REGULAR MEETING AGENDA
CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
TUESDAY, JANUARY 6, 2026 - 6:00 PM

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **CERTIFICATES**
   a. Recognition of employment years of service: 10 years – Police Research Analyst Jesse Breland and Custodian Josette Kelley, 5 years – Firefighter Harris Paul Williams and Head Mechanic Bryan Farve

4. **PUBLIC HEARINGS**
   a. Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval of Holly Grove Subdivision, a 123-lot Townhome Subdivision; PC recommends approval

5. **AGENDA PUBLIC COMMENT** ** *The Public is invited to address the Board for up to 5 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. **NEW BUSINESS**
   a. Reschedule February Recess Meeting due to Mardi Gras
   b. Floodway Ordinance – Discussion and Direction

7. **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 Run, Walk, Bike Permit Application for the Valentine Bridge Beach Front 8K Run on February 14, 2026, from 9:00 a.m. to 11:00 a.m., at Fort Maurepas OS Bridge/Front Beach at no cost to the City, the applicant pays the associated event costs

b. Approve the Special Event Permit Application for the Sunset on Cancer Run on October 3, 2026, from 2:00 p.m. to 6:30 p.m.; registration and family events will be held at the Fort, with the run course down the beach to the bridge, halfway up the bridge, and back; the applicant to pay all associated costs

c. Authorize the Run, Walk, Bike Permit Application for the Rotary Club of Ocean Springs 18th Annual 5K RACE on October 17, 2026, from 2:00 p.m. to 9:00 p.m., using the Front Beach/OS Bridge Route; No cost to the City, the applicant pays the associated event costs

d. Authorize a $250.00 Advocate Membership Level donation to the Mississippi Heritage Trust

City Clerk:

e. Approve Minutes: Regular Meeting December 2, 2025

f. Approve Minutes: Special Call Meeting December 10, 2025

g. Approve Minutes: Recess Meeting December 16, 2025

h. Accept the December 2025 Aged Receivables Report

Fire Department:

i. Accept donations of a 5-foot by 8-foot American Flag and a 3-foot by 5-foot Mississippi State Flag from Woodmen Life Insurance Company for Fire Station 1

Human Resources/Risk Management:

j. Accept resignation of Police Officer Charles Hoggard effective January 7, 2026; authorize to begin the process of filling the vacant position

k. Authorize promotion of Firefighter II Chad Jay to Captain, effective January 17, 2026: $18.64 hourly rate; six-months probationary status

l. Authorize removing Firefighter Dawson Wicker from probationary status to full time status, effective January 6, 2026

m. Accept resignation of Firefighter Bryan Yates, effective January 13, 2026; authorize to begin the process of filling the vacant position

n. Accept resignation of Parks Ground Maintenance Claude Adams effective December 30, 2025; authorize to begin the process of filling the vacant position

Planning Department:

o. Approve UDC Committee Meeting Minutes for November 19, 2025

Planning Commission (PC):

p. Accept PC Meeting Minutes for November 12, 2025

q. Approve a request for a Residential Short-Term Rental Permit at 1916 Stuart Ave - PIDN: 61455050.000; PC recommends approval

Zoning Adjustment Board (ZAB):

r. Accept ZAB Meeting Minutes for November 12, 2025

s. Deny a variance of a side yard setback from the required 10' to 7'-10" on the south side of the property to construct an addition on the existing house at 236 Holcomb Blvd - PIDN: 61180025.000; ZAB recommends denial

Building Department:

t. Approve the Building Official's recommendations for the tree applications received through December 23, 2025

u. Accept Code Enforcement Report through December 29th, 2025

8. 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: Accept the Monthly Budget Report

c. Building: Discuss tree appeal for tree removal request at 285 Holcomb previously denied at BOA Meeting 12/16/2025

9. GENERAL PUBLIC COMMENT *The public is invited to address the Board, for up to 5 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.***

10. MAYOR AND ALDERMEN'S FORUM

11. EXECUTIVE SESSION

RECESS UNTIL 6:00 P.M. on JANUARY 20, 2026



10

YEARS OF SERVICE

This certificate is presented to

Jesse Breland

Thank you for your hard work and dedication to the City of Ocean Springs since October 27, 2015.

Presented this 6th day of January 2026

Bobby Cox

Mayor



10

YEARS OF SERVICE

This certificate is presented to

Josette Kelley

Thank you for your hard work and dedication to the City of Ocean Springs since December 19, 2015.

Presented this 6th day of January 2026

Bobby Cox

Mayor



5

YEARS OF SERVICE

This certificate is presented to

Harris Paul Williams

Thank you for your hard work and dedication to the City of Ocean Springs since November 14, 2020.

Presented this 6th day of January 2026

Bobby Cox

Mayor



5

YEARS OF SERVICE

This certificate is presented to

Bryan Favre

Thank you for your hard work and dedication to the City of Ocean Springs since November 30, 2020.

Presented this 6th day of January 2026

Bobby Cox

Mayor

MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval of Holly Grove Subdivision, a 123-lot Townhome Subdivision; PC recommends approval

Section: PUBLIC HEARINGS

Meeting Date: January 6, 2026

The Planning Commission (PC) considered this request at its regular meeting on November 12, 2025. The specific request is to approve the Sketch Plat of Holly Grove Subdivision, a 123-lot townhome development.

The subject property is zoned R-1A Special Apartment Use District and contains approximately 19.46 acres with a density of 6.32 lots per acre. The proposed subdivision will consist of private streets with a 50’ right-of-way and access points on Government Street and Pabst Road. The developer is proposing a gated community consisting of 5-plex and 6-plex townhome buildings. 5’ sidewalks are illustrated within the development, along Pabst Road, and Government Street. A 20’ buffer is provided along the adjoining properties to the south and west.

At present, 21.2% Green Space is proposed along with a 1.17 acre pond with at least 20’ wide walkable uplands surrounding the water. The developer shows a clubhouse, pool, and pickleball courts within the greenspace to offer the residents.

In addition, the developer is proposing to install a pump station on this site and will conduct a drainage study. A traffic study was provided by the applicant, conducted by Neel-Schaffer and a left turn lane is warranted on Government Street at Holly Grove Road.

Approval of a Sketch Plat is the first phase in a proposed subdivision and constitutes the approval of the type, intensity of development and project phasing plan. If approved, the next step in the development process is to complete further studies, civil engineering, and request Preliminary Plat approval with full civil plans.

Public Works comments were addressed on the sketch plat. Remaining comments to address from Water Department request for full set of plans, sewer department's comment on sewer studies and full set of plans, and drainage department’s comments’ on drainage study down Government Street and Pabst Road is part of the Preliminary Plat process and would be addressed at that stage if approved.

The PC considered the information provided by the applicants, neighboring property owners, and the report from the staff. **A motion was made to recommend approval of the sketch plat.**

An additional recommendation from the Planning Staff is to incorporate a 30’ natural wooded buffer along the east side of the property abutting the National Park Service property. After researching previously platted subdivisions in the vicinity, it was determined there are a few other subdivisions that incorporated a 30’ conservation easement buffer within the platted lot lines to create a natural buffer between the park property and their respective developments.

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

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: November 12, 2025

APPLICANT(S): Mickey L. Robertson, P.E.

PROPERTY OWNERS: Southeastern Construction & Remodeling LLC/David Dale

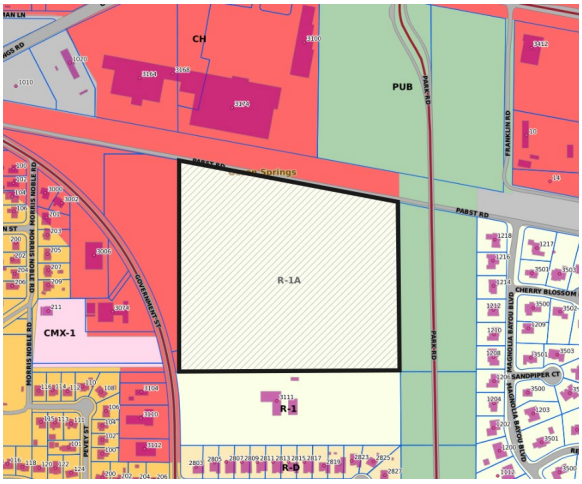
DATE OF REQUEST: August 7, 2025

REQUESTED ACTION: Sketch Plat

LOCATION: South of Pabst Road and East of Government Street

PARCEL NUMBER: 60127170.000 & 60128042.002

ADJACENT ZONING:
Subject Property: R-1A Special Apartment Use District
North: C-H Regional Commercial & PUB: Public District
South: R-1 Low Density Single-Family
East: PUB: Public District
West: C-H Regional Commercial





PUBLIC NOTICE POSTING:

PABST ROAD



GOVERNMENT STREET



DESCRIPTION OF REQUEST:

- Requesting approval for Sketch Plat of a 123-lot subdivision for townhome dwellings on proposed private streets named Holly Grove Subdivision
- Combination of 5-plex and 6-plex townhome buildings
- The Sketch Plat indicates the property size is 19.46 acres with a density of 6.32 lots per acre
- 5’ wide sidewalks are illustrated within the development and along Pabst Road
- 20’ buffer provided along the adjoining properties to the south and west and a 18’ buffer is provided along Pabst Road containing a meandering 5’ sidewalk
- 21.2% Green Space provided with the minimum requirement in R-1A being 5%
- 1.17 acre pond with at least 20’ wide walkable uplands surrounding the water
- Proposed amenities shown on Sketch Plat include: Clubhouse, Pool, and Pickleball Courts
- Proposed Pump Station to be located onsite

FINDINGS:

- Property was rezoned from R-1 to R-1A at the June 16, 1987 Board of Aldermen meeting. Motion was made by Robinson, seconded by Kaufman, to approve the recommendation of the Planning Commission and re-zone from R-1 to R-1A; unanimous approval.
- The purpose of the Sketch Plat is to ensure that improvements are well coordinated within and among individually platted parcels, sections, or phases of a development prior to the approval of a Preliminary Plat. Sketch Plat is required when an applicant is applying for a subdivision of less than the entire, contiguous land area held in common ownership.

- Approval of a Sketch Plat shall constitute approval of the type, intensity of development and project phasing plan. There are no proposed additional phases of this project.

- A Neighborhood Meeting was held on August 26, 2025, by the Developer at the Ocean Springs Community Center. Approximately 45 residents were in attendance. The project was presented with a question-and-answer session. The Meeting Notes and sign-in sheet are included in the Packet.

- The property is currently zoned R-1A Special Apartment Use District
  - This is the most restrictive apartment district to provide for luxury townhomes or apartment development in selected areas of Ocean Springs.
    - Area, Height, and Setback Regulations:
      - ✓ Front yard: Same as R-1: 25 ft.
      - ✓ Side yard: Same as R-1: 10 ft.
      - ✓ Rear yard: Same as R-1: 25 ft.
      - ✓ Height: (4) stories or 50 ft.
      - ✓ Lot area per family: In the R-1-A special apartment use district every multifamily dwelling or apartment complex hereafter erected, reconstructed, altered or enlarged shall provide the following minimum lot areas:
        - 13,500 sq. ft. for the first unit;
        - 16,000 sq. ft. for the first two (2) units;
        - 18,500 sq. ft. for the first three (3) units;
        - 21,000 sq. ft. for the first four (4) units;
        - An additional 2,000 sq. ft. per unit for all units thereafter in a single building.
          - The 5-plex townhome buildings shown on the Sketch Plat contain at least 23,000 sq. ft. and the 6-plex townhome buildings contain at least 25,000 sq. ft.
      - ✓ In addition, each apartment project shall provide a minimum of 5% open space. The Sketch Plat provides 21.2% green/open space.

PUBLIC WORKS COMMENTS:

- Water Department
  - Need full set of plans. (full set of plans would be submitted at Preliminary Plat)
  - All taps will be made by Developer
  - Must pay Supervision fees. 48-hour notice before work is done. All taps and services must be commercial regs. No water meters in driveways

- Sewer Department
  - Unable to make suggestions until sewer studies have been done (will be completed as part of the Preliminary Plat process)
  - Will need to see a full set of engineering drawings (Preliminary Plat)
  - Developer will need to see a copy of our subdivision regulations for specs

- Drainage Department
  - Need drainage study down Government Street & Pabst Road
  - Traffic Study of area (Applicant provided Traffic Impact Study)

FIRE DEPT COMMENTS:

- A cul-de-sac or turnaround to be provided – comment has been addressed and turn arounds have been provided

ENGINEERING COMMENTS:

- All comments have been addressed on the revised Sketch Plat. The proposed number of townhome lots has been reduced from 146 to 123.
- Recommend to obtain an AJD (Approved Jurisdictional Determination) from the Army Corps of Engineers

TRAFFIC IMPACT STUDY:

- A traffic impact study of Government Street and Pabst Road was recommended. The applicant provided a TIS performed by Neel-Schaffer, Inc.
    - Conclusion from Neel Schaffer: The development of the project site with 123 townhome units is not anticipated to create major capacity related deficiencies at the study intersections.
        - A left turn lane is warranted on Government Street at Holly Grove Road. The Final Report is attached as part of the Packet.



PUBLIC COMMENT (SEE ATTACHEMENTS):

- Dave & Linda Sites – Received August 28, 2025
- Bob & Vana Perry – Received September 2, 2025
- Selina Breland – Received September 3, 2025
- Norma Herrington – Received September 3, 2025
- Jack Pickering – Received September 4, 2025

- Lee Hagerty Wilson – Received September 5,2025
- T.A. Miller – Received September 5, 2025
- Derrick Charbonnet – September 5, 2025
- Ernie Pettis – Received September 10, 2025
- Bella Interiano – Received September 8, 2025
- Norma Herrington – Received September 9, 2025
- Jo Ann Pearl – Received September 9, 2025
- Lori Gilgore – Received October 30, 2025
- Tom Harmon – Received November 1, 2025
- Randy McKinney – Received November 3, 2025
- Ronald Guentzel – Received November 5, 2025
- Tom Harmon – Received November 5, 2025
- Katrina Burtt – Received November 7, 2025

POTENTIAL MOTIONS:

To recommend **approval** of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings.

-OR-

To recommend **denial** of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings.

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: _____ *(Applications are due by the 7th of each month.)*

Name of Subdivision: Holly Grove Townhomes
Address of Original Parcel(s): _____
Parcel ID(s): 60128042.002 & 60127170.000

1. Applicant: Mickey L. Robertson, P.E. Phone 225.490.9592
   Address 9345 Interline Ave, Baton Rouge, La 70809 Email Mickey@MRESmail.com
2. Local Agent: _____ Phone _____
   Address _____ Email _____
3. Owner of Record: Southeastern Construction / David Dale Phone _____
   Address 1200 Magnolia Bayou Blvd, Ocean Springs, MS 39564 Email _____
4. Engineer: Mickey L. Robertson, P.E. Phone 225.490.9592
   Address 9345 Interline Ave, Baton Rouge, La 70809 Email Mickey@MRESmail.com
5. Land Surveyor: Patrick M. Martino, P.L.S. Phone 228.396.2283
   Address 13010 Kayleigh Cove, Biloxi, MS 39532 Email Patrick@martinosurveying.com
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 East/south side of Government Street/Pasbst Rd *(street)*
   1500/1100 *(distance in feet)* South/West *(relative direction)* of Ocean Springs/Park *(street)*
3. List all contiguous holdings in the same ownership:
   Section _____ Lot(s) _____
4. Zoning of Parcel(s): R-1-A 5. Total Acreage: 19.4 acres
6. Smallest Lot Size: 27'x100' 7. Proposed # of Lots: 146
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.
    No
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: _____
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 Area with clubhouse, pool, pickleball courts and recreational field area
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) Southeastern Construction, 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: Southeastern Constructo Parcrel ID(s): 60/27/70.000

Date Property Acquired Date: 5/7/2007 Book and Page of Each Conveyance:

Owner's Signature [signature] Date: 8/6/25

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 Mississippi

COUNTY OF Jackson

I David Dale, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 1200 Magnolia Byon Blvd

Ocean Springs Ms 39564

Subscribed and sworn before me this 6th day of August, 2025

My Commission expires: May 12, 2028

Notary Signature: Bailey Leigh

STATE OF MISSISSIPPI NOTARY PUBLIC ID#471791 BAILEY LEIGH Commission Expires May 12, 2028 JACKSON COUNTY

3

Return to:
David Dale
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

Grantors:
David Dale
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

Grantee:
Southeastern Construction & Remodelling, LLC a Mississippi Limited Liability Company
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

INDEXING INSTRUCTIONS: A PARCEL OF LAND CONTAINING 19.41 ACRES, MORE OR LESS SITUATED IN THE SW ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 7 SOUTH RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI
COUNTY OF JACKSON

QUITCLAIM 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, I, **David Dale,** do hereby sell, convey and warrant unto **Southeastern Construction & Remodelling, 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:

See Exhibit A attached

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s).

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 1 day of November 2022.

David Dale

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $36.00
#202224671 BK:2097 PG:515-517
11/02/2022 11:03:14 AM 3 PGS
BORGERON,DC Rept#26324

202224671 3 PGS

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **David Dale**, 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 1st day of November, 2022.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: Jan 27, 2026

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID#294494
CHRISTINA BARRETT
Commission Expires
Jan 27, 2026
JACKSON COUNTY

UNOFFICIAL DOCUMENT

Exhibit "A"

Legal Description: A PARCEL OF LAND CONTAINING 19.41 ACRES, MORE OR LESS, SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT ESTABLISHED BY THE U.S. DEPT. OF THE INTERIOR AT THE COMMON CORNER OF SECTIONS 27, 28, 33 & 34, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS WEST 2976.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS WEST 949.01 FEET TO AN IRON PIPE SET ON THE SOUTH MARGIN OF PABST ROAD AS NOW LOCATED; THENCE SOUTH 72 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID SOUTH MARGIN 1010.95 FEET TO A BOUNDARY STEEL POST ESTABLISHED BY THE U.S. DEPT. OF INTERIOR; THENCE SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST 752.15 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST 996.21 FEET TO THE POINT OF BEGINNING.

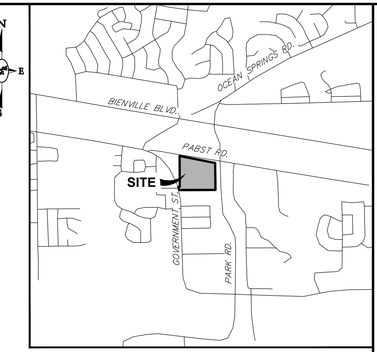
UNOFFICIAL DOCUMENT

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, STATE OF MISSISSIPPI, COMMUNITY–PANEL NUMBER 28059C0291G & 28059C0292G, DATED MARCH 16, 2009. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

ZONING NOTES:

ZONED: R–1A
MAX BUILDING HEIGHT: 50'
EXISTING LAND USE: UNDEVELOPED
NUMBER OF LOTS: 123 LOTS
TOTAL ACERAGE: 19.46 AC.
DENSITY: 123/19.46= 6.32 LOTS/AC.
PARCEL ID #: 6027170.000 & 6012B042.002



VICINITY MAP
SCALE= 1": 2,000'

REFERENCE MAPS:

1) BOUNDARY SURVEY OF 19.41 ACRE TRACT AND PARCEL B. BY PATRICK M. MARTINO PROFESSIONAL LAND SURVEYOR. DATED 08–25–2025.

2) LEGAL DESCRIPTION OF A PARCEL OF LAND CONTAINING 19.41 ACRES.

3) SURVEY OF PARCEL A & B AT GOVERNMENT ST. & PABST ROAD. FOR DAVID DALE, BY GARY A. DURBIN. DATED 04–16–2024. INSTRUMENT # 202409927.

REFERENCE BEARING: *S89°49'35"W

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MS EAST

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DC4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, MS EAST.

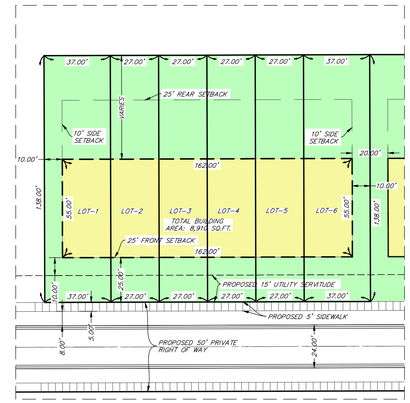
N
W E
S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 ft.

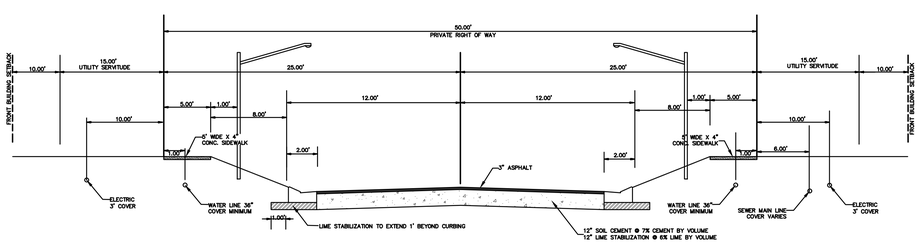
LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- ROAD CENTERLINE
- BUILDING SETBACKS
- UTILITY SERVTIUDE
- LOT LINE
- POND
- 22 CONTOUR LINE
- GREEN SPACE (4.12 AC.) (ACREAGE INCLUDES POND)
- PROPOSED BUILDINGS





TYPICAL 6-PLEX
SCALE= 1": 40'



TYPICAL SECTION - 50' PRIVATE RIGHT OF WAY
SCALE: N.T.S.
NOTE: ALL WATER AND SEWER LINES SHALL MAINTAIN 18" OF VERTICAL COVER WHEN CROSSING

GREEN SPACE
REQUIRED GREEN SPACE: 5% X 19.46 AC = 0.97 AC.
PROVIDED GREEN SPACE: 21.2% = 4.12 AC.

GENERAL NOTES:

1) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY.

2) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

3) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

4) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY–PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

5) BOUNDARY INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY. INFORMATION IS BASED ON SURVEY BY PATRICK MARINO, P.L.S..

MICKEY L. ROBERTSON
LICENSED PROFESSIONAL ENGINEER
31248
STATE OF MISSISSIPPI
11–05–2025

SKETCH PLAT
OF
HOLLY GROVE
(SINGLE–FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)
LOTS 1 THRU 123 (INCLUSIVE)
& TRACTS CA–1 THRU CA–8 & PS
BEING A SUBDIVISION OF 19.41 ACRES
SITUATED IN THE SW. ¼ OF THE NW ¼
& PARCEL B
LOCATED IN
SECTION 27, T7S–R8W,
CITY OF OCEAN SPRINGS,
JACKSON COUNTY,
STATE OF MISSISSIPPI,
FOR
DANTIN BRUCE DEVELOPMENT, LLC

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

HOLLY GROVE
PABST ROAD,
CITY OF OCEAN SPRINGS,
JACKSON COUNTY, MS
SKETCH PLAT

DESIGNED	TRB	DETAILED	TRB	DATE	11/2025
CHECKED	MLR	CHECKED	MLR	SHEET	1 OF 1

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 1

MS ONE CALL: CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT 811 OR 1–800–272–3020 FOR LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFICATION SHALL BE MADE AT LEAST 48 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO EXCAVATION. ALL UTILITIES SHOWN ON THESE PLANS, CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ADJUSTMENTS.

D:\MRES PROJECTS\DROPBOX\MRES\PROJECTS\HOLLY GROVE TOWNHOMES (OCEAN SPRINGS, MS)\DWG\HOLLY GROVE PRELIMINARY PLAT (11–04–25).DWG NOV–05–2025 THOMAS

This notice is 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 for this project.

City of Ocean Springs Planning Department
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

Wednesday, November 12, 2025 @ 6:00 p.m.

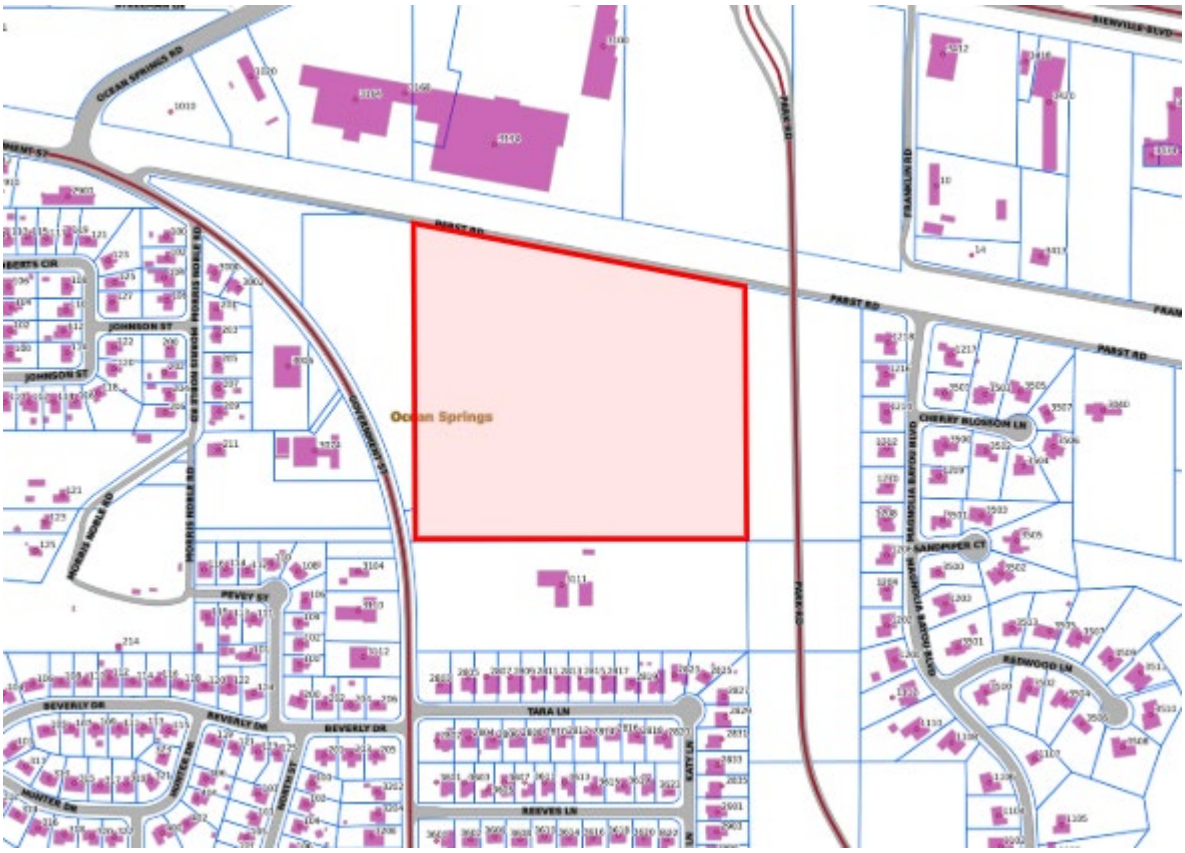
Regarding the following:

- Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval of a 123-lot Townhome Subdivision (Holly Grove Townhomes) – Mickey L. Robertson, P.E.

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 acrose@oceansprings-ms.gov, edill@oceansprings-ms.gov, and osplanning@oceansprings-ms.gov

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

Amanda Crose
City of Ocean Springs
Planning Director


OCEAN SPRINGS RD
PRENTISS
PARST RD
FRANKLIN RD
SIENVILLE BLVD
JOHNSON ST
ROBERTS CIR
ROBERTS ROBLE RD
PEVEY ST
BEVERLY DR
HUNTER DR
TARA LN
KATY LN
REEVES LN
CHERRY BLOSSOM LN
SANDPIPER CT
REDWOOD LN
MAGNOLIA BAYOU BLVD
Ocean Springs









SCALE: 1"=50'-0"

HOLLY GROVE DEVELOPMENT PLAN

OCEAN SPRINGS, MISSISSIPPI AUGUST 4, 2025

DANTIN D BRUCE
DEVELOPMENT

JHA
LANDSCAPE ARCHITECTS

Neighbor Meeting Notes

Holly Grove Development — August 26, 2025
Ocean Springs, MS — 6:00pm

Meeting location: Ocean Springs Community Center (512 Washington St, Ocean Springs, MS 39564)
Attendance: Approximately 45 residents were in attendance (sign-in sheet attached. One or two residents did not sign in)
Property Zoning: R-1A – Special Apartment Use District
Property Acreage: 19.48 Acres

Ross Bruce and Brian Dantin (developers) began by introducing themselves and their team and giving their backgrounds.

Ross Bruce laid out the proposed project:

- Reviewed zoning and what is allowed in R-1A
- Proposing 146 townhomes – 2 & 3 bedroom homes with garages and private back yards
- Community amenities will include a clubhouse, resort style pool, fitness center, pickleball courts, 6.7 acres of open space
- Homes will range in size from 1,100 SF – 1,400 SF
- Community will have onsite property management and maintenance team.
- Community will be private and gated
- 5' sidewalks through out
- Homes will start out at $ 1,850/month for 2 BR and $ 2,050/month for 3 BR. We actually expect higher rental rates but these are conservative projections.
- The community will consist of individually platted lots which means that each home can be sold to separate individuals or families. Which is obviously not the case for a typical apartment community.
- By our interpretation of the code, zoning allows for 274 apartment units, we are proposing 146 townhomes.
- We handed out picture books of our last community that we developed similar to the proposed development.

Developer opened the floor to Q&A.

Q&A Summary:

1. Traffic
    a. The main points made by local residents were:
        i. Traffic is worst between 6a-8a and 3p-5p.
        ii. One neighbor opinion is that Pabst is a narrow road and already dangerous

iii. Worried that this will push traffic to Magnolia Bayou and cause additional back up there.
iv. Worried about the turnout on Government
v. Worried about impact of additional vehicles when the train tracks are shut down for various reasons
vi. City has made area to the south walkable, but it is still dangerous (had folks already run over)
vii. Please consider doing a traffic study; please include train in study (which we can't do)

b. Questions from neighbors included:
    i. Will a traffic study be done?
        1. Developer response: Just received comment recommending, so will consider.
        2. Alderman Matthew Hinton suggested:
            a. a study in conjunction with the city
            b. Likely will need to do a turn lane; is there room for a deceleration lane? Answer: unknown
    ii. Where does traffic study scope come from?
        1. A: the municipality usually sets the scope
c. Note (mentioned during meeting): Original design had property only entrance on Government. City/Planning dept requested access to Pabst as well. Historic data (not actual study) suggests traffic would be +/-160 cars per day for this development

2. Development
    a. How many units?
        i. A:146
    b. How big are the units?
        i. A: 2-3 bedroom
        ii. A: 1,100-1,450 SF
    c. What is property zoned for?
        i. A: R-1A—special use apartment district with estimated max capacity of 274 u/ac
    d. Do you own the property?
        i. A: under contract
    e. Has it been considered to do townhome sales versus rentals?
        i. A: Developer explained rent estimates at $2,100/m which brings market value of these units to $300k, which is higher than the 'for sale' average within a mile ($250k)

    f. Will this affect our home values?
        i. A: It should not as the rentals are not a "comp" to the homes for sale.

g. Have you done Environmental Impact Study?
    i. A: Yes. No jurisdictional wetlands on site
h. Will the pond be aerated?
    i. A: will consider, if needed, to not have stagnant water. Pond is an amenity
i. How will you keep cars from backing onto roads when waiting on gates?
    i. A: Will provide the required stacking distance.
j. Will this development be golf cart friendly?
    i. A: Not sure as we understand there are mixed reviews on the golf cart use
    ii. This property is within the golf cart district
k. Would you consider doing fewer units?
    i. A: if feasible, would consider. Not sure if feasible.
l. Note: Demographic Study (discussed at meeting):
    i. Median income: $81,000
    ii. Median Home value (for sale currently, w/in ½ mile): $250k
    iii. w/in 1 mile, only 3.8% of rentals are more per month than this proposed development

3. Utilities
    a. Please explain Drainage:
        i. Proposed 1.2 Ac pond; 4'-6' deep
        ii. Ditches along exterior
        iii. Drainage will meet or exceed code; city requires pre < post.
    b. Will there be a Sewer Lift Station or force main?
        i. A: unknown at this time. Still in preliminary phases

4. Construction
    a. How long will construction take?
        i. A: 2 phases (infrastructure and vertical)
        ii. 12-15 months, weather dependent
    b. Will you be working on Saturday?
        i. A: No. Work time restrictions are as follows:
            1. 7a-5p M-F
            2. Weekend work prohibited (that's our understanding any way)
    c. What about large equipment?
        i. A: Heaviest equipment will be during phase 1 (infrastructure), approximately 6-10 months
        ii. Phase 2 (vertical) has most construction contained on site
    d. Who is General Contractor?
        i. A: unknown at this time. Still in design phase
    e. When would Construction start?
        i. A: preferably in Q1 or Q2 of 2026

5. Property Management (for Rentals)
    a. How does community work?
        i. A: Onsite Management w/ 3 permanent employees and full property maintenance
        ii. Is it Pet-friendly?
            1. A: Yes, but we do have restrictions on breeds
        iii. What kind of tenants will you have?
            1. A: We have certain criteria:
                a. No non-family (so no roommate tenants)
                b. Mid-level income (650 credit score to qualify and 3x monthly rent-to-income ratio minimum)
                c. Background check required
                d. Only 12-month leases. No month-to-month (no short-term rentals)
        iv. Have you considered higher rent? Apartment complex down road is not nice, but charges $2k/m **(this information was later found to be not accurate—developer).**
            1. A: If market allows, will consider
    b. Why not sell them? What would it take to get you to sell instead of rent?
        i. A: This community will have strict restrictions (i.e. no parking in yards, no open storage or messes, etc) which have fines if not followed. Entire community is maintained by property managers and landscape is maintained all together by one company, so will look very well maintained. Sale community has no way to do that
    c. What happens to the amenities if you end up selling later?
        i. A: HOA is created and takes over
    d. Note (mentioned during meeting): Historically for us, 60-70% of renters are local relocates.

6. More about the developers. Some folks came in late and missed the introduction
    a. Do you have other developments like this?
        i. A: Yes; Cedar Grove in Baton Rouge. Pamphlets on that development were passed around meeting for residents to look through
    b. What is your experience?
        i. A: Developers went through their history in the business again
    c. Have we done projects like this with smaller unit counts?
        i. Yes; in Baton Rouge.

--Summary notes compiled by Chris Ferris, Dantin Bruce Development to the best of his ability and are believed to be an accurate summary of what was said at the meeting.

Ocean Springs, MS
8/26/2025

SIGN IN SHEET

Name	Address	Phone Number
Cindy Field	1218 Magnolia Bayou OS	
Carolyn Teal	1107 Magnolia Bayou Blvd	
Carolyn Freeman	104 W Park Dr OS	
Dennis Freeman	"	
Rhonda Fryer	3605 Magnolia Bayou Circle	
Misty Mckenna	3702 Point Clear Dr.	
Karen Chewning	3705 Point Clear dr	238-3114
Stephanie Box	2103 Whitney Oaks	
Joshua Box	" "	
Carole Krolikowski	1054 Conley Cir	628 2307902
Lana Cox	1206 Magnolia Bayou	228-238-7965
Cathy Dykes	114 Heron Park Pl	979-235-0737
STEVEN VIERLING	120 HERON PARK PL	850 291 4541
Karlyn Stephens	3605 Fernwood Dr	228 2823263
BC Clarke Smith	901 Woodglen Dr	228-424-6899
PAT BURCH	3602 MAGNOLIA BAYOU	228-235-1964
Cori Kilgore	1112 Magnolia Bayou	228 623-9404
Mike Love	1112 Magnolia Bayou	228-623-2898
BUB EPTING	900 MAGNOLIA BAYOU	228 324 3436
Lauren Timmons	3096 Fabert Rd. O.S.	228 257 3741
Russell & Katherine Mereo	3716 Point Clear Dr OS	228 282 0196
Earl + Nancy Carstens	902 Magnolia Bayou Blvd OS	423-618-1874
Jeanne Williams	3606 Pt. Clear Dr. OS	228-324-9380
Lois Reeves	2503 Promenade Blvd OS	228-218-6491
MIKE STENSRUD	1101 MAG BAYOU	324-1113
Pastor Sam Johnson	3111 GOVERNMENT ST	228-990-1419
TRACY REYNOLDS	3628 PERRYMAN RD	
DANA & CAROL HILL	905 WOODGLEN DR	228-424-1227
Steven Covington	1217 Magnolia Bayou	601-754-5981
Daniel Payne	3703 Point clear Drive	228-219-6017
Lisa Greenberg	110 Percy St O.S	
Summer Wood	2528 Faulkner Ct.	601 614-4165
Patrick Wright	3621 11th St, GP, MS	601-480-9979
Lacey Sullivan	3505 Sandpiper	
Rhett McMorton	" PO Box 809 "	228 875 8125
Debora Gilley	2120 Whitney Oak Dr.	907-854-0410
James Green	3096 Government Str	228.219.2418
Jack McDaniel	100 N St.	327-5587
Shaun Gilley	2120 Whitney Oaks	228-282-9998
Matt Hall	1800 Porter	N/A
Katherine Mendonza	3205 Govt St	2283694219

SIGN IN SHEET

Name	Address	Phone Number
Cameron Rea	103 Southaven	9279270992

TRAFFIC IMPACT ANALYSIS
for
Holly Grove



Revised Final Report
October 2025

SHANE MICHAEL BERGIN
LICENSED PROFESSIONAL
ENGINEER
10/24/25
18457
STATE OF MISSISSIPPI

Prepared by:

NEEL-SCHAFFER

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Appendix

Year 2025 Existing Traffic Volumes

Peak Hour Volumes and Trip Distribution

Year 2025 Synchro & HCS Analysis

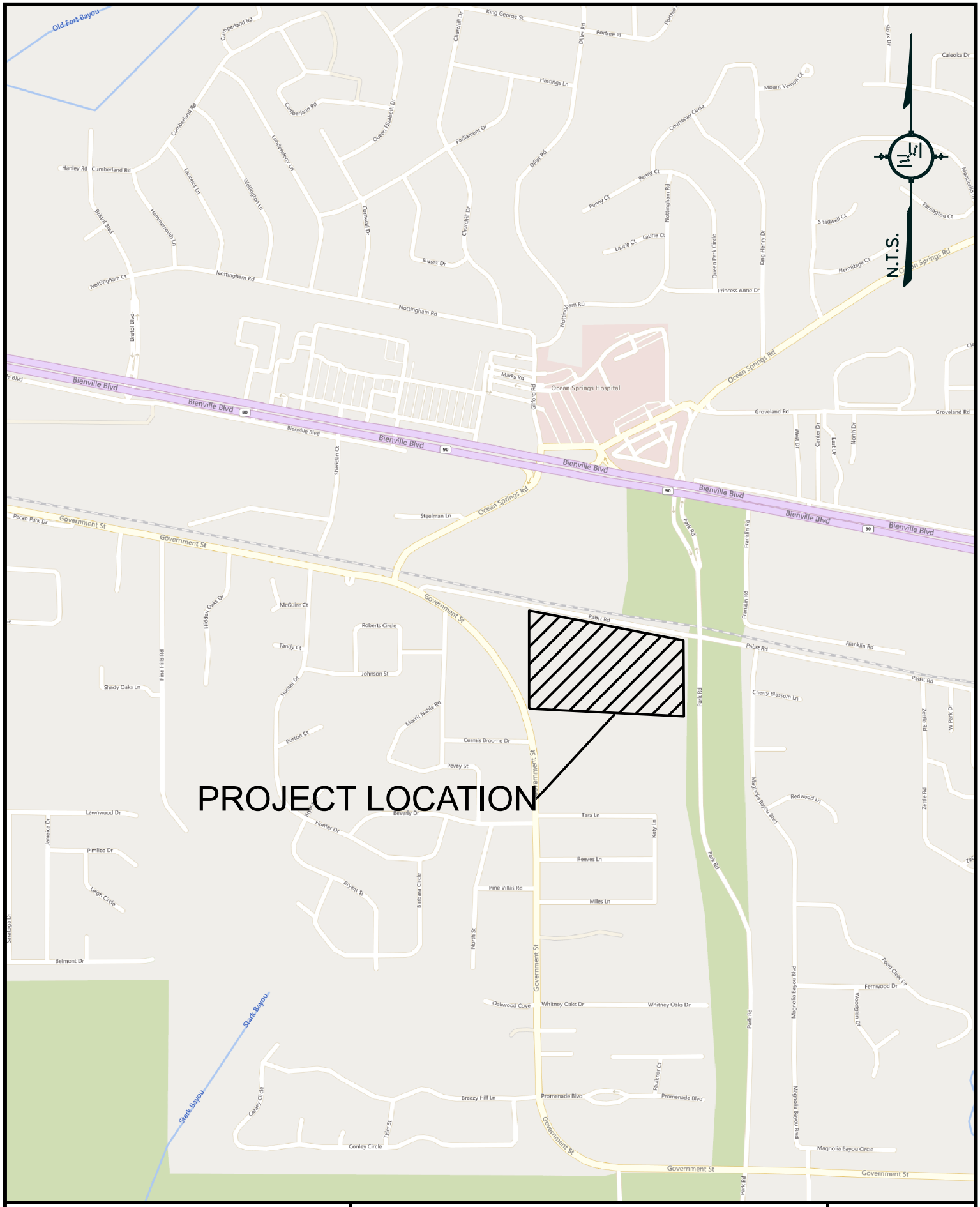
Year 2030 Synchro & HCS Analysis

Auxiliary Lane Warrant Sheets

Section 1 Introduction

This report summarizes the findings of the traffic analysis performed by Neel-Schaffer, Inc., as requested by Dantin Bruce Development for the development of townhome units. The project site is located along Government Street southeast of the intersection of Government Street with Ocean Springs Road in Ocean Springs, MS. The development is planned to include 123 townhome units.

The purpose of this analysis is to estimate the trip generation potential for the project site and evaluate the impact of the site traffic on adjacent roadways and intersections. Based on these impacts, recommended improvements were evaluated to mitigate traffic concerns as they relate to the site development, if required. To analyze the related impact to the surrounding area, existing roadway capacity and non-site traffic levels-of-service were also evaluated.



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HOLLY GROVE TIA
PROJECT LOCATION MAP

FIGURE
1.1

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Section 2 Existing Conditions

The project site is located along Government Street southeast of the intersection of Government Street and Ocean Springs Road in Ocean Springs, Mississippi. Currently, the proposed site is wooded. Direct access to the property is limited to Government Street and Pabst Road.

The study area is comprised of two adjacent existing intersections: Government Street with Ocean Springs Road and Government Street with Pabst Road.

2.1 Government Street

Government Street is an undivided two-lane roadway. Government Street has a typical section that consists of 11-foot lanes, unpaved shoulders, and open drainage in the vicinity of the proposed site. In addition, there is sidewalk on the west side of Government Street. Government Street is functionally classified as a minor arterial roadway and has a posted speed limit of 35 miles per hour near the proposed project site.

2.2 Ocean Springs Road

Ocean Springs Road is an undivided four-lane roadway. Ocean Springs Road has a typical section that consists of 12-foot lanes with curb and gutter and closed drainage. Ocean Springs Road Country Club is functionally classified as a minor arterial roadway and has a posted speed limit of 25 miles per hour near the proposed project site.

2.3 Pabst Road

Pabst Road is an undivided two-lane roadway. Pabst Road has a typical section that consists of 20-feet of asphalt with unpaved shoulders and open drainage. Pabst Road is not a functionally classified roadway and has a posted speed limit of 30 miles per hour.

2.4 Intersection of Government Street and Ocean Springs Road

The intersection of Government Street and Ocean Springs Road is currently a signalized intersection. The eastbound approach widens to provide a dedicated left turn lane. The southbound approach provides a shared thru-left lane and a right turn lane. All other approaches to the intersection are single lane approaches. The signal operates with split phasing northbound and southbound along with a protected/permitted eastbound left turn. The signal also appears to have railroad pre-emption with a no left turn blank out sign eastbound.

2.4 Intersection of Government Street and Pabst Road

The intersection of Government Street and Pabst Road is currently an unsignalized “T” intersection with Pabst Road being stopped control. The eastbound approach widens to provide a short left turn lane. All other approaches to the intersection are single lane approaches.

Section 3 Evaluation of Existing Conditions

3.1 Existing Traffic Volumes

The project area for this analysis includes the signalized intersection of Government Street and Ocean Springs Road along with the unsignalized intersection of Government Street and Pabst Road. Eight-hour turning movement counts were conducted at the existing study intersections in September 2025. The AM and PM peak hour traffic volumes for the intersections are shown graphically in Figure 3.1.

3.2 Basis of Analysis

From a performance perspective, the effective operation of an intersection is evaluated based on the delay, turning movement volumes, traffic composition and roadway geometrics. The methodology utilized in this analysis is based on the Highway Capacity Manual, 7th Edition. Intersection level-of-service is based on delay per vehicle (in seconds). The level-of-service, as outlined in the Manual, is reported as a letter designation of LOS A through F (A is the least delay and F is the most delay). The delay range for signalized and unsignalized intersections (both four-way and two-way) is as follows:

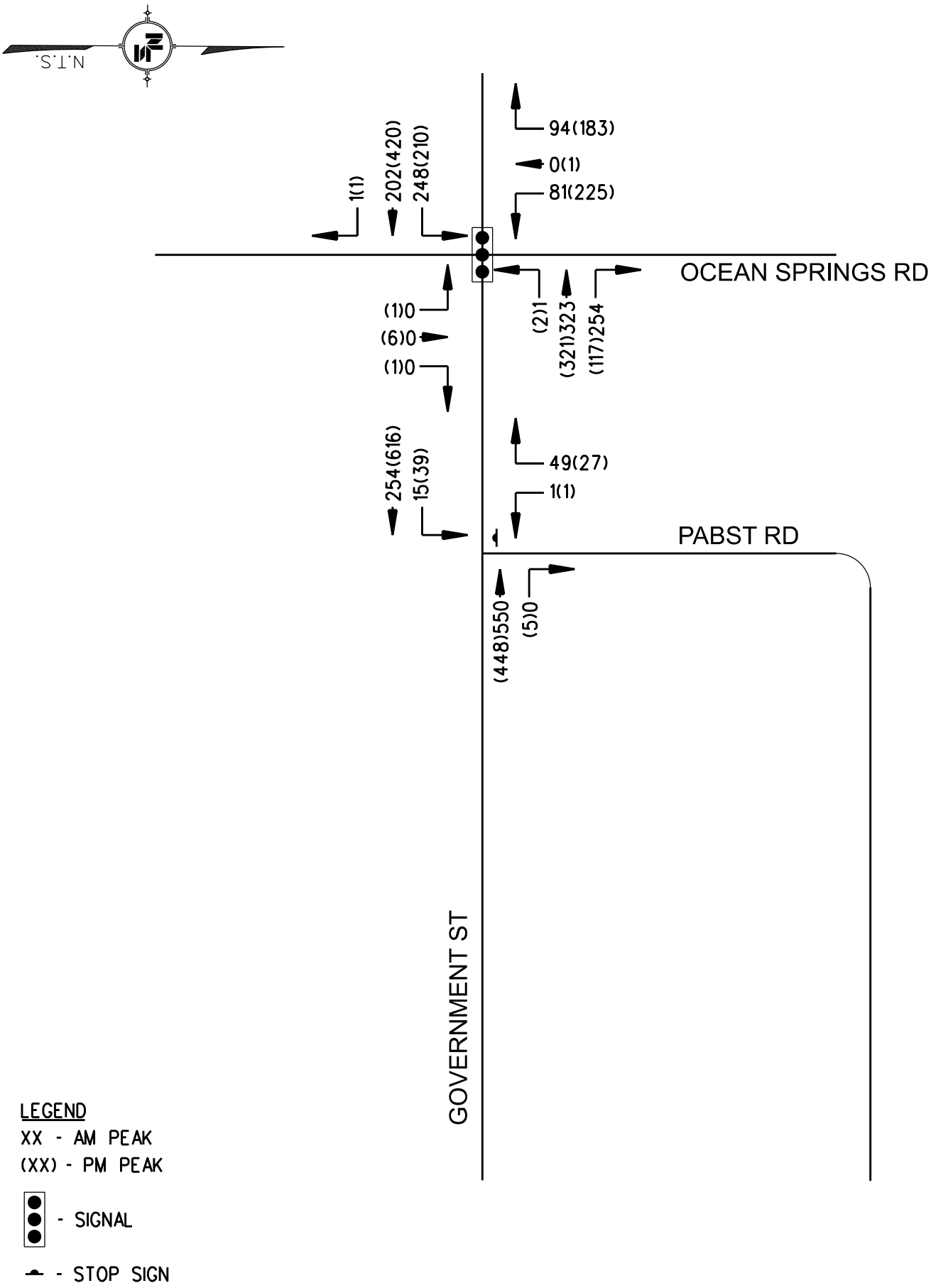
Signalized Intersections

LOS	Delay (s/veh)
A	≤ 10
B	> 10 – 20
C	> 20 – 35
D	> 35 – 55
E	> 55 – 80
F	> 80

Unsignalized Intersections

LOS	Delay (s/veh)
A	≤ 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50

A Synchro model was usded to evaluate the existing peak hour volumes at the signalized intersection of Government Street and Ocean Springs Road while the Highway Capacity Software (HCS) was used to evaluate the existing peak hour volumes at the unsignalized intersection of Government Street with Pabst Road.



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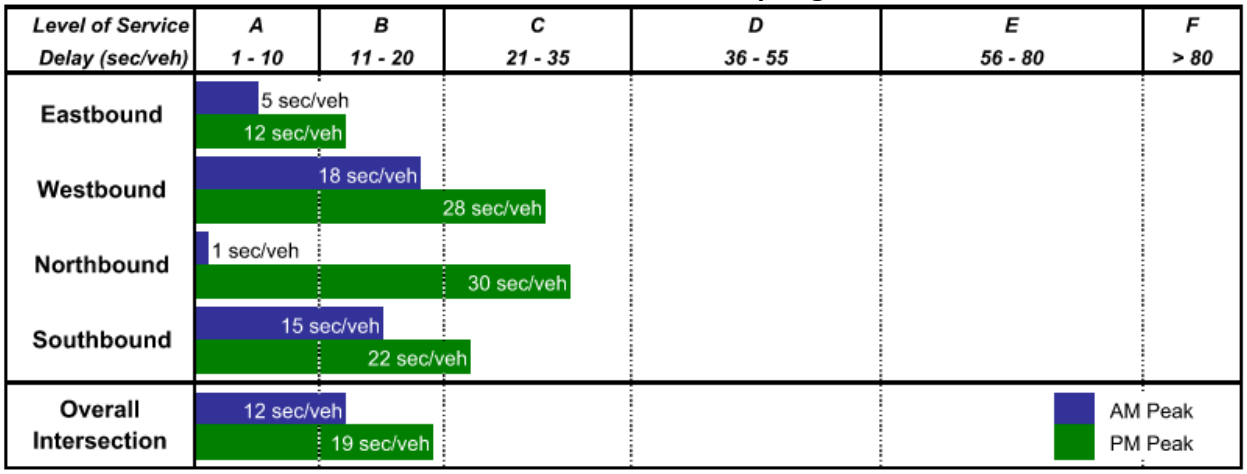
HOLLY GROVE TIA
EXISTING TRAFFIC VOLUMES

FIGURE
3.1

3.3 Government Street and Ocean Springs Road

The Government Street and Ocean Springs Road intersection levels-of-service, based on the Year 2025 traffic volumes, are illustrated in Figure 3.2. This analysis is based on a signalized intersection with observed signal phasing.

Figure 3.2 – Existing Intersection Level-of-Service
Government Street and Ocean Springs Road

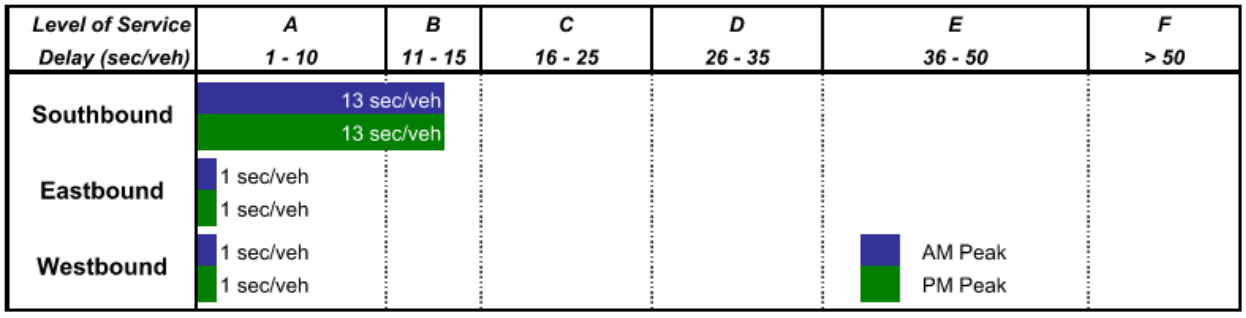


Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

3.4 Government Street and Pabst Road

The Government Street and Pabst Road intersection levels-of-service, based on the Year 2025 traffic volumes, are illustrated in Figure 3.3. This analysis is based on an unsignalized intersection with Pabst Road being stopped control.

