'00"E 52.39'

N78°08'47"E 81.60'

20' EASEMENT

N78°08'47"E 81.76'

S00°27'43"E 63.24'

S00°25'11"W 26.93' (M)

CAPPED 1/2" IRON ROD FOUND (CROSBY #2539)

S79°17'42"E 101.70'

CAPPED 1/2" IRON ROD FOUND (CROSBY #2539)

N00°00'00"W 21.82'

S89°32'40"W 55.32'

N89°31'58"E 80.29'

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

N: 331973.25'
E: 1002016.41'

30' PRIVATE PROPOSED ROADWAY
15 FOOT ON EACH SIDE OF CENTERLINE AS STAKED.

S00°27'36"E 182.93'

LOT 3
97,682 SQ. FT.
2.24 ACRES

S 00°03'22" E 200.33'(M)
S 00°03'22" E 200.33'(D)

PARCEL #: 60127450.050
NOW OR FORMERLY OF
24 HR STORAGE
3509 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
(DB 1855 PAGE 208)

N 00°00'00" W 300.00' (D)
N00°25'11"E 299.77' (M)

(BASE BEARING) N 00°00'00" W 300.00' (D)
N 00°00'00" W 300.00' (W)

N00°00'00"W 278.18' (M)

LOT 4
38,849 SQ. FT.
0.89 ACRES

PARCEL #: 60127493.000
(BASE BEARING)
NOW OR FORMERLY OF ARGUELLES
3417 BIENVILLE BLVD OCEAN SPRINGS, MS 39564
(DB 1866 PAGE 433)

ZONE C-H

MAG NAIL FOUND WITH CAP IN ASPHALT (DURBIN #2401)

S79°14'26"W 101.27' (D)
S 79°23'00" E (M)
101.27' (M)

N: 331831.60
E: 1002346.41

1/2" IRON ROD FOUND (NO CAP)

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

R=186.00'
L=33.57'
CB=N05°09'39"E
CD=33.52'

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

S10°20'12"W 86.55'

S 00°00'00" W (M) 200.00' (M)

S 00°00'00" W 200.00' (D)

PARCEL #: 60127450.100
NOW OR FORMERLY OF
FRAYSER
3433 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
(DB 1870 PAGE 135)

CAPPED 1/2" IRON ROD FOUND (W ENGINEERING #353)

N: 331695.07
E: 1002016.41

S 79°24'00" E
122.13'(D)
S 79°20'49" E (M)
124.49' (M)

CAPPED 1/2" IRON ROD FOUND (DURBIN #2401)

MAG NAIL SET CAPPED IN ASPHALT (MARTINO PLS 02838)

81.39'

39.21'

MAG NAIL FOUND CAPPED IN ASPHALT (DURBIN #2401)

62.53'

CAPPED 1/2" IRON ROD SET (MARTINO PLS 02838)

1/2" IRON PIPE FOUND

50.80' (D)

N79°35'55"W 101.35' (M)

CAPPED 1/2" IRON ROD FOUND (CROSBY #2539)

CAPPED 1/2" IRON ROD FOUND (CROSBY #2539)

N 79°15'19" W 203.76' (M)

ASPHALT SURFACE PUBLIC ROADWAY

N 79°24'00" W 183.13'(M)
S 79°24'00" E 183.13'(D)

S 78°20'02" E 100.05'(M)
S 78°20'02" E 100.05'(D)

N 79°35'55" W (M)
52.89' (M)
N 79°35'55" W (D)
52.89' (D)

SERVICE ROAD
BIENVILLE BOULEVARD
U.S. HIGHWAY 90 (WEST BOUND)

ASPHALT SURFACE PUBLIC ROADWAY

N
W E
S

SCALE
1" = 50'

ABBREVIATION LEGEND:

(D) = DEED DIMENSION
(M) = MEASURED DIMENSION
P = PLATTED DIMENSION
PS = PRIOR SURVEY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N.T.S. = NOT TO SCALE
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

BEARING REFERENCE:
GRID NORTH BY GPS OBSERVATION
(NAD83; 2011)

BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION. MISSISSIPPI EAST ZONE 2301, CONVERGENCE ANGLE: 0°01'43.50" SCALE-FACTOR: 0.999950367148.

CAP DETAIL:

MARTINO PLS 02838 — TOP VIEW

— SIDE VIEW

DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.

LEGEND:

⊗ -- (IRF) IRON ROD FOUND
● -- (IPF) IRON PIPE FOUND
○ -- (IRS) IRON ROD SET
⊠ -- CONCRETE MONUMENT FOUND
⊛ -- IRON BOLT FOUND

REFERENCE MATERIALS:

1.) JACKSON COUNTY TAX AND GIS MAPS.
2.) PRIOR SURVEY BY RICK MENHENNETT, PLS, DATED 09/08/2009.
3.) PRIOR SURVEY BY CLIFFORD CROSBY. NO DATE SHOWN.
4.) PRIOR SURVEY BY GARY DURBIN, DATED SEPTEMBER 26, 2024.
5.) DEED BOOK 2100, PAGE 726.
6.) DEED BOOK 1592, PAGE 795.
7.) DEED BOOK 1855, PAGE 208.
8.) DEED BOOK 1866, PAGE 433.
9.) DEED BOOK 1588, PAGE 727.
10.) DEED BOOK 1870, PAGE 135.

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28059C0292G, DATED MARCH 16, 2009. CHECK WITH BUILDING OFFICIALS FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

PREPARED BY:

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2

CLIENT:
KD OCEAN SPRINGS, LLC

PARCEL ADDRESS: 3419 BIENVILLE BOULEVARD OCEAN SPRINGS, MS 39564	
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST	
PARCEL NUMBER: 60127491.050	
CREW CHIEF: PMM	DRAWN BY: PMM
DATE: 12/4/2024	JOB#: P241519_PLAT
REVISED:	CRD#: P241519.CRD

This notice is being mailed to you as an owner of adjacent property to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC HEARING is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, June 10, 2025 @ 6:00 p.m.

Regarding the following:

- **3419 Bienville Blvd – PIDN: 60127491.050 – Approval of a Commercial Subdivision Final Plat – KD Ocean Springs, LLC**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Approve a request to vacate a right-of-way on Sells St; located between 132 Pine Drive and 140 Pine Drive; PC recommends approval

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

The City of Ocean Springs Planning Commission (PC) considered the above-referenced application at the regular meeting on Tuesday, June 10, 2025.

There were two comments during the public hearing.

After reviewing the application and receiving input from the public, the planning commission voted unanimously, with two members absent, to recommend approval contingent upon a merger of lot 61395002.000 and 60129890.000

Documentation related to this request is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC MEETING DATE: June 10, 2025

APPLICANT: Jaklyn Wrigley
& Erich Nichols

PROPERTY OWNERS: Jaklyn Wrigley
& Erich Nichols

REQUESTED ACTION: Vacation of a City Right of Way (ROW) – Sells Street

DATE OF REQUEST: May 7, 2025

LOCATION: Sells Street
Runs east from Pine Drive, south of Kensington St

PARCEL NUMBERS:
North of Alley – 61455086.050
South of Alley – 61395002.000

DESCRIPTION OF REQUEST:
Vacate a City Right of Way, Sells Street, that runs east from Pine Drive between the two (2) parcels.

ADJACENT ZONING AND LAND USE:
Subject Property: R-1 Low Density Single Family/Sells St (ROW) being used for a driveway access

North: R-1 Low Density Single Family
South: R-1 Low Density Single Family
East: R-1 Low Density Single Family
West: R-1 Low Density Single Family & C-M Commercial Marina

FINDINGS:

- Sells St (ROW) was created as part of the Point-O-Pines subdivision in March 14, 1950. It has 50 ft of ROW width but no longer functions as a public roadway and does not appear on the city's GIS mapping.
- Sells St (ROW) runs directly across the driveway of 132 Pine Drive and encroaches slightly onto 140 Pine Drive's entrance.
- Property owner states that Sells St (ROW) creates a title defect that impacts financing, resale, insurance, and even the ability to make improvements to their property. In addition, the City is asking private homeowners to rely on and maintain property they don't own.
- The owner states that vacating Sells St (ROW) would:
  - Correct a legal access issue
  - Allow property lines and ownership to reflect actual, long-term use
  - Present no disruption to city infrastructure or services
  - And equitably resolve a problem created decades ago
- The applicant's property abuts Sells St on its southern side. Parcel ID no. 61455086.050 abuts on the northern side.

CITY DEPARTMENT COMMENTS:

City Engineer:

- Surveyor Note: 39. Surveyor recommends consulting a land title attorney for clarification of the title and the existence of Sells Street as shown on the plat of said Point-O-Pines Subdivision.
  - Property owner did a title review

Project Manager:

- Sells St ultimately would never be developed.

PUBLIC FEEDBACK:

- Margaret Hopper – May 28, 2025 – email attached

POTENTIAL MOTIONS:

To recommend **approval** of the vacation of Sells Street, right of way, that runs east from Pine Drive between 132 Pine Drive and 140 Pine Drive.

– OR –

To recommend **denial** of the vacation of Sells Street, right of way, that runs east from Pine Drive between 132 Pine Drive and 140 Pine Drive.

Planning Commission
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

Re: Petition to Vacate Abandoned Sells Street

I am writing to formally petition the City of Ocean Springs to vacate the right-of-way known as Sells Street, which is situated on my property at 132 Pine Drive.

Through a recent title review, it was revealed that although Sells Street no longer functions as a public roadway—and does not appear on the city's GIS mapping—the right-of-way remains legally intact. This abandoned street currently crosses my driveway and, as a result, my driveway technically fails to provide legal access under the existing plat.

Enclosed with this letter is a current survey of 132 Pine, which depicts the unvacated right-of-way, along with a screenshot of the Ocean Springs GIS mapping system showing the same.

We respectfully request that this petition be added to the agenda for the next available Planning Commission meeting for review and recommendation.

Thank you for your time and consideration. Should any further documentation or action be required on our part, please do not hesitate to contact me.

Jaklyn Wrigley
132 Pine Drive

Erich Nichols
132 Pine Drive

Planner

From: Erich Nichols <erich@nicholswrigley.com>
Sent: Tuesday, June 3, 2025 12:04 PM
To: Planner
Cc: Jaklyn Wrigley
Subject: Re: 132 Pine

Thank you for the email.

Through my title review , I learned that the right-of-way still exists on paper, even though it has never been developed or used by the public. As far as the public (and homeowners) are concerned, this street was not known until I discovered it in the title search.

Sells Street runs directly across my driveway and also encroaches slightly onto my neighbor's entrance. This means that, legally, neither of us currently has formal access to our homes—even though we've both used these driveways without issue for many years. If the street is not vacated, I technically have no legal access to my own home, as my driveway sits entirely within the public right-of-way. This creates a title defect that impacts financing, resale, insurance, and even the ability to make improvements to my property. The City is asking private homeowners to rely on and maintain property they do not own.

Moreover, there is no public benefit in keeping this portion of Sells Street open. It has never been built, is not maintained, and serves no circulation or infrastructure function. The public does not use it and cannot reasonably be expected to in the future. It serves no transportation or utility need.

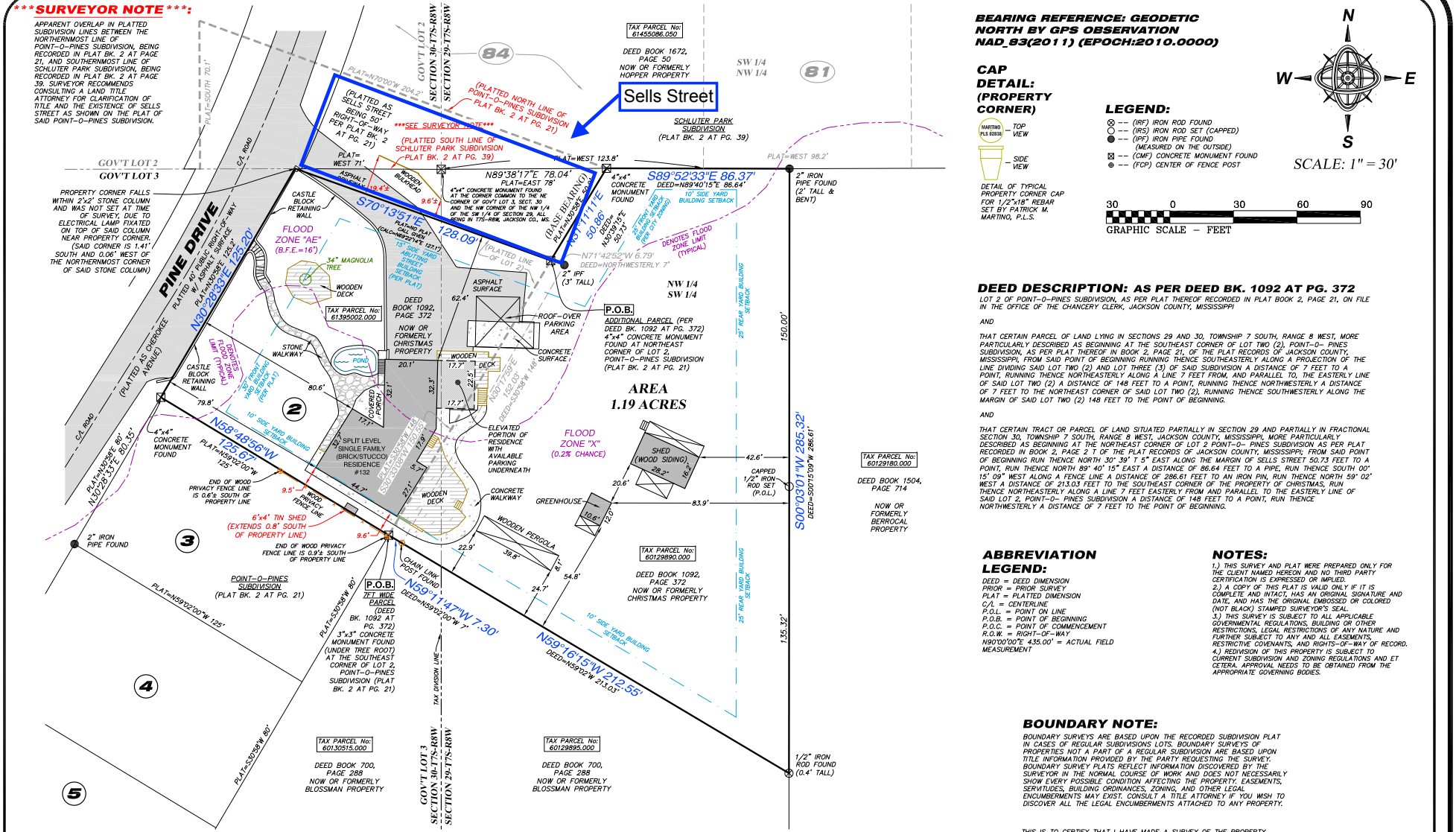
Keeping this obsolete right-of-way in place imposes a private burden without a public purpose, which is inequitable and inconsistent with good land use policy. Vacating this right-of-way would:

- Correct a serious legal access issue,
- Allow our property lines and ownership to reflect actual, long-term use,
- Present no disruption to city infrastructure or services,
- And equitably resolve a problem created decades ago.

Let me know if you have any other questions. Thank you!

NicholsWrigley

Erich Nichols
business advisor | attorney
601.291.9588
Erich@NicholsWrigley.com
1011 Iberville Dr., OS, MS 39564
NicholsWrigley.com



DEED DESCRIPTION: AS PER DEED BK. 1092 AT PG. 372

LOT 2 OF POINT-O-PINES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 21, ON FILE IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI

AND

THAT CERTAIN PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 7 SOUTH, RANGE 8 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT TWO (2), POINT-O- PINES SUBDIVISION, AS PER PLAT THEREOF IN BOOK 2, PAGE 21, OF THE PLAT RECORDS OF JACKSON COUNTY, MISSISSIPPI, FROM SAID POINT OF BEGINNING RUNNING THENCE SOUTHEASTERLY ALONG A PROJECTION OF THE LINE DIVIDING SAID LOT TWO (2) AND LOT THREE (3) OF SAID SUBDIVISION A DISTANCE OF 7 FEET TO A POINT, RUNNING THENCE NORTHEASTERLY ALONG A LINE 7 FEET FROM, AND PARALLEL TO, THE EASTERLY LINE OF SAID LOT TWO (2) A DISTANCE OF 148 FEET TO A POINT, RUNNING THENCE NORTHWESTERLY A DISTANCE OF 7 FEET TO THE NORTHEAST CORNER OF SAID LOT TWO (2), RUNNING THENCE SOUTHWESTERLY ALONG THE MARGIN OF SAID LOT TWO (2) 148 FEET TO THE POINT OF BEGINNING.

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NOTES:

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2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY: EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO, P.L.S. — DATE OF FIELD SURVEY: 7/23/2024

REFERENCE MATERIALS:

1.) JACKSON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
2.) CITY OF OCEAN SPRINGS GIS WEBSITE.
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PATRICK M MARTINO PMM PROFESSIONAL LAND SURVEYOR

MINIMUM BUILDING SETBACKS:

PARCEL OF LAND IS LOCATED IN A R-1 (LOW DENSITY SINGLE FAMILY) DISTRICT ACCORDING TO THE CITY OF OCEAN SPRINGS ZONING WEBSITE.

FRONT YARD – PLATTED 30 FEET/ 25 FEET CITY ZONING

REAR YARD – 25 FEET

SIDE YARD – 10 FEET

SIDE ABUTTING STREET – PLATTED 15 FEET/ 10 FEET CITY ZONING

CONTACT THE CITY OF OCEAN SPRINGS PLANNING DEPARTMENT FOR ALL ZONING RULES AND REGULATIONS.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AS SHOWN HEREON" ACCORDING TO FEMA MAP NUMBER 28059C0289G, DATED MARCH 16, 2009. CHECK WITH BUILDING OFFICIALS FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

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X - (0.2% ANNUAL CHANCE FLOOD) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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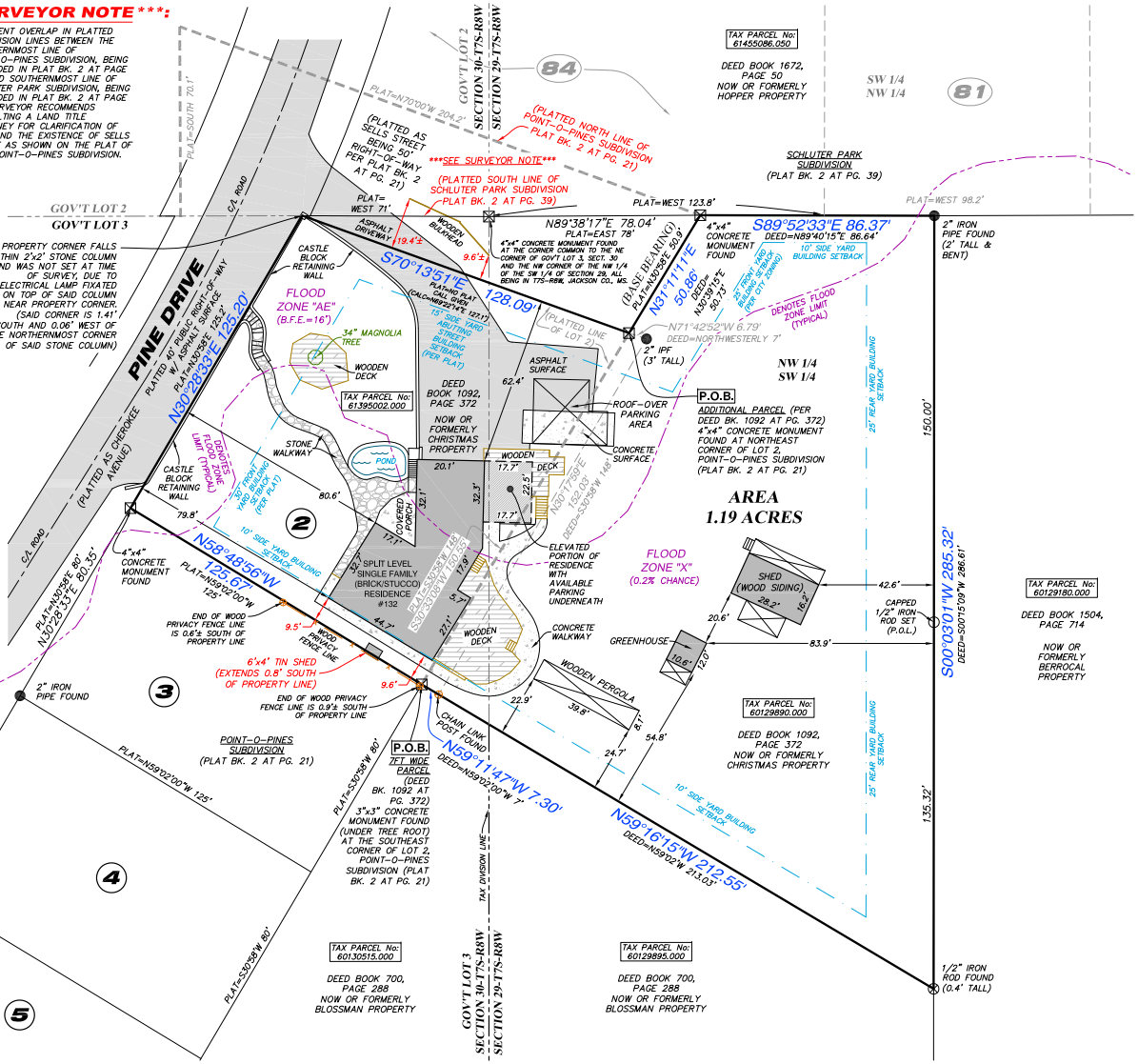
PARCEL 1.32 PINE DRIVE ADDRESS: OCEAN SPRINGS, MS 39564	SCALE: 1"= 30'	
POINT-O-PINES SUBDIVISION		
TAX PIDN: 61395002.000 & 60129890.000		
CREW CHIEF: PMM, RW	DRAWN BY: PTPD	
DATE: 7/23/2024	JOB#: P24910	
REVISED:	CRD JOB#:P24911	

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



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PATRICK M MARTINO PMM PROFESSIONAL LAND SURVEYOR

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PARCEL 1.32 PINE DRIVE ADDRESS: OCEAN SPRINGS, MS 39564	SCALE: 1"= 30'	
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TAX PIDN: 61395002.000 & 60129890.000		
CREW CHIEF: PMM, RW	DRAWN BY: PTPD	
DATE: 7/23/2024	JOB#: P24910	
REVISED:	CRD JOB#:P24911	

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

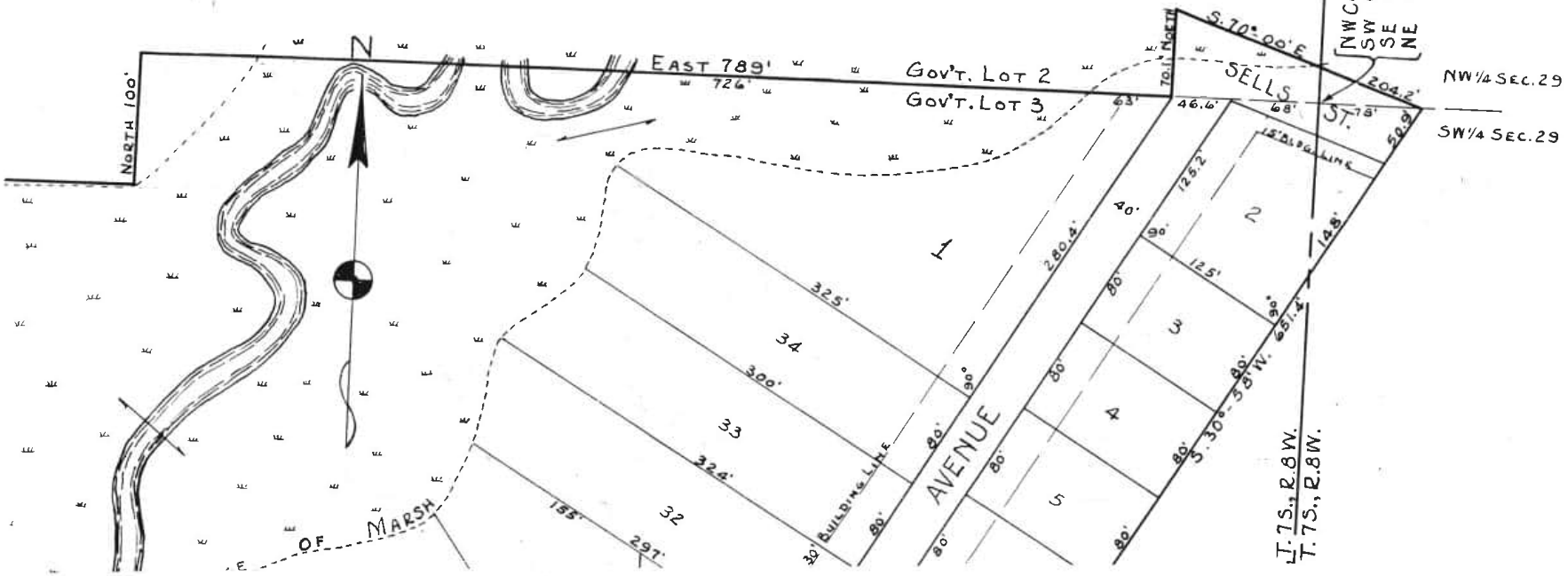
PB-2
P. 21

O-PINES

'AN SPRINGS, JACKSON COUNTY, MISSISSIPPI.

SCRIPTION

S., R. 8 W., MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CORNER COMMON TO SW¼ & NW¼ OF SAID SECTION 29 AND TO GOV'T. DISTANCE OF 78 FT. TO POINT OF BEGINNING. RUN THENCE S. 30°-58' W. 651.4 FT.; THENCE S. 24°-44' W. 518.2 FT. TO NORTHERLY MARGIN OF OURSES: N. 50°-30' W. 198.1 FT., N. 62°-05' W. 107.0 FT., N. 64°-46' W. 565.0 FT., N. 46°-58' W. 225.0 FT., N. 43°-44' W. 368.3 FT., N. 41°-15' W. 3 OF SECTION 30; THENCE EAST ALONG SAID DIVIDING LINE 476 FT.; THENCE SOUTH 100.0 FT.; THENCE EAST 453.0 FT.; THENCE NORTH 70.1 FT.; THENCE S. 70°-00' E. 204.2 FT. TO POINT OF BEGINNING.



This notice is being mailed to you as an owner of adjacent property to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development
P. O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC HEARING is hereby given that the City of Ocean Springs *Planning Commission* will hold a public hearing in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Tuesday, June 10, 2025 @ 6:00 p.m.

Regarding the following:

- **Sells St; located between 132 Pine Drive and 140 Pine Drive – Requesting the Vacation of Right of Way – Jacklyn Wrigley**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to wmorgan@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,
City of Ocean Springs
Community Development Director

Hannah Sullivan

From: Margaret Hopper <mhopper1616@yahoo.com>
Sent: Wednesday, May 28, 2025 11:43 AM
To: Hannah Sullivan
Subject: Sells street

I would like to rescind my approval of the *Petition to Vacate Abandoned Sells Street*

After receiving the notice to vacate I became alarmed that the land used by box turtles as their home , birds and other wildlife may lose their natural habitat.

Please rescind.

Thank you in advance for your consideration.

Sincerely,

Margaret Hopper
140 Pine dr
228-239-2548

Sent from Yahoo Mail for iPhone

Hannah Sullivan

From: Margaret Hopper <mhopper1616@yahoo.com>
Sent: Wednesday, June 11, 2025 9:02 AM
To: Hannah Sullivan
Subject: Vacate Sells st 140 Pine dr

I am writing to request vacate sells st to me.

Owner of 140 Pine dr
Ocean Springs

Please advise .

Margaret Hopper
228-239-2548

Sent from Yahoo Mail for iPhone

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Planning Administrator
Re:	Approve a request for a Certificate of Appropriateness (COA) to demolish the existing house at 208 Washington Ave. PIDN: 60137516.000; HPC recommendation pending
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Special Call HPC meeting Monday, June 16th - memo will be updated Tuesday morning.

The specific proposal is for the approval to demolish the existing house at 208 Washington Ave.

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025- No Quorum
May 19, 2025 (Special Call Meeting): First presented

APPLICANT: Gaston Bordis

CURRENT OWNER: Gaston Bordis

REQUESTED ACTION: Approval of Certificate of Appropriateness to demolish existing house.

DATE OF APPLICATION: April 4, 2025

LOCATION: 208 Washington Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60137516.000

DESCRIPTION OF THE REQUEST:
The applicant proposes to demolish the existing house due to extensive termite damage, also excessive moisture and mold.
The request was deferred at the 5/19/25 meeting. The HPC needed more analysis of the house's structural condition.

ADJACENT ZONING/LAND USE:
Subject Property: R-1 Low Density Single Family/single-family dwelling

North: R-1 Low Density Single Family
South: R-1 Low Density Single Family
East: R-1 Low Density Single Family
West: R-1 Low Density Single Family

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:**
  1.5-story, frame, 3-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with a partial gable porch supported by tapered columns on masonry pedestals. The entry is offset left (north) and is a multi-light wood door. Windows are wood 1/1, 3/1 d-h-s in singles and pairs, sometimes with working and faux shutters. Other windows are wood 10-light casement. Features are shed dormers, knee braces, exposed rafter tails, gable windows, and a masonry chimney on the eave wall. It has brick piers, clapboards, and an asphalt shingle roof. A gable-roof addition is appended to the rear left (northeast) corner. The shed dormers were added post-1944.

- **HISTORICE INFORMATION:**
  The McEvoy-McClure house was probably erected in 1900 by Harry P. Dunn, who acquired the property from Joseph Kotzum for $800. The Dunn family lived at 208 Washington until 1911, when Robertson Palmer, a corporate lawyer and native of Illinois, purchased it for $1400. Mr. Palmer sold it to Cypreien A. Montet and Dudley J. McEvoy in 1912 for $2000. The McClures acquired 208 Washington in 1915. They are credited with remodeling it. The house stayed in possession of the McClure family until 1946. McClure was the post master and a bank cashier.

FINDINGS:

- NR Status: Contributing
  - Ocean Springs Historic District Design Guidelines; Page 64
    - Contributing buildings: These buildings are essential to the district's sense of place and sustain the architectural and historic significance of the district.
- The Unified Development Code (UDC) Section 2.29.6.D.4; Page 90
  - Demolition. In considering an application for the demolition of a landmark or a resource within an historic district, the following shall be considered:
    - The individual historical or architectural significance of the resource.
    - The importance or contribution of the resource to the aesthetics of the district.

- The difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
- The proposed replacement structure and the future utilization of the site.

- The applicant has provided the following information to support his request:
  - Insurance was denied by at least 7 companies due to the condition of the house.
  - Mississippi Official Wood Destroying Inspection Report: See attachments
  - The existing home has excessive moisture and mold and is a health hazard.
- The applicant does plan to rebuild a single-family dwelling on the property if the demolition request is granted.
- Old Ocean Springs Historic District:
  - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
  - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to demolish the existing house located at 208 Washington Ave due to extensive termite damage and excessive moisture and mold.

– OR –

To recommend **denial** of a COA to demolish the existing house located at 208 Washington Ave due to extensive termite damage and excessive moisture and mold.

8191

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******** APPLICANT MUST ATTEND HEARING ********

Property Address: 208 WASHINGTON AVE. OCEAN SPRINGS, MS

Property Owner(s): GASTON C. BORDIS IV AND APRIL BORDIS

Parcel ID Number: _____ **Approximate Age of Home:** 113 YEARS

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant *[Check one]*: ☐ Architect ☐ Contractor ☑ Owner ☐ Other _____

Name: GASTON C BORDIS IV AND APRIL BORDIS

Address: _____

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: _____ Email: _____

Property Owner *[if Different]*:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☐ New Construction, Additions, Extensive Renovation / Repair
- ☐ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ☐ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☑ Demolition

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. ✓ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

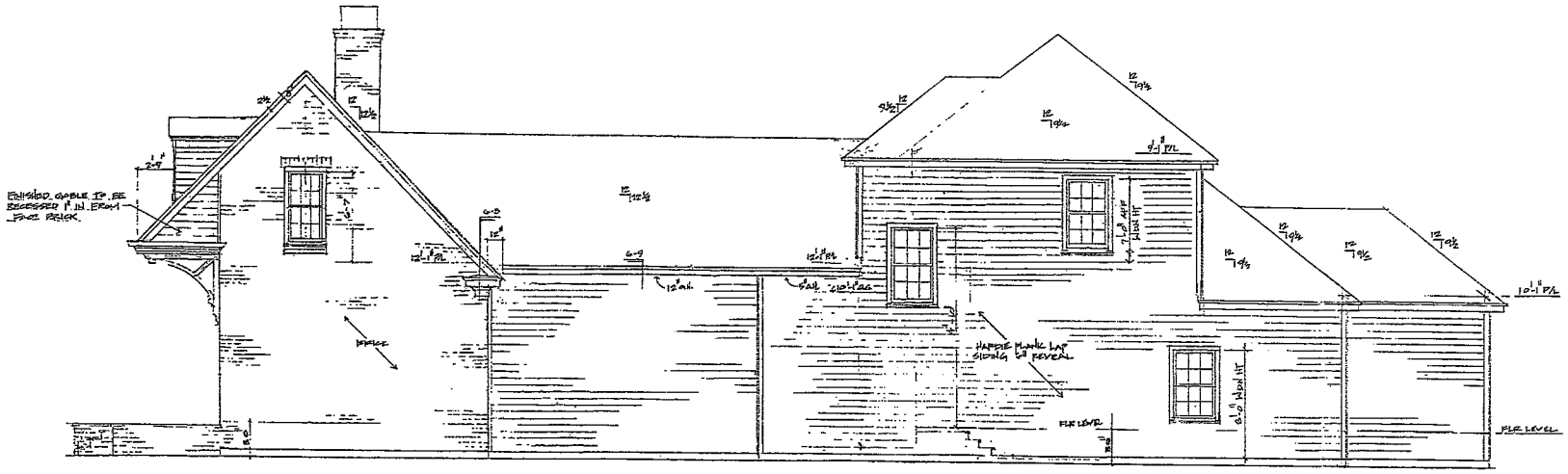
Description: (1) DEMOLITION IS REQUESTED. THE HOME HAS EXTENSIVE TERMITE DAMAGE — REPORT ATTACHED.

(2) HOME HAS EXCESSIVE MOISTURE AND MOLD AND IS A HEALTH HAZARD

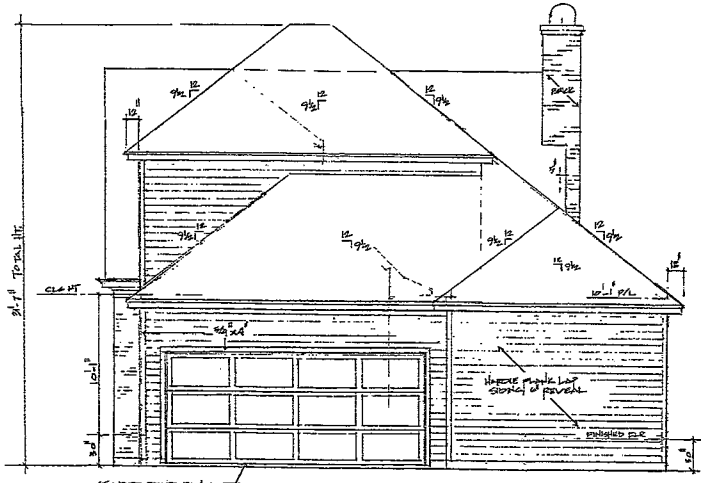
(3) INSURANCE WAS DENIED BY AT LEAST 7 COMPANIES — PROOF WILL BE SUPPLIED — DUE TO CONDITION OF HOME

(4) PROPOSED PLAN FOR NEW CONSTRUCTION WILL BE SUPPLIED AS IT IS EXPECTED W/IN A FEW DAYS.

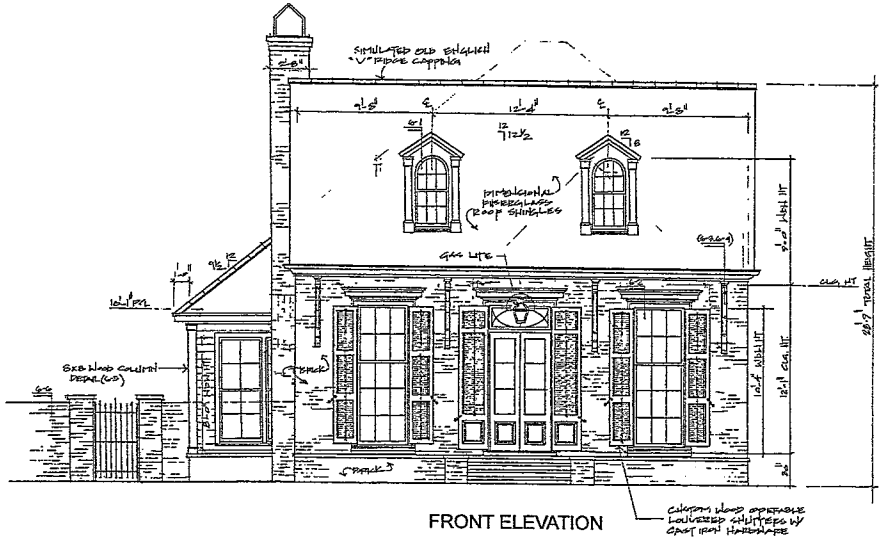
— Attach Additional Sheets if Needed —



RIGHT ELEVATION



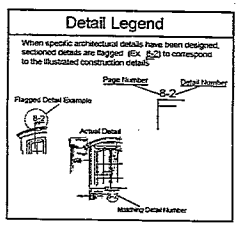
REAR ELEVATION



FRONT ELEVATION

Detail Legend

When specific architectural details have been designed, sectioned details are flagged (Ex. 8-2) to correspond to the illustrated construction details.



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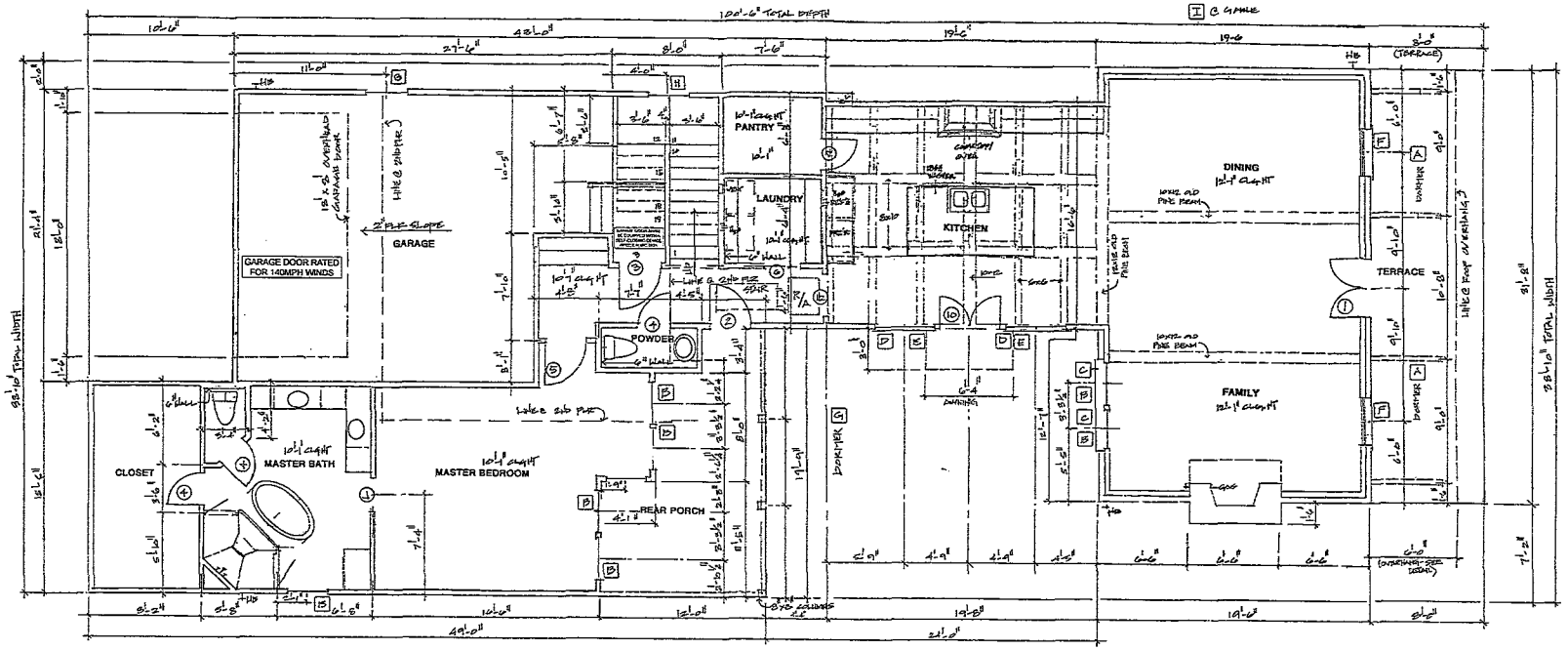
Plan No.:	2386/3106
Scale:	¼" Equals 1'-0"
Page No.:	1 OF 7

SQUARE FOOTAGE

LIVING AREA FIRST FLOOR	1886
LIVING AREA SECOND FLOOR	500
TOTAL LIVING AREA	2386
GARAGE & STORAGE	331
PORCH	181
TOTAL AREA	3106
TERRACE	253



FIRST FLOOR

EXTERIOR & LOAD BEARING WALLS OVER 10 FEET TO BE 2X6 CONSTRUCTION

ATTIC ACCESS INSULATED
INSULATE HOT & COLD WATERLINES IN UNCONDITIONED ATTIC & CRAWLSPACES

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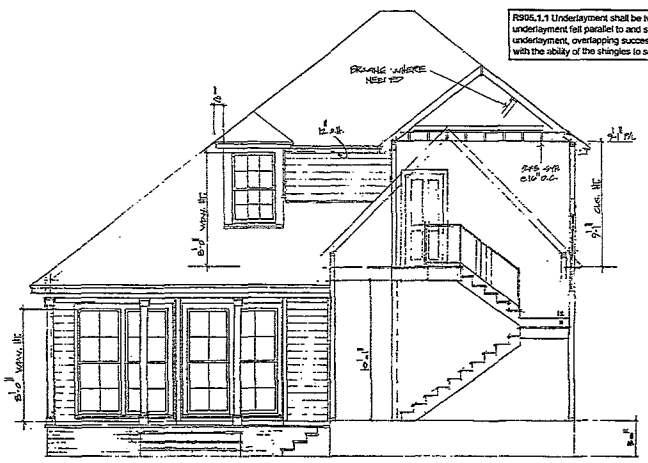
Plan No.:	2386/3106
Scale:	¼" Equals 1'-0"
Page No.:	2 OF 7

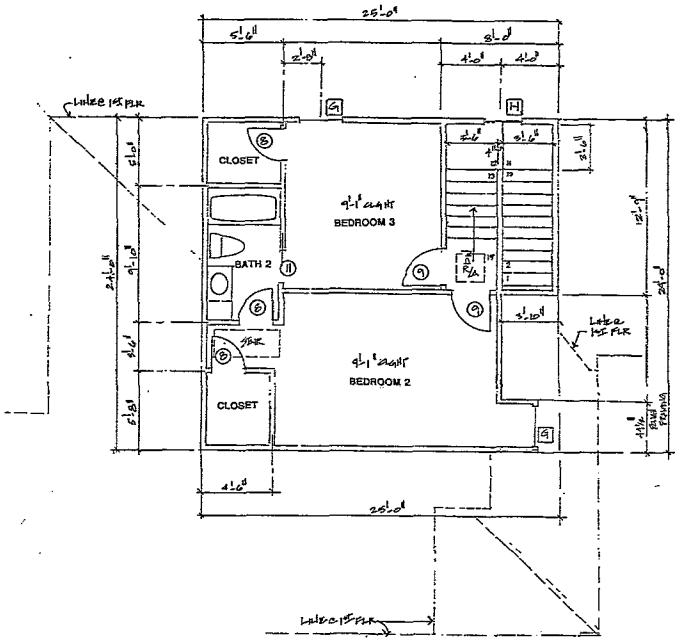


R905.1.1 Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Stating at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

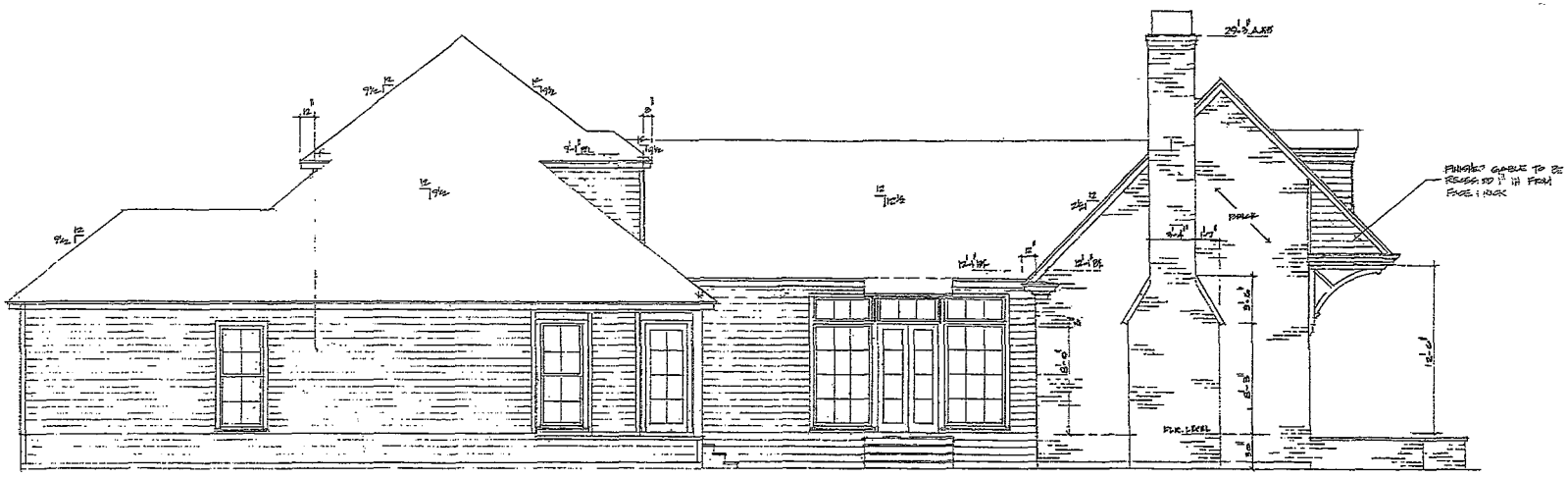
CROSS SECTION

Residence *must* comply with the following Insulation Requirements as per the 2021 IRC.

Ceilings:	R - 38	
Walls:	R - 13	FOUNDATION BY OTHERS
Floors:	R - 13	



SECOND FLOOR PLAN



LEFT ELEVATION

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Plan No.:	2386/3106
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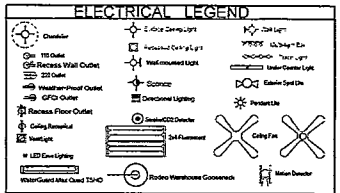
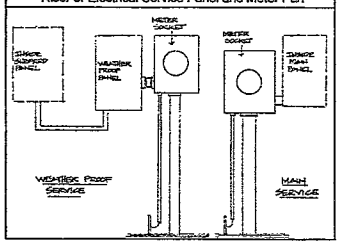
Page No.:	3 OF 7





ELECTRICAL NOTES IRC 2021 / NEC 2020 ed.

[SIZE AND CAPACITY TO BE DETERMINED BY OWNER OR CONTRACTOR OR ELECTRICAL ENGINEER].

E3901.2.1 Spacing. - Receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6 feet (1829 mm), from a receptacle outlet.

E3901.2.3 Floor receptacles. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets except where located within 18 inches (457 mm) of the wall.

E3901.2.4 Countertop receptacles. Receptacles installed for countertop surfaces as specified in Section E3901.4 shall not be considered as the receptacles required by Section E3901.2.

E3901.4.2 Island counter top minimum one receptacle

E3902.1 Bathroom receptacles – 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault inault-interrupter protection.

E3902.2 Garage and accessory building receptacles – 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault circuit-interrupter protection.

E3902.3 Outdoor receptacles – 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault Circuit-interrupter protection.

E902.6 Kitchen receptacles – 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault circuit-interrupter protection.

E3902.7 Laundry, utility and bar sink receptacles - 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. [210.8(A)(7)]

E3902.16 Arc-fault circuit-interrupter protection Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

E3901.7 Outdoor outlets shall be installed at the front and back of the dwelling.

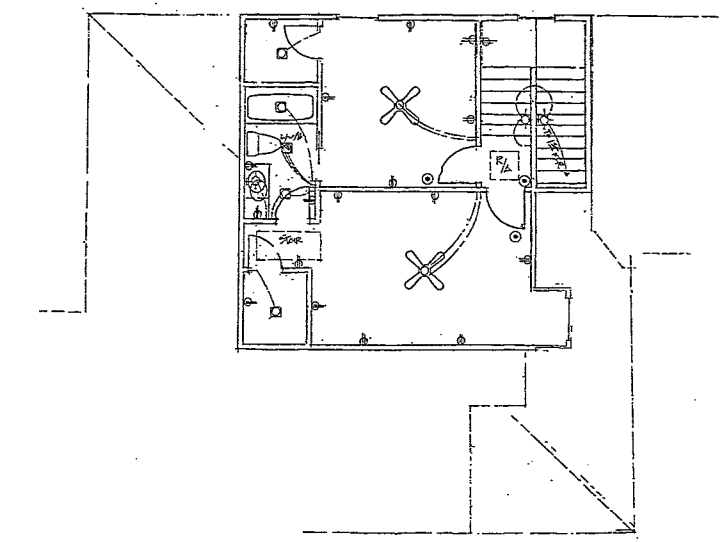
R314.3 Smoke alarms shall be installed in the following locations:

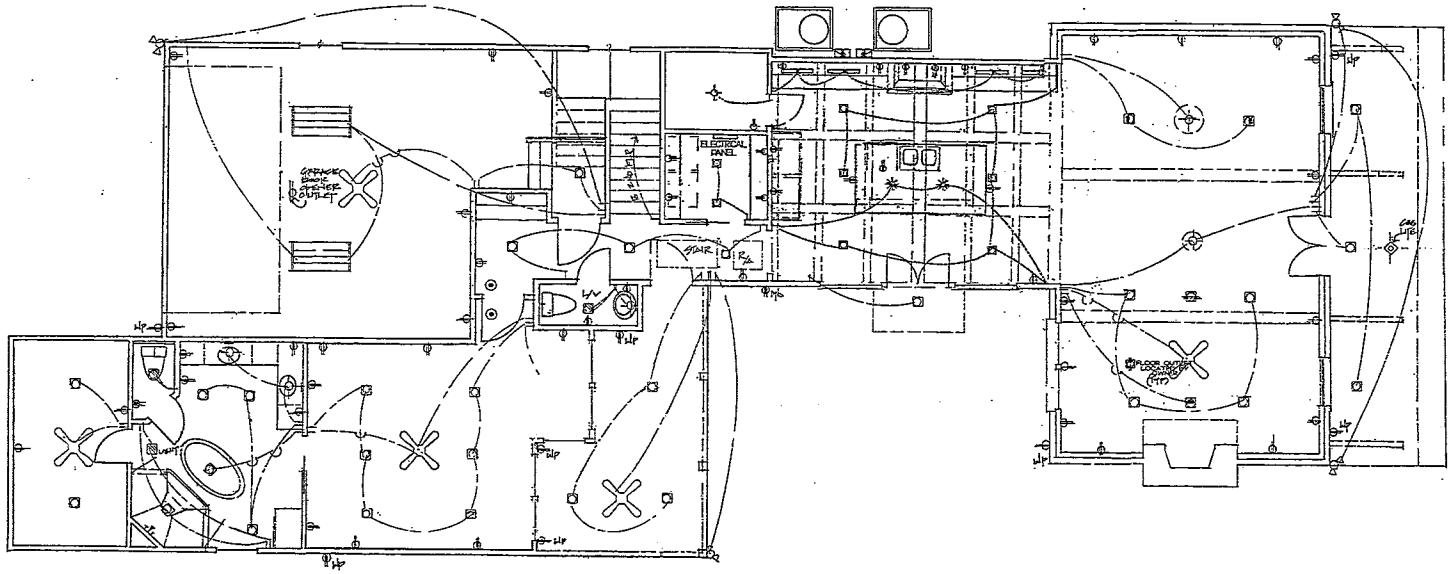
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R315 Carbon monoxide alarms – Approved carbon monoxide alarm shall be installed outside each bedroom in dwelling units within which fuel-fired appliances.

P2720.1 Access panel shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions.

1. Electrical service to be _____ Circuit _____ Ampere
2. Service to be #2 Copper from meter to panel.
3. Panel grounded by 2 #6 grounding rods in accordance with Section 250 of the National Electric Code
4. Electrical disconnects at air conditioning cond. Units
5. A.C. Panel info:
   - One 15 Ampere branch circuit for each 600 Sq. Ftg. Lightning and general purpose receptacles.
   - Two 20 Ampere branch circuit for small appliances
   - One 20 Ampere branch circuit for laundry
   - One branch circuit for oven
   - One branch circuit for cook top
   - One branch circuit for A/C and heating each
   - Install 110 Volt receptacle in attic
   - install light in attic with switch at access point
   - Kitchen hood must vent to outside.
   - Microwave re-circulating ventilation.