Figure 3.3 – Existing Intersection Level-of-Service
Government Street and Pabst Road



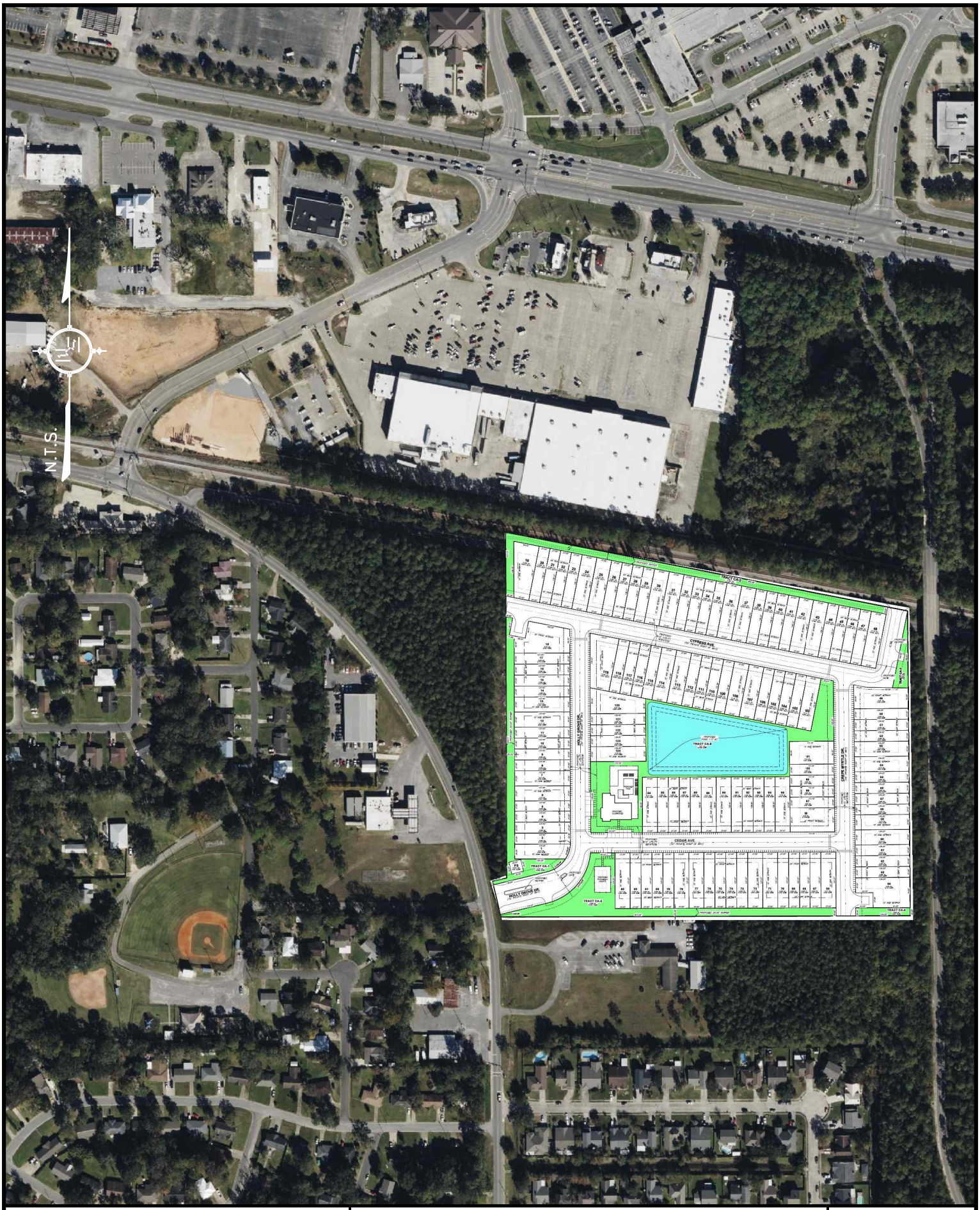
Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

Section 4 Proposed Development

4.1 Proposed Site

The development is currently planned to have 123 townhome units. The proposed development plans to have access to Government Street and Pabst Road.

Figure 4.1 illustrates the proposed site plan for this development.



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HOLLY GROVE TIA
SITE PLAN

FIGURE
4.1

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4.2 Trip Generation

The trip generation of the townhome units was developed using the trip rates contained in the Institute of Transportation Engineers Trip Generation, 12th Edition. The site traffic was assigned based on the demographic distribution in the study area and on the roadways that provide access to the project site. The trip generation calculations for the proposed site traffic are shown in Table 4.1.

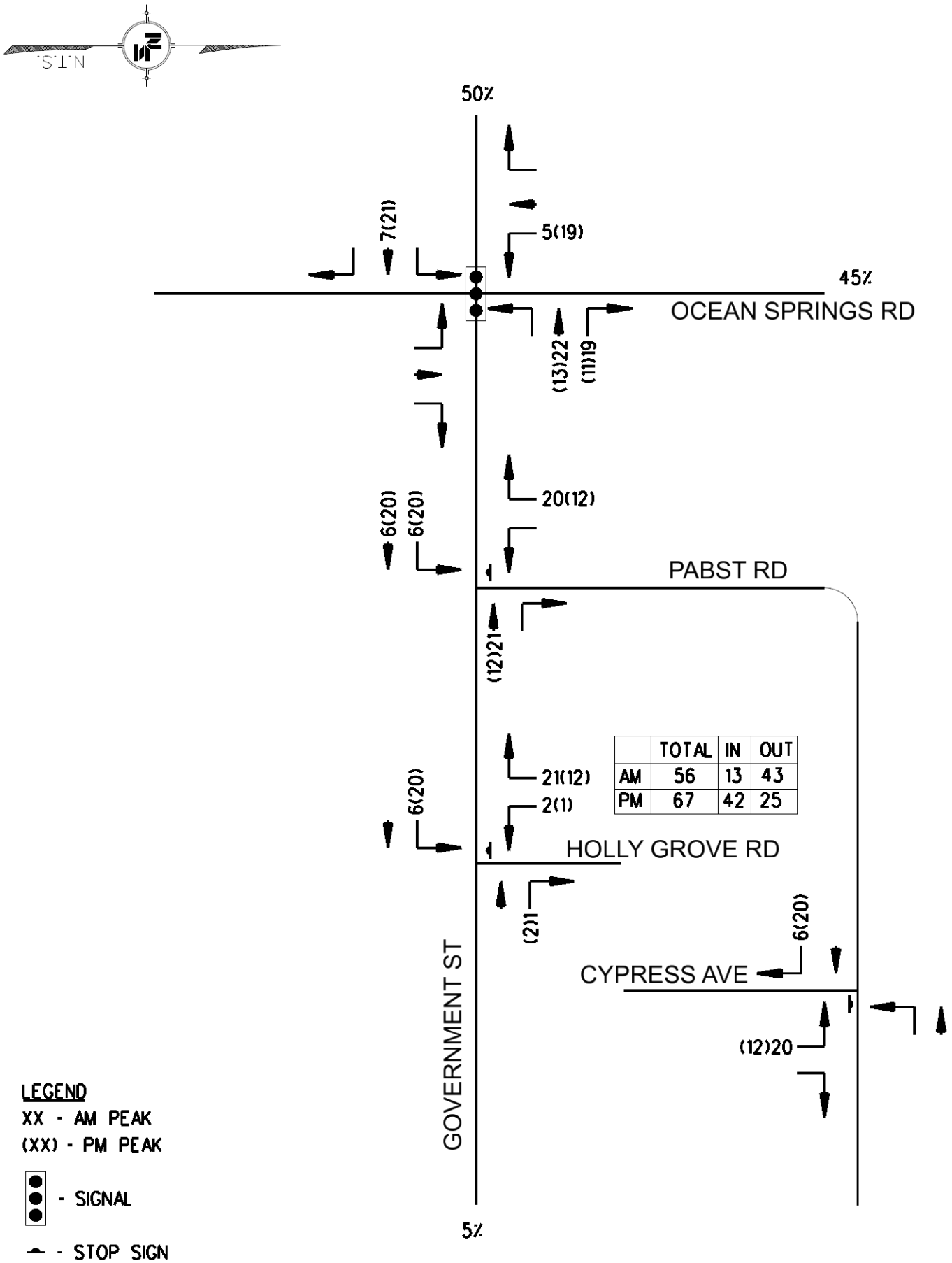
Table 4.1 – Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	123 Dwelling Units	813	56	13	43	66	41	25
	Total	813	56	13	43	66	41	25

Daily Traffic Generation	Multifamily Housing (Low Rise) [ITE 220]	=	T = 5.63(X) + 120.45
AM Peak Hour Traffic Generation	Multifamily Housing (Low Rise) [ITE 220]	=	T = 0.35(X) + 12.93 (24%in/76%out)
PM Peak Hour Traffic Generation	Multifamily Housing (Low Rise) [ITE 220]	=	T = 0.48(X) + 7.35 (62%in/38%out)

T - Trips
Source: ITE Trip Generation, 12th Edition

The estimated site traffic volumes are illustrated in Figure 4.2.



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HOLLY GROVE TIA
SITE TRAFFIC ASSIGNMENT

FIGURE
4.2

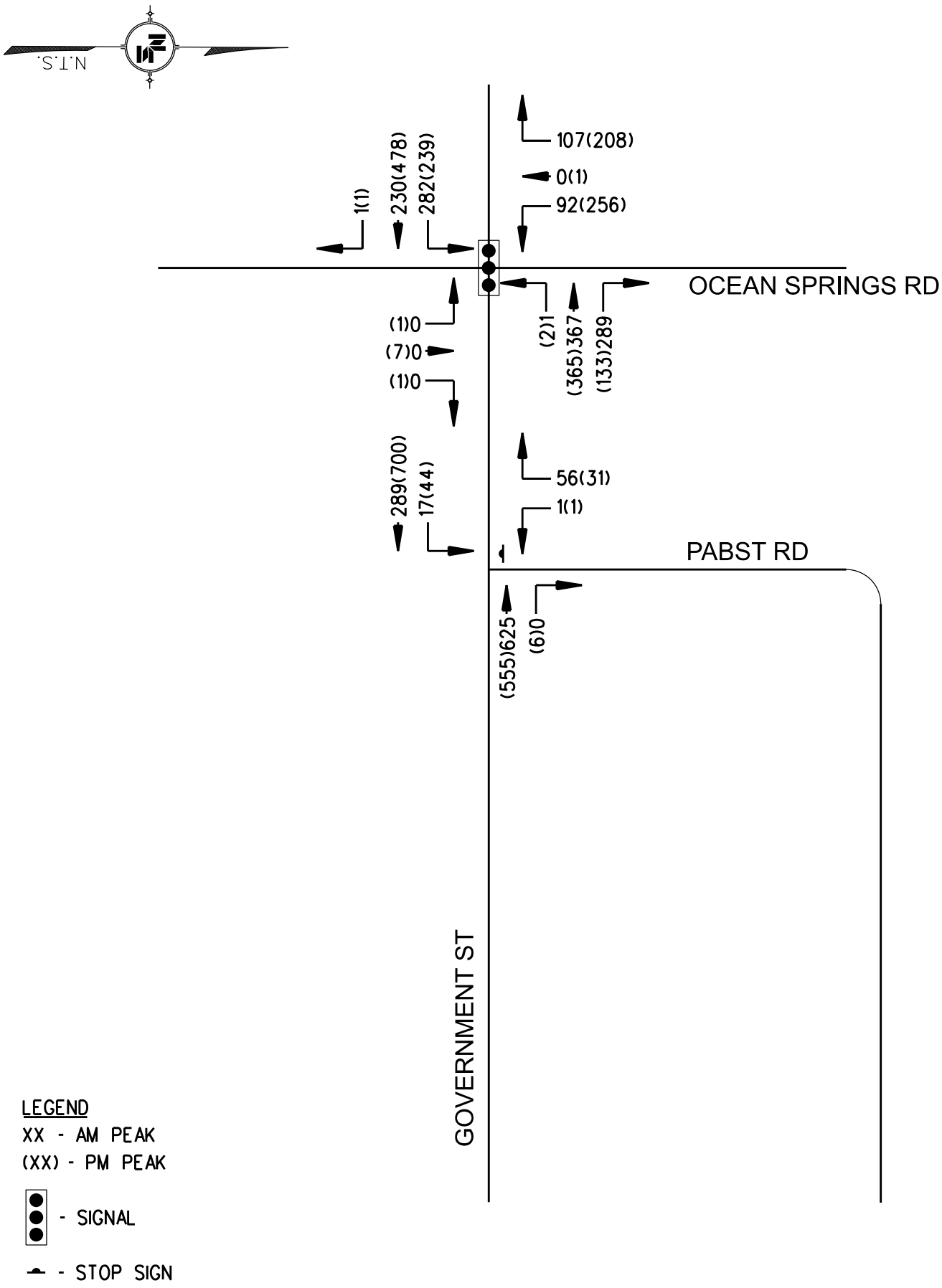
4.3 Non-Site Traffic Forecast

A review of the historical 24-hour daily traffic volumes from MDOT traffic counts was conducted to see the historical impacts of traffic growth on the roadways adjacent to the project site. The comparison of traffic volumes is provided in Table 4.2.

Table 4.2 – Historical Daily Traffic Volumes

Year	Location Government – SE of Ocean Springs
2024	10,000
2023	9,800
2022	9,300
2021	9,500
2019	8,800
5-yr Growth Rate	**2.58%**

The historic counts show an increase in volumes from 2019. The 5-Year compounded growth factor was 2.58% along Government Street near the proposed site from 2019-2024. A 2.6% compound annual growth rate was used to forecast the non-site traffic for the Year 2030. Figure 4.3 illustrates the Year 2030 Non-Site Traffic Volumes.



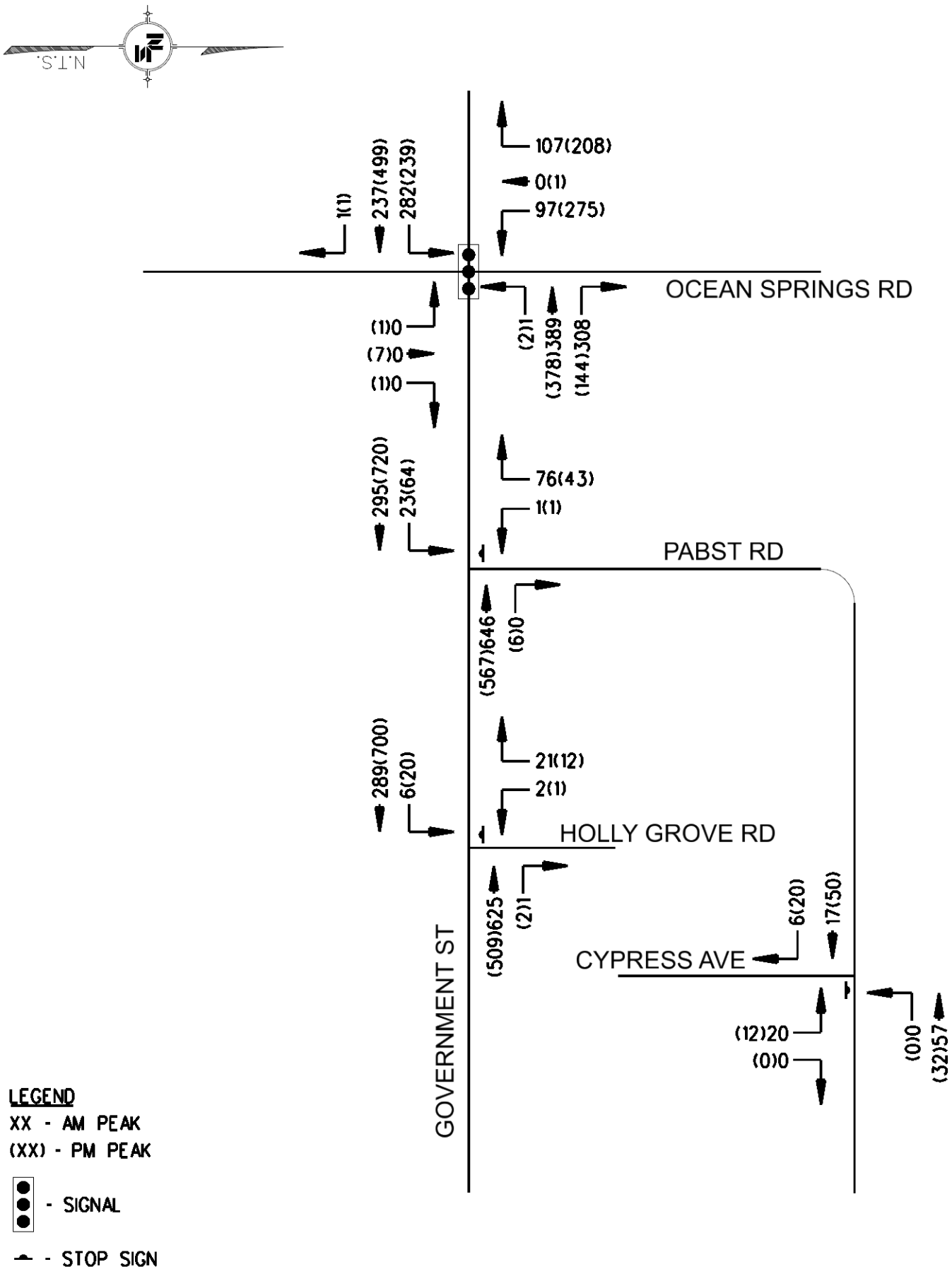
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HOLLY GROVE TIA
2030 NON-SITE TRAFFIC VOLUMES

FIGURE
4.3

4.4 Year 2030 Total Traffic

Site generated traffic volumes were added to non-site traffic volumes to arrive at total (Year 2030) traffic volumes. Figure 4.4 illustrates the Year 2030 total traffic volumes.



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HOLLY GROVE TIA
2030 TOTAL TRAFFIC VOLUMES

FIGURE
4.4

4.5 Year 2030 Traffic Analysis

An analysis of the Year 2030 Non-Site and Total traffic volumes was conducted using the information provided in the Highway Capacity Manual, Seventh Edition. The lane geometry and traffic control for the total traffic analysis includes the existing roadway geometrics. The results of the analysis are shown in Table 4.3 and Table 4.4.

Table 4.3 – Year 2030 Non-Site Traffic Level-of-Service

Signalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Ocean Springs Rd	AM	A – 1	B – 16	A – 7	C – 26	B – 17
	PM	C – 30	C – 27	B – 13	C – 28	C – 21
Unsignalized Intersection	**Peak Hour**	**Level-of-Service – Delay (sec/veh)**				
		Northbound	**Southbound**	**Eastbound**	**Westbound**	**Total**
Government St / Pabst Rd	AM	-	B – 14	A – 1	A – 1	-
	PM	-	B – 14	A – 1	A – 1	-

Table 4.4 – Year 2030 Total Traffic Level-of-Service

Signalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Ocean Springs Rd	AM	A – 1	B – 16	A – 8	C – 32	C – 21
	PM	C – 30	C – 33	B – 13	C – 29	C – 23
Unsignalized Intersection	**Peak Hour**	**Level-of-Service – Delay (sec/veh)**				
		Northbound	**Southbound**	**Eastbound**	**Westbound**	**Total**
Government St / Pabst Rd	AM	-	C – 15	A – 1	A – 1	-
	PM	-	B – 14	A – 1	A – 1	-
Government St / Road A	AM	-	B – 14	A – 1	A – 1	-
	PM	-	B – 13	A – 1	A – 1	-
Pabst Rd / Road B	AM	A – 9	-	A – 1	A – 1	-
	PM	A – 9	-	A – 1	A – 1	-

The study intersections are anticipated to operate at acceptable levels-of-service with the proposed development.

Section 5 Recommendations and Conclusions

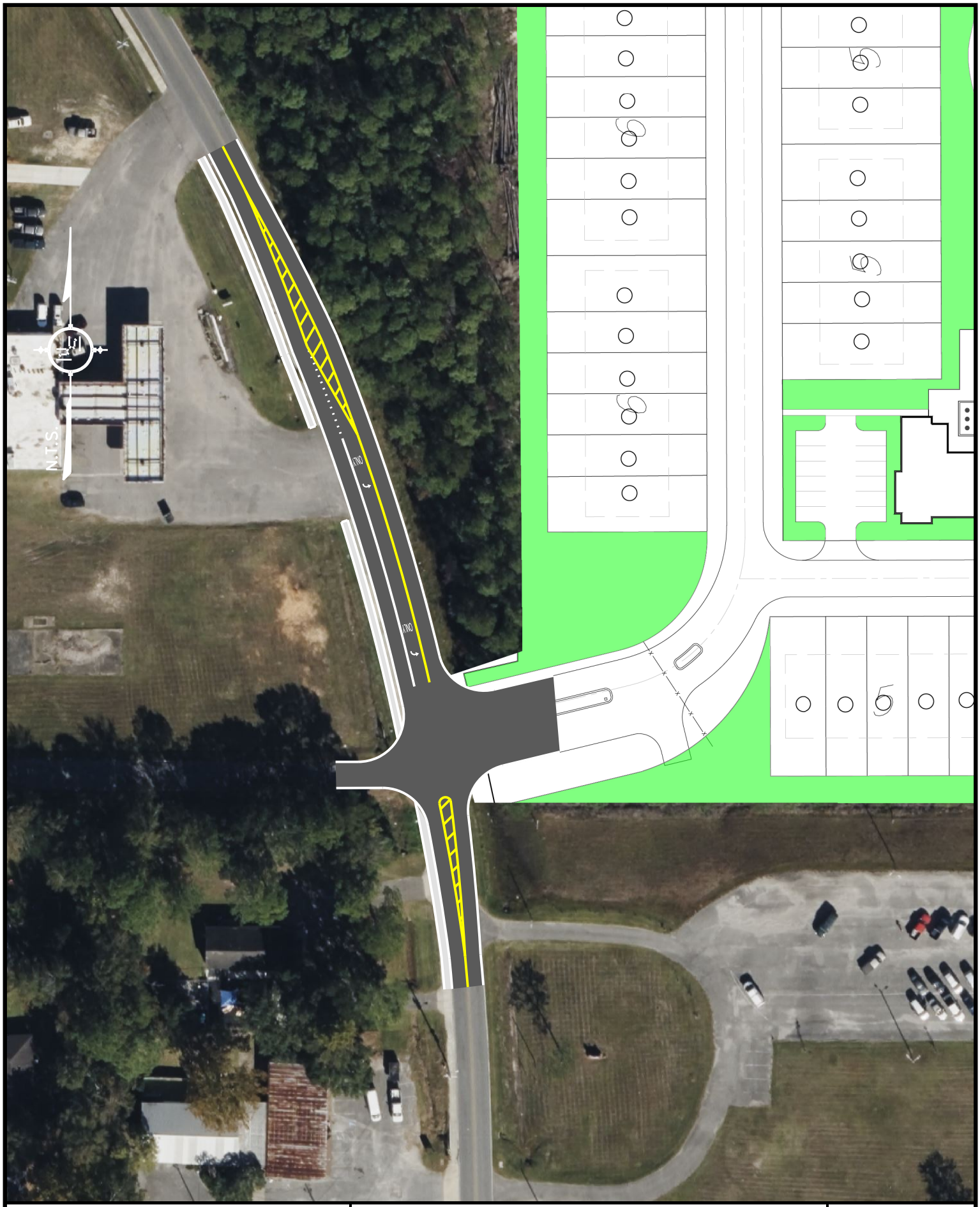
5.1 Auxiliary Lane Warrants

The traffic volumes at the intersections of Government Street with Holly Grove Road and Pabst Road with Cypress Avenue were evaluated to determine if the warrants outlined in the National Cooperative Highway Research Program (NCHRP) Report 457, Evaluating Intersection Improvements: An Engineering Study Guide are anticipated to be met for constructing auxiliary turn lanes. Report 457 contains graphical illustrations of the volume requirements for auxiliary lane warrants. The threshold volume requirements for installation of a left turn lane utilize a combination of the left turning volume, the through traffic that would be behind the left turning volume (VA), and the opposing volume of traffic (VO) that could conflict with the left turning vehicles. The right turning traffic utilizes the advancing volume and right turning volume.

The auxiliary lane warrants were evaluated using the total 2030 traffic volumes at the intersections of Government Street with Holly Grove Road and Pabst Road with Cypress Avenue. Based on the anticipated traffic volumes, an auxiliary left turn lane is warranted on Government Street at Holly Grove Road.

5.2 Conclusions

The development of the project site with 123 townhome units is not anticipated to create major capacity related deficiencies at the study intersections. A left turn lane is warranted on Government Street at Holly Grove Road. Figure 5.1 illustrates a southbound left turn lane with 200 feet of storage, 75-foot taper, and 125 feet of transition. The transition is based on symmetric widening.



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RECOMMENDED IMPROVEMENTS

FIGURE
4.1

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Appendix

Year 2025 Existing Traffic Volumes

Peak Hour Volumes and Trip Distribution

Year 2025 Synchro & HCS Analysis

Year 2030 Synchro & HCS Analysis

Auxiliary Lane Warrant Sheets

Year 2025 Existing Traffic Volumes

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Government St @ Ocean Springs Rd
Ocean Springs, MS

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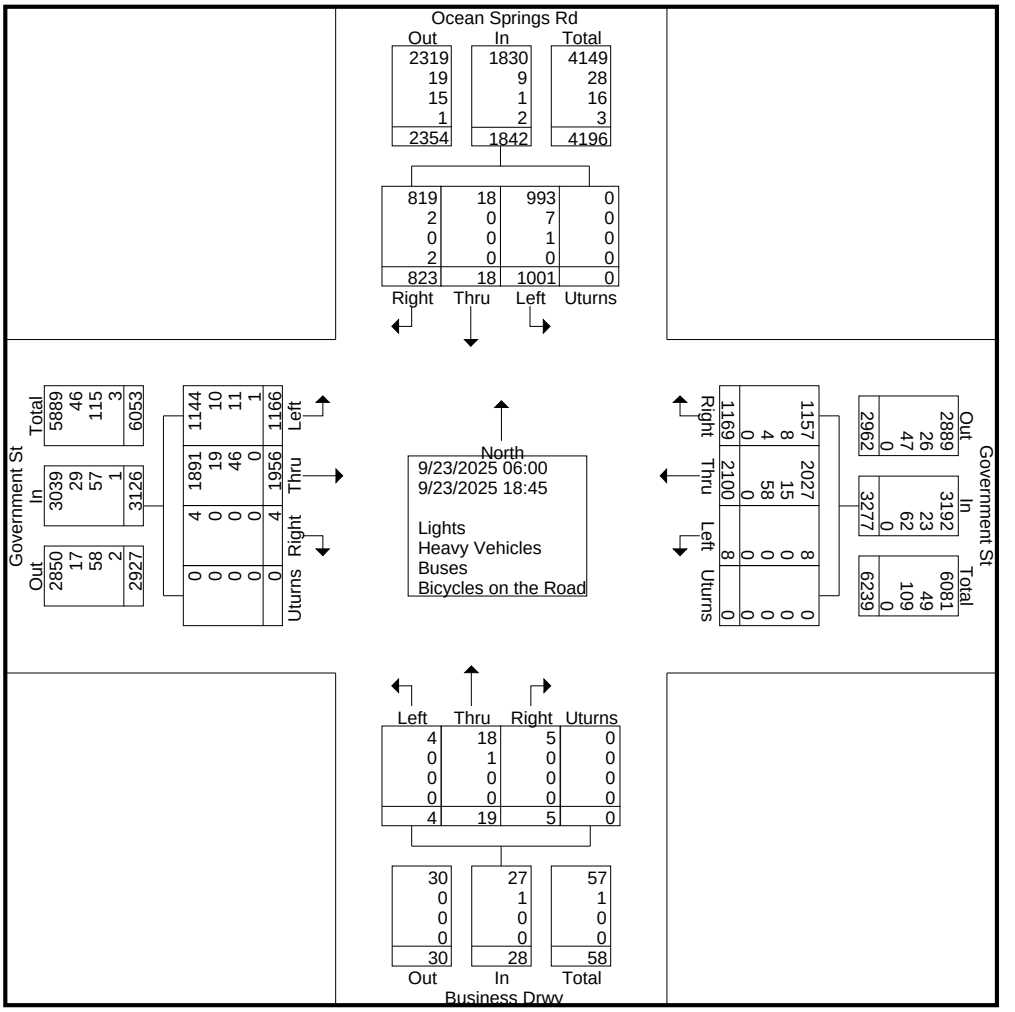
Groups Printed- Lights - Heavy Vehicles - Buses - Bicycles on the Road

	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					
Start Time	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Int. Total
06:00	5	0	2	0	7	0	34	19	0	53	0	0	0	0	0	19	17	0	0	36	96
06:15	8	0	6	0	14	0	64	24	0	88	0	0	0	0	0	18	21	0	0	39	141
06:30	12	0	13	0	25	1	92	32	0	125	0	0	1	0	1	21	19	0	0	40	191
06:45	19	0	18	0	37	0	108	34	0	142	0	0	0	0	0	40	43	0	0	83	262
Total	44	0	39	0	83	1	298	109	0	408	0	0	1	0	1	98	100	0	0	198	690
07:00	15	1	24	0	40	0	91	36	0	127	0	0	0	0	0	43	56	0	0	99	266
07:15	19	0	23	0	42	0	65	58	0	123	0	0	0	0	0	57	59	0	0	116	281
07:30	19	0	32	0	51	0	84	84	0	168	0	0	0	0	0	81	33	0	0	114	333
07:45	13	0	19	0	32	1	85	62	0	148	0	0	0	0	0	68	68	1	0	137	317
Total	66	1	98	0	165	1	325	240	0	566	0	0	0	0	0	249	216	1	0	466	1197
08:00	30	0	20	0	50	0	89	50	0	139	0	0	0	0	0	42	42	0	0	84	273
08:15	27	2	15	0	44	1	93	52	0	146	0	1	0	0	1	27	39	0	0	66	257
08:30	17	1	15	0	33	0	95	38	0	133	0	0	0	0	0	22	39	0	0	61	227
08:45	14	0	9	0	23	0	71	30	0	101	0	0	0	0	0	30	55	0	0	85	209
Total	88	3	59	0	150	1	348	170	0	519	0	1	0	0	1	121	175	0	0	296	966
*** BREAK ***																					
15:00	37	2	35	0	74	0	53	32	0	85	0	1	0	0	1	59	58	0	0	117	277
15:15	25	2	35	0	62	0	65	41	0	106	1	1	0	0	2	29	68	0	0	97	267
15:30	60	1	54	0	115	0	71	51	0	122	0	1	0	0	1	71	122	0	0	193	431
15:45	58	2	42	0	102	2	85	55	0	142	0	4	0	0	4	39	104	0	0	143	391
Total	180	7	166	0	353	2	274	179	0	455	1	7	0	0	8	198	352	0	0	550	1366
16:00	62	0	43	0	105	0	76	51	0	127	1	1	1	0	3	31	109	0	0	140	375
16:15	58	2	43	0	103	0	78	42	0	120	0	0	0	0	0	38	85	0	0	123	346
16:30	54	2	42	0	98	0	100	47	0	147	0	2	0	0	2	45	104	1	0	150	397
16:45	53	1	40	0	94	1	85	37	0	123	1	0	0	0	1	42	96	1	0	139	357
Total	227	5	168	0	400	1	339	177	0	517	2	3	1	0	6	156	394	2	0	552	1475
17:00	56	0	39	0	95	0	82	54	0	136	1	3	0	0	4	54	117	0	0	171	406
17:15	49	0	47	0	96	1	88	40	0	129	0	1	0	0	1	52	107	0	0	159	385
17:30	68	0	54	0	122	1	69	36	0	106	0	1	0	0	1	57	112	0	0	169	398
17:45	52	1	43	0	96	0	82	47	0	129	0	1	1	0	2	47	84	1	0	132	359
Total	225	1	183	0	409	2	321	177	0	500	1	6	1	0	8	210	420	1	0	631	1548
18:00	56	0	25	0	81	0	44	33	0	77	0	0	1	0	1	46	74	0	0	120	279
18:15	38	1	33	0	72	0	63	30	0	93	0	2	1	0	3	29	77	0	0	106	274
18:30	43	0	26	0	69	0	46	23	0	69	0	0	0	0	0	34	82	0	0	116	254
18:45	34	0	26	0	60	0	42	31	0	73	0	0	0	0	0	25	66	0	0	91	224
Total	171	1	110	0	282	0	195	117	0	312	0	2	2	0	4	134	299	0	0	433	1031
Grand Total	1001	18	823	0	1842	8	2100	1169	0	3277	4	19	5	0	28	1166	1956	4	0	3126	8273
Apprch %	54.3	1	44.7	0		0.2	64.1	35.7	0		14.3	67.9	17.9	0		37.3	62.6	0.1	0		
Total %	12.1	0.2	9.9	0	22.3	0.1	25.4	14.1	0	39.6	0	0.2	0.1	0	0.3	14.1	23.6	0	0	37.8	
Lights	993	18	819	0	1830	8	2027	1157	0	3192	4	18	5	0	27	1144	1891	4	0	3039	8088
% Lights	99.2	100	99.5	0	99.3	100	96.5	99	0	97.4	100	94.7	100	0	96.4	98.1	96.7	100	0	97.2	97.8
Heavy Vehicles	7	0	2	0	9	0	15	8	0	23	0	1	0	0	1	10	19	0	0	29	62
% Heavy Vehicles	0.7	0	0.2	0	0.5	0	0.7	0.7	0	0.7	0	5.3	0	0	3.6	0.9	1	0	0	0.9	0.7
Buses	1	0	0	0	1	0	58	4	0	62	0	0	0	0	0	11	46	0	0	57	120
% Buses	0.1	0	0	0	0.1	0	2.8	0.3	0	1.9	0	0	0	0	0	0.9	2.4	0	0	1.8	1.5
Bicycles on the Road	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
% Bicycles on the Road	0	0	0.2	0	0.1	0	0	0	0	0	0	0	0	0	0	0.1	0	0	0	0	0

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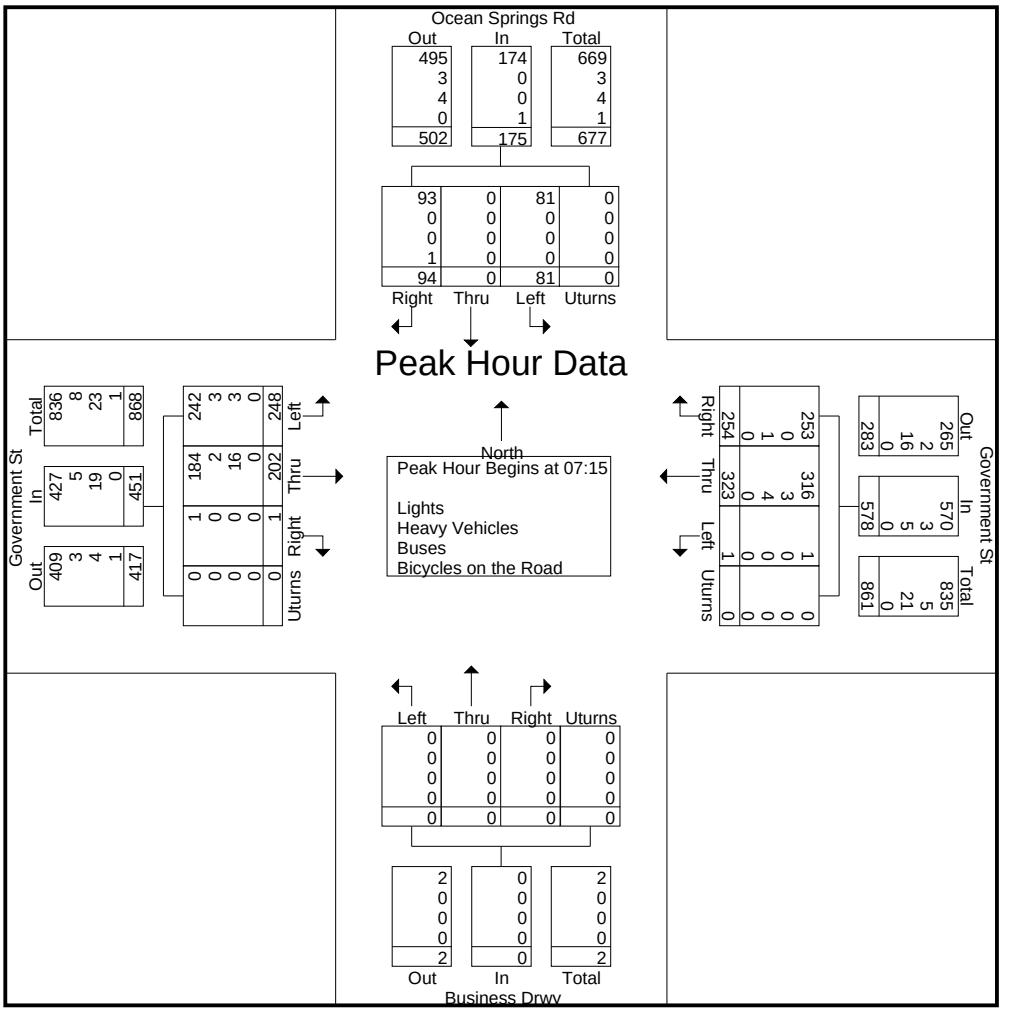


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	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					
Start Time	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Int. Total
Peak Hour Analysis From 06:00 to 12:30 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	19	0	23	0	42	0	65	58	0	123	0	0	0	0	0	57	59	0	0	116	281
07:30	19	0	**32**	0	**51**	0	84	**84**	0	**168**	0	0	0	0	0	**81**	33	0	0	114	**333**
07:45	13	0	19	0	32	**1**	85	62	0	148	0	0	0	0	0	68	**68**	**1**	0	**137**	317
08:00	**30**	0	20	0	50	0	**89**	50	0	139	0	0	0	0	0	42	42	0	0	84	273
Total Volume	81	0	94	0	175	1	323	254	0	578	0	0	0	0	0	248	202	1	0	451	1204
% App. Total	46.3	0	53.7	0		0.2	55.9	43.9	0		0	0	0	0		55	44.8	0.2	0		
PHF	.675	.000	.734	.000	.858	.250	.907	.756	.000	.860	.000	.000	.000	.000	.000	.765	.743	.250	.000	.823	.904
Lights	81	0	93	0	174	1	316	253	0	570	0	0	0	0	0	242	184	1	0	427	1171
% Lights	100	0	98.9	0	99.4	100	97.8	99.6	0	98.6	0	0	0	0	0	97.6	91.1	100	0	94.7	97.3
Heavy Vehicles	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	8
% Heavy Vehicles	0	0	0	0	0	0	0.9	0	0	0.5	0	0	0	0	0	1.2	1.0	0	0	1.1	0.7
Buses	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	3	16	0	0	19	24
% Buses	0	0	0	0	0	0	1.2	0.4	0	0.9	0	0	0	0	0	1.2	7.9	0	0	4.2	2.0
Bicycles on the Road	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on the Road	0	0	1.1	0	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

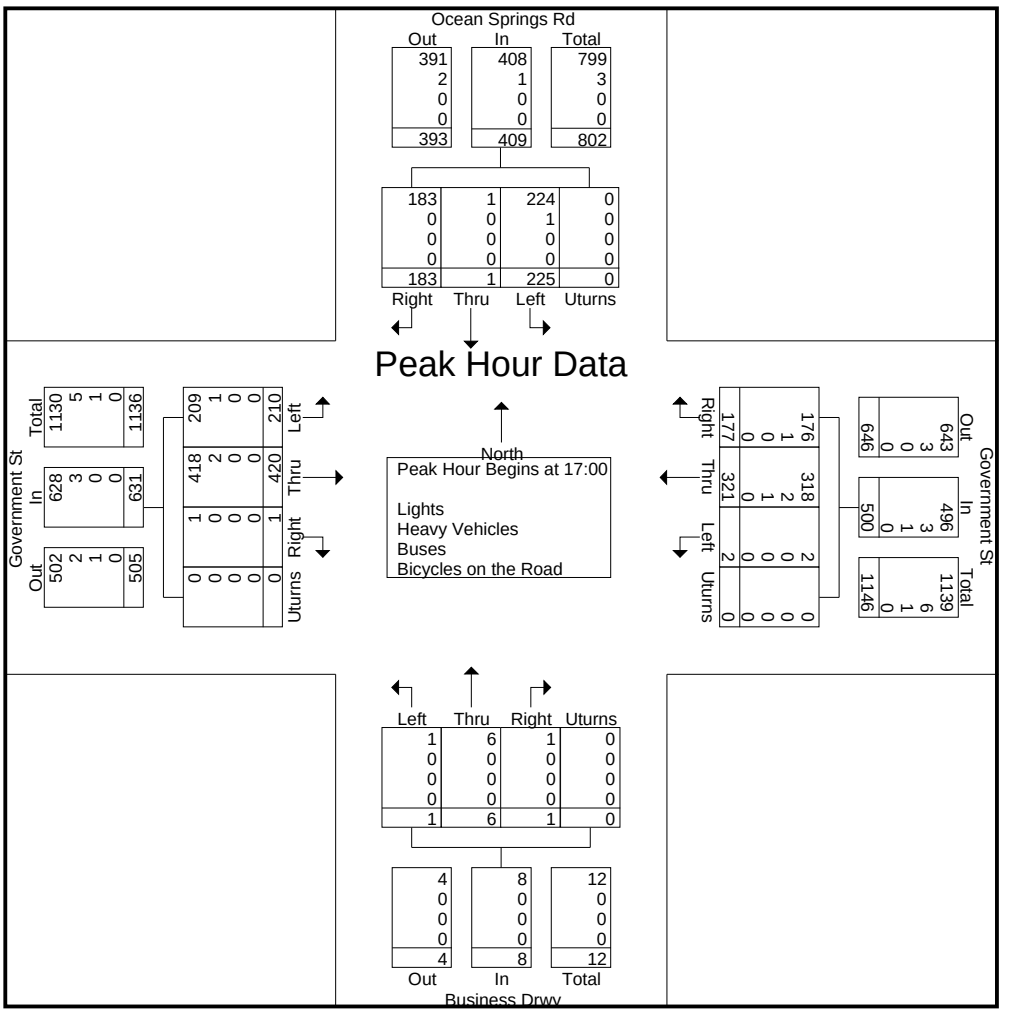


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	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					
Start Time	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Int. Total
Peak Hour Analysis From 12:45 to 18:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	56	0	39	0	95	0	82	**54**	0	**136**	**1**	**3**	0	0	**4**	54	**117**	0	0	**171**	**406**
17:15	49	0	47	0	96	**1**	**88**	40	0	129	0	1	0	0	1	52	107	0	0	159	385
17:30	**68**	0	**54**	0	**122**	1	69	36	0	106	0	1	0	0	1	**57**	112	0	0	169	398
17:45	52	**1**	43	0	96	0	82	47	0	129	0	1	**1**	0	2	47	84	**1**	0	132	359
Total Volume	225	1	183	0	409	2	321	177	0	500	1	6	1	0	8	210	420	1	0	631	1548
% App. Total	55	0.2	44.7	0		0.4	64.2	35.4	0		12.5	75	12.5	0		33.3	66.6	0.2	0		
PHF	.827	.250	.847	.000	.838	.500	.912	.819	.000	.919	.250	.500	.250	.000	.500	.921	.897	.250	.000	.923	.953
Lights	224	1	183	0	408	2	318	176	0	496	1	6	1	0	8	209	418	1	0	628	1540
% Lights	99.6	100	100	0	99.8	100	99.1	99.4	0	99.2	100	100	100	0	100	99.5	99.5	100	0	99.5	99.5
Heavy Vehicles	1	0	0	0	1	0	2	1	0	3	0	0	0	0	0	1	2	0	0	3	7
% Heavy Vehicles	0.4	0	0	0	0.2	0	0.6	0.6	0	0.6	0	0	0	0	0	0.5	0.5	0	0	0.5	0.5
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0	0	0	0	0	0.3	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0.1
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Groups Printed- Heavy Vehicles - Buses

	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					
Start Time	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Int. Total
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	6
06:15	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
06:30	0	0	1	0	1	0	7	0	0	7	0	0	0	0	0	0	2	0	0	2	10
06:45	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	9
Total	0	0	1	0	1	0	13	0	0	13	0	0	0	0	0	0	18	0	0	18	32
07:00	1	0	0	0	1	0	3	2	0	5	0	0	0	0	0	1	3	0	0	4	10
07:15	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	3	10	0	0	13	16
07:30	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	6	0	0	8	9
07:45	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	1	2	0	0	3	5
Total	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	7	21	0	0	28	40
08:00	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
08:15	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	0	1	0	0	1	10
08:30	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	7
08:45	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	4	0	0	7	10
Total	0	0	0	0	0	0	17	1	0	18	0	0	0	0	0	3	8	0	0	11	29
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-1
Site Code : 25087-1
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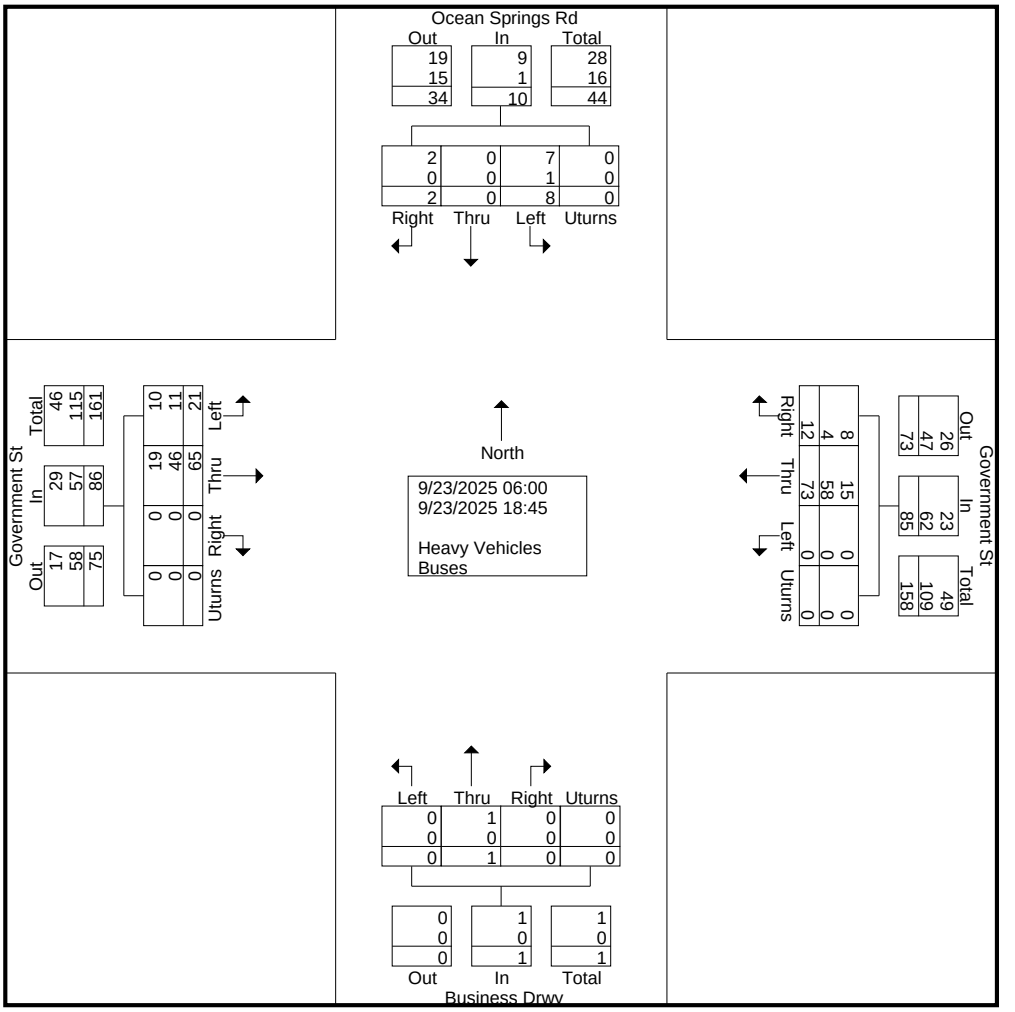
Groups Printed- Heavy Vehicles - Buses

	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					
Start Time	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Int. Total
15:00	1	0	1	0	2	0	1	1	0	2	0	0	0	0	0	4	4	0	0	8	12
15:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	3	0	0	6	7
15:30	1	0	0	0	1	0	1	1	0	2	0	1	0	0	1	1	4	0	0	5	9
15:45	1	0	0	0	1	0	2	2	0	4	0	0	0	0	0	1	1	0	0	2	7
Total	3	0	1	0	4	0	5	4	0	9	0	1	0	0	1	9	12	0	0	21	35
16:00	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
16:15	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	8
16:30	0	0	0	0	0	0	15	1	0	16	0	0	0	0	0	0	0	0	0	0	16
16:45	1	0	0	0	1	0	1	1	0	2	0	0	0	0	0	1	2	0	0	3	6
Total	1	0	0	0	1	0	27	2	0	29	0	0	0	0	0	1	2	0	0	3	33
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
17:30	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	1	1	0	0	2	4
17:45	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	1	0	0	0	1	0	3	1	0	4	0	0	0	0	0	1	2	0	0	3	8
18:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
18:15	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
18:30	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	2	0	0	2	5
Grand Total	8	0	2	0	10	0	73	12	0	85	0	1	0	0	1	21	65	0	0	86	182
Apprch %	80	0	20	0		0	85.9	14.1	0		0	100	0	0		24.4	75.6	0	0		
Total %	4.4	0	1.1	0	5.5	0	40.1	6.6	0	46.7	0	0.5	0	0	0.5	11.5	35.7	0	0	47.3	
Heavy Vehicles	7	0	2	0	9	0	15	8	0	23	0	1	0	0	1	10	19	0	0	29	62
% Heavy Vehicles	87.5	0	100	0	90	0	20.5	66.7	0	27.1	0	100	0	0	100	47.6	29.2	0	0	33.7	34.1
Buses	1	0	0	0	1	0	58	4	0	62	0	0	0	0	0	11	46	0	0	57	120
% Buses	12.5	0	0	0	10	0	79.5	33.3	0	72.9	0	0	0	0	0	52.4	70.8	0	0	66.3	65.9

Southern Traffic Services, Inc.

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File Name : 25087-1
Site Code : 25087-1
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Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Ocean Springs Rd
Ocean Springs, MS

File Name : 25087-1 Peds
Site Code : 25087-1P
Start Date : 9/23/2025
Page No : 1

Groups Printed- Pedestrians - Bicycles

	Ocean Springs Rd Southbound		Government St Westbound		Business Drwy Northbound		Government St Eastbound		
Start Time	EB	WB	NB	SB	EB	WB	NB	SB	Int. Total
06:00	0	0	0	0	0	0	0	1	1
06:15	0	0	0	0	0	1	0	0	1
06:30	0	0	0	0	0	0	0	0	0
06:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	1	2
07:00	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	1	0	0	0	1
Total	0	0	0	0	1	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	1	0	0	2
08:30	0	0	1	0	2	0	0	0	3
08:45	0	0	0	0	0	0	0	0	0
Total	0	0	1	1	2	1	0	0	5
09:00	0	0	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

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File Name : 25087-1 Peds
Site Code : 25087-1P
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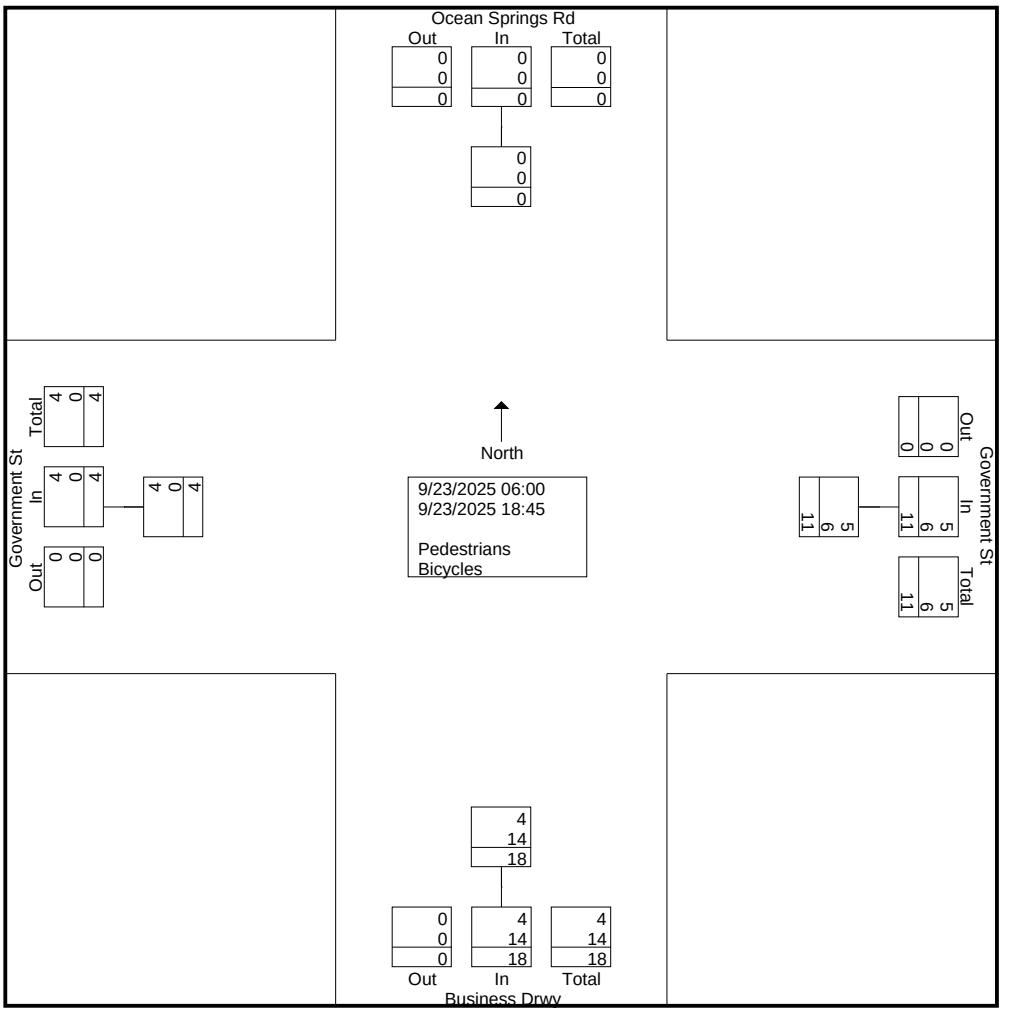
Groups Printed- Pedestrians - Bicycles

	Ocean Springs Rd Southbound		Government St Westbound		Business Drwy Northbound		Government St Eastbound		
Start Time	EB	WB	NB	SB	EB	WB	NB	SB	Int. Total
14:00	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
15:00	0	0	0	2	0	2	0	0	4
15:15	0	0	2	1	0	0	0	0	3
15:30	0	0	0	0	0	1	0	1	2
15:45	0	0	0	0	0	0	0	1	1
Total	0	0	2	3	0	3	0	2	10
16:00	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	1	0	1
16:45	0	0	0	0	1	0	0	0	1
Total	0	0	0	0	1	0	1	0	2
17:00	0	0	0	0	2	1	0	0	3
17:15	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	2	1	0	0	3
18:00	0	0	0	1	1	1	0	0	3
18:15	0	0	0	0	0	0	0	0	0
18:30	0	0	0	1	1	1	0	0	3
18:45	0	0	2	0	2	0	0	0	4
Total	0	0	2	2	4	2	0	0	10
Grand Total	0	0	5	6	10	8	1	3	33
Apprch %	0	0	45.5	54.5	55.6	44.4	25	75	
Total %	0	0	15.2	18.2	30.3	24.2	3	9.1	
Pedestrians	0	0	2	3	0	4	1	3	13
% Pedestrians	0	0	40	50	0	50	100	100	39.4
Bicycles	0	0	3	3	10	4	0	0	20
% Bicycles	0	0	60	50	100	50	0	0	60.6

Southern Traffic Services, Inc.

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File Name : 25087-1 Peds
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Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Pabst Rd
Ocean Springs, MS

File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 1

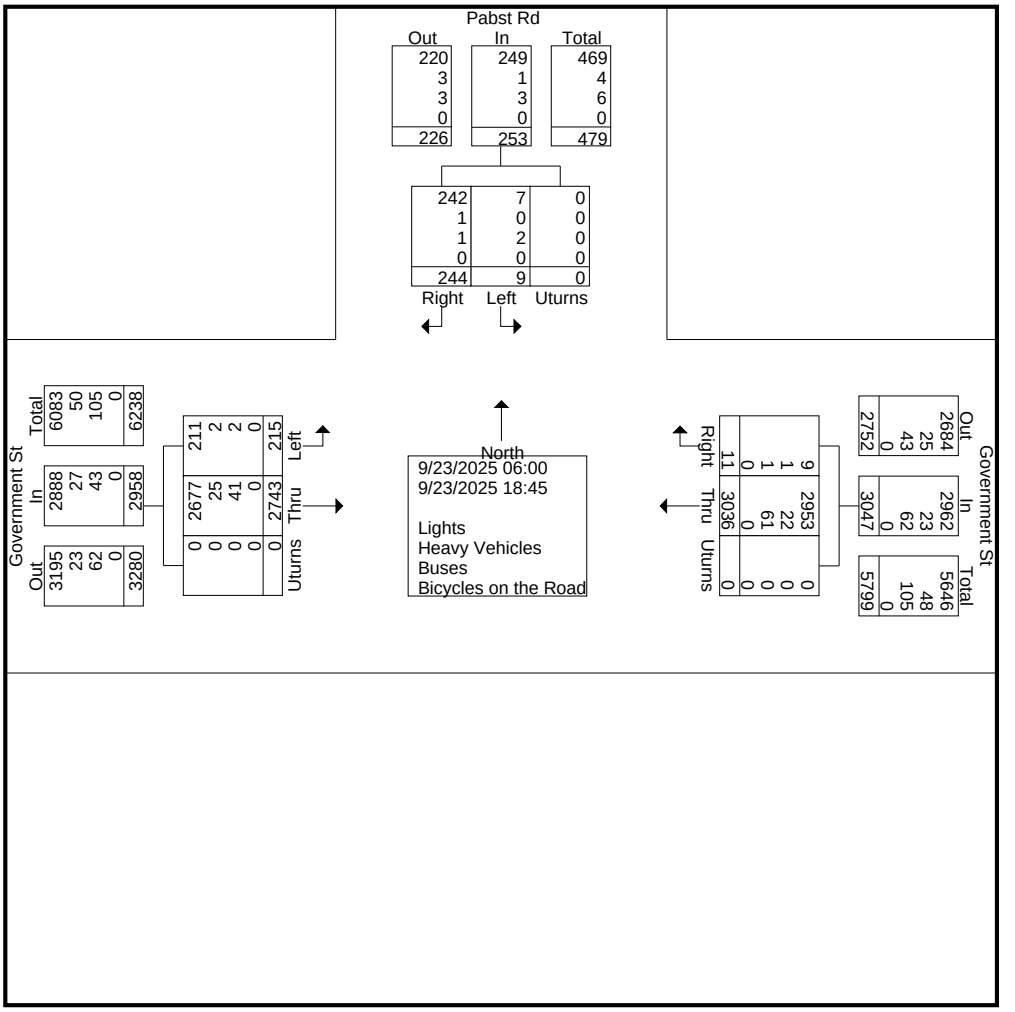
Groups Printed- Lights - Heavy Vehicles - Buses - Bicycles on the Road

	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				
Start Time	Left	Right	Uturns	App. Total	Thru	Right	Uturns	App. Total	Left	Thru	Uturns	App. Total	Int. Total
06:00	0	8	0	8	48	0	0	48	4	18	0	22	78
06:15	1	8	0	9	78	0	0	78	2	28	0	30	117
06:30	0	10	0	10	114	0	0	114	2	30	0	32	156
06:45	1	13	0	14	132	0	0	132	3	59	0	62	208
Total	2	39	0	41	372	0	0	372	11	135	0	146	559
07:00	2	12	0	14	110	0	0	110	3	67	0	70	194
07:15	1	18	0	19	109	2	0	111	3	71	0	74	204
07:30	1	13	0	14	150	0	0	150	4	48	0	52	216
07:45	0	17	0	17	131	0	0	131	4	76	0	80	228
Total	4	60	0	64	500	2	0	502	14	262	0	276	842
08:00	0	8	0	8	135	0	0	135	4	67	0	71	214
08:15	0	11	0	11	134	0	0	134	3	63	0	66	211
08:30	1	10	0	11	123	0	0	123	2	56	0	58	192
08:45	0	4	0	4	98	0	0	98	6	63	0	69	171
Total	1	33	0	34	490	0	0	490	15	249	0	264	788
*** BREAK ***													
15:00	0	4	0	4	82	0	0	82	6	90	0	96	182
15:15	0	1	0	1	106	0	0	106	8	84	0	92	199
15:30	0	10	0	10	117	1	0	118	9	172	0	181	309
15:45	0	5	0	5	133	4	0	137	7	153	0	160	302
Total	0	20	0	20	438	5	0	443	30	499	0	529	992
16:00	0	7	0	7	121	0	0	121	13	159	0	172	300
16:15	1	5	0	6	117	0	0	117	10	132	0	142	265
16:30	0	8	0	8	137	0	0	137	17	143	0	160	305
16:45	0	6	0	6	116	0	0	116	13	136	0	149	271
Total	1	26	0	27	491	0	0	491	53	570	0	623	1141
17:00	0	10	0	10	129	0	0	129	13	159	0	172	311
17:15	0	12	0	12	112	1	0	113	13	144	0	157	282
17:30	1	10	0	11	99	1	0	100	15	162	0	177	288
17:45	0	9	0	9	117	2	0	119	8	130	0	138	266
Total	1	41	0	42	457	4	0	461	49	595	0	644	1147
18:00	0	10	0	10	68	0	0	68	13	120	0	133	211
18:15	0	8	0	8	84	0	0	84	11	106	0	117	209
18:30	0	5	0	5	64	0	0	64	10	114	0	124	193
18:45	0	2	0	2	72	0	0	72	9	93	0	102	176
Total	0	25	0	25	288	0	0	288	43	433	0	476	789
Grand Total	9	244	0	253	3036	11	0	3047	215	2743	0	2958	6258
Apprch %	3.6	96.4	0		99.6	0.4	0		7.3	92.7	0		
Total %	0.1	3.9	0	4	48.5	0.2	0	48.7	3.4	43.8	0	47.3	
Lights	7	242	0	249	2953	9	0	2962	211	2677	0	2888	6099
% Lights	77.8	99.2	0	98.4	97.3	81.8	0	97.2	98.1	97.6	0	97.6	97.5
Heavy Vehicles	0	1	0	1	22	1	0	23	2	25	0	27	51
% Heavy Vehicles	0	0.4	0	0.4	0.7	9.1	0	0.8	0.9	0.9	0	0.9	0.8
Buses	2	1	0	3	61	1	0	62	2	41	0	43	108
% Buses	22.2	0.4	0	1.2	2	9.1	0	2	0.9	1.5	0	1.5	1.7
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

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Gulf Breeze, FL 32563
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File Name : 25087-2
Site Code : 25087-2
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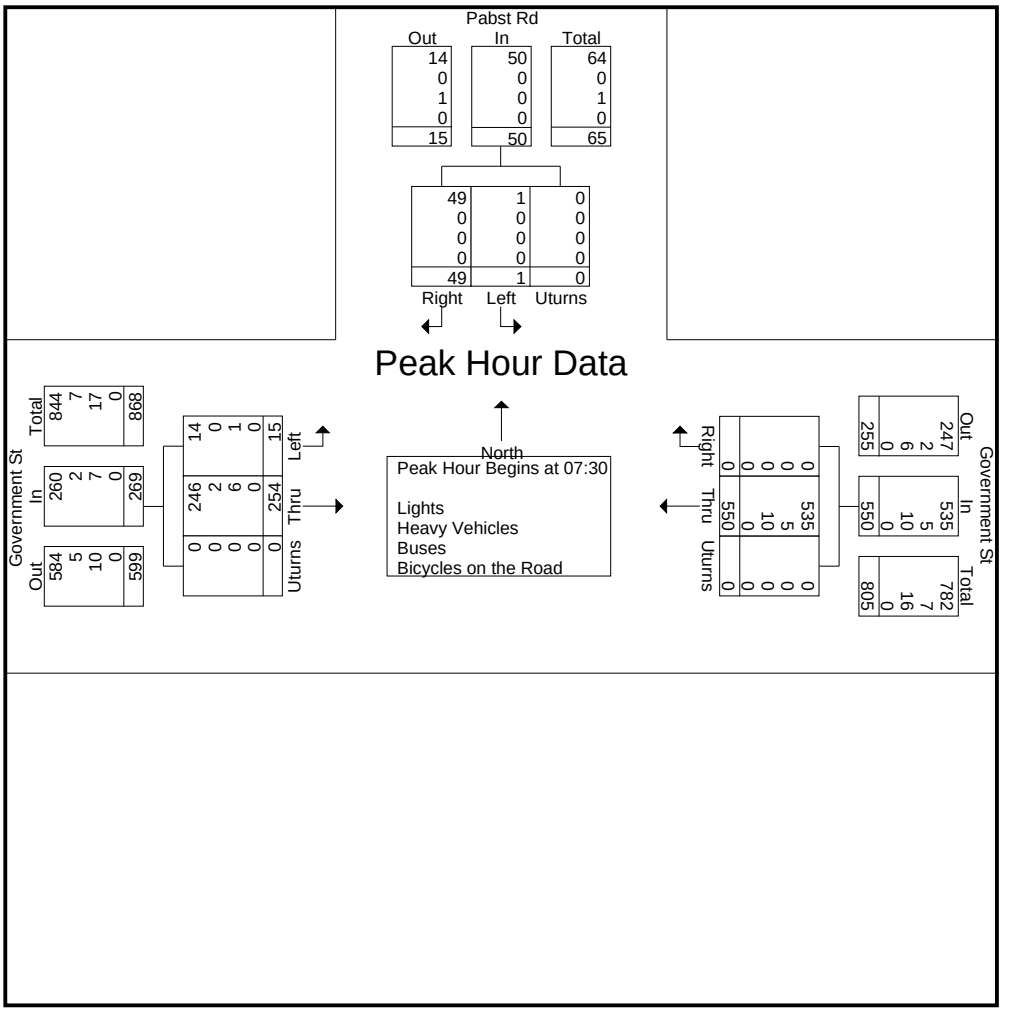


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File Name : 25087-2
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	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				
Start Time	Left	Right	Uturns	App. Total	Thru	Right	Uturns	App. Total	Left	Thru	Uturns	App. Total	Int. Total
Peak Hour Analysis From 06:00 to 12:30 - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30													
07:30	**1**	13	0	14	**150**	0	0	**150**	**4**	48	0	52	216
07:45	0	**17**	0	**17**	131	0	0	131	4	**76**	0	**80**	**228**
08:00	0	8	0	8	135	0	0	135	4	67	0	71	214
08:15	0	11	0	11	134	0	0	134	3	63	0	66	211
Total Volume	1	49	0	50	550	0	0	550	15	254	0	269	869
% App. Total	2	98	0		100	0	0		5.6	94.4	0		
PHF	.250	.721	.000	.735	.917	.000	.000	.917	.938	.836	.000	.841	.953
Lights	1	49	0	50	535	0	0	535	14	246	0	260	845
% Lights	100	100	0	100	97.3	0	0	97.3	93.3	96.9	0	96.7	97.2
Heavy Vehicles	0	0	0	0	5	0	0	5	0	2	0	2	7
% Heavy Vehicles	0	0	0	0	0.9	0	0	0.9	0	0.8	0	0.7	0.8
Buses	0	0	0	0	10	0	0	10	1	6	0	7	17
% Buses	0	0	0	0	1.8	0	0	1.8	6.7	2.4	0	2.6	2.0
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0

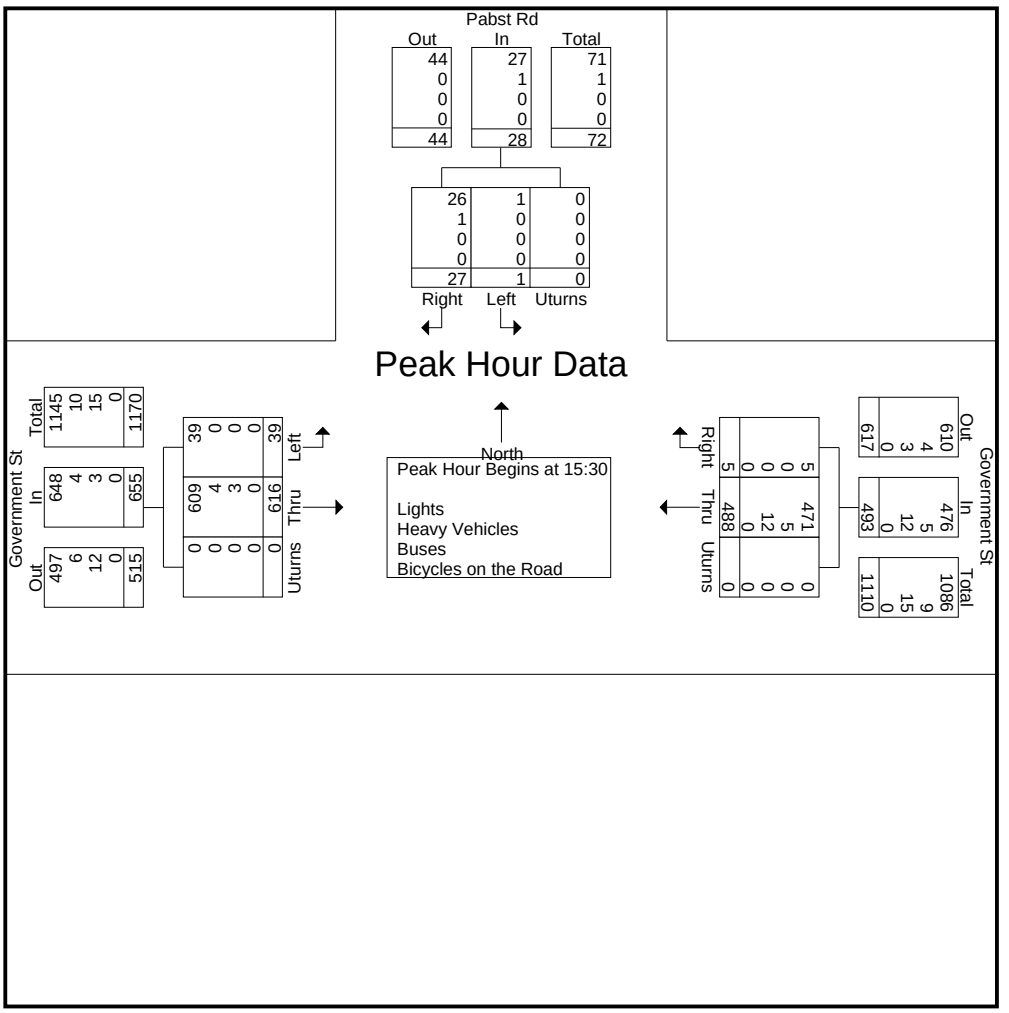


Southern Traffic Services, Inc.

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File Name : 25087-2
Site Code : 25087-2
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	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				
Start Time	Left	Right	Uturns	App. Total	Thru	Right	Uturns	App. Total	Left	Thru	Uturns	App. Total	Int. Total
Peak Hour Analysis From 12:45 to 18:45 - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 15:30													
15:30	0	**10**	0	**10**	117	1	0	118	9	**172**	0	**181**	**309**
15:45	0	5	0	5	**133**	**4**	0	**137**	7	153	0	160	302
16:00	0	7	0	7	121	0	0	121	**13**	159	0	172	300
16:15	**1**	5	0	6	117	0	0	117	10	132	0	142	265
Total Volume	1	27	0	28	488	5	0	493	39	616	0	655	1176
% App. Total	3.6	96.4	0		99	1	0		6	94	0		
PHF	.250	.675	.000	.700	.917	.313	.000	.900	.750	.895	.000	.905	.951
Lights	1	26	0	27	471	5	0	476	39	609	0	648	1151
% Lights	100	96.3	0	96.4	96.5	100	0	96.6	100	98.9	0	98.9	97.9
Heavy Vehicles	0	1	0	1	5	0	0	5	0	4	0	4	10
% Heavy Vehicles	0	3.7	0	3.6	1.0	0	0	1.0	0	0.6	0	0.6	0.9
Buses	0	0	0	0	12	0	0	12	0	3	0	3	15
% Buses	0	0	0	0	2.5	0	0	2.4	0	0.5	0	0.5	1.3
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Pabst Rd
Ocean Springs, MS

File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 1

Groups Printed- Heavy Vehicles - Buses

	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				
Start Time	Left	Right	Uturns	App. Total	Thru	Right	Uturns	App. Total	Left	Thru	Uturns	App. Total	Int. Total
06:00	0	0	0	0	0	0	0	0	0	5	0	5	5
06:15	1	0	0	1	3	0	0	3	0	5	0	5	9
06:30	0	0	0	0	7	0	0	7	0	2	0	2	9
06:45	0	0	0	0	3	0	0	3	0	6	0	6	9
Total	1	0	0	1	13	0	0	13	0	18	0	18	32
07:00	1	0	0	1	5	0	0	5	0	4	0	4	10
07:15	0	0	0	0	3	1	0	4	0	7	0	7	11
07:30	0	0	0	0	1	0	0	1	1	5	0	6	7
07:45	0	0	0	0	2	0	0	2	0	2	0	2	4
Total	1	0	0	1	11	1	0	12	1	18	0	19	32
08:00	0	0	0	0	2	0	0	2	0	0	0	0	2
08:15	0	0	0	0	10	0	0	10	0	1	0	1	11
08:30	0	0	0	0	3	0	0	3	0	3	0	3	6
08:45	0	0	0	0	3	0	0	3	1	3	0	4	7
Total	0	0	0	0	18	0	0	18	1	7	0	8	26
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
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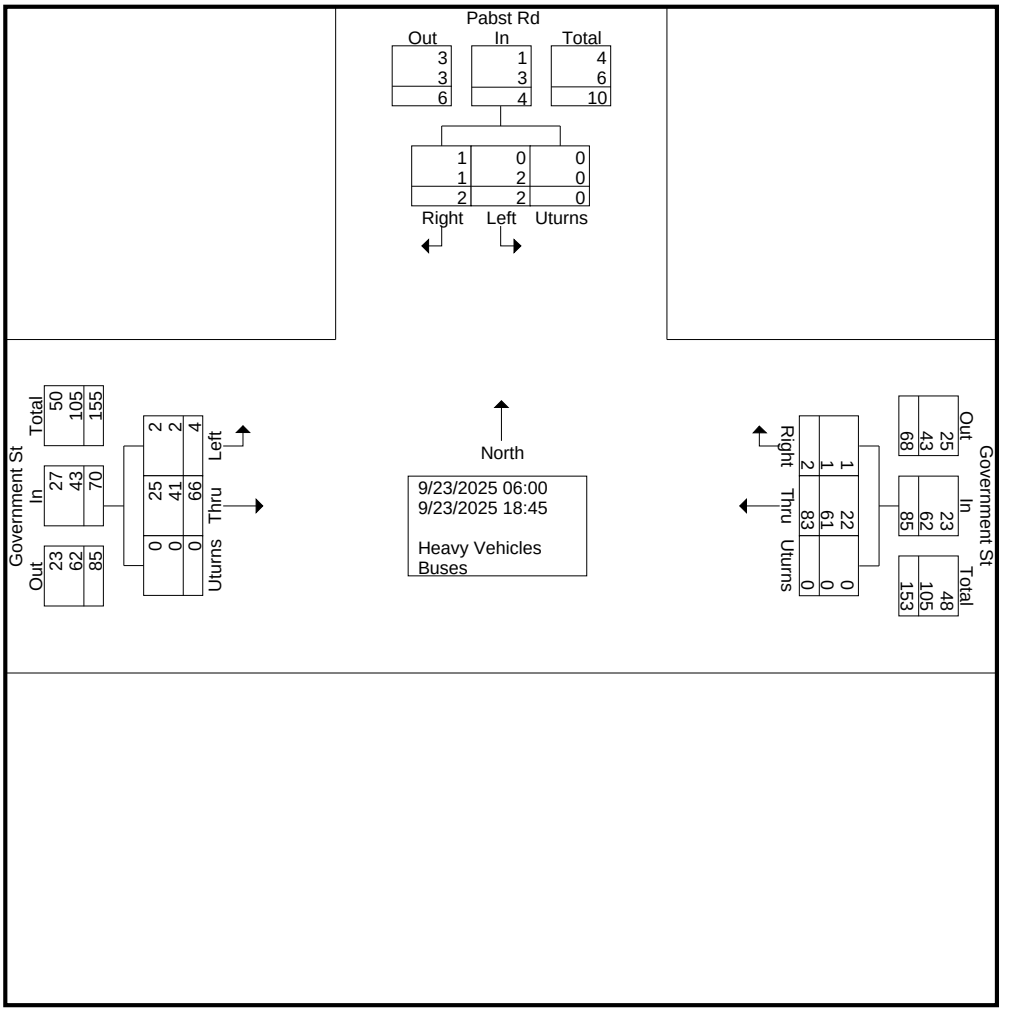
Groups Printed- Heavy Vehicles - Buses

	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				
Start Time	Left	Right	Uturns	App. Total	Thru	Right	Uturns	App. Total	Left	Thru	Uturns	App. Total	Int. Total
15:00	0	0	0	0	2	0	0	2	2	3	0	5	7
15:15	0	0	0	0	1	0	0	1	0	3	0	3	4
15:30	0	1	0	1	1	0	0	1	0	5	0	5	7
15:45	0	0	0	0	4	0	0	4	0	2	0	2	6
Total	0	1	0	1	8	0	0	8	2	13	0	15	24
16:00	0	0	0	0	3	0	0	3	0	0	0	0	3
16:15	0	0	0	0	9	0	0	9	0	0	0	0	9
16:30	0	1	0	1	14	0	0	14	0	0	0	0	15
16:45	0	0	0	0	2	0	0	2	0	3	0	3	5
Total	0	1	0	1	28	0	0	28	0	3	0	3	32
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	1	0	0	1	0	1	0	1	2
17:30	0	0	0	0	1	0	0	1	0	2	0	2	3
17:45	0	0	0	0	2	1	0	3	0	0	0	0	3
Total	0	0	0	0	4	1	0	5	0	3	0	3	8
18:00	0	0	0	0	0	0	0	0	0	1	0	1	1
18:15	0	0	0	0	1	0	0	1	0	1	0	1	2
18:30	0	0	0	0	0	0	0	0	0	2	0	2	2
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	1	0	4	0	4	5
Grand Total	2	2	0	4	83	2	0	85	4	66	0	70	159
Apprch %	50	50	0		97.6	2.4	0		5.7	94.3	0		
Total %	1.3	1.3	0	2.5	52.2	1.3	0	53.5	2.5	41.5	0	44	
Heavy Vehicles	0	1	0	1	22	1	0	23	2	25	0	27	51
% Heavy Vehicles	0	50	0	25	26.5	50	0	27.1	50	37.9	0	38.6	32.1
Buses	2	1	0	3	61	1	0	62	2	41	0	43	108
% Buses	100	50	0	75	73.5	50	0	72.9	50	62.1	0	61.4	67.9

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
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Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Pabst Rd
Ocean Springs, MS

File Name : 25087-2 Peds
Site Code : 25087-2P
Start Date : 6/23/2025
Page No : 1

Groups Printed- Pedestrians - Bicycles

	Pabst Rd Southbound		Government St Westbound		Government St Eastbound		
Start Time	EB	WB	NB	SB	NB	SB	Int. Total
06:00	0	0	1	0	0	0	1
06:15	0	1	0	0	0	1	2
06:30	0	0	0	0	0	0	0
06:45	0	0	0	0	0	0	0
Total	0	1	1	0	0	1	3
07:00	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0
08:45	0	1	0	0	0	0	1
Total	0	1	0	0	0	0	1
09:00	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
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File Name : 25087-2 Peds
Site Code : 25087-2P
Start Date : 6/23/2025
Page No : 2

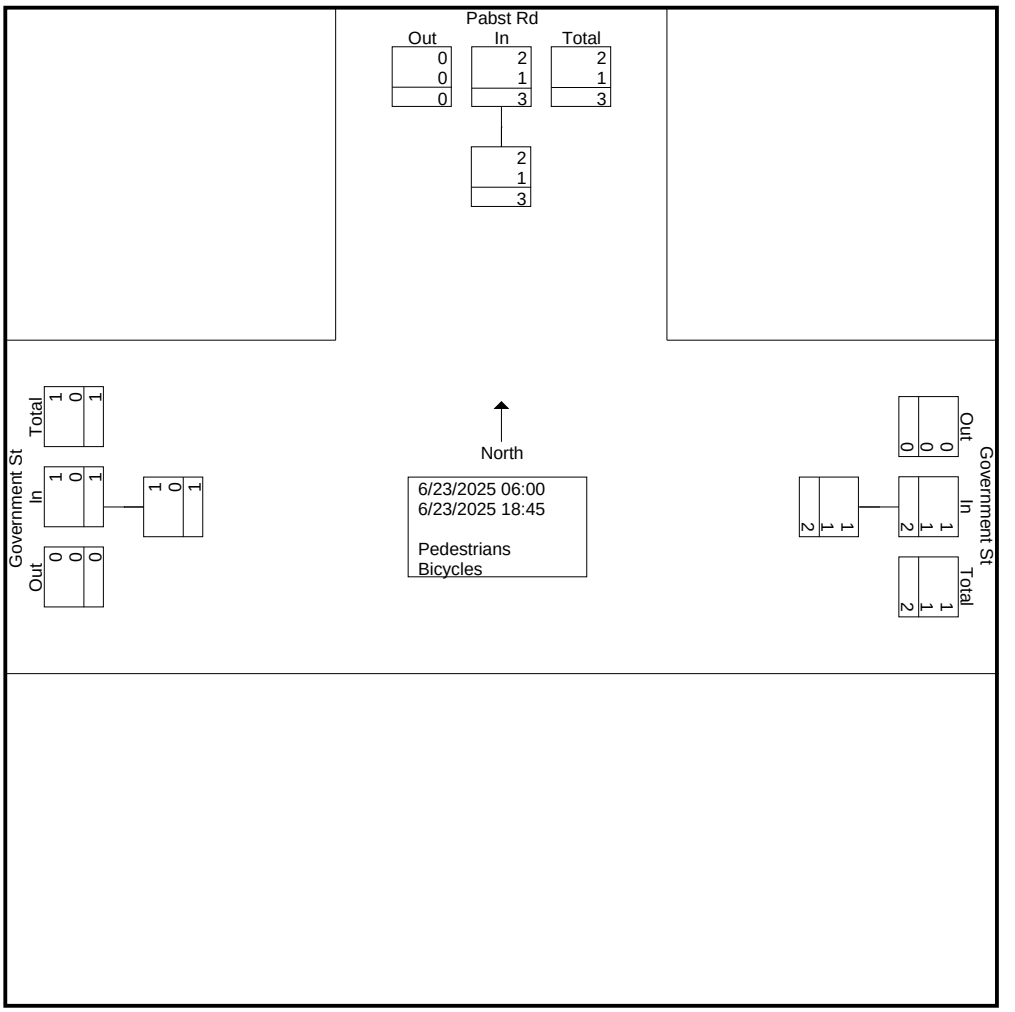
Groups Printed- Pedestrians - Bicycles

	Pabst Rd Southbound		Government St Westbound		Government St Eastbound		
Start Time	EB	WB	NB	SB	NB	SB	Int. Total
14:00	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0
18:15	0	1	1	0	0	0	2
18:30	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0
Total	0	1	1	0	0	0	2
Grand Total	0	3	2	0	0	1	6
Apprch %	0	100	100	0	0	100	
Total %	0	50	33.3	0	0	16.7	
Pedestrians	0	2	1	0	0	1	4
% Pedestrians	0	66.7	50	0	0	100	66.7
Bicycles	0	1	1	0	0	0	2
% Bicycles	0	33.3	50	0	0	0	33.3

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-2 Peds
Site Code : 25087-2P
Start Date : 6/23/2025
Page No : 3



Peak Hour Volumes and Trip Distribution

Government Street / Ocean Springs Road

Seasonal Adjustment Factor	1
Annual Growth Factor	2.60%
Base Year	2025
Horizon Year	2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	81	0	94	248	202	1	1	323	254	1204
2030 Non-Site Traffic	0	0	0	92	0	107	282	230	1	1	367	289	1369
Site Traffic Total	0	0	0	5	0	0	0	7	0	0	22	19	53
2030 Non-Site Traffic	0	0	0	92	0	107	282	230	1	1	367	289	1369
2030 Total Traffic	0	0	0	97	0	107	282	237	1	1	389	308	1422
PM Peak Hour													
2025 Existing Traffic	1	6	1	225	1	183	210	420	1	2	321	117	1488
2030 Non-Site Traffic	1	7	1	256	1	208	239	478	1	2	365	133	1692
Site Traffic Total	0	0	0	19	0	0	0	21	0	0	13	11	64
2030 Non-Site Traffic	1	7	1	256	1	208	239	478	1	2	365	133	1692
2030 Total Traffic	1	7	1	275	1	208	239	499	1	2	378	144	1756

Government Street / Pabst Road

Seasonal Adjustment Factor	1
Annual Growth Factor	2.60%
Base Year	2025
Horizon Year	2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	1	0	49	15	254	0	0	550	0	869
2030 Non-Site Traffic	0	0	0	1	0	56	17	289	0	0	625	0	988
Site Traffic Total	0	0	0	0	0	20	6	6	0	0	21	0	53
2030 Non-Site Traffic	0	0	0	1	0	56	17	289	0	0	625	0	988
2030 Total Traffic	0	0	0	1	0	76	23	295	0	0	646	0	1041
PM Peak Hour													
2025 Existing Traffic	0	0	0	1	0	27	39	616	0	0	488	5	1176
2030 Non-Site Traffic	0	0	0	1	0	31	44	700	0	0	555	6	1337
Site Traffic Total	0	0	0	0	0	12	20	20	0	0	12	0	64
2030 Non-Site Traffic	0	0	0	1	0	31	44	700	0	0	555	6	1337
2030 Total Traffic	0	0	0	1	0	43	64	720	0	0	567	6	1401

Government Street / Holly Grove Drive

Seasonal Adjustment Factor	1
Annual Growth Factor	2.60%
Base Year	2025
Horizon Year	2030

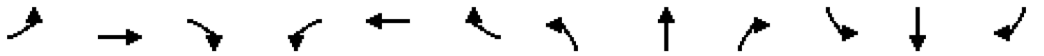
Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	254	0	0	550	0	804
2030 Non-Site Traffic	0	0	0	0	0	0	0	289	0	0	625	0	914
Site Traffic Total	0	0	0	2	0	21	6	0	0	0	0	1	30
2030 Non-Site Traffic	0	0	0	0	0	0	0	289	0	0	625	0	914
2030 Total Traffic	0	0	0	2	0	21	6	289	0	0	625	1	944
PM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	616	0	0	448	0	1064
2030 Non-Site Traffic	0	0	0	0	0	0	0	700	0	0	509	0	1209
Site Traffic Total	0	0	0	1	0	12	20	0	0	0	0	2	35
2030 Non-Site Traffic	0	0	0	0	0	0	0	700	0	0	509	0	1209
2030 Total Traffic	0	0	0	1	0	12	20	700	0	0	509	2	1244

Pabst Road / Cypress Avenue

Seasonal Adjustment Factor	1
Annual Growth Factor	2.60%
Base Year	2025
Horizon Year	2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	15	0	0	50	0	65
2030 Non-Site Traffic	0	0	0	0	0	0	0	17	0	0	57	0	74
Site Traffic Total	20	0	0	0	0	0	0	0	6	0	0	0	26
2030 Non-Site Traffic	0	0	0	0	0	0	0	17	0	0	57	0	74
2030 Total Traffic	20	0	0	0	0	0	0	17	6	0	57	0	100
PM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	44	0	0	28	0	72
2030 Non-Site Traffic	0	0	0	0	0	0	0	50	0	0	32	0	82
Site Traffic Total	12	0	0	0	0	0	0	0	20	0	0	0	32
2030 Non-Site Traffic	0	0	0	0	0	0	0	50	0	0	32	0	82
2030 Total Traffic	12	0	0	0	0	0	0	50	20	0	32	0	114

Year 2025 Synchro & HCS Analysis

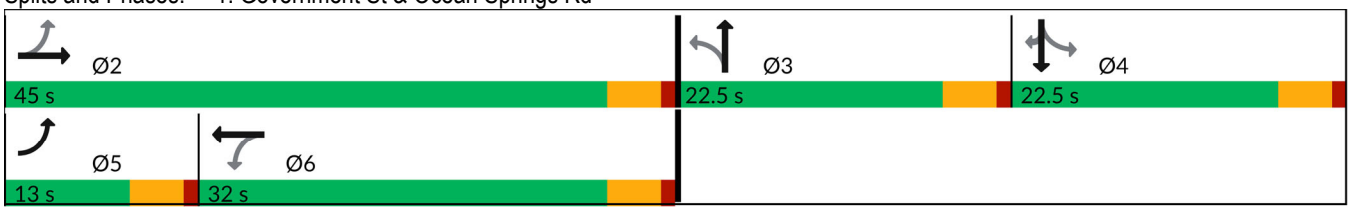


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Future Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.941							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1753	0	0	1863	0	0	1770	1583
Flt Permitted	0.305										0.950	
Satd. Flow (perm)	568	1861	0	0	1753	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					45							127
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	270	220	1	1	351	276	0	0	0	88	0	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	270	221	0	0	628	0	0	0	0	0	88	91
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	41.7	42.7			28.6						8.9	8.9
Actuated g/C Ratio	0.73	0.75			0.50						0.16	0.16
v/c Ratio	0.46	0.16			0.70						0.32	0.26
Control Delay (s/veh)	6.1	3.7			17.5						25.1	4.5
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	6.1	3.7			17.5						25.1	4.5
LOS	A	A			B						C	A
Approach Delay (s/veh)		5.1			17.5						14.6	
Approach LOS		A			B						B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 57.2			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay (s/veh): 12.4		Intersection LOS: B	
Intersection Capacity Utilization 62.0%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

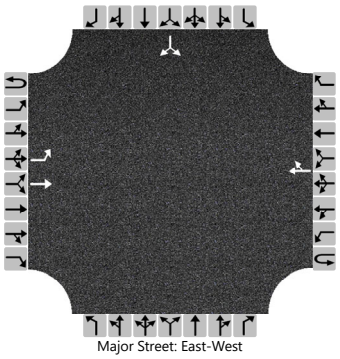
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2025
Time Analyzed	Existing AM Peak
Intersection Orientation	East-West
Project Description	Holly Grove

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		15	254				550	0						1		49
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

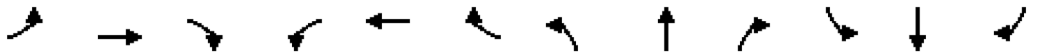
Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16													54	
Capacity, c (veh/h)		974													494	
v/c Ratio		0.02													0.11	
95% Queue Length, Q_{95} (veh)		0.1													0.4	
95% Queue Length, Q_{95} (ft)		2.6													10.2	
Control Delay (s/veh)		8.8													13.2	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.5												13.2			
Approach LOS	A												B			

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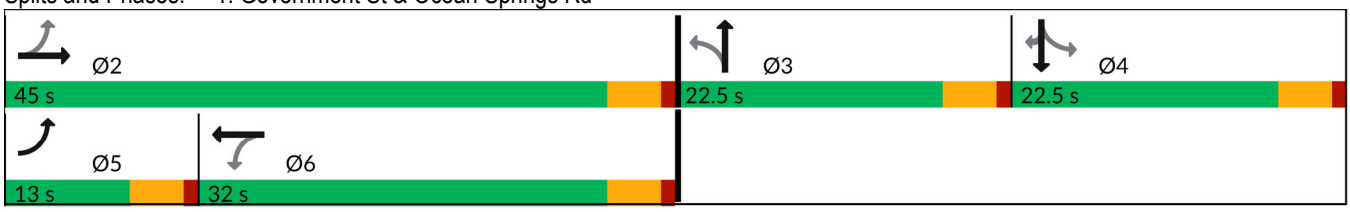


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Future Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.964			0.985				0.850
Flt Protected	0.950							0.994			0.953	
Satd. Flow (prot)	1770	1863	0	0	1796	0	0	1824	0	0	1775	1583
Flt Permitted	0.246				0.998						0.721	
Satd. Flow (perm)	458	1863	0	0	1792	0	0	1835	0	0	1343	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					21			1				199
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	228	457	1	2	349	127	1	7	1	245	1	199
Shared Lane Traffic (%)												
Lane Group Flow (vph)	228	458	0	0	478	0	0	9	0	0	246	199
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	35.0	35.0			21.8			6.2			17.4	17.4
Actuated g/C Ratio	0.55	0.55			0.34			0.10			0.27	0.27
v/c Ratio	0.53	0.45			0.76			0.05			0.67	0.34
Control Delay (s/veh)	13.1	10.9			27.6			29.5			34.3	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	13.1	10.9			27.6			29.5			34.3	6.0
LOS	B	B			C			C			C	A
Approach Delay (s/veh)		11.6			27.6			29.5			21.6	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 63.5			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.76			
Intersection Signal Delay (s/veh): 19.2		Intersection LOS: B	
Intersection Capacity Utilization 76.7%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

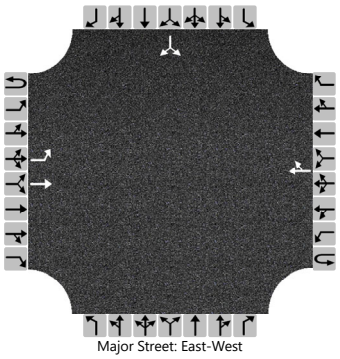
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2025
Time Analyzed	Existing PM Peak
Intersection Orientation	East-West
Project Description	Holly Grove

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		39	616				488	5						1		27
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

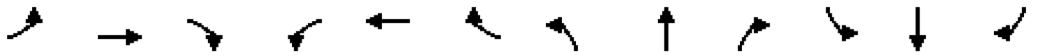
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42													30	
Capacity, c (veh/h)		1027													506	
v/c Ratio		0.04													0.06	
95% Queue Length, Q_{95} (veh)		0.1													0.2	
95% Queue Length, Q_{95} (ft)		2.6													5.1	
Control Delay (s/veh)		8.7													12.6	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)		0.5												12.6		
Approach LOS		A												B		

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Year 2030 Synchro & HCS Analysis

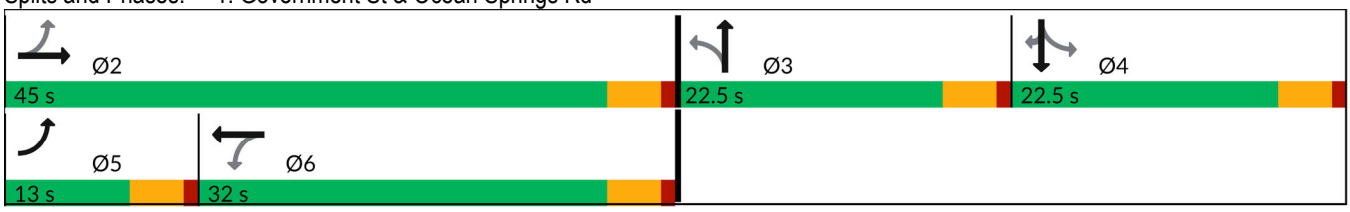


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Future Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.941							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1753	0	0	1863	0	0	1770	1583
Flt Permitted	0.254										0.950	
Satd. Flow (perm)	473	1861	0	0	1753	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					45							127
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	307	250	1	1	399	314	0	0	0	100	0	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	307	251	0	0	714	0	0	0	0	0	100	116
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.6	40.6			27.5						9.4	9.4
Actuated g/C Ratio	0.69	0.69			0.47						0.16	0.16
v/c Ratio	0.60	0.20			0.85						0.35	0.32
Control Delay (s/veh)	9.2	4.2			26.1						25.4	7.0
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	9.2	4.2			26.1						25.4	7.0
LOS	A	A			C						C	A
Approach Delay (s/veh)		7.0			26.1						15.5	
Approach LOS		A			C						B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 59			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.85			
Intersection Signal Delay (s/veh): 17.4		Intersection LOS: B	
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

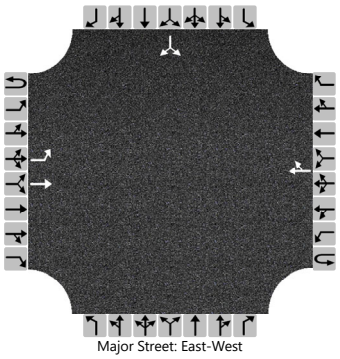
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Non-Site AM Peak
Intersection Orientation	East-West
Project Description	Holly Grove

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		17	289				625	0						1		56
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

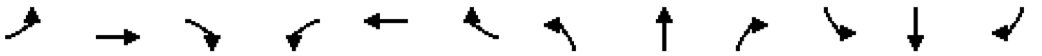
Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18													62	
Capacity, c (veh/h)		908													444	
v/c Ratio		0.02													0.14	
95% Queue Length, Q_{95} (veh)		0.1													0.5	
95% Queue Length, Q_{95} (ft)		2.6													12.8	
Control Delay (s/veh)		9.0													14.4	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.5												14.4			
Approach LOS	A												B			

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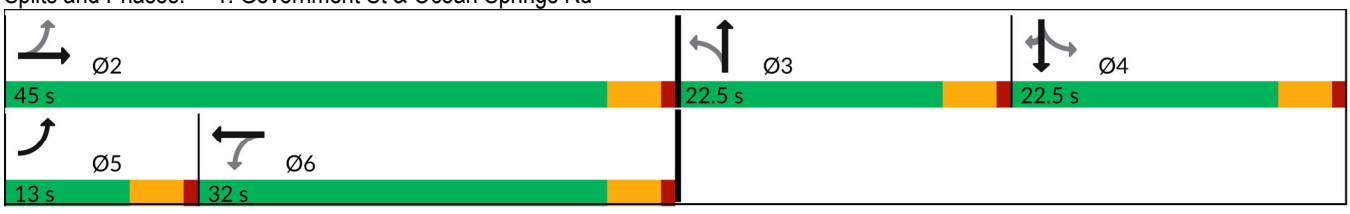


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Future Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.964			0.986				0.850
Flt Protected	0.950							0.995			0.953	
Satd. Flow (prot)	1770	1863	0	0	1796	0	0	1827	0	0	1775	1583
Flt Permitted	0.245				0.999						0.720	
Satd. Flow (perm)	456	1863	0	0	1794	0	0	1837	0	0	1341	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					21			1				226
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	520	1	2	397	145	1	8	1	278	1	226
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	521	0	0	544	0	0	10	0	0	279	226
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	39.5	39.5			26.5			6.2			18.1	18.1
Actuated g/C Ratio	0.57	0.57			0.39			0.09			0.26	0.26
v/c Ratio	0.61	0.49			0.77			0.06			0.79	0.39
Control Delay (s/veh)	16.0	11.3			28.1			30.2			44.0	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	16.0	11.3			28.1			30.2			44.0	6.0
LOS	B	B			C			C			D	A
Approach Delay (s/veh)		12.9			28.1			30.2			27.0	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 68.8			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 21.4		Intersection LOS: C	
Intersection Capacity Utilization 84.8%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

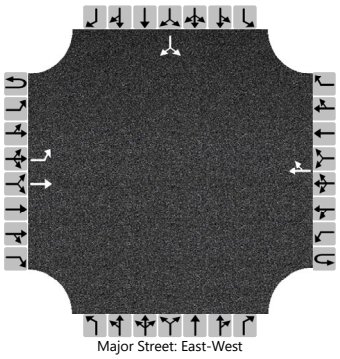
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Non-Site PM Peak
Intersection Orientation	East-West
Project Description	Holly Grove

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		44	700				555	6						1		31
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

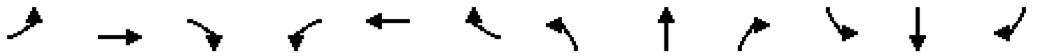
Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		48													35	
Capacity, c (veh/h)		964													456	
v/c Ratio		0.05													0.08	
95% Queue Length, Q_{95} (veh)		0.2													0.2	
95% Queue Length, Q_{95} (ft)		5.1													5.1	
Control Delay (s/veh)		8.9													13.5	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)		0.5												13.5		
Approach LOS		A												B		

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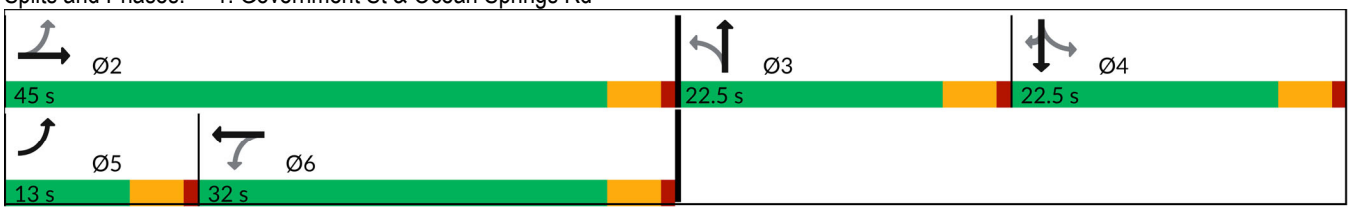


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Future Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.940							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1751	0	0	1863	0	0	1770	1583
Flt Permitted	0.235										0.950	
Satd. Flow (perm)	438	1861	0	0	1751	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					46							127
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	307	258	1	1	423	335	0	0	0	105	0	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	307	259	0	0	759	0	0	0	0	0	105	116
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.5	40.5			27.5						9.6	9.6
Actuated g/C Ratio	0.68	0.68			0.46						0.16	0.16
v/c Ratio	0.63	0.20			0.91						0.36	0.32
Control Delay (s/veh)	11.0	4.3			32.3						25.5	6.9
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	11.0	4.3			32.3						25.5	6.9
LOS	B	A			C						C	A
Approach Delay (s/veh)		7.9			32.3						15.7	
Approach LOS		A			C						B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 59.2			
Natural Cycle: 110			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.91			
Intersection Signal Delay (s/veh): 21.0		Intersection LOS: C	
Intersection Capacity Utilization 71.6%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

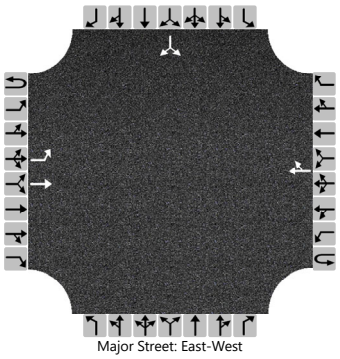
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total AM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		23	295				646	0						1		76
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		25													84	
Capacity, c (veh/h)		891													432	
v/c Ratio		0.03													0.19	
95% Queue Length, Q_{95} (veh)		0.1													0.7	
95% Queue Length, Q_{95} (ft)		2.6													17.9	
Control Delay (s/veh)		9.2													15.3	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.7												15.3			
Approach LOS	A												C			

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HCS Two-Way Stop-Control Report

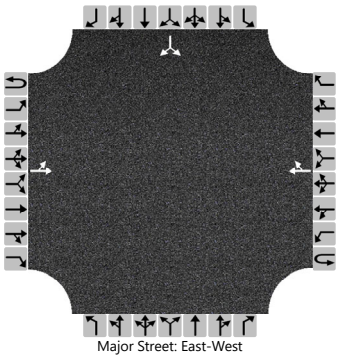
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total AM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Government-Holly Grove
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Holly Grove Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		6	289				625	1						2		21
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7													25	
Capacity, c (veh/h)		907													423	
v/c Ratio		0.01													0.06	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
95% Queue Length, Q_{95} (ft)		0.0													5.1	
Control Delay (s/veh)		9.0	0.1												14.0	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		0.3												14.0		
Approach LOS		A												B		