ELECTRICAL PLAN

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Plan No.:	2386/3106
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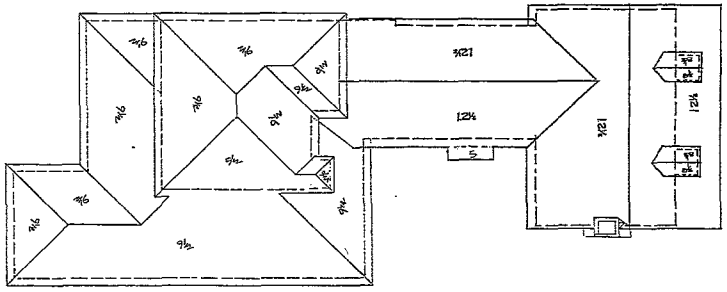
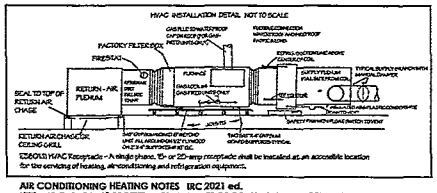
Page No.:	4 OF 7



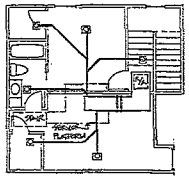
ROOF PLAN

PLACE ALL ROOF PENETRATION TO REAR, GROUP TOGETHER WHERE POSSIBLE TO MINIMIZE PENETRATIONS, PAINT TO MATCH ROOF.

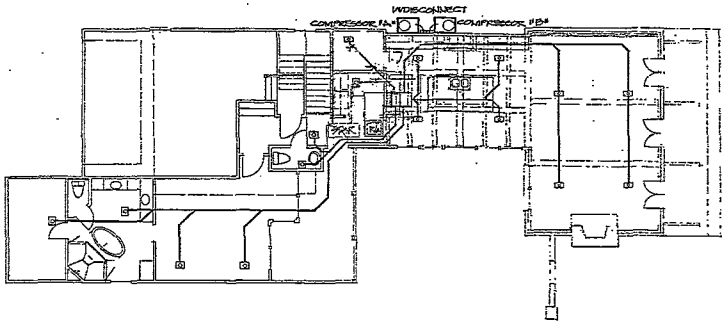


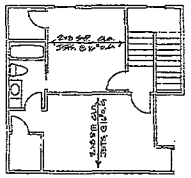
AIR CONDITIONING HEATING NOTES IRC 2021 ed.
[SIZE AND CAPACITY TO BE DETERMINED BY OWNER OR CONTRACTOR OR MECHANICAL ENGINEER].

1. Air conditioning unit(s) to be _____Ton 14 Seer Minimum. R-22. Air conditioning unit(s)
2. Return ais to be 20"x30" filter grills.
3. Ducts to be 26 gauge galvanized iron or flex steel with 2" fiberglass insulation.
4. Registers to be 12"x6" – 3 or 4 way throw
5. Provide catwalk to all mechanical in attic and opening shall not be less than 22" x 30"
6. Attic access, decked walk area (30" x 30")
7. R-8 Duct Insulation.

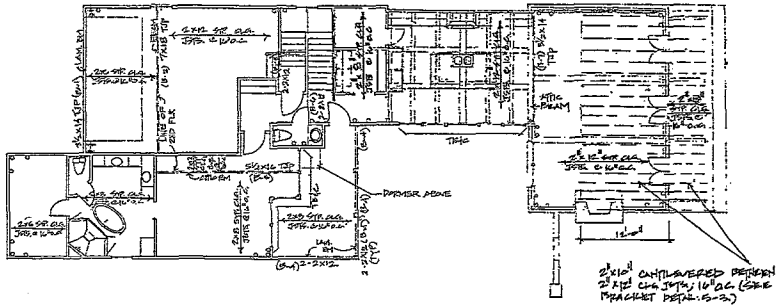


HEATING & AIR DUCT PLAN





BEAM & JOISTS LAYOUT



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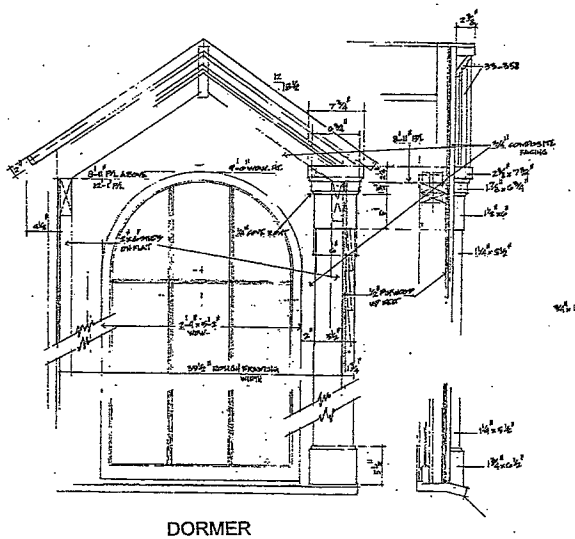
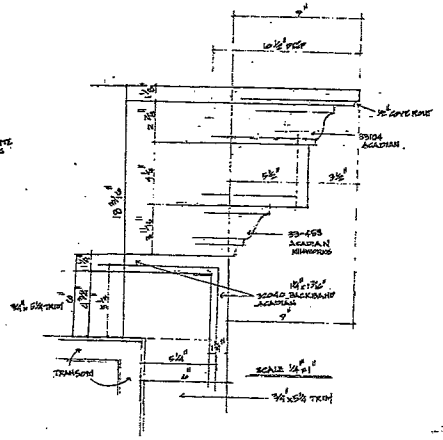


DORMER

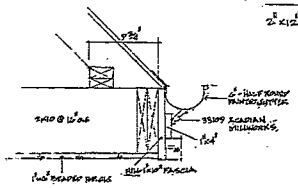
6–1



WINDOW PEDIMENT

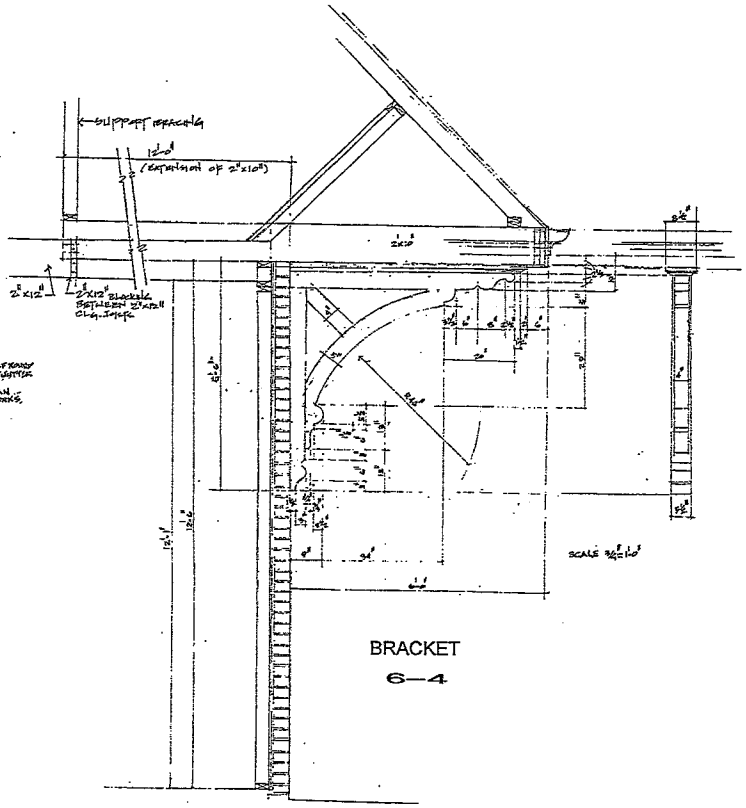
SCALE 3/4"=1'-0"

6–2



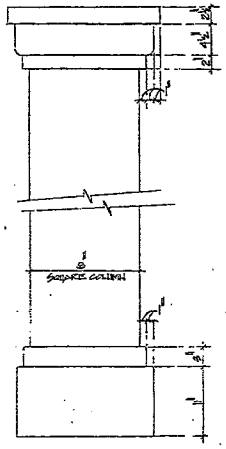
TERRACE FASCIA & SOFFIT

6–3

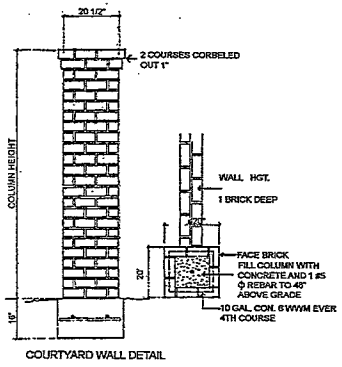


BRACKET

6–4

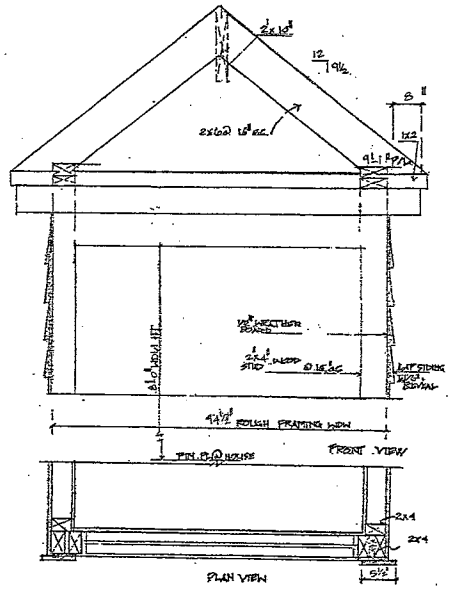


6–5

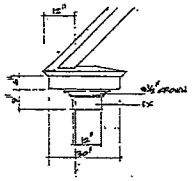


COURTYARD WALL DETAIL

6–6

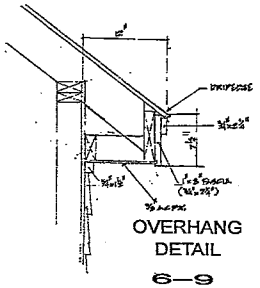


6–7



EAVE RETURN

6–8



OVERHANG DETAIL

6–9

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ANDY MCDONALD DESIGN GROUP

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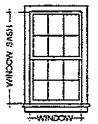
Plan No.: 2386/3106

DETAIL PAGE

Page No.: 6 OF 7



WINDOW MEASUREMENTS ARE "SASH" MEASUREMENTS NOT OVERALL

WINDOW NOTES IRC 2021/NEC 2020 ed.

R303.1 Habitable rooms. Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with readily accessible means for natural ventilation by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

R303.2 Adjoining rooms. For the purpose of determining light and ventilation requirements, rooms shall be considered to be a portion of an adjoining room where not less than one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room and not less than 25 square feet (2.3 m²).

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which shall be openable.

R303.4 Mechanical ventilation. Buildings and dwelling units complying with Section 501.1 shall be provided with mechanical ventilation in accordance with Section M1505, or with other approved means of ventilation.

R303.5 Opening location. Outdoor intake and exhaust openings shall be located in accordance with Section M1503.4 and M1503.5.2.

R303.5.2 Exhaust openings. Exhaust air shall not be directed onto walkways.

R303.6 Outside opening protection. All exhaust and make-up openings that terminate outdoors shall be screened with corrosion-resistant screen, louvers or grilles having an opening size of not less than ¼ inch (6 mm) and a minimum opening size of ⅛ inch (12 mm), in any dimension. Openings shall be protected against local weather conditions. Openings on exhaust and intake openings shall meet the provisions for exterior wall opening protection in accordance with this code.

R303.7 Interior stairway illumination. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 footcandle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.

R303.8 Required glazed openings. Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

R308.1 Identification. Except as indicated in Section R308.1.1 or each pane of glazing installed in hazardous locations, as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and this is visible to the final building inspection. The designation shall be etched, sandblasted, ceramic fired laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.

R308.4 Hazardous locations. The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing.

R308.4.2 Glazing adjacent to doors. Glazing in a individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m²).
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.

R308.4.4 Glazing in guards and railings. Glazing in guards and railings, including structural baluster panels and nonstructural infill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

R308.4.5 Glazing and wet surfaces. Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

R308.4.6 Glazing adjacent to stairs and ramps. Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

R308.4.7 Glazing adjacent to the bottom stair landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees (3.14 rad) from the bottom tread nosing shall be considered to be a hazardous location. (See Figure R308.4.7)

R308.5 Site-built windows. Site-built windows shall comply with Section 2404 of the International Building Code.

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening and shall be use more than 70 inches (178 cm) above the finished floor.

R310.2.1 Minimum size. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.465 m²).

R310.2.2 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

R310.2.3 Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

U-factor 0.40 SGHC 0.25

PRECUT, PREDRILLED 7/16" WOOD PANELS WITH REQUIRED ANCHORING HARDWARE SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH R301.2.1.2 OF IRC 2021

WINDOW SCHEDULE

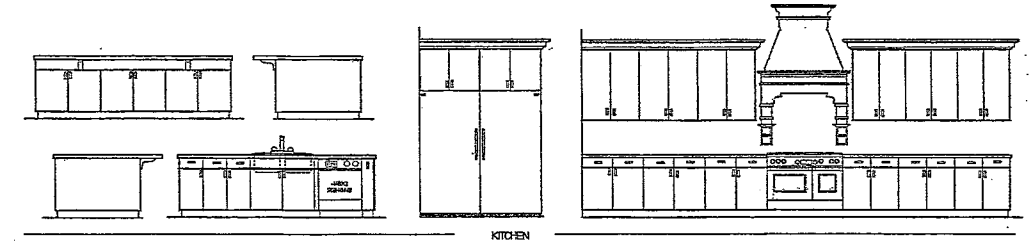
ALL WINDOW DIMENSIONS SHOWN ARE SASH DIMENSION NOT FRAMING OR ROUGH OPENINGS DIMENSIONS. WINDOW FLASHING PER MANUFACTURES' SPECIFICATIONS

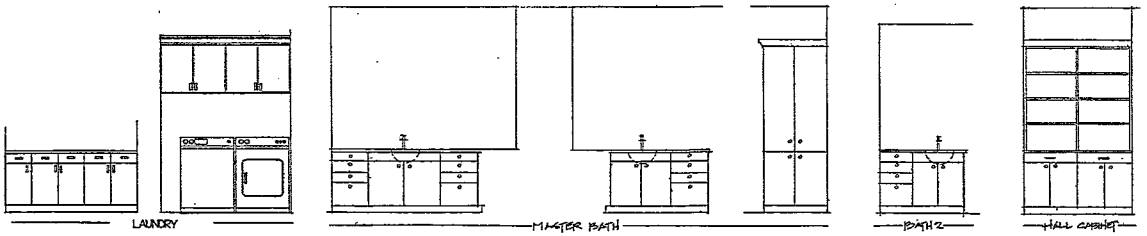
MK.	SIZE	LTS.	DESCRIPTION
A	2'-4" x 5'-0"	6/6	PBL. HUNG VINYL WITH HALF CIRCLE TOP. FIXED (BOPHEP)
B	3'-0" x 7'-0"	4/4	" " "
C	3'-0" x 1'-6"	2	FIXED SOLID " (TEMPERED)
D	2'-0" x 7'-0"	12	" " "
E	2'-0" x 2'-3"	3	" " " (TEMPERED)
F	2'-6" x 10'-0"	8/8	PBL. HUNG "
G	3'-0" x 5'-0"	6/6	" " "
H	3'-0" x 5'-0"	6/6	" " "
S	2'-4" x 5'-0"	6/6	" " " -"LOOK", FIXED (LADLE)

DOOR SCHEDULE

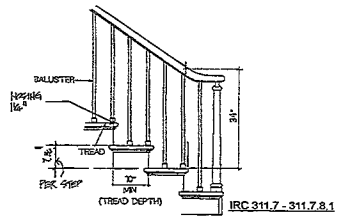
ALL EXTERIOR DOORS TO BE FLASHED ACCORDING TO INDUSTRY STANDARDS WITH SPECIAL ATTENTION GIVEN TO DOORS THAT MAY HAVE WIND DRIVEN RAIN EXPOSURE.

MK.	SIZE	THK.	DESCRIPTION
1	PBL 2'-4" x 6'-8"	2"	CUSTOM WOOD 3 LITE OVER 1 PANEL FRENCH DOORS WITH A 4'-6" x 1'-8" TRANSOM, WITH ENTIRELY SIMULATED DIVIDED BARS (SDLHS): DOORS TO HAVE 4½" STILE RAILS, LOCK RAIL HEIGHT 2'-8", 5" MULL, SDL ELEVATION, ¾" MUNTINS
2	3'-0" x 6'-8"	1¾"	CUSTOM WOOD, FULLY GLAZED, 5 LITES +½" SDL RAILS, ALUM MUNTINS W/ ADJACENT WALL MUNTINS
3	3'-0" x 6'-8"	1¾"	METAL, EXTERIOR GRADE, 4 PANEL, SCULPTED, FIRE-RATED
4	2'-4" x 6'-8"	1¾"	YELLOW CORE LAMINATE INTERIOR GRADE, 4 PANEL
5	3'-0" x 6'-8"	1¾"	" " " " " 4 "
6	2'-6" x 6'-8"	1¾"	" " " " POCKET, 4 PANEL
7	2'-6" x 6'-8"	1¾"	" " " " POCKET, 4 "
8	2'-4" x 6'-8"	1¾"	" " " " 4 PANEL
9	2'-8" x 6'-8"	1¾"	" " " " "
10	PBL 2'-2" x 8'-0"	1¾"	CUSTOM WOOD 4 LITE EACH DOOR, W/ 2'-0" x 2'-11½" 3 LITE TRANSOM, ¾" MULLS, 4½" SUPERIAL ON STAYS ¾" MARTIN PROFILE MASS., SDL ELEVATION, ALUM MUNTINS W/ ADJACENT WALL MUNTINS
11	2'-4" x 6'-8"	1¾"	HOLLOWCORE MASONITE INTERIOR GRADE, 4 PANEL, POCKET
12	5'-0" x 8'-0"	—	CASED OPENING





CABINET ELEVATIONS
Scale: ⅜" Equals 1'-0"



TYPICAL FOR CODE COMPLIANCE
NOT NECESSARY PLAN STAIR DESIGN

STAIR NOTES IRC 2021 ed.

R311.7 Stairways. Where required by this code or provided, stairways shall comply with this section.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required head room height. The clear width of stairways at and below the handrail height, including treads and landings shall be not less than 31½ inches (762 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise greater than 12 feet 7 inches (3835 mm) between floor levels or landings.

R311.7.4 Walkline. The walkline across winder treads and landings shall be concentric to the turn and parallel to the direction of travel entering and exiting the turn. The walkline shall be located 12 inches (305 mm) from the inside of the turn. The 12 inch (305 mm) dimension shall be measured from the widest portion of the clear unit width at the handrail side. Where winders are adjacent within a flight, the point of the winder cleat used of the adjacent winder shall be used.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and determination of surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The riser height shall be not more than 7¾ inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ⅜ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above it at an angle not more than 30 degrees (0.52 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm) measured vertically to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ⅜ inch (9.5 mm).

R311.7.5.2.1 Winder treads. Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than ⅜ inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and landings shall not be required to be within ½ inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings. Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than ½ inch (14 mm) or a bevel not greater than ½ inch (12.7 mm). A nosing projection not less than ¾ inch (19 mm) and not more than 1¼ inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than ⅜ inch (9.5 mm) within a flight of stairs.

R311.7.5.4 Exterior plastic composite stair treads. Plastic composite exterior stair treads shall comply with the provisions of this section and Section R502.2.2.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs on an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of a stairway shall be sloped not steeper than 1 unit vertical in 48 units horizontal (2-percent slope).

Exception: Where the surface of a landing is sequenced elsewhere in the code to drain outdoor water, the landing surface of the landing shall be sloped not steeper than 1 unit vertical in 20 units horizontal (5-percent slope) in the direction of travel.

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosings, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) nor more than 38 inches (965 mm).

R311.7.8.2 Handrail projections. Handrails shall not project more than 4½ inches (114 mm) on either side of the stairway.

Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 4½ inches (102 mm) into the stairway, provided that the least width and handrail clearance are not reduced to less than 31½ inches (800 mm).

R311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned toward a wall, post terminating newel or terminate to itself, or terminate to a post.

R311.7.8.5 Grip size. Required handrails shall be of one of the following types or provide equivalent graspability:

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6¼ inches (160 mm) and a cross section of not more than 2¼ inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within ¾ inch (22 mm) measured vertically from the tallest portion of the profile and have a depth of not less than ⅝ inch (9 mm) within ⅞ inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than ⅜ inch (10 mm) in a level flat or rounded surface not less than 1¾ inches (45 mm) below the widest portion of the profile. The width of the handrail above the recess shall be not less than 1¼ inches (32 mm) and not more than 2¾ inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

R311.7.8.6 Exterior plastic composite handrails. Plastic composite exterior handrails shall comply with the requirements of Section R502.2.2.1.

R311.7.9 Illumination. Stairs shall be provided with illumination in accordance with Sections R303.7 and R303.8

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Plan No.: 2386/3106
Scale: /" Equals 1'-0"
Page No.: 7 OF 7

MISSISSIPPI OFFICIAL WOOD DESTROYING INSECT REPORT

Inspection Co.: BPC Services
Address: P.O. BOX 1977
City/State/Zip: OCEAN SPRINGS, MS 39566
Phone: 833-305-4229

Case Number (VA/FHA/Other): 869
Inspector: Allen Weber
ID Number: 46867 License Number: 46864
Inspection Date: 3.25.25

Party Requesting Inspection: Chuck Bordis ☐ Purchaser ☐ Seller ☐ Agent
Owner/Seller: Chuck Bordis Structure(s) Inspected: House
Address: 908 Washington Ave Ocean Springs MS, 39564
Report Forwarded To: ☑ Title Company and/or Mortgage Company ☐ Purchaser ☐ Seller ☐ Agent
List all obstructed or inaccessible areas as listed on Page 2 - SECTION C, 1-4: SEE REVERSE
Conditions conducive to wood destroying insect infestation: ☑ Yes ☐ No **If yes, explain (Conditions Conducive to wood destroying insects infestation as defined on Page 2 - SECTION D):** SEE REVERSE

Inspection Reveals Visible Evidence of: (Check Each Column Yes or No)	Active Infestation Yes	Active Infestation No	Previous Infestation Yes	Previous Infestation No	Previous Treatment Yes	Previous Treatment No	Visible Insect Damages Yes	Visible Insect Damages No
Subterranean Termites	☐	☑	☑	☐	☑	☐	☑	☐
Drywood Termites	☐	☑	☐	☑	☐	☑	☐	☑
Wood Borer Beetles-specify	☐	☑	☐	☑	☐	☑	☐	☑
Carpenter Bees	☐	☑	☐	☑	☐	☑	☐	☑
Carpenter Ants	☐	☑	☐	☑	☐	☑	☐	☑

Remarks / Additional Findings: BPC Services is not responsible for insect and / or damage in areas that are inaccessible for inspection or where conducive conditions exist. See statement of Pest Control operator on reverse.

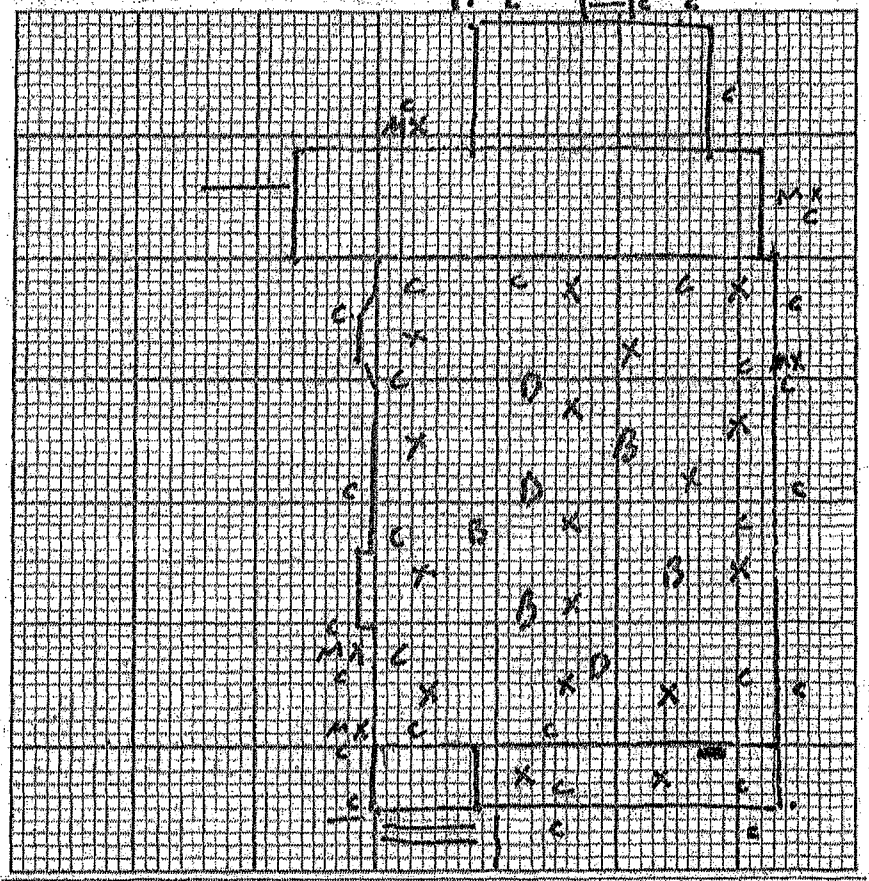
Structure previously treated by this company: ☐ Yes ☑ No
This company has current contract in force: ☐ Yes ☑ No Expiration Date: — Contract Transferable ☐ Yes ☑ No
Date of original treatment: — Type of insect treatment contract: —
Buyer should acquire a copy of this contract for terms and type of coverage.

GRAPH MUST BE COMPLETED FOR EVERY STRUCTURE INSPECTED.

Not to Scale

KEY SYMBOLS

- (X) = Subterranean Termite Activity
- X = Subterranean Termite Damage
- (B) = Wood Boring Beetle Activity
- B = Beetle Damage
- (CA) = Carpenter Ant Activity
- CA = Carpenter Ant Damage
- (CB) = Carpenter Bee Activity
- CB = Carpenter Bee Damage
- (D) = Drywood Termite Activity
- D = Drywood Termite Damage
- C = Conditions Conducive To Wood Destroying Insects



IMPORTANT: THIS GRAPH IS NOT DRAWN TO SCALE AND ANY EVIDENCE LISTED IS LOCATED IN GENERAL LOCATIONS

READ AND UNDERSTAND BOTH SIDES OF THIS REPORT.

Additional Comments: See statement of pest control operator on reverse side. By accepting this report, seller / buyer relieves BPC Services of any and all liability from past or present wood destroying insect / organism damage from the inspected structure arising from any area that was inaccessible at the time of the inspection or listed as a conducive condition.

Inspector's Signature: [signature] Date: 3.25.25
Licensee or Permit Holder's Signature of Approval: [signature] Date: 3.25.25
Notices of inspection was posted at or near: ☐ Access Opening ☐ Water Heater ☑ Beneath Kitchen Sink Date Posted: 3.27.25

I HAVE RECEIVED THE ORIGINAL OR A LEGIBLE COPY OF THIS FORM, HAVE READ, AND UNDERSTAND SAME.
Signature of Individual Purchasing Property: _____ Date _____

(SEE REVERSE SIDE)

STATEMENT OF PEST CONTROL OPERATOR

A. THIS REPORT CERTIFIES AS TO THE PRESENCE, ABSENCE, PREVIOUS INFESTATION AND DAMAGE CAUSED BY WOOD DESTROYING INSECTS IN THE VISIBLE AND ACCESSIBLE AREAS OF A WOODEN STRUCTURE. THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION (HEREAFTER DEFINED AS "THE DATE INSPECTION WAS PERFORMED") FOR THE STRUCTURE(S) LISTED. DETACHED GARAGES, SHEDS, LEAN-TOS, FENCES, OR OTHER BUILDINGS ON THE PROPERTY WILL NOT BE INCLUDED IN THIS INSPECTION REPORT UNLESS SPECIFICALLY NOTED. THIS REPORT IS NOT A WARRANTY AS TO ABSENCE OF WOOD DESTROYING INSECTS, OR HIDDEN DAMAGE, OR THE PRESENCE OF ALL CONDITIONS CONDUCIVE TO WOOD DESTROYING INSECT INFESTATIONS. ANY EVIDENCE OF CONDITIONS SURROUNDING TOXIC MOLD, MILDEW OR FUNGUS WILL NOT BE PART OF THIS REPORT. THE CUSTOMER SHOULD HAVE A QUALIFIED EXPERT INSPECT THE BUILDING FOR ANY MOLD CONCERNS. IF VISIBLE EVIDENCE OF ACTIVE OR PREVIOUS INFESTATION OF WOOD DESTROYING INSECTS COVERED BY THIS REPORT (I.E., SUBTERRANEAN TERMITES, DRYWOOD TERMITES, RE-INFESTING WOOD BORING BEETLES, CARPENTER ANTS AND CARPENTER BEES) IS REPORTED, IT SHOULD BE ASSUMED THAT SOME DEGREE OF DAMAGE IS PRESENT. IF VISIBLE DAMAGE IS REPORTED, IT DOES NOT IMPLY THAT DAMAGE SHOULD BE REPAIRED OR REPLACED. THIS REPORT IS NOT A STRUCTURAL DAMAGE REPORT. THE ABOVE NAMED FIRM'S INSPECTORS ARE NOT ENGINEERS OR BUILDERS, AND YOU MAY WISH TO CALL A QUALIFIED ENGINEER OR EXPERT IN THE BUILDING TRADE TO ASCERTAIN THEIR OPINION AS TO WHETHER THERE IS STRUCTURAL DAMAGE TO THIS PROPERTY AND IF CORRECTIVE ACTION SHOULD BE PERFORMED BY A QUALIFIED BUILDING EXPERT. IF COMPANY PERFORMING INSPECTION DOES NOT HAVE CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IN FORCE ON PROPERTY NOTED ON THIS FORM, THIS INSPECTION DOES NOT COVER ANY REPAIR OF CONDITION OR DAMAGE, OR TREATMENT OF AREA WHICH WAS NOT VISIBLE AND ACCESSIBLE AT TIME OF INSPECTION, BUT WHICH MAY BE REVEALED IN THE COURSE OF REPAIR OR REPLACEMENT WORK. IF CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IS IN FORCE, WARRANTY IS BASED ON THE TERMS OF TREATMENT CONTRACT.

B. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACING ANY PART OF THE STRUCTURE. SECTION B (1-5) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT MAY BE COMMON TO STRUCTURES THAT WILL NOT BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:

1. JOISTS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation (d) floor over joists
2. WALL COVERINGS (a) paneling (b) dry wall (c) plaster (d) tile (e) cabinets (f) shelving (g) wallpaper (h) inaccessible bath trap
3. FLOOR COVERINGS (a) tile (b) carpet (c) rugs (d) linoleum (e) built-ins
4. ROOF RAFTERS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation
5. RAISED FLOORING (a) flooring elevated with sleepers beneath

C. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACING ANY PART OF THE STRUCTURE, OR REMOVING OR MOVING ITS CONTENTS. SECTION C (1-4) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT (IF PRESENT) ARE REQUIRED TO BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:

1. PERSONAL POSSESSIONS (a) stored material (b) boxes (c) pictures (d) clothing (e) furniture (f) appliances
2. EXTERIOR (a) dense shrubbery (b) siding (c) window well covers (d) planters (e) brick and stucco below the soil
3. PORCH (a) no access or entry beneath floor surface (b) debris
4. ADD'L ITEMS (a) standing water (b) debris (c) firewood (d) no access or entry (e) absence of safe or stable access (f) inaccessible attic (g) leaking roof (h) faulty plumbing (i) earth-wood contact (j) wooden decks (k) hidden expansion joints (l) less than 18 inches of clearance

D. CONDUCIVE CONDITIONS INCREASE THE LIKELIHOOD OF WOOD DESTROYING INSECT AND ORGANISM ACTIVITY. CONDUCIVE CONDITIONS LISTED ON THIS REPORT ARE ONLY IN AREAS THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE FOLLOWING IS A LIST OF CONDUCIVE CONDITIONS LIMITED TO THIS REPORT THAT (IF PRESENT) MUST BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:

1. STANDING WATER
2. POOR VENTILATION
3. VEGETATION OR VINES CLOSE OR ON STRUCTURE
4. CRACKS IN FOUNDATION
5. LEAKS
6. WOOD TO GROUND CONTACT
7. HIGH SOIL (exposed brick, stucco, or Exterior Insulation and Finishing System (EIFS) into the ground are examples)
8. MULCH, LANDSCAPE TIMBERS, STUMP OR ROOTS AGAINST OR UNDER THE STRUCTURE
9. VISIBLE WATER DAMAGE
10. VISIBLE MOISTURE
11. VISIBLE WOOD ROT FUNGUS

E. VISUAL EVIDENCE OF PREVIOUS TREATMENT IS DEFINED AS VISUAL EVIDENCE OF PREPARATION FOR TREATMENT. SOME EXAMPLES INCLUDE: DRILL HOLES IN MASONRY VOIDS, DRILL HOLES IN SLABS OR FLOORING, TRENCHING OR TRENCHING AND RODDING AROUND PERIMETER OR IN CRAWL SPACES OR PRESENCE OF TERMITE BAITING STATIONS. IF COMPANY PERFORMING THIS INSPECTION DID NOT PREVIOUSLY TREAT THIS STRUCTURE, NO STATEMENT IS MADE AS TO WHETHER THE STRUCTURE HAS EVER BEEN TREATED, OR IF TREATED, WAS TREATED CORRECTLY.

F. NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING HAVE HAD, PRESENTLY HAVE, OR CONTEMPLATE HAVING ANY INTEREST IN THE PROPERTY. I DO FURTHER STATE THAT NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING IS ASSOCIATED IN ANY WAY WITH ANY PARTY TO THIS TRANSACTION UNLESS FULL DISCLOSURE OF ANY KNOWN ASSOCIATION IS PRINTED IN THE ADDITIONAL COMMENTS SECTION OF THIS FORM.

PRIVACY ACT INFORMATION – THE INFORMATION REQUESTED ON THIS FORM WILL BE USED FOR EVALUATING THE PROPERTY FOR A VA OR HUD INSURED LOAN. ALTHOUGH THE BORROWER IS NOT REQUIRED BY LAW TO PROVIDE THIS INFORMATION, FAILURE TO PROVIDE IT CAN RESULT IN REJECTION OF THE PROPERTY AS SECURITY FOR THE LOAN. THE INFORMATION COLLECTED WILL NOT BE DISCLOSED OUTSIDE VA OR HUD EXCEPT AS PERMITTED BY LAW. VA AND HUD ARE AUTHORIZED TO REQUEST THIS INFORMATION BY STATUTE (38U.S.C. 1810(D) (4) AND 12 U.S.C. 1701 ET SEQ.)

ADDITIONAL COMMENTS (If additional pages are needed for comments, note number of pages added in comments and attach):

Conducive Conditions: Earth Abuse: Brick, Stucco, Pavers, Slab, Soil Grade To Ground Contact
Any - Moisture Damage

Inaccessible Areas: Expansion Joints, Masonry Cavity Voids, Plumbing Pipes - Are Concealed, Attic Crawl Space - Floor - Crawl Coverings, Area under Vapor Barrier.

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

Prepared by and return to:
E. Foley Ranson, P.A.
P.O. Box 848
Ocean Springs, MS 39566
228-875-8670
File No: 16-R3645

Indexing Instructions: Block No. 6 N. Culmseig Map of Town of Ocean Springs

Grantors:

Kimberly Laurette & Michael Dewayne Sturgill
208 Washington Avenue
Ocean Springs, MS 39564
Telephone: 228-334-4586

Grantees:

Gaston Charles IV & April C. Bordis
527 Front Beach Drive, #19
Ocean Springs, MS 39564
Telephone: 228-215-1367

STATE OF MISSISSIPPI

COUNTY OF JACKSON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, KIMBERLY LAURETTE STURGILL and MICHAEL DEWAYNE STURGILL, do hereby sell, convey and warrant unto GASTON CHARLES BORDIS, IV and APRIL C. BORDIS, the following described property, situated in the County of Jackson, State of Mississippi, as follows, to-wit:

> Being situated in Block No. 6 of the N. Culmseig Map of the Town of Ocean Springs and more particularly described as commencing at the Northeast corner of the property now or formerly owned by Pace in said Block and running North 80 feet, more or less, to the property now or formerly owned by Galagher; thence running West along the South side of the Galagher property to Washington Avenue

thence South 80 feet, more or less, to the Northwest corner of the Pace Property; thence East 195 feet to the Place of Beginning, and being the same property acquired by Frank R. Elliott and Mrs. Sara S. Elliott by Warranty Deed dated April 3, 1947 executed by Mr. James M. Price, et ux, and recorded in Book 96 at Page 419 of the Deed Records of Jackson County, Mississippi.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees, or their assigns, any deficit on actual proration, and likewise, the Grantees agree to pay to the Grantors, or their assigns, any amount overpaid.

This conveyance is subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 31 day of March, 2025.

Kimberly Laurette Sturgill

KIMBERLY LAURETTE STURGILL

Michael Dewayne Sturgill

MICHAEL DEWAYNE STURGILL

STATE OF MISSISSIPPI

COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named KIMBERLY LAURETTE STURGILL and MICHAEL DEWAYNE STURGILL, who acknowledged that they executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of March, 2025.

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC SEAL ID # 83914 SHEREE L. RANSON Commission Expires Jan. 22, 2027 JACKSON COUNTY

My Commission Expires:
1-22-2027

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Planning Administrator
Re:	Approve a request for a COA to build a detached restroom at 504 Jackson Ave. PIDN: 60137236.000 - St Alphonsus Church; HPC Recommendation pending
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Special Call HPC meeting Monday, June 16th - memo will be updated Tuesday morning.

The specific proposal is for the approval to build a detached restroom.

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum
May 19, 2025 (Special Call Meeting): First presented

APPLICANT: Marques Thomas

CURRENT OWNER: St. Alphonsus Church

REQUESTED ACTION: Approval of Certificate of Appropriateness to build detached restrooms for the existing playground.

DATE OF APPLICATION: March 14, 2025

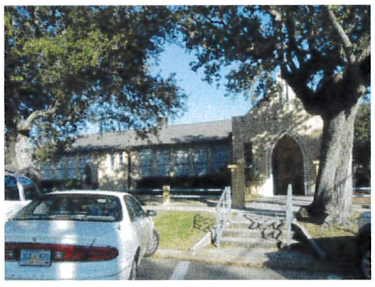
LOCATION: 504 Jackson Ave
Old Ocean Springs Historic District

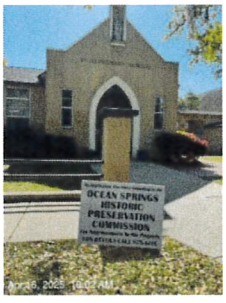
PARCLE NUMBER: 60137192.000 & 60137238.000

DESCRIPTION OF THE REQUEST:
The applicant proposes building a 196 sq ft restroom for the existing playground. The restrooms will resemble the one in the Little Children's Park across the street.

ADJACENT ZONING/LAND USE:
Subject Property: R-1 Low Density Single Family/Church – School

North: R-1 Low Density Single Family
South: R-1 Low Density Single Family
East: CMX-2 Neighborhood Commercial/Mixed Use &R-2 Low-Medium Density
West: R-1 Low Density Single Family





MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** One-story, four-bay-wide, side-gable Eclectic school building with Gothic Revival entry porch. Bay 4 is a gableroof entry porch ornamented with a cross and statuary in the parapet above a Gothic lancet entry. Windows are 4/4 steel double-hung-sash with transoms in groups of 5 and 4-light fixed steel sash. The building has a concrete slab foundation, stucco cladding, and an asphalt shingle roof. A large flat roofed building is attached to the rear (east) of the core structure by a window-lined corridor.

- **HISTORIC INFORMATION:** The first St. Alphonsus Catholic School was constructed on this property in 1887 facing Calhoun Avenue. The school was short lived, but the building continued to be used as a rectory. The building was moved to Jackson Avenue in 1900 and the school was reopened, in the same building during World War I by Father William S. Irwin. After three years the school was closed again; in 1928 the school reopened and eventually outgrew the original three room schoolhouse. As a result, the building that stands at 504 Jackson Avenue was constructed.

FINDINGS:

- An accessory unit (restrooms) is allowed in the R-1 zoning. There are additional regulations that will have to be met for the accessory structure, when the building permit is applied for.

- The Unified Development Code (UDC) Section 6.2.1.C.4: Page 280

  - Accessory structures may be allowed in any zoning district, provided that they comply with the standards of the zoning district and that the following general standards are met, along with specific standards for the structure as provided in this UDC:

    - Where an accessory structure or use is located on a corner lot, no variation from the applicable district's standard minimum sideyard setback will be permitted on the street-facing side. No accessory buildings on a said corner lot shall project beyond the front yard line of the lot(s) abutting in the rear, nor shall an accessory building be erected, reconstructed, altered or enlarged less than ten (10) feet to the line of the abutting lot to the rear.

- The applicant is proposing to construct restrooms using the following:

  - Location:

    - Back of property near Washington Ave

  - Siding:

    - Hardie board

  - Roof:

- Singles that match the church

➢ Paint:

- Main structure: Benjamin Moore – Snowfall White 2144-70
- Trim: Benjamin Moore – Powder Sand 2151-70

- New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.
- Old Ocean Springs Historic District:

➢ The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

➢ The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:
None received as of May 30, 2025.

POTENTIAL MOTION:
To recommend **approval** of a COA for the construction of detached restroom in the playground at 504 Jackson Ave as described in the application and plan.

-OR-

To recommend **denial** of a COA for the construction of detached restroom in the playground at 504 Jackson Ave as described in the application and plans.

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— Certificate Of Appropriateness Application —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******** APPLICANT MUST ATTEND HEARING ********

Property Address: 504 Jackson Ave, Ocean Springs, MS 39564

Property Owner(s): St Alphonsus Church

Parcel ID Number: ~~0-3612-390.010~~ 60137192.000/60137238.000 **Zone:** Com **Approximate Age of Home:** _____

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members DO NOT have permission to enter property.

Applicant *[Check one]:* ☐ Architect ☑ Contractor ☐ Owner ☐ Other _____

Name: Marques Thomas / ECO Homes LLC

Address: _____

City: Ocean Springs State: MS, Zip: 39564

Phone: _____ Email: _____

Property Owner *[if Different]*:

Name: Church Catholic Diocese

Address: 504 Jackson Ave

City: Ocean Springs State: MS Zip: 39564

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☑ New Construction, Additions, Extensive Renovation / Repair
- ☐ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ☐ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☐ Demolition

OCEAN SPRINGS
MISSISSIPPI

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
   - a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
   - b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
   - c. _____ A drawing with dimensions of all affected exterior elevations;
   - d. ✓ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.); Hardi Siding, Architectural Siding
   - e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
   - f. _____ Paint samples and plan keyed to location of each color *(Pivotal Structures Only)*.
2. Photographs of the subject structure to be worked on, and adjacent property structures.
   - a. _____ Subject property; and
   - b. _____ Adjacent property structures.

Description: Add a 196 square bathroom on the playground. The bathroom will resemble the bathroom will resemble the one in the Children's Park across the Street

— Attach Additional Sheets if Needed —

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN	☐ MARBLE SPRINGS	☐ SHEARWATER
☐ INDIAN SPRINGS	☒ OLD OCEAN SPRINGS	☐ SULLIVAN-CHARNELY
☐ LOVER'S LANE	☐ RAILROAD	☐ INDIVIDUAL LISTING

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- ***SIGN:*** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a $ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Jacques Thomas
Printed Name of Owner

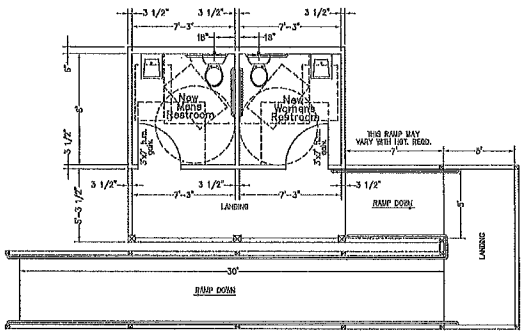
Signature of Owner

Printed Name of Authorized Agent

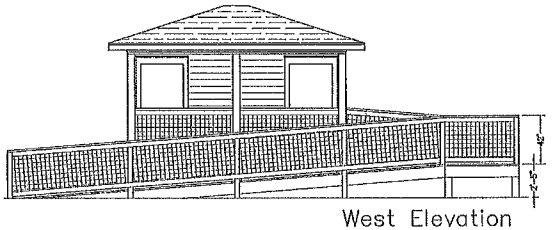
Signature of Authorized Agent

5-29-25
Date

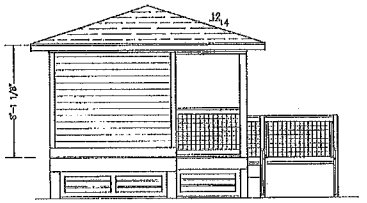
****** APPLICANT MUST ATTEND HEARING ******



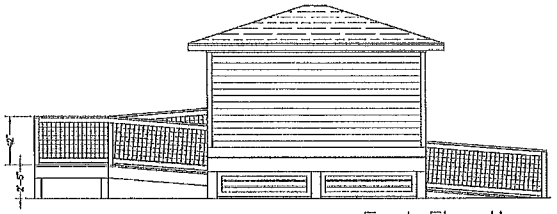
New Restroom
Floor Plan
Scale: 1/4"=1'-0"
NORTH



West Elevation
Scale: 1/4"=1'-0"



North Elevation
Scale: 1/4"=1'-0"



East Elevation
Scale: 1/4"=1'-0"

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Hilliard Fountain
Residential Designer & Consultant
6718 Hickory Drive - Biloxi, Mississippi 39532
(228)392-4178/ Cell(228)238-9785

Project Name:
New Playground Restrooms
St. Alphonsis Church
Jackson Avenue
Ocean Springs,Mississippi

Sheet No.1
Preliminary 2-11-2005

FOR
EMERGENCIES
CALL
239-239-1930

WELCOME TO
LITTLE CHILDREN'S PARK

WELCOME TO
LITTLE CHILDREN'S PARK

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Marques Thomas

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave

City: Ocean Springs State: MS ZIP Code: 39564

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Parcel No. 60137236.000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Accesory

A5. Latitude/Longitude: Lat. 30°24'35.06" Long. 88°349'42.56" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 0.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 0.00 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 0.00 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 0.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A9.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 0.00 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 0.00 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: City of Ocean Springs B1.b. NFIP Community Identification Number: 285259

B2. County Name: Jackson B3. State: MS B4. Map/Panel No.: 28059C0287 B5. Suffix: G

B6. FIRM Index Date: 03/16/2009 B7. FIRM Panel Effective/Revised Date: 03/16/2009

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 17

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave

City: Ocean Springs State: MS ZIP Code: 39564

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS Observation Vertical Datum: USM Network

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☐ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	18.50	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):		☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):		☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):		☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	13.30	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	13.50	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	13.50	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Jeremy T. Duke, PLS License Number: 3080

Title: Land Surveyor

Company Name: Duke Land Surveying

Address: 4101 Gautier Vancleave Rd Suite 101

City: Gautier State: MS ZIP Code: 39553

Signature: Jeremy T Duke Date: 10/17/2024

Telephone: 202-1828 Ext.: Email: jeremyduke@ymail.com

JEREMY T. DUKE LICENSED PROFESSIONAL Surveyor 3080 STATE of MISSISSIPPI

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
The City of Ocean Springs requires 1.5' of freeboard above the Base Flood Elevation of 17'.
The top of a sewer manhole adjacent to the poroposed building was used as a Temporary Benchmark with an elevation of 13.31'.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number:
	Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number:
	Company NAIC Number:

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance Issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave City: Ocean Springs State: MS ZIP Code: 39564	FOR INSURANCE COMPANY USE Policy Number: Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 6–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number: _____
	Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: Clear Photo One

Photo Two

Photo Two Caption: Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
504 Jackson Ave

City: Ocean Springs State: MS ZIP Code: 39564

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption:

Clear Photo One

Photo Two

Photo Two Caption:

Clear Photo Two

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Planning Administrator
Re:	Approve a request for a COA to add a roof and to screen the existing backyard deck at 1211 Sunset Ave. PIDN: 60119025.010; HPC Recommendation pending
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Special Call HPC meeting Monday, June 16th - memo will be updated Tuesday morning.

The specific proposal is to add a roof and to screen in the existing backyard deck

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: James & Anne Watson

CURRENT OWNER: James & Anne Watson

REQUESTED ACTION: Approval of Certificate of Appropriateness to add a roof and screen walls to an existing backyard deck.

DATE OF APPLICATION: April 29, 2025

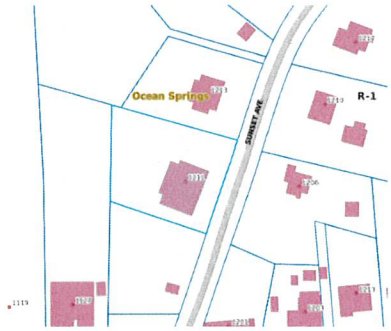
LOCATION: 1211 Sunset Ave
Marble Springs Historic District

PARCEL NUMBER: 60119025.010

DESCRIPTION OF THE REQUEST:
The applicant is proposing to screen-in the existing upper deck, on the rear of the house, this would include adding a roof then screen walls.

ADJACENT ZONING/LAND USE:
Subject Property: R-1 Low Density Single Family

North: R-1 Low Density Single Family
South: R-1 Low Density Single Family
East: R-1 Low Density Single Family
West: R-1 Low Density Single Family



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** 1.5-story, seven-bay (W-W-W-D-W-W-W) neo-eclectic Cape Cod house with a hipped-roof and an inset wraparound porch, supported by square posts and spanned by a plain balustrade. Bay #1 recedes behind the primary elevation, and Bay #7 projects to the eave line. Windows are 1/1 vinyl DHS with faux muntins and faux shutters. Decorative features include three gabled dormers. The house has a concrete block pier foundation, vinyl siding, and an asphalt shingle roof.

FINDINGS:

- The applicant proposes to:
  - Add a roof to the existing backyard deck
    - Roof will be flat white aluminum
  - Add screening to existing backyard deck
    - Framing for screen will be the same white aluminum to match the trim of the house
- According to Ocean Springs Historic District Design Guidelines rear and side porches may be screen or glassed provided the new materials are cohesive with the main structure.
  - The deck is located in the backyard behind the main structure.
- Marble Springs Historic District:
  - The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The varied scale of the dwellings and the lots reflects the rise and decline of one of Ocean Springs' most important attractions-Marble Springs.
  - Exploited for its mineral waters since the 1850s, Marble Springs was touted for its curative powers and offered the only spa bathing facility in town. As a community social center overlooking the picturesque Old Fort Bayou, Marble Springs became a desirable home site for numerous influential citizens, such as F.M. Weed (station agent and future mayor) and J. B. Garrard (merchant and city alderman). The mineral springs ceased to flow when the ground water level lowered as a result of excessive well drilling, and the social exclusivity of the area later declined.
  - The district, a cluster of street-oriented homes, is significant for its contrast of building scale and style. Houses on the north side of the street are more elaborate in terms of architectural style and larger in mass, setback, and lot size.

In contrast, the south side dwellings are smaller, more vernacular and denser. The district also encompasses a replica of the historic springhouse.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to add a roof and screen-in the existing back deck at 1211 Sunset Ave as described in the application and site plans.

-OR-

To recommend **denial** of a COA to add a roof and screen-in the existing back deck at 1211 Sunset Ave as described in the application and site plans.

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 4/29/25
[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******** APPLICANT MUST ATTEND HEARING ********

Property Address: 1211 Sunset Dr. Ocean Springs, MS 39564

Property Owner(s): James and Anne Watson

Parcel ID Number: _____ **Approximate Age of Home:** ~33 years

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant *[Check one]:* ☐ Architect ☐ Contractor ■ Owner ☐ Other _____

Name: Anne Watson

Address: 1211 Sunset Dr

City: Ocean Springs State: MS Zip: 39564

Phone: _____ Email: [redacted]

Property Owner *[if Different]:*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☐ New Construction, Additions, Extensive Renovation / Repair
- ■ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ☐ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☐ Demolition

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN	■ MARBLE SPRINGS	☐ SHEARWATER
☐ INDIAN SPRINGS	☐ OLD OCEAN SPRINGS	☐ SULLIVAN-CHARNELY
☐ LOVER'S LANE	☐ RAILROAD	☐ INDIVIDUAL LISTING

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- ***SIGN:*** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a $ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Anne Watson MD

Printed Name of Owner

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4/29/25

Date

******** APPLICANT MUST ATTEND HEARING ********

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

Description: _____

_____

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_____

_____

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
   a. _____ Main Body;
   b. _____ Trim or Decorative Features; and
   c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

_____

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_____

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Drawing or photograph of the type of fence, wall, or gate proposed;

b. _____ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and

c. _____ A description of the materials to be used.

Description: _____

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_____

_____

_____

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
   a. 17.5 Elevations;
   b. X Floor Plans; and
   c. X Photographs of each face of the building to be renovated with details of the areas of work.

Description: We are wanting to screen in our back upper deck which would include adding a roo then screen walls so that we can sit outside and enjoy the beauty of Ocean Springs. Structural not change. Attached are drawings/plans as well as the photo of the back of the house where t It is the raised porch on wooden posts with the concrete slab underneath.

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
    a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
    b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
    c. _____ A drawing with dimensions of all affected exterior elevations;
    d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
    e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
    f. _____ Paint samples and plan keyed to location of each color *(Pivotal Structures Only)*.
2. Photographs of the subject structure to be worked on, and adjacent property structures.
    a. _____ Subject property; and
    b. _____ Adjacent property structures.