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HCS Two-Way Stop-Control Report

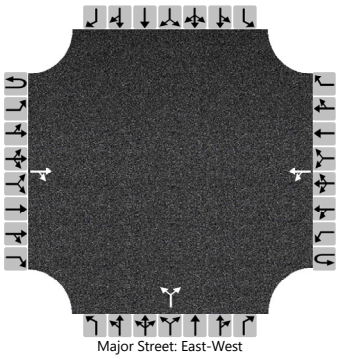
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total AM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Pabst-Cypress
Jurisdiction	City of Ocean Springs
East/West Street	Pabst Road
North/South Street	Cypress Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			17	6		0	57			20		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Undivided										

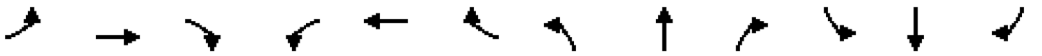
Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					22					
Capacity, c (veh/h)						1583					916					
v/c Ratio						0.00					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)											2.6					
Control Delay (s/veh)						7.3	0.0				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

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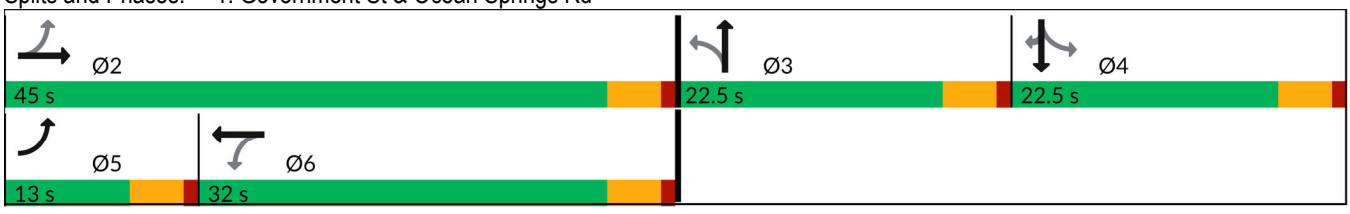


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Future Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.963			0.986				0.850
Flt Protected	0.950							0.995			0.953	
Satd. Flow (prot)	1770	1863	0	0	1794	0	0	1827	0	0	1775	1583
Flt Permitted	0.241				0.999						0.720	
Satd. Flow (perm)	449	1863	0	0	1792	0	0	1837	0	0	1341	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					22			1				226
Link Speed (mph)		35			35			30			25	
Link Distance (ft)		887			608			137			489	
Travel Time (s)		17.3			11.8			3.1			13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	542	1	2	411	157	1	8	1	299	1	226
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	543	0	0	570	0	0	10	0	0	300	226
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.7	40.7			27.6			6.2			18.1	18.1
Actuated g/C Ratio	0.58	0.58			0.39			0.09			0.26	0.26
v/c Ratio	0.62	0.50			0.79			0.06			0.87	0.39
Control Delay (s/veh)	16.2	11.5			29.0			30.2			52.6	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	16.2	11.5			29.0			30.2			52.6	6.0
LOS	B	B			C			C			D	A
Approach Delay (s/veh)		13.0			29.0			30.2			32.6	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 69.9			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay (s/veh): 23.3		Intersection LOS: C	
Intersection Capacity Utilization 88.3%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

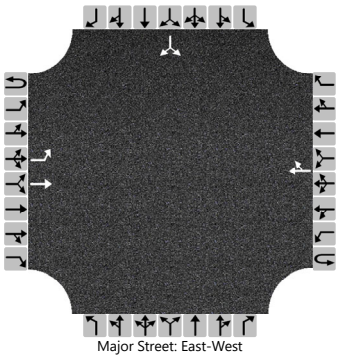
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total PM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Government-Pabst
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Pabst Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		64	720				567	6						1		43
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		70													48	
Capacity, c (veh/h)		953													454	
v/c Ratio		0.07													0.11	
95% Queue Length, Q_{95} (veh)		0.2													0.4	
95% Queue Length, Q_{95} (ft)		5.1													10.2	
Control Delay (s/veh)		9.1													13.9	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.7												13.9			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

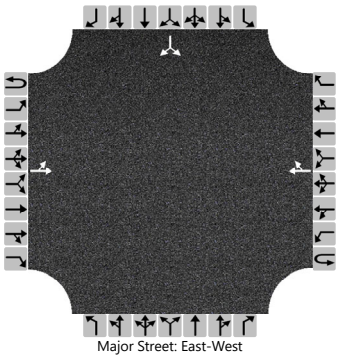
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total PM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Government-Holly Grove
Jurisdiction	City of Ocean Springs
East/West Street	Government Street
North/South Street	Holly Grove Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		20	700				509	2						1		12
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		22													14	
Capacity, c (veh/h)		1010													448	
v/c Ratio		0.02													0.03	
95% Queue Length, Q_{95} (veh)		0.1													0.1	
95% Queue Length, Q_{95} (ft)		2.6													2.6	
Control Delay (s/veh)		8.6	0.3												13.3	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		0.6												13.3		
Approach LOS		A												B		

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HCS Two-Way Stop-Control Report

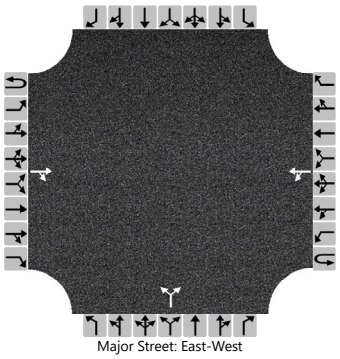
General Information

Analyst	S. Bergin
Agency/Co.	Neel-Schaffer, Inc.
Date Performed	10/9/2025
Analysis Year	2030
Time Analyzed	Total PM Peak
Intersection Orientation	East-West
Project Description	Holly Grove - Two Driveways

Site Information

Intersection	Pabst-Cypress
Jurisdiction	City of Ocean Springs
East/West Street	Pabst Road
North/South Street	Cypress Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			50	20		0	32			12		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					13					
Capacity, c (veh/h)						1517					896					
v/c Ratio						0.00					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)											0.0					
Control Delay (s/veh)						7.4	0.0				9.1					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.1							
Approach LOS					A				A							

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Auxiliary Lane Warrant Sheets

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

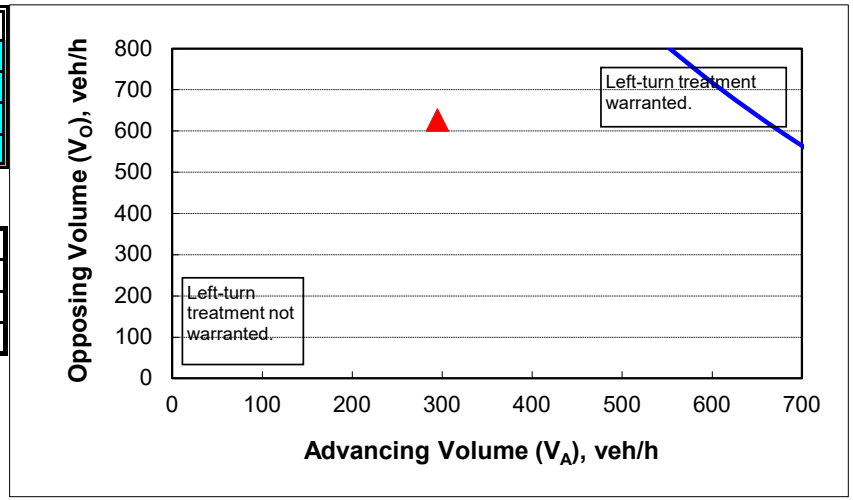
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	295
Opposing volume (V_O), veh/h:	626

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	657
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

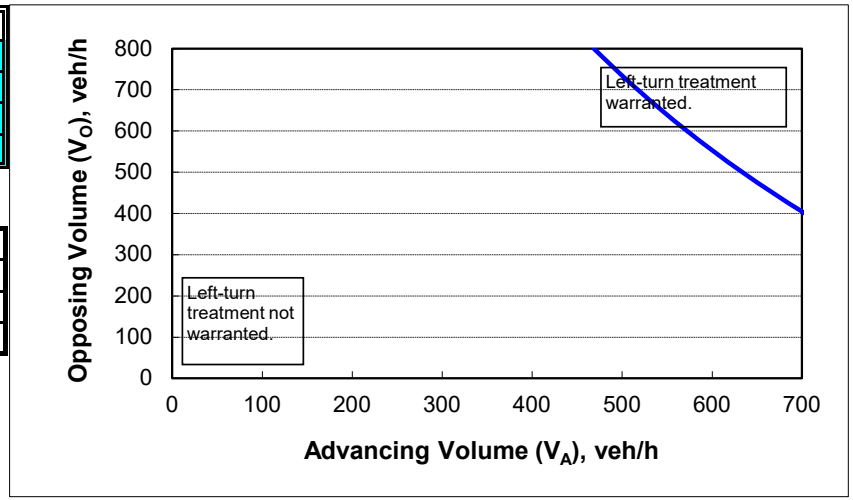
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	720
Opposing volume (V_O), veh/h:	511

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	626
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	626
Right-turn volume, veh/h:	1

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	91
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

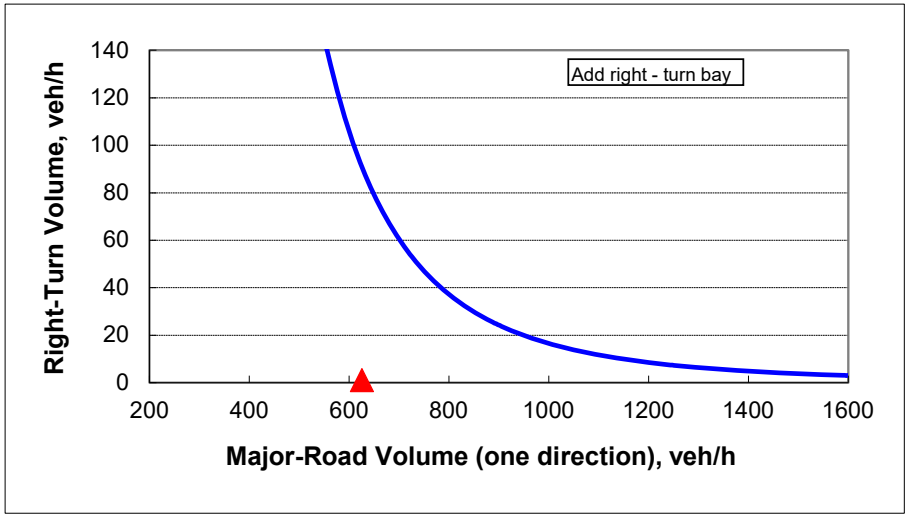


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	511
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	190
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

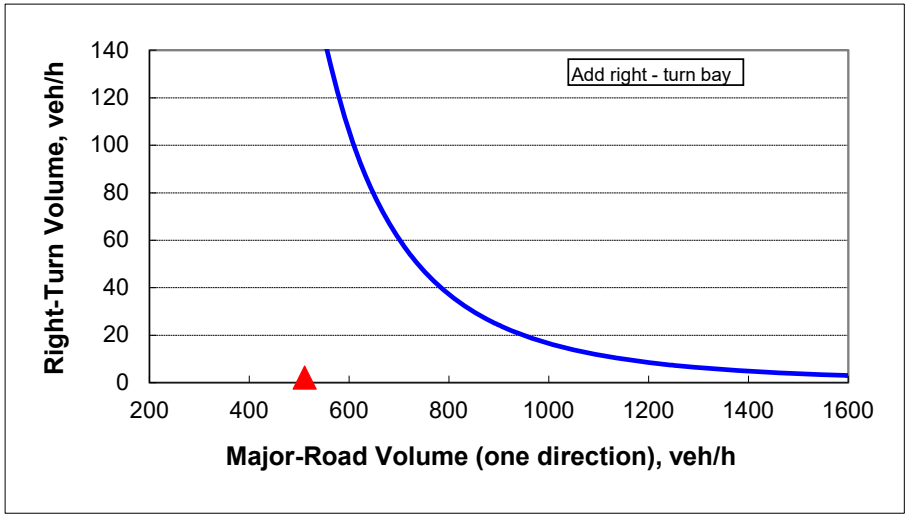


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	23
Right-turn volume, veh/h:	6

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	14976537
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

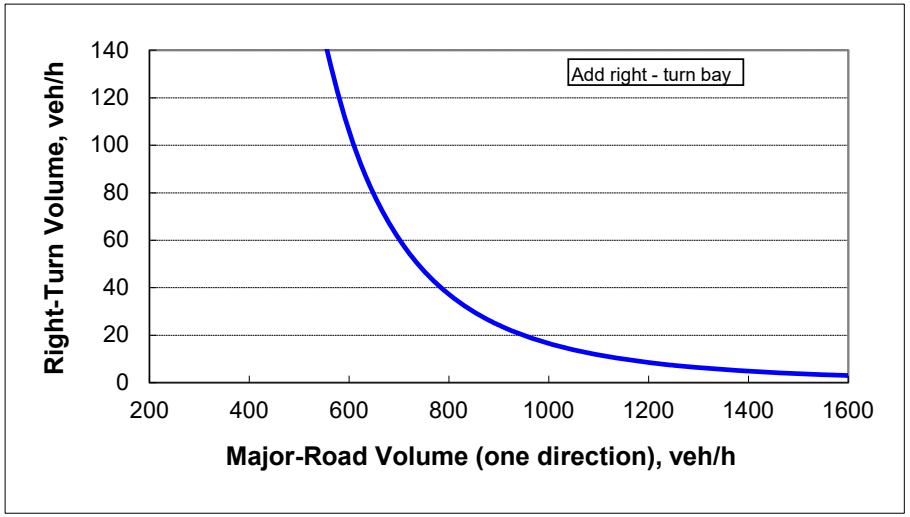


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

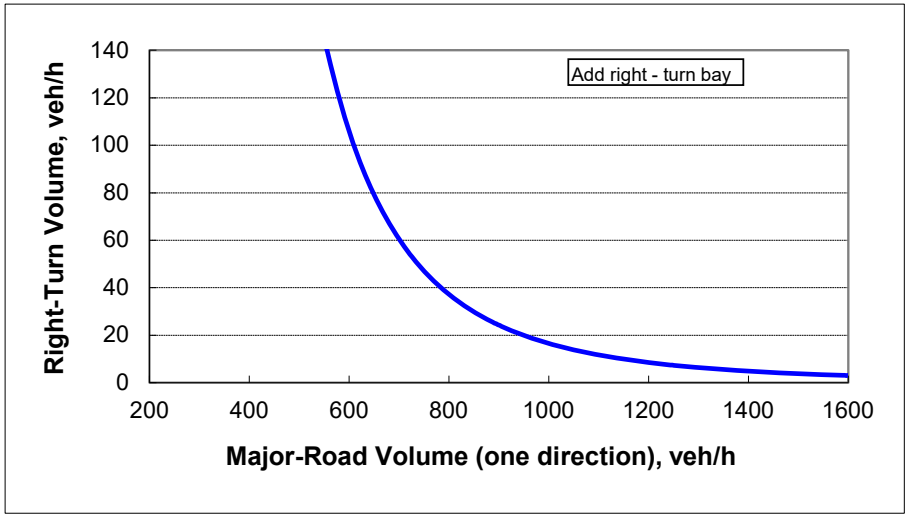
INPUT

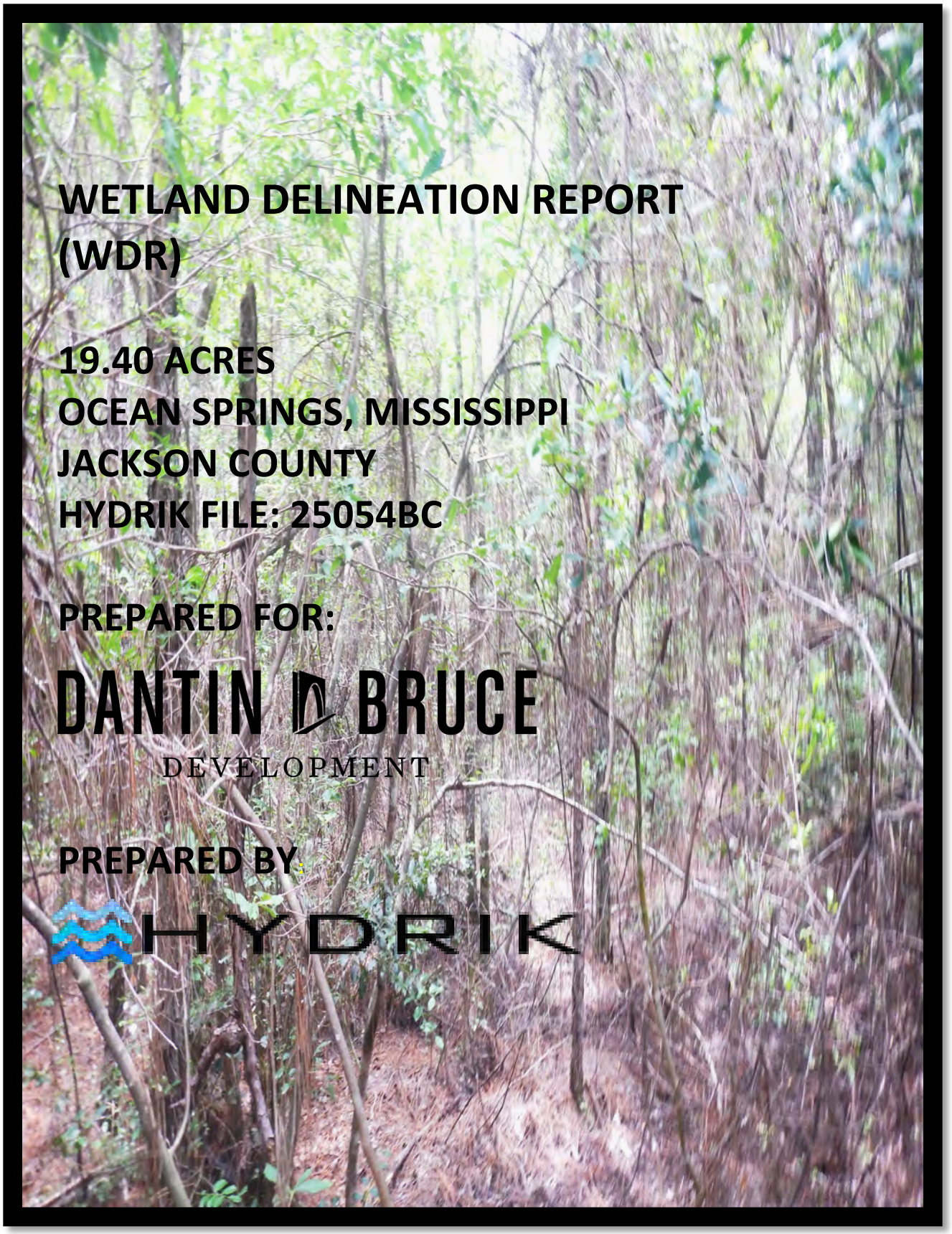
Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	70
Right-turn volume, veh/h:	20

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	261668
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	





WETLAND DELINEATION REPORT (WDR)

19.40 ACRES
OCEAN SPRINGS, MISSISSIPPI
JACKSON COUNTY
HYDRIK FILE: 25054BC

PREPARED FOR:

DANTIN D BRUCE
DEVELOPMENT

PREPARED BY:

HYDRIK

HYDRIK

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APPENDICES

A. DATA SHEETS AND PHOTOS, AND WATERS PHOTOS

WETLAND DELINEATION REPORT

Pabst Road Tract – Ocean Springs, Jackson County, Mississippi

Prepared for: Dantin Bruce Development, LLC
Prepared by: Hydrik Wetland Consultants, LLC
Date of Fieldwork: July 15-16, 2025
Investigators: Jay Pape and Kelly Turk, Hydrik Wetland Consultants

1. Project Purpose and Scope

Hydrik Wetland Consultants, LLC (Hydrik) was retained by Dantin Bruce Development, LLC to conduct a wetland delineation and jurisdiction assessment for the approximately 19.40-acre Pabst Road tract in Ocean Springs, Jackson County, Mississippi. The investigation was performed to:

- Identify and delineate wetlands and other waters of the United States (WOTUS) as defined by the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement.
- Evaluate the jurisdictional status of delineated wetlands under the Clean Water Act (CWA) Section 404 regulatory framework, incorporating the March 2025 EPA memorandum on jurisdiction.

The primary focus of this report is the analysis of the pine savanna and bayhead wetlands mapped on Figures 6 and 7, which, despite meeting the technical criteria for wetlands, lack direct abutment to a Relatively Permanent Water (RPW) and are separated from potential jurisdictional waters by upland breaks.

2. Site Setting and Environmental Context

The tract is located south of Pabst Road in Ocean Springs, Mississippi within the Atlantic and Gulf Coastal Plain physiographic region (MLRA 152A, LRR T). Topography is nearly level (0–1% slopes) with localized concave depressions and shallow swales. Soils, as mapped by the USDA NRCS, consist entirely of Bayou sandy loam, a somewhat poorly drained soil typical of pine flatwoods and bayhead mosaics in the region.

2.1. Vegetation communities include:

- **Isolated pine savanna wetlands** dominated by Lachnanthes caroliniana, Eriocaulon decangulare, Sarracenia alata, Andropogon glomeratus, and Ilex glabra.
- **Isolated bayhead wetlands** dominated by Persea borbonia, Magnolia virginiana, Ilex glabra, and Pinus elliottii.
- **Mixed pine-hardwood uplands** with Pinus palustris, Magnolia grandiflora, and Ilex vomitoria, lacking wetland indicators.

No perennial streams or natural RPWs traverse the property. A perennial RPW lies off-site to the southeast approximately 1780 linear feet from the site's southeast

corner, but surface hydrologic connections from on-site wetlands to this RPW are interrupted by two distinct upland rises with no ordinary high-water mark (OHWM), effectively severing connectivity of the site's wetlands to the offsite RPW, refer to Figure 7.

3. Methodology

3.1. Regulatory Guidance

- Corps of Engineers (Corps) Wetlands Delineation Manual (1987), Technical Report Y-87-1 (Environmental Laboratory 1987)
- Regional Supplement (2010) to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)
- Field Indicators of Hydric Soils in the United States (USDA-NRCS, Version 8.2, 2018)
- U.S. Environmental Protection Agency and U.S. Army Corps of Engineers, Memorandum: Application of the Clean Water Act Following the Sackett v. EPA Decision (March 12, 2025).

3.2. Delineation Method

- **Field Sampling**: Four sampling points (DP1–DP4) were established to characterize vegetation, hydrology, and soils. Each point was evaluated using the Atlantic and Gulf Coastal Plain Wetland Determination Data Forms (Version 2.0).
- **Vegetation Assessment**: Dominance and prevalence index tests were applied, with species identified to the lowest practical taxonomic level.
- **Soil Evaluation**: Soil pits were excavated to a depth of 16 inches (or to refusal) and analyzed for color, texture, and hydric indicators (e.g., depleted matrices, redox concentrations).
- **Hydrology Assessment**: Primary and secondary field indicators, geomorphic position, aerial imagery, and visual evidence of saturation were documented.
- **Hydrologic Connectivity Evaluation**: Upland breaks, swales, and any drainage pathways toward the southeast RPW were physically inspected and mapped. Connectivity determinations were made per the March 2025 EPA memo, which requires continuous surface connection to an RPW for jurisdiction unless a significant nexus is evident.

4. Field Findings

DP1 – Pine Savanna Wetland (Isolated)
Dominant vegetation: Lachnanthes caroliniana, Sarracenia alata, Eriocaulon decangulare, Andropogon glomeratus (all OBL/FACW).
Soils: 0–16 inches, sandy loam, 10YR 6/1 to 4/1, depleted and gleyed matrix.
Hydrology: Saturation present, concave position, seasonal high water table confirmed.
Classification: Wetland (non-jurisdictional, isolated).

DP2 – Mixed Pine-Hardwood Upland
Vegetation: Pinus palustris, Magnolia grandiflora, Ilex vomitoria (predominantly FACU and UPL species).
Soils: Sandy loam, 10YR 5/3 to 4/2, no redox features or hydric indicators.
Hydrology: Absent.
Classification: Upland.

DP3 – Cleared Pine Savanna Wetland (Isolated)
Vegetation: Ilex glabra, Pinus elliottii, Eupatorium perfoliatum, Andropogon glomeratus (predominantly OBL/FACW).
Soils: Sandy loam, 10YR 5/1, redox depletions at 2–16 inches.
Hydrology: Saturation and geomorphic position confirmed.
Classification: Wetland (non-jurisdictional).

DP4 – Bayhead Wetland (Isolated)
Vegetation: Persea borbonia, Magnolia virginiana, Ilex glabra, Pinus elliottii (100% FACW/OBL dominance).
Soils: Sandy loam, 10YR 5/1 to 16 inches.
Hydrology: Persistent saturation, concave setting, drift lines.
Classification: Wetland (non-jurisdictional).

5. Jurisdiction Analysis

Per the March 2025 EPA memorandum and applicable USACE guidance:

- **No direct abutment to RPWs** – None of the wetlands directly abut or border a perennial or intermittent RPW.
- **Interrupted hydrologic path** – The only potential route for surface flow toward the southeast RPW is broken by **two upland ridges** with no OHWM, confirmed during field inspection. These breaks preclude a continuous surface connection.
- **Connection only via non-RPWs** – On-site wetlands only drain to ephemeral and intermittent swales (non-RPWs) that terminate in uplands before reaching the RPW.

- **Significant nexus absent** – The wetlands lack measurable downstream influence on water quality or flow to the RPW. They function as isolated depressional systems typical of Gulf Coastal Plain pine savannas and bayheads.

Based on these criteria, the pine savanna and bayhead wetlands mapped on Figures 6 and 7 **do not constitute jurisdictional waters of the United States** under the CWA. They meet wetland criteria but are isolated and severed from RPWs, and thus do not trigger Section 404 permitting for fill or discharge activities.

6. Conclusions

The delineation identified approximately 16.01 acres of isolated pine savanna and bayhead wetlands and 3.39 acres of upland forest and clearings. These wetlands, do not meet the jurisdictional threshold under current federal law due to:

- Lack of direct abutment to RPWs,
- Two upland severances preventing continuous surface connection,
- Absence of a significant nexus to downstream waters.

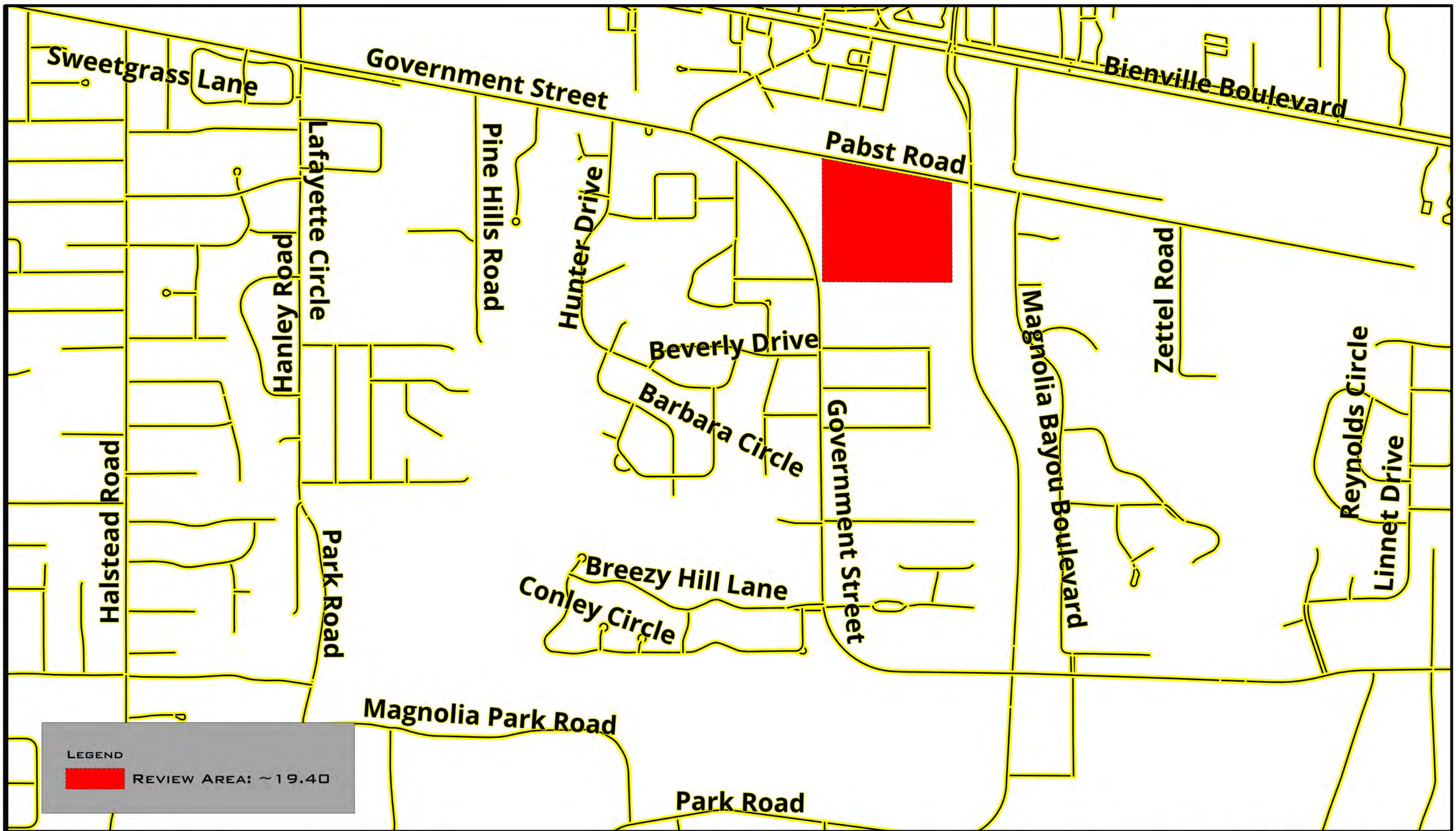
7. Disclaimer

This report represents the professional opinion of Hydrik Wetland Consultants, LLC based on current regulatory guidance, field observations, and best available data as of the date of this report. If the findings are not submitted to the U.S. Army Corps of Engineers (Corps) for official verification, it is important to note that any conclusions regarding the extent of wetlands or non-wetland waters are **professional opinions only** and do not constitute an Approved Jurisdictional Determination (AJD). The Corps is the sole authority for making final jurisdictional determinations under Section 404 of the Clean Water Act. The client assumes responsibility for any actions taken based on this report without Corps review or concurrence.

8. References

- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)*. ERDC/EL TR-10-20, U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi.
- U.S. Army Corps of Engineers. 2007. *Regulatory Guidance Letter (RGL) 07-01: Jurisdictional Determinations*. Issued June 5, 2007.
- U.S. Environmental Protection Agency and U.S. Army Corps of Engineers. 2025. *Memorandum: Application of the Clean Water Act Following the Sackett v. EPA Decision*. Issued March 12, 2025.

FIGURES 1-7



OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

600 0 600 1,200 1,800 2,400 FT

DANTIN BRUCE, LLC

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

SITE VICINITY

FIGURE 1
HF:25072B
DATE:072425

HYDRIK

Trailer Park

20

26

27

8

Radio Tower

LEGEND

REVIEW AREA: ~19.40

OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

300 0 300 600 900 1,200 FT

DANTIN BRUCE, LLC

1992 USGS 24K

FIGURE 2

HF:25072B

DATE:072425

HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

Unclassified
Open Water
Developed, Open Space
Developed, Low Intensity
Developed, Medium Intensity
Developed, High Intensity
Barren Land
Deciduous Forest
Evergreen Forest
Mixed Forest
Shrub/Scrub
Herbaceous
Hay/Pasture
Cultivated Crops
Woody Wetlands
Emergent Herbaceous Wetlands

Bienville Boulevard
Franklin Road
Pabst Road
North Railroad Street
Gulf Island National Seashore
Magnolia Ba
Zettel Road
Pevey Street
North Street
Tara Lane
Katy Lane
Reeves Lane
Miles Lane

LEGEND
REVIEW AREA: ~19.40

SUPPORTS ISOLATED/NON JURISDICTIONAL NATURE OF WETLANDS

OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

300 0 300 600 900 1,200 FT

DANTIN BRUCE, LLC

2019 MS LAND USE MAP

FIGURE 3
HF:25072B
DATE:072425

HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

150 0 150 300 450 600 FT

DANTIN BRUCE, LLC

2021 NAIPCIR

FIGURE 4
HF:25072B
DATE:072425

HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

LEGEND

REVIEW AREA: ~19.40

OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

150 0 150 300 450 600 FT

DANTIN BRUCE, LLC

3DEP

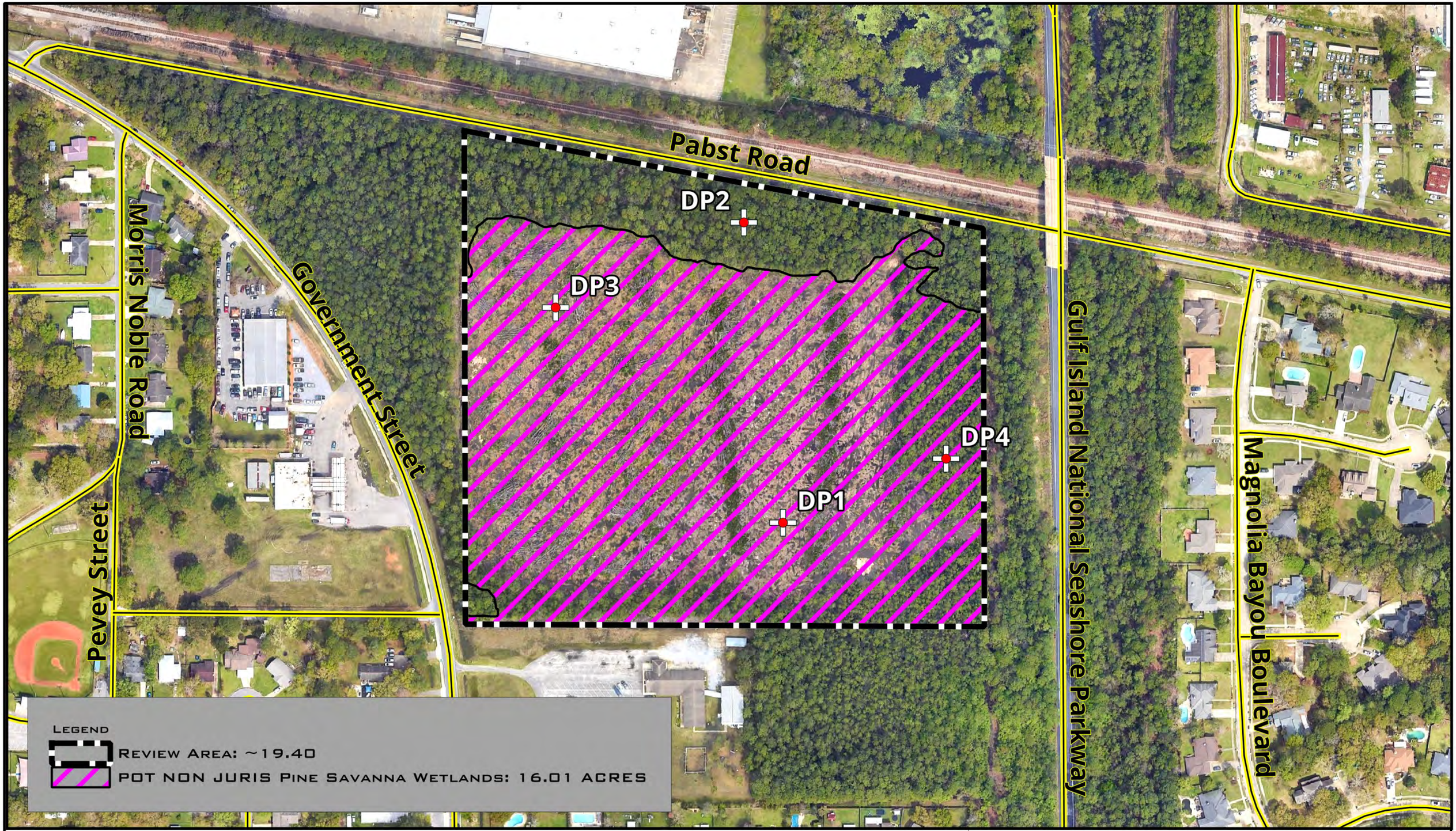
FIGURE 5

HF:25072B

DATE:072425

HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

150 0 150 300 450 600 FT

DANTIN BRUCE, LLC

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

WETLAND DELINEATION

FIGURE 6
HF:25072B
DATE:072425

HYDRIK



OCEAN SPRINGS, MS
JACKSON COUNTY
NAD 83, MS EAST (USFT) FIPS 2301
SITE CENTER: 30.4083870,-88.7811967

N

300 0 300 600 900 1,200 FT

DANTIN BRUCE, LLC

NON JURISDICTION BASIS

FIGURE 7
HF:25072B
DATE:072425

HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

APPENDIX A: DATA SHEETS AND PHOTOS

DP 1 **25072B**





WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs **City/County:** Ocean Springs **Sampling Date:** 16-Jul-25

Applicant/Owner: Dantin Bruce **State:** LA **Sampling Point:** 01

Investigator(s): Hydrik- Jay Pape **Section, Township, Range:** S 27 T 7S R 8W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** concave **Slope:** 0.0 % / 0.0

Subregion (LRR or MLRA): MLRA 152A LRR T **Lat.:** 30.407833 **Long.:** -88.780815 **Datum:** lsp

Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes **NWI classification:** None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○	
Wetland Hydrology Present?	Yes ◉ No ○	

Remarks:
Plot taken in a flat ISOLATED pine savanna.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: 01

	Absolute % Cover	Dominant Species?	Rel.Strat.	Indicator
Tree Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Shrub Stratu (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Herb Stratum (Plot size: 30)				
1. Lachnanthes caroliniana	30	☑	18.8%	OBL
2. Eriocaulon decangulare	50	☑	31.3%	OBL
3. Drosera tracyi	25	☑	15.6%	OBL
4. Sarracenia alata	15	☐	9.4%	OBL
5. Ilex glabra	15	☐	9.4%	FACW
6. Xyris drummondii	15	☐	9.4%	OBL
7. Andropogon glomeratus	10	☐	6.3%	FACW
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
50% of Total Cover: 80	20% of Total Cover: 32	160	= Total Cover	
Woody Vine Stratum (Plot size: 30)				
1. Smilax laurifolia	15	☑	######	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 7.5	20% of Total Cover: 3	15	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	135	**x 1 =**	135
FACW species	40	**x 2 =**	80
FAC species	0	**x 3 =**	0
FACU species	0	**x 4 =**	0
UPL species	0	**x 5 =**	0
Column Totals:	175 **(A)**		215 **(B)**

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

- ☑ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

Plot has been cleared.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: 01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-3	10YR	4/1	100					Sandy Loam	
3-8	10YR	5/1	100					Sandy Loam	
8-16	10YR	6/1	100					Sandy Loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ◉ No ○

Remarks:

DP 2 **25072B**





WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs **City/County:** Ocean Springs **Sampling Date:** 16-Jul-25

Applicant/Owner: Dantin Bruce **State:** LA **Sampling Point:** 02

Investigator(s): Hydrik- Jay Pape **Section, Township, Range:** S 27 T 7S R 8W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** concave **Slope:** 0.0 % / 0.0

Subregion (LRR or MLRA): MLRA 152A LRR T **Lat.:** 30.409410 **Long.:** -88.781051 **Datum:** lsp

Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes **NWI classification:** None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉	No ○
Hydric Soil Present?	Yes ○	No ◉
Wetland Hydrology Present?	Yes ○	No ◉

Is the Sampled Area within a Wetland? Yes ○ No ◉

Remarks:
Plot taken in a mixed pine and hardwood UPLAND habitat.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: 02

	Absolute % Cover	Dominant Species?	Rel.Strat.	Indicator
Tree Stratum (Plot size: 30)				
1. Pinus palustris	40	☑	50.0%	FACU
2. Magnolia grandiflora	25	☑	31.3%	FAC
3. Magnolia virginiana	15	☐	18.8%	FACW
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 40 20% of Total Cover: 16	80	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30)				
1. Ilex glabra	50	☑	55.6%	FACW
2. Ilex opaca	20	☑	22.2%	FAC
3. Ilex vomitoria	20	☑	22.2%	FAC
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 45 20% of Total Cover: 18	90	= Total Cover		
Shrub Stratu (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		
Herb Stratum (Plot size: 30)				
1. Smilax bona-nox	15	☑	######	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 7.5 20% of Total Cover: 3	15	= Total Cover		
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	80	x 3 =	240
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	185 (A)		530 (B)

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: 02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-2								Humis
2-8	10YR 4/2	100					Sandy Loam	
8-16	10YR 5/3	100					Sandy Loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ○ No ◉

Remarks:




THE MUNSELL COLOR SYSTEM
Munsell 10YR
Soil Color Charts

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs **City/County:** Ocean Springs **Sampling Date:** 16-Jul-25

Applicant/Owner: Dantin Bruce **State:** LA **Sampling Point:** 03

Investigator(s): Hydrik- Jay Pape **Section, Township, Range:** S 27 T 7S R 8W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** concave **Slope:** 0.0 % / 0.0

Subregion (LRR or MLRA): MLRA 152A LRR T **Lat.:** 30.408964 **Long.:** -88.782192 **Datum:** lsp

Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes **NWI classification:** None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○	
Wetland Hydrology Present?	Yes ◉ No ○	

Remarks:
Plot taken in a flat ISOLATED pine savanna.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Plot is cleared.

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: 03

	Absolute % Cover	Dominant Species?	Rel.Strat.	Indicator
Tree Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Shrub Stratu (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	
Herb Stratum (Plot size: 30)				
1. Ilex glabra	20	☐	10.8%	FACW
2. Pinus elliottii	15	☐	8.1%	FACW
3. Andropogon glomeratus	40	☑	21.6%	FACW
4. Eupatorium perfoliatum	25	☐	13.5%	FACW
5. Eriocaulon decangulare	30	☑	16.2%	OBL
6. Lachnanthes caroliniana	25	☐	13.5%	OBL
7. Chasmanthium laxum	30	☑	16.2%	FACW
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
.	0	☐	0.0%	
11.	0	☐	0.0%	
12.				
50% of Total Cover: 92.5	20% of Total Cover: 37	185	= Total Cover	
Woody Vine Stratum (Plot size: 30)				
1. Smilax laurifolia	25	☑	######	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 12.5	20% of Total Cover: 5	25	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:		
OBL species	55	**x 1 =**	55	
FACW species	155	**x 2 =**	310	
FAC species	0	**x 3 =**	0	
FACU species	0	**x 4 =**	0	
UPL species	0	**x 5 =**	0	
Column Totals:	210	**(A)**	365	**(B)**

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

- ☑ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: 03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)		%	Type [1]	Loc [2]	Texture	Remarks
0-2	10YR	3/1	100						Sandy Loam	
2-16	10YR	5/1	50	10YR	6/4	50			Sandy Loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ◉ No ○

Remarks:

DP 4 **25072B**





WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs **City/County:** Ocean Springs **Sampling Date:** 16-Jul-25

Applicant/Owner: Dantin Bruce **State:** LA **Sampling Point:** 04

Investigator(s): Hydrik- Jay Pape **Section, Township, Range:** S 27 T 7S R 8W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** concave **Slope:** 0.0 % / 0.0

Subregion (LRR or MLRA): MLRA 152A LRR T **Lat.:** 30.408169 **Long.:** -88.779827 **Datum:** lsp

Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes **NWI classification:** None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○	
Wetland Hydrology Present?	Yes ◉ No ○	

Remarks:
Plot taken in a mixed ISOLATED pine and bayhead habitat.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: 04

	Absolute % Cover	Dominant Species?	Rel.Strat.	Indicator
Tree Stratum (Plot size: 30)				
1. Persea borbonia	40	☑	42.1%	FACW
2. Magnolia virginiana	15	☐	15.8%	FACW
3. Pinus elliottii	40	☑	42.1%	FACW
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 47.5 20% of Total Cover: 19	95	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30)				
1. Ilex glabra	60	☑	60.0%	FACW
2. Magnolia virginiana	20	☑	20.0%	FACW
3. Persea borbonia	20	☑	20.0%	FACW
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 50 20% of Total Cover: 20	100	= Total Cover		
Shrub Stratu (Plot size: 30)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		
Herb Stratum (Plot size: 30)				
1. Smilax laurifolia	15	☑	######	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 7.5 20% of Total Cover: 3	15	= Total Cover		
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	210	x 2 =	420
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	210 (A)		420 (B)

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

- ☑ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: 04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-16	10YR	5/1	100					Sandy Loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ◉ No ○

Remarks:

RECEIVED
AUG 2 8 2025
BY:

City of Ocean Springs
Planning Dept.
P.O. Box 1800
Ocean Springs, MS
39566-1800

Aug. 24, 2025

Dear City:
This letter is in regards to the public notice which we received by mail on Aug. 23, which pertains to the proposed 146 lot subdivision off of Pabst Road. The letter instructed us to send our comments to you.

As you may surmise, we are in strong opposition to any new traffic onto Pabst Road from this subdivision or from any new construction. It is already difficult to get onto Government Steet from Pabst Road. Any increase in traffic would make this a nightmare. If the subdivision is built, we would pray that the only access to it would be from the south off of Government Street. Even with this singular access, the added traffic from the new subdivision would make it more difficult for us to get off of Pabst Rd.

Thank you,
Dave and Linda Sites
3503 Cherry Blossom Lane

August 29, 2025

RECEIVED
SEP 0 2 2025
BY:

To Whom It May Concern:

We have been informed by the homeowner's association of Magnolia Bayou Estates that a large townhouse development, consisting of nearly 150 rental units, is proposed on the property between Pabst Rd and Government St. We understand that only a few residents received proper notice by the city of the meeting for public input scheduled for September 9, 2025. We were not one to receive notice from the city.

We object strongly to this development. It is not a part of keeping our community charming in any way. It will, in fact, achieve the opposite effect. A rental development of this size is not appropriate in any part of our city, and should only be considered for areas outside of already established neighborhoods.

We have the following concerns:

1. With a large increase in transient population, what will be the resulting increase in crime?
2. Is the city prepared to increase the number of policemen it employs to manage the possible increase in crime in this area?
3. Is the fire department properly staffed to respond to a possible increase in emergencies in this concentrated population area?
4. Will Magnolia Park Elementary be prepared for a new influx of students? Were there enlargement plans for this school in the recent school bond issue?
5. What is the plan for traffic management? It is already difficult to exit Pabst Rd onto Government St going west during peak traffic hours. Turning east at this intersection is difficult at all times. The same situation exists at the Magnolia Bayou Blvd and Government St intersection. The additional traffic generated by this development will greatly worsen already snarled traffic situations.

6. Magnolia Bayou Estates already has a significant problem with drivers speeding through the neighborhood and running stop signs. The increase in cars using our neighborhood as a cut through to avoid the school zone and traffic between the school and Pabst Rd will no doubt increase.

7. Pabst Rd is narrow and has no shoulders. In the 30 years we have lived here, several cars have ended up in the ditches on both sides of the road, and once in cannot get out without a tow. How will Pabst Rd be improved to handle increased traffic and prevent ditch incidents?

8. Is the proposed construction site on wetlands?

In closing, we cannot find a single reason that a development of this size is appropriate anywhere in our charming little town.

Sincerely,

Bob Perry
Vana Perry

Bob and Vana Perry
lot #100 Magnolia Bayou Estates

Elizabeth Dill

From: norma@charbonnet.com
Sent: Wednesday, September 3, 2025 3:27 PM
To: Amanda Crose; Elizabeth Dill
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Planning Commission:

Currently the intersection of Government St., Pabst Rd., and Ocean Springs Rd. are on top of each other. Usually those on Government are kind and let the one of two cars in line at Pabst Rd. in or out, if the light is Red. Most families have at least two cars; therefore, when 146 townhouses are added to our neighborhood with twice as many cars kindness will go by the wayside. It will also increase traffic through the Magnolia Bayou Neighborhood, because that is the only alternative way out from Pabst Rd., which I am sure those who live there will not appreciate either. Single family residences would be preferred to the high-density plan, but if the zoning permits it, then traffic is the biggest concern.

From the illustration it appears as if the property has no access to Government St., nor to Park Rd. to alleviate the congestion. Traffic from this new neighborhood must be carefully considered and addressed before this development is allowed to proceed!

Best Regards,
Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056



Elizabeth Dill

From: Selina Breland <sbre50@gmail.com>
Sent: Wednesday, September 3, 2025 9:19 AM
To: Planner
Subject: Holly Grove Townhomes

To Planners and Planning Commission, I would like to document my concerns for the plan to develop property on Pabst Road for 146 townhome units. I live on Government Street about halfway between Magnolia Park Elementary School and the traffic light at Ocean Springs Road. What are the plans for managing the traffic, already significant, at the Government St.\O.S Road light ? Pabst Road intersects Government St. approximately 100 feet from that busy traffic light. Already, traffic backs up as people turn onto or off of Pabst Rd. (only by the courtesy of those drivers ON Government St.!) The only other egress for Pabst Road appears to be Magnolia Bayou Road, which will create a second dump onto Government St. a short distance from the elementary school. Are there plans for access to the townhomes from Highway 90? Will there be a traffic light added at Magnolia Bayou Rd.? How will this impact the school entrances and exits?
While the addition of family housing may be welcomed in a community, the quality of life and safety of those families, AND the families already residing in the area must certainly be an important factor in choosing any properties for development. Government Street is a busy artery for the city - school buses, emergency vehicles, businesses, and residents - and there are no shoulders in many areas, so when the is traffic backed up or stopped, there is no way around it.

Thank you for considering my concerns.
Selina Breland



Elizabeth Dill

From: JACK PICKERING <jack39564@gmail.com>
Sent: Thursday, September 4, 2025 11:30 AM
To: Planner
Subject: Holly Grove Town Homes

Planning Board Members and City Council,

The Holly Grove Town Homes project, which will situate 146 new families in a small area off Pabst Road with few connector roads (none with direct access to Bienville Boulevard/Highway 90), is a terrible idea!

The number of individuals involved could be exponentially larger than the 146 homes if families (or individuals subletting) have teenage children.

The Pabst Road-Government Street-Ocean Springs Road South area includes a railroad crossing and is already backing up traffic during high use periods. Access to and from Pabst road is problematic as it is. The only other access is provided by Magnolia Bayou Road which dead ends into Government just east of a major elementary school which contributes to congestion at least twice a day.
If a second entrance to Government Street is planned across from the Broomes 2 store location, this would just further congest Government street.

If there is a good solution, other than not permitting this development, at least in such density, it would be to expand Pabst Road to the area south of the Dog Park and creating a railroad crossing and street construction to allow access to Highway 90 at Deana Road where there is an existing traffic light. A three-lane Pabst Road would be essential.

What a terrible place to permit a huge number of families to be located! Where is the planning involved, other than to enrich developers at the expense of city coffers and residents' well-being.

Issues such as draining could profoundly affect businesses along Government Street as well as the subdivisions of Beverly Place, Woodhaven, Water Oaks Cove, Whitney Oaks, Promenade, Magnolia Bayou, and those of us who live along Government Street.

Assurances that all will be well doesn't really serve to dampen concern over greater risks of flooding from runoff backing up into these areas. Certainly engineering studies of the drainage issues and plans must be required.

I'm sure there are many other concerns such as effects of the development on property values, especially with a subdivision's main road likely to become a raceway.

Sincerely, Jack Pickering

RECEIVED
SEP 04 2025
BY: E. Dill

RECEIVED
SEP 05 2025
BY: E. Dill

From: Derrick Charbonnet
To: Amanda Crose; Elizabeth Dill
Subject: Public Comment for the Planning Commission
Date: Friday, September 5, 2025 10:22:49 AM

RE: Southeastern Construction & Remodeling, LLC Pabst Road PIDN 60127170.000 Requesting Sketch Plat approval of 146-lot subdivision

To whom it may concern:

I ask the Planning Commission to consider the traffic loads that 146 NEW units in this location will place on Government Street, Pabst Road, and in particular the intersection between Government and Ocean Spring Road. That busy intersection is already a bit of a hazard and complicated due to the closeness of the Pabst Road intersection. The addition of 100-200 vehicles, in the morning and evening, to that intersection will make a difficult situation worse. What is a reasonable amount of traffic that can be added to that intersection? What are appropriate driveway designs for this development for the traffic to enter Government Street?