Description: _____

_____

_____

_____

_____

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

SIGNAGE

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Scaled drawings of proposed sign; and

b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

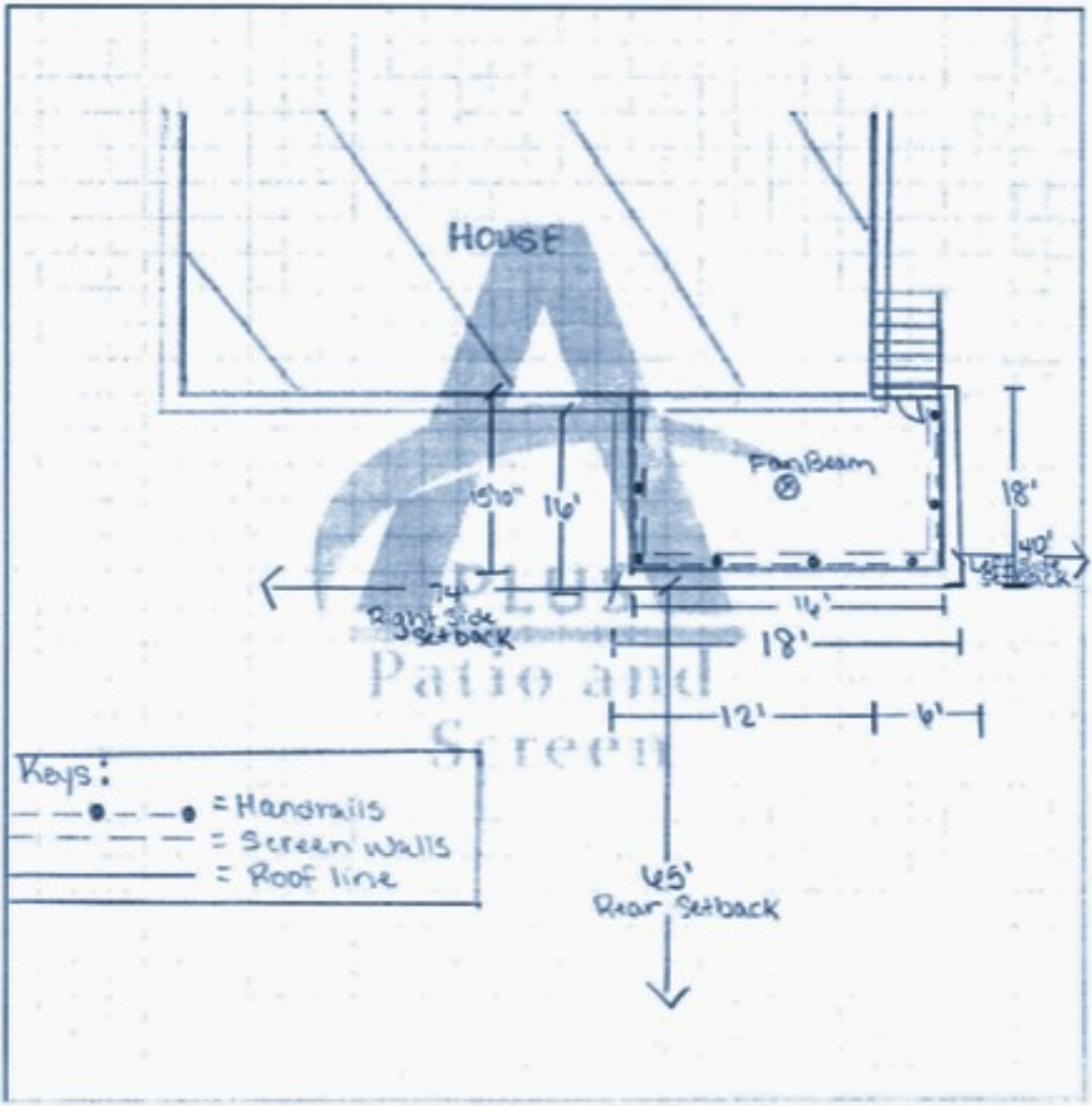
Description: _____

— Attach Additional Sheets if Needed —

Gulfport (228) 863-9919
Hattiesburg (601) 583-4370
Mobile (251) 633-8694
Louisiana (985) 400-2100

All Pro Patio and Screen LLC, DBA
A PLUS Patio and Screen
www.apluspatioandscreens.com

Dwight Blythe, Owner
22530 US 49 N.
Saucier, MS 39574
MS. LIC # R21972
LA. LIC # 890002
Licensed & Insured



Job Type: Screen Room

Customer Name: Anne Watson

Address: 1211 Sunset Ave. Ocean Springs MS. 39564

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Planning Administrator
Re:	Approve a request for a COA to add a 5 ft black aluminum fence and a 5 ft black metal chain link fence in the backyard at 525 Porter Ave. PIDN: 60225030.100; HPC Recommendation Pending
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Special Call HPC meeting Monday, June 16th - memo will be updated Tuesday morning.

The specific proposal is to add a 5 ft black aluminum and 5 ft black metal chain link fence in the backyard

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: Josh & Paige Hertel

CURRENT OWNER: Josh & Paige Hertel

REQUESTED ACTION: Approval of Certificate of Appropriateness to build a 5 ft black aluminum and 5 ft black metal chain link fence in the back yard.

DATE OF APPLICATION: April 16, 2025

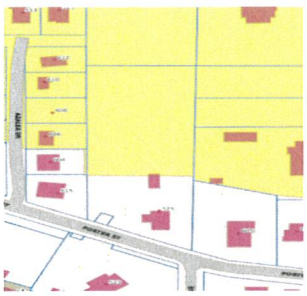
LOCATION: 525 Porter Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60225030.100

DESCRIPTION OF THE REQUEST:
The applicant is proposing to install a 5 ft black aluminum fence on the western rear side of the house and a 5 ft black metal chain link fence around the rest of the backyard.

ADJACENT ZONING/LAND USE:
Subject Property: Split Zoning/Single Family Dwelling
Front: CMX-1 Neighborhood Commercial/Mixed Use **Back:** R-2 Low-Medium Density

North: R-2 Low-Medium Density
South: CMX-1 Neighborhood Commercial/Mixed Use
East: CMX-1 Neighborhood Commercial/Mixed Use R-2 Low-Medium Density
West: CMX-1 Neighborhood Commercial/Mixed Use & R-2 Low-Medium Density



HISTORIC INFORMATION:

This house was constructed for Col. Newcomb Clark (1840-), who retired to Ocean Springs from Bay City, MI. Col. Clark is noteworthy for having commanded Michigan's only African-American unit as a Lieutenant. He later became the first Mayor of Wenona, MI, an early hamlet that is now West Bay City. Mr. Clark later served as assessor and recorder for Wenona, and held the office of Postmaster from 1866-1870. In 1882, Mr. Clark was elected to the Michigan State Legislature for the 2nd District of Bay County. In the early 1890's, Col. Clark and his wife relocated to Ocean Springs where they were active as real estate speculators. In their declining years, they were cared for William J. Engbarth, who was bequeathed this house as a gesture of appreciation.

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

2.5-story, frame, two-bay-wide (w-d) front-gable Queen Anne Vernacular residence with a gable entry porch supported by Doric columns. Bay 2 is a 5-light diamond motif panel over 2-panel door with 6-light sidelights. Windows are 1/1 wood double-hung-sash some with working shutters. Features include a pented gable, coursed fishscale and square shingles with diamond motifs, and scrolled faux truss work. The house has a brick and concrete block pier foundation, aluminum siding, and an asphalt shingle roof. A gable porch extends from the left (east) side. A hip roof two-story addition and a one-story shed-roof addition have been appended to the rear.

FINDINGS:

- HPC guidelines state that dark colored chain link fences are allowed in the rear yard, but if it can be seen from the road it needs to be screened with some kind of vegetation.
    - Road: Martin Ave – Has not been abandoned, north of Porter, and is still a city road, but does not extend beyond the subject property.
- New walls or fences should closely follow established precedent within the district. Front yard fences should not exceed four feet in height and should have open rather than solid designs. The fence design should be consistent with the style of the house on the property. For example, a wrought iron fence does not match the style of a Craftsman bungalow. Chain-link, concrete blocks, split-rails, and railroad ties are inappropriate materials for front yards. Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
- Historic fences, especially those with a high degree of design, should be carefully maintained and preserved.
- Old Ocean Springs Historic District:
    - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

- The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for a 5 ft black aluminum fence and 5 ft a chain link fence located at 525 Porter Ave as described in the application and site plans.

-OR-

To recommend **denial** of a COA for a 5 ft black aluminum fence and a 5 ft chain link fence located at 525 Porter Ave as described in the application and site plans.

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 4/16/2025

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******** APPLICANT MUST ATTEND HEARING ********

Property Address: 525 Porter Ave, Ocean Springs, MS 39564

Property Owner(s): Joshua and Paige Hertel

Parcel ID Number: 60225030.100 **Approximate Age of Home:** 125

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant *[Check one]:* ☐ Architect ☐ Contractor ■ Owner ☐ Other _____

Name: Josh Hertel

Address: 525 Porter Ave

City: Ocean Springs State: MS Zip: 39564

Phone: _____ Email: _____

Property Owner *[if Different]:*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☐ New Construction, Additions, Extensive Renovation / Repair
- ☐ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ■ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☐ Demolition

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN	☐ MARBLE SPRINGS	☐ SHEARWATER
☐ INDIAN SPRINGS	■ OLD OCEAN SPRINGS	☐ SULLIVAN-CHARNELY
☐ LOVER'S LANE	☐ RAILROAD	☐ INDIVIDUAL LISTING

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- ***SIGN:*** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a $ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Josh Hertel
Printed Name of Owner

Josh Hertel
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

******** APPLICANT MUST ATTEND HEARING ********

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

Description: _____

_____

_____

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_____

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
   a. _____ Main Body;
   b. _____ Trim or Decorative Features; and
   c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

_____

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— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. X Drawing or photograph of the type of fence, wall, or gate proposed;

b. X Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and

c. X A description of the materials to be used.

Description: On the western rear side of our house, we would like to install a 5 foot black aluminum fence(that gives the appearance of wrought iron). Then, around the rest of the backyard we would like a black metal chainlink fence. Pictures of the style of fencing and a drawing of the proposed install area are attached to this application.

— Attach Additional Sheets if Needed —

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
    a. _____ Elevations;
    b. _____ Floor Plans; and
    c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: _____

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— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
    a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
    b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
    c. _____ A drawing with dimensions of all affected exterior elevations;
    d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
    e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
    f. _____ Paint samples and plan keyed to location of each color *(Pivotal Structures Only)*.
2. Photographs of the subject structure to be worked on, and adjacent property structures.
    a. _____ Subject property; and
    b. _____ Adjacent property structures.

Description: _____

_____

_____

_____

_____

— Attach Additional Sheets if Needed —

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

SIGNAGE

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

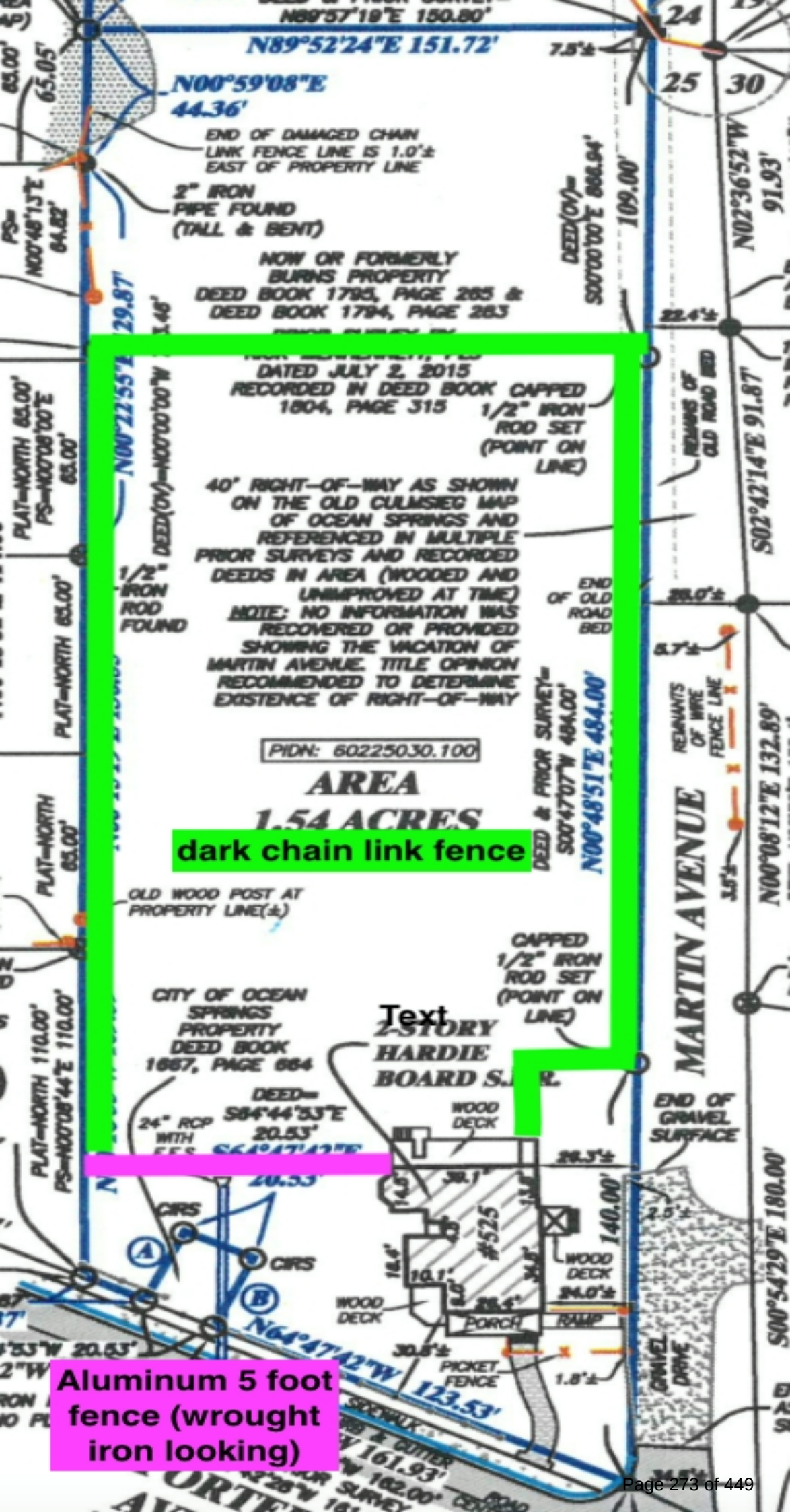
Required Attachments:

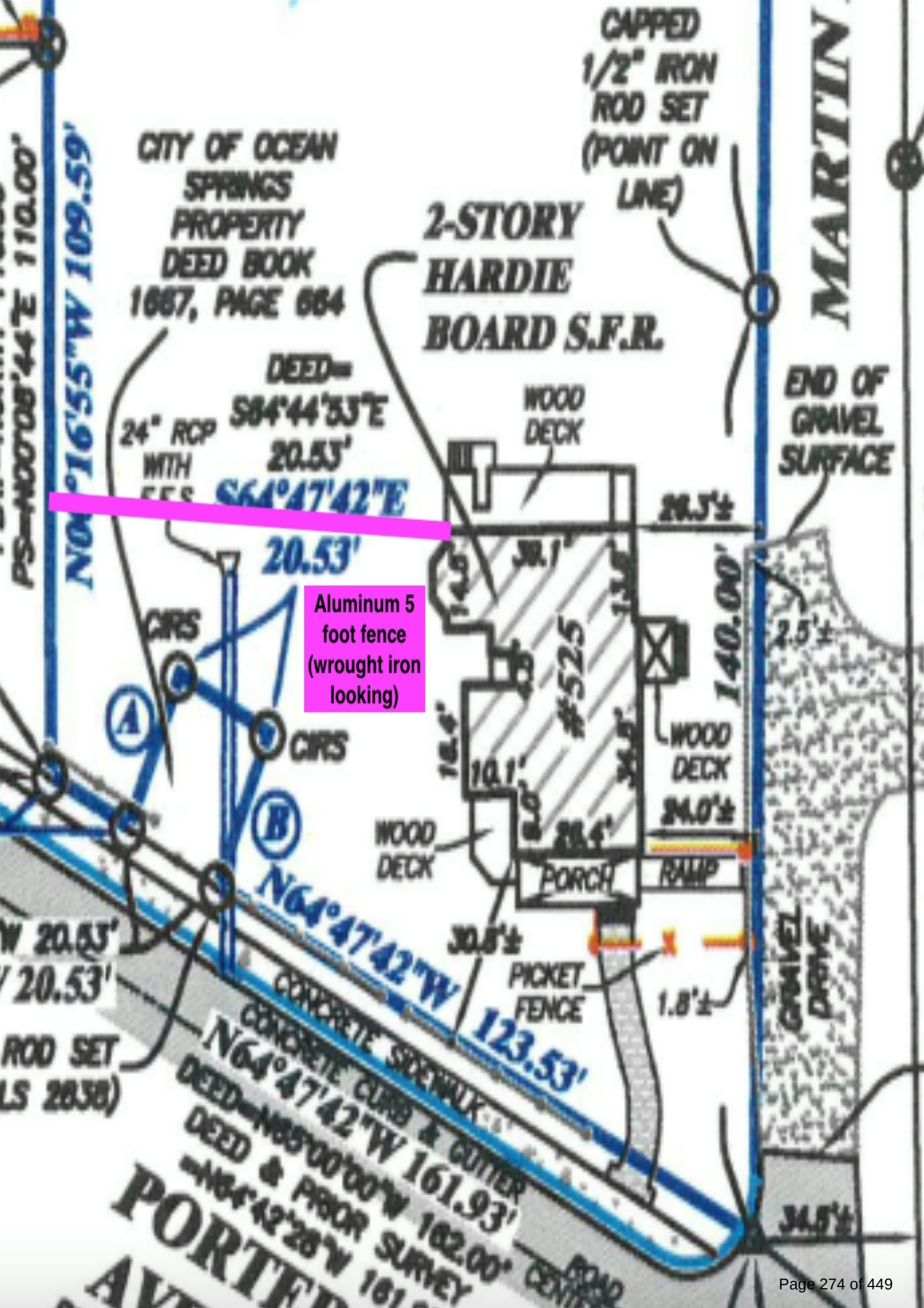
a. _____ Scaled drawings of proposed sign; and

b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

Description: _____

— Attach Additional Sheets if Needed —


N89°57'19"E 150.80'
N89°52'24"E 151.72'
N00°59'08"E
44.36'
END OF DAMAGED CHAIN LINK FENCE LINE IS 1.0'± EAST OF PROPERTY LINE
2" IRON PIPE FOUND (TALL & BENT)
NOW OR FORMERLY BURNS PROPERTY DEED BOOK 1795, PAGE 265 & DEED BOOK 1794, PAGE 283
DATED JULY 2, 2015 RECORDED IN DEED BOOK 1804, PAGE 315
1/2" IRON ROD SET (POINT ON LINE)
40' RIGHT-OF-WAY AS SHOWN ON THE OLD CULMSIEC MAP OF OCEAN SPRINGS AND REFERENCED IN MULTIPLE PRIOR SURVEYS AND RECORDED DEEDS IN AREA (WOODED AND UNIMPROVED AT TIME)
NOTE: NO INFORMATION WAS RECOVERED OR PROVIDED SHOWING THE VACATION OF MARTIN AVENUE. TITLE OPINION RECOMMENDED TO DETERMINE EXISTENCE OF RIGHT-OF-WAY
PIDN: 60225030.100
AREA
1.54 ACRES
dark chain link fence
1/2" IRON ROD FOUND
OLD WOOD POST AT PROPERTY LINE(±)
CAPPED 1/2" IRON ROD SET (POINT ON LINE)
CITY OF OCEAN SPRINGS PROPERTY DEED BOOK 1667, PAGE 664
Text
2-STORY HARDIE BOARD S...
WOOD DECK
#525
WOOD DECK
PORCH
RAMP
WOOD DECK
PICKET FENCE
Aluminum 5 foot fence (wrought iron looking)
MARTIN AVENUE
END OF GRAVEL SURFACE
GRAVEL DRIVE
CIRS
CIRS
N64°47'42"W 123.53'
109.00'
140.00'
91.93'
91.87'
132.89'
180.00'
65.05'
65.00'
110.00'


CAPPED 1/2" IRON ROD SET (POINT ON LINE)
CITY OF OCEAN SPRINGS PROPERTY DEED BOOK 1667, PAGE 664
2-STORY HARDIE BOARD S.F.R.
MARTIN
END OF GRAVEL SURFACE
DEED= S84°44'53"E 20.53'
24" RCP WITH
S64°47'42"E 20.53'
N0°16'55"W 109.59'
PS=N00°08'44"E 110.00'
WOOD DECK
26.3'±
38.1'
#525
140.00'
2.5'±
CIRS
CIRS
Aluminum 5 foot fence (wrought iron looking)
WOOD DECK
24.0'±
WOOD DECK
PORCH
RAMP
30.6'±
PICKET FENCE
1.8'±
N64°47'42"W 123.53'
CONCRETE SIDEWALK
CONCRETE CURB & GUTTER
N64°47'42"W 161.93'
DEED=N65°00'00"W 162.00'
DEED & PRIOR SURVEY
=N64°42'28"W
ROD SET
LS 2838)
20.53'
20.53'
DRIVE
GRAVEL
34.5'±
ROAD CENTERLINE
PORTE
AVE

MEMORANDUM

To: Mayor & Board of Aldermen

From: Planning Administrator

Re: Approve a request for a COA at 502 Jackson Ave. St. Alphonsus Church PIDN: 60137198.000 - To demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition, renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension.; HPC recommendation pending

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

Special Call HPC meeting Monday, June 16th - memo will be updated Tuesday morning.

The specific proposal is to demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition, renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension

Documentation related to the application is attached.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: Starks Contracting Co, Inc.

CURRENT OWNER: St. Alphonsus Church

REQUESTED ACTION: Approval of Certificate of Appropriateness to:

1. demolish and construct a new church covered entry
2. construct a new adoration chapel/sacristy
3. construct a new maintenance & storage building
4. renovate existing courtyard
5. construct new restroom addition
6. renovating existing adoration chapel space into extension of sacristy
7. enclosed addition at school/cafeteria
8. construct a new cry room extension

DATE OF APPLICATION: March 14, 2025

LOCATION: 502 Jackson Ave
Old Ocean Springs Historic District

PARCLE NUMBER: 60137198.000

DESCRIPTION OF THE REQUEST:
The applicant proposes to demolish and reconstruct a new church covered entry way and to construct new additions including an adoration chapel/sacristy building; construct new maintenance & storage building; renovate existing courtyard; construct new restroom additions; enclosed addition at school/cafeteria, and cry room extension.

ADJACENT ZONING/LAND USE:
Subject Property: R-1 Low Density Single Family/Church – School

North: R-1 Low Density Single Family
South: R-1 Low Density Single Family
East: R-1 Low Density Single Family
West: R-1 Low Density Single Family

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** 1-story, frame, Modern front-gabled church with a lower front gable ell and a flat roof vestibule projecting from the main (west) façade. The left and right (north and south) facades are punctuated by two sets of cross-gabled entrance transepts. The rear (east) has a gabled apse and a flat roofed ambulatory. Windows are single-light aluminum fixed. transepts. The rear (east) has a gabled apse and a flat roofed ambulatory. Windows are single-light aluminum fixed. Distinctive features include stained glass windows, brick screening with cross motif, and a narrow gabled bell tower
  with a hexagonal steeple. The church has a concrete slab foundation, brick veneer, and an asphalt shingle roof.

- **HISTORIC INFORMATION:** St. Alphonsus Catholic Church has been a part of the Ocean Springs religious life since 1859 when its first church was constructed on Porter Avenue where City Hall now stands. The first church was sold in 1873 and the proceeds were used for construction of a new church at 502 Jackson Avenue in 1882. The second chapel stood in its original location on this lot until 1960 when it was moved to make way for the construction of the current chapel. The second chapel remained on site and was used as the parish hall until it was demolished in 1972.

FINDINGS:

- The application is wanting to demolish the existing covered entry way and reconstruct a new covered entry way.

- Other additions include:

  - New adoration chapel/sacristy
  - New maintenance & storage building
  - Renovate the existing courtyard
  - New restroom
  - Enclosed addition at school/cafeteria
  - Extension of the cry room

- All new additions will match the aesthetics of the existing structure by matching the existing slope of the roof and the current colors scheme. Materials that will be used are:
    - Brick
    - Painted concrete and stucco
    - Shingle roof
    - Copper flashings
    - Massing
- Church, government, and bank buildings are types of civic and institutional facilities found within historic districts. These types of properties are typically freestanding with surrounding open space. As gathering places for the public, these properties are important sites within historic areas. Original design focused upon both site and design in scale with the surrounding context. Even more so than residential properties, the majority of these buildings reflect and exhibit specific architectural styles.
- New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.
- Old Ocean Springs Historic District:
    - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
    - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses

churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for the demolition and new construction described in the application and plans for 502 Jackson Ave.

-OR-

To recommend **denial** of a COA for the demolition and new construction described in the application and plans for 502 Jackson Ave.

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******** APPLICANT MUST ATTEND HEARING ********

Property Address: 502 Jackson Ave., Ocean Springs, MS 39564

Property Owner(s): Catholic Diocese of Biloxi

Parcel ID Number: 60137198.000 **Approximate Age of Home:** _____

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members DO NOT have permission to enter property.

Applicant *[Check one]*: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: Starks Contracting Co., Inc

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Property Owner *[if Different]*:

Name: Catholic Diocese of Biloxi

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☒ New Construction, Additions, Extensive Renovation / Repair
- ☒ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ☐ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☒ Demolition

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN	☐ MARBLE SPRINGS	☐ SHEARWATER
☐ INDIAN SPRINGS	☒ OLD OCEAN SPRINGS	☐ SULLIVAN-CHARNELY
☐ LOVER'S LANE	☐ RAILROAD	☐ INDIVIDUAL LISTING

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- ***SIGN:*** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a $ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Printed Name of Owner

Signature of Owner

JOHN A. STARKS, JR, SEC/TREAS

Printed Name of Authorized Agent

Signature of Authorized Agent

5/29/2025

Date

******** APPLICANT MUST ATTEND HEARING ********

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

Description: _____

Demolition work to include removal of existing concrete walkway, ramps, railings, existing stairs and existing brick sign around the Church entry way as required to construct new Church covered entry and approach ramp.

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Drawing or photograph of the type of fence, wall, or gate proposed;

b. _____ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and

c. _____ A description of the materials to be used.

Description: Removal of existing planters and or plant beds for new brick patio/courtyard

— Attach Additional Sheets if Needed —

OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
   - a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
   - b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
   - c. _____ A drawing with dimensions of all affected exterior elevations;
   - d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
   - e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
   - f. _____ Paint samples and plan keyed to location of each color *(Pivotal Structures Only)*.
2. Photographs of the subject structure to be worked on, and adjacent property structures.
   - a. _____ Subject property; and
   - b. _____ Adjacent property structures.

Description: Interior Church renovation; new Church covered entry; new Adoration Chapel/Sacristy with roof extension, new maintenance & storage building; new courtyard; new church restroom addition/renovation, renovate existing Adoration Chapel space into extension of Sacristy, enclosed addition at school/cafeteria, new cry room extension

— Attach Additional Sheets if Needed —

St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM NORTHWEST (JACKSON AVENUE)

allred
stolarski
architects

St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM WEST (JACKSON AVENUE)

allred stolarski architects

St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM SOUTHWEST (JACKSON AVENUE)

allred stolarski architects

St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM SOUTH (CALHOUN STREET)

allred
stolarski
architects

St. Alphonsus
CATHOLIC CHURCH

ADORATION CHAPEL:
VIEW FROM SOUTHWEST (CALHOUN STREET)

allred
stolarski
architects

St. Alphonsus
CATHOLIC CHURCH

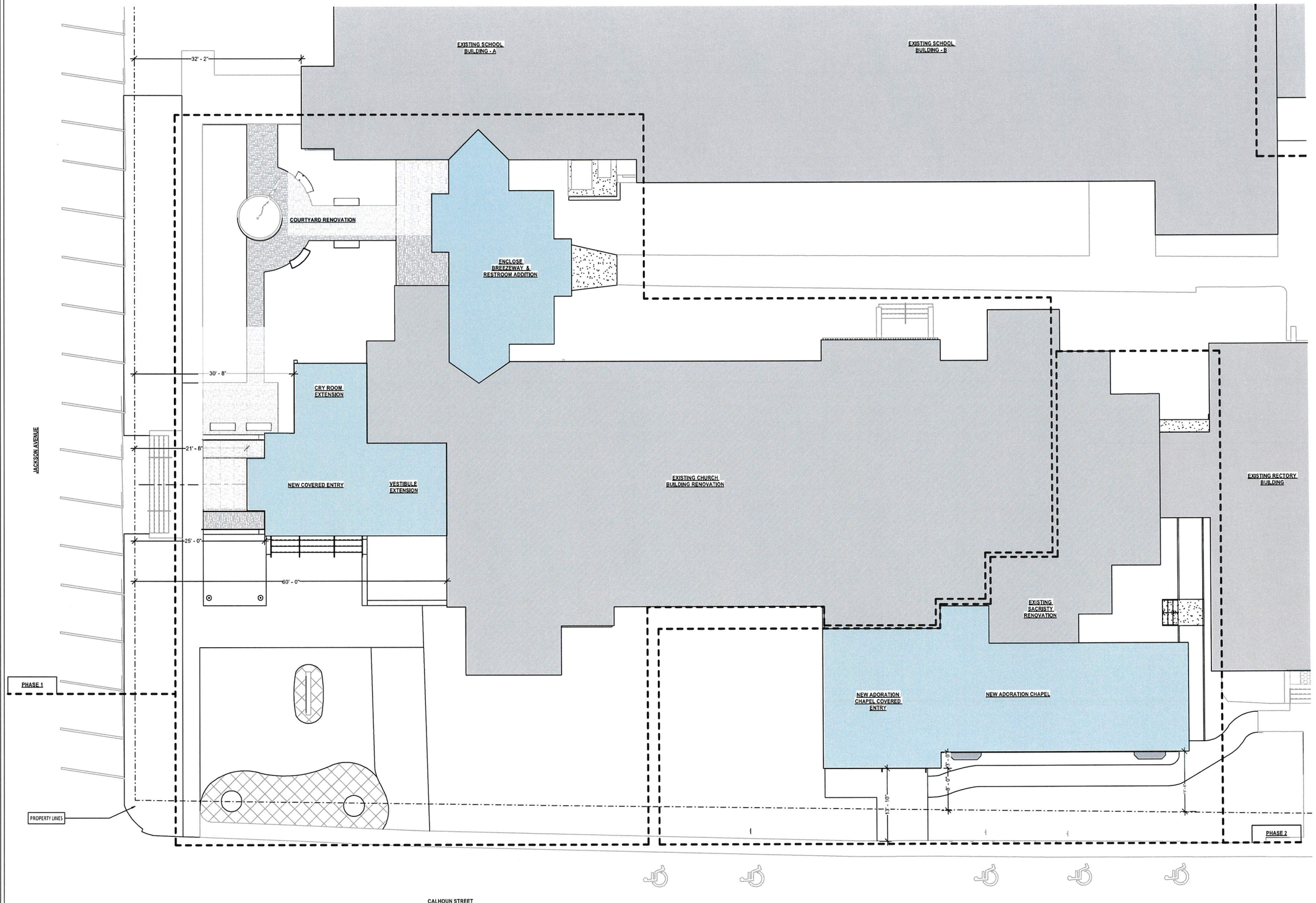
ADORATION CHAPEL:
VIEW FROM SOUTH (CALHOUN STREET)

allred
stolarski
architects

St. Alphonsus
CATHOLIC CHURCH

ADORATION CHAPEL:
VIEW FROM SOUTHEAST (CALHOUN STREET)

allred
stolarski
architects



1 A1.01 REFERENCE PLAN PLAN - NEW WORK SITE PLAN
1/8" = 1'-0"

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS

ST. ALPHONSUS CATHOLIC CHURCH

CD PROGRESS SET

502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564

2024-73

ARCHITECT OF RECORD:

allred stolarski architects

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

6-MAY-2025

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:

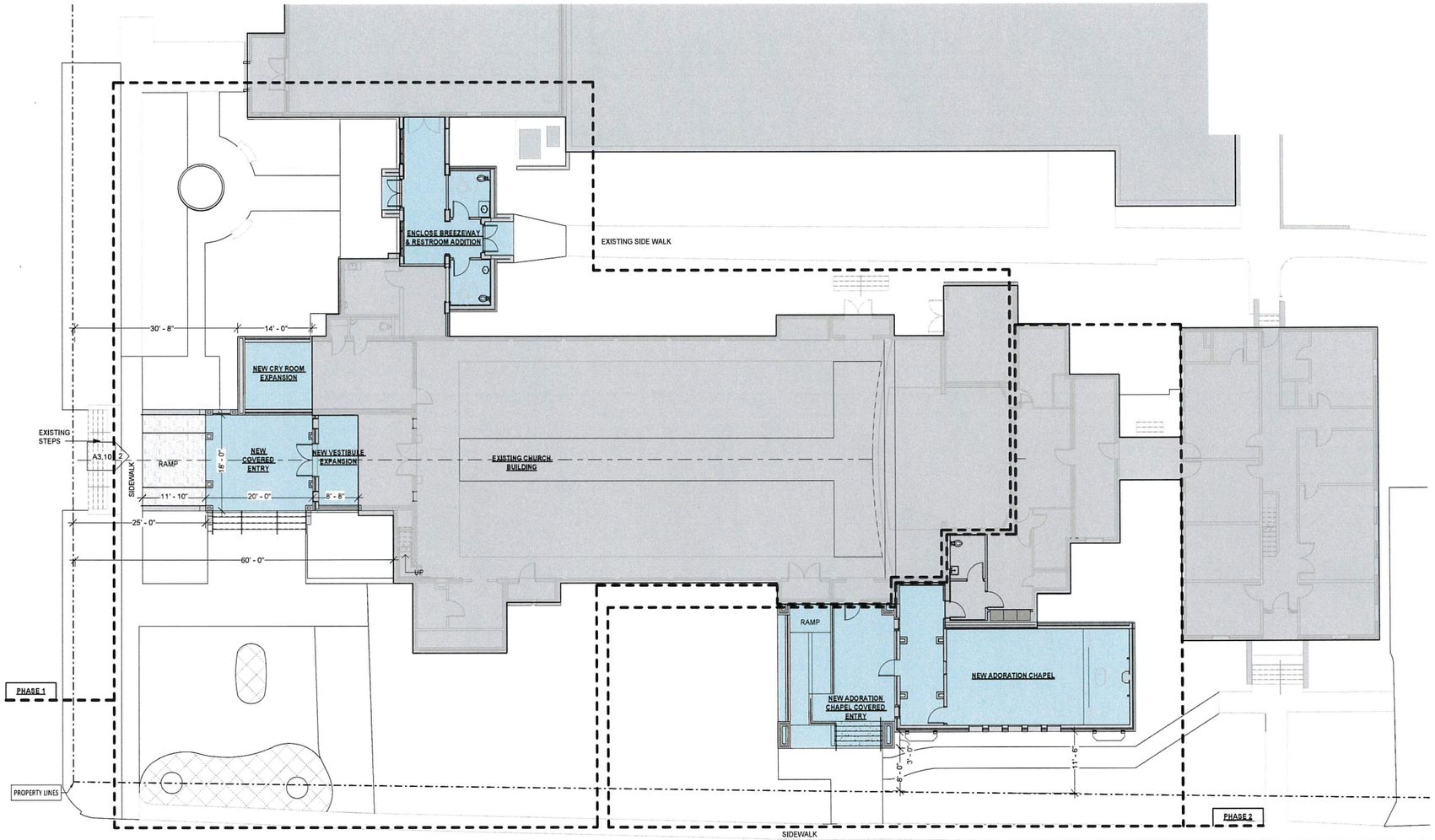
2024-73

DRAWING TITLE:

SITE PLAN - NEW WORK

SHEET NUMBER:

A1.01



1 / A2.02 FLOOR PLAN - NEW WORK
3/32" = 1'-0"

NORTH

10' 0' 10' 20'

SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS

ST. ALPHONSUS CATHOLIC CHURCH

CD PROGRESS SET

502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564

2024-73

ARCHITECT OF RECORD:

allred stolarski architects

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

6-MAY-2025

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

2024-73

DRAWING TITLE:

FLOOR PLAN - NEW WORK

SHEET NUMBER:

A2.02

allred
stolarski
architects

May 5, 2025

Certificate of Appropriateness
Description

This project consists of additions to St. Alphonsus Church located on the northeast corner of Jackson Avenue and Calhoun Street. The mid-century style church was built in 1960 by Contractor Ralph J. Marion and designed by Jules K. DeLavergne, architect from New Orleans. The existing church building design consists of brick and tile exterior walls; painted exposed concrete, wood and stucco; aluminum framed stained glass windows; sloped shingle roofing; and copper gutters, downspouts and trim. The proposed additions to the church include:

1. A New Covered Entry to the front of the Church. This new entry on the west elevation (Jackson Avenue side) will provide covered shelter immediately outside of the enlarged entry Vestibule / Cry Room area in order to provide more space for wedding and funeral processions, as well as to provide more space for parishioners to gather before and after mass that is out of the weather elements. The design for the new entry area will match the existing Church in terms of materials (brick, painted concrete and stucco, shingle roof, copper flashings, etc.), massing, and existing roof slopes. All material colors will match existing.

2. Enclosing the Existing open-air Breezeway connector between the Church and the School that is located in the northwest corner of the Church. This area will provide a protected, secure pathway for students to move between the two buildings, as well as incorporate additional restrooms. This design for this portion of the project consists of installing new aluminum framed glass windows and entrance doors within the existing stucco arched openings. The existing exterior walls and associated materials will remain in place with a small gabled addition at the entry door location. The restroom addition on the east side of the connector will incorporate materials to match the existing Church (brick, stucco, shingle roof, copper flashings, etc.). All material colors will match existing.

3. A New Adoration Chapel and Covered Entry to be constructed on the south side of the existing Church (Calhoun Street side). This new Chapel (approximately 20' x 45') will provide dedicated space for parishioners to spend time in prayer and contemplation before the Blessed Sacrament. The design for the new Chapel will match the existing Church in terms of materials (brick, painted concrete and stucco, copper flashings, etc.) as well as the existing roof slopes. All material colors will match existing.

Sincerely,

Hoppy Allred, AIA
President

711 Church Street
Ocean Springs, MS 39564
T (228) 762-1975

Hoppy Allred, AIA
John Stolarski, AIA
Jennifer Hataway Blount, AIA
Patrick Wilber, AIA

allredstolarski.com

allred
stolarski
architects

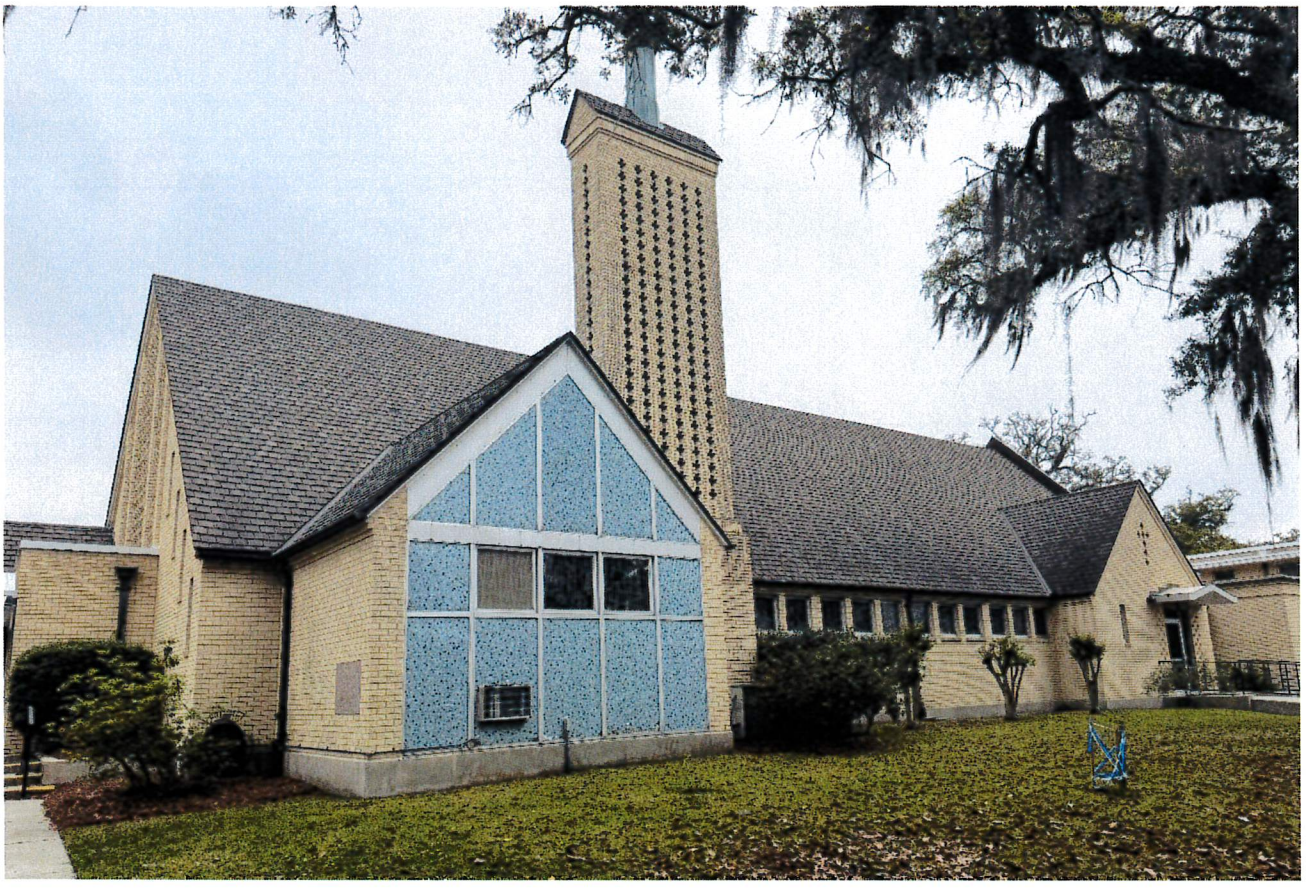
May 5, 2025

Certificate of Appropriateness
Application Photographs

ST. ALPHONSUS CATHOLIC CHURCH ADDITIONS & RENOVATIONS

View of front of Church from Jackson Street (West)

View of Church to School Connector from Jackson Street (West)



View of Church from Calhoun Street (South)

View of Church from Calhoun Street (South)

View of Church from Calhoun Street (South)

View of Church to School Connector from the East

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator

Re: Authorize the Mayor to Execute Memorandum of Agreement – FY25 MDAH Certified Local Government (CLG) Grant Program: Review and Update Historic Guidelines

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

Approval to submit applications for this program was provide as part of the March 4, 2025 agenda. The attached Memorandum of Agreement (MOA) has provided for the Review and update of the current Historic Preservation Guidelines that are used by the city to evaluate construction requests within the local historic district.

This project will contract with a qualified consultant for the purpose of updating the city's Historic Guidelines to inform review of properties regulated by the local Historic Preservation Commission within the local historic districts.

- CLG Request..... $ 15,000.00
- Local Match..... $ 15,000.00
- **TOTAL Project..... $ 30,000.00**

I respectfully request authorization to accept these funds, execute the MOA as described, and adjust the budget accordingly.

Certified Local Government (CLG) Grant Program
Federal Fiscal Year: 2025
Catalog of Federal Domestic Assistance (CFDA) #: 15-904

Memorandum of Agreement

THIS AGREEMENT between the Historic Preservation Division, **Mississippi Department of Archives and History**, hereinafter called MDAH, by and through the State Historic Preservation Officer, and the **City of Ocean Springs**, hereinafter called the Grantee, relates to a project to be undertaken by the Grantee, assisted by MDAH with a matching Certified Local Government grant-in-aid established under the National Historic Preservation Act of 1966, as amended, and administered through the National Park Service, US Department of the Interior.

MDAH and the Grantee agree as follows:

1. **Work Program**

   This grant is for a Historic marketing/publications project to be completed in Ocean Springs, Jackson County. The Grantee shall carry out project work as specified in the "Work Program" for this project, which is hereby incorporated into and made a part of the Memorandum of Agreement as **Attachment A**.

   The approved work program, products, and performance/reporting milestones may not be altered without prior written approval from the Certified Local Government Grants Administrator of the Historic Preservation Division, Department of Archives and History.

   All products produced with assistance of this grant must be in compliance with the applicable Secretary of the Interior's *Standards for Archaeology and Historic Preservation.*

2. **Period of Performance**

   All work carried out as part of this grant-assisted project shall be conducted between the latest date of the signature of either the State Historic Preservation Officer or the Mayor of Ocean Springs and **August 1, 2026. Extensions will not be given to late or incomplete projects.**

3. **Compensation**

   Anticipated Project Cost: **$ 30,000.00**

   The Grantee is expected to be able to cover all costs incurred during the course of the project, prior to reimbursement of the grant funds. Compensation to the Grantee shall be on a ***matching basis***. The Grantee is required to provide ***at least*** a 50% of match of the final project cost.

   Subject to receipt of funds from the National Park Service and to successful completion of all project work activities, MDAH, agrees to ***reimburse*** the Grantee $ **15,000** or 50% of eligible final project costs, ***whichever is less***, based on the following conditions:

   a. Submission of all project completion materials to MDAH, as outlined in Section 9 below no later than **August 1, 2026**. A Project Completion Report shall accompany the completed materials.

   b. **Two (2)** copies of an acceptable reimbursement request and auditable records, as specified in the Historic Preservation Fund Grants Manual, must be submitted to MDAH no later than **August 31, 2026.** Acceptable federal and nonfederal share supporting documentation needed to substantiate billing (i.e., timesheets, copies of front and back of canceled checks, etc.) must be submitted by Grantee prior to reimbursement.

c. The Grantee agrees to maintain all financial and administrative documents and records pertaining to the full life-cycle of the grant, for a period of not less than five years after completion of the project. The State Department of Audit, the State Historic Preservation Officer, the National Park Service, the Department of the Interior, the Comptroller of the United States, and any of their duly authorized representatives shall have access to grant records for audit purposes.

4. Allowable Costs

Allowable costs are those costs documented to the satisfaction of MDAH, that conform to the approved project budget and that are determined by MDAH to:

a. Meet federal requirements for the program;

b. Be necessary and reasonable to the completion of project work;

c. Have been incurred for project work during the period of the grant.

5. Personnel Selection

Project personnel shall have qualifications appropriate to the major work elements of the project, and may include Grantee staff members, private consultants, or university students and non-paid volunteers, if under the supervision of a qualified principal investigator who must have qualifications in the areas of history and architectural history, preferably with historic preservation experience.

The Grantee may utilize small purchase procedures (as specified in NPS-49, Chapter 17-Procurement Standards, H. 1.) when projects do not exceed $100,000. Grantees shall further comply with state and local small purchase dollar limits. When the project exceeds the federal, state, or local amount, the Grantee must utilize competitive negotiation procedures (competitive sealed bids) for procurement of architectural/engineering professional services, whereby competitors' qualifications are evaluated, and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. Resumes, references, and past work experience may be evaluated to assess professional qualifications.

The Grantee shall maintain records sufficient to detail the significant history of procurement. These records shall include, but are not necessarily limited to, information pertinent to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejections, and the basis for the cost or price. Prior to reimbursement for expenditures, the Grantee must forward to the Department of Archives and History evidence of compliance with federal competitive procurement requirements for professional services and subcontracts.

6. Contracts

In addition to provisions defining a sound and complete procurement contract, any recipient of federal grant funds shall include the following contract provisions or conditions in all procurement contracts and subcontract as required by these provisions, Federal law or the National Park Service:

a. Contracts other than small purchases shall contain provisions or conditions that will allow for administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanction and penalties as may be appropriate.

b. All contracts shall contain suitable provisions for termination by the Grantee, including the manner by which it will be effected and the basis for settlement. In addition, such contracts shall describe conditions under which the contract may be terminated for default as well as conditions where the contract may be terminated because of circumstances beyond the control of the contractor.

c. All contracts awarded by the Grantee shall contain a provision requiring compliance with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41 CFR Part 60).

d. All contracts and subgrants for construction or repair shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 USC 874) as supplemented in Department of Labor regulations (29 CFR Part 3). This Act provides that each contractor or subgrantee shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled.

The Grantee shall retain the possibility of reprinting any publications by including in any consultant contract a requirement that the consultant waive any claim to a copyright.

7. Professional Supervision

The Grantee agrees to appoint a **project coordinator** whose professional qualifications have received prior approval of the Historic Preservation Division to ensure that the work conforms to the approved work program and to provide the necessary standard of professional conduct required for this project under the federal program regulations. **The project coordinator will be responsible for completing the grant reports as outlined in Section 8 below and for ensuring that all project materials are submitted by the consultant**. The staff of the Historic Preservation Division will maintain regular contact with the project coordinator and will provide necessary and reasonable amounts of training, advice, or technical assistance as required for the successful completion of project work.

8. Reports

The Grantee will be required to submit Grant Progress Reports (both programmatic and fiscal) on **October 24, 2025; January 23, 2026; and April 24, 2026** as well as the Project Completion Report on **August 1, 2026** and the Reimbursement Request (with supporting materials) by **August 31, 2026.**

The Grantee shall contact MDAH's Certified Local Government Grants Administrator **immediately** if any situation should arise which will affect the timely or successful completion of this project and/or the final report of materials.

9. Project Completion Materials

The Grantee agrees to submit final completion materials and a summary narrative **Project Completion Report** by **August 1, 2026**, in a format consistent with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation* and as specified by the Historic Preservation Division.

The Grantee shall submit any materials or reports requiring review or revision by MDAH in a timely manner so as to ensure that final materials are submitted no later than **August 1, 2026.**

A final expense summary, due **August 31, 2026**, shall be detailed by each budget category and indicate which items were charged to each source of funding (federal and non-federal).

Any Grantee that is required to have an audit conducted in accordance with the Single Audit Act (A-128) shall submit to MDAH a copy of the audit (or audits) for the time period covered by this grant, within three months following completion of the audit(s).

10. Acknowledgment of Federal Assistance

Federal grant assistance shall be acknowledged in any public announcements, news releases, articles, publications, audio-visual materials, and pertinent presentations that the Grantee produces or initiates. The acknowledgment format is detailed in the **Attachment B** and shall substantially state that the project has been funded with the assistance of a matching grant-in-aid from the National Park Service of the US Department of the Interior, through the Mississippi Department of Archives and History, under provisions of the National Historic Preservation Act of 1966.

The copyright for any publication resulting from this agreement shall be available to the Grantee. The Grantee agrees to, and awards to the United States Government and its officers, agents, and employees acting within the scope of their official duties, a royalty-free, nonexclusive, and irrevocable license throughout the world for Government purposes, to publish, translate, reproduce, and use all subject data or copyrightable material based on such data covered by the copyright.

11. General Provisions

The Grantee agrees to comply with all federal and state laws and regulations concerning equal opportunity, affirmative action, and fair employment practices. The Grantee further agrees to comply with all applicable regulations, laws, policies, guidelines, and requirements of this federal grant program, including the Single Audit Act of 1984 for state and local governments or the audit requirements of OMB Circular A-110 for universities and nonprofit organizations. In addition to the terms detailed in this agreement, all federal requirements governing grants (OMB Circulars A-87 or A-122, A-102 or A-110, and A-128) are applicable. The Grantee agrees to abide by all assurances made part of this agreement as **Attachments C**.

Grant funds shall not be disbursed for any project of activity that does not evidence that:

a. Planned work has been accomplished within the scope of the subgrant or contractual agreement summarized in the Work Program (**Attachment A**)

b. Work was done according to the applicable Secretary's *Standards for Archaeology and Historic Preservation*.

c. Work was done in accordance with the terms and conditions of the applicable Historic Preservation Fund grant.

In circumstances where funds are disbursed for ineligible activities, such costs shall be returned to the MDAH by the Grantee.

12. Termination of Agreement

This agreement may be terminated short of conclusion due to one of the following situations:

a. Termination for Cause - MDAH may terminate any grant, in whole or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the terms and conditions of the grant. MDAH will promptly notify the Grantee in writing of the termination and the reasons for the termination, together with the effective date. Payments made to Grantees or recoveries by MDAH under grants terminated for cause will be in accordance with the legal rights and liabilities of the parties.

b. Termination for Convenience - MDAH or the Grantee may terminate grants of subgrant projects in whole or in part when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.

c. Termination by Grantee - The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant, although MDAH must be notified in writing. Once initiated, no grant finance with HPF assistance shall be terminated by a Grantee prior to satisfactory completion without the approval of MDAH.

After the initial payment, the project may be terminated, modified, or amended by the Grantee only by mutual agreement of the Grantee and MDAH. Requests for termination prior to completion must fully explain the reasons for the action and detail the proposed disposition of the uncompleted work.

When a grant is terminated, the Grantee will not incur new obligations for the terminated portion after the effective date of termination. The Grantee will cancel as many outstanding obligations as possible. The MDAH will allow full credit to the Grantee for the federal share of the noncancelable obligations properly incurred by the Grantee prior to the termination. Costs incurred after the effective date of the terminations will be disallowed.

THIS AGREEMENT becomes effective upon signature of the parties below.

BY _____ _____
Katie Blount Date
State Historic Preservation Officer

BY _____ _____
Honorable Kenny Holloway Date
Mayor of Ocean Springs

Return to:

Amy Morgan
Review and Compliance Officer
Historic Preservation Division
Mississippi Department of Archives and History
P. O. Box 571
Jackson, MS 39205-0571
amorgan@mdah.ms.gov

ATTACHMENT A: WORK PROGRAM

1. This project will include the revision of the Ocean Springs Historic District Design Guidelines to include materials and technology related to construction, as well as the addition of policies to document and monitor properties outside local districts yet within state designated districts.

2. MDAH requires submission of material layout and text before the Ocean Springs Historic District Design Guidelines are finalized.

ATTACHMENT B: Acknowledging Federal Assistance

An acknowledgment of National Park Service and Mississippi Department of Archives and History support must be made in connection with the publication or dissemination of any printed, audio-visual, or electronic material based on, or developed under, any activity supported by this grant. This acknowledgment shall be in the form of the following statement:

This publication has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior, through the Historic Preservation Division of the Mississippi Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Mississippi Department of Archives and History, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240

Attachments C: Assurances-Non-Construction Programs

OMB Approval No. 0348-0040

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Please do not return your completed form to the Office of Management and Budget; send it to the address provided by the sponsoring agency.

Note: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances, if such is the case you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, thought any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in the accordance with generally accepted accounting standards or agency directives.

3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. g§ 4728-4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to; (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §(j 1681-1683, and 1685- 1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.O. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, ~~relating to nondiscrimination on the basis of alcohol abuse~~ or alcoholism; (g)§§ 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 36701 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, as applicable, with the provisions of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds

8. Will comply, as applicable, with the provisions of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§ 276a and 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. §g 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally assisted construction sub agreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is 510,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91 -190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (e) evaluation of flood hazards in flood plains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone ~~Management Act of 1972(16U.S.C. §§ 1451 et seq.); (f)~~ conformity of Federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clear Air

Act of 1955, as amended (42 U.S.C. § 7401 el seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the national Historic Preservation Act of l966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (] 6 U.S.C- 469a-l et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act of 1984 or OMB Circular No. A-133, Audits of Institutions of Higher Learning and other Non-profit Institutions.

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

Signature of Authorized Certifying Official	Title
Applicant Organization	Date Submitted

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Authorize the Mayor to Execute Amendment #3 for Brown, Mitchell, & Alexander, Inc. to include Engineering Services Related to the Intersection of Deana Road and Bienville Blvd. – Deana Road Improvement Project – Contingent on an Approved MDOT Funding MOA

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

The Deana Road project will be moving forward again with the agreed upon modifications to the drainage infrastructure at the intersection of Deana Road and Bienville Blvd. Discussions with MDOT included the commitment to provide reimbursable funding for this portion of the project. A draft of this Memorandum of Agreement is forthcoming and will be presented to the Board once received.

In order to include this additional activity to the contract as a separate schedule of values, the attached Amendment #3 for the BMA, Inc. contract has been provided for consideration. Specific activities include: Roadway improvement to provide for a right turn lane from Deana Rd. only U.S. Hwy. 90, Drainage improvements along U.S. Hwy. 9 0 and across Deana Road, and Pedestrian pathway improvements along U.S. Hwy. 90 and across Deana Road. These costs will be covered by the MDOT funding as described.

The amendment includes the following tasks and not to exceed amounts:

- Additional Design Modifications..... $ 19,500.00 Lump Sum
- **SUBTOTAL Additional (MDOT)..... $ 19,500.00**
- ***Revised Contract Amount..... $ 260,960.00***

I respectfully request authorization for the mayor to execute Contract Amendment #3 with BMA, Inc. to proceed the additional design elements of the Deana Road Improvement Project as described above **pending approval of the MDOT funding agreement**.

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

AMENDMENT NO. 3

To
Agreement between Owner and Engineer for Professional Services

between

The City of Ocean Springs
&
Brown, Mitchell & Alexander, Inc.

DEANA ROAD IMPROVEMENTS

This Amendment is attached to, made a part of, and incorporated by reference into an Agreement made October 2021 and Amendment 1 & 2 between the City of Ocean Springs (Owner) and Brown, Mitchell & Alexander, Inc, (Engineer), providing for Professional Engineering Services relative to the Deana Road Improvements ("Project"). Engineer's services under this Amendment are generally described as follows:

AMENDMENT NO. 3: This amendment is prepared to provide for the scope of work required to revise construction drawings to include portions of the proposed improvements from MDOT's U.S. Hwy 90 project into the City's Deana Road Improvements project. The added scope of work is intended to reduce reconstruction of Deana Road once MDOT's U.S. Highway 90 improvement project begins. The general outline of the work to be included in the City's project is as follows:

- Roadway Improvements to provide for a right turn lane from Deana Rd onto U.S. Hwy 90
- Drainage Improvements along U.S. Hwy 90 and across Deana Road
- Pedestrian Pathway improvements along U.S. Hwy 90 and across Deana Road.

Our services will also include revisions to the current MDOT permit and to revise bid documents for the project to provide a schedule of values specific to MDOT's scope of work so the City can track the project costs for anticipated reimbursement by MDOT.

Therefore, we request additional compensation as follows:

Service:	Original Fee:	Increase (Decrease)	Revised Fee:	
Addt'l Design Modifications (MDOT)	**$0**	**$19,500**	**$19,500**	**Lump Sum**

Total Requested Fee Adjustment (AMD#3)	**$19,500**
Total Revised Contract Amount *(Inclusive of AMDs 1-3)*	**$260,960**

This AMENDMENT 3 is hereby made a part of and incorporated into the original Agreement, dated October 2021 as though originally included therein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment, as of this ____ day of _____, 2025.

OWNER:
City of Ocean Springs

_____
Honorable Kenny Holloway
Mayor

ENGINEER:
Brown, Mitchell & Alexander, Inc.

_____
Benjamin Smith, P.E.
Vice-President

OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator

Re: Authorize Contract Execution for the Gateway Sculpture to Phil Proctor / Nucleus Sculpture Studio, LLC as Awarded on the May 6, 2025 Agenda – Funded through the Gulf Coast Restoration Fund (GCRF) – FY23 for Mary C. O'Keefe Cultural Center Rehabilitation and Signage – MDA

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

The RFP for the Gateway Sculpture project was advertised with a bid opening of May 1, 2025 and the award approved on the May 6, 2025 agenda. This portion of the project is the joint project with the Walter Anderson Museum of Art to provide signage in key locations as you enter the city limits.

The attached contract has been drafted to provide the design and construction of both sculptures – one at the intersection of Porter and the entrance to Hwy. 90, the other just north of the Fort Bayou Bridget on Washington Avenue. MDOT permits and construction of the base will be facilitated by city staff in coordination with WAMA. This agreement has been reviewed and concurred with by legal.

I respectfully request authorization to execute the attached contract with Phil Proctor / Nucleus Sculpture Studio, LLC for the Gateway Signage project.

NUCLEUS SCULPTURE STUDIO, LLC

Phil Proctor | 678.851.9726 | shapingspace100@gmail.com
Shop address: 1300 Fleetwood Dr SE, Atlanta, GA 30316
Billing address: 1 Featherston Dr. Newnan, GA 30263

Ocean Springs Gateway Sculpture

Contract proposal

This agreement acts as a binding contract between Nucleus Sculpture Studio LLC, hereafter referred to as NSS or The Artist and the commissioning entity, hereafter referred to as The Collector and named here:

_____

for the assisted design, fabrication and installation of two gateway sculptures to be installed in Ocean Springs, Mississippi at locations described in the attached details.

Project description:
Design, engineer, fabricate, transport and install two public sculptures for the city of Ocean Springs, Mississippi. Sculptures will be inspired by the works of Walter Anderson; the commissioning agent is responsible for obtaining any rights required to use imagery. The two sculptures will be fabricated using a combination of stainless steel and Corten steel / preliminary designs are attached.

NSS agrees to provide the following services:
Design assistance
Structural engineering analysis and certification
Material acquisition
Fabrication
Surface finishing
Transportation to the site
Installation of the artworks at the prepared site

Services not performed by NSS may include:
Site preparation
Footings per structural requirements
Electrical supply
Lighting (such as in-ground / up lighting)
Any permitting or copyrights required

Total project budget: $177,000.00
Proposed timeline:

06/25	Contract revisions and signed contract
07/25	Deposit made / begin design / engineering
08/25-12/25	Fabrication of the sculpture / Site preparation
01/26-02/26	Installation of the sculpture

Proposed payment schedule:

Payment terms:
Payments will be made based on documented progress and approved invoices submitted by Nucleus Sculpture Studio LLC ("Artist"). The City ("Collector") shall reimburse the Artist within 30 days of invoice approval.

Design and Engineering Phase - 20% / $35,400

- Design Development - 10%
- Engineering - 5%
- Construction Drawings - 5%

Procurement Phase - 25% of contract / $44,250

Fabrication Phase - 30% / $53,100

- Progress Payment 1 - 15%
- Progress Payment 2 - 15%

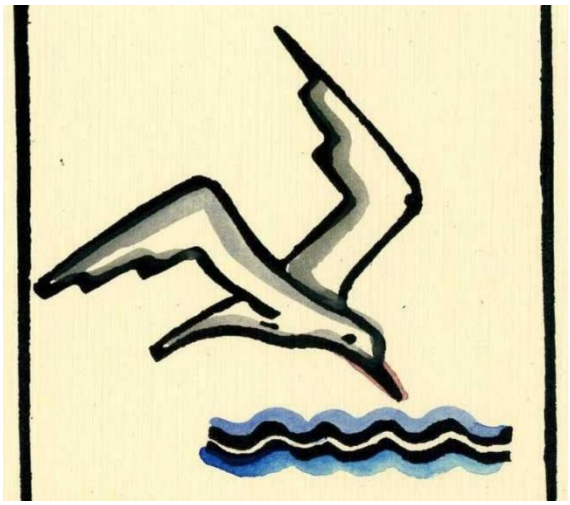
Installation Phase - 25% / $44,250

- Transportation and Installation - 15%
- Final Acceptance - 10%

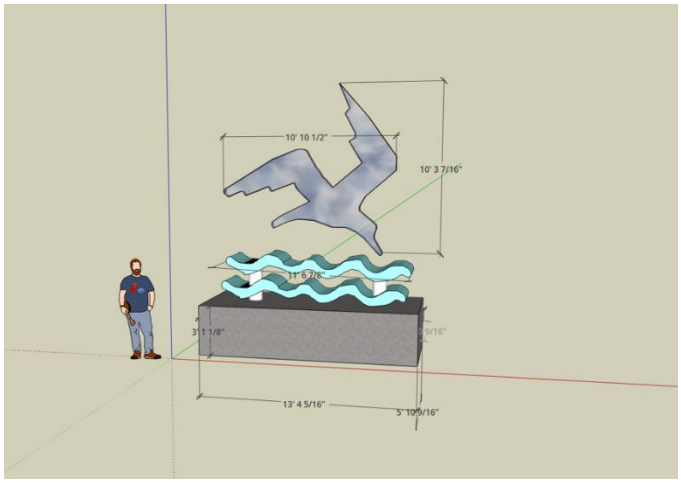
TOTAL CONTRACT - $177,000

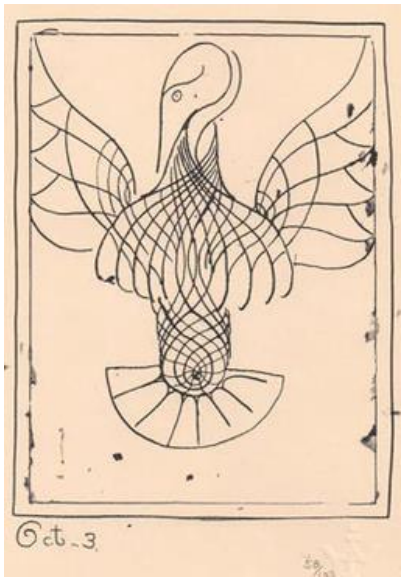
Preliminary design sketches:

Source imagery



Preliminary sketches





Insurance:
NSS shall procure and maintain throughout this Agreement until title to the Work passes to Collector: General liability insurance, with limits of not less than $1,000,000 each occurrence, combined single limit bodily injury and property damage, completed operations, contract liability and, if any subcontracted work, independent contractors.

Amendments:
Amendments to the Agreement The terms of this Agreement constitute the entire understanding between the parties hereto and no statement, promise, condition, understanding, inducement or representation, oral or written, expressed or implied, which is not contained herein shall be binding or valid. This Agreement may only be amended or modified by mutual consent of the parties hereto in writing signed by both parties.

Independent Contractor:
NSS is and shall be an independent contractor and is not an agent or employee of Collector. Any provisions in this Agreement that appear to give Collector the right to direct the Artist as to the details of doing the Work or to exercise a measure of control over the Work means that the Artist shall follow the wishes of Collector as to the results of the Work only, which shall comply with all applicable laws and ordinances.

Force Majeure:
If either party shall be delayed or prevented from the performance of any act required under this agreement by reason of acts of God or other cause beyond the control and without fault of the party (financial inability excepted), performance of that act shall be excused, but only for the period of the delay. The time for performance of the act shall be extended for a period equivalent to the period of delay.

Termination:
Collector and the Artist hereby agree to the full performance of the covenants contained herein, except that Collector reserves the right, at its discretion and without cause, to terminate or abandon the services provided for in this Agreement, or abandon any portion of the Work for which services have been performed by the Artist.
1. In the event Collector shall abandon the service or any part of the services as herein provided, Collector shall notify the Artist in writing, and immediately after receiving such notice, the Artist shall discontinue advancing the work under this Agreement and proceed to close said operations under the Agreement.
2. If the collector terminates the contract for any reason, the collector will be required to reimburse the artist (contractor) for any materials or labor that has been purchased or performed up to the date of termination.
The Artist will provide the collector with an invoice for any materials and labor no later than 10 days after the termination date. The collector will remit reimbursement to the artist no later than 30 days after receipt of the invoice.
3. The Artist may terminate the Agreement only if Collector should substantially fail to perform its responsibilities as provided herein and fail to remedy same following thirty (30) days prior written notice by Artist to Collector. In the event of termination, all finished or unfinished work relating to the preparation of the Work paid for by Collector shall become the property of Collector.

Additional Work:
Additional work on or related to the Work not included in the Final Design Documents, when authorized by Collector, shall be compensated for by a fee mutually agreed upon between Collector and the Artist.

Ownership and Reproduction Rights of the Work:
1.Title to the Work shall pass to Collector upon written notice to the Artist of final acceptance.
2. The Artist retains all rights to the Work under the Copyright Act, 17 U.S.C. § 101, et seq.
3. The Artist hereby grants Collector the exclusive right to display the Work.
4. Artist grants to Collector an irrevocable, transferable, sub-licensable, exclusive, world-wide, royalty-free, perpetual license to use, display, move, maintain, reinstall and exhibit the Work in locations of their choice and to photograph, capture, publish, post, reproduce, copy, and transmit two-dimensional images of the Work individually or in conjunction with other images, printed or electronic matter, in any media now or hereafter known, including but not limited to, mobile applications, for any and all purposes relating to the promotion or education uses of the Collector, and to use the Artist's name in connection therewith if the Collector so chooses. Artist hereby waives any right to inspect or approve the Collector's use of the Work or any finished version or display or image incorporating the work. On any and all such reproductions, the Collector shall make best efforts to place a copyright notice in the name of the Artist required to protect the copyright in the Work and wherever possible the Artist shall also receive authorship credit in connection with the Work.
5. The Artist agrees that all formal references to the Work and noncommercial reproductions of the Work under the Artist's control shall credit Phil Proctor and other designers named here _____
as the Artists.
6. Collector acknowledges and agrees that Artist shall retain title to the renderings and models of the Work.
7. The Work in its final dimension shall be unique and the Artist shall not make any additional duplicate, three-dimensional reproductions of the final work, nor shall the Artist grant permissions to others to do so except with the written permission of Collector

Repair and Restoration:
Following final acceptance of the Work, maintenance of the Work shall be the responsibility of Collector. Collector may maintain the Work and/or make minor or emergency repairs without the Artist's approval or consultation, provided such work is performed in accordance with recognized principles of conservation as determined by Collector. It is the policy of Collector to use reasonable efforts to consult with the Artist regarding repairs and restoration. To facilitate consultation, the Artist will notify Collector of any change in the Artist's permanent address. If the Artist is unable or unwilling to perform any necessary repairs or restoration, Collector will cause to have such work performed at Collector' own expense in accordance with recognized principles of conservation.

Draftsmanship of Agreement:
This writing is the result of the mutual effort of the parties and their respective counsel; therefore, the parties agree that neither party shall be considered the draftsman of this Agreement. This Agreement shall be in full force and effect only when it has been approved by the duly authorized Collector officials.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

This writing is the result of the mutual effort of the parties and their respective counsel; therefore, the parties agree that neither party shall be considered the draftsman of this Agreement. This Agreement shall be in full force and effect only when it has been approved by the duly authorized Collector officials.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

Collector information:

Artist information:

Phil Proctor
Nucleus Sculpture Studio LLC.
Shop / 1300 Fleetwood Dr Se, Atlanta GA 30316
Office / 1 Featherston Dr, Newnan GA 30263
Phone / 678-851-9726
Email / shapingspace100@gmail.com

COLLECTOR:	**ARTIST:**
By:_____	By:_____
Title: _____	Title:_____

Date:_____ Date: _____

Exhibit A / Preliminary design and site details

Ocean Springs Gateway Sculpture Locations

The City of Ocean Springs is undertaking the Ocean Springs Gateway Sculpture Project to install two large steel sculptures at the North and West entrances to downtown.

MATERIAL: Both sculptures will be made of steel and stainless steel.

Highway 90 and Porter Avenue Location *Overview:* This site is situated at a highly visible intersection, offering excellent exposure to residents and visitors alike. The prominent location ensures that the sculpture will become a recognizable landmark within the community.

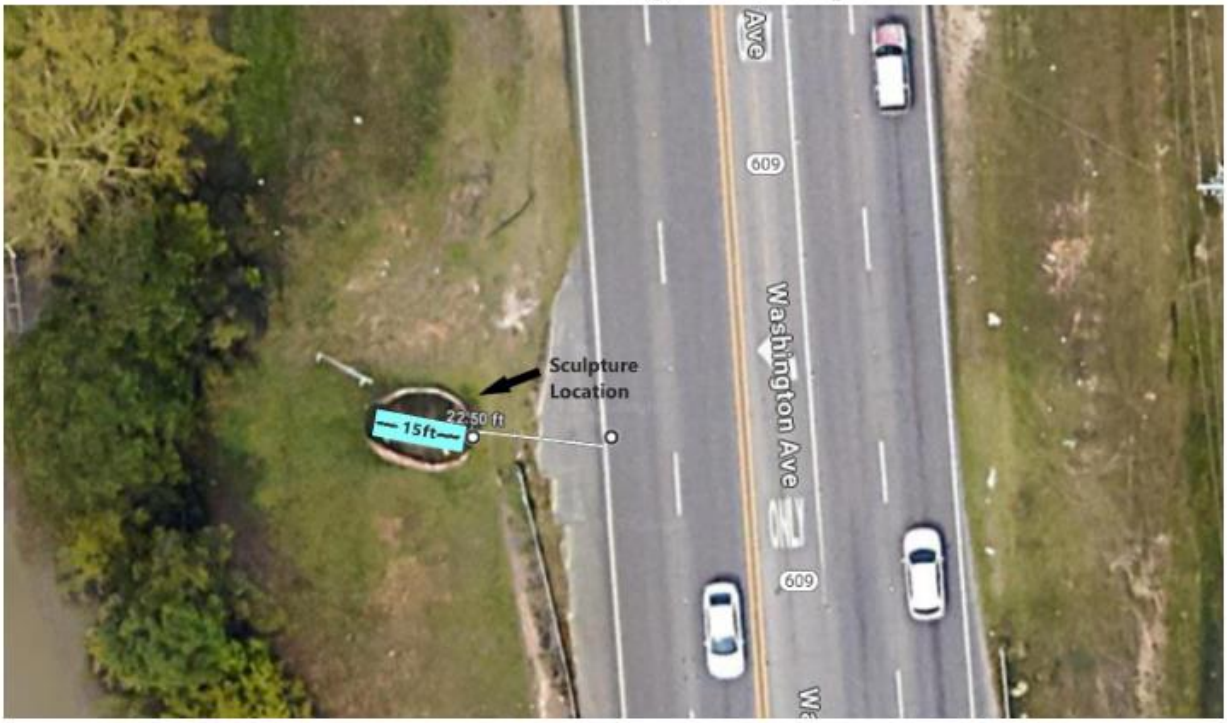
Bird's Eye View: Showcases the overall layout of the site and its spatial capacity to accommodate a large-Scale Sculpture

Street View: Provides perspective from a pedestrian standpoint, highlighting accessibility and visual impact.

Potential Impact: A sculpture at this location can serve as a gateway feature, symbolizing the cultural heritage and artistic vision of the area.

Washington Avenue Location *Overview:* This site serves as the northern entrance to Ocean Springs, MS, making it a pivotal location for welcoming residents and visitors into the community. Positioned within a dynamic urban setting, it offers a unique opportunity to integrate public art into the daily lives of those who pass through. The vibrant activity in this area ensures continuous engagement and visibility for the sculpture, fostering a deeper connection with the

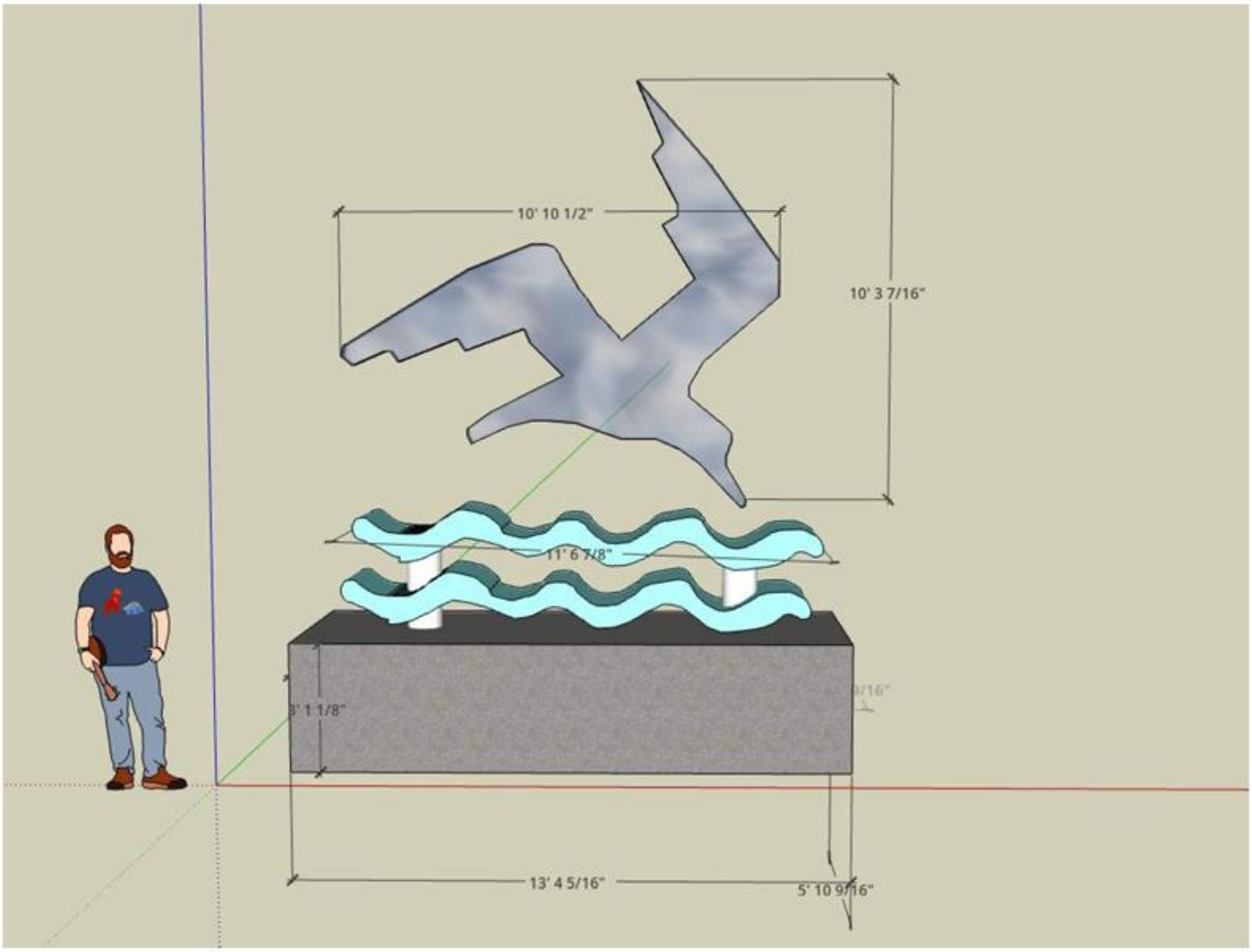
Bird's Eye View: Highlights the layout and spatial characteristics, demonstrating the suitability of this location for a large-scale sculpture.



Street View: Captures the perspective from ground level, emphasizing accessibility and how the sculpture would interact with its surrounding environment.

Potential Impact: A sculpture here can act as a welcoming gateway, enhancing the cultural

This example highlights the potential to create sculptures that are dynamic, visually engaging, and capable of complementing the unique character of each site. It is designed to inspire imagination and convey the artistic possibilities without restricting the creative vision for the final works.



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Kenny Holloway | Mayor
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Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Authorize the Award of the Lift Station Improvements Related to the ARPA/MCWI Downtown Sewer Improvement Project – 455-1-CW-5.5 to Jumeaux, Inc. in the amount of $2,677,700.00

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

The lift station rehabilitation element of the ARPA/MCWI funded Downtown Sewer Improvement project is underway was re-advertised with a bid opening of May 29, 2025. As recommended in the attached Certified Bid Tab, the low bid was received from Jumeaux, Inc. in the amount of $2,677,700.00.

I respectfully request authorization to award the Downtown Lift Station Improvement project as recommended and for the mayor to execute all contract related documents.

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

overstreeteng.com
161 Lameuse St. Suite 203
Biloxi, MS 39530
228.967.7137

June 9, 2025

VIA EMAIL: sharris@oceansprings-ms.gov
cmartin@oceansprings-ms.gov

Sarah Harris.
Project Manager
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

Re: Bid Tabulation
Downtown Sewer System Rehabilitation – Lift Stations

Dear Sarah:

On Thursday, May 29, 2025 two (2) bids were received, one paper copy and one electronic, for the referenced project. After review of the submitted Bids, we recommend that the City consider awarding the Bid to Jumeaux, Inc. in the amount of $ 2,677,700.00. We understand that the Bid amount is within the budget for this project.

A Bid Tabulation is attached.

Please do not hesitate to call with any questions or if additional information is needed.

Sincerely,

Dennis W. Reeves, P.E.
Overstreet & Associates

Attached: Bid Tabulation

TABULATION OF BIDS
CITY OF OCEAN SPRINGS
DOWNTOWN SEWER SYSTEM REHABILITATION - LIFT STATIONS
Bid Date: Thursday, May 29, 2025 @ 2:00 P.M.

Bidder				Jumeaux, Inc.		BOTTOM 2 TOP	
MSBOC License No.				25691-MC		23104-MC	
				996 N. Halstead Road		16708 Hwy 67	
				Ocean Springs, MS 39564		Biloxi, MS 39532	
	BASE BID:						
PAY ITEM NO.	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
	ROADWAY I TEMS						
01505-01	MOBILIZATION	LS	1	$ 125,000.00	$ 125,000.00	$ 240,750.00	$ 240,750.00
02050-01	REMOVAL OF PAVEMENT (ALL TYPES & THICKNESSES)	SY	400	$ 40.00	$ 16,000.00	$ 24.00	$ 9,600.00
02050-02	REMOVAL OF DRIVEWAY (ALL TYPES & THICKNESSES)	SY	152	$ 40.00	$ 6,080.00	$ 24.00	$ 3,648.00
02050-03	REMOVAL OF CURBING (ALL TYPES)	LF	30	$ 20.00	$ 600.00	$ 24.00	$ 720.00
02050-04	REMOVAL OF SEWER MANHOLE	EA	5	$ 3,000.00	$ 15,000.00	$ 960.00	$ 4,800.00
02050-05	REMOVAL OF SEWER MAIN	LF	473	$ 64.00	$ 30,272.00	$ 24.00	$ 11,352.00
02050-06	REMOVAL OF 4" SEWER FORCE MAIN	LF	40	$ 10.00	$ 400.00	$ 18.00	$ 720.00
02050-07	REMOVAL OF 8" WATER MAIN	LF	65	$ 14.00	$ 910.00	$ 24.00	$ 1,560.00
02050-08	FLOWABLE FILL 4" FM	LF	275	$ 6.00	$ 1,650.00	$ 120.00	$ 33,000.00
02050-09	FLOWABLE FILL 8" FM	LF	410	$ 9.00	$ 3,690.00	$ 120.00	$ 49,200.00
02050-10	REMOVAL OF PUMP STATION #2	EA	1	$ 80,000.00	$ 80,000.00	$ 79,500.00	$ 79,500.00
02050-11	REMOVAL OF PUMP STATION #88	EA	1	$ 120,000.00	$ 120,000.00	$ 79,500.00	$ 79,500.00
02111-01	CLEARING & GRUBBING	LS	1	$ 50,000.00	$ 50,000.00	$ 42,000.00	$ 42,000.00
02221-01	SELECT BEDDING, (FM)	CY	600	$ 125.00	$ 75,000.00	$ 198.00	$ 118,800.00
02221-02	SELECT FOUNDATION FOR STRUCTURES, (FM)	CY	30	$ 175.00	$ 5,250.00	$ 198.00	$ 5,940.00
02226-01	BORROW EXCAVATION, CLASS B3, (FM)	CY	1,750	$ 30.00	$ 52,500.00	$ 30.00	$ 52,500.00
02226-02	BORROW EXCAVATION, CLASS B5, (FM)	CY	400	$ 35.00	$ 14,000.00	$ 30.00	$ 12,000.00
02226-03	UNCLASSIFIED EXCAVATION, (FM)	CY	500	$ 25.00	$ 12,500.00	$ 18.60	$ 9,300.00
02234-01	GRANULAR BASE COURSE, 610 MIX (PM)	CY	80	$ 75.00	$ 6,000.00	$ 198.00	$ 15,840.00
02234-02	GRANULAR SURFACE COURSE, SIZE 57 STONE (FM)	CY	50	$ 80.00	$ 4,000.00	$ 198.00	$ 9,900.00
02295-01	SILT FENCE	LF	785	$ 3.20	$ 2,512.00	$ 6.16	$ 4,835.60
02295-02	WATTLES, 20"	LF	200	$ 6.00	$ 1,200.00	$ 10.36	$ 2,072.00
02311-01	8" HDPE SEWER FORCE MAIN (HDD)	LF	260	$ 250.00	$ 65,000.00	$ 107.46	$ 27,939.60
02512-01	9.5-mm, ST, ASPHALT PAVEMENT	SY	538	$ 40.00	$ 21,520.00	$ 28.75	$ 15,467.50
02512-02	12.5-mm, ST, ASPHALT PAVEMENT	SY	538	$ 40.00	$ 21,520.00	$ 28.75	$ 15,467.50
02521-01	COMBINATION CURB & GUTTER	LF	30	$ 80.00	$ 2,400.00	$ 45.00	$ 1,350.00
02522-01	CONCRETE PAVEMENT	SY	78	$ 150.00	$ 11,700.00	$ 180.00	$ 14,040.00
02522-02	CONCRETE DRIVEWAY	SY	136	$ 150.00	$ 20,400.00	$ 180.00	$ 24,480.00
02660-01	8" PVC WATER MAIN	LF	50	$ 250.00	$ 12,500.00	$ 76.50	$ 3,825.00
02660-02	8" DI WATER MAIN	LF	75	$ 350.00	$ 26,250.00	$ 106.50	$ 7,987.50
02660-03	DUCTILE IRON FITTINGS	LB	1,970	$ 2.00	$ 3,940.00	$ 9.60	$ 18,912.00
02661-01	ADJUSTMENT OF WATER SERVICES AND METERS	LS	1	$ 1,500.00	$ 1,500.00	$ 48,750.00	$ 48,750.00
02662-01	8"X8" HOT TAP (WATER MAIN)	EA	3	$ 9,000.00	$ 27,000.00	$ 8,847.00	$ 26,541.00
02662-02	8" LINE STOP	EA	2	$ 10,000.00	$ 20,000.00	$ 17,250.00	$ 34,500.00
02664-01	FIRE HYDRANT ASSEMBLY	EA	1	$ 5,000.00	$ 5,000.00	$ 9,562.50	$ 9,562.50
02730-01	8" PVC SEWER MAIN	LF	468	$ 200.00	$ 93,600.00	$ 53.63	$ 25,098.84
02730-02	15" PVC SEWER MAIN	LF	434	$ 425.00	$ 184,450.00	$ 97.32	$ 42,236.88
02730-03	CONNECTION OF SEWER SERVICES TO NEW MAIN	EA	14	$ 800.00	$ 11,200.00	$ 4,029.00	$ 56,406.00
02731-01	48" DIA. SEWER MANHOLE	EA	11	$ 8,000.00	$ 88,000.00	$ 8,622.00	$ 94,842.00
02732-01	PUMP STATION #2 - MARTIN AVENUE - COMPLETE	LS	1	$ 500,000.00	$ 500,000.00	$ 810,474.84	$ 810,474.84
02732-02	PUMP STATION # 88 - HELMERS LANE - COMPLETE	LS	1	$ 750,000.00	$ 750,000.00	$ 939,208.02	$ 939,208.02
02733-01	4" PVC SEWER FORCE MAIN	LF	309	$ 250.00	$ 77,250.00	$ 25.14	$ 7,768.26
02733-02	4" FM TIE TO EXISTING MANHOLE	EA	1	$ 2,500.00	$ 2,500.00	$ 1,725.00	$ 1,725.00
02733-03	8" FM TIE TO EXISTING MANHOLE	EA	1	$ 4,001.00	$ 4,001.00	$ 1,725.00	$ 1,725.00
02734-01	AIR RELEASE VALVE AND MANHOLE	EA	2	$ 10,000.00	$ 20,000.00	$ 11,704.50	$ 23,409.00
02931-01	SOLID SOD (CENTIPEDE)	SY	423	$ 10.00	$ 4,230.00	$ 10.50	$ 4,441.50
02931-02	HYDROSEEDING	ACRE	0.13	$ 10,000.00	$ 1,300.00	$ 6,750.00	$ 877.50
02935-01	MAINTENANCE OF TRAFFIC	LS	1	$ 19,875.00	$ 19,875.00	$ 90,000.00	$ 90,000.00
15601-01	STANDBY GENERATOR SET (60 KW - NATURAL GAS)	LS	1	$ 60,000.00	$ 60,000.00	$ 100,744.12	$ 100,744.12
	TOTAL BASE BID:				**$ 2,677,700.00**		**$ 3,235,317.16**

F. JASON OVERSTREET LICENSED PROFESSIONAL ENGINEER 18601 6.4.2025 STATE OF MISSISSIPPI

F. Jason Overstreet, P.E., President
OVERSTREET AND ASSOCIATES,PLLC
Certificate No. 18601

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Kenny Holloway | Mayor
Bobby Cox | Alderman at Large
Jennifer Burgess | Alderman Ward 1
Rickey Authement | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Ken Papania | Alderman Ward 4
Robert Blackman | Alderman Ward 5
Michael Impey, II | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Authorize the Mayor to Execute Change Order #1 – Construction to Century Construction Group, Inc. in the amount of $50,369.00 – Mary C. O'Keefe Cultural Center Exterior Renovations – Funding: SB2948(dddd), HB603(jv), GCRF

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

This project was awarded as part of the August 6, 2024 agenda and is well underway. As the work has progressed, two items have been identified for additional costs:

- Structural Engineering services to develop the shoring design to temporarily support the structure during construction – **$10,000.00**
- Replace top and bottom rails for twenty-three (23) window sashes and to replace three (3) double window jamps due to to unforeseen termite damage – **$40,369.00**
- **UPDATED TOTAL: $1,144,373.00**

These additional costs are within budget with no additional funding needed. I respectfully request authorization to execute the attached Change Order #3 as described.

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
2288 Mary C O'Keefe Cultural Arts

CONTRACT INFORMATION:
Contract For: General Construction
Date:

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 5 June 2025

OWNER: *(Name and address)*
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

ARCHITECT: *(Name and address)*
Dale Partners Architects, PA
161 Lanuese Street, Suite 201
Biloxi, MS 39530

CONTRACTOR: *(Name and address)*
Century Construction Group, Inc.
P.O. Box 1366
Tupelo, MS 38802

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

ITEM 1: Per Contractor's COR #002 dated April 15, 2025, Cost for Engineering Shoring Design provided by Simpkins and Costelli.
Cost Added to Contract: $10,000.00

ITEM 2: Per Contractor's COR #003-R1 dated June 6, 2025, Replace Top & Bottom Rail for Twenty-Three (23) sashes, Three (3) double window jamp replacements due to termite damage and hard cost for General Conditions for requested 45 days. See attached COR #003. Add to contract 45 days.
Cost Added to Contract: $40,369.00

ITEM 3: Per Contractor's COR #004 dated June 10, 2025, Add 30 additional days due to site investigation, the devleopment of shoring documents, and discussions of responsiblity of the shoring design.
Add to Contract 30 days

TOTAL COST ADDED TO CONTRACT: $50,369.00
==========

The original Contract Sum was	$	1,094,004.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,094,004.00
The Contract Sum will be increased by this Change Order in the amount of	$	50,369.00
The new Contract Sum including this Change Order will be	$	1,144,373.00

The Contract Time will be increased by Seventy-Five (75) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Dale Partners Architects, PA	Century Construction Group, Inc.	City of Ocean Springs
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*

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User Notes: (3B9ADA3E)

SIGNATURE	**SIGNATURE** Dason Maloney, President	**SIGNATURE**
Travis Altsman, AIA	~~Rohan Alexis, Project Executive~~	Kenny Holloway, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
06-12-25	06/12/2025	
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA3E)

Project: Mary C. O'keefe Window Restoration
Project No.: 2288
Architect: Dale Partners

Century Construction Group, Inc.
400 West Parkway Place, Suite 200, Ridgeland, MS 39157

Prime Contract Change Order Request #002: SHORING COST

TO:	**Dale Partners Architects** 161 Lameuse Street, Suite 201 Biloxi, MS 39530 **Travis Altsman** TravisAltsman@dalepartners.com 662-418-0053	**FROM:**	**Century Construction Group, Inc.** 400 West Parkway Place, Suite 200 Ridgeland, MS 39157 **Madison Korn** mkorn@centurycg.com 228-234-3064
COR NUMBER/REVISION:	002/1	**CONTRACT:**	OWNER CONTRACT
REQUEST RECEIVED FROM:		**CREATED BY:**	Madison Korn (Century Construction, LLC)
STATUS:	Pending - In Review	**CREATED DATE:**	4/15/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	Days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGED ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	**$ 10,000.00**

CHANGE ORDER REQUEST TITLE: **SHORING DESIGN COST**

CHANGE REASON: As requested, this is a revised change order to only include the cost for the engineered shoring design provided by Simpkins and Costelli.

CHANGE ORDER REQUEST DESCRIPTION: (The Contract Is Changed As Follows)
This change order the cost of the engineered shoring design provided by Simpkins and Costelli.

ATTACHMENTS: Shoring Narrative

#	Description	Bid Day Amount	Amount
1	Shoring Design Cost - Simpkins & Costelli	$ -	$ 10,000.00
	Totals	$ -	$ 10,000.00
		Grand Total:	**$ 10,000.00**

Prime Contract Change Order Request #002: SHORING COST

Dale Partners Architects	City of Ocean Springs	Century Construction Group, Inc.
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Project: Mary C. O'keefe Window Restoration
Project No.: 2288
Architect: Dale Partners

Century Construction Group, Inc.
400 West Parkway Place, Suite 200, Ridgeland, MS 39157

Prime Contract Change Order Request #003: WINDOW SASHES & JAMBS

TO:	**Dale Partners Architects** 161 Lameuse Street, Suite 201 Biloxi, MS 39530 **Travis Altsman** TravisAltsman@dalepartners.com 662-418-0053	**FROM:**	**Century Construction Group, Inc.** 400 West Parkway Place, Suite 200 Ridgeland, MS 39157 **Madison Korn** mkorn@centurycg.com 228-234-3064
COR NUMBER/REVISION:	003/1	**CONTRACT:**	OWNER CONTRACT
REQUEST RECEIVED FROM:	Jon Carter (Pearl River Door)	**CREATED BY:**	Madison Korn (Century Construction, LLC)
STATUS:	Pending - In Review	**CREATED DATE:**	6/6/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	45 Days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGED ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	**$ 40,369.00**

CHANGE ORDER REQUEST TITLE: **WINDOW SASHES & JAMBS**

CHANGE REASON:

Each of the sashes thus far have all needed the meeting rail at the top & bottom completely replaced as a result of the hidden damage that we discussed at our onsite meeting. The additional unforeseen repairs that we have uncovered have cost much more time and materials. As the windows were removed from the building, some of the jambs were discovered to be rotten and damaged by termites. As of today, there is One (1) complete double window unit jamb and two (2) single window jambs that need to be replaced. The total replacement of these jambs will be $3,500.00 for each double unit jamb and $1,600 for each single unit jamb. If any additional double unit jambs need to be replaced, there will be additional cost at that unit price. If there are any single unit jambs that need to be replaced, they will be $1,600.00 each. The subcontractor has indicated that this has delayed them 8-10 weeks.

#	Description	Amount
1	Replace Top & Bottom Rail for Twenty-Three (23) Sashes ($300/Sash)	$ 6,900.00
2	One (1) double Window Jamb and Two (2) Single Jamb Replacements Due to Termite Damage. ($3,500/Double Jamb and $1,600/Single Jamb)	$ 6,700.00
3	Hard Cost For General Condtions for Requested 45 Days - See Attached Breakdown	$ 26,769.00
	Grand Total:	**$ 40,369.00**

Prime Contract Change Order Request #003: WINDOW SASHES & JAMBS

Dale Partners Architects		City of Ocean Springs		Century Construction Group, Inc.	
SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

CONTRACT CHANGE ORDER REQUEST PRICING DISTRIBUTION-MS Jobs

JOB #:	2288	
JOB NAME:	MARY C OKEEFE	
OWNER COR#:	003-R1	
DATE:	6/6/2025	
BY:	MADISON STRIBLING	
I have checked the specs and contract documents and this pricing complies.		**PM Initials MS**
***New codes (if any) are to be highlighted**		

Description/Comments:

Each of the sashes thus far have all needed the meeting rail at the top & bottom completely replaced as a result of the hidden damage that we discussed at our onsite meeting. The additional unforeseen repairs that we have uncovered have cost much more time and materials. As the windows were removed from the building, some of the jambs were discovered to be rotten and damaged by termites. As of today, there are one (1) complete double window unit jamb and two (2) single window jambs need to be replaced. The total replacement of these jambs will be $3,500.00 for each double unit jamb. If any additional double unit jambs need to be replaced, there will be additional cost at that unit price. If there are any single unit jambs that need to be replaced, they will be $1,600.00 each. The subcontractor has indicated that this has delayed them 8-10 weeks.

JOB COST DISTRIBUTION

Cost Code	Reference	Sub / Vendor	TYPE	AMOUNT
640.04	Replace Top & Bottom Rail for Twenty-Three (23) Sashes ($300/Sash)	PEARL RIVER DOOR	S	$6,900.00
640.04	One (1) double Window Jamb and Two (2) Single Jamb Replacements Due to Termite Damage. ($3,500/Double Jamb and $1,600/Single Jamb)	PEARL RIVER DOOR	S	$6,700.00
Number of Days Extended / Costs for General Conditions:		**Cost per Day**	**Days**	**Total**
111.01	Supervision	$ 333.56	45	$15,010.20
118.01	Per Diem	$ -	45	$0.00
162.03	Truck	$ 32.88	45	$1,479.60
161.02	Fuel	$ 9.86	45	$443.70
119.02	Phone	$ 3.29	45	$148.05
182.03	Office Trailer	$ 4.40	45	$198.00
130.02	Portable Toilet	$ 4.77	45	$214.65
127.02	Dumpster	$ 3.29	45	$148.05
152.03	Equipment & Scaffolding	$ 158.40	45	$7,128.00
	Total GC Cost/Day	**$ 550.45**	**Subtotal:**	**$ 38,370.25**
		SUMMARY FACTORS	**%**	
		Tax	3.50%	$ 1,412.91
		P&P Bonds	0.85%	$ 343.14
		Builders Risk	0.09%	$ 36.33
		Procore	0.16%	$ 64.59
		Other Insurance	0.00%	$ -
		Overhead	0.00%	$ -
		Profit	0.00%	$ -
			TOTAL :	**$40,369.00**

DALE PARTNERS

Architect's Field Report

T. Doug Dale, AIA
Jeffrey R. Barnes, AIA
Leigh G. Jaunsen, AIA, LEED AP
Russ S. Blount, AIA, LEED AP
Jason M. Agostinelli, AIA
R. Neil Polen, AIA, LEED Green

15 April 2025

24079 Mary C O'Keefe Window Repair & Lintel Replacement | Field Report #04

Contract	Century Construction
Date / Time	15 April 2025 | 11:15 AM
Weather / Temp	80°F | Sunny
Est % Complete	10%
Sched Conformance	On Schedule
Work in Progress	Mortar testing & window removal
Present at Site	Tahir Khan, Travis Altsman, Neil Polen: Dale Partners Architects
	Gary Davis, Madison Korn, Rohan Alexis: Century Construction
	Sarah Harris: Mary C O'Keefe
	Window Repair Subcontractor
Observations	Reviewed window repair issues with subcontractor. Reviewed dried mortar repointing samples on SW wall.

Action Items

- ☐ Contractor to continue work as scheduled.
- ☐ Window Repair subcontractor to give time and work estimates for additional labor.
- ☐ Steel posts to be installed once material arrives.

Report By:

Tahir Khan, Associate AIA, Intern Architect
Dale Partners Architects, P.A.

CC: Neil Polen, Travis Altsman

PHOTOS: See the following pages.

DALE PARTNERS ARCHITECTS, P.A.
Architecture • Interiors • Planning
161 Lameuse Street, Suite 201
Biloxi, MS 39530
P 228.374.1409 • f 228.374.1414
dalepartners.com

Figure 1 – Sample of window sash where the top rail had to be removed and replaced with a piece that has a groove for the glass pane. Majority of windows do not have top rail grooves and need to be replaced. Damaged window muntin have also been replaced.

Figure 2 – Example of window rail where the groove was previously hacked out to accept window glass pane.

Figure 3 – Examples of damaged window muntins.

Figure 4 – In several windows, there is a gap between the top rails and muntins that were covered up with a metal weather strip.

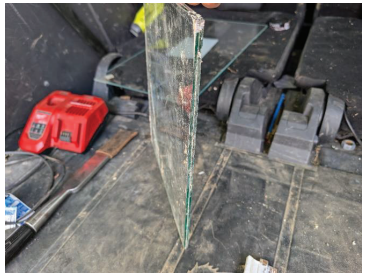


Figure 5 – Example of double pane glass that is mismatched with other types of glass panes in windows. Subcontractor believes a 3/16'' tempered glass would be a suitable replacement. Glass was previously installed with caulk which causes the reglazing process to be delayed 3-4x.

Figure 6 – Sample of mortar on SW wall. Grey mortar, white sand.

Figure 7 – Sample of mortar on SW wall. Grey mortar, brown sand.

Figure 8 – Sample of mortar on SW wall. White mortar, brown sand. This is the sample applied while MDAH was on site.

Figure 9 – Sample of mortar on SW wall. White mortar, white sand.

Figure 10 – Patch of mortar that was repointed last week during MDAH visit has had time to dry but appears darker than anticipated. Dale Partners to review throughout week to verify color as it dries.

Figure 11 – Sample from above image at a distance.

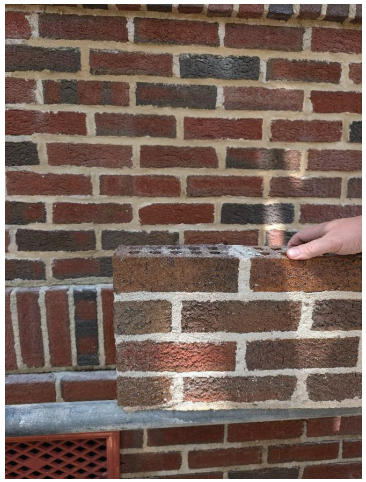


Figure 12 – Mortar mockup of approved sample in comparison with color on actual wall. Unsure at this time if mortar sample in wall is completely dry.

Madison Korn

From: Madison Korn
Sent: Wednesday, April 2, 2025 4:49 PM
To: Travis Altsman
Cc: Rohan Alexis; Gary Davis
Subject: RE: Century Construction - Mary O'Keefe - Pay Application # 4

Importance: High

See below from Pearl River Door – Points of discussion for the call.

"Madison,

I wanted to take a moment and fill you in on the status of the window restoration for the Marry O'Keefe. Now that we have had time to deconstruct the first batch of sashes we have uncovered several things that were not clear and obvious upon the initial inspection. I have listed each of these in the itemized list below to make it easier to refer to in conversation. I want to make sure everyone is on the same page before we get too much further into this.

Item 1. Calk Not Glazing Compound
Removing the glass has proven much harder than expected due to the fact that the glass was bedded in and glazed with caulk, a very stubborn caulk. Removing it without damaging the wood and glass is a tedious process. The glass removal and subsequent cleanup is taking about two to three times longer that it would if the glass was properly set and glazed. This is just part of the process, but I think you should know to do this right, we will be slower that we originally proposed. There may be a need for you to request more time on the job if this issue slows your progress.

Item 2. Laminated Glass Not Tempered
All of the glass in the sashes is 1/4" laminated glass and not the standard monolithic glass that was expected. This is not too big of a deal other than the fact it is much more fragile around the edges and we are breaking more than we typically would as we remove it. Our proposal accounted for 3/16" tempered glass which is much tougher and nearly half the cost of laminated glass even before the additional labor to cut the laminated glass. The other problem with the glass is the fitment into the sashes which leads us to item 3.

Item 3. Previous Sash Modifications
In a previous restoration, all of the sashes were modified to accommodate the thicker glass. These modifications were cleverly hidden with weather stripping and caulk. It also appears that they were made with a chainsaw! The meeting rail on each sash has been severely butchered to receive the thicker laminated glass and was then covered with caulk and weather stripping to conceal the hack job. This modification has also made the vertical bars too short on the rabbet side of the window which was again hidden with caulk. With my reputation on the line with you, the owner and MDAH, I feel that all of these parts need to be replaced for a true and accurate restoration. Since this was all hidden during inspection, I am seeking approval from all three of the mentioned parties to replace these parts as needed. This process will require completely disassembling each sash and replacing every meeting rail, every vertical bar and any other damaged parts. This is much more intensive than just a dutchman repair

or two and again will require more time to make things right. This is the only thing from our original scope that I am requesting more money for. By my estimation, we will spend roughly three additional hours on each sash. Since this was hidden from all of us at the time of inspection, I simply want to be fair with everyone and cover my additional costs for additional labor and materials.

Item 4. Jambs
I visited the jobsite last week to inspect several jambs that were discovered to be rotted and or damaged beyond repair by termites. I have been asked to make new jambs for these windows. I have a couple of questions that I need answered before I can even give you a price on this part of the job. I need to know if we can use Spanish Cedar to rebuild these jambs like we are using for the replacement parts on the sashes. Do these windows need to be functioning double hung or will the top sash be fixed? Most of what I have seen the top sash appears to be fixed in place. As soon as i receive this information, I will provide you with a number to make these jambs.

I think that just about covers everything that we have run into thus far. Please get back to me regarding the additional approvals and work from items three and four. If you have any questions, or need any additional clarification on anything, please let me know."

Thank you,

Madison Korn
Project Manager

Century Construction Group, Inc.
400 West Parkway Place, Suite 200
Ridgeland, MS 39157
Cell: 228-234-3064
www.centurycg.com

From: Madison Korn
Sent: Wednesday, April 2, 2025 4:18 PM
To: Travis Altsman <TravisAltsman@dalepartners.com>
Cc: Rohan Alexis <RAlexis@centurycg.com>; Gary Davis <GDavis@centurycg.com>
Subject: RE: Century Construction - Mary O'Keefe - Pay Application # 4

Travis – apologies, I must've overlooked this email while I was traveling yesterday. What's your availability for tomorrow? The sub sent me the info yesterday afternoon and I'm in the process of reviewing. Gary has viewed and said that it includes everything they have discussed but I need to run through it all still.

Thanks,

Madison Korn
Project Manager

Century Construction Group, Inc.
400 West Parkway Place, Suite 200
Ridgeland, MS 39157
Cell: 228-234-3064

www.centurycg.com

From: Travis Altsman <TravisAltsman@dalepartners.com>
Sent: Tuesday, April 1, 2025 7:27 AM
To: Madison Korn <MKorn@centurycg.com>
Cc: Rohan Alexis <RAlexis@centurycg.com>; Sonya Duke <SDuke@centurycg.com>
Subject: RE: Century Construction - Mary O'Keefe - Pay Application # 4

Ok, sounds good. I can talk anytime this afternoon and except 1 and tomorrow afternoon before 4

From: Madison Korn <MKorn@centurycg.com>
Sent: Monday, March 31, 2025 3:13 PM
To: Travis Altsman <TravisAltsman@dalepartners.com>
Cc: Rohan Alexis <RAlexis@centurycg.com>; Sonya Duke <SDuke@centurycg.com>
Subject: RE: Century Construction - Mary O'Keefe - Pay Application # 4

Travis – Understood, that is our intent; however, we are still gathering all the documentation from the sub, so I do not have all the information in hand as of right now. All correspondence regarding these issues has been relayed to Gary and then to me. I just wanted to document in writing that there is a delay due to these unforeseen conditions, we just don't know to what extent yet. I was supposed to have the info last week but have not received yet. I also found out this morning that some of the wood is poplar, so some of the windows appear to have been replaced at some point and are not "original". We can setup a Teams meeting to discuss. Let me know a couple good day/times and I'll get it scheduled.

Thanks,

Madison Korn
Project Manager

Century Construction Group, Inc.
400 West Parkway Place, Suite 200
Ridgeland, MS 39157
Cell: 228-234-3064
www.centurycg.com

From: Travis Altsman <TravisAltsman@dalepartners.com>
Sent: Monday, March 31, 2025 8:47 AM
To: Madison Korn <MKorn@centurycg.com>
Cc: Rohan Alexis <RAlexis@centurycg.com>; Sonya Duke <SDuke@centurycg.com>
Subject: Re: Century Construction - Mary O'Keefe - Pay Application # 4

In the future, If something is discovered that is different from the construction documents, the contractor is responsible for bringing this information to the attention of the architect. Do you know if its typical everywhere that the glass is 1/2" thick? Also, How does the 1/2" glass fit into the old existing window sashes? I would like to have a discussion with Pearl River Door.

From: Madison Korn <MKorn@centurycg.com>
Sent: Monday, March 31, 2025 8:26 AM
To: Travis Altsman <TravisAltsman@dalepartners.com>

Cc: Rohan Alexis <RAlexis@centurycg.com>; Sonya Duke <SDuke@centurycg.com>
Subject: RE: Century Construction - Mary O'Keefe - Pay Application # 4

Morning Travis,

The existing glass that is being removed is ½". The specs call for 1/8" replacement. It is my understanding that since the glass is caulked in rather than glazed in, they cannot soak it to release the glass from the frame so there's a significant amount more glass needing to be replaced because it's breaking, and the process is taking a lot longer. I'm still waiting on all of the information from Pearl River Door, but I'll send to you as soon as I receive and review.