I understand that the docket in front of us is only for the subdivision of the plot plan, but the overarching issue of traffic must be considered prior to any activity.

Thank you for your time.

--
Regards,
DC

Derrick Charbonnet, PE
13 Zettel Road
Ocean Springs, MS 39564
+1-228-238-4789

Amanda Crose

From: Lee Hagerty Wilson <lhwhagerty@gmail.com>
Sent: Friday, September 5, 2025 7:47 PM
To: Steve Tillis; Elizabeth Dill; Hannah Sullivan; Julie Messenger; Shannon Pfeiffer; Karen Stennis; Matthew Hinton; Rob Blackman; Kevin Wade; Bobby Cox
Subject: Objection to Holly Grove Townhome development on Pabst and Government

As a homeowner in Beverly Place subdivision, I am opposed to the building of the 150 townhomes on Government and Pabst Road due to traffic, infrastructure and flooding concerns. The increase in rerouted traffic while the bridge by the Middle School was being repaired put a strain on Government as far as traffic congestion, general wear and tear, and building this proposed development will compromise the infrastructure and effectiveness of our drainage system already in place. The increase in traffic from the bridge rerouting would be a prediction of what is to come if the townhomes are built.

All schools are currently located off of Government causing increased traffic already and if 150 townhomes are added, with two or more cars per townhome, the two lane nature of Government would not be enough to handle the traffic. I have not seen any proposed new routes to Hwy 90 except the existing one at Pabst and Government. The only other way out is through another subdivision then through school zones which are also dangerous.

We constantly see the flooding effect that new construction has on existing structures and areas. Our subdivision did not flood during Katrina or any subsequent hurricanes to date. I am concerned that the addition of this new development will also compromise our drainage system already in place.

This type of construction will also negatively affect our property value as we are surrounded by single family homes. There is plenty of room in other parts of Ocean Springs for multifamily units - not in the middle of single family homes!

Please reconsider locating this new townhome development elsewhere instead of where it is currently planned on Pabst Road and Government due to the issues addressed above.

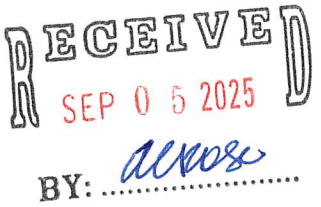
Lee Hagerty Wilson
2816 Tara Ln
Ocean Springs MS 39564
228 219 2271

RECEIVED
SEP 05 2025
BY: ACROSE

Elizabeth Dill

From: skoshi313@juno.com
Sent: Friday, September 5, 2025 11:50 AM
To: Amanda Crose
Cc: Elizabeth Dill

As a property owner on Zettel Rd, I wish to voice my concerns about the proposed plan to build 146 townhomes between Pabst Rd and Government St. I am opposed to such a large development without major renovations to Pabst Rd and its intersection with Government St. There is already a traffic problem in the area with individuals walking and biking on Pabst Rd (which has no shoulders, no pedestrian walkways, and no bike paths) and the traffic lanes are rather narrow. Many drivers westbound on Government St do not pay attention to the posted sign not to block the intersection with Pabst Rd and, when a train is passing, drivers westbound on Government St will drive in the eastbound turn lane to continue straight ahead without even slowing down. All of these factors make for very dangerous conditions with the number of people currently using Pabst Rd., so this proposed development would only increase the traffic problems exponentially.
Thank you,
T. A. Miller
16 Zettel Rd.



Elizabeth Dill

From: Bella Interiano <bellainteriano1906@gmail.com>
Sent: Monday, September 8, 2025 3:13 PM
To: Elizabeth Dill; Planner
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

To OSMS Planning Commission:

Traffic on Government St. is already very heavy during school zone hours and work goings/comings that adding more traffic without studying the situation is a mistake. Plus the intersection of Government St., Pabst Rd., and Ocean Springs Rd. will be crazy bad. Please address this before saying yes.

Sincerely,
Bella Interiano

bellainteriano1906@gmail.com
122 Beverly Dr.
Ocean Springs, MS 39564



From: norma@charbonnet.com
To: Amanda Crose; Elizabeth Dill
Subject: RE: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.
Date: Tuesday, September 9, 2025 11:39:58 AM

Dear OSMS Planning Commission:

One more comment I want to bring to your attention that came to mind as I was driving on Pabst Rd. The road is very narrow; it has no shoulder with barrow ditches on both sides. With additional traffic on that road, and big vehicles/trucks, which at times are a problem today, someone will end up in one of the ditches.

Best Regards,
Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: norma@charbonnet.com <norma@charbonnet.com>
Sent: Wednesday, September 3, 2025 3:27 PM
To: 'acrose@oceansprings-ms.gov' <acrose@oceansprings-ms.gov>; 'edill@oceansprings-ms.gov' <edill@oceansprings-ms.gov>
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Planning Commission:

Currently the intersection of Government St., Pabst Rd., and Ocean Springs Rd. are on top of each other. Usually those on Government are kind and let the one of two cars in line at Pabst Rd. in or out, if the light is Red. Most families have at least two cars; therefore, when 146 townhouses are added to our neighborhood with twice as many cars kindness will go by the wayside. It will also increase traffic through the Magnolia Bayou Neighborhood, because that is the only alternative way out from Pabst Rd., which I am sure those who live there will not appreciate either. Single family residences would be preferred to the high-density plan, but if the zoning permits it, then traffic is the biggest concern.

From the illustration it appears as if the property has no access to Government St., nor to Park Rd. to alleviate the congestion. Traffic from this new neighborhood must be carefully considered and addressed before this development is allowed to proceed!

Best Regards,

Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: Paul and JoAnn Pearl
To: Amanda Crose
Subject: Public Hearing - Holly Grove Subdivision
Date: Tuesday, September 9, 2025 4:25:19 PM

I am unable to attend tonight's meeting, however I would like to express some of my concerns with this project. Traffic on Government, Pabst, and Ocean Springs Road is already atrocious without adding more vehicles at that intersection. Is there an entrance/exit from the development onto Government? Is it across from Broomes' and A&A Automotive? If it is - the traffic at that curve backs up all the time. Also, drainage is an issue from the Church to Pabst. If I have a vote - it's NO for this planned development.

Thank you. Jo Ann Pearl, 3619 Reeves Ln

Sent from my iPhone



From: E Pettis <epettis1959@gmail.com>
Sent: Wednesday, September 10, 2025 5:15:51 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: New Development at Pabst Rd and Government St



Hi Shannon,

My neighbor Kate Mendoza informed me about the development they are planning for the Pabst Road/Government Street property. I was wondering what your view is on this development. I did not know about the first meeting, but plan on attending the meeting tomorrow night. I never saw any public hearing signs posted on the property about this. I thought that was a requirement, but maybe it isn't.

I am personally against the current planned development due to the nightmare that intersection already is, especially in the morning and afternoons with all the commuter and school traffic. I live about four blocks east of there on the corner of Government and Pine Villas. Between Magnolia Elementary traffic going west, people going into and out of Beverly Place, traffic heading east from the traffic light at Ocean Springs Rd/Government St, plus all the other commuter/school traffic it already makes getting out onto Government St through this area difficult. The traffic is backed up from the light at that intersection all the way to Broomes #2 sometimes. It really gets backed up when a train is going through.

I was in the middle of remodeling my house and adding onto it in 2005 - 2006 when they made plans to develop the Sweetgrass neighborhood at the corner of Hanley and Government. If I remember correctly they were originally going to put an elder care facility where that neighborhood is, but it was voted down due to the traffic it would bring to that area. If an elder care facility would bring too much traffic to that area, can you imagine what ~125 townhomes/houses would bring to the Ocean Springs Rd/Government St/Pabst Rd area?

Please let me know what your current views are on the development of the property. I realize the property will eventually be developed into something, but do we really need another subdivision at an already congested and convoluted intersection?

Thanks,
Ernie Pettis
3300 Government Street
Cell: 228-365-1903

Amanda Crose

From: Lori Kilgore <kilgore807@aol.com>
Sent: Thursday, October 30, 2025 7:15 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Subject: Southeastern Construction & Remodeling LLC - Pabst Rd - PIDN: 60127170.000 - Requesting Sketch Plat approval of a 123-lot Townhome Subdivision (Holly Grove Townhomes) - Mickey L Robertson, P.E.

We are very much in opposition to the above Subject.

Just to name a few reasons:
Various safety concerns are of top priority.
Children safety in Magnolia Bayou and and Surrounding Residential Subdivisions due to additional traffic Traffic safety issues at Magnolia Elementary Pabst Rd is too narrow for additional traffic Railroad/train traffic issues Gridlock all ready in this area

This tract should be rezoned back to single house residential, (R-1) due to the area not being able to support R-1A zoning.

Michael/Lori Kilgore
1112 Magnolia Bayou Blvd
Ocean Springs MS



Amanda Crose

From: OS Planning
Sent: Monday, November 3, 2025 7:53 AM
To: Elizabeth Dill; Amanda Crose
Subject: Fw: 11/12/25 public hearing Pabst Rd Townhome project

Follow Up Flag: Follow up
Flag Status: Flagged

Sirrae Williams
City of Ocean Springs
Planning Dept.
PO Box 1800
Ocean Springs, MS 39566
Phone: (228) 875-4415

From: th38258@aim.com <th38258@aim.com>
Sent: Saturday, November 1, 2025 11:41 AM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: 11/12/25 public hearing Pabst Rd Townhome project

RECEIVED
NOV 0 1 2025
BY: Acrose

Hello,

My name is Tom Harmon. I live in Beverly Place subdivision at 2804 Tara Ln.

What is the current zoning for the property?
How many townhome units are planned?

The amount of traffic this neighborhood will create is much, much greater than the infrastructure is capable of handling. At times it's difficult to exit Beverly Place subdivision as it is.

Two cars per townhome, 246 cars would be a fair number to estimate the increase is daily traffic count.

I would like to know what effects this planned neighborhood would have on water, power and flood control. Would our subdivision be at a higher risk for flooding due to grading of the property.

Thank you
Tom Harmon
2804 Tara Ln
Ocean Springs, MS

Amanda Crose

From: Tami Brooks <thbrooks1967@gmail.com>
Sent: Monday, November 3, 2025 10:08 PM
To: Amanda Crose; Elizabeth Dill; osplanning@ocensprings-ms.gov
Subject: Holly Grove Townhomes

To Whom It May Concern:
I reside at 121 Roberts Circle which is located just to the west of the plat for the Holly Grove Townhome Subdivision. I would like to go on record stating my opposition to this development as the development of potential rental units tends to decrease the property values of surrounding neighborhoods.
Sincerely,
Randy McKinney
601-506-5068



Elizabeth Dill

Subject: FW: Holly Grove Opposition



From: Ronald Guentzel <r_guentzel@yahoo.com>
Sent: Wednesday, November 5, 2025 4:25 PM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: Holly Grove Opposition

Ocean Springs Planning Dept.:

I am writing to express my strong opposition to the proposed Holly Grove townhome development in our community. While I understand the need for additional housing in our city, I believe that this project would have a detrimental impact on the Government Street communities amd Pabst Road homesteads.

First and foremost, the proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying the natural and charming foliage of the area. It's also likely that the townhome development would open the door for an onslaught of more construction for unwanted box stores and amenities up and down Pabst Road and Government Street!

Furthermore, the type of housing being proposed is simply not in keeping with the character of Ocean Springs. This development would bring in a large number of low-income residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of the area, replacing the existing escapism greenery, with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values and homestead tranquility in the surrounding area. The home owners in Magnolia Bayou, Pabst Road, and surrounding neighborhoods did not purchase their homesteads to be surrounded by additional bustle of apartment dwellers and townhome tenants. As well, the influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

I strongly urge you to reconsider this proposed housing development and re-zone the area to R-1, C-1, or PUB.

While I recognize the need for additional housing, I believe that this project is simply not the right fit for the area.

Thank you for your attention to this matter.

Sincerely,

Ronald A. Guentzel, PMP

From: th38258@aim.com
Date: November 5, 2025 at 2:14:29 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>
Subject: Pabst Road and Government development



Hello,

My name is Tom Harmon. I live in Beverly Place subdivision at 2804 Tara Ln.

I would like to ask a few questions about the proposed real estate development at Pabst Rd and Government Street Ocean Springs.

What is the current zoning for the property?

Are these going to be any form of low income or any form of subsidized housing now or possibly in the future?

The amount of traffic this neighborhood will create is much, much greater than the current traffic infrastructure is capable of handling. Every day there are times it's difficult to exit Beverly Place subdivision as it is.

Two cars per townhome, 246 cars would be a fair number to estimate the increase is daily traffic count.

I would like to know what effects this planned neighborhood would have on water, power, sewer and flood control.

Would our subdivision be at a higher risk for flooding due to street runoff and drainage of the neighborhood street drain system?

What precautions can be taken to ensure the finish grade of the subdivision doesn't cause additional water flow towards our subdivision?

I am not in favor of the proposed development as it is.

Thank you
Tom Harmon
2804 Tara Ln
Ocean Springs, MS

TO: Mayor Bobby Cox and Board of Alderman of Ocean Springs MS

FROM: James H. and Deborah Rainey, Ltc, Ret., USAF

SUBJECT; Development of 146 Town homes at Pabst Road and Government Street

I retired from Keesler AFB in June 1998. I live at 2831 Katy Lane in the Beverly Place Subdivision with just the Baptist Church between us and this proposed Town home community. This area has seen tremendous growth since we moved in and it has gotten congested over time.

That is the point… CONGESTION, INCONVENIENCE and FRUSTRATION. WHY you ask...because the CHOKE POINTS at the entrance on Government in front of Broome's gas station and also the intersection at Government, Pabst Road and Ocean Springs Road CAN NOT HANDLE the added traffic of an estimated 146 to 300 plus vehicles daily...plus school busses. Sewage, water, road repair and twat runoff is most definitely inadequate. Who will pay for that? Will our taxes continue to rise for this project?

Ocean Springs used to be a nice quiet place to live. With this nightmare of congestion coming to our community...it ain't gonna be pretty.

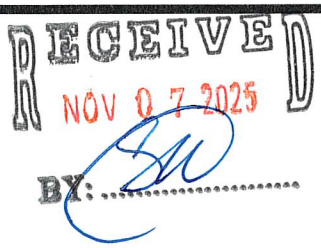
PLEASE DENY THIS DEVELOPMENT at Pabst Road and Government.

Thank you

RECEIVED
NOV 07 2025
BY: denise

OS Planning

From: K B <katrinaburtt@gmail.com>
Sent: Friday, November 7, 2025 9:36 AM
To: OS Planning
Subject: Opposing development on Govt St & Pabst Rd



This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

I expect to attend the Planning Committee meeting on Nov. 12, to gain more information and hopefully witness a civil, measured discourse on this matter.

Katrina Burtt
3620 Miles Lane
Ocean Springs, MS 39564

RECEIVED
NOV 10 2025
BY:

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Glenda Mosby	3609 Miles Pt. Lane, O.S. 39564
	3606 Miles Ln. 39564
	3602 Miles Ln 39564
	3602 Miles Ln 39564
FRED GRISWOLD	3611 Miles Ln 39564
William C. Leffeirson	
Cynthia Leffeirson	3614 Miles Ln OS 39564
Krista Dominick	3617 Miles Ln OS, MS 39564
Jack Allen Harmon	3616 Miles Lane OS 39564

RECEIVED
NOV 10 2025
BY alrose

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Thomas Harmon	2804 Tara Lane OS
	2806 Tara Lane OS
Nadine Petit	2812 TARA LN OS

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase ~~the~~ across the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Mike Smith	3608 Miles Lane
Jackie Wimberley	3605 Miles Lane
MICHAEL LEMASTERS	3604 MILES LN
SUSAN K LEMASTERS	3604 MILES LANE
Barbara Ash	3607 Miles Lane

RECEIVED
NOV 10 2025
BY: acrose

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Carol Ashley Simmons	3608 Reeves Lane Ocean Springs 39564
Wyatt Davis	3607 Reeves Lane Ocean Springs, MS 39564
Ana Sanders	3602 Reeves Lane Ocean Springs, MS 39564
[signature]	3604 Reeves Ln OS MS 39564
[signature] Haley Broome	3601 Reeves Ln O.S. MS 39564
[signature]	3600 miles Lane Ocean Springs, MS 39564
[signature]	3610 miles Ln. O.S. MS 39564
[signature]	3605 miles Lane Ocean Springs, MS 39564

RECEIVED
NOV 10 2025
BY: akrose

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
John LaCap	3601 Miles Lane
Laura Lacoste	3618 Miles Ln.
Jerry Dort	3619 MILES LANE
John Jones	2820 TARA LANE
Deborah Ray	2831 Katy Lane
[illegible]	2821 Tara Lane
Jill Hagins on	2816 Tara Ln.

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase ~~the~~ traffic ~~flow~~ causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Robert Ash	3607 Mike Lane
Hunter Jones	2907 Katy Ln.
Collin Thurmon	2901 Katy Lane
Deana Montesanto	2835 Katy Lane
Jerome Levy	2825 Katy
Jonathan Ross	2827 Katy Ln
Gabrielle Davis	2823 Katy Ln

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
James Rentrop Jr	3615 Miles Ln.
Warren West	2913 Katy Lane
Terry L Allen	2909 KATY LN
Mike Ducote	3622 REEVES LN
Rebecca Hardee	3621 Reeves Ln
Kate Sawyer	3618 Reeves Ln
Cordaw Dampen	3611 Reeves Lane

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase decrease the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name	Address
Sean Sullivan	2813 Tara Ln.
Herman Bosarge	2815 Tara Ln
Tonnie Hopson	2811 Tara Ln
Chris Deary	2809 Tara Ln
Lana Dion	2801 Tara Lane
Jp Dion	" " "
Tracy Havard	2805 Tara Lane
Luu thi Xuan	2802 Tara Lane

RECEIVED
NOV 10 2025
BY: EP

Subject: Letter of Opposition – Holly Grove Development

To Whom it may concern: November 5, 2025

As residents of Magnolia Bayou Subdivision in Ocean Springs, we wish to express our fears concerning the possible construction of new residences near our home, specifically the 146-unit Holly Grove "townhome" complex between Government St. and Pabst Road. The mere thought of added traffic is enough in itself to scare any of us who live and try to exit onto Government Street every day.

Other considerations including infrastructure and effects on property values add to our fears.

Please do not allow this part of Ocean Springs to become congested like many other streets in communities along our Mississippi coast. In discussions with other Ocean Springs residents, I cannot find a single person who thinks this addition is a good idea.

We and our neighbors purchased our homes here because there are only single dwelling homes nearby. Please help us stop this construction as it will be a great injustice to our community and our quality of life. Your consideration and any help that you can provide in this matter will be greatly appreciated.

Thank you,

Dave and Linda Sites
3503 Cherry Blossom Lane
Ocean Springs, MS

RECEIVED
NOV 10 2025
BY: ED

Elizabeth Dill

From: E Pettis <epettis1959@gmail.com>
Sent: Sunday, November 9, 2025 9:04 PM
To: Planning
Cc: Bobby Cox; Steve Tillis; Julie Messenger; Shannon Pfeiffer; Karen Stennis; Matthew Hinton; Rob Blackman; Kevin Wade; Elizabeth Dill; Amanda Crose; OS Planning
Subject: Public Hearing Nov. 12 - Holly Grove Townhome Subdivision

Dear Planning Commission,

Here are my concerns about the planned development of 123 townhomes near the intersections of Government Street, Pabst Road and Ocean Springs Road. Please include my email in the official agenda packet for the Planning Commission's public hearing on November 12, 2025.

I am personally against the current planned development of 123 townhomes due how convoluted and congested that intersection already is, especially in the morning and afternoons this traffic gets especially bad with all the commuter traffic, school traffic and school buses. I live about four blocks east of that intersection on the corner of Government Street and Pinevillas Road. With just the current traffic heading east and west between Magnolia Elementary and the traffic light at Government Street and Ocean Springs Road this area of Government Street is already too congested with traffic.

It is already difficult for me to get onto Government Street from Pinevillas Road due to all the traffic. The drivers trying to get onto Government Street from Beverly Drive and Beverly Place subdivision also face the same issue. This area of Government Street is often at a standstill with traffic heading east trying to turn left onto one of the three streets leading into Beverly Place, but can't due to all the traffic heading west. On top of that the traffic heading west is often backed up from the traffic light at the intersection of Government Street and Ocean Springs Road to Broomes #2 or the Woodhaven Baptist Church. This also makes it difficult for people trying to get onto Government Street from Pabst Road and Morris Noble Road. This intersection is already congested, but gets even worse when a train is going through or an event like a football game is going on.

I was in the middle of remodeling my house and adding onto it in 2005 - 2006 when they made plans to develop the area where the Sweetgrass subdivision is at the corner of Hanley Road and Government Street. If I remember correctly my architect told me they were originally going to put an elder care facility where that neighborhood is, but it was voted down due to all the traffic it would bring to that area. If an elder care facility would bring too much traffic to that area, can you imagine the extra traffic the 123 townhomes would bring to the Government Street, Pabst Road, Ocean Springs Road intersection area?

I realize the property will eventually be developed into something, but do we really need another subdivision at an already congested and convoluted intersection? Couldn't something else be developed there similar to the offices at the intersection of Government Street and Ocean Springs Road that would bring minimal traffic to an already congested area?

I have also included some pictures below to show how congested the intersection around this planned development gets at times. I hope the Planning Commission realizes the extra traffic the 123 townhomes

will bring to an already congested area and intersection and recommend against allowing this development.

Thanks,
Ernie Pettis
3300 Government Street
Cell: 228-365-1903



THe picture below is from the corner of Pinevillas Road and Government Street




SIERRA




4130



Amanda Crose

RECEIVED
NOV 10 2025
BY: acrose

From: Randy/Carol Teal <Hornisland@outlook.com>
Sent: Monday, November 10, 2025 10:53 AM
To: Amanda Crose; Elizabeth Dill
Subject: Letter of Opposition- Holly Grove Development-PIDN: 6012710.000

As a homeowner in Magnolia Bayou Subdivision, we oppose the construction of the Holly Grove Development as rental property. We are directly adjacent to this planned development. We feel that any type of development will increase the already strained intersection at Government street and OS Road. The size of this development will burden the already taxed infrastructure in the area creating more issues for homeowners.

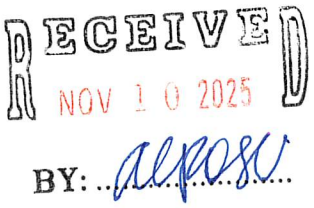
Please take in consideration the residents of the surrounding areas as you make your final decision.

Thank you
Graymon & Carolyn Teal
1107 Magnolia Bayou Blvd

Sent from my iPad

Amanda Crose

From: Kevin Wade
Sent: Monday, November 10, 2025 12:16 PM
To: Amanda Crose
Subject: Fwd: Opposing development at Government St & Pabst Road



Alderman Kevin Wade
Ward 3
Cell: 228-282-2808
1018 Porter Avenue
Ocean Springs, MS 39564

Begin forwarded message:

From: K B <katrinaburtt@gmail.com>
Date: November 7, 2025 at 9:44:10 AM CST
To: Bobby Cox <bcox@oceansprings-ms.gov>, Julie Messenger <jmessenger@oceansprings-ms.gov>, Steve Tillis <stillis@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Karen Stennis <kstennis@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>, rblackman@oceansprings-ms.com, Kevin Wade <kwade@oceansprings-ms.gov>
Subject: Opposing development at Government St & Pabst Road

This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

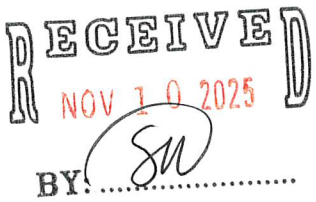
I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

Katrina Burtt
3620 Miles Lane

OS Planning

From: K B <katrinaburtt@gmail.com>
Sent: Friday, November 7, 2025 9:36 AM
To: OS Planning
Subject: Opposing development on Govt St & Pabst Rd



This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

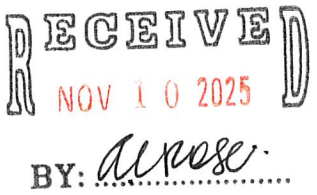
I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

I expect to attend the Planning Committee meeting on Nov. 12, to gain more information and hopefully witness a civil, measured discourse on this matter.

Katrina Burtt
3620 Miles Lane
Ocean Springs, MS 39564

From: Robert Ash <ashrobert@att.net>
Date: November 8, 2025 at 1:46:18 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>
Subject: townhouses at Government and Pabst Road



att: Alderman Robet Blackman

In regards to the 146 townhomes that are being built between Government Street and Pabst Road. The congestion is already bad on Government Street without another 146 to over 300 additional cars getting onto and off Government Street each morning and evening! With additional cars from this townhouse development the school buses would find it almost impossible to pick up children, getting in and off of government street. And that does not include all of the parents taking their children to and from school each day! It's challenging enough each day, without adding another 146 to over 300 additional cars each day! I can't believe our infrastructure let alone the water drainage problem could handle this development. Please vote NO!!

Robert Ash
3607 Miles Lane

OS Planning

From: Robert Ash <ashrobert@att.net>
Sent: Saturday, November 8, 2025 10:04 AM
To: OS Planning
Subject: 146 townhouses on Government street



I oppose the development of 146 townhouses located between government street and Pabst. I know ocean springs the infrastructure and there is already too much traffic on government street.

Robert Ash

RECEIVED
NOV 10 2025
BY: ED

Elizabeth Dill

From: bobsr@zittleman.org
Sent: Sunday, November 9, 2025 8:31 PM
To: Amanda Crose; Elizabeth Dill; Rob Blackman; Matthew Hinton
Cc: Robert Zittleman
Subject: Letter of Opposition – Southeastern Construction & Remodeling LLC – Pabst Rd – PIDN: 60127170.000

This letter is to register my opposition to the proposed development of the 123-lot townhome subdivision on Pabst Rd, referred to as Holly Grove Townhomes.

First item of concern is the effect this development will have on neighboring developments. It is my belief that the effect will be negative resulting in lower property values, especially those in closer proximity to the development, specifically in the Magnolia Bayou subdivision. I noticed in the brochure that was displayed at the earlier developer's meeting and the one depicted in the materials presented for the Planning Department meeting, it appears that those developments were rather isolated from any other neighborhoods.

Second item is that of traffic. The traffic study (pg. 2-1) describes Pabst Rd. as having 20-feet of asphalt with unpaved shoulders and open drainage. The only shoulders on Pabst Rd. are in the vicinity of where the proposed Cypress Ave will intersect, and that is only for about 100 ft. Other than that there are no shoulders on Pabst Rd. Additionally, it is anticipated that the development will generate on the order of **813** trips per day, from the 123 townhomes (Pg 4-3).. When analyzing AM and PM Peak traffic flows, the study equally assigns the generated traffic to the Government Street entrance and the Pabst Rd entrance. Using this same methodology, then approximately 406 vehicles per day will exit and the development using the Pabst Rd to access Government St. The traffic study shows that, in the day that was measured, 253 vehicles exited from Pabst Rd onto Government St. Given the current 253 vehicles and the anticipated 406 new vehicles, results in 659 vehicles using that intersection, an increase of 160%.

Another item is that of city infrastucture, in terms of police, fire, and water/sewer. I didn't see those items addressed in the proposal, and am hoping that the Board of Alderman will see that they are addressed in an open and transparent manner.

Cordially,

Robert W Zittleman, Sr.

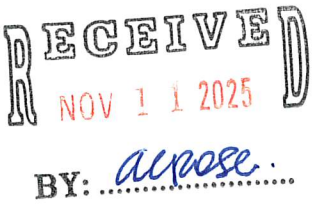
900 Magnolia Bayou Blvd

Ocean Springs, MS 39564

bobsr@zittleman.org

Amanda Crose

From: Rob Blackman
Sent: Tuesday, November 11, 2025 4:43 PM
To: Amanda Crose
Subject: Fwd: Apartment complex at Pabst and Government



Rob Blackman
Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

CONFIDENTIALITY NOTE:
This email and any attachments may be confidential and protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the e-mail or any attachment is prohibited. If you have received this email in error, please notify us immediately by replying to the sender and deleting this copy and the reply from your system. Thank you for your cooperation.

Begin forwarded message:

From: Angela Harmon <angelamarie.harmon@gmail.com>
Date: November 11, 2025 at 4:00:36 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>
Subject: Apartment complex at Pabst and Government

Dear Alderman Robert Blackman:

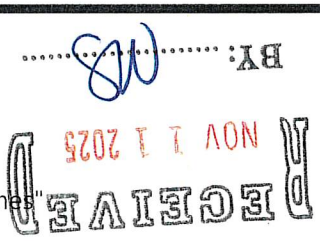
I am writing to let you know that I adamantly oppose the proposed apartment complex at Pabst Rd/Government St. I live down the street on Miles Ln and such a complex will reduce our property values and create too much traffic for that area. Please vote against it.

Thank you for your time,
Angela Harmon
3616 Miles Ln
Ocean Springs

Sent from my iPhone

OS Planning

From: johnmcdavid7333@att.net
Sent: Tuesday, November 11, 2025 2:39 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Cc: spheiffer@oceansprings-ms.gov
Subject: Pabst Rd -PIDN: 60127170.000, "Holly Grove Townhomes"



Dear Ms. Crose,

I send you this message out of concern over the above cited project near the Woodhaven subdivision and the intersection of Government St., Pabst Rd. and Ocean Springs Rd. I'm a graduate of Ocean Springs High School ('81) and USM ('85) and, like my late parents, a long time resident of Woodhaven subdivision (100 North St). I am concerned over the traffic congestion, destruction of wooded area and general quality of life reduction that will occur, in my opinion, if this large development is squeezed into existence right in between the CSX RR tracks, Government St and Pabst Rd. In my opinion, in this already well-developed area that runs along the east side of Government St., from the CSX tracks down south a mile or more to the grade school, this project is just one too many and almost seems like an effort to see just how many units can be squeezed into this space...by people who don't and won't live there.

I know a traffic study of some kind is being done and I have little knowledge of how that will work out and who paid for it, etc., but I can assure you that 140 more units (I assume two cars per home) packed into that little area will overtax the already rather oddly shaped Pabst Rd-Government-Ocean Springs-RR tracks intersection. Such a subdivision will be more than a major impact on that area, as far as basic access to Government St and negotiating the railroad crossing/intersection goes.

It also should be considered that the destruction of the large stand of trees in that area (the only one remaining in the area) would destroy the visual relief that is offered now. Without these trees, the whole area from Woodhaven Baptist Church to the railroad tracks and east will look like a parking lot (stretching right into the back area of Rouses, with dumpsters, etc.) and the noise from the CSX trains will become even louder to those of us living a short distance from said tracks. And, being somewhat concerned for little animals, it is obvious that homes to birds, squirrels, stray cats, etc. will be destroyed and we will have to view regularly even more than now dead animals in the road killed in search of food, shelter or just confused.

I know time doesn't stand still and I know there are competing interests at stake, but it seems the bottom line is here that there is more than enough housing pushed into this little area already. Several large subdivisions have been built in this area over the past 20 years, besides the already existing Woodhaven subdivision, and this proposal, whether it's 140 units or 128 units, etc., considering the circumstances, is just one subdivision too many.

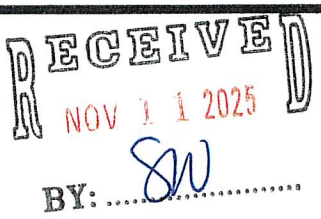
Plenty of other people that are more knowledgeable than I regarding this project's impact on grade school traffic, water drainage, quality of life for homes 27-ft from a busy railroad track, etc., made known some of their objections months ago at the "Builder's Conference" in downtown Ocean Springs. We all signed in but I'm not sure where the record of the minutes of that gathering might be.

In summary, I am totally opposed to this project and knowing the circumstances above, plus what it would be like living in the projected subdivision, I have to conclude these future residents, as well as the current area residents, would be much better off with this subdivision being located somewhere else. I have been in contact with my alderman and I plan to attend tomorrow's public hearing. Thank you for your consideration

Jack McDavid
100 North St
(228) 327-5587

OS Planning

From: Jill Rutter <vlrutter@gmail.com>
Sent: Tuesday, November 11, 2025 6:56 PM
To: OS Planning
Subject: New Development



Good evening,

My name is Jill Rutter and my husband and I have just bought a house in Ocean Springs. We were attracted to the beauty, quaintness, and the friendly people. The small size of the town also drew us there. We are selling our house in Hendersonville, TN, and what you are proposing is the very reason we are leaving Hendersonville. Hendersonville was, at one time, very much like Ocean Springs. However, not anymore. The greed of our city government has allowed investors to demolish homes and ruin beautiful land. The city is big now, and because of it's growth, is now just an extension of Nashville. PLEASE. For the love of everything sacred, do not ruin our dream. There are more things that are sacred than money and profit. You have such a beautiful town, why would you want to change it and ruin it? If you continue to support growth such as what is being proposed, then you don't know what a gift Ocean Springs already is.

Regards,

Richard and Virginia Rutter

Amanda Crose

From: Alison Campbell <alisonrose40@gmail.com>
Sent: Wednesday, November 12, 2025 3:51 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Subject: Letter of Opposition – Holly Grove Development



Subject: Letter of Opposition – Holly Grove Development – PIDN: 60127170.000

Dear Members of the Planning Commission,

I am writing as a concerned resident of Magnolia Bayou to express my strong opposition to the proposed Holly Grove Development (PIDN: 60127170.000). While I understand and support responsible growth within Ocean Springs, this proposed development is incompatible with the current infrastructure, road conditions, and residential character of our community.

Our neighborhood has only two access points, one of which is Pabst Road—a narrow, poorly lit road with open ditches on both sides. As someone who regularly walks in this area, I have experienced firsthand the hazards it presents. On several occasions, I have had to step into the ditch to avoid passing cars because there is no sidewalk or shoulder. Visibility is extremely poor at night, and drivers often cannot see pedestrians or bicyclists until they are very close. This is particularly concerning because many children and teens use Pabst Road to access nearby businesses.

Adding traffic from a new townhome community will significantly worsen these safety risks. The intersection of Pabst Rd., Government St., Ocean Springs Rd., and the CSX railroad crossing is already difficult and dangerous to navigate. Drivers frequently avoid making left turns from Pabst onto Government because of poor visibility and congestion. The proposed secondary entrance across from Broome's Convenience Store adds another hazard due to limited sight distance from the curve in the road and traffic signal backup near Ocean Springs Rd.

Increased traffic will likely push drivers to seek alternate routes through Magnolia Bayou Blvd., especially during school hours at Magnolia Park Elementary School. Many children walk to and from school using this route, and the added commuter and cut-through traffic would create a serious safety concern for them. Encouraging children to walk to school has well-documented health and developmental benefits. Studies by the Centers for Disease Control and Prevention (CDC) and the Safe Routes to School National Partnership show that children who walk regularly have higher levels of daily physical activity, improved concentration in class, and lower rates of childhood obesity. Our city should be striving to make these routes safer and more accessible, not more hazardous through increased traffic density and infrastructure strain.

Equally important, this development conflicts with the city's **Existing Land Use Map** (Blox Images, 2024, Map 9), which shows Magnolia Bayou and surrounding streets as primarily **low-density residential**. A townhome development of this scale is inconsistent with the established zoning character and undermines Ocean Springs' stated goal of **orderly and compatible growth**. Approving medium- or high-density construction here would set a concerning precedent for future developments that do not align with the city's official land-use policies.

For these reasons—traffic safety, child pedestrian risks, and zoning incompatibility—this development is not appropriate for this location. I respectfully urge the Planning Commission to deny approval of the Holly Grove Development in its current form, or at minimum to require rezoning to R-1 (single-family residential) to maintain consistency with adjacent neighborhoods. This action would uphold the safety, integrity, and livability of the Magnolia Bayou community while ensuring that future growth aligns with responsible urban planning principles.

Thank you for your time, attention, and commitment to protecting the safety and character of our city.

Sincerely,
Alison Campbell
1002 Magnolia Bayou Blvd.
Ocean Springs, MS 39564

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 11, 2025 9:20 PM
To: Amanda Crose
Subject: Fw: Objection to Holly Grove Townhome development on Pabst and Government



Shannon Grace Pfeiffer
Ward 4 Alderman

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.

Get Outlook for iOS

From: Lee Hagerty Wilson <lhwhagerty@gmail.com>
Sent: Tuesday, November 11, 2025 8:53:08 PM
To: OS Planning <osplanning@oceansprings-ms.gov>; Bobby Cox <bcox@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>; Lee Hagerty Wilson <lhwhagerty@gmail.com>; Steve Tillis <stillis@oceansprings-ms.gov>
Subject: Objection to Holly Grove Townhome development on Pabst and Government

As a homeowner in Beverly Place subdivision, I am opposed to the building of the 146 townhomes on Government and Pabst Road due to traffic, infrastructure and flooding concerns. The increase in rerouted traffic while the bridge by the Middle School was being repaired put a strain on Government as far as traffic congestion, general wear and tear, and building this proposed development will compromise the infrastructure and effectiveness of our drainage system already in place. The increase in traffic from the bridge rerouting would be a prediction of what is to come if the townhomes are built.

All schools are currently located off of Government causing increased traffic already and if 146 townhomes are added, with two or more cars per townhome, the two lane nature of Government would not be enough to handle the traffic. I have not seen any proposed new routes to Hwy 90 except the existing one at Pabst and Government. The only other way out is through another subdivision then through school zones which are also dangerous.

We constantly see the flooding effect that new construction has on existing structures and areas. Our subdivision did not flood during Katrina or any subsequent hurricanes to date. I am concerned that the addition of this new development will also compromise our drainage system already in place.

This type of construction will also negatively affect our property value as we are surrounded by single family homes. There is plenty of room in other parts of Ocean Springs for multifamily units - not in the middle of single family homes!

Please reconsider locating this new townhome development elsewhere instead of where it is currently planned on Pabst Road and Government due to the issues addressed above.

Lee Hagerty Wilson
2816 Tara Ln
Ocean Springs MS 39564
228 219 2271

Amanda Crose

From: Kevin Wade
Sent: Wednesday, November 12, 2025 5:03 PM
To: Amanda Crose
Subject: Fwd: Pabst Road and Government Street Townhouse Development



Alderman Kevin Wade
Ward 3
Cell: 228-282-2808
1018 Porter Avenue
Ocean Springs, MS 39564

Begin forwarded message:

> **From:** Tammy Adams <beachingos@gmail.com>
> **Date:** November 12, 2025 at 4:17:02 PM CST
> **To:** Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Julie Messenger <jmessenger@oceansprings-ms.gov>, Steve Tillis <stillis@oceansprings-ms.gov>, Karen Stennis <kstennis@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>, rblackmon@oceansprings-ms.gov, Kevin Wade <kwade@oceansprings-ms.gov>, Bobby Cox <bcox@oceansprings-ms.gov>
> **Subject: Pabst Road and Government Street Townhouse Development**
>
> Aldermen, Alderwomen, and Mayor,
>
> My husband and I would like to go on record as having serious concerns about the proposed development of townhouses.
>
> We have lived on Tara Lane for over 27 years. Our concerns regarding the development are:
>
> 1. Drainage - our neighborhood was developed with an arrangement that the city would maintain the drainage ditches. In the early years, the city regularly sent a tractor to keep the area behind our property clear of growth and debris. They also kept the slopes at the appropriate level to ensure water drained away from the homes. Unfortunately, the city hasn't been consistent in the maintenance of the ditches. On more than one occasion, we've had water in our home during heavy downpours and have had to spend a significant sum of money to improve the drainage in our yard.
> 2. The addition of 146 to 392 vehicles entering and leaving the proposed development is going to be tricky. The traffic exiting Pabst Road to Government Street is already an issue.
> 3. Do our schools have the space to accept the additional students?
> 4. Since the clearing of the subject property, trains and the traffic from highway 90 are significantly louder in our neighborhood.

5. The development map we reviewed appears to be leaving potential vehicular access to the property directly behind Woodhaven Baptist Church. This suggests the developers are considering the potential for even further development in the future.

We would be much more comfortable with a development of homes with lot sizes similar to the surrounding neighborhoods. This would entail fewer cars, more green spaces to absorb water, and more plantings to absorb sound.

Sincerely,
Tammy and Mark Adams
2819 Tara Ln, Ocean Springs, MS 39564

Amanda Crose

Recd 11/13/25 AC

From: OS Planning
Sent: Thursday, November 13, 2025 4:02 PM
To: Amanda Crose; Elizabeth Dill
Subject: FW: Pabst Road townhome project

Sirrae Williams
Planning Administrator
City of Ocean Springs
PO Box 1800
Ocean Springs, MS 39564
Phone: (228) 875-4415

From: Douglas Barton <barton413@yahoo.com>
Sent: Thursday, November 13, 2025 2:54 PM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: Pabst Road townhome project

Good Afternoon Planning Committee,

We are writing to let you know that we are adamantly opposed to the 146 townhome development proposal off of Pabst Road. We live in Ward 5 and use the intersection of Government St. to Ocean Springs Rd. to access Hwy 90 and Government Street on a daily basis. This area is heavily congested especially during morning and afternoon rush hours. In the event that a train is coming through this area becomes gridlocked.

The rate of development of putting high-density housing on every free property with no infastructure changes is poor planning and only decreases the community's ease of flow and quality of life. We live off of Deana Rd and Groveland Rd and have seen first hand the unkept promises when these decisions are made. The infastructure improvements were promised when the backroom deal was made to put the apartments in, yet years later nothing has been done and we are told now there is still property rights that have to be obtained to go forward. Yet even with these delays, another dense development was approved to go in on the corner of Groveland and Deana.

Please put a stop to the dense packing of our beloved city. I drive Hwy 90 and wonder where on earth all of these people have come from, yet approvals keep coming to add hundreds more properties. The sardine can is getting pretty full in our beautiful, small town and we plead with you to stop allowing the packing in to get any tighter.

Sincerely,
Kim Barton
3910 Baywood Lane

Amanda Crose

From: Peter Hanley <phanley316@gmail.com>
Sent: Thursday, November 13, 2025 11:02 AM
To: Amanda Crose; OS Planning; Elizabeth Dill
Subject: Holly Grove Townhomes - Planning Meeting 10/12/2025



To whom it may concern,
I am writing in opposition to the Holly Grove subdivision being proposed off Pabst Road. As a resident of a nearby neighborhood I can attest that the proposed 124 additional houses is not feasible for that area. While I can't speak to the utilities or ecological impacts, the roads and other infrastructure are not sufficient to support an additional 200 vehicles (assuming most owners have 2 cars). Pabst Road is a narrow road with no shoulder that can barely support the 2 neighborhoods that have entrance roads from it. Government street at that area is already congested with a school and multiple neighborhoods. Anyone who has driven that area either from 7-9am or 430-6pm will realize that it can not handle that additional volume of vehicles. While the developer has reduced from their original plan, that plan was absurdly infeasible and reducing it to 124 homes does not even begin to address the volume of traffic this will create. Beyond the congestion and traffic issues, the overall development does not fit with the surrounding area. The majority of the neighborhoods in that area are single family homes that are not connected. Those homes would stick out like a sore thumb and reduce the overall property value of the citizens that live nearby. Regardless of how it is zoned, the entire area is single family homes that are standalone residences. The developer has already proven their lack of consideration for the area as they have left their unattended construction equipment on the cleared lot for well over two years. That has led to vandalism and overall bad impressions of the area.

For the reasons stated above, I wanted to voice my opposition to the Holly Grove development.

Thank you,
Pete Hanley
Sent from my iPhone

Rec'd 11/15/25 aprose.

Amanda Crose

From: Rob Blackman
Sent: Saturday, November 15, 2025 8:31 PM
To: Amanda Crose
Subject: Fwd: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Rob Blackman
Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

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Begin forwarded message:

From: norma@charbonnet.com
Date: November 15, 2025 at 2:41:57 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>
Cc: "Derrick Charbonnet (Home)" <derrick@charbonnet.com>
Subject: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Aldermen,

On 11/12 many of us from Ward 5 and Ward 4 attended the Planning Commission Meeting where we discussed Item 4.c of the agenda (Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: PIDN: 60127170.000 – Requesting Sketch Plat approval for 123-lot Townhome Subdivision (Holly Grove) - Mickey L. Robertson, P.E.).

Although many were upset about the density and the townhome/rental apartments status allowed by the R1A Zoning of the area; I am not sure the city would be amenable to putting in a residential neighborhood like Magnolia Bayou there instead if a Rezoning Request was initiated, but that would be the preferred. Those involved in developing Holly Grove did say that the property was individually platted so that it could be sold as a residential neighborhood when they are through with the property. Please request that in Covenants

for the area there are provisions for an HOA that will limit turnover if sold individually so that it doesn't become a VRBO or a short-term rental community.

Traffic getting out of Pabst Road onto Government Street and leaving Magnolia Bayou and other neighborhoods along Government Street is difficult during rush hours. The 3-way intersection of Government St., Pabst Rd. (only 4 car lengths away), and Ocean Springs Rd. functions today, because there are not very many homes dependent on Pabst exclusively. Despite what the Traffic Study says, this intersection will be untenable once this construction starts and once it is complete.

Traffic Study by Neel Schaffer, dated October 2025, Traffic Impact Analysis for Holly Grove

1. Section 2.3: "...20-feet of asphalt with unpaved shoulders..."
   There are no shoulders. There are only barrow ditches. It is a narrow road with nowhere to go when there are issues. It is a hazardous road to drive under the best of circumstances, much less if you have trucks, broken down cars, or more traffic on the road. It is an accident waiting to happen. This needs to be addressed before construction starts.
2. Section ~~2.4~~ 2.5: "...Pabst Road is currently an unsignalized "T" Intersection..."
   They failed to mention that Pabst is only 4-car lengths from the intersection, which makes it challenging to exit if Government St. traffic is heavy and rude. At normal traffic rates today, they are usually very generous in letting those of us who use Pabst in/out. However, added traffic will frustrate those on Government and no matter what the study says, their politeness will change.
3. Section 4.2: "..based on the demographic distribution in the study area.."
   This study focused on Holly Grove. It does not focus on the surrounding areas and the people who already are affected by Government St. and Pabst Rd., which are the current residents of Ward 4 and Ward 5 that traverse these roads every day. The City needs to focus on resolving the traffic problems we currently have with Government St., Hwy 90, and the Train Schedule especially around rush hours before we add more residents to the mix.

My husband (copied above) and I just moved to Pabst Rd. area because of the natural beauty. The residents of Ocean Springs spoke loudly during the last Administration about wanting to keep Ocean Springs Charming. This is why we had a large turnover in City Government. This was primarily because the Administration was not listening to the community. Growth can be good. We knew the area would grow over time. However, let's fix the problem we have before we compound the problem.

Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Amanda Crose

From: mariacreel@ymail.com
Sent: Wednesday, November 19, 2025 7:52 PM
To: Amanda Crose
Cc: Elizabeth Dill; OS Planning
Subject: Pabst Rd Development

Rec'd 11/19/25 a/pose...

Hi.
I live at 2827 Katy Ln.
I have no problem with the proposed development.
I'm sure you're hearing an ear full from people that are pissed about it but almost nobody lives closer to it than we do and I'm good with it. Just thought the feedback might help.

Maria Ross

Sent from Yahoo Mail for iPhone

Amanda Crose

From: Rob Blackman
Sent: Thursday, November 20, 2025 6:30 PM
To: Amanda Crose
Subject: Fwd: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.
Attachments: Pabst SE Const PIDN60127170 Petition - Signed.pdf



Rob Blackman
Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

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Begin forwarded message:

> **From:** norma@charbonnet.com
> **Date:** November 20, 2025 at 4:08:37 PM CST
> **To:** Bobby Cox <bcox@oceansprings-ms.gov>, Rob Blackman <rblackman@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>
> **Cc:** Rhett McNorten <rmcnorto@gmail.com>, "Derrick Charbonnet (Home)" <derrick@charbonnet.com>, Nancy Brown-Peterson <Nancy.Brown-peterson@usm.edu>, Mark Peterson <Mark.Peterson@usm.edu>, Sarah Peckinpaugh <Sarah.peckinpaugh@gmail.com>, "Lockwood Peckinpaugh (@gmail.com)" <lockwood.peckinpaugh@gmail.com>
> **Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.**
> **Reply-To:** norma@charbonnet.com
>
> Dear OSMS Mayor and Aldermen,
>
> The traffic on Government St. impacts all of the residents of the City, not just those within 1000 feet. I have taken the time during a hectic period of year to canvas some of those residents, and everyone I have approached believes this is not something we should add until the existing issues are addressed. Something I did not know, but those with children expressed, is that our schools are near capacity and additional residents will affect the

school system too. Please look at the attached petition and consider the needs of your constituents.

Best Regards,
Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: norma@charbonnet.com norma@charbonnet.com
Sent: Saturday, November 15, 2025 2:42 PM
To: 'rblackman@oceansprings-ms.gov' rblackman@oceansprings-ms.gov; 'spfeiffer@oceansprings-ms.gov' spfeiffer@oceansprings-ms.gov; 'mhinton@oceansprings-ms.gov' mhinton@oceansprings-ms.gov
Cc: Derrick Charbonnet (Home) derrick@charbonnet.com
Subject: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

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on the road. It is an accident waiting to happen. This needs to be addressed before construction starts.

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Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Alderman to address the following issues relating to Southeastern Construction & Remodelling, LLC – Pbst Rd – PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) – Requesting approval for a 123-lot subdivision for rental townhomes:

1. Change PIDN 60127170.000 zoning from R1A to R1
2. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Norma Herrington	228-327-5056	norma@charbonnet.com	13 Zettel Rd.	Norma A. Herrington
2	Carmen Santos	917-855-1609		122 Beverly Dr.	
3	Lucia Muggoia	228-282-0540		122 Beverly Dr.	
4	Lockwood Peckinpaugh	228 238 2275	Lockwood.Peckinpaugh@gmail.com	10 Zettel Rd	
5	Billy Davis	228-918-6955		24 Zettel RD.	
6	George J Fabian	228 875 5574		22 Zettel Rd	
7	Sarah Peckinpaugh	228 238 2448	Sarah.Peckinpaugh@gmail.com	10 Zettel Rd	
8	Marshall Peckinpaugh	228-382-6188		10 Zettel Rd.	
9	Ann Miller	(228) 365-8163	skoshi313@juno.com	16 Zettel Rd.	
10	William Lange	(228) 327-0404	albert3et@gmail.com	122 Zettel Rd.	
11	Colleen Lange	937-828-3116	Clange.Lange@gmail.com	122 Zettel Rd	
12	Julian Davis	(228) 860-1735		3082 Pabst Rd.	
13	Carole Marie Stuart	228-313-0259	carole1947@bellsouth.net	144 Elegans Court 05	Carole Marie Stuart
14	Sylvia Bosco	(228) 861-2002	sophbosco@yahoo.com	509 Front Beach Dr	Sylvia Bosco

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Alderman to address the following issues relating to Southeastern Construction & Remodelling, LLC – Pbst Rd – PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) – Requesting approval for a 123-lot subdivision for rental townhomes:

1. Change PIDN 60127170.000 zoning from R1A to R1
2. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
15	Nancy Brown Peterson	228-217-8811	nancy.brownpetersongmail.com	1006 Conley Ct	Nancy Brown Peterson
16	Mark Peterson	228-217-8727	Petersongulfsturgeon@gmail.com	1006 Conley Circle	Mark S. Peterson
17	Terrell Moore	850-261-1227	terrellmoore91@gmail.com	103 West Park Dr.	TERRELL MOORE
18	Teresa Moore	228-218-0923	teresamoore1128@gmail.com	103 W Park Dr	Teresa Moore
19	Allison Deschamp	615-970-8896	allison.edeschamp@gmail.com	105 W Park Dr.	Allison Deschamp
20	David Deschamp	601-260-1282	djdeschamp@yahoo.com	105 W Park Dr	
21	Dennis Freeman	228 217-4443	—	104 W. Park Dr	Dennis Freeman
22	Carolyn Freeman	228 217 2464	—	104 W. Park Dr	Carolyn Freeman
23	Marcia H Haynes	678-850-1706	needy677@gmail	102 W. Park Dr.	Marcia H Haynes
24	Amy Pontius	228 861 0980	apontius62130@gmail.com	108 Heron Park Pl.	
25	Caitlin Stauter	228-217-7997	cestauter@gmail.com	126 Heron Park Pl	Caitlin Stauter
26	Shawn Stauter	228-219-1210	shawnstauter@yahoo.com	126 Heron Park Pl	
27	LESA Vierling	228-623-1473	120 Heron Park	LESAVLG@BELLSOUTH.NET	Lesa Vierling
28	Ken Vierling	850-291-4541	KNVlg@BELLSOUTH.net	120 Heron Park	Ken Vierling

Petition to Ocean Springs, MS Board of Aldermen

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
29	Brian Hollimon	228-697-0781	Coach.Hollimon@yahoo	112 Heron Park Pl	
30	Emily Hollimon	228-332-2121	Emilyanncitc@yahoo	112 Heron Park Pl	
31	Cathy Dykes	979-235-0732	cathydykes@hotmail	114 Heron Park Pl	
32	Jason Ruiz	6228223-5790	jasru2003@yahoo.com	110 Heron Park Pl Ocean Springs MS	
33	Madelon Ruiz	228-238-5575	Mgagion.Ruiz@gmail.com	110 Heron Park Pl	
34	Joyce Magagnosc	228 872 20 78		3604 Magnolia Bayou Cir	
35	Katie Williams	228-327-6360		3607 Magnolia Bayou Cir	
36	Tanner Williams	228 326-2265	Brave24inf@Yahoo	3697 magnolia Bayou Cir	
37	Rhonda Fryer	228-238-3344	rlfryer@bellsouth.net	3605 Magnolia Bayou	
38	Matt Gattis	228 990-4960	gattMattis@gmail.com	3603 Magnolia Bayou Cir	
39	Andy Dalgo	228-218-9026	adalgo@att.net	3604 Magnolia Bay Cir	
40	Sheila Dalgo	228-369-1954	Sdalgo@att.net	11	
41	Troy Yost	2512590422	Pktroy@gmail.com	3606 Magnolia Bayou Blvd	
42	Ashten Yost	2519793579	Ashtenyost@gmail.com	3610 Magnolia Bayou Blvd.	