Thank you,

Madison Korn
Project Manager

Century Construction Group, Inc.
400 West Parkway Place, Suite 200
Ridgeland, MS 39157
Cell: 228-234-3064
www.centurycg.com

From: Travis Altsman <TravisAltsman@dalepartners.com>
Sent: Monday, March 31, 2025 8:11 AM
To: Sonya Duke <SDuke@centurycg.com>
Cc: Madison Korn <MKorn@centurycg.com>; Rohan Alexis <RAlexis@centurycg.com>
Subject: Re: Century Construction - Mary O'Keefe - Pay Application # 4

Madison, what do you mean that the glass size is changed from what was shown on the drawings? When did this happen and for what reason?

From: Sonya Duke <SDuke@centurycg.com>
Sent: Friday, March 28, 2025 9:25 AM
To: Travis Altsman <TravisAltsman@dalepartners.com>
Cc: Madison Korn <MKorn@centurycg.com>; Rohan Alexis <RAlexis@centurycg.com>
Subject: Century Construction - Mary O'Keefe - Pay Application # 4

Good morning,

Happy Friday!

Please see attached.

Thanks,

Sonya Duke

Century Construction Group, Inc.
P.O. Box 1366

ID	Name	At Completion Duration	Start	Finish
A1000	NOTICE TO PROCEED	1d	09-Dec-24	09-Dec-24
A1005	SUBSTANTIAL COMPLETION	0d	26-Aug-25	26-Aug-25
A1010	FINAL COMPLETION	0d	09-Sep-25	09-Sep-25
A8280	WEST ELEVATION - PHASE 1 COMPLETE	0d	20-Jun-25	20-Jun-25
A8290	WEST ELEVATION - PHASE 2 COMPLETE	0d	25-Jun-25	25-Jun-25
A8300	SOUTH ELEVATION - PHASE 1 COMPLETE	0d	29-Jul-25	29-Jul-25
A8310	SOUTH ELEVATION - PHASE 2 COMPLETE	0d	05-Aug-25	05-Aug-25
PRECON - PRECONS...	PRECONSTRUCTION	108d	18-Sep-24	24-Feb-25
A10060	DELAY DUE TO SHORING	78d	09-Dec-24	24-Feb-25
A3000	NOTICE OF AWARD & CONTRACTS	0d	18-Sep-24	18-Sep-24
A3005	BUILDING PERMIT	23d	15-Oct-24	15-Nov-24
A3010	NOTICE TO PROCEED	0d	09-Dec-24	09-Dec-24
A3015	MOBILIZE TO JOBSITE	0d	09-Dec-24	09-Dec-24
A3020	INSTALL CONSTRUCTION FENCE	2d	11-Dec-24	13-Dec-24
A3025	INSTALL WINDSCREEN	0d	17-Dec-24	17-Dec-24
A8630	DESIGN SHORING PLAN	17d	20-Nov-24	14-Dec-24
A8640	DESIGN REVISED SHORING PLAN	11d	20-Dec-24	07-Jan-25
A8650	LOCATE CALL	1d	25-Nov-24	25-Nov-24
PROCUREMENT - ...	PROCUREMENT	113d	15-Jan-25	24-Jun-25
WEST - WEST ELEV...	WEST ELEVATION	134d	26-Dec-24	07-Jul-25
A10070	MOVE SHORING STEEL TO NEXT SECTION	10d	14-May-25	30-May-25
A10080	INSTALL TEMP FRAMING & COVERING OVER DEMO BRICK	4d	27-Mar-25	01-Apr-25
A8070	DEMO PORTION OF BRICK	5d	26-Mar-25	01-Apr-25
A8610	INSTALL SHORING	15d	07-Mar-25	27-Mar-25
A8870	REMOVE INTERIOR SHORING	5d	16-Jun-25	20-Jun-25
A9190	REINSTALL FACE BRICK & CLEAN @ WEST ELEVATION	5d	09-Jun-25	13-Jun-25
A9200	REINSTALL/PATCH STUCCO	5d	16-Jun-25	20-Jun-25
A9210	REMOVE EXTERIOR SHORING	5d	09-Jun-25	13-Jun-25
PHASE1 - WEST ...	WEST - PHASE 1	134d	26-Dec-24	07-Jul-25
ZND FLOOR .N -...	ZND FLOOR - NORTH - NS19	80d	17-Mar-25	07-Jul-25
A10130	REMOVE TEMPORARY FRAMING/COVERING	1d	30-Apr-25	30-Apr-25
A10140	REPLACE TEMP FRAMING/COVERING	1d	02-May-25	02-May-25
A10150	INSTALL INTERIOR SUPPORT BRICK	3d	30-Apr-25	02-May-25
A8990	REMOVE WOOD TRIM	1d	17-Mar-25	17-Mar-25
A9000	WOOD TRIM RESTORATION TIME	5d	14-May-25	20-May-25
A9010	REMOVE WINDOW - NS19	1d	17-Mar-25	17-Mar-25
A9020	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	17-Mar-25	17-Mar-25
A9030	DELIVER WINDOW NS19 TO PEARL RIVER DOOR	0d	17-Mar-25	17-Mar-25
A9040	WINDOW RESTORATION TIME	56d	18-Mar-25	04-Jun-25
A9130	REMOVE LINTEL & REPLACE	3d	30-Apr-25	02-May-25
A9140	REINSTALL RESTORED WINDOW	1d	05-Jun-25	05-Jun-25
A9150	REINSTALL WOOD TRIM	0d	06-Jun-25	06-Jun-25
A9170	PATCH INTERIOR PLASTER @ 2ND FLOOR	5d	23-Jun-25	27-Jun-25
A9180	PAINT	5d	30-Jun-25	07-Jul-25
1ST FLOOR - 1S...	1ST FLOOR - WF1 - WF5	134d	26-Dec-24	07-Jul-25
A10100	REMOVE TEMPORARY FRAMING	1d	12-May-25	12-May-25
A10110	INSTALL SUPPORTING BRICK	1d	12-May-25	12-May-25

Tupelo, MS 38802
Office: 662-844-3331 Ext. 229
www.centuryco.com

{EXTERNAL}
{EXTERNAL}
{EXTERNAL}

ID	Name	At Completion Duration	Start	Finish
A10120	REINSTALL TEMPORARY COVERING	1d	12-May-25 A	12-May-25
A8780	REMOVE WINDOWS WF1 - WF5	1d	03-Jan-25 A	03-Jan-25
A8790	DELIVER WINDOWS WF1 - WF5 TO PEARL RIVER DOOR	1d	24-Feb-25 A	24-Feb-25
A8800	WINDOW RESTORATION TIME	72d	24-Feb-25 A	04-Jun-25
A8810	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	03-Jan-25 A	03-Jan-25
A8820	WOOD TRIM RESTORATION TIME	5d	14-May-25	20-May-25
A8830	REMOVE WOOD TRIM @ ROOM 104	6d	26-Dec-24 A	03-Jan-25
A8840	REMOVE LINTEL & I BEAMS & REPLACE	1d	12-May-25 A	12-May-25
A8850	REINSTALL RESTORED WINDOWS	1d	05-Jun-25	05-Jun-25
A8860	REINSTALL WOOD TRIM	1d	16-Jun-25	20-Jun-25
A8880	PATCH INTERIOR PLASTER	5d	25-Jun-25	27-Jun-25
A8890	PAINT	5d	30-Jun-25	07-Jul-25
A9230	WOOD TRIM RESTORATION TIME	5d	14-May-25	20-May-25
A9240	REMOVE WINDOWS - WS1 - WS5	1d	10-Feb-25 A	10-Feb-25
A9250	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	10-Feb-25 A	10-Feb-25
A9260	REMOVE LINTEL & REPLACE	1d	13-May-25 A	13-May-25
A9270	DELIVER WINDOWS WS1 - WS5 TO PEARL RIVER DOOR	1d	24-Feb-25 A	24-Feb-25
A9280	WINDOW RESTORATION TIME	71d	25-Feb-25 A	04-Jun-25
A9290	PATCH INTERIOR PLASTER @ 2ND FLOOR	5d	02-Jun-25	06-Jun-25
A9300	REINSTALL RESTORED WINDOWS	1d	05-Jun-25	05-Jun-25
A9310	REINSTALL WOOD TRIM	5d	06-Jun-25	12-Jun-25
A9320	PAINT	5d	13-Jun-25	19-Jun-25
PHASE 2 - WEST...	WEST - PHASE 2	70d	17-Mar-25 A	20-Jun-25
2ND FLOOR - 2...	2ND FLOOR WS6 - WS11	70d	17-Mar-25 A	20-Jun-25
A10180	REMOVE TEMP FRAMING/COVERING	2d	02-Jun-25	03-Jun-25
A10190	REPLACE TEMP FRAMING/COVERING	2d	14-May-25	15-May-25
A10200	INSTALL INTERIOR SUPPORT BRICK	2d	06-Jun-25	09-Jun-25
A9440	REMOVE WOOD TRIM	1d	17-Mar-25 A	17-Mar-25
A9450	WOOD TRIM RESTORATION TIME	5d	14-May-25	20-May-25
A9460	REMOVE WINDOWS WS6 - WS11	2d	17-Mar-25 A	18-Mar-25
A9470	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	18-Mar-25 A	18-Mar-25
A9480	REMOVE LINTEL & I BEAM & REPLACE	2d	04-Jun-25	05-Jun-25
A9490	DELIVER WINDOWS WS6 - WS11 TO PEARL RIVER DOOR	1d	14-May-25	14-May-25
A9500	WINDOW RESTORATION TIME	15d	15-May-25	05-Jun-25
A9510	PATCH INTERIOR PLASTER @ 2ND FLOOR	5d	14-May-25	20-May-25
A9520	REINSTALL RESTORED WINDOW	1d	06-Jun-25	06-Jun-25
A9530	REINSTALL WOOD TRIM	5d	09-Jun-25	13-Jun-25
A9540	PAINT	5d	16-Jun-25	20-Jun-25
1ST FLOOR - 1S...	1ST FLOOR - WF-6 - WF-11	53d	09-Apr-25 A	20-Jun-25
A10210	REMOVE TEMP FRAMING/COVERING	2d	14-May-25	15-May-25
A10220	REPLACE TEMP FRAMING/COVERING	2d	20-May-25	21-May-25
A10230	INSTALL INTERIOR SUPPORT BRICK	2d	20-May-25	21-May-25
A9530	REMOVE WOOD TRIM	1d	09-Apr-25 A	09-Apr-25
A9540	WOOD TRIM RESTORATION TIME	5d	14-May-25	20-May-25

ID	Name	At Completion Duration	Start	Finish
A9250	REMOVE WINDOWS WF-6 - WF-11	1d	09-Apr-25 A	09-Apr-25
A9560	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	09-Apr-25 A	09-Apr-25
A9570	REMOVE LINTEL & I BEAM & REPLACE	2d	16-May-25	19-May-25
A9580	DELIVER WINDOWS WF-6 - WF-11 TO PEARL RIVER DOOR	1d	14-May-25	14-May-25
A9590	WINDOW RESTORATION TIME	15d	15-May-25	05-Jun-25
A9600	PATCH INTERIOR PLASTER @ 1ST FLOOR	5d	14-May-25	20-May-25
A9610	REINSTALL RESTORED WINDOW	1d	06-Jun-25	06-Jun-25
A9620	REINSTALL WOOD TRIM	5d	09-Jun-25	13-Jun-25
A9630	PAINT	5d	16-Jun-25	20-Jun-25
SOUTH - SOUTH E...	SOUTH ELEVATION	65d	14-May-25	11-Aug-25
A10000	INSTALL SHORING	10d	14-May-25	28-May-25
A10010	DEMO PORTION OF BRICK AND/OR PLASTER	5d	29-May-25	04-Jun-25
A10020	REMOVE EXTERIOR SHORING	5d	30-Jun-25	07-Jul-25
A10030	REINSTALL BRICK & CLEAN @ SOUTH ELEVATION	10d	25-Jun-25	07-Jul-25
A10040	REMOVE INTERIOR SHORING	5d	08-Jul-25	14-Jul-25
A10050	REINSTALL/PATCH STUCCO	5d	08-Jul-25	14-Jul-25
PHASE 1 - SOUT...	SOUTH - PHASE 1	55d	14-May-25	28-Jul-25
A9590	REMOVE LINTEL & REPLACE	5d	05-Jun-25	11-Jun-25
A9620	PATCH INTERIOR PLASTER @ 1ST FLOOR	5d	15-Jul-25	21-Jul-25
A9650	PAINT	5d	22-Jul-25	28-Jul-25
2ND FLOOR - 2...	2ND FLOOR - SS1 - SS2	55d	14-May-25	28-Jul-25
A9660	REMOVE WOOD TRIM	1d	14-May-25	14-May-25
A9670	WOOD TRIM RESTORATION TIME	5d	15-May-25	21-May-25
A9680	REMOVE WINDOWS SS1 - SS2	1d	15-May-25	15-May-25
A9690	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	15-May-25	15-May-25
A9700	REMOVE LINTEL & I BEAM & REPLACE	2d	12-Jun-25	13-Jun-25
A9710	DELIVER WINDOWS SS1 - SS2 TO PEARL RIVER DOOR	1d	16-May-25	16-May-25
A9720	WINDOW RESTORATION TIME	15d	19-May-25	09-Jun-25
A9730	PATCH INTERIOR PLASTER @ 2ND FLOOR	5d	15-Jul-25	21-Jul-25
A9740	REINSTALL RESTORED WINDOW	1d	16-Jun-25	16-Jun-25
A9750	REINSTALL WOOD TRIM	5d	17-Jun-25	23-Jun-25
A9760	PAINT	5d	22-Jul-25	28-Jul-25
PHASE 2 - SOUT...	SOUTH - PHASE 2	62d	15-May-25	11-Aug-25
1ST FLOOR - 1S...	1ST FLOOR - SF1 - SF5	57d	15-May-25	04-Aug-25
A9770	REMOVE WOOD TRIM	1d	15-May-25	15-May-25
A9780	WOOD TRIM RESTORATION TIME	5d	16-May-25	22-May-25
A9790	REMOVE WINDOW - SF1 - SF5	1d	16-May-25	16-May-25
A9800	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	16-May-25	16-May-25
A9810	REMOVE LINTEL & I BEAM & REPLACE	2d	16-May-25	17-May-25
A9820	DELIVER WINDOW SF1 - SF5 TO PEARL RIVER DOOR	1d	19-May-25	19-May-25
A9830	WINDOW RESTORATION TIME	15d	20-May-25	10-Jun-25
A9840	PATCH INTERIOR PLASTER @ 1ST FLOOR	5d	22-Jul-25	28-Jul-25
A9850	REINSTALL RESTORED WINDOW	1d	18-Jun-25	18-Jun-25
A9860	REINSTALL WOOD TRIM	5d	19-Jun-25	25-Jun-25
A9870	PAINT	5d	29-Jul-25	04-Aug-25
A9990	REPLACE CEILING TILE	5d	29-Jul-25	04-Aug-25
2ND FLOOR - 2...	2ND FLOOR - SS3 - SS7	61d	16-May-25	11-Aug-25
A9880	REMOVE WOOD TRIM	1d	16-May-25	16-May-25
A9890	WOOD TRIM RESTORATION TIME	5d	19-May-25	25-May-25

CENTURY construction

Project: Mary C. O'keefe Window Restoration
Project No.: 2288
Architect: Dale Partners

Century Construction Group, Inc.
400 West Parkway Place, Suite 200, Ridgeland, MS 39157

Prime Contract Change Order Request #004: ADDITIONAL DAYS - NO COST

TO:	**Dale Partners Architects** 161 Lameuse Street, Suite 201 Biloxi, MS 39530 **Travis Altsman** TravisAltsman@dalepartners.com 662-418-0053	**FROM:**	**Century Construction Group, Inc.** 400 West Parkway Place, Suite 200 Ridgeland, MS 39157 **Madison Korn** mkorn@centurycg.com 228-234-3064
COR NUMBER/REVISION:	004/1	**CONTRACT:**	OWNER CONTRACT
REQUEST RECEIVED FROM:		**CREATED BY:**	Madison Korn (Century Construction, LLC)
STATUS:	Pending - In Review	**CREATED DATE:**	6/10/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	30 Days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGED ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$ -

CHANGE ORDER REQUEST TITLE: ADDITIONAL DAYS - NO COST

CHANGE REASON: As stated in the notice to proceed, an agreement was reached at the Pre-Con meeting allowing for an additional number of days to be added at the end of the project to allow for investigations into existing conditions and for the development of shoring documents. This Change Order request is for those additional days.

CHANGE ORDER REQUEST DESCRIPTION: (The Contract Is Changed As Follows)
Thirty (30) Additional days due to site investigation, the development of shoring documents, and discussions of responsibility of the shoring design cost and shoring installation cost (above what was estimated due to existing conditions and shoring design).

ATTACHMENTS: Project Delay Tracking Letter - Jan & Email Approval

#	Description	Amount
1	Additional thirty (30) days requested to be added the contract time.	$ -
	Grand Total:	**$ -**

ID	Name	At Completion Duration	Start	Finish
A9900	REMOVE WINDOWS - SS3 - SS7	1d	19-May-25	19-May-25
A9910	INSTALL TEMPORARY COVERING OVER WINDOWS	1d	19-May-25	19-May-25
A9920	REMOVE LINTEL & I BEAM & REPLACE	2d	18-Jun-25	19-Jun-25
A9930	DELIVER WINDOWS SS3 - SS7 TO PEARL RIVER DOOR	1d	20-May-25	20-May-25
A9940	WINDOW RESTORATION TIME	15d	21-May-25	11-Jun-25
A9950	PATCH INTERIOR PLASTER @ 2ND FLOOR	5d	29-Jul-25	04-Aug-25
A9960	REINSTALL RESTORED WINDOW	1d	20-Jun-25	20-Jun-25
A9970	REINSTALL WOOD TRIM	5d	23-Jun-25	27-Jun-25
A9980	PAINT	5d	05-Aug-25	11-Aug-25
FINAL_CLOSEOUT ...	FINAL CLOSEOUT	25d	07-Aug-25	09-Sep-25
A8000	ROUGH CLEAN	5d	12-Aug-25	18-Aug-25
A8010	CENTURY PUNCH	5d	19-Aug-25	25-Aug-25
A8020	ARCHITECT PUNCH	10d	26-Aug-25	08-Sep-25
A8021	CO INSPECTION	5d	26-Aug-25	01-Sep-25
A8022	SUBSTANTIAL COMPLETION	0d	26-Aug-25	26-Aug-25
A8030	FINAL CLEAN	10d	26-Aug-25	08-Sep-25
A8040	CLOSEOUT DOCS	25d	07-Aug-25	08-Sep-25
A8060	FINAL COMPLETION	0d	09-Sep-25	09-Sep-25

COR#004

Prime Contract Change Order Request #004: ADDITIONAL DAYS - NO COST

Dale Partners Architects	City of Ocean Springs	Century Construction Group, Inc.
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Madison Korn

From: Travis Altsman <TravisAltsman@dalepartners.com>
Sent: Monday, January 13, 2025 1:30 PM
To: Carolyn Martin
Cc: Rohan Alexis; Madison Korn; Wanda Elliott
Subject: Re: 2288 Mary C. Okeefe Window Restoration and Lintel Replacement - December Billing
Attachments: Pay App #1 - Executed - Appproved by Architect.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Carolyn,

See attached reviewed Pay app. I believe that the amount of money requested accurately reflects the work done to date. The letter which accompanies the Pay app requests an additional 30 days of time added to the contract which is in keeping with the understanding agreed upon by all parties at the Pre-construction meeting. During this period, the contractor has been coordinating shoring design and contracting and I have seen the plan and believe that it is near to complete and ready for the actual window lintel replacement to begin. The 30 Days is justified and this letter proparly memorializes the agreement for a future time only change order. In my conversation with Madison we discussed that there may be a few more days requested in a future pay app related to the same issues, but I do believe we are nearing the end of additional days justified per the previous conversation.

Thanks very much, Travis.

From: Madison Korn <MKorn@centurycg.com>
Sent: Friday, January 10, 2025 9:18 AM
To: Travis Altsman <TravisAltsman@dalepartners.com>
Cc: Rohan Alexis <RAlexis@centurycg.com>
Subject: 2288 Mary C. Okeefe Window Restoration and Lintel Replacement - December Billing

Travis,

Please see the attached pay app for December for processing. Let me know if you have any questions.

Thank you,

Madison Korn
Project Manager

Century Construction Group, Inc.
400 West Parkway Place, Suite 200
Ridgeland, MS 39157
Cell: 228-234-3064

January 8, 2025

Travis Altsman
Dale Partners Architects
161 Lameuse Street, Suite 201
Biloxi, MS 39530

RE: 24079 Mary C Okeefe Window Repair and Lintel Replacement Project – Pay application #001

Mr. Altsman,

As stated in the notice to proceed, an agreement was reached at the Pre-Construction meeting allowing for an additional number of days will be added at the end of the project to allow for investigations into existing conditions and development of shoring documents, this letter will serve as a way of tracking the requested days that are to be added to the contract time and will be submitted each month. This tracking period extends from December 9, 2024, through January 8, 2025. Based on the timeline below, Century Construction requests Thirty (30) days be added to the contract for this period.

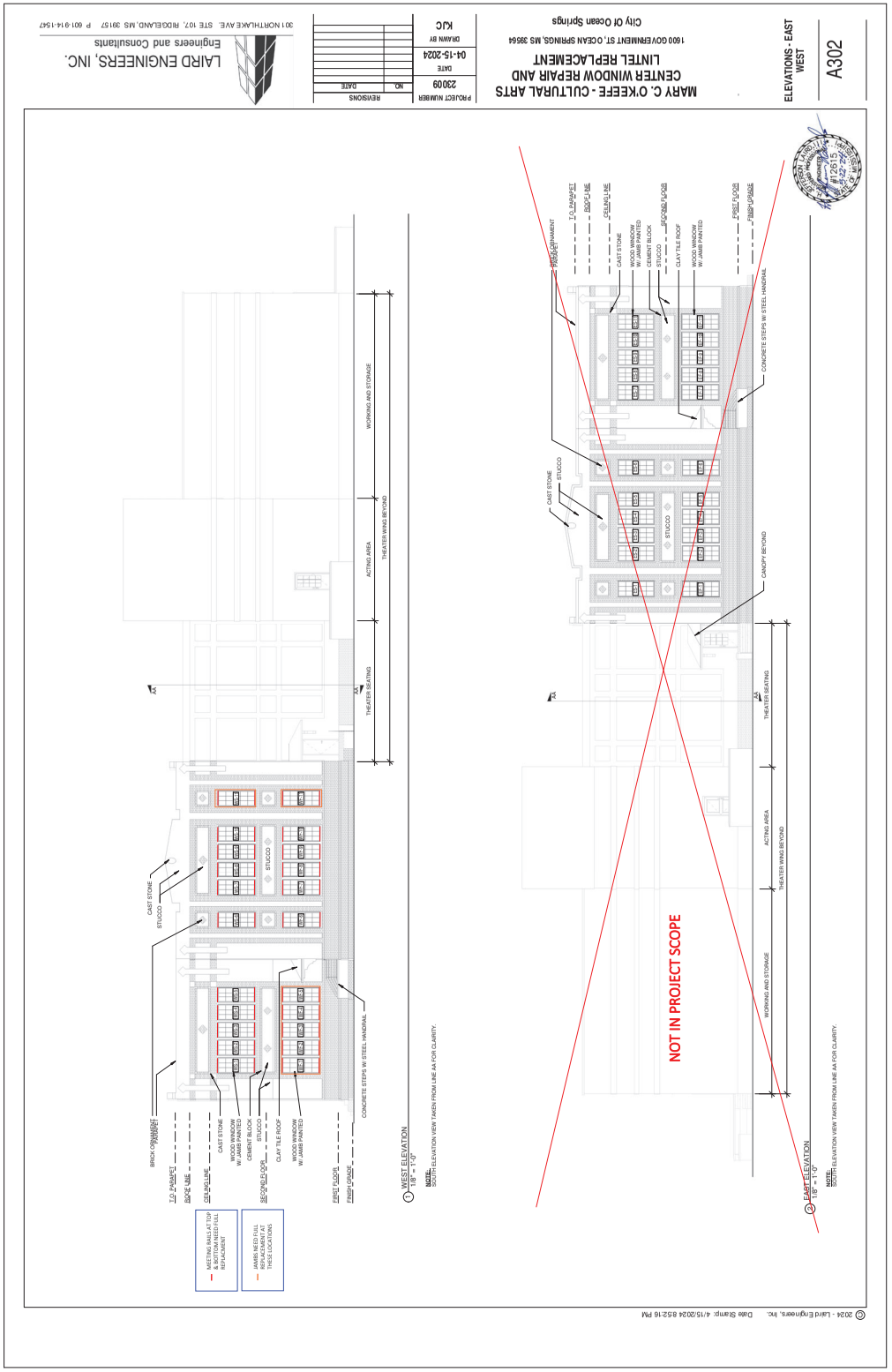
December 9, 2024 – Notice to Proceed given
December 14, 2024 – Century received initial shoring plan from the structural engineer.
December 20, 2024 – Met on-site with structural engineer, shoring subcontractor, and pertinent subcontractors to discuss shoring plan and come up with another plan.
December 24, 2024 – Subcontractor began removing wood trim around first set of windows.
December 27, 2024 – Met on-site with architect to discuss findings from initial trim removal.
January 3, 2024 – Removed first set of windows at the west elevation on the first floor.
January 7, 2025 – Received revised shoring plan from the structural engineer and sent out to subcontractors for pricing.

Please let me know if you have any questions.

Sincerely,

Madison Korn

Madison Korn
Project Manager



© 2024 - Laird Engineers, Inc. Date Stamp: 4/15/2024 8:52:13 PM

ELEVATIONS - NORTH SOUTH

A301

MARY C. O'KEEFE - CULTURAL ARTS CENTER WINDOW REPAIR AND LINTEL REPLACEMENT

1600 GOVERNMENT ST. OCEAN SPRINGS, MS 39564

City Of Ocean Springs

NO.	REVISIONS	DATE

PROJECT NUMBER 23009

DATE 04-15-2024

DRAWN BY KJC

LAIRD ENGINEERS, INC.
Engineers and Consultants
301 NORTHLAKE AVE. STE 107, RIDGELAND, MS 39157 P 601-914-1947

MEMORANDUM

To: Mayor & Board of Aldermen

From: Sarah Harris, Project Manager

Re: Authorize the execution of a One-Year Contract Extension for the following Term Bids: Video and Cleaning Utilities, CIPP Lining, Maintenance, Maintenance – Alternate

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

To continue current work throughout the city including work orders issued for ARPA-funded projects, the following Term Bid Contracts need to have a 12-month extension:

- **Smith Industrial, Inc.**: Video and Cleaning Utilities – Effective date June 21, 2025 Extended to June 21, 2026
- **Suncoast Infrastructure, Inc.**: CIPP Lining – Effective date July 14, 2025 Extended to July 14, 2026
- **Graham Construction Co., Inc.**: Maintenance – Effective date August 15, 2025 Extended to August 15, 2026
- **Bottom 2 Top:** Maintenance – Alternate – Effective date July 21, 2025 Extended to July 21, 2026

I respectfully request permission for the Mayor to execute the contract extension and related documents for the term bid contracts as described above.

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Rachel Johnson, Building Admin
Re:	Accept the Building Department Permit Report for May 2025
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Dear Mayor and Board,
Please find attached the permit totals for May 2025.

May 2025

	# Permits	Valuation	Total Fees Collected
Building	101	$12,577,002.00	$70,555.00
Electrical	31		$3,061.00
Mechanical	16		$2,866.00
Plumbing	26		$2,986.00
Signs	7		$347.00
Land Work	2		$152.00
Trees	12		$312.00
Planning	34		$12,210.23
Bonfires	44		$1,144.00
Food Truck	1		$26.00
TOTALS	274	$12,577,002.00	$93,659.23

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Casey Morgan, Code Enforcer
Re:	Accept Code Enforcement Report through June 12, 2025
Section:	CONSENT AGENDA
Meeting Date:	June 17, 2025

Accept Code Enforcement Report through June 12th, 2025

City of Ocean Springs
Building Department & Code Enforcement
1014 Porter Avenue-P.O. Box 1800
Ocean Springs, MS. 39564

-Code report through June 12th, 2025-

WARD #1

- **3408 Princess Anne Drive** – Construction debris left by road for PW pick up 6/9/2025. Letter mailed the next day. Property was caught doing renovations without a permit 6/2/2025. Owner pulled a permit the same day.

- **1409 Cornwall Drive** – Small stack of tires next to a freezer located in driveway while on routine patrol 6/9/2025. Letter went out following day.

- **1251 Monticello Blvd** - Treated lumber (cut out sections of a privacy fence) stacked by road for PW pick up. Letter mailed 6/03/2025. Half of treated wood has been hauled off the property as of 6/9/2025, will continue to monitor.

- **1243 Monticello Blvd** - Treated lumber (cut out sections of a privacy fence) stacked by road for PW pick up. Letter mailed 6/03/2025. Property compliant as of 6/9/2025; case closed.

- **1332 Diller Road** – Treated lumber (cut out sections of a privacy fence) stacked by road for PW pick up. Letter mailed 6/03/2025

- **3537 Courtenay Circle** – Large pile of construction debris in front yard of property, letter mailed 6/03/2025. Property compliant as of 6/9/2025; case closed.

- **1207 Hammersmith Lane –** Overgrown grass found while on patrol 6/02/2025. First notice posted to door same day. Conditions unchanged as of 6/9/2025, will allow another week to monitor due to the large amount of rain recently

- **1600 Churchill Drive** – 2/12/2024 on routine patrol it was noticed that the entire front yard of the property was covered in random objects/trash/ junk. Letter mailed following day. 2/18/2025 second notice mailed. 2/25/2025 Final notice mailed. CHARGES FILED ON PROPERTY 3/04/2025. **Appeared in court 6/04/2025, owner was fined $18,000.**

- **1209 Wellington Lane** – Non permitted fence installed on property located while on patrol 4/29/2025. Letter mailed 4/30/2025. Second notice 5/14/2025. FINAL NOTICE MAILED 5/28/2025. **Final notice was returned to office with a forwarding address; letter was mailed again 6/03/2025.**

- **1304 Queen Park Circle** – Inoperable vehicle parked in driveway of property located while on routine patrol 4/29/2025. Vehicle is a silver Lincoln Towncar, has not moved in years. Letter mailed 4/30/2025. SECOND NOTICE MAILED 5/14/2025. FINAL NOTICE MAILED 5/28/2025. **Owner has been served, awaiting court date.**

- **3209 Cumberland** – 4/15/2024 High Grass. 4/15/2024 – Left voice message with owner. 4/16/2024 – Spoke with owner, explained what corrections need to be made. 5/13/2024 – Conditions remain. 6/3/2024 – Grass still high, left door hanger. 6/17/2024 – Conditions remain. 6/26/2024 – called in complaint from neighbor. 7/9/2024 – Spoke with owner, got a mailing address for him. 7/10/2024 – Sent final notice. 7/23/2024 – Filed charges. 8/12/2024 – Lots of work being done on property. 9/10/2024 - Property is nearing compliance, maintaining vigilant monitoring. 10/8/2024 - When proper fencing and self-closing gate is installed, property will be compliant.
    - 11/1/2024 – Back gate remains open/uninstalled. Temporary fencing remains in place (30 days was explained as allowable during last conversation with owner). Waiting for owner to be served.
    - 12/20/2024 – Neighbor erected a fence; West side is secure. No self-closing gates are installed. Waiting for owner to be served.
    - Called in complaint of overgrown vegetation on the property, confirmed while on patrol. Obtaining contact information with former code enforcement officer Rick Hutcherson. Letter mailed 4/30/2025, once contact information has been obtained, I will call the owner directly.
    - Spoke with owner 05/09/2025 directly, owner said that he would get the property compliant over the weekend. Will continue to monitor
    - 6/10/2025 – Fence being repaired, with neighbor's permission, documentation photos were taken along the fence line. Neither gate is compliant, back and side yards are massively overgrown. The likelihood of rodent and snake presence is undeniable

- **1348 Diller** – 7/31/2024 (**1 of 2**) (previous case) Pled guilty to both charges and was fined. 9/5/2024 - Requested by alderman to revisit the case. 9/6/2024 - Sent

email to City Prosecutor to find out whether it will be a new case or old case, and how much time will have to elapse before a new case can be opened. Received input from Court Clerk as week. 9/19/2024 – New charges have been filed. 9/25/2024 - Spoke with warrants officer to make sure that he was aware of these new charges. Working with Ocean Springs City Prosecutor to ensure that our method of documentation and progress will allow the admissibility of the previous case(s). 10/4/2024 – Spoke with Ward Alderman expressing intent of issuing a warrant. 10/8/2024 – Spoke with City Prosecutor, steps to be made were expressed. 10/10/2024 - Spoke with Court Clerk, denied application for warrant. 11/6/2024 – Review and plea for old and new charges. Owner has agreed to meet on-site and allow access to the home for inspection and confirming habitability. Judge noted that certain life/safety corrections need to be made immediately, additionally that certain health/sanitary conditions must be corrected. Follow-up in court is scheduled for December 4th. Onsite visit with Building Official, Fire Marshal and I is scheduled for 11/12/2024 at 13:00. 11/12/2024 – Owner called stating that he will be at a job interview and will not be home until after 7pm; and that he is free all day tomorrow (Wednesday the 13th) after 9:00am. Confirmed availability with all parties involved and agreed to a 9:30 inspection. Sent text message and have attempted to reach the owner by phone. 11/13/2024 - 9:30 onsite visit with Building Official, fire Marshal and myself. 11/13/2024 - Met with City Prosecutor with findings from the site visit. When all required documentation has been collected, he will draft a motion for the court. Next scheduled date in court is 4-Dec-2024. 12/4/2024 - Review date in court. Met with owner and attorney and reviewed the submitted documents by the OS Fire Marshal and Building Official. The main breach in the roof has been temporarily patched. The owner already has estimates with local contractors. There are some legally binding circumstances that hold back complete progress. Owner estimates these issues should be resolved by 3-Jan-2024. Judge set review for 8-Jan-2025. 1/8/2025 – In court, owner testified that he has a contract with roofer to pull permit and begin work (weather permitting). Judge ordered follow-up on 1/22/2025. 1/10/2025 – Permit was obtained by state licensed contractor for roof repair.

- 1/13/2025 – Review in court on 1/22/2025
- Court date was pushed back due to snowstorm.
- 2/5/2025 – Review for interior remediation update Scheduled for 4/2025
- 4/23/2025 – Foreclosure is in motion. Judge issued continuance to allow the transfer of ownership to come into fruition.
- 6/11/2025 – Follow up review in court to report progress of foreclosure

- **3249 Nottingham** – 4/8/2024 Fence without a permit. 5/15/2024 – Sent letter. 7/23/2024 – Charges filed.
  - 10/10/2024 – Waiting on owner to be served.
  - 2/6/2025 Still waiting to be served

WARD #2

- **1202 Nelson Drive** – While on routine patrol 6/9/2025 property was found to have a deep freezer by the road, seemingly for PW pickup. Letter mailed the following day stating PW will not pick up any appliance containing freon

- **830 Handy Ave** – Called in complaint of an occupied RV in front of property. Letter mailed 5/29/2025. I called the phone number on the for sale "sign" the same day. Owner is Yaya Muhammad, a repeat offender of city ordinances, conversation was combative. During conversation (which was overheard by the head of the building department) Mr. Muhammad admitted that people are living in it and he's not going to do anything about the matter. Charges filed on the same day. OSPD was involved with the towing of the RV 6/10/2025. Vehicle has been removed from property; two individuals were residing inside. Charges will remain for several city violations.

- **606 Rue Maupesant** – Fence installed on rear of property without a permit. Letter with pictures sent 6/03/2025. No change as of 6/9/2025. Second notice mailed 6/10/2025

- **1810 Swetman Road** – Downed privacy fence partially laying in the road posing a potential threat to oncoming traffic on Forrest Hill. Knocked on the door, no answer. Letter posted to the door on the same day (6/03/2025). Talked to resident who is renting the property on 6/06/2025, I was told he is taking care of the issue the same day. Will continue to monitor.

- **1818A Bienville Blvd (Royal T Barber Shop)** – non renewed business license, hand delivered notice 12/6/2024. **Still non-compliant as of 6/11/2025.**

- **1604 Bienville Blvd (Unique Boutique)** - non renewed business license, hand delivered notice 12/6/2024. **Still non-compliant as of 6/11/2025.**

- **1310 Bienville Blvd (Gabby Girl Salon)** - non renewed business license, hand delivered notice 12/6/2024. **Still non-compliant as of 6/11/2025.**

- **1200 Washington Ave (Hoffman Chiropractic)** - non renewed business license, hand delivered notice 12/6/2024. **Still non-compliant as of 6/11/2025.**

- **1002 Denny**- Patrol 3/28/2025 Piles of junk all along the southern fence line of the property. Letter mailed 3/31/2025.

- **1002 Denny** – 9/15/2024 Report of junk, and sanitation issues. 9/16/2024 – Confirmed on patrol.
    - 9/19/2024 – Charges filed.
    - 2/6/2025 Still waiting to be served.

- **1415 Government (Pleasant's BBQ)** - 1/03/2022 Reports of outdoor seating. Met with owner. He said that he has a verbal agreement with the church to utilize their parking during the week. He said that planning told him this would be acceptable if he "replaced" the lost frontal parking. 1/5/2022 - Emailed Planning dept to confirm, and to see if any possible concessions could have possible been made. Received aerial photo of the site plan that does NOT include any parking accommodations or exceptions. 1/26/2022 **–** After confirmation email from Planning, meeting with owner with email and above mentioned (approved) site plan to clarify any misunderstandings in bringing this property into compliance. 2/2/2022 – Sent letter. 2/5/2022 **–** Owner met with planning to review options. 2/24/2022 – emailed planning to check the status of review. 3/7/2022– Spoke with Wade in Planning. No new contact or provisions have been made or attempted. Final Notice sent. 3/21/2022 – Filed charges with court. 5/11/2022 – Court date. No-show at court. The judge issued a continuance and summons for the owner. 6/22/2022 – Owner was a no-show at court again. 6/28/2022 – Waiting for next court date. 7/14/2022 - Owner added a netting/shading net to the structure. Has not attended court. The owner is avoiding being served for a new trial date. Awaiting trial date to be assigned. 8/29/2022 - Warrants officer is having difficulty locating the owner. She isn't at any property that is shown her address; and none of her children know where she is. 7/12/2022 - Warrants officer is having difficulty locating the owner. The search has been ongoing for 19 months and the owner's children still claim to not have heard from her in that time, nor do they know where she is. 10/19/2023 - Warrants officer updated me. States he will attempt to serve her notice one more time. If unsuccessful, he will initiate criminal charges for Avoidance of Service and have an arrest warrant issued.
    - 12/6/2023 – Neither showed up for court. Judge ordered warrants for the arrest of both individuals.
    - 2/5/2025 – Owner's son was in court. Stated that he now has power of attorney for his mother and will be the representative in court going forward. The case was not on the officer's docket and was rescheduled. Defendant stated he will contact me next week to review issues with the property.
    - 4/9/2025 – Owner's son was given a court order to have an accurate site plan submitted to the Ocean Springs Planning Department that meets ALL current statutes and regulations. All paperwork and site maintenance and/or remediation to be made compliant must be permitted and completed by the review date.

- **1314 Government (Quickly 2 Seafood and Boba)**– 6/5/2024 Multiple infractions, deviation from site plan, inadequate parking, stormwater and environmental issues. 6/5/2024 – Went on site with Deputy Official to investigate. 6/7/2024 – Building Official posted Stop Work order onsite. 6/10/2024 – Stop Work order was removed. 6/10/2024 – "new" site plan was submitted. 6/10/2024 – Comparison documentation made with google Earth and current photos. 6/11/2024 – Sent letter to owner and business. 6/18/2024 – Conditions remain. 7/10/2024 - Building Official is in contact with the owners. 11/1/2024 - Owners are maintaining contact with Building Official.
    - 4/30/2024 – Owners have obtained a permit but have not begun corrective actions.

- **605 Ward** – 3/14/2024 Illegal structure moved onto property. Non-permitted structure may exceed sizing and setback allocations. Issued Stop work. 3/14/2024 – Letter sent. 4/10/2024 – Case is currently in litigation. 7/8/2024 – Owner was ordered to remove the structure.
    - **10/10/2024** – Case remains in appeal.

WARD #3

- **2377 Davidson Road**- Overgrown grass found while on routine patrol 6/06/2025. First notice was posted to front door same day. Will continue to monitor.

- **133 Stennis Ave** – Overgrown grass found while on routine patrol 6/06/2025. First notice was posted to front door same day. Will continue to monitor.

- **101 Myrtle Ave** – emailed complaint of trash cans being left by the road. Resident has constructed an enclosed structure to house the trash cans in the public right of way. First letter sent 5/15/2025. Talked to owner 5/22/2025 stated the cans cannot be left by the road and the structure built to house them must be removed from the public right of way. Will continue to monitor.

- **213 Maple Drive** – Several in person and phone call complaints on the property. Confirmed while on patrol 5/01/2025. First notice 5/02/2025, second notice 5/15/2025. **Property compliant 6/02/2025; case closed.**

- **302 Teringo Circle** – Patrol 5/01/2025 White Cadillac sedan with flat tires parked in driveway of property. Vehicle has not moved in months. First notice mailed 5/02/2025. Resident called in 5/08/2025 asking for an extension to the end of the month to remedy the situation. Extension granted. Will continue to monitor

- **136 Keri Cove**- Patrol 5/01/22025 inoperable white Chevrolet Malibu parked in driveway. Vehicle has not moved in months. Notice mailed 5/02/2025, Second notice mailed 5/09/2025. **Owner called in 5/30/2025 said he is working with the tenant currently living at the property to get the property compliant.**

- **132 Woodland Circle** – Patrol 3/2/2025 inoperable and unlicensed vehicle seen parked on property. Tan Chevrolet Tahoe with a flat passenger rear tire. Letter mailed 3/21/2025. Owner called into office stating that he is waiting on parts to repair the vehicle. Extending him a period of three weeks to remedy the situation before pursuing the case. Patrol 3/27/2025 conditions remain unchanged; second notice mailed. Final Notice mailed 5/1/2025. CHARGES FILED 5/15/2025

- **133 Arbor Vista Drive**- Patrol2/20/2025 Exterior sanitation, letter mailed 2/21/2025. Patrol 2/27/2025 second notice mailed. Owner called the office 3/06/2025 explaining the situation and told the owner I will grant an extension due to the circumstances if progress is steadily made. Will continue to monitor

- **221 Woodland Circle** – Patrol 02/26/2025 exterior sanitation, large pile of carboard boxes/trash in driveway. Letter with pictures mailed 2/27/2025. Conditions remained the same as seen on patrol 3/06/2025, second notice mailed the following day. Both notices returned to the office, no answer when knocking on the door. Letters to be posted to the front door. Notice posted to door 4/07/2025, FINAL NOTICE mailed 4/29/2025. CHARGES FILED 5/07/2025

- **126 Earle Taylor** – 4/19/2024 Unit opposite of burn-out house, needs to be secured. 5/23/2024 – Sent letter to out-of-state owner. 6/27/2024 - Recommend starting the process of demolition and adjudication of the costs. 7/30/2024 – Sent final notice and noted intent to demolish. Established timeline and steps to be taken in letter.
    - **8/29/2024** – No contact has been made by any party concerning this property.

- **128 Earle Taylor** – 4/19/2024 Burn-out house, needs to be secured. 4/30/2024 – Having issues locating owner. 5/6/2024 – Got info from lender. 5/13/2024 – Learned the owner is deceased. 5/16/2024 – Found Widow's information. 5/16/2024 – Called and left voice message for late owner's wife. 5/16/2024 – Sent letter. 5/23/2024 - Conditions remain. This may be escalated to adjudication. 6/14/2024 – Conditions remain. 6/19/2024 – Took photos, spoke with neighbor. No effort has been made to secure or demolish the structure. 6/27/2024 - Recommend starting the process of demolition and adjudication of the costs. 7/26/2024 - Sent final notice and noted intent to demolish. Established timeline and steps to be taken in letter.
    - **8/29/2024** –This property will likely end up in litigation. (Deceased) Owner's wife nor her attorney have contacted me. Former owner (and

lending party) has been in constant contact with me but is unable to do anything until the property reverts to his ownership. Unfortunately, the late owner's wife has ceased all contact with him as well. I explained that we will allow additional time for him to be able to properly exhaust his legal process. Scheduled to reach out to owner second week of December.

- 1/8/2025 – Communicated with lender/former owner again. He stated there has not been any contact made between him (nor his attorney) from the owner's widow, the estate nor their attorney.

- **132 Holcomb** – 5/23/2024 Dilapidated/unlicensed vehicle, fridge with door on, junk, clutter, grass. 5/24/2024 – Sent letter. 6/6/2024 – Conditions remain. 7/23/2024 – Charges filed.
  - 10/10/2024 – Currently waiting for owner to be served.
  - **6/11/2025 – Property is compliant, charges dismissed.**

WARD #4

- **101 Burton** - Complaints of an inoperable vehicle parked in driveway, motionless for years. Confirmed while on routine patrol 4/17/2025. Vehicle has not moved since May of 2022 according to google maps. First, second, and final notices were apparently sent to the wrong address. Letters were sent to the owner's address listed with Jackson County. After the owner was served a court summons, he got in contact with the code department. After a conversation I extended the owner until 6/20/2025 to comply. Will continue to monitor.

- **104 Burton** – 8/17/2022 Extreme clutter, and exterior sanitation issues. 8/17/2022 – Letter sent. 9/8/2022 – No change sent 2nd letter. 9/14/2022 – No change, waiting on time. 9/20/2022 – **Filed Charges. 8/29/2024** – Conditions remain.
  - 10/10/2024 – Owner remains unserved.
  - Case reopened 1/30/2025 first letter went out on the same day. Second notice mailed 2/5/2025. Final notice mailed 2/25/2025
  - **Charges filed 3/7/2025**

- **301 Hunter** – 2/12/2024 Extreme clutter, and exterior sanitation issues. 2/12/2024 – Letter sent. 3/26/2024 – No change, conditions remain. 7/23/2024 – Filed charges. 12/18/2024 - Plea date, owner pled not guilty and started he isn't the owner, only a manager. Awaiting trial, and possibility of additional charges.
    - 12/31/2024 – Property searches from Jackson County web mapping, Ocean Springs city map, property link and Jackson County land records indicate that he is, indeed, the owner. Printed documentation for presentation to the Judge during the trial.
    - **6/11/2025 property compliant; case closed.**

WARD #5

- **3500 Sandpiper Court** – Treated wood by road for PW pickup. Letter mailed 6/25/2025

- **1239 Parktown Drive** – Patrol 5/21/2025 white F150 parked in front yard, vehicle has not moved in 6 months. First notice 5/21/2025, Second notice 5/28/2025. **Owner called into the Code office 6/05/2025 stating he is actively working on compliance. Will continue to monitor.**

- **5305 Deana Road** – complaint of occupied camper illegally parked in front yard of property. Letter mailed 5/08/2025, Second notice mailed 5/15/2025. Owner came into office and called leaving several messages regarding the trailer. States the ground has been too soft for it to move. Will continue to monitor, owner swears that no one is actively living in the trailer. **FINAL NOTICE MAILED JUNE 4TH,2025 (will allow additional time before pressing charges due to the amount of rain recently)**

- **145 Linnett Drive** – Overgrown grass posted to the door same day 4/17/2025, second notice 4/29/2025. Final notice mailed 5/8/2025. CHARGES FILED 5/14/2025. **Property compliant; case closed**

- **145 Linnett Drive**- Patrol 2/26/2025 inoperable vehicle in driveway with an expired tag. Letter mailed 2/27/2025. 3/11/2025 letter returned to office. 3/12/2025 letter posted to front door of property. 3/20/2025 letter is still posted to front door from the week before. Unsure if anyone is living at the property. Property is uninhabited; owner has moved to an assisted living facility. Working on finding a contact that can assist with getting the property compliant. New address and phone number obtained through ex-husband. Letter sent 5/12/2025. CHARGES FILED 5/22/2025

- **3920 Bienville** - 12/8/2023 Exterior sanitation, blighted property, junkyard. 12/11/2023 – Sent letter. 12/27/2023 - Spoke with planning, and case preparation has begun, as I anticipate this property's violations and fines will be decided in municipal court. 1/2/2024 – Charges filed. 10/10/2024 - Property was (partially) cleaned. A dispensary was allowed to open on-site despite pending charges. Property remains non-compliant.
    - 10/23/2024 – Trial date, owner called as court was starting to state illness and was in treatment. Trial date is reset, date to be determined.
    - 1/8/2025 – Review date, owner stated progress is underway. Said he needed more time to get into compliance. Judge issued a second review date in February.
    - 4/14/2025 – Appears to have a junk vehicle being disassembled.
    - 5/7/2025 – Judge Tynes recused himself, trial reset for July

- **107 Industrial Park** - 12/8/2023 Exterior sanitation, blighted property, junkyard. 12/11/2023 – Sent letter. 12/27/2023 - Spoke with planning, and case preparation has begun, as I anticipate this property's violations and fines will be decided in municipal court. 1/2/2024 – Charges filed.
    - 10/23/2024 – Trial date, owner called as court was starting to state illness and was in treatment. Trial date is reset, date to be determined.

    - 1/8/2025 – Review date, owner stated progress is underway. Said he needed more time to get into compliance. Judge issued a second review date in February.
    - 4/14/2025 – All work has ceased.
    - 5/7/2025 – Judge Tynes recused himself, trial reset for July

WARD #6

- **4708 Gibson Road** -Large pile of tires and treated wood by the road for PW pickup. Letter mailed 6/04/2025. Property compliant as of 6/10/2025; case closed.

- **4202 Yosemite Drive** – Appliance located on the side of the home, letter mailed 6/05/2025. Property compliant as of 6/10/2025; case closed.

- **8605 Plymouth Drive-** Patrol 5/06/2025 Inoperable vehicles on property, letter mailed 5/07/2025. Resident called in 5/12/2025 asking what needs to be done. Working towards compliance. Will continue to monitor. Talked to resident while on routine patrol 6/10/2025, owner showed me the progress on the exterior sanitation issues and her plans to have 2 vehicles removed from the property this coming weekend. Will continue to monitor but so far there has been a real effort to get to compliance.

- **1623 Lori Drive -** Inoperable vehicle parked in driveway found while on routine patrol 4/22/2025. Vehicle is a silver Dodge Dakota pickup. Letter mailed following day. 4/29/2025 same condition, second notice mailed 4/30/2025. Final notice mailed 5/14/2025. FINAL NOTICE POSTED TO DOOR 5/21/2025

- **5601 Shadow Street** - Called in complaint of exterior sanitation issues, confirmed while on patrol 4/14/2025. Letter mailed following day. 4/22/2025 resident was outside while passing on routine patrol, stopped and talked. Resident explained that all his belongings were soaked due to the rain and the shed he had them in and was laying them out to dry and sort. Told him to continue to work towards compliance and that he is currently in violation. Final notice mailed 5/15/2025. Owner stopped my truck on 5/22/2025 and we discussed the ongoing issue at the property. She stated she is working towards compliance; the issue is her son. Says she's staying on it and the property is making progress. Will continue to monitor for two weeks and if progress is being made that will suffice for now

- **8508 Plymouth Road** – Extreme exterior sanitation issues found while on patrol 4/14/2025. Multiple piles of scrap metal and random junk piled at least 6 feet tall throughout the front yard of the property. Letter mailed 4/15/20025. Patrol 4/22/2025 roll off dumpster on site, property working towards compliance. Patrol 4/29/2025 Progress has stopped, second notice mailed 4/30/2025. Talked to resident while on routine patrol 6/10/2025, thanked him for cleaning the large piles of junk/trash out of the yard. Property is 99% compliant, has just a small pile of debris left. Case closed

- **5500 Riley Road** – Downed fence around above ground pool in the backyard. Overgrown grass. Found while on patrol 4/29/2025. Letter mailed 4/30/2025. Owner called in and asked for an extension to complete the repairs necessary for compliance, extension granted through the end of the month. Will continue to monitor. **Final notice mailed 6/11/2025**

- **1306 Parktown** – 1/21/2022 Unlicensed and dilapidated vehicle on premises. Sent letter. 2/2/2022 - Conditions remain, second letter. 2/23/2022 – Sent final notice. 3/8/2022 – Conditions remain. 2/23/2022 – File charges with court. 3/9/2022 – Filed charges with court. 4/26/2022 – Awaiting court date. 6/8/2022 – Warrants officer informed me that he has not been served. He has been by the residence multiple times, but the gentleman is never there, and he has left his card on multiple occasions. 6/15/2022 - Warrants officer located an alternate address and is going to serve him at that location. 8/29/2022 – Summons to be re-sent. 9/5/2022 – Charges filed with court. 11/15/2022 - Discussed possibility of adding a warrant for avoidance of service charges with City Prosecutor.
    - **1/9/2024**- Owner is still removing and ignoring door notices and purposefully avoiding service.
    - AWAITING OWNER TO BE SERVED

City of Discovery
OCEAN SPRINGS
Code Enforcement

MEMORANDUM

To: Mayor & Board of Aldermen

From: Rachel Johnson, Building Admin

Re: Approve the Building Official's recommendations for the tree applications received through June 10, 2025

Section: CONSENT AGENDA

Meeting Date: June 17, 2025

Dear Mayor and Board:
Please find attached tree applications with the Building Official's recommendations for the following addresses:

1.) 2700 Walton Drive
2.) 3823 Cabildo Place
3.) 3835 Chaumont Circle
4.) 708 Magnolia Avenue
5.) 136 Booth Circle
6.) 113 Ogden Avenue
7.) 1401 Government Street
8.) 3230 Dijon Avenue

Tree Application Report
Findings from the review of applications and site visits

1) Application for 2700 Walton Drive **Owner: John Tate**

Request: Remove one damaged and rotting Magnolia tree.

Building Official: Recommend approving removal of damaged and rotting Magnolia tree to prevent damage to property and life.

2) Application for 3823 Cabildo Place **Owner: Glenn Sigurnjack**

Request: Remove Live Oak next to house on the northeast corner. Insurance company is requesting all of the limbs to be removed from over the house which is basically the entire tree.

Building Official: Recommend approving removal of one Live Oak on northeast corner of home. Tree is within 1ft of eave of the home.