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Alderman to address the following issues relating to Southeastern Construction & Remodelling, LLC – Pbst Rd – PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) – Requesting approval for a 123-lot subdivision for rental townhomes:

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
43	Nancy Capaldo	228-282-0548	bobcapaldo@yahoo.com	908 Magnolia Blvd Bayou, OS 395	
44	Barbara Capaldo	228-282-5966	11	11	B Capaldo
45	Paul Beaty	228-383-0392	DOUGBeaty22@gmail.com	910 Magnolia Bayou OCEAN SPRINGS, MS 39564	
46	Bob Zitt (Remo)	2283243936	bobzitt@gmail.com	910 MAGNOLIA BAYOU OS. MS	
47	* Tristan Armer	2512095842	tarmer1987@yahoo.us	3601 Fernwood Dr	
48	Rhett McNorton	251 591-4355	rmcnorton@gmail.com	3505 Sandpiper Ct	Rhett McNorton
49	Michelle Bowers	228-875-2879	~~LaFontaine~~	1113 LaFontaine	
50	Linda DeLeebeeck	228-249-2913	lindawicht	9221 Live Oak Ave, OS	Linda DeLeebeeck
51	SUSAN HAGEMAN	251-408-8202		921 Robert Ave. OS	Susan Hageman
52					
53					
54					
55					
56					

Amanda Crose

From: frbickel <frbickel@aol.com>
Sent: Friday, November 21, 2025 9:26 AM
To: Amanda Crose
Subject: Holly Grove



Good morning,

My name is Fred Bickel. I live at 1006 Harbor Cove in Stark Bayou (Ward 4).

Holly Grove would be a fundamental mistake. If you look at the traffic at Government, Ocean Springs Road, and Pabst Road already you see periodic congestion. With CSX to the north and businesses to the south there is no way to expand either street to handle more traffic that this development would create, right at the intersections. It will only get worse on this major artery to downtown.

Yesterday's Aldermen's meeting began to address the sewage and drainage problems. Ninety percent capacity on the sewage system should not be an alert; it should be an alarm!

Beat regards,

Fred Bickel
303 903 3474

Sent from my T-Mobile 4G LTE Device

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:00 PM
To: Amanda Crose
Subject: Fw: Holly Grove development (OPPOSED)



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: D. Melton <dmelton@rocketmail.com>
Sent: Sunday, November 16, 2025 3:08:23 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove development (OPPOSED)

I really can't believe this is seriously being considered.

Still more people located south of the railroad and still only one bridge available in the event of a disabled train bisecting the city, vastly constricting emergency access for fire, police, and ambulance services.

These coupled with the fact that the hospital is north of the tracks adds to the problem.

And recall the requests to close VFW Road from the public (ludicrous) has been discussed.

The intersection at Government and Hospital Road backs up as it is. I don't see how the intersection itself can be improved considering the utilities and proximity of the tracks.

Magnolia Elementary certainly does not need more congestion either.

As is, the backup of traffic following the passing of a train, the leg having priority is stupidly the exit to the small plaza to the south. Amazing.

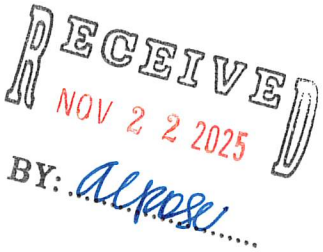
I can't think of s worse location for such a project even if you tried.

My two cents.

David Melton, Stark Bayou

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:02 PM
To: Amanda Crose
Subject: Fw: Pabst Road townhome development proposal



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Douglas Barton <barton413@yahoo.com>
Sent: Thursday, November 13, 2025 3:01:42 PM
To: Bobby Cox <bcox@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Steve Tillis <stillis@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>
Subject: Pabst Road townhome development proposal

Dear Mayor Cox and Aldermen,

We are writing to let you know that we are adamantly opposed to the 146 townhome development proposal off of Pabst Road. We live in Ward 5 and use the intersection of Government St. to Ocean Springs Rd. to access Hwy 90 and Government Street on a daily basis. This area is heavily congested, especially during morning and afternoon rush hours. In the event a train is coming through, this area becomes gridlocked.

The rate of development of putting high-density housing on every free property with no infrastructure changes is poor planning and only decreases the community's ease of flow and quality of life. We live off of Deana Rd and Groveland Rd and have seen first-hand the unkept promises when these decisions are made. The infrastructure improvements were promised when the backroom deal was made to put the apartments in, yet years later, nothing has been done, and we are told now there are still property rights that have to be obtained to go forward. Yet even with these delays, another dense development was approved to go in on the corner of Groveland and Deana.

Please put a stop to the dense packing of our beloved city. I drive Hwy 90 and wonder where on earth all of these people have come from, yet approvals keep coming to add hundreds more properties.

The sardine can is getting pretty full in our beautiful, small town, and we plead with you to stop allowing the packing in to get any tighter.

Sincerely,
Kim Barton
3910 Baywood Lane

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:01 PM
To: Amanda Crose
Subject: Fw: Holly Grove Development
Attachments: Letter to Aldermen about Holly Groves Development.docx



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Nancy Brown-Peterson <nancy.brownpeterson@gmail.com>
Sent: Thursday, November 13, 2025 3:16:27 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Development

Dear Shannon,

Please see the attached letter regarding our opposition to the proposed Holly Grove Development Plan.

Sincerely,
Nancy Brown-Peterson and Mark S. Peterson

1006 Conley Circle
Ocean Spring, MS 39564

November 13, 2024

Shannon Pfeiffer
Alderman, Ward 4

Dear Shannon,

We are residents of Ward 4, and are very concerned about the Holly Groves development that is proposed for the vacant land between Government and Pabst Streets. We attended the Planning Commission meeting last night, where the initial sketch plat was approved unanimously. In "defense" of the Planning Commission, the proposed project does meet all zoning requirements; other issues brought up by attendees at the meeting were not addressed at this meeting. As you know, most Ocean Springs residents are concerned with the amount of development occurring in our formerly 'small town'. This was made abundantly clear during the last election when almost the entire Board of Aldermen was replaced. The Holly Groves "Townhouses" is just another example of the kind of development we do not need or want within city limits. Below we list our concerns.

1. Despite the fact that this development does not exceed the R1-A zoning density, this development is WAY too large. A 123-unit apartment complex (which is what it is, despite the developers calling it "townhouses") does not fit in with the character of the surrounding area, which is only single-family homes. This would not be a positive addition to Ocean Springs. Most of us at the meeting were dismayed to learn that a change from R1 to R1-A zoning was granted in 1987; what was the Board of Aldermen thinking at that time??? Ideally, this parcel should be rezoned to R1. Our understanding is that an Alderman can request a review of the zoning; we would like to request that you do so at the upcoming Alderman's meeting.
2. A development of this density will significantly negatively impact an already difficult traffic situation along Government Street around Magnolia Elementary School and particularly at the Government Street/Pabst Rd/Ocean Springs Rd. intersection. A 123-unit development will likely add ~200 cars/day to local roads that cannot handle this volume. As residents of Stark Bayou, it is difficult to turn east on Government Street during morning and afternoon school rush hours. Adding an additional 100+ cars along the school section of Government St. (assuming that is the number of cars that will leave the new development through the Pabst Rd. entrance and then go through Magnolia Bayou to Government St.) will make an already crowded situation impossible, and will also negatively impact Magnolia Bayou residents. Furthermore, the traffic at the Government St/Pabst Rd/Ocean Springs Rd already backs up substantially on a regular basis, particularly if there is a train—cars are often backed up as far as Broomes #2 when a train goes through. Many school buses go through this intersection; additional traffic will delay children getting to school in a timely manner. This intersection cannot handle the number of cars that currently go through it (despite what the traffic report says—clearly, they have never driven through this intersection, especially

during school hours!). Adding an additional 150+ cars from a new development to this intersection will result in traffic snarls, frustrated drivers, and likely accidents. This will also negatively impact emergency vehicles that go through this intersection—the Fire Station is close to the intersection. Residents in Ward 4 would all be negatively impacted by the increased traffic this development would cause; recall that you were voted into office expressly to limit new development within the City.

3. We are also concerned about damage to the Pine Savanna and Bay head wetlands on the property. The Dantin Bruce Development spokesperson noted they met the letter of the law relative to wetland loss. That is likely true, given the EPA has recently rescinded may environment rules; however, the Hydrik wetlands report noted that this property clearly contains wetlands. Because of the EPA modification regarding wetlands there is no need to consider wetland loss if there is not a direct connection to Relatively Permanent Water (RPW). Their study was done in mid-July 2025 when, as you know, there was a drought in coastal MS, and thus no standing water that is normal for many wetlands. Additionally, the report never mentions issues of flooding due to Tropical storms and Hurricanes. Finally, the report notes the closest RPW is ~1780 ft SE of the property (see their Fig. 6 & 7), which is only 1/3 of a mile away, and that two distinct upland rises (no elevation data included) interrupt flow in that direction. When I noted this at the Planning meeting, the company representative noted the ground is almost perfectly flat, calling into question how effective these upland rises are to eliminate connectivity! There is no question, as the audience also noted, there will be flooding given the hard surfaces there and likely that water will top the minimal upland rises and connect to the drainage incorporating increased sediment, pollution runoff, fertilizers, and pesticides from lawns.

Finally, we are concerned that approval of the sketch plat will result in a "slippery slope", where once initial approval is given, all subsequent steps will also be approved since the one before it was. It is much harder to stop a process half-way through (when potential problems as discussed above are more "visible") than at the beginning stages. Therefore, we request that you vote no for the sketch plat approval at the December City Council meeting. Ocean Springs residents living in the area have clearly stated their disapproval of this project; a no vote would represent your constituents well. Please feel free to contact us at 228-217-8731 or 228-217-8727 if you want to discuss this situation.

Sincerely,

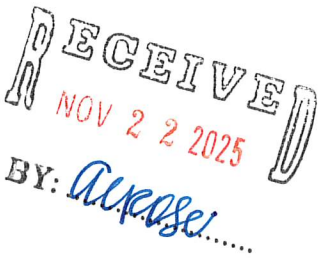
Mark S. Peterson

Mark S. Peterson and

Nancy Brown-Peterson

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:01 PM
To: Amanda Crose
Subject: Fw: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: norma@charbonnet.com <norma@charbonnet.com>
Sent: Saturday, November 15, 2025 2:41:45 PM
To: Rob Blackman <rblackman@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>
Cc: Derrick Charbonnet (Home) <derrick@charbonnet.com>
Subject: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Aldermen,

On 11/12 many of us from Ward 5 and Ward 4 attended the Planning Commission Meeting where we discussed Item 4.c of the agenda (Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: PIDN: 60127170.000 – Requesting Sketch Plat approval for 123-lot Townhome Subdivision (Holly Grove) - Mickey L. Robertson, P.E.).

Although many were upset about the density and the townhome/rental apartments status allowed by the R1A Zoning of the area; I am not sure the city would be amenable to putting in a residential neighborhood like Magnolia Bayou there instead if a Rezoning Request was initiated, but that would be the preferred. Those involved in developing Holly Grove did say that the property was individually platted so that it could be sold as a residential neighborhood when they are through with the property. Please request that in Covenants for the area there are provisions for an HOA that will limit turnover if sold individually so that it doesn't become a VRBO or a short-term rental community.

Traffic getting out of Pabst Road onto Government Street and leaving Magnolia Bayou and other neighborhoods along Government Street is difficult during rush hours. The 3-way intersection of

Government St., Pabst Rd. (only 4 car lengths away), and Ocean Springs Rd. functions today, because there are not very many homes dependent on Pabst exclusively. Despite what the Traffic Study says, this intersection will be untenable once this construction starts and once it is complete.

Traffic Study by Neel Schaffer, dated October 2025, Traffic Impact Analysis for Holly Grove

- Section 2.3: "...20-feet of asphalt with unpaved shoulders..."
  There are no shoulders. There are only barrow ditches. It is a narrow road with nowhere to go when there are issues. It is a hazardous road to drive under the best of circumstances, much less if you have trucks, broken down cars, or more traffic on the road. It is an accident waiting to happen. This needs to be addressed before construction starts.
- Section ~~2.4~~ 2.5: "...Pabst Road is currently an unsignalized "T" Intersection..."
  They failed to mention that Pabst is only 4-car lengths from the intersection, which makes it challenging to exit if Government St. traffic is heavy and rude. At normal traffic rates today, they are usually very generous in letting those of us who use Pabst in/out. However, added traffic will frustrate those on Government and no matter what the study says, their politeness will change.
- Section 4.2: "..based on the demographic distribution in the study area.."
  This study focused on Holly Grove. It does not focus on the surrounding areas and the people who already are affected by Government St. and Pabst Rd., which are the current residents of Ward 4 and Ward 5 that traverse these roads every day. The City needs to focus on resolving the traffic problems we currently have with Government St., Hwy 90, and the Train Schedule especially around rush hours before we add more residents to the mix.

My husband (copied above) and I just moved to Pabst Rd. area because of the natural beauty. The residents of Ocean Springs spoke loudly during the last Administration about wanting to keep Ocean Springs Charming. This is why we had a large turnover in City Government. This was primarily because the Administration was not listening to the community. Growth can be good. We knew the area would grow over time. However, let's fix the problem we have before we compound the problem.

Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Sandra and Michael Peterson
3307 Government Street
Ocean Springs, MS 39564

RECEIVED
NOV 22 2025
BY: akrose

November 17, 2025

Mayor Bobby Cox
Board of Aldermen
1018 Porter Avenue
Ocean Springs, MS 39564

Dear Mayor Bobby Cox and the OS Board of Aldermen:

We live at 3307 Government Street and are writing to formally express our *strong* opposition to the proposed Holly Grove development currently under consideration. We would like this letter and all attached pictures included on the record for this matter when it is discussed at the Board of Aldermen meeting.

While we recognize the value of responsible growth and the need for quality housing, this particular project raises significant concerns for nearby residents, especially in the areas of traffic impact (including when the railroad crossing gates malfunction) and drainage and mosquito issues.

1. Traffic Impact

The addition of a large housing development will place substantial strain on an already overburdened roadway network. Although the applicants submitted a traffic study, there are validity concerns with their report:

1. the exact start/stop dates that the study was conducted (was it conducted during a week-long school holiday?), and

2. how/why does the number of vehicles **entering** the *dead-end* parking lot of the businesses south of the OS Road/Government Street intersection not equal the number of vehicles **exiting** the same lot.

For almost 24 years, we have continuously lived within a half-mile radius of our current home. During that time, we have personally experienced the increase in daily vehicle volume, even before considering the effect of adding more than 120 new residential units.



Image 1: Westbound traffic backed up along Government Street; photo taken on Tuesday, October 14, 2025 at 7:43am.

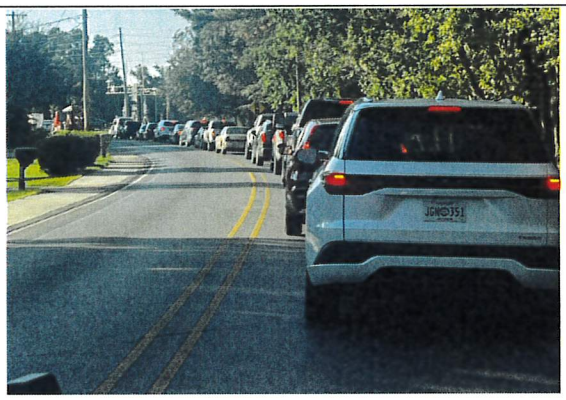


Image 2: Westbound traffic backed up along Government Street; photo taken on Thursday, October 16, 2025 at 4:45pm.

A development of this size could:

- Introduce hundreds of additional vehicle trips per day,
- Increase congestion during peak morning and afternoon travel times,
- Impact school bus routes and timing, and
- Heighten the likelihood of traffic delays, unsafe conditions, and accelerated roadway wear.

Compounding existing traffic challenges, the nearby CSX Railroad Crossing frequently experiences gate malfunctions, during which the gates remain down. When this occurs, it creates significant congestion. Vehicles are forced to wait in long lines, unless there is an OSPD Officer available to physically hold the gates up to allow traffic to flow. Of course, this "solution" poses serious public safety and legal concerns for the city.



Image 3: OSPD Officer holding up the CSX Railroad Crossing gates with his hands to allow multiple cars to pass under; photo taken on Wednesday, November 12, 2025 at 7:51am.

Introducing a high-density residential development would place even more vehicles into a roadway system that already struggles during these malfunction events. Without reliable gate operations or infrastructure improvements to manage these backups, traffic problems will worsen significantly.

These concerns alone warrant a thorough, up-to-date traffic impact study *by an independent company* before any approval is granted.

2. Drainage Issues and Mosquito Concerns

Residents in the area already face poor drainage, standing water, and heavy mosquito activity. A large residential development—particularly one that increases the amount of impervious surface—will likely intensify these issues.

Key concerns include:

- Increased stormwater runoff and heightened flood risk,
- Existing ditches and drainage systems that are inadequate during heavy rainfall, and
- Persistent standing water that contributes directly to mosquito breeding, impacting public health and quality of life.



Image 4: Eastbound Government Street just past the gas station with Woodhaven Baptist Church ahead on the left; the picture shows a full drainage ditch on the right; screenshot taken from a video filmed on Sunday, July 21, 2019 at 2:02pm.



Image 5: Standing water in the drainage ditch south of Beverly Place; screenshot taken from a video filmed on Wednesday, March 13, 2024 at 6:45pm.



Image 6: The water barrier collapse between the southernmost drainage ditch of the Beverly Place subdivision and the north side of 3305 and 3307 Government Street; the picture shows water topping the embankment and running towards our driveway (our one and only way out to Government Street); screenshot taken from a video filmed on Thursday, April 15, 2021 at 6:51am.

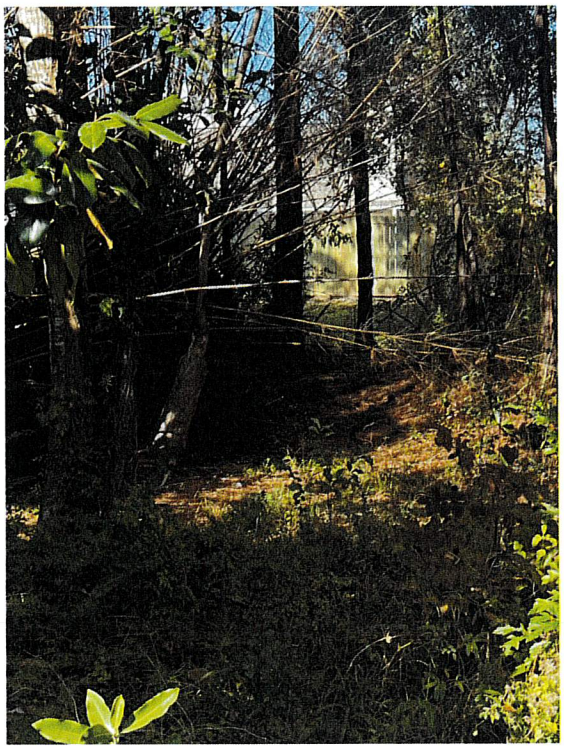


Image 6b: The same water barrier between the southernmost drainage ditch of the Beverly Place subdivision and the north side of 3305 and 3307 Government Street;
the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:36pm.

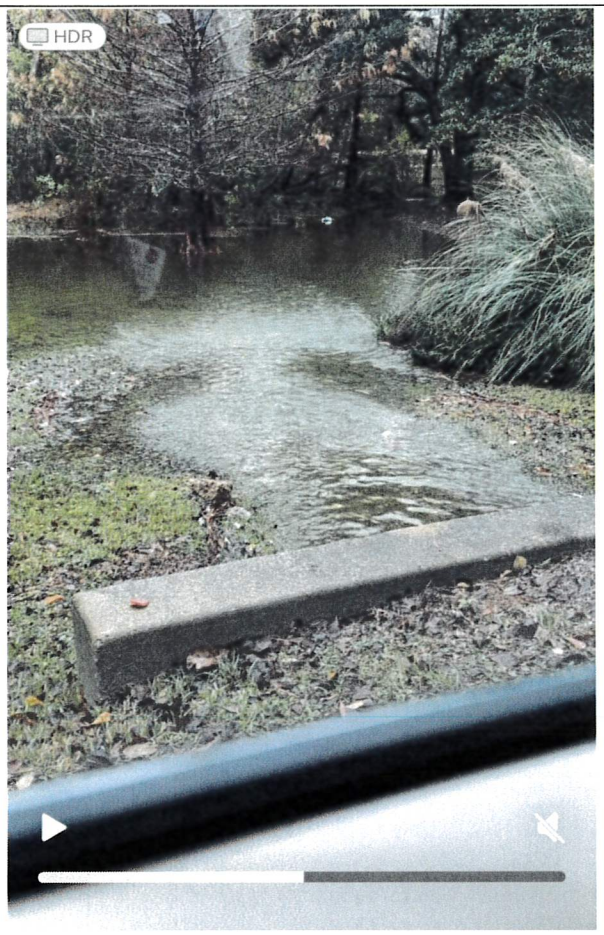


Image 7: Water from the southernmost drainage ditch of the Beverly Place subdivision after it flowed South under our shared driveway at 3305 and 3307 Government Street; screenshot taken from a video filmed on Saturday, December 2, 2023 at 9:03am.

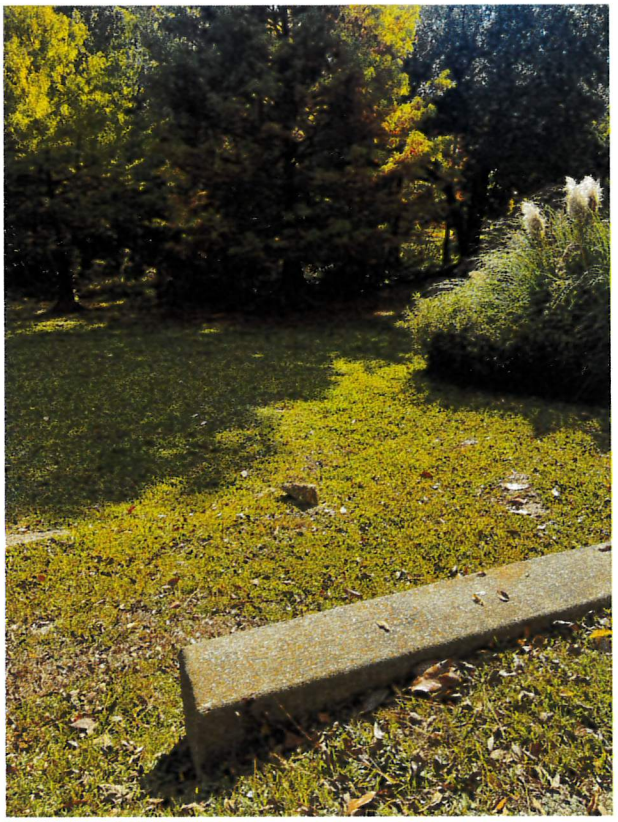


Image 7b: Same view South from our shared driveway at 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:37pm.



Image 8: Water from the southernmost drainage ditch of the Beverly Place subdivision after it flowed South under our shared driveway at 3305 and 3307 Government Street; photo taken on Thursday, April 15, 2021 at 6:51am.



Image 8b: Same view South from our shared driveway at 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:37pm.

A detailed, professionally engineered drainage plan must demonstrate not only that the development will not worsen these problems, but also how it will help mitigate the issues already present.

Conclusion

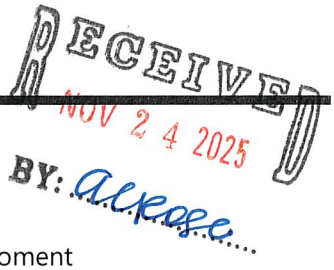
For these reasons, we respectfully request that the Mayor and Board of Aldermen **deny** approval of the proposed Holly Grove development (sketch plat). Responsible growth requires careful planning and attention to the cumulative impact of traffic and public safety, infrastructure reliability, and environmental concerns.

Thank you for your time, consideration, and service to our community. We appreciate your willingness to listen to resident concerns and to prioritize the safety and well-being of the citizens you represent.

Sincerely,

Sandra and Michael Peterson

Amanda Crose



From: Shannon Pfeiffer
Sent: Monday, November 24, 2025 11:50 AM
To: Amanda Crose
Subject: Fw: Petition from Stark Bayou apposing Holly Groves develpoment
Attachments: Petition from Stark Bayou apposing Holly Groves development.pdf

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Nancy Brown-Peterson <nancy.brownpeterson@gmail.com>
Sent: Monday, November 24, 2025 11:48:35 AM
To: Steve Tillis <stillis@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Bobby Cox <bcox@oceansprings-ms.gov>
Subject: Petition from Stark Bayou apposing Holly Groves develpoment

Dear Mayor Cox and Ocean Spring Aldermen,

I spent the weekend canvassing my neighbors in Stark Bayou regarding the proposed Holly Groves Apartments/Townhouse development. Attached is a petition signed by 63 Stark Bayou residents opposing this development. The great majority of those who signed are homeowners here, and most have lived in Ocean Springs for more than 20 years.

The most frequent comment I heard from everyone regarding this potential development is the additional traffic problems/congestion it

would cause. Everyone everyone mentioned that it is already difficult to get out of our development, and the additional cars added by this development would make a difficult situation much worse. Most of the people who signed also disagreed with putting apartments on this land, and all supported changing the zoning from R1-A to R1, to only allow single family homes.

Several people expressed concern with existing sewage and water capacity, stating that the Ocean Springs infrastructure needs to be upgraded before any new development takes place. Once resident, who has lived in Stark Bayou for 35 years, said that their water pressure decreases every time a new subdivision is developed.

Finally, residents are also concerned about the impact of 123 new apartments on the school system. The Ocean Springs schools are already at capacity, with new classrooms being built at the elementary schools and elementary school districting changing to accommodate the increased number of current students.

Therefore, residents of Stark Bayou respectfully request that you deny the Holly Groves development sketch plat, to be presented at the 2 December Alderman meeting. Stopping this potential development now, before ground is broken and the developers invest any more money, is the smart thing to do. Once this project proceeds, it will be impossible to stop it--now is the time to take this step.

Stark Bayou residents also request that the Board of Aldermen pursue changing the zoning of this property from R1-A back to R1, such that other developers do not come in later and propose an even bigger high density development.

Thank you for considering our requests. If you have any questions, I can be reached at 228-217-8731.

Sincerely,
Nancy Brown-Peterson
1006 Conley Circle

City of Ocean Springs - MS
n Pabst Tchr

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Alderman to address the following issues relating to Southeastern Construction & Remodelling, LLC – Pbst Rd –

PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) – Requesting approval for a 123-lot subdivision for rental townhomes:

4. Change PIDN 60127170.000 zoning from R1A to R1
5. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
6. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Norma Herrington	228-327-5056	norma@charbonnet.com	13 Zettel Rd.	
2	Sarah Ballard	228-238-4382	Seballard09@gmail.com	1061 Conley Cir.	Sarah Ballard
3	James Ballard	228-282-0108	ratherbdiving@gmail.com	1061 Conley Cir.	James Ballard
4	Joshua Heroux	716-969-3981	jmheroux06@yahoo.com	1026 Conley Cir	
5	Grant Warren	228 218 7990	thamesgrantwarren@gmail.com	1030 Conley Cir	
6	Emily Warren	228 219-1355	Warrensge@gmail.com	1036 Conley Cir	
7	Maria camps	228-265-2363	3118 Breezyhill Ln		
8	David Melton	228 238 2317	3117 BREEZYHILL LN		
9	Debra Melton	228-760-2981	3117 Breezy Hill LN	dmelton2@gmail.com	
10	James McGarlay	228-806-0038	3116 Breezy Hill Ln	jmac20086@aol.com	
11	Winfield Chandler	228-229-6469	3116 Breezy Hill Lane	ladd_chandler@yahoo.com	
12	Paul Hurtado	225-361-0814	3114 Breezy hill lane		
13	Brandon Walls		3112 Breezy hill lane		B. Walls

Petition to Ocean Springs, MS Board of Aldermen

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
14	Carley Zapfe	404-213-9983	c-kzapfe@gmail.com	3110 Breezy Hill Ln	
15	Glenn Zapfe	228-238-8707	zagnut72@yahoo.com	3110 Breezy Hill Ln	
16	Penny Weaver	662-292-3866	pennyWeaver-3108 a gmail.com	3108 Breezy Hill	Penny Weaver
17	ELIZ KIRKSEY	478-951-9529		3105 BREEZY HILL	Elizabeth Kirksey
18	George Ingrish	228-875-7310		3104	
19	Jane Beck	228-243-8620		3103 Breezy Hill	Jane Beck
20	William Shaw	805-708-5930		3101 Breezy Hill	
21	Laura Shaw	228-238-2515		3101 Breezy Hill Ln	
22	Margaret Chester	228-380-0009		3102 Breezy Hill Ln.	Margaret Chester
23	Nancy Carson	228-282-9934		3021 Conley Circle	nancycarson@bellsouth.net
24	Laura Moncriet	228-238-9814		1028 Conley Circle	lauramoncriet922@gmail.com
25	Trevor Moncriet	229-392-2258		1028 Conley Circle	tmoncriet18@gmail.com
26	Harvey Zapfe	~~228~~ 815-219-5293		1031 Conley Cir	

Petition to Ocean Springs, MS Board of Aldermen

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NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
27	LARRY ZAFFO	815-219-5294	larryzaffo@gmail.com	1031 concury circle	Larry C. Zaffo
28	DELMA CUMMINS	875-4257		1002 BRITTANY COVE	Delma B Cummins
29	Fred Bickel	3039033474	frbickel@aol.com	1006 Harbor Cv. OS	
30	Susan Bickel	3036615360	Susanbickel@aol.com	1006 Harbor Cv OS	Susan Bickel
31	Gaela Youngblood	318-453-6170	gaela.youngblood@gmail.com	1005 Harbor Cove	
32	Jeff Lawley	318 453 6159	jslawley@gmail.com	same	
33	Melanie Kay	228 209 7129	SonroKnox.3@gmail.com		
34	Brian Kay	228 219-7505	same	1041 Conley Circle	
35	Rebecca Smith	228-282-5414	mandrsmith86@gmail.com	1042 Conley Cir.	
36	Vickie Knight	228-219-1757	Vknight1234@yahoo.com	1044 Conley	Vickie Knight
37	Angela Mitchell	662-416-9664	ang_lyn_87@yahoo.com	1052 conley Cr. Ocean Springs MS	Angela Mitchell
38	Levi Mitchell	662-603-5560		1052 Conley Cr. Ocean Springs MS	Levi Mitchell
39	Carole Krolikowski	628-230-7902		1054 Conley Circle OS	

Petition to Ocean Springs, MS Board of Aldermen

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
40	Ed Kolitkowski	678230 7901		1054 Conley Circle	Ed Kolitkowski
41	Emily Valzania	941-779-8118	emvalzan@gmail.com	1055 Conley Cir.	
42	Matt Valzania	941-779-8771	MVALZAN@GMAIL.COM	1055 CONLEY CIR	
43	Cynthia Simms	875-3399		1056 Conley Cr.	Cynthia Simms
44	Ann McGraw	0264-6830		1057 Conley Circ	
45	Sarah Olsen	402 321 9493	sarah.hill1430@gmail.com	1062 Conley Cir	
46	Alex Olsen	80165291 60	alexolsen44@gmail.com	1062 Conley Cir	
47	Venice Loyd	1038 Conley Circle			Venice Loyd
48	[illegible]	4002 Breezy Hill			
49	Angela Black	4000 Breezy Hill	angelablack0912@yahoo		901 428 9233
50	Saige Black	901-600-6959		4000 Breezy Hill	Saige Black
51	David Weaver	(702) 913-5015	DSweaver3@gmail	4000 Breezy Hill	
52	Jill Hendon	228 235 4601		1023 Conley Cir	Jill Hendon

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Alderman to address the following issues relating to Southeastern Construction & Remodelling, LLC – Pbst Rd –

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Elizabeth Kirksey	478-951-9529	bettylinkirksey@gmail.com	3105 Breezy Hill Lane	See next Sheet
2	Michael Hendon	228-313-9941	Hendon12345@gmail.com	1023 Conley Circle	
3	Haley Hill	228-278-8157	maamstress@gmail.com	3118 Breezy Hill Lane	
4	Elizabeth Heroux	530-321-6128	elizabethheroux.89@gmail.com	1026 Conley Circle	
5	Jonathan Talbot	228 209 1647	45T08042@gmail.com	1013 Conley Circle	
6	Janice Talbot	228-209-9594	mommatalbot1962@gmail.com	1013 Conley Cir	
7	Michael Hicks	228 209 7104	Mitch1014@gmail.com	1014 Conley Cr.	
8	Kathleen Hicks	228-209-7109	kahicks1014@gmail.com	1014 Conley Cr.	
9	Roy Townsend	228 326 6491	1016 Conley Circle	roygeorge@outlook.com	
10	Margaret Young	228-990-2625	margiekreks@yahoo.com	1017 conley cir.	
11	Darrin Ivey	228-861-5621	Dlivey@gmail.com	1018 conley cir	
12	Tammy Bonner	251-625-8049	tammy.litt@gmail.com	1020 Conley Cir	
13	KEVIN BONNER	228-234-7187	KEVINRBONNER@YAHOO.COM	1020 CONLEY CIR	

United States Department of the Interior

NATIONAL PARK SERVICE
Gulf Islands National Seashore
1801 Gulf Breeze Parkway
Gulf Breeze, Florida 32563
(850) 934-2600

RECEIVED
NOV 24 2025
BY: acrose

IN REPLY REFER TO:
1.A.1 (GUIS-SRS)

Amanda Crose
Planning Director
CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800

Dear Ms. Crose:

Thank you for sharing with us the information about the proposed development of Holly Grove Townhomes on Parcel ID 60127170.000 adjacent to National Park Service (NPS) property Tract 03-330, within the Davis Bayou Area of Gulf Islands National Seashore (GUIS), Jackson County, Mississippi.

I would like to share with you the following information:

- The NPS Tract 03-330 is bisected by Park Road, the main ingress and egress to the Davis Bayou Area of Gulf Islands National Seashore (park; GUIS). This tract of land is naturally vegetated and acts as a scenic buffer for park visitors traveling Park Road to other amenities within the Davis Bayou area of the park. The distance from the edge of Park Road to the adjoining shared boundary of Parcel ID 60127170.000 is approximately 120 feet.
- Controlled, prescribed burns on NPS Tract 03-330 and the Davis Bayou area of the park are periodically undertaken by NPS firefighters as part of the NPS-GUIS fire management program in accordance with agency's Wildland Urban Interface goals and objectives. The GUIS Fire Management Plan states that "GUIS will use prescribed fire primarily to promote ecosystem sustainability and to reduce hazard fuels accumulations, to include maintaining existing defensible space around GUIS structures; maintaining existing firebreaks (including refurbishing existing holding lines around prescribed fire units prior to burning them); and creating and/or maintaining hazard fuels breaks along sections of the GUIS perimeter to help prevent the spread of fire to and from adjacent non-agency land."

We also noted that:

- The wetlands delineation report provided in the Planning Commission Report identified wetlands (see figures 3 and 6, Hydrik) which may have a potential connection to wetlands within the park.
- The sketch plat provided in the Planning Commission Report indicated that a 20' buffer is provided along the adjoining properties to the south and west and a 18' buffer is provided along Pabst Road.

With the above by way of brief background information, NPS-GUIS respectfully requests that a 20' buffer naturally vegetated green space also be provided along the adjoining NPS property for two reasons: 1) to increase the Wildland Urban Interface (WUI) distance from the adjoining NPS Tract 03-330, for safe operations during NPS prescribed fire treatments and to prevent the spread of any wildland fire that may occur due to lightning srikes, etc., and, 2) to maintain the scenic and natural serene setting and aesthetics experienced by park visitors traveling on Park Road. We also request that the townhomes 49-

64 be a natural and unobtrusive color in order to limit visual intrusion, minimize the units from being seen by passing motorists, bicyclists, and pedestrians traversing Park Road, as well as to reduce the aesthetic impacts from the development in close proximity to Park Road within the park.

Please coordinate with Environmental Protection Specialist Jolene Williams for specific mapping locations of the proposed green space buffer, as wel as to collaborate further with respect to the issuance of any pertinent permitting and associated conditions relative to identified NPS-GUIS interests. Ms. Williams may be reached at 504-382-4937 or by email at jolene_williams@nps.gov.

Thank you for bringing this matter to our attention. Please feel free to contact me at 850-232-8749 (C) or email Rick_Clark@nps.gov should you for the City of Ocean Springs wish to coordinate further concerning joint interests relative to this proposed housing development project. We appreciate being a good neighbor to the residents of Ocean Springs.

Sincerely,

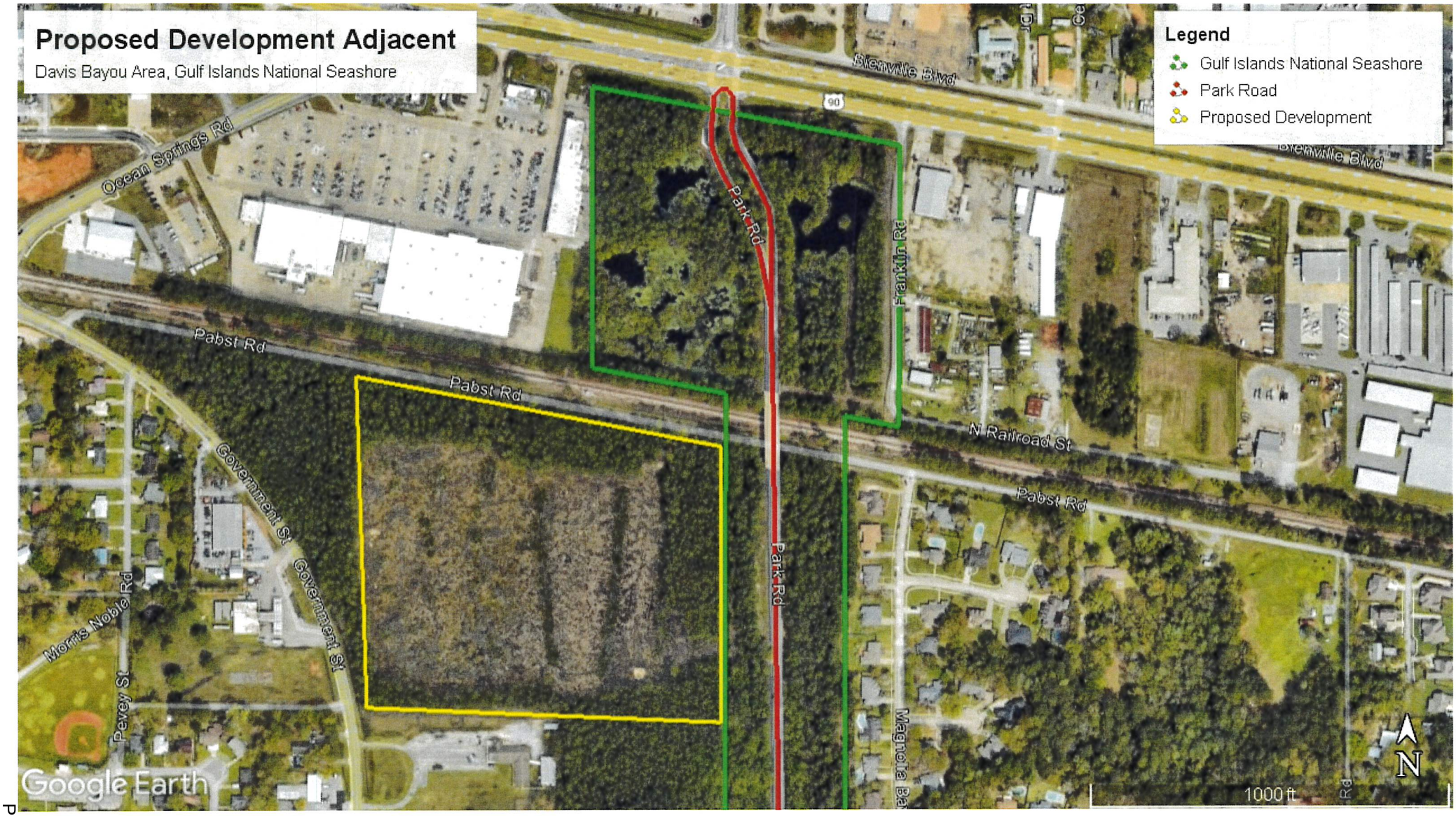
RICHARD CLARK

Digitally signed by RICHARD CLARK
Date: 2025.11.24 11:16:30 -06'00'

Richard A. Clark
Superintendent

Enclosures (3)

(Sketch Plat Map)
(Wetlands Figures 3 and 6)
(Map Park Boundaries and Proposed Development)


Proposed Development Adjacent
Davis Bayou Area, Gulf Islands National Seashore
Legend
Gulf Islands National Seashore
Park Road
Proposed Development
Biemville Blvd
90
Ocean Springs Rd
Park Rd
Franklin Rd
Pabst Rd
Pabst Rd
N Railroad St
Pabst Rd
Government St
Government St
Morris Noble Rd
Pevey St
Park Rd
Magnolia Ba
Google Earth
1000 ft
N

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 25, 2025 6:13 PM
To: Amanda Crose
Subject: Fw: Holly Grove Townhomes
Attachments: 1000013725.jpg; 1000013724.jpg



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Haley Hill <maamstress@gmail.com>
Sent: Tuesday, November 25, 2025 6:06:54 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Townhomes

Greetings Shannon,

I'd be remiss by not starting off thanking you for all your efforts since being elected as alderman representing Ward 4. It's greatly appreciated to have someone with enthusiasm dedicate their time and energy toward doing what you believe is right for our city.

Regarding the Holly Grove Townhomes sketch plat proposal that'll soon be presented to the board, I strongly urge you to vote against allowing this monstrosity of a development. There's a seemingly unlimited amount of development being approved on the west side of town and growth will not stop in the newly annexed areas. There's not a single meaningful benefit for current residents to this proposal inside of Ward 4. I'm sure you'll be hearing from other residents as well with plenty of reasons for opposition. I won't spend time here expecting you to read the thesis I could write about why this, and similar projects, are detrimental to the charm we're so rapidly losing in our great small town.

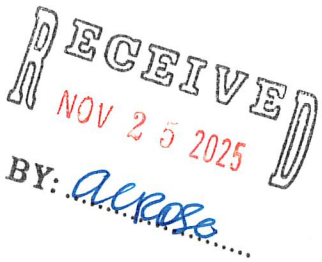
Traffic, socioeconomic impact, urban density, loss of wooden land, strain on existing infrastructure, etc. We don't need more "affordable housing" in the form of character-less, cookie cutter houses. Much less do we need more townhome constructions like the one still under development on Groveland Rd (photos attached) which is akin to what Holly Grove would be.

Please vote NAY.

Kind regards,
Haley Hill
Ward 4 resident
228-278-8157

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 25, 2025 6:27 PM
To: Amanda Crose
Subject: Fw:



Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Mario Camps <zracer269@gmail.com>
Sent: Tuesday, November 25, 2025 6:24:46 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject:

Hello my name is mario camps i live on breezyhill ln in ocean springs. Today i am writing about the development awaiting to be passed for Holly Grove townhouses just off government ave. I do not think this is a good idea for our community nor will it have a positive impact on traffic. This will also over crowd our schools. The placement in the city for such homes is wrong in my opinion and i hope to persuade you to stand against it as our elected officials. I hope you dont take this matter lightly as many residents of this area do not. Thank you for your time.

Bienville Place Owners Association, Inc.
P.O. Box 71
Ocean Springs, MS 39566-0071

RECEIVED
DEC 19 2025
BY: alrose

December 19, 2025

TO: Mayor Bobby Cox, City of Ocean Springs
Members of the Board of Aldermen, City of Ocean Springs

SUBJECT: Letter of Opposition - Holly Grove Development - PIDN: 60127170.000

On behalf of the members of the Bienville Place Owners Association, we support Magnolia Bayou Homeowner's Association in their opposition to the proposed Holly Grove townhome community project. The number of problems created by this project need to be addressed and action should be taken before it is allowed to proceed. Our concerns are:

1. The lack of a comprehensive traffic study.
2. The need for restructuring the various intersections to support the increased traffic congestion.
3. The school zone traffic will be impacted significantly.
4. The concern for the safety of the children who walk along Government Street on their way to and from school at Magnolia Bayou Elementary.
5. The significant impact to an infrastructure (i.e., water, sewer and drainage) which is already over-tasked as evidenced by recent water/sewer pipe breaks and flooding throughout the city.
6. The proposed rainwater flow plan that calls for water run-off will negatively impact flooding to the north and west portions of our Bienville Place community.
7. The need for a comprehensive survey of the entire infrastructure of the City of Ocean Springs.
8. The entirety of the city infrastructure use/volume is currently too high and needs to be expanded/upgraded.

As indicated in the Magnolia Bayou Homeowner's Association letter of opposition, without a comprehensive traffic and water/sewer/drainage study, this development should not be allowed to proceed. We believe addressing these concerns could alleviate future planning difficulties and encourage the Board of Aldermen to strongly consider re-zoning this parcel of land to single-family homes which would be consistent with the density of the adjacent zoned R-1 subdivisions.

Sincerely,

Marshall B. Riff
President, BPOA
(228) 323-0379

From: JACK PICKERING <jack39564@gmail.com>
Sent: Monday, December 22, 2025 4:41:13 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Development



Dear Alderwoman Pfeiffer,

The Holly Grove development planned on Pabst Road is of great concern to all of us who live in the eastern portion of Ocean Springs and should be of concern to the whole city.

Concerns were raised at the planning commission's November public meeting. While some of these concerns were unrelated to the plat approval, many were. These concerns, especially drainage and traffic congestion, are directly related to the plat.

Unfortunately, the Planning Commission chose to ignore those concerns and approve the plat as presented for 123 terraced rental apartments on a defacto dead-end road whose main outlet at present is at a busy intersection where it is already a problem with the existing traffic. The fact that developers' traffic study was conducted during a week when all schools were out, was ignored. Drainage problems related to runoff, also already a problem for some homes in the area, were also ignored.

Drainage, traffic, and future infrastructure fixes such as road improvements and expansions, an additional railroad crossing (definitely needed should these apartments be approved) are some of the major issues of concern to those of us on, or adjacent to, Government Street in the neighborhoods of Woodhaven, Beverly Place (especially along Katy Lane), Whitney Oaks Drive, Waters Oaks Cove, Promenade, Stark Bayou, and Magnolia Bayou.

The plat describes 123 "Townhomes," an Orwellian developers' term for terraced two-story apartments, meaning a daily increase in traffic for the area of 200 to 300 cars dumping onto Government street between Curmis Broome Road and Ocean Springs Road. This will make Government Street impassable to those of us who live in the area and use it regularly, not to mention increased danger to pedestrians and bicycle riders (often children) and to school buses. Additional safety issues will arise in Magnolia Bayou where overflow traffic is sure to go.

While affordable housing is certainly a need in Ocean Springs, smaller developments with a few well-placed patio type homes owned, not rented could have a much smaller impact on our city and its residents. Holly Grove is sure to appeal to developers who want to make lots of money initially, and dump the later problems on our community.

Please oppose the Holly Grove development on Pabst Road.

Sincerely,
Jack Pickering and Selina Breland
3308 Government St
Ocean Springs MS

Amanda Crose

From: sarah peckinpaugh <sarah.peckinpaugh@gmail.com>
Sent: Tuesday, December 30, 2025 4:25 PM
To: Amanda Crose
Subject: Holly Grove Townhomes: copy of letter sent to my alderman



cooperation.

On Nov 21, 2025, at 3:23 PM, sarah peckinpaugh <sarah.peckinpaugh@gmail.com> wrote:

From,
Sarah Peckinpaugh
10 Zettel Rd
Ocean Springs.

To,
Mr Blackman
Alderman Ward 5,
Ocean Springs.

Dear Mr. Blackman,

I do not believe I have any new observation/protest on the issue of the proposed Holly Grove Pabst Rd development. I would still like to be heard and to be counted in the tally of those opposed.

I did attend the November 12th planning meeting. I also worked with one of my neighbors, Norma Herrington, to circulate a petition in our neighborhood opposing the development and asking for improvements to the infrastructure to improve our already problematic Pabst Rd. We knocked on many doors in our neighborhood. We found not a single person who did know about the development and were adamantly opposed.

The density of housing in this proposed development in not at all in character with the long established single family housing of this area. It would be against the well being of our current neighborhoods in this area.

The study of Pabst Rd does not in any way represent the reality of daily use of this road. The area that would be affected by the increased traffic does NOT have shoulders. The road is narrow and extra care is needed when passing oncoming traffic. This is especially true for larger vehicles like full size pick up trucks, delivery vehicles, city works trucks, etc. The edges of the road are actually crumbling in many places and the ditches are steep and deep. I consider the road study to be fraudulent. The intersection of Pabst Rd and Government St is odd at best. It is very near to intersection of Government St and Ocean Springs Rd which is very close to the railroad tracks. When Government St gets backed up,

it blocks Pabst Rd's entry. Often the ability to turn onto Government St is subject to the courtesy of drivers on Government St. A courtesy that would be greatly affected with the increased traffic that would be expected with this development.

As for wetland issues, just because it is legal to build this development on this property does not mean it is a good idea to do so. Neighborhoods south of Government St already have drainage problems. These could only be expected to get worse.

I believe we should work to improve our already existing infrastructure and take care of our current Ocean Springs residents before adding more people to this area, especially at this density. It should be noted that many more residents than those in the immediate proximity of the development would be adversely affected.

I would like to hear from public works, emergency services (police and fire department) and schools, especially Magnolia Park Elementary, as to how they expect this will affect them.

In conclusion I stand with others that this development should not move forward. And, that this area has issues that need to addressed.

Sincerely yours,
Sarah Peckinpaugh
Concerned Resident of Ward 5

MEMORANDUM

To: Mayor & Board of Aldermen

From: Bobby Cox, Mayor

Re: Reschedule February Recess Meeting due to Mardi Gras

Section: NEW BUSINESS

Meeting Date: January 6, 2026

This item is presented for discussion and possible action regarding the regularly scheduled Recess Meeting of the Mayor and Board of Aldermen on Tuesday, February 17, 2026, which falls on Mardi Gras Day.

Ordinance 2022-01, Section (e), provides that when a regularly scheduled meeting falls on Mardi Gras Day, the Mayor and Board of Aldermen may reschedule the meeting to the following business day at its regular time and place. If the meeting is rescheduled, the ordinance requires that legal notice be published in a newspaper qualified to publish legal notices for the City once a week for at least three (3) consecutive weeks, with the first publication occurring not less than twenty-one (21) days prior to the rescheduled meeting and the final publication occurring not more than seven (7) days prior to the meeting.

The City's legal advertising newspaper publishes only on Sundays and Wednesdays. Based on that publication schedule, if the Board elects to reschedule the February 17, 2026, Recess Meeting to Wednesday, February 18, 2026, the required legal notices would need to be published on the following dates to comply with the ordinance:
- Wednesday, January 28, 2026
- Wednesday, February 4, 2026
- Wednesday, February 11, 2026

All publication deadlines are calculated from the rescheduled meeting date of February 18, 2026, as required by Ordinance 2022-01.

Requested Motion:
Authorize rescheduling the February 17, 2026, Recess Meeting of the Board of Aldermen to Wednesday, February 18, 2026, at its regular time and place, due to Mardi Gras Day, in accordance with Ordinance 2022-01, and direct staff to publish the required legal notice as prescribed by ordinance.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
Steve Tillis | Alderman Ward 1
Karen Stennis | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Shannon Pfeiffer | Alderman Ward 4
Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Julie Messenger, Alderman

Re: Floodway Ordinance – Discussion and Direction

Section: NEW BUSINESS

Meeting Date: January 6, 2026

This item is presented for regarding the City's existing Floodway Ordinance and concerns that have been raised about its application and potential impacts.

Recent inquiries and correspondence have prompted questions regarding whether the current ordinance adequately balances floodplain management, property rights, and regulatory flexibility, and whether clarification or modification may be warranted. The purpose of this agenda item is to allow the Board to discuss the ordinance, identify specific concerns, and provide direction on next steps.

Possible options for consideration include, but are not limited to:

- Determining whether additional clarification or interpretation of the existing ordinance is needed;
- Directing staff to schedule a work session for a more detailed review of the Floodway Ordinance;
- Considering whether an amendment to the ordinance should be drafted for future consideration; or
- Discussing whether any variance or relief mechanisms are appropriate under existing regulations.

ORDINANCE NO. 04-2009

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Revised 12/23/08 - TSA

FLOOD DAMAGE PREVENTION ORDINANCE

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES.

SECTION A. STATUTORY AUTHORIZATION.

The Legislature of the State of Mississippi has in Title 17, Chapter 1, Mississippi Code 1972 Annotated delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Mayor and Board of Alderman of the City of Ocean Springs do hereby adopt the following floodplain management regulations.

SECTION B. FINDINGS OF FACT.

(1) The flood hazard areas of the City of Ocean Springs are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) These flood losses are caused by the cumulative effect of obstructions both inside and outside the identified Special Flood Hazard Areas causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

SECTION C. STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights velocities;

(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;

(4) Control filling, grading, dredging and other development which may increase erosion or flood damage, and;

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

SECTION D. OBJECTIVES.

The objectives of this ordinance are:

(1) To protect human life and health;

(2) To minimize expenditure of public money for costly flood control projects;

(3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) To minimize prolonged business interruptions;

(5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, street and bridges located in floodplains;

(6) To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas, and;

(7) To ensure that potential homebuyers are notified that property is in a flood area.

SECTION E. METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purposes, this ordinance includes methods and provisions for:

(1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

(2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

(4) Controlling filling, grading, dredging, and other development which may increase flood damage; and,

(5) Preventing or regulating the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards in other areas.

ARTICLE 2. DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

A Zone is the Area of Special Flood Hazard without water surface elevations determined.

A1 – A30 and AE zone is the Area of Special Flood Hazard with base flood elevations determined.

Accessory structure (Appurtenant structure) means a structure, which is located on the same parcel of property as the principle structure and the use of which is incidental to the use of the principle structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

AH zone is an area of 100-year shallow flooding where depths are between 1 and 3 feet (usually shallow ponding), base flood elevations are shown.

AO zone is an area of 100-year shallow flooding where depths are between 1 and 3 feet (usually sheet flow on sloping terrain), flood depths are shown.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year.

B and X zones (shaded) are areas of 500-year flood, areas subject to the 100-year flood with average depths of less than one foot or with contributing drainage area less than one square mile, and areas protected by levees from the base flood.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood").

Base Flood Elevation (BFE) is the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

Basement means that portion of a building having its floor sub-grade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system. This is associated with V zone construction.

Buildings see Structure.

C and X (unshaded) zones are areas determined to be outside the 500-year floodplain.

Coastal AE Zone means the portion of the (SFHA) landward of a Velocity (V) zone or landward of an open coast or back-bay area without mapped V zones, in which the principal sources of flooding are astronomical tides, storm surges, seiches, or tsunamis, not riverine sources. Coastal AE zones may be subject to wave effects, velocity flows, erosion, scour, or combinations of these forces and are treated as V zones. All community-identified portions of the Special Flood Hazard Area (SFHA) between the landward limit of the 1.5-foot breaking wave and the V Zone boundary shall be treated in a regulatory sense as V Zones. Where no V Zone is mapped in back-bay areas, the Coastal AE Zone is the portion between shore and the landward limit of the 1.5-foot breaking wave.

Coastal Barrier Resources System (CBRS) is found in undeveloped communities, coastal barriers, and other protected areas designated as subject to certain flood coverage restrictions. These areas were identified by the Coastal Barrier Resources Act of 1982 (CBRA) and the Coastal Barrier Improvement Act of 1990 and are shown on appropriate FIRM panels.

Coastal high hazard area is an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. These areas are designated on the FIRM as Zone V1 – V30, VE or V.

Community is a political entity that has the authority to adopt and enforce floodplain ordinances for the area under its jurisdiction.

Community Floodplain Management Map means any map produced by the community utilizing best available base flood elevation and floodway data that is from a federal, state, or other accepted technical source.

Community Flood Hazard Area (CFHA) is an area that has been determined by the Floodplain Administrator (or other delegated, designated, or qualified community official) from available technical studies, historical information and other available and reliable source, which may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety and general welfare. This includes areas downstream from dams.

Community Rating System (CRS) is a program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Critical facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to designated public shelters, schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

D zone is an area in which the flood hazard is undetermined.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of materials or equipment.

Elevated building means, for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, posts, piers, pilings, or columns.

Elevation Certificate is a certified statement that verifies a building's elevation information.

Emergency Program means the first phase under which a community participates in the NFIP. It is intended to provide a first layer amount of insurance at subsidized rates on all insurable buildings in that community before the effective date of the initial FIRM.

Enclosure Below the Lowest Floor see "Lowest Floor."

Encroachment means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Executive Order 11988 (Floodplain Management) issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified Special Flood Hazard Areas, unless there is no practicable alternative.

Existing Construction any structure for which the "start of construction" commenced before September 11, 1970.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community before September 11, 1970.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Fill means a deposit of earth material placed by artificial means.

Five-Hundred Year Flood means the flood that has a 0.2 percent chance of being equaled or exceeded in any year. Areas subject to the 500-year flood have a moderate to low risk of flooding.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

a.) The overflow of inland or tidal waters;

b.) The unusual and rapid accumulation or runoff of surface waters from any source.

c.) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood Boundary and Floodway Map (FBFM) means the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official hydraulic & hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FHBM (where applicable) and the water surface elevation of the base flood.

Floodplain means any land area susceptible to being inundated by flood waters from any source.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Administrator is the individual appointed to administer and enforce the floodplain management regulations.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing Certificate is a form used to certify compliance for non-residential structures as an alternative to elevating buildings to or above the BFE.

Floodway *See Regulatory Floodway*

Floodway fringe means that area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.

Flood Protection Elevation is the base flood elevations plus *1 (one)* foot of freeboard. In areas where n base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the floodplain administrator.

Freeboard means a factor of safety, usually expressed in feet above the BFE, which is applied for the purposes of floodplain management. It is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for the base flood.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The Mayor and Board of Alderman require that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.

Historic Structure means any structure that is:

a.) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

b.) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district.

c.) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

d.) Individually listed on a local inventory historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior, or

2. Directly by the Secretary of the Interior in states without approved programs.

Hydrologic and hydraulic engineering analysis means an analysis performed by a professional engineer, registered in the State of Mississippi, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and / or floodway boundaries.

Increased Cost of Compliance (ICC) means the cost to repair a substantially damaged building that exceeds the minimal repair cost and that is required to bring a substantially damaged building into compliance with the local flood damage prevention ordinance. Acceptable mitigation measures are elevation, relocation, demolition, or any combination thereof. All renewal and new business policies with effective dates on or after June 1, 1997, will include ICC coverage.

Letter of Map Change (LOMC) is an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are broken down into the following categories:

Letter of Map Amendment (LOMA)
A revision based on technical data showing that a property was incorrectly included in a designated SFHA. A LOMA amends the current effective FIRM and establishes that a specific property is not located in a SFHA.

Letter of Map Revision (LOMR)

A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LORM, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the BFE and is, therefore, excluded from the SFHA.

Conditional Letter of Map Revision (CLOMR)
A formal review and comment by FEMA as to whether a proposed project complies with the minimum NFIP floodplain management criteria. A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

Levee means a man-made structure; usually an earthen embankment designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Lowest adjacent grade means the elevation of the sidewalk, patio, deck support, or basement entryway immediately next to the structure and after the completion of construction. It does not include earth that is emplaced for aesthetic or landscape reasons around a foundation wall. It does include natural ground or properly compacted fill that comprises a component of a building's foundation system.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, *provided* that such enclosure is not built so as to render the structure in violation of the non-elevation provisions of this code.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when attached to the required utilities. The term manufactured home does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map Panel Number is the four-digit number followed by a letter suffix assigned by FEMA on a flood map. The first four digits represent the map panel, and the letter suffix represents the number of times the map panel has been revised.

Map Amendment means a change to an effective NFIP map that results in the exclusion from the SFHA or an individual structure or a legally described parcel of land that has been inadvertently included in the SFHA (i.e., no alterations of topography have occurred since the date of the first NFIP map that showed the structure or parcel to be within the SFHA.

Market value means the building value, excluding the land (as agreed between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal; replacement cost depreciated by age of building (Actual Cash Value) or adjusted assessed values.

Mean Sea Level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance, the term is synonymous with North American Vertical Datum (NAVD 88).

Mitigation means sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is twofold: to protect people and structures, and to minimize the costs of disaster response and recovery.

National Flood Insurance Program (NFIP) is the federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the Federal Government and the private insurance industry.

National Geodetic Vertical Datum (NGVD) as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction means a structure for which the start of construction commenced on or after the effective of a floodplain management regulation adopted by a community and includes any subsequent improvements or additions to such structure and any construction beginning on a new foundation system or construction beginning with existing foundation system and the raising of new walls.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain regulations adopted by a community.

Non-Residential means, but is not limited to; small business concerns, churches, schools, farm buildings (including grain bins and silos), poolhouses, clubhouses, recreational buildings, mercantile structures, agricultural and industrial structures, warehouses, and hotels or motels with normal room rentals for less than 6 months duration.

North American Vertical Datum of 1988 is a vertical control used as a reference for establishing varying elevations within the floodplain.

Obstruction includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Ocean Springs Floodplain Management Map means that map produced and adopted by the community utilizing any base flood elevation and floodway data available from a federal, state, or other sources.

One-Hundred Year Flood (100-Year Flood) is the flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A or V is subject to the 100-year flood. Over the life of a 30-year loan, there is a 26-percent chance of experiencing such a flood within the SFHA.

Participating Community is any community that voluntarily elects to participate in the NFIP by adopting and enforcing floodplain management regulations that are consistent with the standards of the NFIP.

Post-FIRM Construction means construction or substantial improvement that started on or after the effective date of the initial FIRM of the community or after December 31, 1974, whichever is later.

Pre-FIRM Construction means construction or substantial improvement, which started on or before December 31, 1974, or before the effective date of the initial FIRM of the community, whichever is later.

Probation means formally notifying a participating community of violations and deficiencies in the administration and enforcement of the local floodplain management regulations.

Public safety and nuisance, anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational vehicle means a vehicle that is:

a.) Built on a single chassis;

b.) 400 square feet or less when measured at the largest horizontal projection;

c.) Designed to be self-propelled or permanently towable by a light duty truck, and:

d.) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regular Program means the phase of the community's participation in the NFIP where more comprehensive floodplain management requirements are imposed and higher amounts of insurance are available based upon risk zones and elevations determined in a FIS.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repair means the reconstruction or renewal of any part of an existing building.

Repetitive Loss means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

Section 1316 is that section of the National Flood Insurance Act of 1968, as amended, which states that no new flood insurance coverage shall be provided for any property that the Administrator finds has been declared by a duly constituted state or local zoning authority or other authorized public body to be in violation of state or local laws, regulations, or ordinances that are intended to discourage or otherwise restrict land development or occupancy in flood-prone areas.

Special flood hazard area (SFHA) means that portion of the floodplain subject to inundation by the base flood and/or flood-related erosion hazards as shown on a FHBM or FIRM as Zone A, AE, A1 – A30, AH, AO, AR, V, VE, or V1-V30.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act P. L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means all walled and roofed buildings, including gas or liquid storage tanks and manufactured homes that are principally above ground.

Subrogation means an action brought by FEMA when flood damages have occurred, flood insurance has been paid, and all or part of the damage can be attributed to acts or omissions by a community or other third party.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. "Substantial damage" also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences.

The term does not apply to:

a.) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Building Official and which are solely necessary to assure safe living conditions, or

b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or:

Substantial Improvement means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure taking place during any ten year period, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" or the improvement. This term includes structures which have incurred "repetitive loss" or "substantial damage," regardless of the actual repair work performed. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building.

The term does not apply to:

a.) any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Building Official and which are solely necessary to assure safe living conditions, or;

b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." or;

c.) Any building that has been damaged from any source or is categorized as repetitive loss.

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Suspension means the removal of a participating community from the NFIP because the community has not enacted and/or enforced the proper floodplain management regulations required for participation in the NFIP.

V zone *see Coastal High Hazard Area*

V1 – V30 and VE zone *see Coastal High Hazard Area*

Variance is a grant of relief from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

X zone means the area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones on older FIRMs) designate areas subject to inundation by the flood with a 0.2-percent annual

probability of being equaled or exceeded (the 500-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 percent.

Zone means a geographical area shown on a Flood Hazard Boundary Map or a Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

ARTICLE 3. GENERAL PROVISIONS.

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES.

This ordinance shall apply to all areas of special flood hazard (SFHA) (and as determined by the Flood plain Administrator or other delegated, designated, or qualified community official from available technical studies, historical information, and other available and reliable sources) areas within the jurisdiction of the Mayor and Board of Alderman of the City of Ocean Springs that may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety, and general welfare of the citizens of Ocean Springs, Mississippi.

This Ordinance shall apply to all areas within jurisdiction of the City of Ocean Springs.

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the Jackson County Flood Insurance Study (FIS), dated March 16, 2009 with the accompanying Flood Insurance Rate Map numbers 2852590001D, 2852590002D, 2852590003D, 2852590004D, 2852590006D, 2852590007D, and 2852590008D all dated November 16, 2007, and other supporting data are adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and/or maps are on file at the Building Department, City of Ocean Springs.

SECTION C. USE OF PRELIMINARY FLOOD HAZARD DATA.

When preliminary Flood Insurance Rate Maps and/or Flood Insurance Studies have been provided by FEMA:

1) Prior to the issuance of a Letter of Final Determination (LFD) by FEMA, the use of the preliminary flood hazard data shall only be required where no base flood elevations and/or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in existing flood hazard data provided from FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

2) Upon the issuance of a Letter of Final Determination (LFD) by FEMA, the preliminary flood hazard data shall be used and replace all previously existing flood hazard data provided from FEMA for the purposes of administrating these regulations.

SECTION D. ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT.

A development permit shall be required in conformance with the provision of this ordinance prior to the commencement of any development activities in the areas of special flood hazard.

SECTION E. COMPLIANCE.

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SECTION F. ABROGATION AND GREATER RESTRICTIONS.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION G. INTERPRETATION.

In the interpretation and application of this ordinance all provisions shall be:

(1) Considered as minimum requirements, and:

(2) Liberally construed in favor of the governing body, and;

(3) Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION H. WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions.

Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Ocean Springs or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION I. PENALTIES VIOLATION.

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $1000.00 or imprisoned for not more than 30 days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day a violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as is necessary to prevent or remedy any violation.

ARTICLE 4. ADMINISTRATION.

SECTION A. DESIGNATION OF FLOOD DAMAGE PREVENTION ORDINANCE ADMINISTRATOR.

The Mayor and Board of Alderman of the City of Ocean Springs hereby appoint the Floodplain Administrator or his/her designee to administer and implement the provisions of this ordinance and is herein referred to as the Floodplain Administrator and/or the administrator.

SECTION B. PERMIT PROCEDURES.

Application for a Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

(1) Application Stage:

a.) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings, and;

b.) Elevation in relation to mean sea level to which any non-residential building will be flood-proofed, and;

c.) Certificate from a registered professional engineer or architect that the non-residential flood-proofed building will meet the floodproofing criteria in Article 5, Section B (2) and Section D (2), and;

d.) Description of the extent to which any watercourse will be altered or relocated as result of proposed development.

(2) Construction Stage:

Upon placement of the lowest floor, or flood-proofing by whatever construction means, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the NGVD elevation of the lowest floor or flood proofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood proofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder' risk. (The Floodplain Administrator shall review the lowest floor & flood proofing elevation survey data submitted.) The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

SECTION C. POWERS, DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The Floodplain Administrator and/or staff is hereby authorized and directed to enforce the provisions of this ordinance. The administrator is further authorized to render interpretations of this ordinance, which are consistent with its spirit and purpose.

1) Right of Entry

a) Whenever necessary to make an inspection to enforce any of the provisions of this ordinance, or whenever the administrator has reasonable cause to believe that there exists in any building or upon any premises any condition or ordinance violation which makes such building, structure or premises unsafe, dangerous or hazardous, the administrator may enter such building, structure or premises at all reasonable times to inspect the same or perform any duty imposed upon the administrator by this ordinance.

b) If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such request entry.

c) If entry is refused, the administrator shall have recourse to every remedy provided by law to secure entry.

d) When the administrator shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the administrator for the purpose of inspection and examination pursuant to this ordinance.

2) Stop Work Orders

a) Upon notice from the administrator, work on any building, structure or premises that is being done contrary to the provisions of this ordinance shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

3) Revocation of Permits

a) The administrator may revoke a permit or approval, issued under the provisions of this ordinance, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

b) The administrator may revoke a permit upon determination by the administrator that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the permit was issued is in violation of, or not in conformity with, the provisions of this ordinance.

4) Duties of the administrator shall include, but not be limited to:

a) Review all development permits to assure that the permit requirements of this ordinance have been satisfied.

b) Advise permittee that additional federal or state permits may be required, and if specific federal or state permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit.

c) Notify adjacent communities, the State NFIP Coordinator, and other federal and/or state agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse.

d) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

e) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved buildings, in accordance with Article 4, Section B (2).

f) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved buildings have been flood-proofed, in accordance with Article 4, Section B (2).

g) Review certified plans and specifications for compliance.

h) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.

i) When base flood elevation data or floodway data have not been provided in accordance with Article 3, Section B, then the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer the provisions of Article 5.

j) Provide information, testimony, or other evidence, as needed during variance request hearings.

k) When damage occurs to a building or buildings, the following actions shall be conducted:

i) Determine whether damaged structures are located within the Special Flood Hazard Area;

ii) Conduct damage assessments for those damaged structures located in the SFHA, and;

iii) Make a reasonable attempt to notify owner(s) of damaged structure(s) of the requirement to obtain a building permit / floodplain development permit prior to repair, rehabilitation, or reconstruction.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION.

SECTION A. GENERAL STANDARDS.

In all areas of special flood hazard the following provisions are required:

(1) New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(2) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.

(3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

(5) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, such facilities shall be located a minimum of 1 foot above the base flood elevation or 1 foot above the advisory base flood elevations, whichever is greater.

(6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

(9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ordinance shall meet the requirements of "new construction" as contained in this ordinance.

(10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ordinance, shall be undertaken only if said non-conformity is not furthered, extended, or replaced.

(11) New construction and substantial improvement of any building shall have the lowest floor (including basement) located a minimum of 1 foot above the base flood elevation or 1 foot above the advisory base flood elevations, or at least one foot above the centerline of the designated street, unless the topography of the property does not allow for strict adherence as determined by the Floodplain Administrator whichever is greater.

(12) New construction and substantial improvements built on fill shall be constructed on the properly designed and compacted fill that extends beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour.

SECTION B. SPECIFIC STANDARDS.

In all areas of special flood hazard where base flood elevation data have been provided, as set forth in Article 3, Section B, the following provisions are required:

(1) Residential Construction New construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than 1 foot above the base flood elevation or 1 foot above the advisory base flood elevations, whichever is greater; should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of Article 5, Section B (3).

(2) Non-Residential Construction New construction or substantial improvement of any commercial, industrial, or non-residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than 1 foot above the base flood elevation or 1 foot above the advisory base flood elevations, whichever is greater; buildings located in an A-Zones may be flood-proofed in lieu of being elevated provided that all areas of the building below the base flood elevation (plus any community free board) are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Article 4, Section C (4).

(3) Elevated Buildings. New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

a.) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

ii. The bottom of all openings shall be no higher than one foot above foundation interior grade (which must be equal to in elevation or higher than the exterior foundation grade);

iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions;

iv. Limited in use to parking, storage, and building access; and,

v. Limited to less than 300 square feet in Coastal High Hazard Zones

b.) Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator), and;

c.) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

d.) Property owners shall be required to execute a floodplain venting affidavit acknowledging that all openings will be maintained as flood vents, and that the elimination or alteration of the openings in any way will not violate the requirements of Article 5 Section B (3).

(4) Detached storage buildings, sheds, or other like accessory improvements, excluding detached garages, carports, and boat houses are used primarily for parking and storage of vehicles. Such storage space shall not be used for human habitation and shall be limited to storage of items that can withstand exposure to the elements and have low flood damage potential. The storage space shall be constructed of flood resistant or breakaway materials, and equipment and service utilities, such as electrical outlets, shall be limited to essential lighting and other incidental uses, and must be elevated or flood-proofed. Openings to preclude

hydrostatic loading and allow ventilation as provided in Article 5 Section B (3) shall also be required. These accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

(5) Accessory improvements and other apparent structures shall be firmly anchored to prevent flotation that may result in damage to other structures.

(6) Property owners shall be required to execute a non-conversion agreement declaring that the area below the lowest floor or the detached accessory building shall not be improved, finished or otherwise converted; the community will have the right to inspect the enclosed area at any time.

(7) Standards for Manufactured Homes and Recreational Vehicles.

a.) All manufactured homes placed, or substantially improved, on individual lots or parcels, in existing manufactured home parks or subdivisions, in expansions to existing manufactured home parks or subdivisions, in new manufactured home parks or subdivisions or in substantially improved manufactured home parks or subdivisions, must meet all the requirements for new construction, including elevation and anchoring.

Manufactured homes must be:

(i) Elevated on a permanent foundation, and;

(ii) Have its lowest floor elevated no lower than 1 foot above the level of the base flood elevation.

(iii) Be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

b.) All recreational vehicles placed on sites must either:

(i) Be on site for fewer than 180 consecutive days, or

(ii) Be fully licensed and ready for highway use, or;

(iii) Must meet all the requirements for new construction, including anchoring and elevation requirements of Article 5, Section B (5).

A recreational vehicle is ready for highway use if it is licensed and insured in accordance with the State of Mississippi motor vehicle regulations, is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. All recreational vehicles, which are not self-propelled, must comply with FEMA Technical Bulletin "Guidelines for the Placement of Temporary Structures in Special Flood Hazard Areas."

d.) All above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement.

(8) Floodways. Located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:

a.) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.

b.) The placement of manufactured homes (mobile homes) is prohibited.

c.) Development or land disturbing activity shall not be permitted within the boundaries of the regulatory floodway unless the potential effect of such on flood heights is fully offset by accompanying improvements which have been approved by appropriate Federal, State, and local authorities.

d.) Permissible uses within the floodway may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require certification (with supporting technical data) by a registered professional engineer demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge. The uses in this subsection are permissible only if and to the extent that they do not cause any increase in base flood elevations.

SECTION C. STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATION AND/OR FLOODWAYS

Located within the areas of special flood hazard and community flood hazard areas established in Article 3, Section B, where flood sources exist but where no base flood data has been provided or where base flood data has been provided without floodways, the following provisions apply:

(1) When base flood elevation data or floodway data have not been provided in accordance with Article 3, Section A and B, then the local administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of Article 5. If data is not available from outside sources, then the following provisions shall apply.

(2) In special flood hazard areas with base flood elevations (Zones AE and A1-30) but without floodways, no encroachments, including fill material or structures, shall be permitted unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification must be supported by technical data that conforms to standard hydraulic engineering principles.

(3) No encroachments, including fill material or structures, shall be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or twenty feet each side from the top of the bank, whichever is greater, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(4) When base flood elevation data or floodway data are not available in accordance with Article 4, Section A in Special Flood Hazard Areas and Community Flood Hazard Areas without Base Flood Elevation Data, new construction or substantial improvements of structures shall be elevated or flood-proofed to elevations adopted/established by the community. The floodplain administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer the provisions of Article 5 of this ordinance. The reference for this action is to be FEMA 265 "Managing Floodplain Development in Approximate Zone A Areas: A Guide for Obtaining and Developing Base Flood Elevation", dated July 1995.

SECTION D. STANDARDS FOR SHALLOW FLOODING ZONES

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1 – 3'), where

a clearly defined channel does not exist and the water path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

(1) All new construction and substantial improvements of residential structures shall:

a) Have the lowest floor, including basement, elevated to or above either the base flood elevation plus 1 foot of freeboard or elevated one foot above the advisory base flood elevation, whichever is the greater. In Zone AO / AH, if no flood depth is specified, the lowest floor, including basement, shall be elevated no less than two (2) feet plus at least 1 foot of freeboard above the highest adjacent grade

(2) All new construction and substantial improvements of non-residential structures shall:

a.) Have the lowest floor, including basement, elevated to or above either the base flood elevation plus 1 foot of freeboard or elevated one foot above the advisory base flood elevation, whichever is the greater. In Zone AO / AH, if no flood depth is specified, the lowest floor, including basement, shall be elevated no less than two (2) feet plus at least 1 foot of freeboard above the highest adjacent grade,or;

b.) Together with attendant utility and sanitary facilities the structure must be completely flood-proofed either to the base flood elevation plus 1 foot of freeboard or elevated one foot above the advisory base flood elevation, whichever is the greater. In AO / AH zones, to or above the specified flood depth so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as stated in Article 5, Section B (2).

SECTION E. STANDARDS FOR ACCESSORY BUILDINGS IN ALL ZONES BEGINNING WITH THE LETTER 'V.'

For all accessory buildings in SFHA designated 'V' please reference the requirements stated in Section G.

SECTION F. STANDARDS FOR SUBDIVISION PROPOSALS

(1) All subdivision proposals shall be consistent with the need to minimize flood damage;

(2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

(3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;

(4) Base flood elevation data shall be provided for all new subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than six lots or five acres, whichever is the lesser.

SECTION G. COASTAL HIGH HAZARD AREAS.

Located within areas of special flood hazard established in Article 3, Section B are Coastal High hazard Areas, designated as zones Coastal AE Zones and Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

(1) All new construction and substantial improvements in Coastal AE Zones, Zones V1-V30 and VE (V if base flood elevation is available) shall be elevated on pilings and columns so that:

a.) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated 1 foot or more above the base flood level.

b.) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in a given year (100-year mean recurrence interval).

(2) A registered professional engineer shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Section G (1) a.) and b.).

(3) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures Coastal AE Zones, Zones V1-V30 and VE. The Floodplain Administrator shall maintain a record of all such information.

(4) All new construction shall be located landward of the reach of mean high tide.

(5) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Solid breakaway wall enclosures will not exceed 299 square feet. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local codes) may be permitted only if a registered professional engineer certifies that the designs proposed meet the following conditions:

a.) Breakaway wall collapse shall result from water load less than that which would occur during the base flood, and;

b.) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any give year.

(6) Enclosures below elevated building shall be used solely for parking or vehicles, building access, or storage. Such space shall not be used for human habitation.

(7) Prohibit the use of fill for structural support of buildings. Under the building, no fill may be used except for minor landscaping and minor site grading for drainage purposes. Fill may be used on coastal building sites for landscaping and site grading as long as the fill does not interfere with the free passage of floodwaters and debris underneath the building or cause changes in flow direction during coastal storms such that will cause additional damage to buildings on the site or to any adjacent buildings.

(8) Prohibit man-made alteration of sand dunes that would increase potential flood damage. An example of unacceptable placement of fill would be construction of a small beam or retaining wall that is backfilled and used for landscaping purposes when it has been determined that ramping or deflection of floodwaters will adversely affect adjacent buildings and thereby create additional flood damage potential.

(9) The placement of manufactured homes (mobile homes) is prohibited.

(10) Recreational vehicles placed on sites within Coastal AE Zones, Zone v1-v30, V and VE on the community's FIRM either;

a.) Be on the site for fewer than 180 consecutive days,and;

b.) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

c.) Meet the requirements of Article 4, Section B and Article 5, Section B.

SECTION H. CRITICAL FACILITIES.

Construction of new or substantially improved critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet (approximate 500-year floodplain) or more above the level of the base flood elevation at the site. Flood-proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

ARTICLE 6. VARIANCE PROCEDURES.

SECTION A. DESIGNATION OF ZONING AND ADJUSTMENT BOARD.

The Zoning and Adjustment Board as established by the Mayor and Board of Alderman of the City of Ocean Springs shall hear and decide appeals and requests for variances from requirements of this ordinance.

SECTION B. DUTIES OF BOARD.

The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the board may appeal such decision to the Circuit Court, of Jackson County.

SECTION C. VARIANCE PROCEDURES.

In passing upon such applications, the Zoning and Adjustment Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

(1) The evaluation must be based on the characteristics unique to that property and not be shared by adjacent parcels. The characteristics must pertain to the land itself, not to the structure, its inhabitants, or its owners;

(2) Variances should never be granted for multiple lots, phases of subdivisions, or entire subdivisions;

(3) The danger that materials may be swept onto other lands to the injury of others;

(4) The danger of life and property due to flooding or erosion damage;

(5) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(6) The importance of the services provided by the proposed facility to the community;

(7) The necessity to the facility of a waterfront location, where applicable;

(8) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

(9) The compatibility of the proposed use with existing and anticipated development;

(10) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(11) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(12) The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action, if applicable, expected at the site, and;

(13) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;

(14) Upon consideration of factors listed above, and the purpose of this ordinance, the Zoning and Adjustment Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance;

(15) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

SECTION D. CONDITIONS FOR VARIANCES.

(1) Variances shall only be issued when there is:

a.) A showing of good and sufficient cause, and;

b.) A determination that failure to grant the variance would result in exceptional hardship, and;

c.) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of an "historic structure," a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(3) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. (See Article 6, Section E.)

(4) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency or Mississippi Emergency Management Agency upon request. (See Section E.)

SECTION E. VARIANCE NOTIFICATION.

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

(1) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance coverage, and;

(2) Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the Floodplain Administrator of the City of Ocean Springs and shall be recorded in the Land

Records of Jackson County so that it appears in the chain of title of the affected parcel of land. All fees associated with the recording of this document shall be the responsibility of the applicant.

The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in the community's biennial report submission to the Federal Emergency Management Agency.

SECTION F. HISTORIC STRUCTURES.

Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an "historic structure" and the variance is the minimum to preserve the historic character and design of the structure.

SECTION G. SPECIAL CONDITIONS.

Upon consideration of the factors listed in Article 6, and the purposes of this ordinance, the Zoning and Adjustment Board may attach such conditions to the granting of variances, as it deems necessary to further the purposes of this ordinance.

SECTION H. FLOODWAY.

Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

ARTICLE 7. SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance. This ordinance having first been reduced to writing was adopted at a public meeting of the Mayor and the Board of Alderman, on Feb. 3, 2009, wherein the vote was as follows:

Alderman Gill	Aye
Alderman McDonnell	Aye
Alderman Lloyd	Aye
Alderman Denyer	Aye
Alderman Dalgo	Absent
Alderman Hagan	Aye
Alderman Weaver	Aye

SIGNED: _____

ATTESTED BY: _____

City of Ocean Springs

ORDINANCE NO. 2020-06

AN AMENDMENT TO THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF OCEAN SPRINGS, MISSISSIPPI; TO ADOPT APPENDIX A TO REPLACE MULTIPLE CHAPTERS WITHIN THE UNIFIED DEVELOPMENT CODE RELATING TO FLOOD DAMAGE MANAGEMENT AND PREVENTION; AND FOR RELATED PURPOSES

WHEREAS, the Unified Development Code for the City of Ocean Springs provides laws to govern development within the City; and

WHEREAS, the City of Ocean Springs currently has a Unified Development Code chapter titled "Approval Criteria – Flood Hazards" located in Chapter 2.16.6; and

WHEREAS, the City of Ocean Springs currently has a Unified Development Code chapter titled "Floodplain Development Permit" located in Chapter 2.36; and

WHEREAS, the City of Ocean Springs currently has a Unified Development Code chapter titled "Flood Damage Prevention" located in Chapter 4.14; and

WHEREAS, the City of Ocean Springs currently has a Unified Development Code chapter titled "Rules of Construction and Definitions" located in Chapter 7.2 with various flood-related definitions outlined therein; and

WHEREAS, the Unified Development Code chapters outlined above relating to flood damage management and prevention are outdated and not fully compliant with the Federal Emergency Management Agency and Mississippi Emergency Management Agency's guidelines; and

WHEREAS, the existing floodplain management and prevention chapters of the Unified Development Code, including Chapters 2.16.6, 2.36 and 4.14 should be deleted in their entirety and subsequently incorporated into the new Flood Damage Management and Prevention Ordinance to be inserted in the Ocean Springs Unified Development Code as outlined below; and

WHEREAS, the definitions in Chapter 7.2 of the Unified Development Code relating to flood plain management and prevention should be revised and/or deleted as outlined below in order to be fully compliant with FEMA guidelines; and

WHEREAS, the proposed Appendix A is a document which has been reviewed and approved by Mississippi Emergency Management Agency as fully compliant with the Federal Emergency Management Agency; and

WHEREAS, the proposed Appendix A fully embodies what is to be deleted and/or revised in the City's Unified Development Code, and is attached hereto as Exhibit "A"; and

WHEREAS, the appropriate placement of the new Flood Damage Management and Prevention Ordinance is Appendix A; and

WHEREAS, the Appendix A shall be deemed "The City of Ocean Springs Flood Damage Prevention Ordinance"; and

WHEREAS, the Appendix A shall be revised and replaced in its entirely should FEMA and/or MEMA issue updated regulations in order for the City of Ocean Springs to remain fully compliant with said regulations; and

WHEREAS, it is the opinion of the Planning Department and the Building Department that the Unified Development Code revisions occur and that Appendix A be adopted as the City's Flood Damage Prevention Ordinance; and

WHEREAS, it is in the best interest of the City of Ocean Springs to revise Chapters 2.16.6, 2.36, 4.14 and 7.2 and to adopt Appendix A to the Unified Development Code.

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

SECTION 1: The findings, conclusions and statements of fact contained in the foregoing preamble are hereby adopted, ratified and incorporated herein.

SECTION 2: Chapters 2.16.6 of the existing floodplain management and prevention Section of the Unified Development Code referenced is hereby deleted, as follows:

2.16.6 **Approval Criteria – Flood Hazards:** See Appendix A.

~~In passing upon such applications for development within a FEMA designated Flood Hazard Zone, the ZAB shall consider all technical evaluations, all relevant factors, standards specified in other sections of this article and:~~

~~A. The danger that materials may be swept onto other lands to the injury of others;~~

~~B. The danger of life and property due to flooding or erosion damage;~~

~~C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~

~~D. The importance of the services provided by the proposed facility to the community;~~

~~E. The necessity to the facility of a waterfront location, where applicable, provided it conforms to the Waterview Protection guidelines;~~

F. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

G. The compatibility of the proposed use with existing and anticipated development;

H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

I. The safety of access to the property in times of flood for ordinary and emergency vehicles;

J. The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action, if applicable, expected at the site;

K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;

L. Upon consideration of factors listed above, and the purpose of this article, the Board of Aldermen may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article;

M. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result;

N. A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

O. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of an "historic structure," a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building;

P. Variances shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result;

Q. Any Applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation; and

R. The Building Department shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency or Mississippi Emergency Management Agency upon request.

SECTION 3: Chapters 2.36 of the existing floodplain management and prevention Section of the Unified Development Code referenced is hereby deleted, as follows:

2.36 FLOODPLAIN DEVELOPMENT PERMIT – See Appendix A.

2.36.1 Designation of Flood Damage Prevention Article Administrator

The Board of Aldermen of the City of Ocean Springs hereby appoint the Building Official as the Floodplain Administrator to administer and implement the provisions of this article.

2.36.2 Permit Procedures

Application for a development permit shall be made to the Building Official/Floodplain Administrator on forms furnished by him or her prior to any de velopment activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

A. Application stage

1. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;
2. Elevation in relation to mean sea level to which any nonresidential building will be floodproofed;
3. Certificate from a registered professional engineer or architect that the nonresidential flood- proofed building will meet the floodproofing criteria establish in this UDC and
4. Description of the extent to which any watercourse will be altered or relocated as result of proposed development.

B. Construction stage: Upon placement of the lowest floor, or floodproofing by whatever construction means, it shall be the duty of the permit holder to submit to the Building Official a certification of the NGVD elevation of the lowest floor or floodproofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When floodproofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.

C. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. (The Building Official shall review the lowest floor and floodproofing elevation survey data submitted.) The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop work order for the project.

2.36.3 Powers, Duties and Responsibilities of the Building Official

The Building Official and/or staff is hereby authorized and directed to enforce the provisions of this article. The Building Official is further authorized to render interpretations of this article, which are consistent with its spirit and purpose.

A. *Right of entry.*

1. Whenever necessary to make an inspection to enforce any of the provisions of this article, or whenever the Building Official has reasonable cause to believe that there exists in any building or upon any premises any condition or article violation which makes such building, structure or premises unsafe, dangerous or hazardous, the Building Official may enter such building, structure or premises at all reasonable times to inspect the same or perform any duty by this article.

2. If such building or premises are occupied, the Building Official shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of such request entry.

3. If entry is refused, the Building Official shall have recourse to every remedy provided by law to secure entry.

4. When the Building Official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Building Official for the purpose of inspection and examination pursuant to this article.

B. Stop work orders. Upon notice from the Building Official, work on any building, structure or premises that is being done contrary to the provisions of this article shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

C. Revocation of permits.

1. The Building Official may revoke a permit or approval, issued under the provisions of this article, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

2. The Building Official may revoke a permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the permit was issued is in violation of, or not in conformity with, the provisions of this article.

D. Duties. Duties of the Building Official shall include, but not be limited to:

1. Review all development permits to assure that the permit requirements of this article have been satisfied.

2. Advise permittee that additional federal or state permits may be required. In all situations, the applicant is responsible for determining the appropriate permits.

3. Notify adjacent communities, the state NFIP coordinator, and other federal and/or state agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse.

4. Review certified plans and specifications for compliance.

5. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Building Official shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.

6. When base flood elevation data or floodway data have not been provided, then the Building Official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer these provisions.

7. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

8. Provide information, testimony, or other evidence, as needed during variance request hearings.

9. When damage occurs to a building or buildings, the following actions shall be conducted:

   i. Determine whether damaged structures are located within the special flood hazard area;

   ii. Conduct damage assessments for those damaged structures located in the SFHA; and

iii. Make a reasonable attempt to notify owner(s) of damaged structure(s) of the requirement to obtain a building permit/floodplain development permit prior to repair, rehabilitation, or reconstruction.

SECTION 4: Chapters 4.14 of the existing floodplain management and prevention Section of the Unified Development Code referenced is hereby deleted, as follows:

4.14 FLOOD DAMAGE PREVENTION – SEE APPENDIX A.

4.14.1 Statutory Authorization

The Legislature of the State of Mississippi has in Title 17, Chapter 1, Mississippi Code 1972 annotated, delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Aldermen of the City of Ocean Springs do hereby adopt the following floodplain management regulations.

4.14.2 Findings of Fact

A. The flood hazard areas of the City of Ocean Springs are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

4.14.3 Statement of Purpose

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights velocities;

B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;

D. Control filling, grading, dredging and other development which may increase erosion or flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

4.14.4 Objectives

The objectives of this article are:

A. To protect human life and health;

B. To minimize expenditure of public money for costly flood control projects;

C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. To minimize prolonged business interruptions;

E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, street and bridges located in floodplains;

F. To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood blight areas; and

G. To ensure that potential homebuyers are notified that property is in a flood area.

4.14.5 Methods of Reducing Flood Losses

In order to accomplish its purposes, this article includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and

E. Preventing or regulating the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards in other areas.

4.14.6 Lands to Which This Article Apply

This article shall apply to all areas of special flood hazard and advisory flood hazard as determined by the Flood Plain Administrator or other delegated, designated, or qualified community official from available technical studies, historical information, and other

available and reliable sources within the jurisdiction of the City of Ocean Springs that may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety, and general welfare of the citizens of Ocean Springs, Mississippi.

4.14.7 Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Emergency Management Agency in the Jackson County Flood Insurance Study (FIS), dated March 16, 2009, with the accompanying Flood Insurance Rate Map numbers 285259000ID, 2852590002D, 2852590003D, 2852590004D, 2852590006D, 2852590007D, and 2852590008D all dated November 16, 2007, and other supporting data are adopted by reference and declared to be a part of this article. The flood insurance study and/or maps are on file at the building department, City of Ocean Springs.

(Ord. No. 4-2009, Art. 3, § B, 2-3-09)

4.14.8 Use of preliminary flood hazard data.

When preliminary flood insurance rate maps and/or flood insurance studies have been provided by FEMA:

A. Prior to the issuance of a letter of final determination (LFD) by FEMA, the use of the preliminary flood hazard data shall only be required where no base flood elevations and/or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in existing flood hazard data provided from FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

B. Upon the issuance of a letter of final determination (LFD) by FEMA, the preliminary flood hazard data shall be used and replace all previously existing flood hazard data provided from FEMA for the purposes of administrating these regulations.

(Ord. No. 4-2009, Art. 3, § C, 2-3-09)

4.14.9 Establishment of Floodplain Development Permit

A development permit shall be required in conformance with the provision of this article prior to the commencement of any development activities in the areas of special flood hazard.

4.14.10 Compliance

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this article and other applicable regulations.

4.14.11 Abrogation and Greater Restrictions

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

4.14.12 Interpretation

In the interpretation and application of this article all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed in favor of the governing body; and

C. Deemed neither to limit nor repeal any other powers granted under state statutes.

4.14.13 Warning and Disclaimer of Liability

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions.

Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City of Ocean Springs or by any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

4.14.14 Penalties; Violation

Violation of the provisions of this article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than one thousand dollars ($1,000.00) or imprisoned for not more than thirty (30) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day a violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Flood Plain Administrator from taking such other lawful actions as is necessary to prevent or remedy any violation.

4.14.15 General Standards

In all areas of special flood hazard the following provisions are required:

A. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

B. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.

C. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

D. New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

E. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, such facilities shall be located a minimum of eighteen inches (18") above the base flood elevation or eighteen inches (18") above the advisory base flood elevations, whichever is greater.

F. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

G. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

H. On-site waste disposal systems shall be located and constructed to avoid impairment or contamination from them during flooding.

I. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this article shall meet the requirements of "new construction" as contained in this article.

J. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this article, shall be undertaken only if said nonconformity is not furthered, extended, or replaced.

K. New construction and substantial improvement of any building shall have the lowest floor (including basement) located a minimum of one foot above the base flood elevation or one foot above the advisory base flood elevations, or at least one foot above the centerline of the designated street, unless the topography of the property does not allow for strict adherence as determined by the Flood Plain Administrator, whichever is greater.

L. New construction and substantial improvements built on fill shall be constructed on the properly designed and compacted fill that extends beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour.

4.14.16 Specific Standards

In all areas of special flood hazard where base flood elevation data have been provided, as set forth in section 7-197, the following provisions are required:

A. *Residential construction.* New construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation or one foot above the advisory base flood elevations, whichever is greater; should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of subsection (3).

B. *Nonresidential construction.* New construction or substantial improvement of any commercial, industrial, or nonresidential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation or one foot above the advisory base flood elevations, whichever is greater; buildings located in an A-Zones may be floodproofed in lieu of being elevated provided that all areas of the building below the base flood elevation (plus any community free board) are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in section 7-206(4).

C. *Elevated buildings.* New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations or one foot above the advisory base flood elevations shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

1. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

    i. Be used solely for parking of vehicles, building access or storage;

    ii. Be provided with flood openings which shall meet the following criteria:

        - There shall be a minimum of two (2) openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
        - The total net area of all openings shall be at least one square inch for each square foot (two hundred seventy-five (275) millimeters for each square meter) of enclosed area.
        - The bottom of each opening shall be one foot (three hundred five (305) millimeters) or less above the adjacent ground level.
        - Openings shall be at least three (3) inches (seventy-six (76) millimeters) in diameter.
        - Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.

- Openings installed in doors and windows are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.
- Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator);
- The interior portion of such enclosed area shall not be partitioned or finished into separate rooms;
- Property owners shall be required to execute a floodplain venting affidavit acknowledging that all openings will be maintained as flood vents, and that the elimination or alteration of the openings in any way will not violate the requirements of this subsection.

D. *Detached accessory buildings.* Detached storage buildings, sheds, garages or other like accessory improvements, shall be elevated no lower than one foot above base flood elevation or the advisory flood elevation, whichever is greater. Such storage space shall not be used for human habitation and shall be limited to storage of items that can withstand exposure to the elements and have low flood damage potential. The storage space shall be constructed of flood resistant materials, and equipment and service utilities, such as electrical outlets, shall be limited to essential lighting and other incidental uses, and must be elevated or floodproofed. Openings to preclude hydrostatic loading and allow ventilation as provided in this subsection shall also be required. These accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

E. *Anchoring.* Accessory improvements and other apparent structures shall be firmly anchored to prevent flotation that may result in damage to other structures.

F. *Non-conversion agreement.* Property owners shall be required to execute a non-conversion agreement declaring that the area below the lowest floor or the detached accessory building shall not be improved, finished or otherwise converted; the community will have the right to inspect the enclosed area at any time.

G. Standards for manufactured homes and recreational vehicles.

1. All manufactured homes placed, or substantially improved, on individual lots or parcels, in existing manufactured home parks or subdivisions, in expansions to existing manufactured home parks or subdivisions, in new manufactured home parks or subdivisions or in substantially improved manufactured home parks or subdivisions, must meet all the requirements for new construction, including elevation and anchoring. Manufactured homes must be:

i. Elevated on a permanent foundation;

ii. Have its lowest floor elevated no lower than one foot above the level of the base flood elevation, or one foot above the advisory base flood elevation, whichever is greater; and

iii. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

2. All recreational vehicles placed on sites must either:

i. Be on site for fewer than one hundred eighty (180) consecutive days;

ii. Be fully licensed and ready for highway use; or

iii. Must meet all the requirements for new construction, including anchoring and elevation.

3. A recreational vehicle is ready for highway use if it is licensed and insured in accordance with the State of Mississippi motor vehicle regulations, is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. All recreational vehicles, which are not self-propelled, must comply with FEMA Technical Bulletin "Guidelines for the Placement of Temporary Structures in Special Flood Hazard Areas."

4. All above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement.

5. *Floodways.* Located within areas of special flood hazard established in Section 4.14.7 above, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:

i. Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge;

ii. The placement of manufactured homes (mobile homes) is prohibited;

iii. Development or land disturbing activity shall not be permitted within the boundaries of the regulatory floodway unless the potential effect of such on flood heights is fully offset by accompanying improvements which have been approved by appropriate federal, state, and local authorities; and

iv. Permissible uses within the floodway may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also, lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require certification (with supporting technical data) by a registered professional engineer demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge. The uses in this subsection are permissible only if and to the extent that they do not cause any increase in base flood elevations.

4.14.17 Standards for Streams without Established Base Flood Elevation and/or Floodways

Located within the areas of special flood hazard established in Section 4.14.7, where flood sources exist but where no base flood data has been provided or where base flood data has been provided without floodways, the following provisions apply:

A. When base flood elevation data or floodway data have not been provided in accordance with Section 4.14.7, then the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of division 3. If data is not available from outside sources, then the following provisions shall apply.

1. In special flood hazard areas with base flood elevations (Zones A, AE) but without floodways, no encroachments, including fill material or structures, shall be permitted unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification must be supported by technical data that conforms to standard hydraulic engineering principles.

2. No encroachments, including fill material or structures, shall be located within a distance of twenty-five (25) feet from each side from the top of the bank, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

3. When base flood elevation data or floodway data are not available, new construction or substantial improvements of structures shall be elevated or floodproofed to elevations established and adopted by the community. The Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer the provisions of this article. The reference for this action is to be FEMA 265 "Managing Floodplain Development in Approximate Zone A Areas: A Guide for Obtaining and Developing Base Flood Elevation", dated July 1995.

4.14.18 Standards for Shallow Flooding (AO/AH Zones)

Located within the areas of special flood hazard established in section 7-197, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three (3) feet, where a clearly defined channel does not exist and the water path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

A. All new construction and substantial improvements of residential structures shall:

1. Have the lowest floor, including basement, elevated to or above either the base flood elevation plus eighteen inches (18") of freeboard or elevated eighteen inches (18") above the advisory base flood elevation, whichever is the greater

2. In Zone AO/AH, if no flood depth is specified, the lowest floor, including basement, shall be elevated no less than two (2) feet plus at least eighteen inches (18") of freeboard above the highest adjacent grade.

B. All new construction and substantial improvements of nonresidential structures shall:

1. Have the lowest floor, including basement, elevated to or above either the base flood elevation plus eighteen inches (18") of freeboard or elevated eighteen inches (18") above the advisory base flood elevation, whichever is the greater. In Zone AO/AH, if no flood depth is specified, the lowest floor, including basement, shall be elevated no less than two (2) feet plus at least eighteen inches (18")of freeboard above the highest adjacent grade; or

2. Together with attendant utility and sanitary facilities the structure must be completely floodproofed either to the base flood elevation plus eighteen inches (18") of freeboard or elevated eighteen inches (18")above the advisory base flood elevation, whichever is the greater. In AO/AH zones, to or above the specified flood depth so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as stated in Section 4.14.16.

4.14.19 Standards for Subdivision Proposals

A. All subdivision proposals shall be consistent with the need to minimize flood damage

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and

D. Base flood elevation data shall be provided for all new subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than six (6) lots or five (5) acres, whichever is the lesser.

4.14.20 Coastal High Hazard Areas

Located within areas of special flood hazard, or advisory flood hazard, established in section 7-197 are coastal high hazard areas, designated as zones V1-V30, VE and/or V, adjacent A1-30 zones, any adjacent B zones and coastal A zones as identified on flood insurance study dated August 18, 1992. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this article, the following provisions shall also apply:

A. All new construction and substantial improvements in coastal high hazard areas shall be elevated on pilings and columns so that:

1. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated eighteen inches (18") or more above the base flood level or eighteen inches (18") or more above the advisory base flood elevation, whichever is greater; and

2. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a 1% chance of being equaled or exceeded in a given year (one-hundred-year mean recurrence interval).

B. A registered professional engineer shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions and provide a V zone certificate. All plans, structural designs, specifications, and methods of construction must be signed and sealed.

C. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures coastal high hazard areas. The Floodplain Administrator shall maintain a record of all such information.

D. All new construction shall be located landward of the reach of mean high tide.

E. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Solid breakaway wall enclosures will not exceed two hundred ninety-nine (299) square feet. Use of breakaway walls which exceed a design safe loading resistance of twenty (20) pounds per square foot (either by design or when so required by local codes) may be permitted only if a registered professional engineer certifies that the designs proposed meet the following conditions:

1. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

2. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a 1% chance of being equaled or exceeded in any given year.