3) Application for 3835 Chaumont Circle **Owner: David R. Hayden III**

Request: Remove 2 total Live Oaks. Live Oak #1 because its trunk is only 1 inch from roof; remove Live Oak #2 because it has destroyed owner's driveway; trim 3 Live Oaks because they have limbs over roof causing insurance issues with higher deductible for roof

Building Official: Recommend approving removal of Live Oak #1 close to home to prevent damage to home and loss of insurance. Recommend approving removal of Live Oak #2 next to driveway. Tree roots have lifted and damaged the driveway. Recommend approving no more than 20% trim and removal of deadwood and limbs over the roof to prevent extra insurance cost.

4) Application for 708 Magnolia Ave **Owner: Kari Branch**

Request: Remove structurally compromised Southern Magnolia. Tree is damaged beyond what can be repaired. Tree is located an area that is used for play and sitting area. The risk is severe and tree should be removed ASAP.

Building Official: Recommend approving removal of damaged Magnolia tree to prevent damage to life and property.

5) Application for 136 Booth Circle **Owner: Charles Jackson**

Request: Remove one Live Oak overhanging roof and chimney with around 30 degrees to prevent insurance loss.

Building Official: Recommend approving removal of one Live Oak to prevent insurance loss. Tree is 3ft from home and has the entire top of tree growing over the home.

6) Application for 113 Ogden Ave **Owner: David & Susan Jarvis**

Request: Remove one Live Oak for home addition. Tree will cause foundation issues with addition. Approved building permit for addition issued 6/10/2025.

Building Official: Recommend approving removal of Live Oak to allow home addition. Addition permit approved and issued on 6/10/2025.

7) Application for 1401 Government Street **Owner: Coast 85**

Request: Remove 1 small Live Oak for future construction. Tree is also growing under power lines and tree roots are growing into transformer box as well. Will plant 1-2 Oaks in rear of property.

Building Official: Recommend approving removal of one Live Oak pending a building permit is issued for construction on site.

8) Application for 3230 Dijon Ave **Owner: John & Kelly Brenke**

Request: Remove one Magnolia tree suffering from root blight. Will replace with White Oak.

Building Official: Recommend approving removal of one Magnolia. Tree is small and appears to be dying.

#8849

City of Ocean Springs Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

RECEIVED JUN 16 2025

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 6-9-25

Address/Location of Work to be Performed: 2700 Walton Dr

Owner Information:

Name: John Tate Email:

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: Donnie McClain Email:

Phone: 219-6149 Alt Phone :

Tree Contractor Information (if applicable):

Name: Donnie McClains Tree Email:

Phone: 219-6149 Alt Phone :

Description of work or alteration to be performed: Remove Damaged and Rooted Magnolia Tree.

Recommend Approving Removal of Damaged and Rotting Magnolia to prevent Damage to property and life.

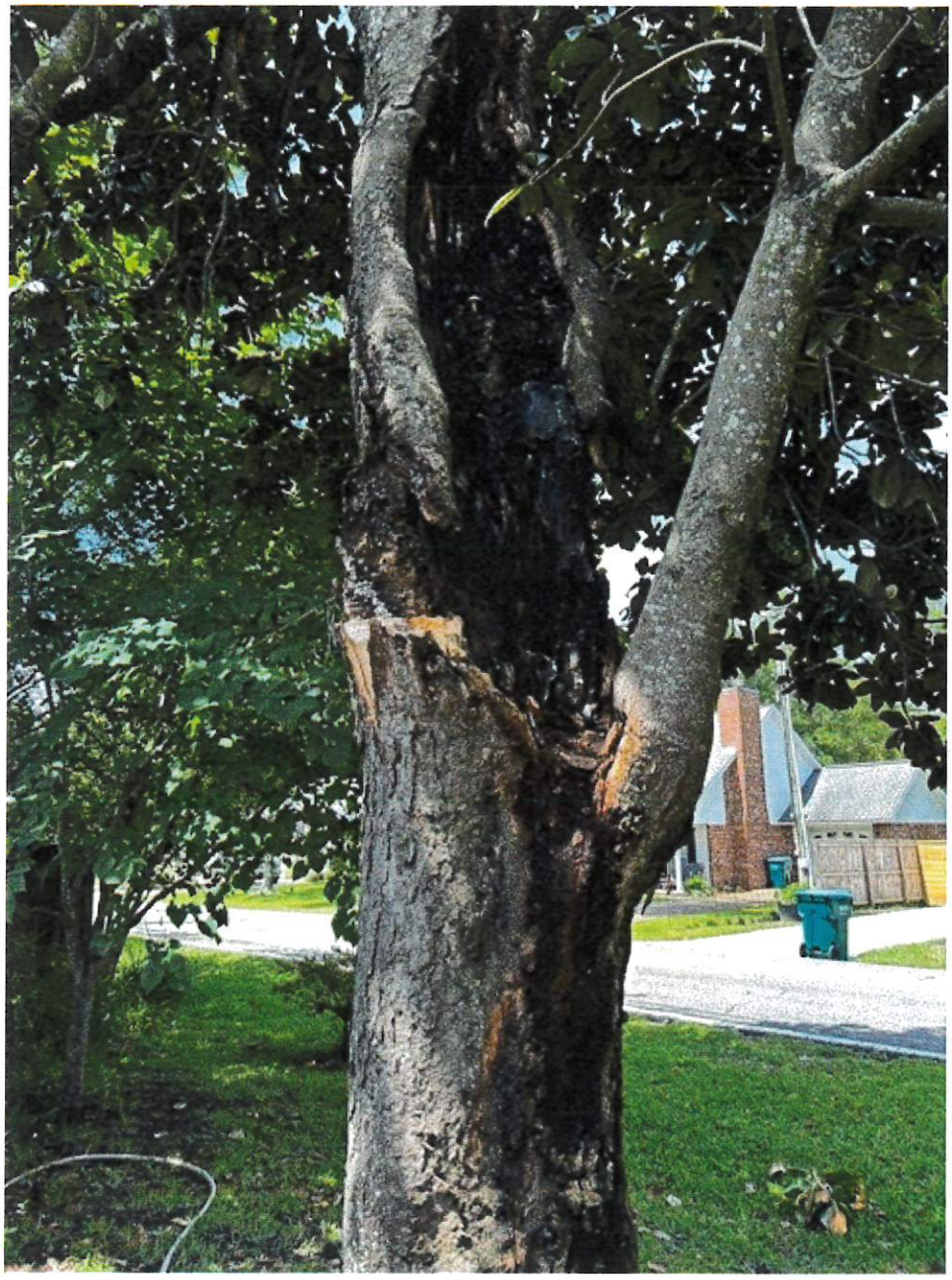
Darrell Hall 6/11/25

Check the following boxes indicating the information for each has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☐ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon**

I, the undersigned applicant, affirm that the foregoing information is true and accurate. I have full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application, I do hereby authorize any agent of the City to visit the location listed above as necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was made regarding the application.**

Applicant Signature Donnie McClain **DATE** 6-9-25



OK

8734

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

RECEIVED
MAY 29 2025
CITY OF OCEAN SPRINGS

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 5-29-2025

Address/Location of Work to be Performed: 3823 Cabildo pl

Owner Information:

Name: Glenn Sievenpiper Email:

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: Todd Lipps Email:

Phone: 364-5521 Alt Phone :

Tree Contractor Information (if applicable):

Name: Southern Tree Surgery LLC Email: toddgci@yahoo.com

Phone: 228-364-5521 Alt Phone :

Description of work or alteration to be performed:

- Remove Live oak next to the house on the Northeast corner ~~of the~~
- Insurance company is requesting all of the limbs to be removed from over the house which is basically the entire Tree

Check the following boxes indicating what information has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☐ **Picture(s) for Reference** ***Ribbon not required if clear pictures are provided.***

I, the undersigned applicant, affirm that the foregoing informmation is true and accurate. I have full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application, I do hereby authorize any agent of the City to visit the location listed above as necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was**

Applicant Signature Todd Lipps **DATE** 5-29-2025

Office Use Only:

Building Official Findings:

Recommend Approving Removal of Live Oak on Northeast Corner of Home, Tree is within 1Ft of the eave of the Home.

Daniel Griffith

6/11/25

OK

#8767

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

JUN 02 2025

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 06/02/2025

Address/Location of Work to be Performed: 3835 CHAUMONT CIRCLE

Owner Information:

Name: DAVID R. HAYDEN III Email: [redacted]

Phone: [redacted] Alt Phone: [redacted]

Applicant Information (if different than owner):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: SOUTHERN TREE SURGERY LLC Email: _____

Phone: (228) 369-5521 Alt Phone : _____

Description of work or alteration to be performed:

ONE LIVE OAK NEEDS TO BE REMOVED BECAUSE ITS TRUNK IS ONLY ONE INCH FROM ROOF.

ONE LIVE OAK NEEDS TO BE REMOVED BECAUSE IT HAS DESTROYED OWNERS DRIVEWAY.

THREE LIVE OAKS NEED TO BE TRIMMED BECAUSE THEY HAVE LIMBS OVER OWNERS ROOF CAUSING OWNER A high deductible ($15,000) for ROOF ONLY.

Check the following boxes indicating what information has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☒ **Picture(s) for Reference** ***Ribbon not required if clear pictures are provided.***

I, the undersigned applicant, affirm that the foregoing informmation is true and accurate. I have full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application, I do hereby authorize any agent of the City to visit the location listed above as necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was**

Applicant Signature David R. Hayden, III **DATE** 06/02/2025

Office Use Only:

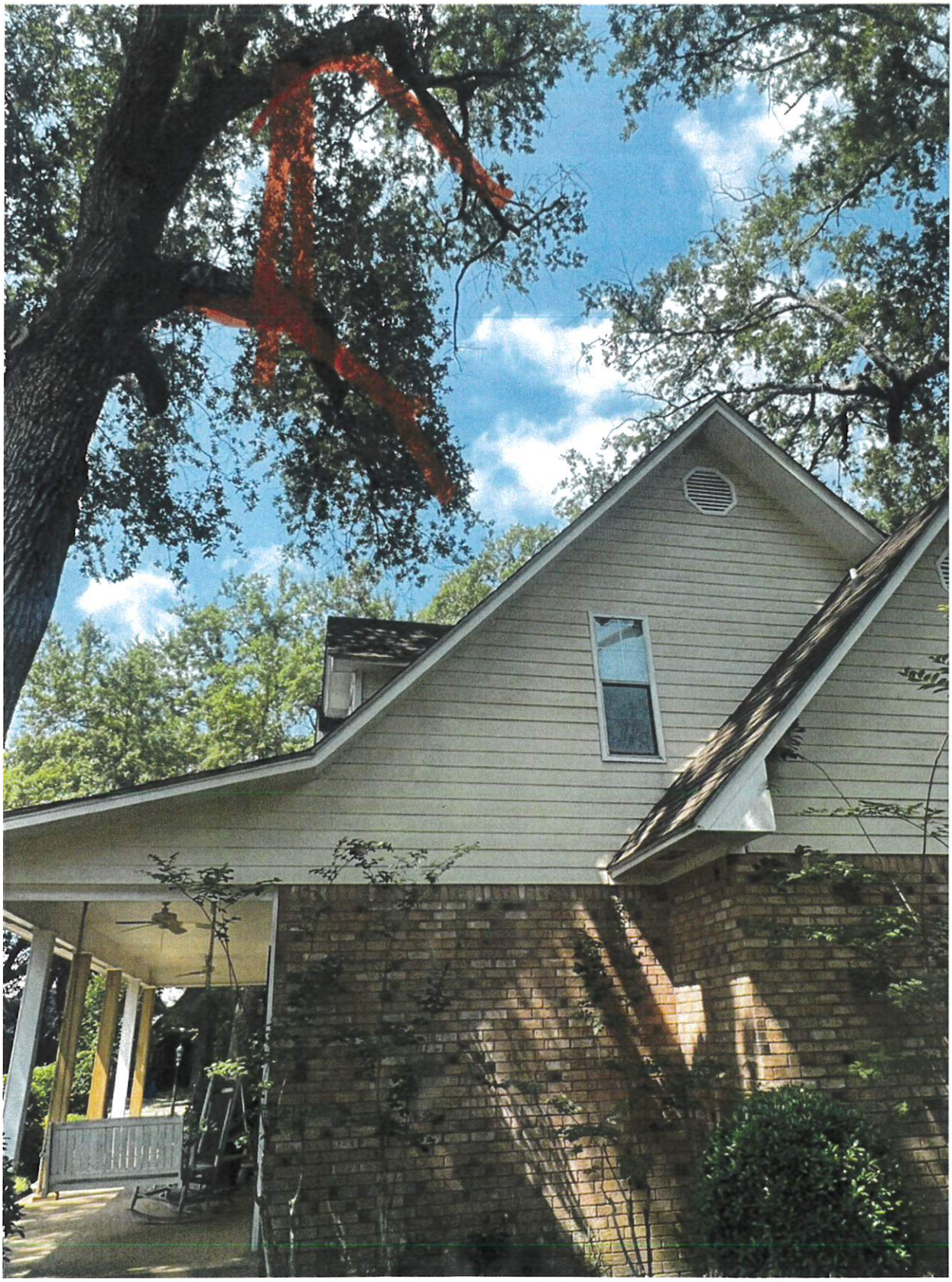
Building Official Findings:

Recommend Approving Removal Live Oak Close to Home to prevent Damage to Home And Loss of Insurance.

Recommend Approving Removal of Live Oak Next to driveway, tree Roots Have Lifted and Damage the driveway.

Recommend Approving No More than 20% trim, Removal of Deadwood and Limbs over the Roof to Prevent extra insurance Cost.

Darrell Fuller 6/11/25



OK

#8822

JUN 06 2025

APPLICATION FOR PERMIT
TREE REMOVAL/MAINTENANCE

City of Ocean Springs Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712 (Phone) 228-872-5427 (Fax)

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 6-05-2025

Address/Location of Work to be Performed: 708 Magnolia

Applicant Information:

Name: Cambium Tree Care and Preservation Inc Email: tony@cambiumtree.com

Phone: 228-818-9900 Alt Phone: 228-365-5705

Owner Information (if different than applicant):

Name: Kari Branch Email: [redacted]

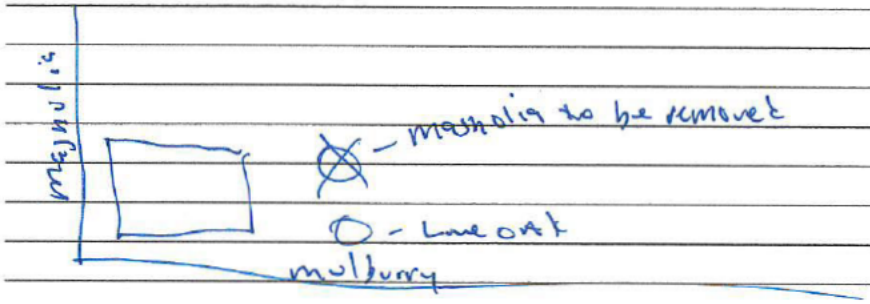
Phone: [redacted] Alt Phone :

Tree Contractor Information (if applicable):

Name: Cambium Tree Care and Preservation Inc Email: tony@cambiumtree.com

Phone: 228-818-9900 Alt Phone : 228-365-5705

Description of work or alteration to be performed: Removal of structurally compromised Southern magnolia. Tree is damaged beyond what can be repaired. Tree is located in an area that is used for play and sitting area. The risk is severe and tree should be removed ASAP.



Check the following boxes indicating the information for each has been provided and/or adhered to:

☑ **Site Plan for Reference (the site plan must depict where the trees are in relation to the structure(s) and street/driveway)**

☑ **The trees referenced in this application have been identified with ribbon (supplied by the City of Ocean Springs Building Department upon request)**

☑ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon; if tree is not marked, it will be inelligible for TPC consideration)**

APPLICATION FOR PERMIT
TREE REMOVAL/MAINTENANCE

I, the undersigned applicant, affirm that the foregoing informmation is true and accurate. I will have the full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application to the Tree Protection Committee, I do hereby authorize any agent of said committee to visit the location listed above as he or she deems necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was made regarding the application.**

6-5-25

Applicant Signature (Date)

Office Use Only:

Building Official Findings:

Recommend Approving Removal Damaged Magnolia to prevent Damage to Life and property

Darrell Gilbert

6/10/25

MAYOR AND BOARD OF ALDERMEN AGENDA DATE: _____

OK

#8770

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

RECEIVED
JUN 02 2025
CITY OF OCEAN SPRINGS
BUILDING DEPARTMENT

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 6/2/25

Address/Location of Work to be Performed: 136 Booth Circle

Owner Information:

Name: Charles Jackson Email:

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: Email:

Phone: Alt Phone :

Tree Contractor Information (if applicable):

Name: Taylor Tree Co Email: ContractUS@TaylorTreeCo.com

Phone: 228 760 1573 Alt Phone :

Description of work or alteration to be performed: Removal of Quercus Virginiana overhanging roof and chimney with around 30° lean. to keep home insurance

LIVE OAK

Recommend Approving Removal of Live OAK to prevent insurance Loss, Tree is 3Ft From Home and Has the entire top of the Tree Growing over the Home.

Check the following boxes indicating what information has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☑ **Picture(s) for Reference** ***Ribbon not required if clear pictures are provided.***

I, the undersigned applicant, affirm that the foregoing informmation is true and accurate. I have full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application, I do hereby authorize any agent of the City to visit the location listed above as necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was**

Applicant Signature [signature] **DATE** 6/2/25

Daniel Gill 6/11/25

OK

#8798

RECEIVED
JUN 04 2025
CITY OF OCEAN SPRINGS
BUILDING DEPARTMENT

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 6/4/25

Address/Location of Work to be Performed: 113 Ogden, Ocean Springs

Owner Information:

Name: Susan Davis Jarvis Email: [redacted]

Phone: [redacted] Alt Phone: [redacted]

Applicant Information (if different than owner):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: Donnie McClain Email: _____

Phone: _____ Alt Phone : _____

Description of work or alteration to be performed: _____

live oak removed for addition (due to foundation issues)

* Building permit pending approval - ~~Permit Approved~~. Issued 6/10/25

Recommend Approving Removal of Live Oak to Allow Home Addition pending Approval of A Building Permit.

Darrell Gafford 6/11/25

Check the following boxes indicating the information for each has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
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- ☐ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon**

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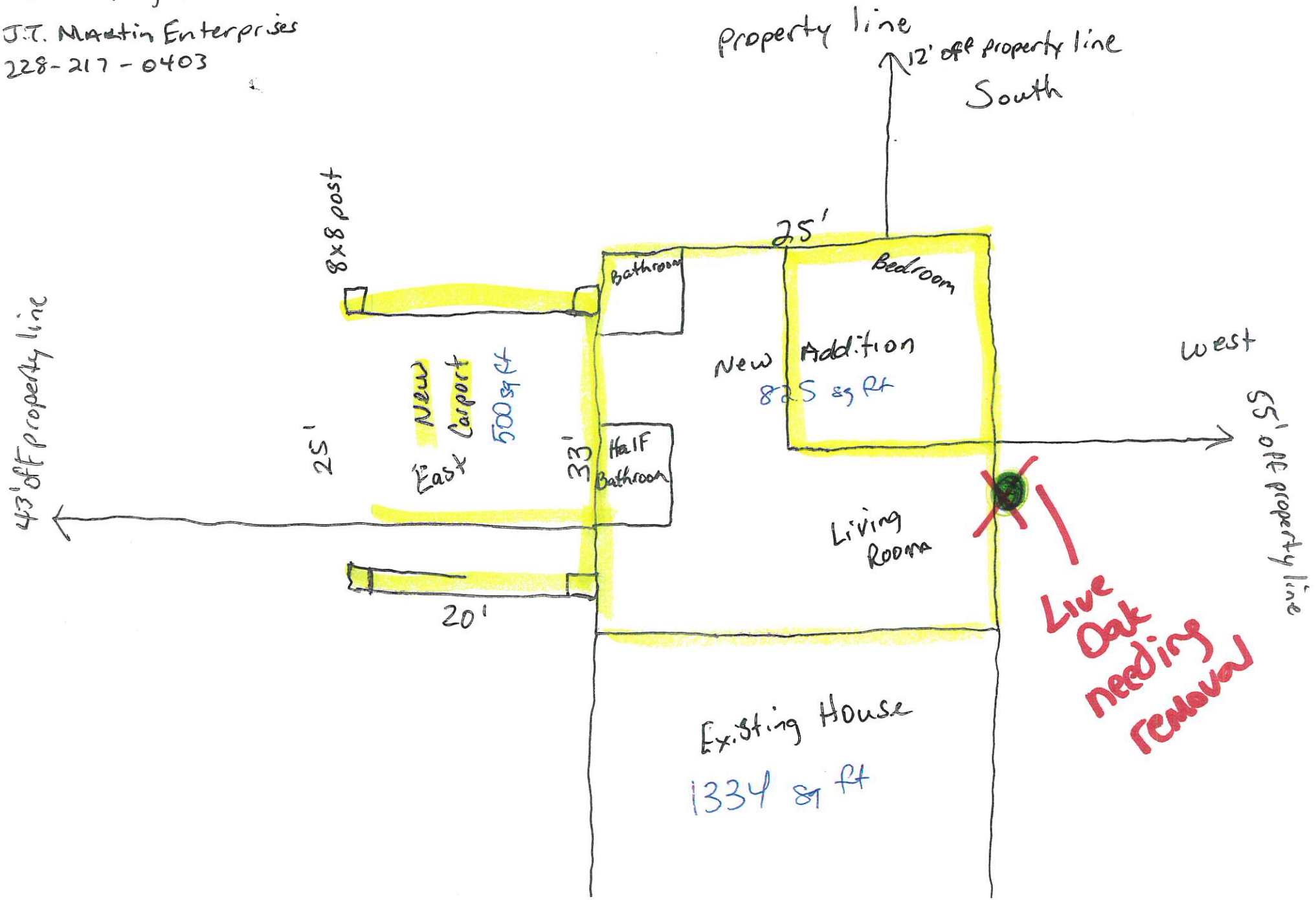
Applicant Signature Susan M Jarvis **DATE** 6/4/25

Susan Jarvis
113 Ogden Avenue
Ocean Springs, MS 39564
J.T. Martin Enterprises
228-217-0403

Site Plan



DK

#8678

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

MAY 21 2025

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 5-21-25

Address/Location of Work to be Performed: 1401 Government St.

Owner Information:

Name: Corp 85 Email: Marques4042@gmail.com

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: Marques Homes Email: Marques4042@gmail.com

Phone: 228-282-4200 Alt Phone :

Tree Contractor Information (if applicable):

Name: Email:

Phone: Alt Phone :

Description of work or alteration to be performed:

Request to remove a 7" Live Oak for future construction. The tree needs to be removed due to being planted next to a structure and under a power line. There are also drain lines under the tree.

will plant 1-2 oaks in rear of property.

Recommend Approving Removal of the Live Oak pending A Building Permit is issued for Construction on the site

Daniel Stahl 6/11/25

Check the following boxes indicating what information has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
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- ☐ **Picture(s) for Reference** ***Ribbon not required if clear pictures are provided.***

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Applicant Signature **DATE** 5-21-25

#8749

MAY 30 2025

CITY OF OCEAN SPRINGS
BUILDING DEPARTMENT

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 5/30/25

Address/Location of Work to be Performed: 3230 Dijon Avenue

Owner Information:

Name: Brenke

Email: [redacted]

Phone: [redacted]

Alt Pho [redacted]

Applicant Information (if different than owner):

Name: Deluca

Email: dougdeluca@icloud.com

Phone: 228-348-2259

Alt Phone: 228-875-0390

Tree Contractor Information (if applicable):

Name:

Email:

Phone:

Alt Phone:

Description of work or alteration to be performed:

Remove Southern Magnolia suffering from root blight

Replace with White Oak.

Recommend Approving Removal of the Magnolia, tree is small and Appears to be Dying.

Daniel Schofield 6/11/25

Check the following boxes indicating the information for each has been provided and/or adhered to:

- ☑ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☑ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☑ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon**

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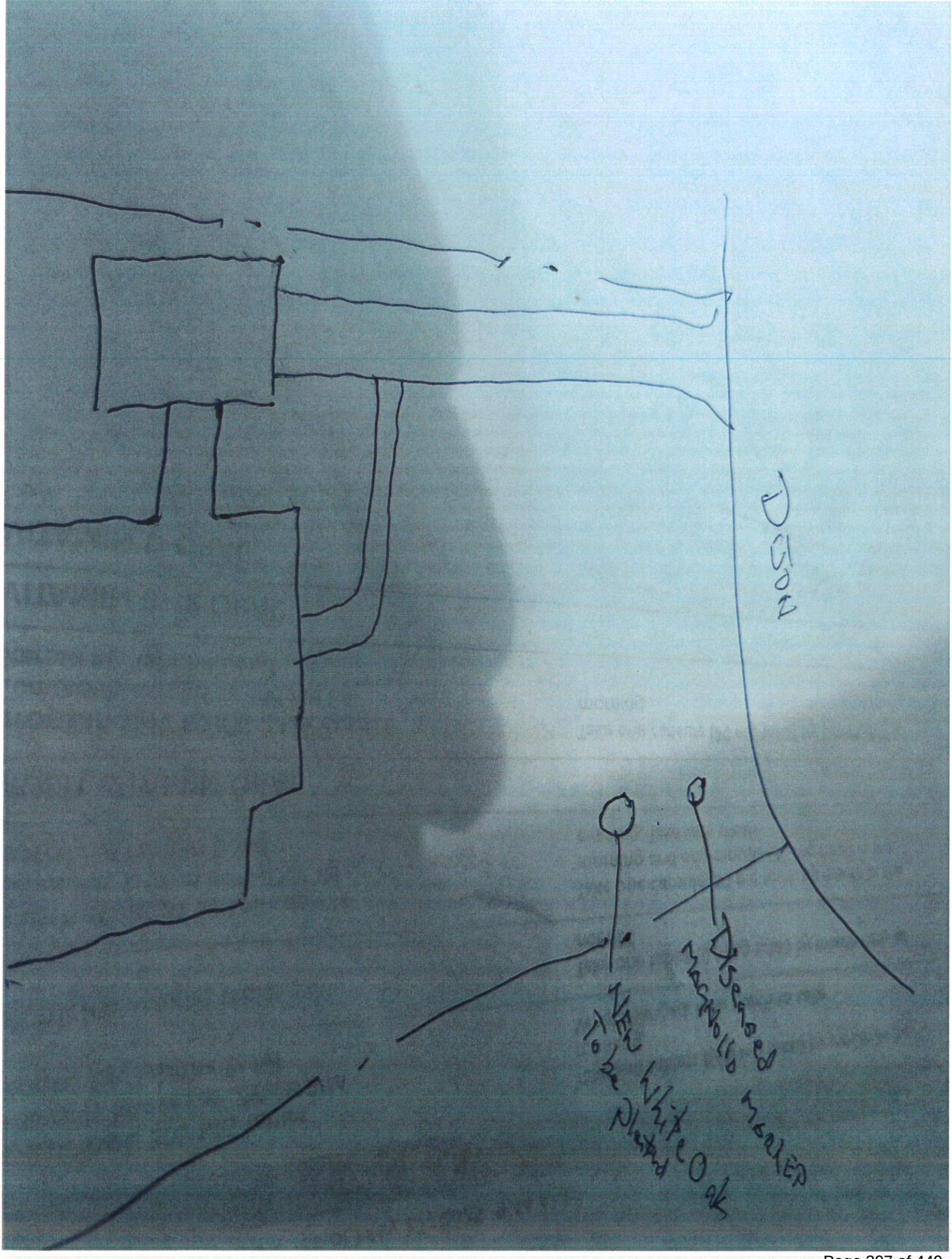
Applicant Signature [signature] **DATE** 5/30/25


DESIGN
NEW WHITE OAK TO BE PLANTED
DISEASED MATURE OAK

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 04470 - ACE DATA STORAGE					
ACE DATA STORAGE	0106560	NEW PRICING SHREDDING SERVICE FOR CITY HALL& COURT	COURT DEPT SHREDDING SERVICE	001-110-600-0600	55.00
ACE DATA STORAGE	0106560	NEW PRICING SHREDDING SERVICE FOR CITY HALL& COURT	CITY HALL SHREDDING SERVICE	001-140-600-0600	55.00
				Vendor 04470 - ACE DATA STORAGE Total:	**110.00**
Vendor: 04580 - AGJ SYSTEMS & NETWORKS INC					
AGJ SYSTEMS & NETWORKS I...	123132	Replacement Battery	Replacement Battery	001-140-603-0000	494.00
AGJ SYSTEMS & NETWORKS I...	123132	Replacement Battery	Replacement	001-140-603-0000	571.99
				Vendor 04580 - AGJ SYSTEMS & NETWORKS INC Total:	**1,065.99**
Vendor: 05962 - ARISTA INFORMATION SYSTEMS, INC					
ARISTA INFORMATION SYSTE...	INV-AIS-0012118	WATER BILL PDF, PRINTING, POSTAGE MAY 2025	WATER BILL PDF	401-710-606-0000	137.02
ARISTA INFORMATION SYSTE...	INV-AIS-0012118	WATER BILL PDF, PRINTING, POSTAGE MAY 2025	WATER BILL PRINTING	401-710-606-0000	1,044.24
ARISTA INFORMATION SYSTE...	INV-AIS-0012118	WATER BILL PDF, PRINTING, POSTAGE MAY 2025	WATER BILL POSTAGE	401-710-606-0000	4,137.91
				Vendor 05962 - ARISTA INFORMATION SYSTEMS, INC Total:	**5,319.17**
Vendor: 05619 - AT&T MOBILITY					
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - MAYOR IPAD	001-120-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - MAYOR	001-120-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - MAYOR ASST	001-120-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - CITY CLERK	001-140-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - K. JOHNSON	001-180-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - BLDG	001-191-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - FIRE IPADS	001-260-611-0000	120.69
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - FIRE MARSHALL	001-260-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - PW ADMIN	001-300-611-0000	44.98
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - DRAINAGE IPAD	001-352-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - HOTSPOT	001-550-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	NETGEAR NIGHTHAWK M6 PRO	001-550-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - S. DOSSETT IPAD	001-550-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - HWY 57 MAINT	001-550-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	M7 PRO HOTSPOT - TACONI	001-550-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	WATER DEPT IPAD	401-750-611-0000	40.23
AT&T MOBILITY	842X06052025	FIRSTNET SERVICES THROUGH 5/27/25	FIRSTNET SERVICES - SEWER IPAD	401-751-611-0000	40.23
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES PROJECT MGR	001-120-611-0000	44.98

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES HUMAN RESOURCES	001-180-611-0000	44.98
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES BUILDING	001-191-611-0000	134.94
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES ANIMAL CONTROL	001-200-611-0000	44.98
AT&T MOBILITY	929X06052025	CITY CELL PHONES	IPAD 228-282-0587	001-260-603-0000	199.99
AT&T MOBILITY	929X06052025	CITY CELL PHONES	IPAD 228-238-9139	001-260-611-0000	40.23
AT&T MOBILITY	929X06052025	CITY CELL PHONES	IPAD 228-282-0587	001-260-611-0000	20.51
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES PW ADMIN	001-300-611-0000	44.98
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES STREET	001-301-611-0000	15.99
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES DRAINAGE	001-352-611-0000	60.90
AT&T MOBILITY	929X06052025	CITY CELL PHONES	GAY LEMON	001-550-611-0000	40.23
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES PARKS DEPT	001-550-611-0000	297.23
AT&T MOBILITY	929X06052025	CITY CELL PHONES	HOTSPOT	001-550-611-0000	40.23
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES WATER BILLING	401-710-611-0000	81.91
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES WATER DEPT	401-750-611-0000	60.90
AT&T MOBILITY	929X06052025	CITY CELL PHONES	CITY CELL PHONES SEWER DEPT	401-751-611-0000	89.96
				Vendor 05619 - AT&T MOBILITY Total:	**2,060.56**
Vendor: 04873 - AUDIO WAVE, INC.					
AUDIO WAVE, INC.	A58711	Labor to install camera into unit 2109	Labor	001-200-630-0000	650.00
AUDIO WAVE, INC.	A58711	Labor to install camera into unit 2109	Shop supplies	001-200-630-0000	50.00
				Vendor 04873 - AUDIO WAVE, INC. Total:	**700.00**
Vendor: 034301 - BORDIS & DANOS, PLLC					
BORDIS & DANOS, PLLC	14	GENERAL RETAINER FOR LEGAL SERVICES JUNE 2025	GENERAL RETAINER FOR LEGAL SERVICES JUNE 2025	001-120-600-0603	3,000.00
				Vendor 034301 - BORDIS & DANOS, PLLC Total:	**3,000.00**
Vendor: 04540 - BROWN, MITCHELL & ALEXANDER, INC					
BROWN, MITCHELL & ALEXA...	26383	GOVERNMENT ST SIDEWALK #14	GOVERNMENT ST SIDEWALK #14	320-330-911-0000	1,427.25
BROWN, MITCHELL & ALEXA...	26384	24-3899A FT BAYOU STORM DRAIN THROUGH 5/31/25	24-3899A FT BAYOU STORM DRAIN THROUGH 5/31/25	324-334-911-0000	24,310.00
BROWN, MITCHELL & ALEXA...	26385	PLAN AND SKETCH PLAT REVIEWS MAY 2025	PLAN AND SKETCH PLAT REVIEWS MAY 2025	001-120-600-0612	2,305.00
BROWN, MITCHELL & ALEXA...	26386	19-3677C-01 OS ROAD RECONSTRUCTION MAY 2025	19-3677C-01 OS ROAD RECONSTRUCTION MAY 2025	308-330-911-0001	36,900.00
BROWN, MITCHELL & ALEXA...	26387	DEANA ROAD IMPROVEMENTS MAY 2025	DEANA ROAD IMPROVEMENTS MAY 2025	100-301-911-0000	1,625.00
				Vendor 04540 - BROWN, MITCHELL & ALEXANDER, INC Total:	**66,567.25**
Vendor: 03204 - C SPIRE WIRELESS					
C SPIRE WIRELESS	INV0030944	ACCOUNT 0030078484 - CELL PHONE CHARGES	ROCKET MODEMS / WIFI CARDS / HOTSPOTS	001-200-611-0000	1,517.12
				Vendor 03204 - C SPIRE WIRELESS Total:	**1,517.12**
Vendor: 02808 - C.H. FENSTERMAKER & ASSOCIATES LLC					
C.H. FENSTERMAKER & ASSOC...	0215440	CHANNEL BANK STABILIZATION THROUGH 5/3/25	CHANNEL BANK STABILIZATION THROUGH 5/3/25	324-333-911-0000	36,625.95
				Vendor 02808 - C.H. FENSTERMAKER & ASSOCIATES LLC Total:	**36,625.95**
Vendor: 035791 - CAMERON ROBINSON					
CAMERON ROBINSON	INV0030828	ADULT BASKETBALL SCOREKEEPING 6/3 - 6/10	ADULT BASKETBALL SCOREKEEPING 6/3 - 6/10	001-550-688-0000	80.00
				Vendor 035791 - CAMERON ROBINSON Total:	**80.00**
Vendor: 00216 - CAN'T BE BEAT FENCE & CONSTRUCTION					
CAN'T BE BEAT FENCE & CON...	21794	Furnish and install new fence and John Gill Park	Remove Existing Fence	008-550-911-0931	778.30
CAN'T BE BEAT FENCE & CON...	21794	Furnish and install new fence and John Gill Park	furnish and install magnetic lock	008-550-911-0931	3,990.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
CAN'T BE BEAT FENCE & CON...	21794	Furnish and install new fence and John Gill Park	Furnish and install new fence and John Gill Park	008-550-911-0931	10,376.00
				Vendor 00216 - CAN'T BE BEAT FENCE & CONSTRUCTION Total:	**15,144.30**
Vendor: 036091 - CENTURY CONSTRUCTION GROUP, INC.					
CENTURY CONSTRUCTION GR...	16536	MARY C O'KEEFE REPAIRS PAY APP 5	MARY C O'KEEFE REPAIRS PAY APP 5	333-196-904-0000	87,791.61
CENTURY CONSTRUCTION GR...	16613	MARY C O'KEEFE REPAIRS PAY APP 6	MARY C O'KEEFE REPAIRS PAY APP 6	333-196-904-0000	60,082.02
				Vendor 036091 - CENTURY CONSTRUCTION GROUP, INC. Total:	**147,873.63**
Vendor: 037441 - CHARLES GILL					
CHARLES GILL	INV0030834	REFUND DIFFERENCE BETWEEN FLAG / TACKLE FOOTBALL	REFUND DIFFERENCE BETWEEN FLAG / TACKLE FOOTBALL	001-001-316-0002	40.00
				Vendor 037441 - CHARLES GILL Total:	**40.00**
Vendor: 05687 - CHIP21, LLC					
CHIP21, LLC	6916	Shirts for records personnel	EMM1001 2X Shirt	001-200-535-0531	30.00
				Vendor 05687 - CHIP21, LLC Total:	**30.00**
Vendor: 06150 - CINTAS CORPORATION					
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	28.80
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	38.16
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	255.51
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.79
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	76.38
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.71
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.59
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4232127948	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.59
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	28.80
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.79
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	38.16
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	255.51
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.59
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	76.38
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.71
CINTAS CORPORATION	4232800315	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.59
				Vendor 06150 - CINTAS CORPORATION Total:	**909.56**
Vendor: 01714 - COASTAL FIRE AND SAFETY, LLC					
COASTAL FIRE AND SAFETY, LLC	36724	MONTHLY FIRE / BURGLARY ALARM MONITORING	CITY HALL FIRE / BURGLARY MONTHLY MONITORING	001-140-600-0600	95.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
COASTAL FIRE AND SAFETY, LLC	36724	MONTHLY FIRE / BURGLARY ALARM MONITORING	COMMUNITY CENTER FIRE / BURGLARY MONTHLY	001-194-600-0600	70.00
COASTAL FIRE AND SAFETY, LLC	36724	MONTHLY FIRE / BURGLARY ALARM MONITORING	CIVIC CENTER FIRE/BURGLARY MONTHLY MONITORING	001-195-600-0600	70.00
COASTAL FIRE AND SAFETY, LLC	36724	MONTHLY FIRE / BURGLARY ALARM MONITORING	LIBRARY BURGLARY MONTHLY MONITORING	101-510-630-0000	45.00
				Vendor 01714 - COASTAL FIRE AND SAFETY, LLC Total:	**280.00**
Vendor: 037451 - CORTEL RUBOM					
CORTEL RUBOM	INV0030838	VOLLEYBALL SCOREKEEPING 5/28/25	VOLLEYBALL SCOREKEEPING 5/28/25	001-550-688-0000	30.00
				Vendor 037451 - CORTEL RUBOM Total:	**30.00**
Vendor: 06049 - CROCKER HEATING & AIR INC					
CROCKER HEATING & AIR INC	I-20160-1	CAPACITOR REPLACEMENT - POTTERY STUDIO MIDDLE AVE	CAPACITOR REPLACEMENT - POTTERY STUDIO MIDDLE AVE	001-550-630-0000	260.00
				Vendor 06049 - CROCKER HEATING & AIR INC Total:	**260.00**
Vendor: 037271 - DELTA UTILITIES					
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3049226-8 / 1018 PORTER AVE	001-140-625-0000	82.24
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	7455154-0 / 1018 PORTER AVE A	001-140-625-0000	55.42
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3049209-4 / 516 WASHINGTON AVE	001-193-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3049204-5 / 512 WASHINGTON AVE	001-194-625-0000	118.69
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	13833124-4 / 1600 GOVERNMENT ST (MARY C)	001-196-625-0000	44.38
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	6537669-1 / 503 DEWEY AVE GENERATOR	001-200-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	9369075-8 / 3810 BIENVILLE BLVD	001-200-625-0000	184.11
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3086932-5 / 1226 BIENVILLE BLVD	001-260-625-0000	51.13
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3137039-8 / 2830 GOVERNMENT (BEAUGEZ FIRE STATION)	001-260-625-0000	57.57
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	9069605-5 / 3820 BIENVILLE BLVD	001-260-625-0000	89.73
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	7984165-6 / 405 HALSTEAD RD	001-301-625-0000	46.84
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	7984159-9 / 1018 PORTER AVE B	001-301-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3074142-5 / 724 PINE DR	001-301-625-0000	61.86
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	6400671650-6 / 710 MAGNOLIA AVE	001-550-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	6400415252-2 / 400 ALICE ST	001-550-625-0000	44.38
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3062130-4 / 1409 MIDDLE AVE	001-550-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	3068913-7 / 720 PINE DR	401-751-625-0000	41.48
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	6400671651-4 / 611 MAGNOLIA AVE	551-551-625-0000	67.22
DELTA UTILITIES	INV0030792	NATURAL GAS CHARGES	6400671646-4 / 1612 GOVERNMENT S…	551-551-625-0000	129.42
				Vendor 037271 - DELTA UTILITIES Total:	**1,281.87**
Vendor: 02339 - DEMETRIO LEE MARQUEZ					
DEMETRIO LEE MARQUEZ	INV0030841	TACO FEST OS 2025 COORDINATION / MANAGEMENT	TACO FEST OS 2025 COORDINATION / MANAGEMENT	001-196-150-0000	900.00
				Vendor 02339 - DEMETRIO LEE MARQUEZ Total:	**900.00**
Vendor: 030991 - DEVIN CARTER					
DEVIN CARTER	INV0030843	BACKSTAGE CLEANUP AND ORGANIZATION MAY 2025	BACKSTAGE CLEANUP AND ORGANIZATION MAY 2025	001-196-688-0000	76.50
				Vendor 030991 - DEVIN CARTER Total:	**76.50**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 00227 - DOGWOOD CERAMICS					
DOGWOOD CERAMICS	7055	Clay order for pottery	s-112 clay	001-550-540-0542	520.00
				Vendor 00227 - DOGWOOD CERAMICS Total:	**520.00**
Vendor: 05394 - EAGLE ENERGY INC.					
EAGLE ENERGY INC.	46979	Diesel Tank Fuel	Diesel Tank Fuel	001-260-525-0000	3,359.07
EAGLE ENERGY INC.	47023	Fuel for Police, Fire, Public Works, Parks	Fuel for Police, Fire, Public Works, Parks	001-200-525-0000	5,271.46
				Vendor 05394 - EAGLE ENERGY INC. Total:	**8,630.53**
Vendor: 03044 - EAST BEACH SPECIALTIES, INC.					
EAST BEACH SPECIALTIES, INC.	15927	BAGS FOR NEW BOARD	12 NAVY BAGS	001-140-560-0000	86.64
				Vendor 03044 - EAST BEACH SPECIALTIES, INC. Total:	**86.64**
Vendor: 04687 - ELIZABETH VEGLIA					
ELIZABETH VEGLIA	INV0030887	Mosaic Repairs - Front Beach	Mosaic restoration and cleaning	336-190-901-0000	4,000.00
				Vendor 04687 - ELIZABETH VEGLIA Total:	**4,000.00**
Vendor: 05628 - ENGEL ELECTRIC, LLC					
ENGEL ELECTRIC, LLC	INV0030846	MARY C ELECTRICAL REPAIR 5/3/25	MARY C ELECTRICAL REPAIR 5/6/25	001-196-630-0000	337.50
				Vendor 05628 - ENGEL ELECTRIC, LLC Total:	**337.50**
Vendor: 00419 - FAST EDDIE'S, INC					
FAST EDDIE'S, INC	126336-1	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet1701	001-200-525-0000	89.00
FAST EDDIE'S, INC	126344	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet1905	001-200-525-0000	87.88
FAST EDDIE'S, INC	126347	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet2104	001-200-525-0000	87.88
FAST EDDIE'S, INC	126353	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet2401	001-200-525-0000	93.50
FAST EDDIE'S, INC	126373-1	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet2102	001-200-525-0000	47.00
FAST EDDIE'S, INC	126381	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet1702	001-200-525-0000	87.88
FAST EDDIE'S, INC	126382-1	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet2101	001-200-525-0000	47.00
FAST EDDIE'S, INC	126393	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet2103	001-200-525-0000	47.00
FAST EDDIE'S, INC	126395	Oil Changes & Service for Police Fleet	Oil Changes & Service for Police Vehicle Fleet1705	001-200-525-0000	103.99
				Vendor 00419 - FAST EDDIE'S, INC Total:	**691.13**
Vendor: 03866 - GOODGAMES					
GOODGAMES	109374	5.5 X 3.5 VOTER PRECINCT CARDS - MAILED TO VOTERS	5.5 X 3.5 VOTER PRECINCT CARDS - MAILED TO VOTERS	001-100-600-0601	7,264.11
				Vendor 03866 - GOODGAMES Total:	**7,264.11**
Vendor: 00313 - GULF COAST BUSINESS SUPPLY CO INC					
GULF COAST BUSINESS SUPPLY..	278943	Bldg Dept Office Supplies GCBS	Copy Paper 10 reams	001-191-500-0000	79.58
GULF COAST BUSINESS SUPPLY..	278943	Bldg Dept Office Supplies GCBS	Energel Pink ink pen	001-191-500-0000	4.22
GULF COAST BUSINESS SUPPLY..	280236	toilet seat covers for city building bathrooms	HOSPECO 14.25x16.5 white toilet seat cover (250 pa	001-550-510-0000	100.33
GULF COAST BUSINESS SUPPLY..	280236	toilet seat covers for city building bathrooms	Arm and Hammer deodorizing carpet powder	001-550-510-0000	45.87
				Vendor 00313 - GULF COAST BUSINESS SUPPLY CO INC Total:	**230.00**
Vendor: 01053 - HANCOCK WHITNEY BANK CREDIT CARD CENTER					
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT PRO	001-110-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	MURKY WATERS - MYC OFFICERS MEETING	001-120-551-0000	117.41
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	PIZZA HUT - MYC INTERVIEWS	001-120-552-0000	25.34
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ROUSES - MYC BANQUET SUPPLIES	001-120-552-0000	44.97

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	WOODY'S ROADSIDE - MYC BANQUET	001-120-552-0000	764.64
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT STANDARD	001-120-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT PRO	001-120-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	GANNETT MEDIA	001-120-686-0000	9.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	THE SUN HERALD	001-120-686-0000	55.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	GANNETT MEDIA	001-120-686-0000	16.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT STANDARD	001-140-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	BEST BUY - LOGITECH WEBCAM	001-180-500-0000	38.98
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	OPEN AI - CHAT GPT	001-180-602-0000	20.00
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE CREATIVE CLOUD ALL APPS	001-180-602-0000	89.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADA COORDINATOR TRAINING - M MCDOWELL	001-180-605-0607	25.00
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	MISSISSIPPI SHRM 2025 CONFERENCE - M MCDOWELL	001-180-605-0607	359.47
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	INDEED JOB POSITING - ADMIN AND COMMUNITY RELATION	001-180-610-0000	110.74
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	BEST BUY - WIRELESS MOUSE	001-190-500-0000	8.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT PRO	001-190-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT PRO	001-191-602-0000	23.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ASSOCIATION OF FLOODPLAIN MANAGERS CFM RENEW	001-191-686-0000	80.00
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	USPS - SHIPPING ARTWORK	001-196-341-0001	38.79
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE CREATIVE CLOUD ALL APPS	001-196-602-0000	89.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	BEST BUY - VANKYO MINI PROJECTOR	001-196-645-0001	239.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	BEST BUY - SHARK NAVIGATOR VACUUM	001-200-510-0000	159.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	INSTITUTE OF POLICE TECHNOLOGY	001-200-605-0607	695.00
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	RESIDENCE INN JACKSON / PEARL - P. BOURQUE	001-200-605-0607	550.00
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	SPARKLIGHT - CABLE AT 3810 BIENVILLE BLVD	001-200-625-0000	55.50
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT STANDARD	001-260-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT STANDARD	001-300-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	SPARKLIGHT - CABLE AT 712 PINE DR BIENVILLE BLVD	001-300-625-0000	37.34
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	BEST BUY - 10 OUTLET SURGE PROTECTORS X 2	001-550-540-0540	62.98
HANCOCK WHITNEY BANK CR...	INV0030796	CITY CREDIT CARD CHARGES THROUGH 5/27/25	ADOBE ACROBAT STANDARD	001-550-602-0000	14.99
			Vendor 01053 - HANCOCK WHITNEY BANK CREDIT CARD CENTER Total:		**3,940.96**
Vendor: 00007 - HARRISON COUNTY, MISSISSIPPI					
HARRISON COUNTY, MISSISSI...	2025-031	Academy training for Hayes, Bell, Daehnert	Refresher class Bell, Daehnert	001-200-605-0607	3,000.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
HARRISON COUNTY, MISSISSI...	2025-031	Academy training for Hayes, Bell, Daehnert	Basic class Hayes	001-200-605-0607	4,000.00
				Vendor 00007 - HARRISON COUNTY, MISSISSIPPI Total:	**7,000.00**
Vendor: 032121 - HAWKINS LAWN AND LANDSCAPE, LLC					
HAWKINS LAWN AND LANDS...	4975	JUNE MAINTENANCE PROGRAM	MARY C LAWN MAINTENANCE	001-196-630-0000	500.00
HAWKINS LAWN AND LANDS...	4975	JUNE MAINTENANCE PROGRAM	CITY MARQUEE LANDSCAPE MAINTENANCE	001-353-600-0601	266.00
HAWKINS LAWN AND LANDS...	4988	IRRIGATION AND LANDSCAPING AT CITY MARQUEE	LANDSCAPING AND LABOR	001-353-600-0601	1,305.25
HAWKINS LAWN AND LANDS...	4988	IRRIGATION AND LANDSCAPING AT CITY MARQUEE	IRRIGATION SPRAY HEAD AND VALVES	001-353-600-0601	120.00
				Vendor 032121 - HAWKINS LAWN AND LANDSCAPE, LLC Total:	**2,191.25**
Vendor: 03983 - IMAGES GALORE SIGNS LLC					
IMAGES GALORE SIGNS LLC	23-2543	No Parking Signs	No Parking Signs	010-140-566-0000	475.00
IMAGES GALORE SIGNS LLC	23-2543	No Parking Signs	Stakes	010-140-566-0000	175.00
IMAGES GALORE SIGNS LLC	23-2684	OSPD STENCILS	5 X 15 INCH "OSPD" STENCILS FOR PAINT	001-200-560-0000	60.00
IMAGES GALORE SIGNS LLC	23-2771	Vinyl stickers for new building truck B-7	Vinyl logo for doors and tailgat Bldg truck B7	001-191-915-0000	250.00
IMAGES GALORE SIGNS LLC	25-2946	Gallery Window Cling	Gallery Window Cling	001-196-645-0001	105.00
IMAGES GALORE SIGNS LLC	25-3355	SIGNS AND BANNERS FOR FRIDAY AT THE FORT	COROPLAST SIGNES: 24X18 DOUBLE SIDED	001-120-703-0000	203.10
IMAGES GALORE SIGNS LLC	25-3355	SIGNS AND BANNERS FOR FRIDAY AT THE FORT	54 X 120 SINGLE SIDED MARQUEE TOWER BANNER	001-120-703-0000	200.00
IMAGES GALORE SIGNS LLC	25-3355	SIGNS AND BANNERS FOR FRIDAY AT THE FORT	36 X 71 SINGLE SIDED BANNERS	001-120-703-0000	170.00
IMAGES GALORE SIGNS LLC	25-3355	SIGNS AND BANNERS FOR FRIDAY AT THE FORT	ECONOMY STAKE FOR COROPLAST	001-120-703-0000	26.25
IMAGES GALORE SIGNS LLC	25-3490	hook up led electrical of the marquee	led hook up of marquee at sports complex	001-550-630-0000	400.00
				Vendor 03983 - IMAGES GALORE SIGNS LLC Total:	**2,064.35**
Vendor: 01858 - INTERSTATE BATTERY SYSTEM OF SOUTH MS					
INTERSTATE BATTERY SYSTEM...	140700	batteries for the bus for 240 and 241	batteries for the bus for 240 and 241	001-550-563-0000	498.94
				Vendor 01858 - INTERSTATE BATTERY SYSTEM OF SOUTH MS Total:	**498.94**
Vendor: 06238 - JACKSON COUNTY ADULT DETENTION CENTER					
JACKSON COUNTY ADULT DET...	INV0030797	PRISONER HOUSING MAY 2025	PRISONER HOUSING MAY 2025	001-200-520-0000	12,540.00
				Vendor 06238 - JACKSON COUNTY ADULT DETENTION CENTER Total:	**12,540.00**
Vendor: 04863 - JACKSON COUNTY CHANCERY CLERK					
JACKSON COUNTY CHANCERY...	11665	DEED RECORDING	DEED RECORDING	040-140-616-0000	26.00
				Vendor 04863 - JACKSON COUNTY CHANCERY CLERK Total:	**26.00**
Vendor: 01479 - JACKSON COUNTY UTILITY AUTHORITY					
JACKSON COUNTY UTILITY AU...	272216	WATER-SUBSCRIBERS WHOLESALE	WATER-SUBSCRIBERS WHOLESALE 5/1/25 - 6/1/25	401-750-691-0000	21,476.25
JACKSON COUNTY UTILITY AU...	272216	WATER-SUBSCRIBERS WHOLESALE	WATER-SUBSCRIBERS WHOLESALE 4/17 - 5/19	401-750-691-0000	171.90
				Vendor 01479 - JACKSON COUNTY UTILITY AUTHORITY Total:	**21,648.15**
Vendor: 003164 - JENY BLACK PRICE					
JENY BLACK PRICE	1096	Suicide prevention Bernard	NECI Crimes in progress Bernard	001-200-605-0607	150.00
JENY BLACK PRICE	1096	Suicide prevention Bernard	Crimes in progress Havard	001-200-605-0607	150.00
JENY BLACK PRICE	1096	Suicide prevention Bernard	Never secure & always ready training Bernard	001-200-605-0607	150.00
				Vendor 003164 - JENY BLACK PRICE Total:	**450.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 02615 - JERROD PARTRIDGE					
JERROD PARTRIDGE	INV0030799	LOCAL CREATIVES GALLERY INSTALL - S. JENKINS EXHIB	LOCAL CREATIVES GALLERY INSTALL - S. JENKINS EXHIB	001-196-645-0001	140.00
				Vendor 02615 - JERROD PARTRIDGE Total:	**140.00**
Vendor: 04035 - JESSIE GALLOWAY JR					
JESSIE GALLOWAY JR	INV0030849	ADULT BASKETBALL SECURITY 5/28 - 6/10	ADULT BASKETBALL SECURITY 5/28 - 6/10	001-550-688-0000	160.00
				Vendor 04035 - JESSIE GALLOWAY JR Total:	**160.00**
Vendor: 02295 - JON THOMAS					
JON THOMAS	INV0030852	ADULT BASKETBALL REF 5/28 - 6/10	ADULT BASKETBALL REF 5/28 - 6/10	001-550-688-0000	320.00
				Vendor 02295 - JON THOMAS Total:	**320.00**
Vendor: 06227 - KLOUD7 LLC					
KLOUD7 LLC	27816	CITYWIDE PHONE SERVICE JUNE 2025	CITYWIDE PHONE SERVICE JUNE 2025	001-140-612-0000	4,079.69
				Vendor 06227 - KLOUD7 LLC Total:	**4,079.69**
Vendor: 06183 - LANE CONSTRUCTION COMPANY OF MS, INC					
LANE CONSTRUCTION COMP…	24-3899A - 3	MCWI 127 FT BAYOU STORM DRAIN PAY APP 3	MCWI 127 FT BAYOU STORM DRAIN PAY APP 3	324-334-911-0000	365,487.32
				Vendor 06183 - LANE CONSTRUCTION COMPANY OF MS, INC Total:	**365,487.32**
Vendor: 034841 - LEAH A PHILLIPS, CUSTODIAN PETTY CASH					
LEAH A PHILLIPS, CUSTODIAN …	INV0030866	PETTY CASH EXPENSES 11/21/24 - 5/28/25	COMPUTER MOUSE	001-200-500-0000	18.06
LEAH A PHILLIPS, CUSTODIAN …	INV0030866	PETTY CASH EXPENSES 11/21/24 - 5/28/25	UNIFORM PINS AND TIE	001-200-535-0531	35.97
LEAH A PHILLIPS, CUSTODIAN …	INV0030866	PETTY CASH EXPENSES 11/21/24 - 5/28/25	PASSPORT PHOTOS AND MAGIC ERASERS	001-200-560-0000	120.28
LEAH A PHILLIPS, CUSTODIAN …	INV0030866	PETTY CASH EXPENSES 11/21/24 - 5/28/25	UTILITY DOLLY INNER TIRE TUBE	001-200-563-0000	19.25
				Vendor 034841 - LEAH A PHILLIPS, CUSTODIAN PETTY CASH Total:	**193.56**
Vendor: 03109 - LEXIS-NEXIS					
LEXIS-NEXIS	3095824444	MONTHLY SUBSCRIPTION MAY 2025	MONTHLY SUBSCRIPTION MAY 2025	001-110-602-0000	140.00
				Vendor 03109 - LEXIS-NEXIS Total:	**140.00**
Vendor: 037061 - LIONEL TURNER					
LIONEL TURNER	INV0030853	ADULT BASKETBALL REF - 5/28 - 6/10	ADULT BASKETBALL REF - 5/28 - 6/10	001-550-688-0000	160.00
				Vendor 037061 - LIONEL TURNER Total:	**160.00**
Vendor: 00510 - LOWE'S HOME CENTERS INC					
LOWE'S HOME CENTERS INC	996531	Plant/Landscape Material City Wide	Plant/Landscape material City Wide	001-353-546-0000	113.70
LOWE'S HOME CENTERS INC	970690	Open PO for hoses, bumper head, tri pod for parks.	NEVERKINK HOSE,TRIPOD,2-WAY SHUT OFF,TRIMME…	001-550-560-0000	391.08
LOWE'S HOME CENTERS INC	981622	Plant/Landscape Material City Wide	Plant/Landscape material City Wide	001-353-546-0000	84.49
LOWE'S HOME CENTERS INC	990572	Plant/Landscape Material City Wide	Plant/Landscape material City Wide	001-353-546-0000	33.15
LOWE'S HOME CENTERS INC	995476	Plant/Landscape Material City Wide	Plant/Landscape material City Wide	001-353-546-0000	227.39
LOWE'S HOME CENTERS INC	989574	Lime for grounds maintenance at parks	Soil Doctor pelletized lawn lime 40 lbs	001-550-560-0000	100.88
LOWE'S HOME CENTERS INC	989607	42 gallon contractor bags	42 Gallon contractor bags	001-550-510-0000	712.00
				Vendor 00510 - LOWE'S HOME CENTERS INC Total:	**1,662.69**
Vendor: 037461 - MADALYN GODWIN					
MADALYN GODWIN	R00393918	SENIOR CENTER DEPOSIT REFUND	SENIOR CENTER DEPOSIT REFUND	001-001-108-0000	200.00
				Vendor 037461 - MADALYN GODWIN Total:	**200.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 06315 - MASON HOLLAND					
MASON HOLLAND	INV0030854	SUSIE MORGAN RECITAL 5/19 - 5/20	SUSIE MORGAN RECITAL 5/19 - 5/20	001-196-688-0000	107.00
				Vendor 06315 - MASON HOLLAND Total:	**107.00**
Vendor: 003128 - MASSETT SUPPLY COMPANY INC.					
MASSETT SUPPLY COMPANY I...	844462	Solenoid and switch for infield groomer/dragger	switch ignition for infield groomer	001-550-563-0000	4.91
MASSETT SUPPLY COMPANY I...	844464	Small Goods and Supplies	AA Industrial Battery	001-260-560-0000	22.32
MASSETT SUPPLY COMPANY I...	844464	Small Goods and Supplies	Diesel Exhaust Fluid	001-260-560-0000	31.54
MASSETT SUPPLY COMPANY I...	844471	Truck 8 driver's door handle replacement	NAPA 10W30 QT	001-550-563-0000	41.88
MASSETT SUPPLY COMPANY I...	844471	Truck 8 driver's door handle replacement	80374 Dorman handle repair kit	001-550-563-0000	100.22
MASSETT SUPPLY COMPANY I...	844688	Oil Absorbent	Oil Absorbent	001-260-560-0000	18.80
MASSETT SUPPLY COMPANY I...	844805	cleaning supplies for equipment at 57	Armor All Tire Foam	001-550-560-0000	6.31
MASSETT SUPPLY COMPANY I...	844805	cleaning supplies for equipment at 57	Meguiars cleaner wax liquid	001-550-560-0000	10.83
MASSETT SUPPLY COMPANY I...	844805	cleaning supplies for equipment at 57	19IN Exactfitblade	001-550-560-0000	22.16
MASSETT SUPPLY COMPANY I...	844826	Door latch cable for Truck 8	Door latch cable for Truck 8	001-550-563-0000	55.20
MASSETT SUPPLY COMPANY I...	845106	Vehicle Wax Paste	Vehicle Wax Paste	001-260-560-0000	20.98
MASSETT SUPPLY COMPANY I...	845349	Pepair parts for city wide Vehicles and equipment	845349 12PK780 PU BELT	001-301-563-0000	55.88
MASSETT SUPPLY COMPANY I...	845387	repairs parts for dragger/groomer	blstr pk miniatures	001-550-563-0000	8.42
MASSETT SUPPLY COMPANY I...	845387	repairs parts for dragger/groomer	blster pk miniatures	001-550-563-0000	5.05
MASSETT SUPPLY COMPANY I...	845481	repair parts for tractor at Sports Complex	cable lug	001-550-563-0000	1.75
MASSETT SUPPLY COMPANY I...	845481	repair parts for tractor at Sports Complex	Battery Cable lug	001-550-563-0000	1.76
MASSETT SUPPLY COMPANY I...	845481	repair parts for tractor at Sports Complex	bulk batter cable	001-550-563-0000	5.56
MASSETT SUPPLY COMPANY I...	845481	repair parts for tractor at Sports Complex	Heat shrink tubes	001-550-563-0000	8.54
MASSETT SUPPLY COMPANY I...	845481	repair parts for tractor at Sports Complex	bulk battery cable	001-550-563-0000	11.67
MASSETT SUPPLY COMPANY I...	845491	Pepair parts for city wide Vehicles and equipment	845491 MEI3941 TWD BLOWER MOTOR-NAVISTAR	001-301-563-0000	179.34
MASSETT SUPPLY COMPANY I...	845641	Pepair parts for city wide Vehicles and equipment	845641 70283 GAT 8MXTXREEL	401-751-563-0000	25.11
MASSETT SUPPLY COMPANY I...	845641	Pepair parts for city wide Vehicles and equipment	845641 G251700608 GAT 6G-8FJX	401-751-563-0000	26.04
MASSETT SUPPLY COMPANY I...	845667	Pepair parts for city wide Vehicles and equipment	845667 7308176 BK LED BECON AMBER	401-751-563-0000	307.96
MASSETT SUPPLY COMPANY I...	845698	Pepair parts for city wide Vehicles and equipment	845698 16GS1F4 PU HOSE FITTING	401-751-563-0000	82.48
MASSETT SUPPLY COMPANY I...	845698	Pepair parts for city wide Vehicles and equipment	845698 16GS20FL90S PU HOSE FITTING	401-751-563-0000	121.64
MASSETT SUPPLY COMPANY I...	845698	Pepair parts for city wide Vehicles and equipment	845698 16GS20FJX PU HOSE FITTING	401-751-563-0000	77.55
MASSETT SUPPLY COMPANY I...	845698	Pepair parts for city wide Vehicles and equipment	845698 16C12 PU 1" 4 WIRE HOSE	401-751-563-0000	265.44
MASSETT SUPPLY COMPANY I...	845698	Pepair parts for city wide Vehicles and equipment	845698 ASSEMBLY PU HOSE ASSEMLY	401-751-563-0000	13.64
MASSETT SUPPLY COMPANY I...	845750	Pepair parts for city wide Vehicles and equipment	845750 87790 FNY HEAT NOZZLE 8-MFA-1	401-751-563-0000	64.99
MASSETT SUPPLY COMPANY I...	845817	Pepair parts for city wide Vehicles and equipment	845817 SG8918M PSG NAPA SilentGUARD Rear Disc Brak	401-751-563-0000	41.99
MASSETT SUPPLY COMPANY I...	845817	Pepair parts for city wide Vehicles and equipment	845817 SG8909M PSG NAPA SilentGUARD Front Disc Bra	401-751-563-0000	41.99
MASSETT SUPPLY COMPANY I...	845817	Pepair parts for city wide Vehicles and equipment	845817 48881778 NB NAPA Premium Front Brake Rotor	401-751-563-0000	260.70

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MASSETT SUPPLY COMPANY I...	845823	Pepair parts for city wide Vehicles and equipment	845823 30910 FNY E7018 STICK ELECTRODE	001-301-560-0000	36.99
MASSETT SUPPLY COMPANY I...	845823	Pepair parts for city wide Vehicles and equipment	845823 31310 FNY E6011 STICK ELECTRODE	001-301-560-0000	37.99
MASSETT SUPPLY COMPANY I...	845867	Pepair parts for city wide Vehicles and equipment	845867 MEI3941 TWD BLOWER MOTOR	401-751-563-0000	179.34
MASSETT SUPPLY COMPANY I...	845869	Pepair parts for city wide Vehicles and equipment	845869 40101 NBF NAPA Brake Fluid Mac's DOT 4 Brak	401-751-563-0000	36.89
MASSETT SUPPLY COMPANY I...	845904	Paint for rails at Halstead Tennis Courts	IM Gloss white	001-550-560-0000	56.40
MASSETT SUPPLY COMPANY I...	845906	Pepair parts for city wide Vehicles and equipment	845906 G606310604 GAT ADAPTER	001-301-563-0000	5.66
MASSETT SUPPLY COMPANY I...	845989	Pepair parts for city wide Vehicles and equipment	845989 615300 NPT Carlyle Socket Universal Joint	401-751-563-0000	31.99
MASSETT SUPPLY COMPANY I...	845989	Pepair parts for city wide Vehicles and equipment	845989 BR343 ECH Blower Motor Resistor	401-751-563-0000	25.22
MASSETT SUPPLY COMPANY I...	845989	Pepair parts for city wide Vehicles and equipment	845989 6552613 BK Blower Motor - Air Conditioning	401-751-563-0000	94.49
MASSETT SUPPLY COMPANY I...	846143	Pepair parts for city wide Vehicles and equipment	846143 2693855 NCD Steering Tie Rod End	401-751-563-0000	62.19
MASSETT SUPPLY COMPANY I...	846184	Pepair parts for city wide Vehicles and equipment	846184 4579 FIL NAPA GOLD CAB FILTER	401-751-563-0000	10.67
MASSETT SUPPLY COMPANY I...	846288	Pepair parts for city wide Vehicles and equipment	84688 05110 CRC AIR FLOW SENSOR CLNR	401-751-563-0000	11.49
MASSETT SUPPLY COMPANY I...	846342	Disposable gloves drill bit for grounds maintenanc	nitrile gloves	001-550-560-0000	27.98
MASSETT SUPPLY COMPANY I...	846342	Disposable gloves drill bit for grounds maintenanc	3/8 drill bit socket	001-550-560-0000	11.18
				Vendor 003128 - MASSETT SUPPLY COMPANY INC. Total:	**2,571.13**
Vendor: 030961 - MCCLATCHY COMPANY LLC					
MCCLATCHY COMPANY LLC	302133	LEGALS & PUBLIC NOTICES MAY 2025	658319 - RFP - LEGAL SERVICES	001-140-610-0000	54.61
MCCLATCHY COMPANY LLC	302133	LEGALS & PUBLIC NOTICES MAY 2025	658122 - INVITATION TO BID - DT SEWER REHAB	001-140-610-0000	303.58
MCCLATCHY COMPANY LLC	302133	LEGALS & PUBLIC NOTICES MAY 2025	658165 - AD FOR BIDS - STRIPING MAINTENANCE	001-140-610-0000	218.49
MCCLATCHY COMPANY LLC	302133	LEGALS & PUBLIC NOTICES MAY 2025	665237 - PUBLICATION SUMMARY ORDINANCE 2025-03	001-190-610-0000	39.43
MCCLATCHY COMPANY LLC	302133	LEGALS & PUBLIC NOTICES MAY 2025	664812 - PLANNING COMMISSION PUBLIC HEARINGS 6/10	001-190-610-0000	73.46
				Vendor 030961 - MCCLATCHY COMPANY LLC Total:	**689.57**
Vendor: 03718 - MEDICAL ANALYSIS LLC					
MEDICAL ANALYSIS LLC	17721	DRUG AND ALCOHOL TESTING MAY 2025	DRUG AND ALCOHOL TESTING MAY 2025	001-180-604-0000	698.00
				Vendor 03718 - MEDICAL ANALYSIS LLC Total:	**698.00**
Vendor: 02219 - METIS HOLD CO INC					
METIS HOLD CO INC	00012777	Tires, Allignment, Flat Repair for Police Vehicles	Tires, Allignment, Flat Repair for Police Vehicles	001-200-570-0000	1,299.87
				Vendor 02219 - METIS HOLD CO INC Total:	**1,299.87**
Vendor: 02296 - MICHAEL RICHARD					
MICHAEL RICHARD	INV0030855	SUMMER VOLLEYBALL SCOREKEEPER 6/10/25	SUMMER VOLLEYBALL SCOREKEEPER 6/10/25	001-550-688-0000	30.00
				Vendor 02296 - MICHAEL RICHARD Total:	**30.00**
Vendor: 00515 - MISSISSIPPI ASSN OF CHIEFS OF POLICE					
MISSISSIPPI ASSN OF CHIEFS ...	39039	2025 Chief of Police Summer Conference 20hrs.	2025 Chief Conference Dye Tiner Morvant Fox Spearn	001-200-605-0607	1,750.00
				Vendor 00515 - MISSISSIPPI ASSN OF CHIEFS OF POLICE Total:	**1,750.00**
Vendor: 03111 - MISSISSIPPI DEVELOPMENT AUTHORITY					
MISSISSIPPI DEVELOPMENT A...	INV0030809	GMS: 50466	GMS: 50466	401-800-810-0005	94.17

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI DEVELOPMENT A...	INV0030809	GMS: 50466	GMS: 50466	401-800-820-0005	1,777.43
			Vendor 03111 - MISSISSIPPI DEVELOPMENT AUTHORITY Total:		**1,871.60**
Vendor: 03957 - MISSISSIPPI FIRE ACADEMY					
MISSISSIPPI FIRE ACADEMY	11010	Rope Rescue A/O class for B. Broussard	Rope Rescue A/O class for B. Broussard	001-260-605-0607	250.00
			Vendor 03957 - MISSISSIPPI FIRE ACADEMY Total:		**250.00**
Vendor: 04056 - MISSISSIPPI POWER					
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	01267-96030 3199 GOVERNEMENT ST TRAFFIC LIGHT	001-301-625-0000	56.43
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	21030-05065 1409 GOVERNMENT ST METER FOR LIGHTS	001-301-625-0000	64.75
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	11912-91032 1018 PORTER CHRISTMAS LIGHTS	001-301-625-0000	57.88
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	40636-48013 2230 GOVERNMENT ST NEW SCHOOL CROSSIN	001-301-625-0000	61.33
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	17231-93281 2230 GOVT ST, TACONI BB LIGHTING	001-301-625-0000	161.24
MISSISSIPPI POWER	INV0030810	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	00739-95034 1702 DR JESSEE L TROTTER ST RESTROOM	001-550-625-0000	62.64
			Vendor 04056 - MISSISSIPPI POWER Total:		**464.27**
Vendor: 00156 - MISSISSIPPI POWER COMPANY					
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03451-61042 1014 PORTER ST	001-140-625-0000	264.88
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03661-61006 1018 PORTER ST	001-140-625-0000	1,007.28
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02191-61001 512 WASH AVE SENIOR CENTER	001-193-625-0000	397.57
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	01771-61009 512 WASH. AVE. COMMUNITY CENTER	001-194-625-0000	662.89
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	43938-12027 1600 GOVT ST. MARY O KEEFE	001-196-625-0000	1,970.13
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	39097-91021 MARY C OUTDOOR LIGHTS	001-196-625-0000	109.14
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	06561-63012 500 BIENVILLE BLVD	001-197-625-0000	62.90
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	09418-25010 731 WASHINGTON AVE	001-197-625-0000	39.02
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	04291-61008 523 DEWEY AVE	001-200-625-0000	499.47
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	56971-62007 2850 GOVT ST. - FD	001-260-625-0000	346.43
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	12021-63005 1226 BIENVILLE BLVD	001-260-625-0000	626.16
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	23191-63009 712 PINE DRIVE UNIT A	001-300-625-0000	710.01
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22351-62028 712 PINE DR	001-300-625-0000	103.94
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22981-63016 726 PINE DR	001-300-625-0000	607.17
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22771-63016 710 PINE DRIVE	001-300-625-0000	404.64
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	23821-63002 712 PINE DR	001-300-625-0000	276.87
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	25770-40023 1104 GOVT STREET	001-301-625-0000	169.33
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	11445-27007 / 927 WASHINGTON AVE TEMP POLE	001-301-625-0000	60.78
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	19352-15205 702 CHURCH ST	001-301-625-0000	60.78

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	32449-80008 809 WASHINGTON AVE	001-301-625-0000	60.78
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	59394-34031 927 WASHINGTON AVE	001-301-625-0000	60.78
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08716-53039 927 WASHINGTON FESTIVAL POLE	001-301-625-0000	60.78
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02014-61047 400 HOLCOMB BLVD TRAFFIC LIGHT	001-301-625-0000	60.83
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	91431-61003 1005 THORN SCHOOL	001-301-625-0000	60.98
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	04081-61017 520 DEWEY AVE	001-301-625-0000	62.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05434-88053 1017 DESOTO ST	001-301-625-0000	62.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08550-38041 919 CASH ALLEY	001-301-625-0000	62.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	10299-70019 690 WASHINGTON AVE	001-301-625-0000	62.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	80521-62006 511 WASHINGTON AVE	001-301-625-0000	62.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	16987-49004 19 GENERAL PERSHING AVE SHEARWATER	001-301-625-0000	62.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02417-20052 920 CASH ALLEY	001-301-625-0000	62.83
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08435-88152 500 FRONT BEACH DR	001-301-625-0000	62.89
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	18210-80112 100 EARLE TAYLOR	001-301-625-0000	60.51
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22924-14005 STREET LIGHTS OSU2	001-301-625-0000	59.96
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	53601-61007 3000 BIENVILLE	001-301-625-0000	58.08
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	23857-94009 725 PINE DR	001-301-625-0000	63.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22141-61003 1400 MIDDLE AVE	001-301-625-0000	401.02
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	20051-64001 714 PINE DRIVE	001-301-625-0000	372.46
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	67681-51002 499 FRONT BEACH DR	001-301-625-0000	565.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	20681-64001 STREET LIGHTS	001-301-625-0000	24,752.16
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	14171-36005 / 100 FRONT BEACH - OS/BILOXI BRIDGE	001-301-625-0000	1,778.28
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00911-62042 312 ALICE ST	001-301-625-0000	320.47
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	47301-61005 1109 IBERVILLE DR	001-301-625-0000	24.93
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03753-61078 1103 BRISTOL BLVD	001-301-625-0000	58.73
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	27570-71026 590 WASHINGTON AVE	001-301-625-0000	26.10
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	46389-82004 499 FRONT BEACH DR	001-301-625-0000	278.72
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	39541-62007 436 HANLEY RD - SCHOOL CAUTION	001-301-625-0000	56.43
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	39331-62007 158 LAFAYETTE CIRCLE SCHOOL CAUTION	001-301-625-0000	56.53
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	64321-63003 3420 GOVT ST	001-301-625-0000	56.84
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05432-61187 3101 BREEZY HILL LN	001-301-625-0000	56.88
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03799-68019 1102 BIENVILLE BLVD	001-301-625-0000	57.39

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	04398-10027 95 ASHLEY PLACE	001-301-625-0000	57.63
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	01834-84166 1802 GOVT STREET	001-301-625-0000	30.13
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	59901-61008 1103 BRISTOL BLVD	001-301-625-0000	63.86
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	09555-13014 619 WASHINGTON AVE	001-301-625-0000	62.64
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	43430-85025 2901 GOVT TRAFFIC	001-301-625-0000	64.16
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	36122-11009 1403 GOVT STREET	001-301-625-0000	199.53
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	99841-61005 317 CALHOUN ST	001-301-625-0000	75.17
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	18099-70073 598 FRONT BEACH DR	001-301-625-0000	199.37
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	17221-52008 2014 BIENVILLE BLVD TRAFFIC LIGHT	001-301-625-0000	76.45
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	09399-64084 3155 BIENVILLE BLVD	001-301-625-0000	76.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03457-56023 1314 GOVERNMENT ST	001-301-625-0000	77.62
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	89121-61005 801 HOLCOMB BLVD	001-301-625-0000	74.29
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	79011-61007 1504 BIENVILLE BLVD	001-301-625-0000	80.78
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05790-80041 1600 GOVT ST UNIT B	001-301-625-0000	89.76
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	57831-62000 417 HOLCOMB BLVD	001-301-625-0000	92.27
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	24456-60017 98 FRONT BEACH DRIVE	001-301-625-0000	93.09
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	04097-78132 297 FRONT BEACH DR	001-301-625-0000	192.58
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	81991-61001 918 CALHOUN ST	001-301-625-0000	106.35
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	10041-29089 98 FRONT BEACH METERED LIGHTING	001-301-625-0000	140.97
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	09291-63002 1102 BIENVILLE BLVD	001-301-625-0000	83.10
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	51741-62018 2339 GOVT STREET	001-301-625-0000	72.70
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	21879-95000 1101 BOWEN AVE	001-301-625-0000	77.19
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	41176-44018 / 1025 GOVERNMENT ST	001-301-625-0000	69.96
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	66831-61002 2107 BIENVILLE	001-301-625-0000	64.72
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	01239-32141 2651 GOV'T ST	001-301-625-0000	70.22
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	45432-83007 1015 DESOTO ST	001-301-625-0000	65.04
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	18214-06027 1599 BIENVILLE BLVD	001-301-625-0000	65.24
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	62841-61008 2701 BIENVILLE	001-301-625-0000	65.31
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	33475-02017 916 MLK JR	001-301-625-0000	65.84
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	14196-61145 712 PINE DR	001-301-625-0000	66.51
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	14791-62001 1802 GOVT STREET	001-301-625-0000	65.04
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08852-33170 1010 GOVT STREET	001-301-625-0000	67.54

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	28595-76017 / 1226 BIENVILLE BLVD	001-301-625-0000	69.94
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	46681-63008 2850 GOVT STREET CAUTION LIGHT	001-301-625-0000	68.07
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	18934-23063 1600 GOVT STREET	001-301-625-0000	68.04
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	01117-60046 1101 DESOTO ST	001-301-625-0000	105.98
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	29711-61021 / 1000 WASHINGTON AVE (MARSHALL PARK)	001-301-625-0000	67.60
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	10679-55016 405-B HALSTEAD RD TENNIS PAVILLION	001-550-625-0000	180.45
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	43111-61005 214 MORRIS NOBLE RD	001-550-625-0000	493.34
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	23401-63002 726 PINE DR	001-550-625-0000	159.54
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22571-64008 1805 KENSINGTON AVE	001-550-625-0000	215.42
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	47511-61005 499 FRONT BEACH	001-550-625-0000	131.24
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	21311-64006 902 MLK JR	001-550-625-0000	120.37
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	46491-63015 1805 KENSINGTON AVE	001-550-625-0000	188.82
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	24451-62007 1425 PORTER ST	001-550-625-0000	341.07
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	16635-10013 1221 BRISTOL BLVD	001-550-625-0000	61.64
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00701-62006 400 ALICE ST	001-550-625-0000	1,234.34
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	54249-57018 400 ALICE ST SHED	001-550-625-0000	192.05
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	47721-61005 1805 KENSINGTON AVE INNER HARBOR	001-550-625-0000	63.97
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	12759-08061 HALSTEAD TENNIS	001-550-625-0000	284.00
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	22361-64008 317 CALHOUN ST	001-550-625-0000	10.67
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	32201-62008 407 HALSTEAD RD	001-550-625-0000	14.47
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05236-50008 214 MORRIS NOBLE RD	001-550-625-0000	56.43
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	28621-61002 214 MORRIS NOBLE RD	001-550-625-0000	25.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	61201-62018 PARK COMM 902 MLK	001-550-625-0000	76.02
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00692-18033 711 MAGNOLIA AVE GYM	001-550-625-0000	1,038.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00931-24022 1409 MIDDLE AVE	001-550-625-0000	319.95
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	11109-44003 214 MORRIS NOBLE RD PUMP/SPRAY PARK	001-550-625-0000	56.93
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00701-62006 400 ALICE ST	008-550-603-0001	1,160.00
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	24451-62007 LEASE 1425 PORTER ST (FREEDOM FIELD)	008-550-603-0003	3,970.00
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08435-88152 500 FRONT BEACH / BEACH LIGHT LEASE	008-550-603-0004	1,170.00
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02401-61004 512 WASH AVE.	401-750-625-0000	1,785.05
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	31781-62003 405 HALSTEAD WELL 8	401-750-625-0000	2,359.93

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	66871-62005 824 HANDY AVE	401-750-625-0000	1,013.11
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	15631-59054 712 - C PINE STREET	401-750-625-0000	250.45
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02990-62016 405 HALSTEAD	401-750-625-0000	56.98
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	30521-62001 LS 16 / 120 WOODLAND CIRCLE	401-751-625-0000	86.09
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	24241-63004 712 PINE DR/BARN SEWER	401-751-625-0000	184.73
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	81131-62000 LS 56 / 112 MYRTLE AVE	401-751-625-0000	58.03
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	18961-63000 LS 15/ 509 SHADOWLAWN	401-751-625-0000	174.84
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	71451-61009 LS 30 / 1203 NELSON DR	401-751-625-0000	66.18
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	13195-70012 LS 76/ RUE DAUPHINE	401-751-625-0000	66.20
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	24421-62005 LS28/2826 BELMONT DR	401-751-625-0000	146.13
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	51721-62001 LS 57 / 703 PINE HILLS RD	401-751-625-0000	56.63
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	71661-61009 LS 77 / 1212 NELSON DR	401-751-625-0000	56.58
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00874-01009 LS 75 - RUE RIVAGE ST	401-751-625-0000	63.93
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	25071-63002 LS22/120 HOLCOLMB	401-751-625-0000	145.49
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05721-63001 LS 81/ 500 BIENVILLE BLVD	401-751-625-0000	59.34
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	42101-64000 LS 49 / 1302 FORT AVE	401-751-625-0000	64.14
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	28611-62005 LS9 / 3227 CUMBERLAND RD	401-751-625-0000	341.82
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	26541-63016 LS67 / 4 CHANDELUER COVE	401-751-625-0000	67.65
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	39161-64007 LS 50 / 1309 COVE PLACE	401-751-625-0000	63.74
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	59481-63009 LS 10 / 2950 BIENVILLE	401-751-625-0000	218.10
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	75471-62002 LS 39 / 110 SIMON BLVD	401-751-625-0000	63.54
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	36851-61007 LS 5 / 647 JACKSON AVE	401-751-625-0000	223.13
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05318-68087 LS 95-706 MAGNOLIA	401-751-625-0000	62.89
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	30711-63000 LS 8 / 2000 BIENVILLE BLVD	401-751-625-0000	224.16
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	89961-62002 LS 23 / 215 MITCHELL	401-751-625-0000	81.88
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	81971-62000 LS 18 / 300 BRUMBAUGH RD	401-751-625-0000	240.15
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02551-67009 LS 7-1319 IBERVILLE DR	401-751-625-0000	261.50
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03878-70000 LS 3 - 1310 HARBOR RD	401-751-625-0000	62.47
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	51081-61007 LS 11 / 19 NOTTINGHAM RD	401-751-625-0000	304.90
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	58461-62002 LS 24 / 417 HOLCOMB	401-751-625-0000	61.48
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	66671-64003 LS 43 / 320 LOVERS LANE	401-751-625-0000	60.98
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	61791-61003 LS 55 / 2709 BIENVILLE	401-751-625-0000	60.95

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03049-85028 LS 94 - 813 IBERVILLE DR	401-751-625-0000	62.70
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	71671-62000 LS 47 / BREEZY HILL LN	401-751-625-0000	122.31
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	09101-62024 LS 60/107 HALSTEAD RD	401-751-625-0000	56.53
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	01814-13016 LS 86/400 HANLEY RD	401-751-625-0000	69.65
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	19181-62009 LS 19- 611 E BEACH DR	401-751-625-0000	91.93
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	25723-62006 LS73 / 503 RUE MAUREPAS	401-751-625-0000	95.42
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	42281-63008 LS 21 / 100 HOLCOMB	401-751-625-0000	98.66
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	05916-40005 LS 74/401 RUE CHATEAUGUAY	401-751-625-0000	102.35
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	02534-53011 LS 88/ 1112 HELLMERS LN	401-751-625-0000	507.23
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	08871-63019 LS 83/ 1104 BIENVILLE BLVD	401-751-625-0000	76.55
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	66001-63000 LS 12 / 3400 GOVT ST	401-751-625-0000	463.60
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	00691-62009 LS 14 - 424 WHISPERING PINES	401-751-625-0000	102.96
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	41231-62009 LS 20 / 113 HALSTEAD	401-751-625-0000	104.32
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	62051-64009 LS 6 / 261 LOVERS LANE	401-751-625-0000	105.52
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	16646-41044 LS 90/ 700 HIDDEN OAKS DR	401-751-625-0000	72.53
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	58241-62008 LS 48 / 507 BRUMBAUGH RD	401-751-625-0000	75.44
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	71041-62000 LS 13 / 102 BRYANT	401-751-625-0000	199.98
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	91411-63009 LS 23 / 111 WINCHESTER	401-751-625-0000	111.88
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	03411-63013 LS 32-1338 DILLER RD	401-751-625-0000	114.02
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	13230-40143 LS1/204 WASHINGTON AVE	401-751-625-0000	654.39
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	92921-62003 LS 4 / 202 CLEVELAND	401-751-625-0000	115.47
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	76541-62005 LS 2 / 422 MARTIN AVE	401-751-625-0000	72.20
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	06666-53014 LS 27/ 703 E BEACH DR	401-751-625-0000	71.85
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	27637-29024 711 MAGNOLIA AVE YMCA	551-551-625-0000	1,417.97
MISSISSIPPI POWER COMPANY	INV0030811	SB27411-43002 CITY ELECTRIC CHARGES	11431-62048 711 MAGNOLIA AVE HEADSTART	551-551-625-0000	1,220.37
				Vendor 00156 - MISSISSIPPI POWER COMPANY Total:	**68,263.24**
Vendor: 04328 - MISSISSIPPI STATE UNIVERSITY					
MISSISSIPPI STATE UNIVERSITY	304089-GC-2 FINAL	SALARY COMPARISON STUDY AND ANALYSIS	PAY BAND SYSTEM REVIEW	001-180-600-0600	3,400.00
				Vendor 04328 - MISSISSIPPI STATE UNIVERSITY Total:	**3,400.00**
Vendor: 003064 - MITCHELL'S TOWING SERVICE					
MITCHELL'S TOWING SERVICE	25-16138	MAINTENANCE TOW FOR POLICE VEHICLES	MAINTENANCE TOW FOR POLICE VEHICLES	001-200-630-0000	100.00
				Vendor 003064 - MITCHELL'S TOWING SERVICE Total:	**100.00**
Vendor: 031061 - MONARCH TRACKING LLC					
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-120-600-0600	22.00
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-191-600-0600	88.00
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-200-600-0600	198.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-260-600-0600	110.00
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-300-600-0600	660.00
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-550-600-0600	484.00
MONARCH TRACKING LLC	INV120062	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	401-300-600-0600	660.00
				Vendor 031061 - MONARCH TRACKING LLC Total:	**2,222.00**
Vendor: 033021 - MP DESIGN GROUP PLLC					
MP DESIGN GROUP PLLC	16770	OCEAN SPRINGS PUBLIC WORKS THROUGH 3/31/25	OCEAN SPRINGS PUBLIC WORKS THROUGH 3/31/25	005-300-911-0001	132,750.00
				Vendor 033021 - MP DESIGN GROUP PLLC Total:	**132,750.00**
Vendor: 00141 - NAFECO INC					
NAFECO INC	1350691	Uniform Polo Shirts	Uniform Polo Shirts	001-260-535-0531	90.00
				Vendor 00141 - NAFECO INC Total:	**90.00**
Vendor: 00176 - OCEAN SPRINGS LUMBER CO					
OCEAN SPRINGS LUMBER CO	2504-151119	Paint	5G U/SPEC SAT/PRL Deep Base	001-196-560-0000	233.99
OCEAN SPRINGS LUMBER CO	2504-153843	Plastic Sheeting	4CH10 CLR Poly Film 10x25	001-196-560-0000	22.99
OCEAN SPRINGS LUMBER CO	2504-153843	Plastic Sheeting	9x12 Jiffy Cover	001-196-560-0000	5.99
OCEAN SPRINGS LUMBER CO	2504-154851	Bungee Cords	BUNGEE CORD 24 IN.	001-196-560-0000	11.96
OCEAN SPRINGS LUMBER CO	2504-155380	Paint for Taconi Workshop	5G U/SPEC SAT/PRL Deep Base	001-196-560-0000	233.99
OCEAN SPRINGS LUMBER CO	2504-155603	Taconi Digital Fabrication Workshop	Latex Paint Remover	001-196-561-0000	9.99
OCEAN SPRINGS LUMBER CO	2504-155603	Taconi Digital Fabrication Workshop	Paint Thinner Mineral Spirits	001-196-561-0000	9.99
OCEAN SPRINGS LUMBER CO	2504-155627	Taconi Digital Fabrication Workshop	Odorless Mineral Spirits	001-196-561-0000	10.99
OCEAN SPRINGS LUMBER CO	2504-156849	Landscape Banner Frame	Bungee Cord	001-196-560-0000	11.96
OCEAN SPRINGS LUMBER CO	2504-156849	Landscape Banner Frame	Heavy Metal Fence Post	001-196-560-0000	15.18
OCEAN SPRINGS LUMBER CO	2504-157588	Gallery Installation	Vinyl Tubing	001-196-645-0001	0.22
OCEAN SPRINGS LUMBER CO	2504-157588	Gallery Installation	Wire Brads	001-196-645-0001	1.09
OCEAN SPRINGS LUMBER CO	2504-157588	Gallery Installation	Roofing Nails	001-196-645-0001	5.54
OCEAN SPRINGS LUMBER CO	2504-161294	WATER Misc Materials/Parts As needed city wide	WHITE SPRAY PAINT	401-750-560-0000	13.98
OCEAN SPRINGS LUMBER CO	2504-161424	WATER Misc Materials/Parts As needed city wide	WHITE SPRAY PAINT	401-750-560-0000	13.98
OCEAN SPRINGS LUMBER CO	2504-161556	New door know for Mayor's office	KWIK TYLO Privacy	001-140-643-0000	14.99
OCEAN SPRINGS LUMBER CO	2504-161863	STREETS Misc Materials/Parts As needed city Wide	TITEN HD ANCHOR BOLT GALVANIZED 20/BX	001-301-560-0000	101.46
OCEAN SPRINGS LUMBER CO	2504-161944	Hole saws for building maintenance	5/16" hole saw	001-550-548-0000	19.99
OCEAN SPRINGS LUMBER CO	2504-161944	Hole saws for building maintenance	1/4" hole saw	001-550-548-0000	18.99
OCEAN SPRINGS LUMBER CO	2504-161957	Yellow Safety Paint 1/Gallon	Yellow Safety Paint 1/Gallon	001-260-560-0000	52.99
OCEAN SPRINGS LUMBER CO	2504-161993	WATER Misc Materials/Parts As needed city wide	GALV READYCUT PIPE	401-750-560-0000	45.98
OCEAN SPRINGS LUMBER CO	2504-162700	STREETS Misc Materials/Parts As needed city Wide	WAX RING EXTENDER	001-301-560-0000	10.99
OCEAN SPRINGS LUMBER CO	2505-163281	Misc. Fasteners	MISC fasteners	001-550-560-0000	2.24
OCEAN SPRINGS LUMBER CO	2505-163635	STREETS Misc Materials/Parts As needed city Wide	EXT ALUM GRY 1GAL, WAX RING EXTENDER	001-301-560-0000	34.97
OCEAN SPRINGS LUMBER CO	2505-163690	STREETS Misc Materials/Parts As needed city Wide	CLOSET FLANGE, WAX RING WXTENDER	001-301-560-0000	17.98
OCEAN SPRINGS LUMBER CO	2505-163715	WATER Misc Materials/Parts As needed city wide	3IN FLANGE W/ CAP	401-750-560-0000	6.99
OCEAN SPRINGS LUMBER CO	2505-164901	STREETS Misc Materials/Parts As needed city Wide	3 STIFF SCRAPER, DAP WHITE ALEX PLUS CAULK	001-301-560-0000	18.97
OCEAN SPRINGS LUMBER CO	2505-165337	QRT Paint for LC Gallery	T535-4X QT. ULTRA SPEC/INT FLAT	001-196-645-0001	21.99
OCEAN SPRINGS LUMBER CO	2505-165655	repair supplies for Clay Boyd splash pad and shop	1-1/4" lock nut	001-550-563-0000	1.69
OCEAN SPRINGS LUMBER CO	2505-165655	repair supplies for Clay Boyd splash pad and shop	1-1/4" S40 Terminal adaptor for OSPR back shop	001-550-563-0000	1.69

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
OCEAN SPRINGS LUMBER CO	2505-165655	repair supplies for Clay Boyd splash pad and shop	10x1 hex washers sds	001-550-563-0000	6.49
OCEAN SPRINGS LUMBER CO	2505-166174	WATER Misc Materials/Parts As needed city wide	40 PVC PIPE	401-750-560-0000	4.80
OCEAN SPRINGS LUMBER CO	2505-166322	MOUSE TRAPS	VICTOR MOUSE TRAP CATCH & HOLD SERIES	001-550-560-0000	7.59
OCEAN SPRINGS LUMBER CO	2505-166322	MOUSE TRAPS	METAL PEDAL MOUSE TRAP 2PK	001-550-560-0000	3.49
OCEAN SPRINGS LUMBER CO	2505-167623	WATER Misc Materials/Parts As needed city wide	HOSE BIBB	401-750-560-0000	49.95
OCEAN SPRINGS LUMBER CO	2505-167794	BATTERIES FOR TOWEL DISPENSORS	E95BP8H ALKALINE D 8PK	001-196-560-0000	18.99
OCEAN SPRINGS LUMBER CO	2505-168661	3/4 Ball Valve	3/4 Ball Valve	001-260-548-0000	16.99
OCEAN SPRINGS LUMBER CO	2505-169329	WATER Misc Materials/Parts As needed city wide	MARKING WAND	401-750-560-0000	39.99
OCEAN SPRINGS LUMBER CO	2505-170301	Heron Bayou walkway repairs	2x6x10' treated pine	001-140-643-0000	91.10
OCEAN SPRINGS LUMBER CO	2505-171169	WATER Misc Materials/Parts As needed city wide	3/4 COUPLING, THR EL SXFPR, STOP VALVE	401-750-560-0000	36.65
OCEAN SPRINGS LUMBER CO	2505-171365	Weed Killer	Weed Killer	001-260-560-0000	21.99
OCEAN SPRINGS LUMBER CO	2505-171699	repairs to Clay Boyd splash pad fence	2x4x8' treated pine	001-550-563-0000	43.12
OCEAN SPRINGS LUMBER CO	2505-171699	repairs to Clay Boyd splash pad fence	5/8"x5-1/2"x6" fence board	001-550-563-0000	52.50
OCEAN SPRINGS LUMBER CO	2505-171940	WATER Misc Materials/Parts As needed city wide	TRASH BAG BLK	401-750-560-0000	16.99
OCEAN SPRINGS LUMBER CO	2505-172260	supplies for new OSPR admin sign out front	9x1-1/4" star dr green sc	001-550-560-0000	9.99
OCEAN SPRINGS LUMBER CO	2505-172260	supplies for new OSPR admin sign out front	Const Adhesive loctite 10oz	001-550-560-0000	15.98
OCEAN SPRINGS LUMBER CO	2505-172260	supplies for new OSPR admin sign out front	4x4 pyramid post cap- treated	001-550-560-0000	19.98
OCEAN SPRINGS LUMBER CO	2505-172260	supplies for new OSPR admin sign out front	4x4x10' treated pine	001-550-560-0000	30.86
OCEAN SPRINGS LUMBER CO	2505-172260	supplies for new OSPR admin sign out front	3/4" 4x8 treated plywood	001-550-560-0000	96.18
OCEAN SPRINGS LUMBER CO	2505-172470	Plywood for OSPR sign	3/4" 4x8 treated plywood	001-550-560-0000	49.65
OCEAN SPRINGS LUMBER CO	2505-172515	ITEMS FOR HISTORY MUSEUM PROTECTION - CONSTRUCTION	2090-1.88" 60YD SCOTCH BLUE MASKING TAPE	001-196-645-0000	17.38
OCEAN SPRINGS LUMBER CO	2505-172515	ITEMS FOR HISTORY MUSEUM PROTECTION - CONSTRUCTION	2JC912 JIFFY COVER 2MIL	001-196-645-0000	23.96
				Vendor 00176 - OCEAN SPRINGS LUMBER CO Total:	**1,648.37**
Vendor: 00775 - OFFICE DEPOT INC					
OFFICE DEPOT INC	424357204001	OFFICE SUPPLIES	THINGS TO DO TODAY PAD	001-140-500-0000	15.99
OFFICE DEPOT INC	424357204001	OFFICE SUPPLIES	ORANGE PORTFOLIO	001-140-500-0000	40.18
OFFICE DEPOT INC	424402559001	OFFICE SUPPLIES	POST IT NOTES	001-140-500-0000	8.71
OFFICE DEPOT INC	422671884001	OFFICE SUPPLIES	AWARD CERTIFICATE HOLDERS	001-140-500-0000	38.13
OFFICE DEPOT INC	426563777001	Office Supplies for Building Department	(2) pack of avery labels	001-191-500-0000	45.06
OFFICE DEPOT INC	426563777001	Office Supplies for Building Department	(2) Boxes of paper	001-191-500-0000	79.98
				Vendor 00775 - OFFICE DEPOT INC Total:	**228.05**
Vendor: 06229 - OVERSTREET AND ASSOCIATES, PLLC					
OVERSTREET AND ASSOCIATES..	3833	GENERAL ENGINEERING MAY 2025	GREASE INTERCEPTORS AND TRAPS	401-750-600-0611	1,205.75
OVERSTREET AND ASSOCIATES..	3833	GENERAL ENGINEERING MAY 2025	WATER INSPECTOR DOCUMENTS	401-750-600-0611	278.25
OVERSTREET AND ASSOCIATES..	3834	FRONT BEACH SIDEWALKS PH 3 MAY 2025	FRONT BEACH SIDEWALKS PH 3 MAY 2025	329-330-911-0000	4,284.81
OVERSTREET AND ASSOCIATES..	3835	GIS PHASE 2 MAY 2025	GIS PHASE 2 MAY 2025	315-120-906-0000	16,276.00
				Vendor 06229 - OVERSTREET AND ASSOCIATES, PLLC Total:	**22,044.81**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 04785 - PARIS ACE HARDWARE					
PARIS ACE HARDWARE	41450530	spray paint, lopper and thread seal for grounds	Lopper for Truck 8	001-550-548-0000	35.99
PARIS ACE HARDWARE	41450530	spray paint, lopper and thread seal for grounds	SPRYPNT 2X sat hclub green	001-550-560-0000	12.98
PARIS ACE HARDWARE	41450530	spray paint, lopper and thread seal for grounds	Thread seal tape	001-550-560-0000	10.00
PARIS ACE HARDWARE	41451570	S-Trap for men's restroom sink at Little Children	S-Trap for men's restroom sink at Little Children	001-550-563-0000	10.79
PARIS ACE HARDWARE	41451917	plumbing materials for city wide use	Flush Lever White	001-140-643-0000	27.32
PARIS ACE HARDWARE	41451917	plumbing materials for city wide use	Lever flush ZN die cast	001-140-643-0000	8.98
PARIS ACE HARDWARE	41451917	plumbing materials for city wide use	Korky Plus Flapper	001-140-643-0000	26.98
PARIS ACE HARDWARE	41452050	plumbing supplies for library	Bibb hose 3/4" S thrd	001-140-643-0000	21.59
PARIS ACE HARDWARE	41452050	plumbing supplies for library	Key Stem 4Way 1/4-11/32	001-140-643-0000	13.49
PARIS ACE HARDWARE	41452267	small tools for building maintenance	Auger toilet 3/8"x3'	001-550-548-0000	15.29
PARIS ACE HARDWARE	41452267	small tools for building maintenance	Auger 1/4"x25' power drum	001-550-548-0000	33.29
PARIS ACE HARDWARE	41452267	small tools for building maintenance	MTR oil 5w-30 10qt	001-550-560-0000	10.79
PARIS ACE HARDWARE	41452600	Gallo Gun refill CO2	Gallo Gun refill CO2	001-140-643-0000	39.99
PARIS ACE HARDWARE	41452615	supplies for grounds maintenance	Cleaning cloth white	001-550-560-0000	4.49
PARIS ACE HARDWARE	41452615	supplies for grounds maintenance	ACE RSTP SPRY JDEERE GREENE	001-550-560-0000	18.00
PARIS ACE HARDWARE	41452615	supplies for grounds maintenance	SPRYPNT 2X FLAT white	001-550-560-0000	19.47
PARIS ACE HARDWARE	41453880	new backplate for backpack mower	BACKPLATE FOR STIHL BLOWER	001-550-563-0000	73.15
PARIS ACE HARDWARE	41453916	heat gun for building maintenance	heat gun for building maintenance	001-550-548-0000	32.99
PARIS ACE HARDWARE	41454337	nuts/bolts for seesaw at Trentwood Park	HILLMAN EACH FASTENERS	001-550-563-0000	2.64
PARIS ACE HARDWARE	41454337	nuts/bolts for seesaw at Trentwood Park	HILLMAN EACH FASTENERS	001-550-563-0000	19.92
PARIS ACE HARDWARE	41455042	Nylon line for weed eaters for grounds maintenance	NYLON LINE ROUND 1174 FOR PARKS	001-550-560-0000	54.14
PARIS ACE HARDWARE	41455042	Nylon line for weed eaters for grounds maintenance	Nylon line CF3 Pro 115'	001-550-560-0000	49.24
PARIS ACE HARDWARE	41455587	supplies for city wide building maintenance	Elect Tape Black	001-140-643-0000	7.16
PARIS ACE HARDWARE	41455587	supplies for city wide building maintenance	Silicone	001-140-643-0000	17.98
PARIS ACE HARDWARE	41457814	cable ties, keys for Stephen Parker shed	KEYCRAFTER #95 brass	001-550-560-0000	4.92
PARIS ACE HARDWARE	41457814	cable ties, keys for Stephen Parker shed	Cable ties 8" 50#	001-550-560-0000	6.83
PARIS ACE HARDWARE	41457814	cable ties, keys for Stephen Parker shed	1-1/2" split key rings	001-550-560-0000	17.95
PARIS ACE HARDWARE	41457832	small tools for building maintenance	Needle nose pliars	001-550-548-0000	5.82
PARIS ACE HARDWARE	41457832	small tools for building maintenance	long nose pliers	001-550-548-0000	7.17
PARIS ACE HARDWARE	41457832	small tools for building maintenance	long nose pliers 8"	001-550-548-0000	8.52
PARIS ACE HARDWARE	41459758	supplies for pressure washing city buildings	Boot waterproof 14" blk sz10	001-140-643-0000	26.99
PARIS ACE HARDWARE	41459758	supplies for pressure washing city buildings	CLNR OUT 30 seconds 2.5 gallon	001-140-643-0000	33.92
PARIS ACE HARDWARE	41460075	2 gallon sprayer 4 pressure washing city buildings	2 gallon sprayer 4 pressure washing city buildings	001-140-643-0000	36.99

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
PARIS ACE HARDWARE	41460107	materials for new OSPR administrative sign	Ace roof nail 3/4" EG 1#	001-550-560-0000	5.82
PARIS ACE HARDWARE	41460107	materials for new OSPR administrative sign	Nail galv 3/4x18	001-550-560-0000	3.59
PARIS ACE HARDWARE	41460107	materials for new OSPR administrative sign	Valy Flashing	001-550-560-0000	13.49
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	050375000204 Dishwasher connector	001-200-560-0000	13.91
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	843518080214 Compression Tee	001-200-560-0000	10.79
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	082901482758 OSHWSHR BRANCH	001-200-560-0000	6.29
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	020637263615 Clamp	001-200-560-0000	5.38
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	032888194021 Tube Poly	001-200-560-0000	4.40
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	032888192393 Tube Vynl	001-200-560-0000	44.90
PARIS ACE HARDWARE	41460421	Piping for police water dispenser	8433518079041 Sleeve Cmprssn	001-200-560-0000	4.30
PARIS ACE HARDWARE	41460460	1-1/2" split key rings for re-organization of keys	1-1/2" split key rings	001-550-560-0000	179.50
PARIS ACE HARDWARE	41460532	Piping for police water dispenser	082901246688 ADD A TEE 8x3	001-200-560-0000	4.71
PARIS ACE HARDWARE	41460532	Piping for police water dispenser	088700019843 Box SGL GNG PVC	001-200-560-0000	3.05
				Vendor 04785 - PARIS ACE HARDWARE Total:	**1,015.90**
Vendor: 00549 - PDQ PRINTING, INC.					
PDQ PRINTING, INC.	75263	Return to Court Notice	Return to Court Notices	001-110-500-0000	125.00
				Vendor 00549 - PDQ PRINTING, INC. Total:	**125.00**
Vendor: 02450 - PELICAN PLAYGROUNDS LLC					
PELICAN PLAYGROUNDS LLC	INV-1757	100 yards of engineered wood fiber	2 by 2 borders with ADA ramp for Alice Playground	001-550-901-0914	3,165.78
PELICAN PLAYGROUNDS LLC	INV-1757	100 yards of engineered wood fiber	engineered wood fiber	001-550-901-0914	4,100.00
				Vendor 02450 - PELICAN PLAYGROUNDS LLC Total:	**7,265.78**
Vendor: 031861 - PREMIER LANDSCAPING LLC					
PREMIER LANDSCAPING LLC	746	MOW AND TRIM HWY 90 MEDIANS 6/4/25	MOW AND TRIM HWY 90 MEDIANS 6/4/25	001-301-600-0601	1,400.00
				Vendor 031861 - PREMIER LANDSCAPING LLC Total:	**1,400.00**
Vendor: 21-0066 - QUADIENT, INC					
QUADIENT, INC	INV0030813	POSTAGE METER LEASE MARCH 30 - JUNE 29	POSTAGE METER LEASE MARCH 30 - JUNE 29	001-140-606-0000	619.23
				Vendor 21-0066 - QUADIENT, INC Total:	**619.23**
Vendor: 06251 - RODERICK BUFORD					
RODERICK BUFORD	INV0030856	SUMMER VOLLEYBALL REF AND ASSIGNOR FEE 5/28 - 6/10	SUMMER VOLLEYBALL REF AND ASSIGNOR FEE 5/28 - 6/10	001-550-688-0000	468.00
				Vendor 06251 - RODERICK BUFORD Total:	**468.00**
Vendor: 02595 - RUSSOM'S GULF COAST INC					
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	41800770 Brake Fluid Dot 4 Plat	001-200-630-0000	13.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	Tire disposal	001-200-630-0000	5.95
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	17369-06 Kit Gasket Serv	001-200-630-0000	5.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	62700296A Oil Filter	001-200-630-0000	16.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	Admin Fee	001-200-630-0000	29.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	Shop supplies	001-200-630-0000	45.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	4185208B Anti Noise Paste	001-200-630-0000	64.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	62600151 Lubricant Synth 15W50	001-200-630-0000	132.93
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	68000290A Kit LTG PA Blue	001-200-630-0000	284.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	43200027 Tire RR 180/65	001-200-630-0000	379.99
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	Labor	001-200-630-0000	1,038.29
RUSSOM'S GULF COAST INC	28125	Maintenance on police motorcycle 2203	6816704 Bulb Wedge Base	001-200-630-0000	3.99
				Vendor 02595 - RUSSOM'S GULF COAST INC Total:	**2,023.09**
Vendor: 036321 - SLAUGHTER AND WILLINGHAM, PLLC					
SLAUGHTER AND WILLINGHA...	82	COMPREHENSIVE PLAN 4/14/25 - 5/16/25	COMPREHENSIVE PLAN 4/14/25 - 5/16/25	001-120-600-0000	12,983.33
				Vendor 036321 - SLAUGHTER AND WILLINGHAM, PLLC Total:	**12,983.33**
Vendor: 00639 - SOUTH MISSISSIPPI BUSINESS MACHINES					
SOUTH MISSISSIPPI BUSINESS...	482935	STAPLES FOR CITY HALL SHARP PRINTER	STAPLES FOR CITY HALL PRINTER	001-140-500-0000	49.00
				Vendor 00639 - SOUTH MISSISSIPPI BUSINESS MACHINES Total:	**49.00**
Vendor: 02545 - SULLIVAN LAW FIRM, PLLC					
SULLIVAN LAW FIRM, PLLC	1704	Tittle Search for Alley Vacate	Tittle Search for Alley Vacate	001-190-600-0600	1,500.00
				Vendor 02545 - SULLIVAN LAW FIRM, PLLC Total:	**1,500.00**
Vendor: 05701 - SUNSOUTH LLC					
SUNSOUTH LLC	5194476	Z-track Bimini sunshade for zero turn mowers	Z-track Bimini sunshade for zero turn mowers	001-550-560-0000	582.00
				Vendor 05701 - SUNSOUTH LLC Total:	**582.00**
Vendor: 037161 - TAMMY BAKER					
TAMMY BAKER	INV0030962	VOTING HISTORY POSTING 6/3/25 GENERAL ELECTION	VOTING HISTORY POSTING 6/3/25 GENERAL ELECTION	001-140-683-0000	75.00
				Vendor 037161 - TAMMY BAKER Total:	**75.00**
Vendor: 037431 - TAYLOR SAUCIER					
TAYLOR SAUCIER	INV0030820	CUSTODIAL AND LIGHT MAINTENANCE MAY 2025	CUSTODIAL AND LIGHT MAINTENANCE MAY 2025	001-196-688-0000	178.50
				Vendor 037431 - TAYLOR SAUCIER Total:	**178.50**
Vendor: 06209 - TEMCO OF GULF COAST, INC.					
TEMCO OF GULF COAST, INC.	92357	Station One HVAC Repair	Station One HVAC Repair	001-260-630-0000	770.76
TEMCO OF GULF COAST, INC.	92787	Station One HVAC Repair	Station One HVAC Repair	001-260-630-0000	1,560.39
TEMCO OF GULF COAST, INC.	93528	Station One HVAC Repair	Station One HVAC Repair	001-260-630-0000	487.50
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Vacuum Pump	001-200-630-0000	125.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	NO2 Nitrogen Use	001-200-630-0000	85.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Recover use and disposal	001-200-630-0000	55.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Labor helper	001-200-630-0000	1,615.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Travel charge	001-200-630-0000	47.50
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Labor	001-200-630-0000	1,900.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	R410A R4 10A refrigerant 25lb/400 oz tank	001-200-630-0000	6,496.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Crane	001-200-630-0000	700.00
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	R61465480 Heat Exchanger	001-200-630-0000	3,677.67
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Torch	001-200-630-0000	35.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
TEMCO OF GULF COAST, INC.	93927	A/C repair to the system that is on bypass	Shipping	001-200-630-0000	1,000.00
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Labor helper	001-200-916-0000	1,938.00
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Misc hardware & material	001-200-916-0000	1,162.50
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	MXZSM36NAM2U1 1PH 208/230V Heat pump	001-200-916-0000	11,710.44
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Crane	001-200-916-0000	850.00
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Copper fittings	001-200-916-0000	700.76
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Labor	001-200-916-0000	2,280.00
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Truck	001-200-916-0000	47.50
TEMCO OF GULF COAST, INC.	94436	Add a 24,000 BTU stand alone unit in dispatch	Shipping	001-200-916-0000	230.00
TEMCO OF GULF COAST, INC.	94488	A/C Maintenance agreement 5.1.25-5.31.25	A/C Maintenance agreement 5.1-5.31	001-200-630-0000	412.50
TEMCO OF GULF COAST, INC.	94927	TROUBLE SHOOT UNITS 54	REGRIGERANT	001-200-630-0000	553.29
TEMCO OF GULF COAST, INC.	94927	TROUBLE SHOOT UNITS 54	LABOR	001-200-630-0000	807.48
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	VACUUM	001-200-630-0000	35.00
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	TRAVEL CHARGE	001-200-630-0000	47.50
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	LABOR	001-200-630-0000	570.00
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	REGRIGERANT OZ	001-200-630-0000	820.12
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	REGRIGERANT- GAS LEAK DETECTION	001-200-630-0000	20.00
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	ACETYLENE- OXYGEN TORCH	001-200-630-0000	35.00
TEMCO OF GULF COAST, INC.	94928	TROUBLE SHOOT AAON MACHINE	NITROGEN USE	001-200-630-0000	35.00
TEMCO OF GULF COAST, INC.	95268	A/C Maintenance agreement 6.1.25-6.30.25	A/C Maintenance agreement 6.1-6.30	001-200-630-0000	412.50
				Vendor 06209 - TEMCO OF GULF COAST, INC. Total:	**41,222.41**
Vendor: 02614 - THE CAPITOL GROUP, LLC					
THE CAPITOL GROUP, LLC	INV0030821	CITY / GOVERNMENT RELATIONS MAY 2025	CITY / GOVERNMENT RELATIONS MAY 2025	001-120-608-0000	3,300.00
				Vendor 02614 - THE CAPITOL GROUP, LLC Total:	**3,300.00**
Vendor: 05956 - TRANSUNION RISK & ALTERNATIVE DATA					
TRANSUNION RISK & ALTERN...	293141-202505-1	CURRENT AND CONTRACT CHARGES MAY 2025	CURRENT AND CONTRACT CHARGES MAY 2025	001-200-602-0000	492.00
				Vendor 05956 - TRANSUNION RISK & ALTERNATIVE DATA Total:	**492.00**
Vendor: 034291 - TYLER MANSER					
TYLER MANSER	R00393896	RYC AND TACONI DEPOSIT REFUND	RYC AND TACONI DEPOSIT REFUND	001-001-108-0000	500.00
TYLER MANSER	R00400401	REFUND TACONI USE FEES FOR UNUSED DAY	REFUND TACONI USE FEES FOR UNUSED DAY	001-001-341-0345	250.00
				Vendor 034291 - TYLER MANSER Total:	**750.00**
Vendor: 01476 - UNIFIRST HOLDINGS, INC					
UNIFIRST HOLDINGS, INC	1530224353	FLOOR MAT AND UNIFORM SERVICE	FLOOR MAT AND UNIFORM SERVICE	001-550-535-0531	283.27
UNIFIRST HOLDINGS, INC	1530226036	FLOOR MAT AND UNIFORM SERVICE	FLOOR MAT AND UNIFORM SERVICE	001-550-535-0531	182.35
				Vendor 01476 - UNIFIRST HOLDINGS, INC Total:	**465.62**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 036341 - UNITI FIBER HOLDINGS INC					
UNITI FIBER HOLDINGS INC	567596	CITYWIDE FIBER INTERNET JUNE 2025	CITYWIDE FIBER INTERNET JUNE 2025	001-140-613-0000	2,967.00
				Vendor 036341 - UNITI FIBER HOLDINGS INC Total:	**2,967.00**
Vendor: 00077 - WALTER ANDERSON MUSEUM OF ART					
WALTER ANDERSON MUSEUM..	008	GATEWAY SCULPTURE PROJECT MANAGEMENT MA...	GATEWAY SCULPTURE PROJECT MANAGEMENT MA...	316-330-600-0600	1,656.00
				Vendor 00077 - WALTER ANDERSON MUSEUM OF ART Total:	**1,656.00**
Vendor: 04346 - WASTE PRO GAUTIER					
WASTE PRO GAUTIER	0001482826	RESIDENTIAL WASTE & RECYCLE	RESIDENTIAL CART RENTAL	401-320-686-0000	9,015.00
WASTE PRO GAUTIER	0001482826	RESIDENTIAL WASTE & RECYCLE	MSW & RECYCLE SERVICE	401-320-686-0000	217,107.52
				Vendor 04346 - WASTE PRO GAUTIER Total:	**226,122.52**
Vendor: 036161 - WAYNE BASILIO					
WAYNE BASILIO	INV0030857	ADULT BASKETBALL REF 5/28 - 6/10	ADULT BASKETBALL REF 5/28 - 6/10	001-550-688-0000	160.00
				Vendor 036161 - WAYNE BASILIO Total:	**160.00**
Vendor: 04784 - WEX BANK					
WEX BANK	105111300	CITY FUEL CHARGES MAY 2025	CITY FUEL CHARGES MAY 2025	001-200-525-0000	390.49
				Vendor 04784 - WEX BANK Total:	**390.49**
Vendor: 03500 - WILKINSON, WILLIAMS, BOSIO & SESSOMS, PLLC					
WILKINSON, WILLIAMS, BOSIO...	621-0010K-267	ATTORNEY FEES MAY 2025	ATTORNEY FEES	001-120-600-0602	9,900.00
WILKINSON, WILLIAMS, BOSIO...	621-0010K-267	ATTORNEY FEES MAY 2025	ATTORNEY FEES	401-750-600-0602	1,080.00
WILKINSON, WILLIAMS, BOSIO...	621-0010K-267	ATTORNEY FEES MAY 2025	ATTORNEY FEES	401-751-600-0602	1,080.00
				Vendor 03500 - WILKINSON, WILLIAMS, BOSIO & SESSOMS, PLLC Total:	**12,060.00**
Vendor: 01016 - WRIGHT NATIONAL FLOOD INSURANCE COMPANY					
WRIGHT NATIONAL FLOOD IN...	INV0030827	POLICY 23 1151856581 FLOOD RENEWAL	525 DEWEY AVE - OS LIBRARY	101-510-620-0620	4,650.00
				Vendor 01016 - WRIGHT NATIONAL FLOOD INSURANCE COMPANY Total:	**4,650.00**
Vendor: 00234 - WYNTON'S PEST CONTROL					
WYNTON'S PEST CONTROL	290178	MONTHLY PEST SERVICES	1014 PORTER AVE - PLANNING	001-190-600-0600	35.00
WYNTON'S PEST CONTROL	290178	MONTHLY PEST SERVICES	1014 PORTER AVE- BUILDING	001-191-600-0600	35.00
WYNTON'S PEST CONTROL	290176	MONTHLY PEST SERVICES	3820 BIENVILLE BLVD	001-260-600-0600	50.00
WYNTON'S PEST CONTROL	289680	MONTHLY PEST SERVICES	400 ALICE ST	001-550-600-0600	20.00
WYNTON'S PEST CONTROL	289682	DEWEY-LIBRARY PEST CONTROL	MONTHLY PEST CONTROL LIBRARY	101-510-630-0000	20.00
WYNTON'S PEST CONTROL	290094	ANNUAL PEST CONTROL	3810 BIENVILLE BLVD	001-300-600-0600	50.00
WYNTON'S PEST CONTROL	290130	ANNUAL PEST CONTROL	811 MARTIN LUTHER	551-551-630-0000	50.00
WYNTON'S PEST CONTROL	290131	termite and pest inspection and renewals	termite inspection custodial building	001-550-600-0600	50.00
WYNTON'S PEST CONTROL	290132	termite and pest inspection and renewals	termite annual inspection office	001-550-600-0600	200.00
WYNTON'S PEST CONTROL	290148	termite and pest inspection and renewals	rodent service office	001-550-600-0600	200.00
WYNTON'S PEST CONTROL	290183	termite and pest inspection and renewals	new foundation spraying alice basketball court	001-550-600-0600	150.00
WYNTON'S PEST CONTROL	291058	SPORTS COMPLEX TERMITE & BAIT STATION	TERMITE SERVICE	001-550-630-0000	400.00
WYNTON'S PEST CONTROL	291060	SPORTS COMPLEX TERMITE & BAIT STATION	BAIT STATION	001-550-630-0000	350.00
WYNTON'S PEST CONTROL	291421	MONTHLY PEST SERVICES	712A PINE DRIVE	001-300-600-0600	100.00
WYNTON'S PEST CONTROL	291728	MONTHLY PEST SERVICES	711 MAGNOLIA AVE	551-551-630-0000	40.00
WYNTON'S PEST CONTROL	291623	DEWEY-LIBRARY PEST CONTROL	MONTHLY PEST CONTROL LIBRARY	101-510-630-0000	20.00
WYNTON'S PEST CONTROL	291624	MONTHLY PEST SERVICES	400 ALICE ST	001-550-600-0600	20.00
WYNTON'S PEST CONTROL	291627	MONTHLY PEST SERVICES	1018 PORTER AVE	001-140-600-0600	70.00
WYNTON'S PEST CONTROL	291628	MONTHLY PEST SERVICES	1014 PORTER AVE - PLANNING	001-190-600-0600	35.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
WYNTON'S PEST CONTROL	291628	MONTHLY PEST SERVICES	1014 PORTER AVE- BUILDING	001-191-600-0600	35.00
				Vendor 00234 - WYNTON'S PEST CONTROL Total:	**1,930.00**
				Grand Total:	**1,293,463.50**

Report Summary

Fund Summary

Fund	Expense Amount
001 - GENERAL	215,973.55
005 - PUBLIC WORKS FACILITY	132,750.00
008 - FOOD AND BEVERAGE TAX 2%	21,444.30
010 - FESTIVALS	650.00
040 - BELLANDE/EVERGREEN CEMETERIES	26.00
100 - MODERNIZATION USE TAX	1,625.00
101 - LIBRARY	4,735.00
308 - MDOT LPA 108084 - OS ROAD PHASE I	36,900.00
315 - SB 2468 - PUBLIC FACILITIES AND MAPPING	16,276.00
316 - GCRF - MARY C O'KEEFE	1,656.00
320 - STP-GOVERNMENT ST SIDEWALKS	1,427.25
324 - MCWI GRANTS	426,423.27
329 - TIDELANDS GRANT BEACH REPAIRS	4,284.81
333 - SB2948 SPECIAL PROJECTS - MARY C	147,873.63
336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE/MAR…	4,000.00
401 - UTILITY ENTERPRISE	274,493.71
551 - TACONI BUILDING	2,924.98
Grand Total:	**1,293,463.50**

Account Summary

Account Number	Account Name	Expense Amount
001-001-108-0000	FACILITY RENTAL DEPOS…	700.00
001-001-316-0002	ATHLETIC PROGRAM RE…	40.00
001-001-341-0345	PARK & RECREATION RE…	250.00
001-100-600-0601	MUNICIPAL GROWTH FE…	7,264.11
001-110-500-0000	OFFICE SUPPLIES	125.00
001-110-600-0600	CONTRACTUAL SERVICES	55.00
001-110-602-0000	COMPUTER SOFTWARE …	187.98
001-120-551-0000	YOUTH COUNCIL EVENTS	117.41
001-120-552-0000	YOUTH COUNCIL SUPPLI…	834.95
001-120-600-0000	COMPREHENSIVE PLAN	12,983.33
001-120-600-0600	CONTRACTUAL SERVICES	22.00
001-120-600-0602	ATTORNEY FEES	9,900.00
001-120-600-0603	Attorney - Non Contract	3,000.00
001-120-600-0612	ENGINEERING FEES	2,305.00
001-120-602-0000	COMPUTER SOFTWARE …	62.97
001-120-608-0000	LOBBYISTS / CONSULTA…	3,300.00
001-120-611-0000	TELEPHONE	175.17
001-120-686-0000	DUES/MEMBERSHIPS/S…	82.97
001-120-703-0000	MISC PROMOTIONS	599.35
001-140-500-0000	OFFICE SUPPLIES	152.01
001-140-560-0000	MATERIALS & SUPPLIES	86.64
001-140-600-0600	CONTRACTUAL SERVICES	220.00
001-140-602-0000	COMPUTER SOFTWARE …	14.99
001-140-603-0000	COMPUTER HARDWARE	1,065.99
001-140-606-0000	POSTAGE	619.23
001-140-610-0000	ADVERTISING	576.68
001-140-611-0000	TELEPHONE	44.98
001-140-612-0000	TELEPHONE - KLOUD 7	4,079.69
001-140-613-0000	CITYWIDE INTERNET SER…	2,967.00
001-140-625-0000	UTILITIES	1,409.82
001-140-643-0000	CITY WIDE BUILDING MA…	367.48
001-140-683-0000	ELECTION EXPENSES	75.00
001-180-500-0000	OFFICE SUPPLIES	38.98
001-180-600-0600	CONTRACTUAL SERVICES	3,400.00
001-180-602-0000	COMPUTER SOFTWARE …	109.99
001-180-604-0000	PHYSICAL EXAMS & TEST…	698.00

Account Summary

Account Number	Account Name	Expense Amount
001-180-605-0607	TRAVEL/TRAINING/SEM…	384.47
001-180-610-0000	ADVERTISING	110.74
001-180-611-0000	TELEPHONE	89.96
001-190-500-0000	OFFICE SUPPLIES	8.99
001-190-600-0600	CONTRACTUAL SERVICES	1,570.00
001-190-602-0000	COMPUTER SOFTWARE …	47.98
001-190-610-0000	ADVERTISING	112.89
001-191-500-0000	OFFICE SUPPLIES	208.84
001-191-600-0600	CONTRACTUAL SERVICES	158.00
001-191-602-0000	COMPUTER SOFTWARE …	23.99
001-191-611-0000	TELEPHONE	179.92
001-191-686-0000	DUES/MEMBERSHIPS/S…	80.00
001-191-915-0000	VEHICLES - BUILDING	250.00
001-193-625-0000	UTILITIES	439.05
001-194-600-0600	CONTRACTUAL SERVICES	70.00
001-194-625-0000	UTILITIES	781.58
001-195-600-0600	CONTRACTUAL SERVICES	70.00
001-196-150-0000	PENDING CLASSES	900.00
001-196-341-0001	GIFT SHOP SALES REVEN…	38.79
001-196-560-0000	MATERIALS & SUPPLIES	555.05
001-196-561-0000	MAINTENANCE TOOLS …	30.97
001-196-602-0000	COMPUTER SOFTWARE …	89.99
001-196-625-0000	UTILITIES	2,123.65
001-196-630-0000	GENERAL REPAIRS & MA…	837.50
001-196-645-0000	CITY MUSEUM	41.34
001-196-645-0001	GALLERIES	513.83
001-196-688-0000	SPECIAL SERVICES - MAR…	362.00
001-197-625-0000	UTILITIES	101.92
001-200-500-0000	OFFICE SUPPLIES	18.06
001-200-510-0000	CLEANING & JANITORIAL…	159.99
001-200-520-0000	PRISONER COSTS	12,540.00
001-200-525-0000	GAS AND OIL	6,353.08
001-200-535-0531	UNIFORMS	65.97
001-200-560-0000	MATERIALS & SUPPLIES	278.01
001-200-563-0000	REPAIR PARTS & SUPPLI…	19.25
001-200-570-0000	TIRES AND TUBES	1,299.87
001-200-600-0600	CONTRACTUAL SERVICES	198.00
001-200-602-0000	COMPUTER SOFTWARE …	492.00
001-200-605-0607	TRAVEL/TRAINING/SEM…	10,445.00
001-200-611-0000	TELEPHONE	1,562.10
001-200-625-0000	UTILITIES	780.56
001-200-630-0000	GENERAL REPAIRS & MA…	22,307.65
001-200-916-0000	MACHINERY & EQUIPM…	18,919.20
001-260-525-0000	GAS AND OIL	3,359.07
001-260-535-0531	UNIFORMS	90.00
001-260-548-0000	SMALL TOOLS & EQUIP…	16.99
001-260-560-0000	MATERIALS & SUPPLIES	168.62
001-260-600-0600	CONTRACTUAL SERVICES	160.00
001-260-602-0000	COMPUTER SOFTWARE …	14.99
001-260-603-0000	COMPUTER HARDWARE	199.99
001-260-605-0607	TRAVEL/TRAINING/SEM…	250.00
001-260-611-0000	TELEPHONE	226.41
001-260-625-0000	UTILITIES	1,171.02
001-260-630-0000	GENERAL REPAIRS & MA…	2,818.65
001-300-535-0530	UNIFORM ALLOWANCES…	687.78
001-300-600-0600	CONTRACTUAL SERVICES	810.00
001-300-602-0000	COMPUTER SOFTWARE …	14.99
001-300-611-0000	TELEPHONE	89.96

Account Summary

Account Number	Account Name	Expense Amount
001-300-625-0000	UTILITIES	2,139.97
001-301-560-0000	MATERIALS & SUPPLIES	259.35
001-301-563-0000	REPAIR PARTS & SUPPLI…	240.88
001-301-600-0601	LANDSCAPING CONTRA…	1,400.00
001-301-611-0000	TELEPHONE	15.99
001-301-625-0000	UTILITIES	33,882.86
001-352-611-0000	TELEPHONE	101.13
001-353-546-0000	LANDSCAPE MATERIALS…	458.73
001-353-600-0601	CONTRACTUAL - LANDS…	1,691.25
001-550-510-0000	CLEANING & JANITORIAL…	858.20
001-550-535-0531	UNIFORMS	465.62
001-550-540-0540	AFTER SCHOOL SUMMER..	62.98
001-550-540-0542	POTTERY SUPPLIES	520.00
001-550-548-0000	SMALL TOOLS & EQUIP…	178.05
001-550-560-0000	MATERIALS & SUPPLIES	1,855.99
001-550-563-0000	REPAIR PARTS & SUPPLI…	955.89
001-550-600-0600	CONTRACTUAL SERVICES	1,124.00
001-550-602-0000	COMPUTER SOFTWARE …	14.99
001-550-611-0000	TELEPHONE	578.84
001-550-625-0000	UTILITIES	5,454.67
001-550-630-0000	GENERAL REPAIRS & MA…	1,410.00
001-550-688-0000	SPECIAL SERVICES	1,408.00
001-550-901-0914	IMPROVEMENTS OTHER…	7,265.78
005-300-911-0001	PUBLIC WORKS RELOCAT…	132,750.00
008-550-603-0001	ALICE ST LIGHT LEASE	1,160.00
008-550-603-0003	FREEDOM FIELD LIGHT L…	3,970.00
008-550-603-0004	BEACH WALKWAY/STRE…	1,170.00
008-550-911-0931	JOHN GILL PARK	15,144.30
010-140-566-0000	FESTIVAL SIGNS AND M…	650.00
040-140-616-0000	LEGAL DOCUMENT FILI…	26.00
100-301-911-0000	DEANA ROAD IMPROVE…	1,625.00
101-510-620-0620	BUILDING INSURANCE	4,650.00
101-510-630-0000	GENERAL REPAIRS & MA…	85.00
308-330-911-0001	ENGINEERING AND CON…	36,900.00
315-120-906-0000	MISC PROJECTS	16,276.00
316-330-600-0600	WAMA SCULPTURE PRO…	1,656.00
320-330-911-0000	CONSTRUCTION COST	1,427.25
324-333-911-0000	CONSTRUCTION COST - …	36,625.95
324-334-911-0000	CONSTRUCTION COST - …	389,797.32
329-330-911-0000	CONSTRUCTION COST	4,284.81
333-196-904-0000	MARY C IMPROVEMENTS	147,873.63
336-190-901-0000	CAPITAL IMPROVEMENT	4,000.00
401-300-535-0530	UNIFORMS	221.78
401-300-600-0600	CONTRACTUAL SERVICES	660.00
401-320-686-0000	GARBAGE & TRASH RE…	226,122.52
401-710-606-0000	POSTAGE	5,319.17
401-710-611-0000	TELEPHONE	81.91
401-750-560-0000	MATERIALS & SUPPLIES	229.31
401-750-600-0602	ATTORNEY FEES - CONT…	1,080.00
401-750-600-0611	ENGINEERING - PUBLIC …	1,484.00
401-750-611-0000	TELEPHONE	101.13
401-750-625-0000	UTILITIES	5,465.52
401-750-691-0000	WATER SERVICE JCUA	21,648.15
401-751-563-0000	REPAIR PARTS & SUPPLI…	1,781.81
401-751-600-0602	ATTORNEY FEES - CONT…	1,080.00
401-751-611-0000	TELEPHONE	130.19
401-751-625-0000	UTILITIES	7,216.62
401-800-810-0005	INTEREST - WATER IMP…	94.17

Account Summary

Account Number	Account Name	Expense Amount
401-800-820-0005	PRINCIPAL - WATER IMP…	1,777.43
551-551-625-0000	UTILITIES - TACONI	2,834.98
551-551-630-0000	GENERAL REPAIRS & MA…	90.00
	Grand Total:	**1,293,463.50**

Project Account Summary

Project Account Key		Expense Amount
None		1,293,463.50
	Grand Total:	**1,293,463.50**

Ocean Springs, MS

Payroll Distribution Register

Earning Expense Account Summary

For Pay Period: 05/24/2025 - 06/06/2025

6/13/25
Bi weekly

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01454-05.24.25 to 06.06.25 PD 06.13.25

Fund	Account Number	Account Name	Amount
001	001-110-420-0000	SALARIES	$5,371.20
001	001-110-430-0402	OVERTIME PAY	$328.50
001	001-120-420-0000	SALARIES	$3,107.78
001	001-140-420-0000	SALARIES	$7,129.90
001	001-140-430-0402	OVERTIME PAY	$768.27
001	001-180-420-0000	SALARIES	$3,020.36
001	001-190-420-0000	SALARIES	$4,361.36
001	001-191-420-0000	SALARIES	$8,792.11
001	001-196-420-0000	SALARIES	$2,928.30
001	001-200-420-0000	SALARIES	$87,402.75
001	001-200-421-0000	SALARIES - AUXILIARY	$404.00
001	001-200-430-0402	OVERTIME PAY	$16,320.18
001	001-200-431-0000	HOLIDAY PAY	$1,680.00
001	001-200-432-0000	PERSONAL (TERMINAL) PAY	$2,772.00
001	001-200-444-0000	HIDTA/FIRE TASK FORCE	$407.88
001	001-200-446-0000	GRANT-FBI O/T	$889.92
001	001-200-492-0000	COMP (TERMINAL) PAY	$84.00
001	001-260-420-0000	SALARIES	$60,548.65
001	001-300-420-0000	SALARIES	$4,187.20
001	001-300-430-0402	OVERTIME PAY	$105.65
001	001-301-420-0000	SALARIES	$18,140.08
001	001-301-421-0000	GRASS-LANDSCAPING P/T HELP	$576.00
001	001-301-430-0402	OVERTIME PAY	$882.34
001	001-350-420-0000	SALARIES	$1,953.12
001	001-351-420-0000	SALARIES	$2,835.32
001	001-351-430-0402	OVERTIME PAY	$339.23
001	001-352-420-0000	SALARIES	$7,160.02
001	001-352-430-0402	OVERTIME PAY	$1,290.25
001	001-353-420-0000	SALARIES	$4,958.41
001	001-353-430-0402	OVERTIME PAY	$256.71
001	001-550-420-0000	SALARIES	$30,181.04
001	001-550-420-0003	SALARIES - INSTRUCTORS	$726.00
001	001-550-422-0001	PART TIME - CAMP COUNSELORS	$7,444.63
001	001-550-422-0002	PART TIME - REC AIDES	$547.25
001	001-550-422-0003	PART TIME - GRASS CUTTERS	$3,143.50
001	001-550-430-0402	OVERTIME PAY	$510.77
401	401-300-420-0000	SALARIES	$14,092.14
401	401-320-420-0000	SALARIES	$5,545.60
401	401-320-430-0400	CITY DUMP OVERTIME PAY	$475.94
401	401-320-430-0402	OVERTIME PAY	$818.19
401	401-320-430-0403	OVERTIME - WEEKEND TRASH PICKUP	$1,002.90
401	401-705-420-0000	SALARIES	$390.60
401	401-710-420-0000	SALARIES	$5,919.21
401	401-710-430-0402	OVERTIME PAY	$153.15
401	401-750-420-0000	SALARIES	$8,963.00
401	401-750-430-0402	OVERTIME PAY	$962.53
401	401-751-420-0000	SALARIES	$7,158.83
401	401-751-430-0402	OVERTIME PAY	$410.42
		Earnings Expense Account Summary Totals	**$337,447.19**

Ocean Springs, MS

Payroll Distribution Register

Accounts Payable Posting Recap

For Pay Period: 05/24/2025 - 06/06/2025

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01454-05.24.25 to 06.06.25 PD 06.13.25

	Deduction	Contribution	Employer Total
Posted			
Regular Payable Process			
Federal W/H - Federal Income Tax Withholding	$18,982.68		$18,982.68
FLEX CHILD - CHILD CARE	$115.00		$115.00
FLEX MEDICAL - MEDICAL	$834.45		$834.45
MC - Medicare	$4,679.33	$4,679.33	$9,358.66
PERS - RETIREMENT	$29,078.67	$57,834.19	$86,912.86
PERS RETIREE - RETIREE RETIREMENT		$408.90	$408.90
SS - Social Security	$20,008.18	$20,008.18	$40,016.36
State W/H - State Income Tax Withholding	$8,409.00		$8,409.00
TSA - TSA DEFERRED COMPENSATION	$3,231.50		$3,231.50
Total Regular Payable Process	**$85,338.81**	**$82,930.60**	**$168,269.41**
Total Posted	**$85,338.81**	**$82,930.60**	**$168,269.41**
Not Posted			
3 MEDICAL (C) - NON-HEALTH SINGLE	$1,125.00	$6,066.90	$7,191.90
30 AFLAC - AFLAC	$474.25		$474.25
31 AFLAC (C) - AFLAC (C)	$447.25		$447.25
41 AFLAC - GROUP ACCIDENT (C)	$601.12		$601.12
42 AFLAC - GROUP CRITICAL ILLNESS (N)	$500.38		$500.38
50 MEDICAL (C) - CATCH UP	$110.50		$110.50
51 MEDICAL (C) - NON-HEALTH KIDS	$1,072.50	$4,442.62	$5,515.12
52 MEDICAL (C) - NON-HEALTH SPOUSE	$884.00	$3,461.12	$4,345.12
53 MEDICAL (C) - NON-HEALTH FAMILY	$2,121.00	$7,830.76	$9,951.76
80 MEDICAL (C) - HEALTH SINGLE	$562.50	$10,225.35	$10,787.85
81 MEDICAL (C) - HEALTHY KIDS	$632.50	$4,034.14	$4,666.64
82 MEDICAL (C) - HEALTHY SPOUSE	$684.00	$3,661.12	$4,345.12
83 MEDICAL (C) - HEALTHY FAMILY	$1,897.50	$8,765.10	$10,662.60
90 MEDICAL - CATCH UP EMPLOYER		$432.64	$432.64
91 LOCKARD - CATCH UP EMPLOYER		$35.00	$35.00
CHILD SUPPORT (2 CKS - CHILD SUPPORT (2 CKS) 60	$1,121.09		$1,121.09
DENTAL (C) - DENTAL	$3,247.37		$3,247.37
DENTAL CATCH UP - CATCH UP (C)	$27.64		$27.64
DUE FROM EMPLOYEE 26 - DUE FROM EMPLOYEE ALL CHECKS 126	$1,686.42		$1,686.42
LOCKARD BIWEEKLY - BI WEEKLY 57		$4,900.00	$4,900.00
MUTUAL OF OMAHA BI - MOO LIFE INSURANCE BI-WEEKLY	$592.97		$592.97
ROTH - IRA - ROTH - IRA	$150.00		$150.00
UNITED WAY - UNITED WAY	$6.00		$6.00
VISION - VISION C)	$634.36		$634.36
VISION CATCH UP - CATCH UP (C)	$7.53		$7.53
WOODMAN LIFE - WOODMAN LIFE	$34.15		$34.15
Total Not Posted	**$18,620.03**	**$53,854.75**	**$72,474.78**
AP Recap Totals	**$103,958.84**	**$136,785.35**	**$240,744.19**

MEMORANDUM

To: Mayor & Board of Aldermen

From: Eddie Hibbard, City Hall Water Supervisor
Janna Hinton, Water Billing Supervisor

Re: 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

Section: DEPARTMENT REPORTS

Meeting Date: June 17, 2025

LEAK ADJUSTMENTS FOR JUNE 17, 2025

- Christopher Viverette at 5316 Algonquin Pl. $26.77 / 4,921 gallons - Customer repaired a broken water meter at the street. Ace Hardware and OS Lumber receipts are attached. It has been determined that the water did not go through the sewer.
- Charles Polite at 401 Hunter Dr. $34.57 / 6,356 gallons – Eddie Hibbard verified a water leak under the kitchen floor between the stove & kitchen sink. The plumber came out and rerouted the water line. Eddie verified the repair was completed. It has been determined that the water did not go through the sewer.
- Tara Mitchell at 107 Reynolds Cir. $69.33 / 12,746 gallons – Guaranteed Plumbing Service Inc repaired a water leak in the slab. It has been determined that the water did not go through the sewer.
- Margaret King at 2528 Faulkner Ct. $146.13 / 26,863 gallons – A Royal Flush Plumbing repaired a broken water heater relief valve. It has been determined that the water did not go through the sewer.

Leak: 4,921
Adj.: $26.77

CITY OF OCEAN SPRINGS

Water Department
P. O. Box 1890
Ocean Springs 39566-1890

City Hall: 1018 Porter Avenue
Phone: 228-875-4176
Fax: 228-875-7249

EH

REQUEST FOR MITIGATION OF SANITARY SEWER CHARGES

Date of Request: 6-11-25

Account Number: 01-006387-00

Name of Water/Sewer Customer: Christopher Viverette

Phone Number: [redacted]

Property Address: 5316 Algonquin PL. OS, MS 39564

Period of Mitigation: 4.18 – 4.28.25

Basis for Request:

Meter water leak (broken connection at street)

Proof of Mitigating Circumstances (i.e., receipts of plumber, statement of work done by owners, etc.)

Provided (see attached)

I hereby certify that the above and foregoing is true and correct under penalty of law.

Signature of Applicant

Date: 6-11-25

(Please attach receipt or invoice of proof leak has been fixed)

ACE Hardware

Thanks for shopping your local store.

Paris Ace Ocean Springs Inc

PO Box 2837
Gulf Shores, AL 36547
(228) 818-2959

VIVERETTE/CHRISTOPHER D

ITEM	QTY	SALE/REG	EXT
032888364752	1.00	26.99	26.99
46346 EACH			
STREET KEY BLACK 5/8X36"			

SUBTOTAL $	26.99
TAX $	1.89
TOTAL $	**28.88**

CREDIT CARD 28.88

CARD **********1588
AUTH 09809D

EMPLOYEE	TERM	INV#	TIME	DATE
50135	20031	41455723	03:25	16-May-25

Return Policy: No returns on Stihl machines, except for Stihl's 7-Day Upgrade policy (see stihlusa.com for more info). All other products returnable within 90 days from date of purchase, must have a receipt and original packaging intact. No returns on storm related items.

INVOICE

Scan the QR Code to complete a customer satisfaction survey for

a chance to win a $50 Gift Card
See site for details Store 17623

SINCE 1925 O'S LUMBER AND SUPPLY

O S LUMBER & SUPPLY CO.
1611 GOVERNMENT ST
OCEAN SPRINGS MS 39564
228-875-4112

5/17/2025 8:36 AM

BRCH:1000 *** INVOICE ***
CASHIER: 12 2505-169772

ACCT # : CASH
JOB # : 0
NAME : CASH SALES

6102925 1X3/4 GALV REDUC COUPLING				
1	EA @	4.74	EA	4.74
3689908 UR134A Straight Pipe Adapter 3/4" x 3/4" Push-Fit X MNPT				
1	CD @	10.44	CD	10.44
6193817 0170726-500 1/2" X 260" TEFLON TAPE				
1	EA @	1.32	EA	1.32

SUBTOTAL	16.50
SALES TAX MS 7.00%	1.16
TOTAL	17.66
AMT PAID	17.66
CHANGE DUE	0.00

THANK YOU FOR SHOPPING WITH US!

PAYMENT METHOD(S):

AclaraONE / MDM / Account Search / Account Detail >

Account Detail - 01006387

Customer Name CHRISTOPHER D VIVERETTE

Address 5316 ALGONQUIN PL, OCEAN SPRINGS, MS, 39564

Customer Info

Consumption (Water)

Events

Leak: 4,921

Adj.: # 26.77

EJ

Date Range

03/04/2025 to 12/31/1969

The date range must be no larger than 365 days.

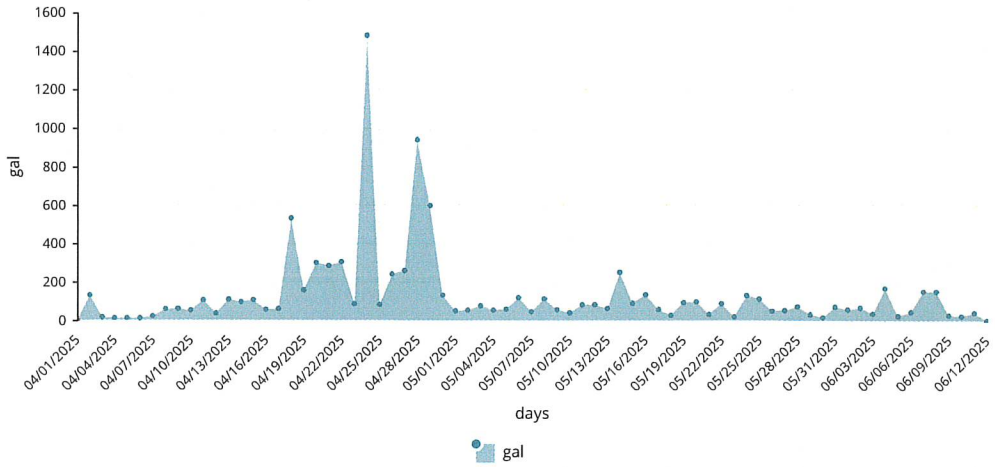
Device

Meter: 86500490

Interval

- ○ Hourly
- ◉ Daily
- ○ Monthly
- ○ Meter Interval

Customer Consumption for Water Meter: 86500490



CSV Export

Read Date ↓	Consumption (gal)
06/12/2025	0.00
06/11/2025	40.00
06/10/2025	22.09
06/09/2025	27.10
06/08/2025	149.39
06/07/2025	150.10
06/06/2025	44.09
06/05/2025	22.70
06/04/2025	166.50
06/03/2025	35.00
06/02/2025	65.89
06/01/2025	56.10
05/31/2025	70.89
05/30/2025	14.90
05/29/2025	30.70
05/28/2025	71.59
05/27/2025	52.40
05/26/2025	48.70

Leak. 6,356
Adj. : $34.57

CITY OF OCEAN SPRINGS

Water Department
P. O. Box 1890
Ocean Springs 39566-1890

City Hall: 1018 Porter Avenue
Phone: 228-875-4176
Fax: 228-875-7249

E/H

REQUEST FOR MITIGATION OF SANITARY SEWER CHARGES

Date of Request: 6-12-25

Account Number: 01-001869-00

Name of Water/Sewer Customer: Charles A. Polite

Phone Number [redacted]

Property Address: 401 Hunter Dr.

Period of Mitigation: April + May Bill

Basis for Request:

Eddie Hibbard verified there was a leak under the kitchen floor between Stove + Kitchen sink. Plumber came out and rerouted the water line.

Proof of Mitigating Circumstances (i.e., receipts of plumber, statement of work done by owners, etc.)

Eddie visibly verified that there was new water pipe ran.

E/H

I hereby certify that the above and foregoing is true and correct under penalty of law.

X _____
Signature of Applicant

Date: 6/12/25

(Please attach receipt or invoice of proof leak has been fixed)

Leak: 6,356

Adj: $34.57

Account Detail - 01001869

EM

Customer Name CHARLES A POLITE

Address 401 HUNTER DR, OCEAN SPRINGS, MS, 39564

Total leaked: 15,254

- ~~4,449~~ 8,898

6,356

Customer Info

Consumption (Water)

Events

Date Range

09/01/2024 to 06/12/2025

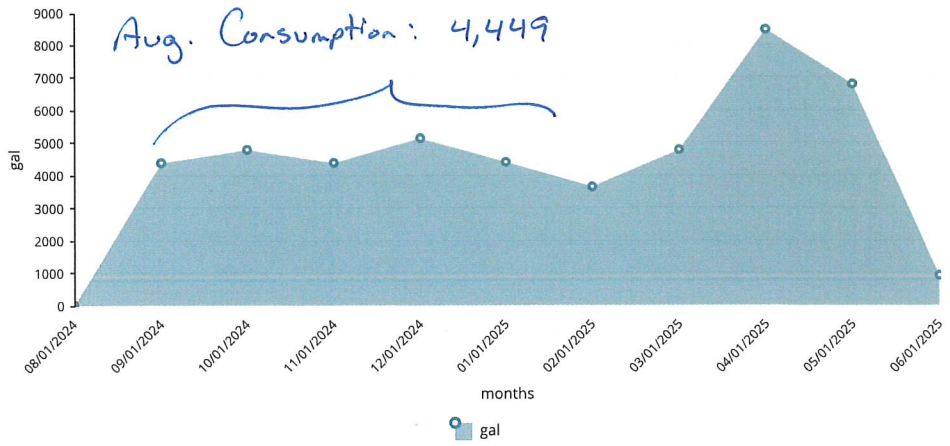
Device

Meter: 86500866, Port: 1

Interval

- Hourly
- Daily
- Monthly
- Meter Interval

Customer Consumption for Water Meter: 86500866, Port: 1



CSV Export

Read Date	Consumption (gal)
06/01/2025	919.00
05/01/2025	6,790.80
04/01/2025	8,464.50
03/01/2025	4,770.70
02/01/2025	3,644.80
01/01/2025	4,397.60
12/01/2024	5,133.89
11/01/2024	4,373.50
10/01/2024	4,776.90
09/01/2024	4,371.70
08/01/2024	2.00

1 25 items per page 1 - 11 of 11 items

CSV Export

Leak: 12,746
Adj.: $69.33

CITY OF OCEAN SPRINGS

Water Department
P. O. Box 1890
Ocean Springs 39566-1890

City Hall: 1018 Porter Avenue
Phone: 228-875-4176
Fax: 228-875-7249

EH

REQUEST FOR MITIGATION OF SANITARY SEWER CHARGES

Date of Request: 5/23/2025

Account Number: _____

Name of Water/Sewer Customer: Tara Mitchell

Phone Number: [redacted]

Property Address: 107 Reynolds

Period of Mitigation: 3/20/2025-4/23/2025

Basis for Request:

Slab leak increased water bill

Proof of Mitigating Circumstances (i.e., receipts of plumber, statement of work done by owners, etc.)

See email.

I hereby certify that the above and foregoing is true and correct under penalty of law.

Tara Mitchell
Signature of Applicant

Date: 5/23/2025

(Please attach receipt or invoice of proof leak has been fixed)

10:25 5G

6 Messages

Inbox **Invoice Attached**

Thanks..
Diane

Guaranteed Plumbing Service, Inc.

715 Forest Hill
P.O. Box 994
Ocean Springs, Mississippi 39566

Date 4/25/2025 guaranteedplumbingms@gmail.com

Statement

875-2462

Brice Mitchell
107 Reynolds Circle
Ocean Springs, MS 39564

Job: SLAB LEAK - HOT SIDE

PLEASE KEEP THIS INVOICE FOR YOUR RECORDS..
MAIL A CHECK WITH YOUR INVOICE NUMBER ON IT

Description	Invoice # 16531	Balance
1) DETERMINED HOT SIDE SLAB LEAK ** NEEDS TO BE REROUTED OVERHEAD		
2) INSTALL NEW A.O. SMITH 50 GALLON ELECTRIC- TALL HOT WATER HEATER WITH METAL PAN, ETC. 3) REPIPE HOT WATER LINES OVERHEAD THROUGH THE ATTIC FROM WATER HEATER IN GARAGE TO MANIFOLD AT KITCHEN SINK TO ELIMINATE SLAB LEAK. 04/15/25, 04/22/25		
LABOR & MATERIAL		2,698.24
7% Sales Tax		188.88
	TOTAL	**$2,887.12**

Thank You for your Business!!

"THE PLUMBER YOU'D TRUST WITH YOUR HOUSE KEYS"

See More

Leak : 12,746
Adj: #69.33
EA.

AclaraONE / MDM / Account Search / Account Detail >

Account Detail - 01004723

Customer Name TARA N MITCHELL

Address 107 REYNOLDS CIR, OCEAN SPRINGS, MS, 39564

Customer Info
Consumption (Water)
Events

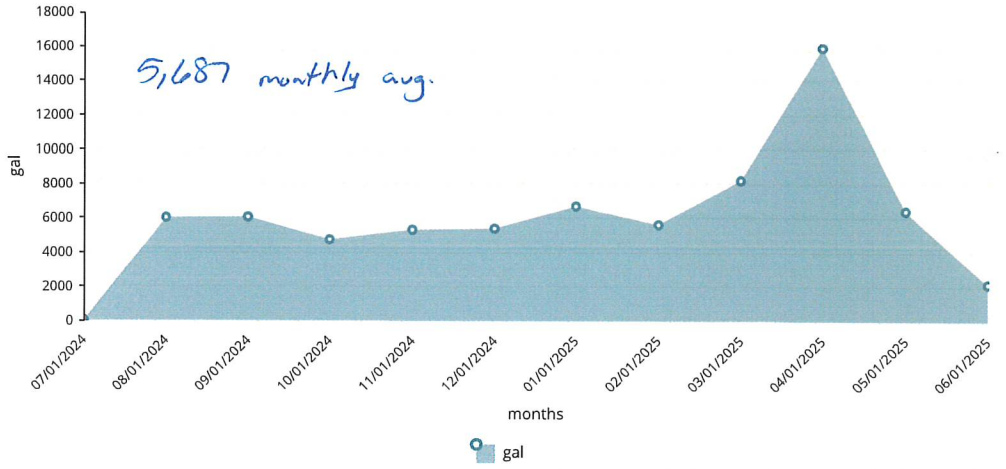
Total leaked: 24,120
- 11,374
12,746

Date Range
08/01/2024 to 06/12/2025

Device
Meter: 86502619

Interval
- Hourly
- Daily
- Monthly
- Meter Interval

Customer Consumption for Water Meter: 86502619



CSV Export

Read Date	Consumption (gal)
06/01/2025	2,155.80
05/01/2025	6,421.69
04/01/2025	15,924.00
03/01/2025	8,196.60
02/01/2025	5,600.30
01/01/2025	6,685.00
12/01/2024	5,383.50
11/01/2024	5,304.79
10/01/2024	4,727.20
09/01/2024	6,035.09
08/01/2024	5,987.19
07/01/2024	11.30

1 25 items per page 1 - 12 of 12 items

CSV Export

Leak: 26.843

Adj: $146.13

EJ

Leak Adjustment

Leak Adjustment	
Name of Water/Sewer Customer	Margaret King/ Summer Wood
Date	5/21/2025
Account Number	01-008032-01
Property Address	2528 Faulkner Court
Email Address	[redacted]
Period of Mitigation	03/2025
Phone Number	[redacted]
Basis of Request	Hot water heater relief valve broke. Hot water was overflowing rapidly to the outside of the home.
Proof of mitigating circumstances (i.e. receipts of plumber, statement of work done by owner, etc.	Please see receipt from a royal flush.
Please attach receipt or invoice of proof leak as been fixed	
Upload multiple files by holding down the control/command button.	Invoice.pdf
eSignature	Summer Wood

A Royal Flush Plumbing Inc

Remit to:
PO Box 2808
Gulfport MS 39505
(228) 867-9944
(228) 328-6075
aroyalflushinc@yahoo.com
aroyalflushinc.com

Invoice

44665040125

Service Information
Summer Wood 2528 Faulkner Ct Ocean Springs MS 39564-8568 Contact: Summer Wood Phone: [redacted] Fax: Alt Contact: Alt Phone E-Mail: [redacted]

Billing Information
Summer Wood 2528 Faulkner Ct Ocean Springs MS 39564-8568

Job Name	Call Ahead	Confirmed
Wood, Summer1 - 46636		

Marketing Campaign		
Sales Rep	**Terms**	**Class**
	Due on receipt	

Job Type	PO #

Route	Scheduled	Type
AustinW	4/1/2025	

Item	Quantity	Rate	Amount
LABOR - Replaced water heater relief valve off of playroom. Labor $150, Parts $48	1	$198.0000	$198.00

Job Subtotal:	$198.00
MS Tax	$13.86
Payment Total:	$211.86
Total Due:	**$0.00**

Job Notes and Instructions

Water heater is over flowing

Thank you for your business! God bless you and yours.Please notice the PAY NOW button for your convenience. (American Express card is not accepted). Work is warranted for 30 days

Payment due upon completion. Please notice the PAY HERE button, or Please remit all payments to PO BOX 2808 Gulfport MS 39505.

AclaraONE / MDM / Account Search / Account Detail >

Account Detail - 01008032

Leak: 26,863
Adj: #146.13
EH.

Customer Name MARGARET KING

Address 2528 FAULKNER CT, OCEAN SPRINGS, MS, 39564

Customer Info

Consumption (Water)

Events

Date Range

08/01/2024 to 06/12/2025

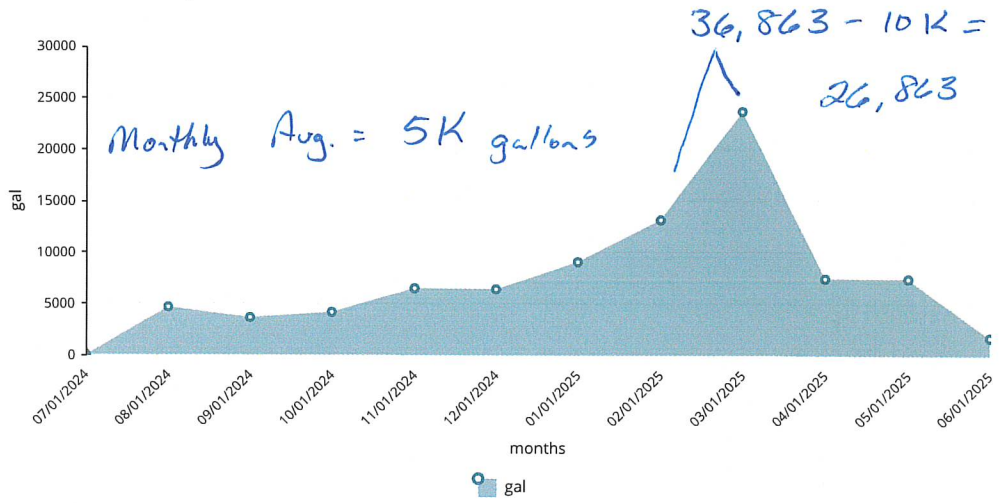
Device

Meter: 86500207

Interval

- Hourly
- Daily
- Monthly
- Meter Interval

Customer Consumption for Water Meter: 86500207



CSV Export

Read Date	Consumption (gal)
06/01/2025	1,761.19
05/01/2025	7,457.69
04/01/2025	7,479.00
03/01/2025	23,697.30
02/01/2025	13,166.30
01/01/2025	9,091.59
12/01/2024	6,419.60
11/01/2024	6,501.59
10/01/2024	4,162.20
09/01/2024	3,639.69
08/01/2024	4,641.59
07/01/2024	0.40

1 25 items per page 1 - 12 of 12 items

CSV Export

To: **Honorable Mayor Kenny Holloway**
Members of the Board of Aldermen

From: **Darrell Stringfellow**
Building Official

Date: **May 20th 2025**

Re: **Tree Removal Appeal – 1214 Nelson Drive**

Dear Mayor and Board:

Please find attached the appeal and the original tree removal application for the removal of one Magnolia tree. The original request was submitted to remove the tree due to concerns that the leaves retain moisture, contributing to rot on the back deck. The deck was scheduled to be replaced, and the homeowner expressed concern that the new deck would also be damaged. Additionally, the tree's limbs overhang the first floor and were encroaching on second-floor windows. Previous contractors declined to trim the tree due to the size and its location over the roof. The homeowner also reported that the tree roots have grown under the house and may be contributing to water pipe issues.

The Building Official recommended denial of the removal request, permitting only up to a 20% trim. During the site visit, roots were not visibly encroaching on the foundation. However, the homeowner was advised to submit photos after the deck was removed if root intrusion into the foundation was discovered.

The appeal requests a second review of the removal request based on the discovery of roots growing into and under the home’s foundation, which was confirmed after the deck was removed. Supporting photos are included with this appeal.

RECEIVED
MAY 26 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

Board of Aldermen,

I am writing to appeal the decision to decline my request to cut down a large magnolia in my back yard. Though the tree is beautiful and provides shade, we have discovered roots going into the foundation of our home. I have submitted the photos from after our deck was recently torn down. This is not something I take lightly, as it's going to cost us quite a bit of money to have the tree removed. However, I must protect the integrity of my home.

Thank you for your consideration,

Jessica Hamburg

8272

RECEIVED
APR 14 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

OCEAN SPRINGS
BUILDING DEPARTMENT

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: 4-13-25

Address/Location of Work to be Performed: 1214 Nelson Drive, OS

Owner Information:

Name: Jessica Hamburg Email: [redacted]

Phone: [redacted] Alt Phone: _____

Applicant Information (if different than owner):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: Wright's Tree Service Email: _____

Phone: 228-860-2667 Alt Phone : _____

Description of work or alteration to be performed: * Remove MAGNOLIA TREE *
* It is the only tree located in the fenced area * Magnolia tree is located to the back left of covered deck. Deck construction is about to start - the Magnolia leaves are holding moisture, rotting the deck. It will do this to the new one as well. The limbs are hanging over first floor roof & headed toward the second story windows. Previous contractors wouldn't trim due to size & location over roof. The roots have also grown under the house & could be the cause of water pipe issues.

Check the following boxes indicating the information for each has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☑ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon**

I, the undersigned applicant, affirm that the foregoing informmation is true and accurate. I have full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application, I do hereby authorize any agent of the City to visit the location listed above as necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was**

Applicant Signature Jessica Hamburg **DATE** 4-13-25

Office Use Only:

Building Official Findings:

Recommend Denying Removal of Magnolia tree But Allow A 20% trim instead.

Daniel [illegible]

4/29/25