F. Enclosures below elevated building shall be used solely for parking or vehicles, building access, or storage. Such space shall not be used for human habitation.

G. Prohibit the use of fill for structural support of buildings. Fill may be used on coastal building sites for landscaping and site grading as long as the fill does not interfere with the free passage of floodwaters and debris underneath the building or cause changes in flow direction during coastal storms such that will cause additional damage to buildings on the site or to any adjacent buildings.

H. Prohibit manmade alteration of sand dunes that would increase potential flood damage. An example of unacceptable placement of fill would be construction of a small beam or retaining wall that is backfilled and used for landscaping purposes when it has been determined that ramping or deflection of floodwaters will adversely affect adjacent buildings and thereby create additional flood damage potential.

I. The placement of manufactured homes (mobile homes) is prohibited.

J. Recreational vehicles placed on sites within coastal high hazard areas must either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days;

~~2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or~~

~~3. Meet the requirements of Section 2.36.2 and Section 4.14.15.~~

~~4.14.21 Critical Facilities~~

~~Construction of new or substantially improved critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (one-hundred-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet (approximate five-hundred-year floodplain) or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.~~

SECTION 5: The definitions in Chapter 7.2 of the Unified Development Code relating to flood plain management and prevention should be revised and/or deleted, as follows:

7.2 DEFINITIONS

The following are definitions of specialized terms and phrases used in the UDC:

100-year Floodplain is the land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year, and the area designated as a Federal Emergency Management Agency Zone A, AE or AH on the Flood Insurance Rate Maps. See area of special flood hazard, flood or flooding, and floodplain.

100-year Frequency Rainstorm is the rainstorm having an average statistical frequency of occurrence in the order of once in 100 years, although the rainstorm may actually occur in any year.

A Zone ~~means portions of the SFHA (Special Flood Hazard Area) in which the principle source of flooding is runoff from rainfall, snowmelt, or a combination of both. In A zones, floodwaters may move slowly or rapidly, but waves are usually not a significant threat to buildings. Areas of 100-year flood, base flood elevations and flood hazard factors not determined.~~ See Appendix A.

AE zone ~~is the Special Flood Hazard Area (SFHA) inundated by the 100-year flood for which base flood elevations (BFE) has been determined.~~ See Appendix A.

Abandonment is the discontinuance of a nonconformity voluntarily for a period of 12 months with an intent to abandon, or the commission of an overt act of substantial discontinuance for a period of 12 months with or without voluntary intent.

Abut or Abutting means having property lines in common, or meeting at a point.

Access Corridor or Access Easement is a designated area on which an approved road or driveway may be constructed.

Accessory Use is a use incidental to and customarily associated with a specific principal use located on the same lot, tract or parcel. Permitted examples may include a detached garage, a dwelling unit attached to the main dwelling, a detached freestanding dwelling unit or unit that is located over a garage. An accessory use may be attached or detached from the main structure.

Accessory structure (appurtenant structure) means a structure, which is located on the same parcel of property as the principle structure and the use of which is incidental to the use of the principle structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building) means any walled and roofed expansion to the perimeter or height of a building in which the addition is connected by a common load-bearing wall other than a firewall. ~~Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.~~ Any addition shall be considered new construction. If the addition is more than 50% of the market value of the structure, then the addition and the existing structure are now new construction.

Additional use: A use permitted after public notice and hearing and recommended by the planning commission and approval by the mayor and board of aldermen.

Adjacent means two or more properties, lots, or parcels which abut or touch at a point, even if separated by a road or street, right-of-way, railroad line, trail, public lands, arroyo, stream, river, canal, lake, or other body of water.

ADT (Average Daily Traffic): The average number of vehicles per day (24 hours) that pass over a given point of a street. The ADT for a subdivision shall be calculated using the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Trip generation rates from other sources may be used if the applicant can show these sources better reflect the local conditions.

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which is customarily not open to the public generally but only to one or more classes of the public, excluding any minor by reason of age as a prevailing practice, and as one of its principal business purposes offers for sale or rental, for any form of consideration, any one or more of the following:

(a) Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
(b) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

A commercial establishment may have other substantial or significant business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore or adult video store, so long as one of its substantial or significant business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas". A principal business purpose need not be a primary use of an establishment, so long as it is a significant use based upon the visible inventory or commercial activity of the establishment.

Adult cabaret means a nightclub, bar, restaurant, or similar commercial establishment which regularly features:

(a) Persons who appear in a state of semi-nudity; or
(b) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
(c) Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; or
(d) Persons who engage in lewd, lascivious or erotic dancing or lewd, lascivious or erotic performances that are intended for the sexual interests or titillation of an audience or customers.

Adult motel means a hotel, motel or similar commercial establishment which:

(a) Offers accommodation to the public for any form of consideration and provides patrons with closed-circuit television transmission, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specific anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproduction; or
(b) Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
(c) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions, are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Adverse Impact or Effect is a negative change in the quality of the City, communities, affected areas or adjacent land, resulting from an adverse impact or effect originating from a use of land, buildings or structures upon the enjoyment of property, aesthetic values, environmentally sensitive lands, floodplains, floodways, streams, wetlands, hillsides and steep slopes, wildlife or vegetation habitats and habitat corridors,, air and water quality, public facilities and services, transportation capacity, health and safety, historical, architectural, archaeological, or cultural significance of a resource and effecting global warming, overutilization of nonrenewable energy and lack of sustainability.

Advertising sign or structure: Any sign, device, or structure of any character whatsoever, including statuary, placed for outdoor advertising purposes on the premises. The area of an advertising structure or sign shall be determined as the area of the largest cross-section of such structure or sign.

Advisory Base Flood Elevation Maps (ABFE) means an official of a community on which FEMA has delineated the updated estimated one 1% elevations (ABFE). Also referred to as Advisory Flood Elevation (AFE).

Advisory Flood Hazard Area means that portion subject to inundation as shown on the ABFE maps as the ABFE inland limit.

AH zone is an area of 100-year shallow flooding where depths are between 1 and 3 feet (usually shallow ponding), base flood elevations are shown.

Alteration, as applied to a building or structure, means a change or rearrangement in the structural parts or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

All weather surface: Any surface which will support the type of vehicular traffic intended for its use and properly drained to prevent ponding.

Antenna: Transmitting and/or receiving device used for personal wireless services that radiates or captures electromagnetic waves, including directional antennas, such as panel and microwave dish antennas, and omni-directional antennas, such as whips, excluding radar antennas, amateur radio antennas, and satellite earth stations.

Antenna support structure: A building or structure, other than a tower, greater than thirty (30) feet in height used for location of telecommunication facilities.

Antiquated Subdivision is a subdivision, partition or division of land into lots, parcels, or building sites including but not limited to premature subdivisions that were recorded prior to the adoption of land development regulations by the City requiring governmental planning and

regulatory approval pursuant to the state enabling act, and that has two or more contiguous or non-contiguous vacant undeveloped lots, parcels, or building sites, or lacks: adequate public facilities and services as defined in the UDC; adequate street right-of-way or street access; drainage easement right- of-way; adequate park, recreation or open space area; an overall grading and drainage plan; or lacks adequate subdivision grading both on or off the public right-of-way.

AO Zone is an area of 100-year shallow flooding where depths are between 1 and 3 feet (usually sheet flow on sloping terrain), flood depths are shown.

Apartment house or multiple family dwelling: Any single detached dwelling unit designed for and occupied by three (3) or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels and flats, but not including auto or trailer courts or camps, hotels, motels, or resort-type hotels. It is intended that apartment units be occupied as permanent dwelling units (minimum of thirty (30) days' duration) as opposed to hotel or motel facilities which are intended as temporary abiding place of transients.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this article or a request for a variance. See also Appendix A.

Applicant is a person, including any governmental entity, seeking subdivision or development approval, a building permit, a refund, a waiver or a credit, whichever is applicable.

Appurtenance is an accessory or ancillary building, object, structure, fence, street furniture, fixture, vending machine, fountain, public artwork, bicycle rack or similar feature.

Architecturally Integrated means a facility, building or structure that is visually integrated into the landscape, support structure or existing vertical infrastructure by means of height, color, texturing, architecture, treatment, massing, placement, size, design, and/or shape.

Area of Shallow Flooding ~~means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.~~ See Appendix A.

Area of special flood hazard ~~is the land in the floodplain within a community subject to a one-per cent or greater chance of flooding in any given year.~~ See Appendix A.

Automobile junk area or graveyard: An open area other than a street or alley or place used for the dismantling or wrecking of used automobiles or the storage, sale or dumping of dismantled or wrecked automobiles or their parts.

B and X zones (shaded) are areas of 500-year flood, areas subject to the 100-year flood with average depths of less than one foot or with contributing drainage area less than one square mile, and areas protected by levees from the base flood.

Base Density is the total number of permitted dwelling units computed by dividing the minimum lot size by the gross acreage for conventional subdivisions, or the maximum density applied to gross acreage for cluster or conservation subdivisions.

Base Flood Elevation (BFE) ~~is the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A and VE that indicates the water surface elevation resulting from a flood that has a 1% or greater chance of being equaled or exceeded in any given year.~~ See Appendix A.

Base Flood ~~means the flood having a 1% chance of being equaled or exceeded in any given year (also called the "100-year flood").~~ See Appendix A.

Best Management Practices (BMPs) is an effective integration of stormwater, sewer and water , environmentally sensitive land preservation and mitigation systems, with appropriate combinations of landscape conservation, enhancement, structural controls, pervious and impervious cover, swales, storm and rainwater capture, filtration, treatment and reuse, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices that provide an optimum way to convey, store, and release run-off, sewer and water ,and protect environmentally sensitive lands, in order to reduce peak discharge, remove pollutants, and enhance a sustainable environment.

Billboard: An outdoor advertising structure which advertises a use, product, or service not necessarily found on the premises.

Block is a tract of land, frequently consisting of multiple lots, created by a subdivision, site plan, family transfer or parcel division, bounded by highways, streets, roads or by public parks, cemeteries, railroad rights-of-way, bicycle, equestrian and pedestrian trails, open space, walls, sewer, water, or irrigation ditches, pipes or culverts, streams, waterways, or the boundary lines of an adjacent City or other City.

BOD (denoting biochemical oxygen demand): The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty (20) degrees centigrade, expressed in milligrams per liter.

Bond is a form of surety instrument in an amount and form satisfactory to the City Attorney. All bonds shall be approved by the City Attorney whenever security is required by the UDC.

Breakaway wall ~~means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system. This is associated with V-zone construction.~~ See Appendix A.

Buffer area: An area which acts as a separation area between two (2) or more non-compatible districts.

Buffer Strips are roads, open spaces, landscaped areas, fences, walls, berms, railroad right-of-way, or any combination of thereof used to physically separate or screen one use of property from another, so as to visually shield, or block noise, vibration, odor, lights or other nuisances.

Buffer Yards are the open space area requiring installation of landscaping and screening materials between zoning districts and between buildings, structures or active uses. No construction or active land use is permitted within a buffer yard.

Buildable Area is the portion of land upon which buildings, structures or equipment may be placed, limited by floodplain, wetland area, slope or other terrain constraints requiring buffer zones and setbacks as set forth in the UDC.

Buildable width: Width of the building site left after the required yards have been provided.

Building, alteration of: Any change or rearrangement in the supporting members (such as bearing walls, beams, columns or girders) of a building, any addition to a building or movement of a building from one location to another.

Building. Any building, structure, or any part thereof, built for shelter or enclosure of persons, animals, or chattels, including but not limited to churches, houses, hotels, fences, surfacing, and boundary walls, and any part of any such building or structure when subdivided by division walls or party walls extending to or above the roof and without openings in such separate walls. (The term "building" shall be construed as if followed by the words "or any part thereof.") As it relates to Floodplain Management, see Appendix A.

Building Line is a line on a plat between which line and a street no part of a principal building may be erected, except as specifically permitted by these regulations.

C and X (unshaded) zones are areas determined to be outside the 500-year floodplain.

Cemetery: A place for the burial of the human dead; usually a large park-like enclosure, laid out and kept for the purpose of interment.

Certificate of Appropriateness. A document evidencing the approval of the Historic Preservation Commission for work proposed by an applicant.

City. The City of Ocean Springs as represented by its local governing board. For all intents and purposes of this article, the terms "city" and "board" shall be interchangeable.

Clear Vision Area is the triangular area adjacent to the intersection of any road within which no obstruction may be placed that blocks the sight lines for vehicular traffic.

Cluster Development is a development or subdivision that concentrates lots and structures on a portion of a parcel so as to allow the remaining land to be used for recreation, open space, agriculture and/or preservation of environmentally sensitive areas. It is a form of development that allows a reduction in lot area or yards, where there may or not be an increase in the number

of lots permitted from what would be permitted under conventional subdivision for the entire gross area of the development, where the dwelling units on a site are determined by density levels instead of minimum lot size, and where dwelling units are gathered together on smaller lot sizes than authorized by right in the zoning district to create open space, or a site for environmental mitigation.

Cluster is a group of cultural, historical, architectural, or archaeological resources with compatible buildings, objects, artifacts or structures geographically or thematically relating to and reinforcing one another through design, setting, materials, workmanship, congruency, and association.

~~*Coastal A Zone* means the portion of the SFHA landward of a V zone or landward of an open coast without mapped V zones, in which the principal sources of flooding are astronomical tides, storm surges, seiches, not riverine sources. Coastal A zones may be subject to wave effects, velocity flows, erosion, scour, or combinations of these forces, and are treated as V zones.~~

~~*Coastal Barrier Resources Act of 1982 (CBRA)* and the Coastal Barrier Improvement Act of 1990 and are shown on appropriate FIRM panels.~~

Coastal Barrier Resources System (CBRS) ~~is found in undeveloped communities, coastal barriers, and other protected areas designated as subject to certain flood coverage restrictions. These areas were identified by the Coastal high hazard area means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.~~ See Appendix A.

Coastal high hazard area ~~is an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along the open coast and any other area subject to high velocity wave action from storms or seismic sources. These areas are designated on the FIRM as zone V1-V130, VE or V.~~ See Appendix A.

Combined sewer: A sewer receiving both surface runoff and sewage.

Common Ownership is ownership by the same person, corporation, business, sole proprietorship, firm, trust, entity, partnership, or unincorporated association, or ownership by different persons, corporations, businesses, sole proprietorships, firms, trusts, partnerships, entities, or unincorporated associations, in which a person, stockholder, partner, associate, beneficiary, trustee, or a member of the family owns an interest in each corporation, business, sole proprietorship, firm, trust, partnership, entity, or unincorporated association that has an interest in the land, buildings or structures.

Compatible or Compatibility is determined by characteristics of different uses, activities, or design that allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access, and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture.

Compatibility does not mean "the same as;" rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development. The fact that development is not within the same zoning district, or has different area and use characteristics does not make it incompatible.

Community flood hazard area (CFHA) ~~is an area that has been determined by the floodplain administrator (or other delegated, designated, or qualified community official) from available technical studies, historical information and other available and reliable source, which may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety and general welfare. This includes areas downstream from dams.~~ See Appendix A.

Community floodplain management map ~~means any map produced by the community utilizing best available base flood elevation and floodway data that is from a federal, state, or other accepted technical source.~~ See Appendix A.

Community rating system (CRS) ~~is a program developed by the Federal Insurance Administration to provide incentives for those communities in the regular program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.~~ See Appendix A.

Complete Application is an application for development approval that has been submitted to the Planning Director in the required format and includes all required submittals and initiates the time period for review.

Concealing fence: A fence, wall, live shrubbery, or other material approved by the planning commission which visually prevents, on a perpetually maintained basis, an area so enclosed from being viewed from without by a maximum of twenty (20) per cent visibility.

Conditions of Approval is a discretionary use permitted in a zoning district that must comply with all of the conditions, requirements and standards set forth in the particular zoning district and in the general requirements of the UDC before for approval is granted.

Condominium unit that portion of a condominium project or subdivision that is designed and intended for separate ownership.

Connectivity is the joining of local or connector streets through subdivisions and built up areas without dead ends or cul-de-sacs, forcing through traffic to utilize arterial streets, roads or highways.

Construction is the act of adding an addition to an existing building or structure; the erection of a new principal or accessory building or structure on a lot or property; the addition of walks, driveways, or parking lots; or the addition of appurtenances to a building or structure. Contiguous lots, tracts or parcels are contiguous when at least one boundary line of one property touches a boundary line or lines of another property. Contiguity includes touching at a point.

Construction plans: The engineering drawings showing types of materials and construction details for the physical structures and facilities, excluding dwelling units to be installed in conjunction with the development of the subdivision.

Country club or yacht club: A facility providing recreational and related services to members and their guests only, characterized by substantial land and improvement commitment to such facilities as golf courses, tennis courts, swimming pools, club-houses or the like.

Critical exposure zone: All land lying within one thousand (1,000) feet of the shoreline of the Mississippi Sound, as hereinafter defined, and all land north of the aforesaid area less than twelve and five-tenths (12.5) feet above mean sea level (MSL), and all lands, waters, and bottoms within jurisdictional limits lying south of and within one mile of the shoreline of the Mississippi Sound is hereby designated a Critical Exposure Zone. The shoreline referred to herein shall be the mean high tide line of the Mississippi Sound, together with straight lines across the mouths of bays, estuaries and rivers flowing into or connecting with said Sound.

Cumulative Impact is the impact of a series of development projects taken together to measure the joint and several impacts on the level of service and capacity of a public facility, or environmental impact.

Day Care Center is a place where six (6) or more children are left for care a part of the twenty-four (24) hours of the day, for which remuneration is received.

Demolition. The complete or constructive removal of a building on any site.

Demolition by neglect. Neglectful maintenance of any historic building or building structure which results in deterioration of a historic landmark or building which is within an historic district.

Density is an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Density, Gross is the number of dwelling units divided by the total land area subject to an application for development approval, stated as dwelling units per acre.

Density, Net is the number of dwelling units divided by the net developable area. The "net developable area" means the land area of the site after deducting unbuildable areas, including road rights-of-way, buffers, open space, and environmentally sensitive areas, stated as dwelling units per net acre.

Design Enhancements are uniquely crafted and decorative artwork in a variety of media that are an integral part of eligible capital improvement projects, and are produced by professional craftspeople, or craftspeople in collaboration with an architect, landscape architect, or professional engineer. Art work shall be permanent, whether functional, or nonfunctional.

Designated Landscape Areas are areas on a lot or parcel in which plants shall be preserved or installed to meet the landscape, buffering, or re-vegetation requirements of the Code, including but not limited to, roadway or parking lot buffers, re-vegetation and buffering of cuts, fills, retaining walls and structures on steep terrain and ridgetops. Areas dedicated to recreational playfields or to the production of food crops such as vegetable gardens or orchards are not included.

Developable Area is gross land area available for development within a lot, parcel or tract, net of all rights-of-way, easements, dedications, mitigation and open space reservations.

Development Approval means written authorization, such as approval of a subdivision application or issuance of a building permit, or other forms of official action required in order to initiate development.

Development Permit is any development order granting development approval of an application approved by the City under the UDC.

Discretionary Approval is the approval of a development application in which an official or official body of the City exercises legislative, administrative, or quasi-judicial authority involving the exercise of discretion and which is subject to a public hearing.

Drainage System is all streets, gutters, inlets, swales, storm sewers, channels, streams, or other pathways, either naturally occurring or man-made, which carry and convey storm water during rainfall events.

Driveway is a private roadway providing access to a road or highway from a building, structure, or a shared driveway.

Dwelling, single-family: A building designed to be exclusively occupied by one family.

Dwelling, Two-family is a building that consists of two separate family units, sometimes referred to as a *Duplex dwelling*. There are two allowable configurations, one-story structures with one dwelling unit next to the other or two stacked dwelling units, one on top of the other. Both units face and are entered from the street.

Dwelling or Dwelling Unit is an approved structure or portion of a structure that is designed, occupied or intended to be occupied, or has been previously used, as living quarters for a family and includes facilities for cooking, sleeping and sanitation; but not including recreational vehicles, travel trailers, hotels, motels, boardinghouses. Dwelling or dwelling unit includes single-family, two-family, townhouse, and multi-family dwelling; manufactured home and mobile home.

Dwelling, multi-family: A building designed for occupancy for three (3) or more families living independently of each other.

Dwelling, Townhouse is a one-family dwelling, in a row of at least three but not more than six such units, in which each unit fulfills the following requirements: 1) has its own front and rear access to the outside, 2) no unit is located over another, 3) each unit is located or capable of being located on a separate lot, and 4) each unit is attached but separated from any other unit by one or more vertical, common party wall(s), as described in the adopted building code.

Earthworks. Any subsurface remains of historical, archaeological, or architectural importance or any unusual ground formations of archaeological significance.

Easement: A grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for specific purposes.

Elevated building means, for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, posts, piers, pilings, or columns.

Elevation Certificate is a certified statement that verifies a building's elevation information as related to the National Flood Insurance Program (NFIP).

Employee: means a person who works or performs, or provides services in connection with a commercial establishment, irrespective of whether said person is paid by a salary or wages, or is an independent contractor, provided such person has a substantial or consistent relationship with the business of, or entertainment/services provided by, the commercial establishment. "Employee" includes, but is not limited to, performs, managers and assistant managers, stock persons, tellers, sales representatives, demonstrators and operators.

Encroachment means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Establishment means and includes any of the following: (a) The opening or commencement of any sexually oriented business as a new business; (b) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; (c) The addition of any sexually oriented business to any other existing sexually oriented business; or (d) The relocation of any sexually oriented business.

Executive Order 11988 (Floodplain Management) issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified Special Flood Hazard Areas, unless there is no practicable alternative.

Existing Construction any structure for which the "start of construction" began before September 11, 1970.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed

before the effective date of the floodplain management regulations adopted by a community before September 11, 1970.

Exterior features. The architectural style, general design, and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures and natural features such as live trees.

(1) Signs are controlled by the UDC of the City of Ocean Springs as now existing or hereinafter amended.

(2) Trees are controlled by Tree Ordinance of the UDC as now existing or hereinafter amended regarding trees.

Family is one or more persons occupying a dwelling and living together as a separate housekeeping unit in one or more rooms with complete living facilities, including kitchen facilities or equipment for cooking or provisions for same, and including a room or rooms for living, sleeping, bathing, and eating. Only for the purposes of defining "single-family," "two-family," and "multi-family" residences in this UDC, the term "family" may also mean a household of not more than four (4) persons, excluding domestic help, who need not be related by blood, marriage, or adoption, living together in a single housekeeping unit. Individuals not related by blood, marriage, or adoption occupying a group home for the handicapped, boarding house, lodging house, hotel, club, fraternity or sorority house, or other similar business type establishments requiring membership dues, transfer payments, rent, or other compensation, in exchange for lodging, do not constitute a household for purposes of this UDC.

Financial Guarantee is a guarantee of performance, in cash, letter of credit or surety bond that is required to be deposited pursuant to the UDC.

Five-Hundred Year Flood ~~has a 0.2% chance of being equaled or exceeded in any year. Areas subject to the 500-year flood have a moderate to low risk of flooding, displayed on the FIRMs as an X Zone.~~ See Appendix A.

Flood or flooding ~~means a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~(a) The overflow of inland or tidal waters;~~

~~(b) The unusual and rapid accumulation or runoff surface waters from any source;~~

~~(c) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.~~ See Appendix A.

Flood Insurance Rate Map (FIRM) ~~means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.~~ See Appendix A.

Flood Insurance Study (FIS) ~~the official hydraulic & hydrologic report provided by FEMA, which contains flood profiles, as well as the FIRM, FHBM (where applicable) and the water surface elevation of the base flood.~~

~~*Flood or Flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.~~ See Appendix A.

Floodplain Management ~~means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.~~ See Appendix A.

Floodplain Management Regulations ~~means this and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.~~ See Appendix A.

Floodplain means ~~any land area susceptible to being inundated by flood waters from any source.~~ See Appendix A.

Flood-proofing Certificate ~~is a form used to certify compliance for non-residential structures as an alternative to elevating buildings to or above the BFE.~~ See Appendix A.

Floodway Fringe ~~means that area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.~~ See Appendix A.

Floodway ~~means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~ See Appendix A.

Floor Area Ratio (FAR) is the ratio of the total building floor area in square feet to the total land area in square feet, based upon a 1:0 ratio, constituting a one-story building or structure occupying 100% of the underlying land.

Floor Area is the sum of the gross horizontal areas of all floors of a structure, including interior balconies and mezzanines, measured from the exterior face of exterior walls or from the centerline of a wall separating two structures. Floor area includes the area of roofed porches having more than one wall and of accessory structures on the same lot. Stairwells and elevator shafts shall be excluded.

Food-handling establishment: A buffet, lunchroom, lunch counter, restaurant, café, dining room, hotel, bakery, soda fountain, soft drink stand, grocery store, meat market, packing house, poultry market, fish market, hamburger stand, ice cream wagon, lounge, bar, and every other public

place where food is processed, served, prepared, sold, or given to the public for consumption, or where eating and drinking utensils are washed, cleaned or sterilized, or reused in any way or use by the public in said food-handling establishment.

Freeboard ~~means a factor of safety, usually expressed in feet above the BFE, which is applied to the purposes of floodplain management. It is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for the base flood.~~ See Appendix A.

Frontage: That edge of a lot bordering a street.

Frontage Street is a street to be constructed by the developer or any existing street where development shall take place on both sides.

Functionally dependent use ~~means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.~~ See Appendix A.

Garage apartment: A dwelling unit attached to a private garage.

Garage, private: An accessory building or a part of a main building used for storage purposes for one or more automobiles.

Garage, public: Any building other than a private garage, available to the public for the care, servicing, repair, or equipping of automobiles or where such vehicles are parked or stored for remuneration, hire or sale.

Garage, storage: A building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except facilities for washing.

Group home for the handicapped: A dwelling shared by four (4) or more handicapped persons, excluding resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling them to live as independently as possible in order to reach their maximum potential. As used herein, the term "handicapped" shall mean having:

(1) a physical or mental impairment that may substantially limit one or more of such person's major life activities so that such person is incapable of living independently;
(2) a record of having such an impairment; or
(3) being regarded as having such an impairment. However, "handicapped" shall not include any person currently using, or involved in any program of recovery from, the use of or addiction to alcohol or a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other

individuals. The term "group home for the handicapped" shall not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

Habitable Structure is a structure that has facilities to accommodate people for an overnight stay, including, but not limited to, residential homes, apartments, condominiums, hotels, motels, and manufactured homes, and which does not include recreational vehicles.
Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The Board of Aldermen require that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Hazardous Materials is any hazardous chemical or extremely hazardous substance as defined and listed in the Federal Emergency and Community Right to Know Act, 40 CFR Part 300, vol. 51 No. 221, and Title 29 CFR, as periodically amended. Hazardous materials include but are not limited to the following hazardous substances and wastes: explosives; blasting agents; solid waste; compressed gases; flammable and combustible gases, liquids and solids; organic peroxides; oxidizers; pyrophoric materials; water reactive solids and liquids; unstable reactive materials; cryogenic fluids; highly toxic and toxic materials; radioactive materials; corrosives; carcinogens; irritants; sensitizers and other health hazards.

Height, Building is the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip, or gambrel roof. In no case shall the highest part of a gable, gambrel, hip, shed, or similarly pitched roof extend more than five (5) feet above the specified maximum building height.

Highest adjacent grade: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.

Historic district. An area designated and approved by the city through an ordinance which contains a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events, or aesthetically by plan, or physical development, and which meets at least one of the following criteria:

1. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or city; or
2. Is identified with historic personages or with important events in national, state, or local history; or
3. Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction, or use of

indigenous materials, or craftsmanship; or

4. Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his or her age.

Historic resources. As recognized by the National Register of Historic Places, historic resources consist of separate and aggregate buildings, districts, structures, sites, and objects.

Historic Site. The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structures. Example: Battlefields, Indian mounds.

Historic structure: means any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district.

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior; or

(2) Directly by the Secretary of the Interior in states without approved programs.

Home Occupation is an occupation which is customarily incident to the main use of the premises as a dwelling place, and is conducted by a member of a family residing in the dwelling, and in connection with which there is kept no stock in trade nor commodity to be sold upon the premises, provided that no person is employed other than a member of the immediate family residing on the premises; providing, further that no mechanical equipment shall be used which will be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes and/or excessive traffic. None of the materials required in the home occupation shall be permitted to be stored outside the home or garage. The operation of beauty culture schools, beauty parlors, or barbershops shall not be considered home occupations.

Homeowners' Association is a corporation organized and existing under the Laws of the State of Mississippi that owns and maintains in perpetuity the physical facilities, structures, signs, roads, systems, areas or grounds held in common and other improvements within a Subdivision.

Hydrologic and/or Hydraulic Engineering Analysis ~~means an analysis performed by a professional engineer, registered in the State of Mississippi, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and / or floodway boundaries.~~ See Appendix A.

Immediate Family is a husband, wife, father, stepfather, mother, stepmother, brother, stepbrother, sister, stepsister, son, stepson, daughter, stepdaughter, grandson, step grandson, granddaughter, step granddaughter, nephew and niece, whether related by natural birth or adoption.

Impervious Cover are roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface, including, but not limited to, all streets and pavement within the subdivision. "Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed divided by the total area within the perimeter of such lot, tract, parcel, or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.

Improvements: This term refers to street pavement, sidewalk pavement, landscaping, pedestrian way pavement, green spaces, water mains, storm drains, sanitary sewers, utility lines, signs, monuments, streetlights, and other similar items.

Improvement Guarantee is a security instrument, including, but not limited to, a payment or performance bond, a letter of credit, deposit of cash or a cashier's check into an escrow fund or other sufficient surety, accepted by the City to ensure that all public and nonpublic improvements required as a condition of approval of a development project will be completed in compliance with the plans and specifications of the development as approved in the development order.

Infrastructure, private: Any water, sewer, and/or drainage structure, roadway, parkway, sidewalk, off-street parking area, or other facility for which a non-governmental entity will assume responsibility for maintenance and operation.

Infrastructure, public: Any water, sewer, and/or drainage structure, roadway, parkway, sidewalk, off-street parking area, or other facility for which the city will assume the responsibility for maintenance and operation, or which will affect an improvement for which local government responsibility is established.

Junk: The term is defined to mean and shall include scrap, iron, scrap tin, scrap brass, scrap copper, scrap lead or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old cotton or used machinery, used tools, used appliances, used fixtures, used utensils, used boxes or crates, used pipe or pipe fittings, inoperable vehicles or their parts, and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing conditions; subject to being dismantled for junk.

Landmark. An improved parcel of ground with a building, structure and/or object, designated by the commission and approved by the city through an ordinance, which possesses particular historic, architectural, or cultural significance by meeting at least one of the following criteria:

1. Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or city; or

2. Is identified with historic personages or with important events in national, state, or local history; or
3. Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; or
4. Is representative of the notable work of a master builder, designer, artist or architect whose individual ability has been recognized or who influenced his age.

Landmark Site. An unimproved or improved parcel of ground, designated by the Historic Preservation Commission and approved by the city through an ordinance, in which the physical location possesses particular historic, architectural, or archaeological significance by meeting at least one of the criteria associated with a *landmark* (see above) or the additional criteria below:

A. Has yielded, or may be likely to yield, information important in prehistory or history.

Live/Work Building is a dwelling unit that contains, to a limited extent, a retail or office component. A live/work building is located on its own lot with the commercial component limited to the ground level.

Local Governing Board. (Abbreviated as "board.") The mayor and board of aldermen of the City of Ocean Springs. For all intents and purposes of this article, the terms "board" and "city" shall be interchangeable.

Lot: A plot of land of not less than the minimum dimensions established by this ordinance, occupied or capable of being occupied by a single building for any use as defined in this ordinance.

Lot area: The total area included within the front, side and rear lot lines.

Lot, corner: A plot of land located at the intersection of and abutting on two (2) or more streets.

Lot depth: The average horizontal distance between the front lot line and the rear lot line.

Lot, double-frontage: A lot, other than a corner lot, which has frontage on more than one street.

Lot frontage: That dimensions of a lot or portion of a lot abutting on a street.

Lot, interior: A lot other than a corner lot.

Lot lines: The lines bounding a lot as defined herein.

Lot of record: A lot, the plat of which has been recorded in the office of the chancery clerk of Jackson County.

Lot width: The width of a lot at the front building line.

Lowest adjacent grade means the elevation of the sidewalk, patio, deck support, or basement

entryway immediately next to the structure and after the completion of construction. It does not include earth that is emplaced for aesthetic or landscape reasons around a foundation wall. It does include natural ground or properly compacted fill that comprises a component of a building's foundation system. As it relates to Floodplain Management, see Appendix A.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest flood, provided that such enclosure is not built so as to render the structure in violation of the non-elevation provisions of this Code. As it relates to Floodplain Management, see Appendix A.

Maintenance Guarantee is a security instrument required by a City to ensure that public or nonpublic improvements will be operated, maintained, and repaired for a period of time following construction of the improvement as specified in a development order.

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufactured ~~or Mobile Home~~ ~~is a dwelling unit transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities and constitutes a structure constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development and Mississippi state code requirements. It is further defined as, when in the traveling mode, is eight body feet or more in width or 32 feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).~~ *home* (44 CFR 59.1 definition / FEMA) means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when attached to the required utilities. The term manufactured home does not include a "recreational vehicle."

Manufactured housing (24 CFR 3280.3 and 3285.5 definitions / HUD) means "…a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet in length or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities."

Map Panel Number ~~is the four-digit number followed by a letter suffix assigned by FEMA on a flood map. The first four digits represent the map panel, and the letter suffix represents the number of times the map panel has been revised.~~ See Appendix A.

Mass is the size, height, symmetry, and overall proportion of a structure in relation to the original style and/or to surrounding structures.

Mitigation means sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is twofold: to protect people and structures, and to minimize the costs of disaster response and recovery.

Mixed-Use Building is a structure with a vertical mixture of uses. The upper floors may be used for office, residential, lodging, storage, or parking; the ground floor (lot frontage at the street level) may be used for retail or office.

Monopole tower: A telecommunication tower consisting of a single pole or spire self-supported by a permanent foundation, constructed without guy wires and ground anchors.

National Flood Insurance Program (NFIP) ~~is the federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the Federal Government and the private insurance industry.~~ See Appendix A.

National Geodetic Vertical Datum (NGVD) ~~as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.~~ See Appendix A.

Native Vegetation is plant species with a geographic distribution indigenous to the applicable life zone in Ocean Springs. Plant species which have been introduced by humans are not native vegetation.

Nonconforming Lot or Parcel is a lot or parcel (subdivided or un-subdivided) that was lawfully established or commenced prior to the adoption or amendment of the City's land development regulations and that fails to meet the current requirements for area, height, yards, setback, or use generally applicable in the district because of a change in the applicable zoning district regulations, annexation, condemnation of a portion of the lot, or other governmental action.

Nonconforming Site is a lot, parcel, or development site that was lawfully established but that does not comply with the area, height, yards, setback, or other bulk standards of the SUDC.

Nonconforming Structure is a building or structure that was lawfully erected prior to the adoption or amendment of the City's land development regulations but that no longer complies with all the regulations applicable to the zoning district in which the structure is located.

Nonconforming Use is the use of a structure or land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of the UDC.

Nonconformity is a nonconforming use, sign, lot, parcel, building, site, or structure.

Nudity or state of nudity means the appearance of a human bare buttock, anus, male genitals in a discernible turgid state, female genitals, even if completely and opaquely covered. It also means the exposure to view of bare female breasts or the employment of any device or covering intended to give the appearance of or simulate a female breast.

Nuisance is anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Object. A material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment. Examples: statues and fountains.

Ocean Springs Floodplain Management Map means that map produced and adopted by the community utilizing any base flood elevation and floodway data available from a federal, state, or other sources.

Ordinary Repair and Maintenance is work, the purpose and effect of which is to correct any deterioration or decay of or damage to a building, object, or structure, and to restore it as nearly as practicable to its condition prior to the deterioration, decay, or damage.

Outdoor Storage is keeping, in an unroofed area, of any goods, junk, material, or merchandise in the same place for more than 24 hours.

Overhang: That portion of a roof or other structural appendage which projects out past the main building wall of the structure.

Owner of Record is the means the persons having legal and equitable title to the property as recorded in the real property records of Ocean Springs.

Owner of Record, Historic Resource. The owner of an historic resource reflected on the current county or city tax roll.

Parcel is an area of land not dedicated for public or common use capable of being described with such definiteness that its location and boundaries may be established and includes but is not limited to lots.

Parking Lot is an off-street, ground-level open area for the temporary storage of motor vehicles. Does not include an area used exclusively for the display of motor vehicles for sale as part of an automobile dealership.

Parking space: A space located on private or public property sufficient in size to store one standard size automobile.

Perennial Plant is a plant whose root remains alive more than 2 years.

Planting Area is any area designed for landscaped material installation in accordance with this ordinance.

Police Power is the inherent, delegated, or authorized legislative City power for purposes of regulation to secure health, safety, and general welfare and to prevent public nuisances.

Pre-FIRM Construction means construction or substantial improvement, which started on or before December 31, 1974, or before the effective date of the initial FIRM of the community, whichever is later.

Recreational Vehicle means a vehicle that is:

A. Licensed and titled as an RV or park model (not a permanent residence);
B. Built on a single chassis;
C. Has 400 square feet or less when measured at the largest horizontal projection;
D. Has no attached deck, porch, or shed;
E. Has quick-disconnect sewage, water, and electrical connectors;
F. Designed to be self-propelled or permanently towable by a light duty truck, and:
G. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment means:

A. The demolition or removal of the principal structure or more than 50% of the impervious surface of a site;
B. Whenever any change in the current number of parking spaces exceeds 50%, provided that the change increase or decreases the number parking spaces by 5 or more spaces;
C. When additions or renovation costs total a minimum percentage of 50% of the cost of the original structure; or
D. When the increased gross floor area to the original structure exceeds a minimum of 25% of the original structure.

Repair means the reconstruction or renewal of any part of an existing building. For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences. As it relates to Floodplain Management, see Appendix A. The term does not apply to:

A. Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Building Official and which are solely necessary to assure safe living conditions, or:
B. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or:
C. Any improvement to a building.

Repetitive Loss ~~means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event equals or exceeds 25% of the market value of the structure before the damage occurred. Any building that has been damaged from any source is categorized as repetitive loss. Substantially improved existing manufactured home parks or subdivisions where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced also count as repetitive loss properties.~~ See Appendix A.

Residence is the place where an individual makes their home for their convenience and normal living where that individual can be traced, located, identified for all legal and contractual obligations, whether or not it is owned by him/her or he/she is permanently dwelling there.

Restrictive Covenant is a real covenant creating restrictions applicable to development within a subdivision.

Right-of-Way is the property that is publicly owned or upon which a governmental entity has an express or implied property interest (e.g., fee title or easement) held for a public purpose. Examples of such public purpose include, by way of example and not by limitation, a highway, a street, sidewalks, drainage facilities, a crosswalk, a railroad, a road, an electric transmission line, an oil or gas pipeline, a water main, a sanitary or storm sewer main, shade trees, trails, parks, recreation areas, scenic vistas or for any other special use. The usage of the term "right-of-way" for subdivision platting or site plan purposes means that every right-of- way established and shown on a final plat or site plan is separate and distinct from the lots or parcels adjoining the right-of-way, and is not included within the dimensions or areas of such lots or parcels. Rights-of-way involving maintenance by a public agency shall be dedicated to the appropriate public agency by the owner of the land on which the right-of-way is established.

Riparian is land that contains or abuts a swamp, bayou, spring, stream, river, natural wetlands, and natural animal habitats associated with water or natural wetlands, or tree and vegetation areas associated with water or natural wetlands.

Scale is the relationship of a building or structure to its surroundings with regard to its size, height, bulk, and/or intensity.

Security is a letter of credit, surety bond or cash escrow provided by the Applicant to secure conditions imposed in a development order.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (Abbreviated as "Secretary's Standards.") A federal document delineating ten (10) standards and numerous guidelines for the sensitive rehabilitation and preservation of historic buildings. The Secretary's Standards shall be used as the guideline for judging all applications for a certificate of appropriateness.

Setback, front is the distance between the front wall of a building, excluding roof overhangs of less than 42 inches, steps and stoops, and the street line nearest to the building. Establishes the minimum required yard and governs the placement of structures and uses on the lot.

Sexual encounter center means a business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration: (a) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or (b) Activities between male and female persons and/or persons of the same sex when one or more persons is in the state of nudity or semi-nudity.

Sexually oriented business means an adult arcade, adult bookstore, or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

Short-term rental: Any dwelling or condominium or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty (30) consecutive days. For the purposes of House Bill No. 1836 (1998) regarding a tax levy on lodging rentals, "short-term rental" means any establishment engaged in the business of furnishing or providing rooms intended or designed for dwelling, lodging or sleeping purposes to transient guests and which are known in the trade as such. The term "short-term rental" does not include any hospital, convalescent or nursing home or sanitarium, or any facility associated with a hospital providing rooms for medical patients and their families.

Sidewalk is the portion of a street between the curb lines or lateral lines of a roadway and the adjacent property lines, which is improved and designed for or is ordinarily used for pedestrian travel.

Single Family Detached House is a dwelling unit on its own lot, detached from structures on adjoining lots.

Slug: Any discharge of water, sewage, or industrial wastes which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four-hour concentration or flows during normal operations.

Small Commercial Building is a single-use, one-story structure with either office or retail use.

Special Flood Hazard Area (SFHA) ~~means that portion of the floodplain subject to inundation by the base flood and/or flood-related erosion hazards as shown on a FHBM or FIRM as Zone A, AE, AH, V, or VE.~~ See Appendix A.

Spot Zoning is rezoning of a parcel of land to benefit the owner for a use that is incompatible with surrounding land and inconsistent with the goals, objectives, land uses, policies and strategies of the Ocean Springs Comprehensive Plan, or other applicable area, specific or community plan, and does not further the comprehensive zoning plan, intent, purposes and findings of the UDC.

Sprawl is low density development, poorly designed, constructed in a leap frog manner in areas with inadequate public facilities and services, often on environmentally sensitive, farm or ranch lands, automobile dependent, consisting of isolated single family residential lots or neighborhoods requiring excessive transportation trip lengths, contributing to air pollution and global warming, and creating negative fiscal impact on City revenues and costs.

Stabilization is the act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated building, object, site, or structure while maintaining the essential form as it exists at present.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of preparation, such as clearing, grading an filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. As it relates to Floodplain Management, see Appendix A.

Story is that part of a building included between the surface of one floor and the surface of the floor next above, or, if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four (4) feet above the curb level, or the average elevation of the finished grade along the front of the building, were it set back from the street.

Story, half is a space under a sloping roof that has the line of intersection of the roof and the exterior wall face not more than three (3) feet above the floor level and in which space the possible floor area with headroom of five (5) feet or less occupies at least forty (40) per cent of the total floor area of the story directly beneath.

Street, arterial: A street with traffic signals at important intersections and stop signs on side streets, and which collects and distributes traffic to and from collector streets.

Street, collector: A street which carries traffic from minor streets to the major street system. These streets include the principal entrance streets of residential developments and the primary circulating streets within such developments. Total traffic volume should not exceed 3000 ADT.

Street, minor: A street of limited continuity, having primary function of providing service and access to abutting properties, and not designed or intended to carry large traffic volumes, but having sufficient width for occasional parking. Total traffic volume should not exceed 1500 ADT.

Street, private: A platted right-of-way that is privately owned and maintained which affords principal means of vehicular access to property abutting thereon and provided limited local traffic circulation among adjacent lots.

Street, stub: A portion of a street for which an extension has been proposed or approved.

Streetscape is the general appearance of a block or group of blocks with respect to the structures, setbacks from public rights-of-way, open space, and the number and proportion of trees and other vegetation.

Structure. Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences). As it relates to Floodplain Management, see Appendix A.

Substantial Alteration is an alteration where the work area exceeds 50% of the aggregate area of the building or structure.

Substantial Damage means damage of any origin sustained by a structure ~~during any ten-year period in which the cumulative percentage of damage would equal or exceed 50% of the current market value of the building~~ whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Sustainable Design and Improvement Standards are standards requiring utilization of green construction and neighborhood development materials and techniques for residential and non-residential development equivalent to the minimum of either the BUILD GREEN NM Bronze Level ANSI Standard ICC 700 (2008) (for residential projects only), approved by the Build Green NM Advisory Board, or the LEED-NC, LEED-EB, LEED-CS, LEED-CI, LEED-H and LEED-ND at the Silver Standard or greater, to achieve sustainability, green development, renewable energy, reduction of greenhouse gases, environmental benefits and low utility costs, using federal, state and City tax credits, tax deductions, Loan And Grant Incentives And City Regulation.

Substantial Improvement means any combination of reconstruction, rehabilitation, alteration, or other improvement ~~to a building,~~ of a structure taking place during ~~any~~ ten-year period~~,~~ in which the cumulative percentage of improvement equals or exceeds 50~~%~~ percent of the current market value of the ~~building~~ structure before the "start of construction" of the improvement. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The costs for determining substantial improvement include the costs of additions. This term includes structures, which have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work ~~done~~ performed.

This term does not apply to:

a. Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, provided that said code deficiencies were not caused by neglect or lack of maintenance on the part of the current or previous owners, or;
b. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Taking is an economic burden imposed upon an owner which prevents a realization of all or substantially all reasonable use and value of the property taken as an entirety, including all land in common ownership.

Telecommunication facilities: Any commercial equipment associated with the transmission/reception of wireless telecommunications.

Telecommunication tower: A guyed, monopole or self-support/lattice tower, constructed as a freestanding or guyed structure, containing one or more antennas used in the provision of commercial wireless service.

Tidal marsh: Any area which is under water or so saturated with moisture that normal activity is prohibited for at least six (6) months out of every year. In these areas the soil material is composed principally of brown, partly decomposed marsh grass over mineral soil material.

Traditional Neighborhood Development is an approach to land use planning and urban design that promotes the building of pedestrian friendly neighborhoods with a mix of uses, housing types and costs, lot sizes, density, architectural variety, a central meeting place such as a town square, a network of narrow streets and alleys, interconnected streets and defined development edges.

Transfer of ownership or control of a sexually oriented business means and includes any of the following:

(a) The sale, lease, or sublease of the business;
(b) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
(c) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Trip Generation is the origin, destination and number of trips for the entire day and the AM and PM peak periods, including the rates and units used to calculate the number of trips based on most current published ITE standards or equivalent methodology.

Unreasonable Hardship is an economic burden imposed upon an owner which prevents a realization of all or substantially all reasonable use and value of the property taken as an entirety, including all land in common ownership.

V Zone means the portion of the SFHA that extends from offshore to the inland limit of a primary frontal dune along an open coast, and any other area subject to high-velocity wave action from storms or seismic sources.

VE Zone ~~is that portion of the SFHA inundated by the 100-year flood, coastal floods with velocity hazards (wave action), and base flood elevations are determined.~~ See Appendix A.

Vacation is the act of rescinding all or part of: a recorded subdivision plat; street; right-of-way or land including revocation of legal fee simple dedications and grants of easements.

Vehicular Use Area is any ground surface area, excepting public rights-of-way, used by any type of vehicle whether moving or at rest for the purpose of, including but not limited to, driving, parking, loading, unloading, storage or display, such as, but not limited to, new and used car lots; activities of a drive-in nature in connection with banks, restaurants, filling stations, grocery and dairy stores; and other vehicular uses.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Visually Compatible is the harmonious relationship between the scale and design of buildings as defined in the appropriate Chapters of this document. The design, arrangement and location of buildings or other created or natural elements of the urban and rural environment that are sufficiently consistent in scale, character and siting with other buildings or created or natural elements in the area or neighborhood to avoid abrupt or severe differences.

Water Surface Elevation ~~means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.~~ See Appendix A.

Watercourse ~~means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.~~ See Appendix A.

Wetland is land that has a predominance of hydric soil; is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and under normal circumstances supports a prevalence of that vegetation.

X zone ~~means the area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones or older FIRMs) designate areas subject to inundation by the flood with a 0.2 per cent annual probability of being equaled or exceeded (the 500-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 per cent~~ *(shaded)* See Appendix A.

X zone (unshaded) See Appendix A.

Yard means an open space area on a lot, between a lot line and the nearest principal building or structure, required by the UDC to be unoccupied and unobstructed either on, above or below ground level, except as specifically permitted by these regulations.

Yard, front is a space across the full width of a lot extending from the front line of the main building to the front street line of the lot. The front yard of an irregularly shaped lot shall be determined when the initial Building Permit is issued.

Yard, rear is a space extending across the rear of a lot measured between inner side yard lines and being the distance between the rear lot line and the rear line of the principal building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side is a space between the building and the side line of the lot unoccupied and unobstructed by any portion of a structure from the ground upward, except as specifically permitted by these regulations, and extending from the front line of the principal building to the rear line of the principal building.

SECTION 6: Appendix A of the City of Ocean Springs' Unified Development Code is hereby adopted in substantially the same form as the attached Exhibit "A."

SECTION 7: Any and all ordinances or parts thereof in conflict or inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to such extent as they are so in conflict or inconsistent.

SECTION 8: It is hereby declared to be the intention of the Board of Aldermen that the actions, paragraphs, clauses and phrases of this ordinance, when adopted, are severable, and if any sections, paragraphs, clauses, sentences or provisions of this ordinance as adopted shall be declared unconstitutional or otherwise invalid, same shall not affect any of the remaining sections, paragraphs, clauses and phrases of this ordinance.

SECTION 9: This ordinance shall take effect immediately, upon unanimous approval, considering the above outlined revisions are needed for the immediate preservation of public peace and/or health and safety of the citizens of the Ocean Springs.

SECTION 10: That, upon adoption, the City Clerk shall cause this Ordinance to be recorded in the Book of Ordinances of the City of Ocean Springs, Mississippi

SECTION 11: The provisions of this Ordinance may be included and incorporated in the Code of Ordinances of the City of Ocean Springs, Mississippi, as an addition or amendment thereto, and appropriately renumbered to conform with the unified numbering system of the Code.

The above Ordinance 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

BY THE ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the 18th day of February, 2020.

MAYOR

CITY CLERK

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
Steve Tillis | Alderman Ward 1
Karen Stennis | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Shannon Pfeiffer | Alderman Ward 4
Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Laurri Garcia, Executive Administrator & Public Affairs Officer
Re:	Approve the Run, Walk, Bike Permit Application for the Valentine Bridge Beach Front 8K Run on February 14, 2026, from 9:00 a.m. to 11:00 a.m., at Fort Maurepas OS Bridge/Front Beach at no cost to the City, the applicant pays the associated event costs
Section:	CONSENT AGENDA
Meeting Date:	January 6, 2026

I respectfully request approval of the following Application:

Event:	Valentine Bridge Beach Front 8K Run
Date:	February 14, 2026
Time:	9:00 a.m. to 11 a.m.
Location:	Fort Maurepas OS Bridge/Front Beach 8K
Participants:	150
Organization:	Gulf Coast Running Club
Applicant:	Leonard Vergunst
Insurance:	To be provided upon approval of the event
Payment:	Paid upon approval of event
Requirements:	No additional support is needed for this run

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

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Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

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MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Laurri Garcia, Executive Administrator & Public Affairs Officer
Re:	Approve the Special Event Permit Application for the Sunset on Cancer Run on October 3, 2026, from 2:00 p.m. to 6:30 p.m.; registration and family events will be held at the Fort, with the run course down the beach to the bridge, halfway up the bridge, and back; the applicant to pay all associated costs
Section:	CONSENT AGENDA
Meeting Date:	January 6, 2026

I respectfully request approval of the following Application:

Event:	Sunset on Cancer Survivor Event and Run
Date:	October 3, 2026
Time:	2:00 to 6:30 p.m.
Location:	Registration and family events will be held at the Fort, with the run course down the beach to the bridge, halfway up the bridge, and back. The survivor event is on the beach in front of the fort after the run.
Participants:	500
Organization:	Singing River Health System Foundation
Applicant:	Marcy Geary
Insurance:	To be provided upon approval
Payment:	To be paid once approved
Requirements:	The applicant will pay any incurred costs for Police, Fire, Public Works, Parks, and others needed for this event.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

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MEMORANDUM

To: Mayor & Board of Aldermen

From: Laurri Garcia, Executive Administrator & Public Affairs Officer

Re: Authorize the Run, Walk, Bike Permit Application for the Rotary Club of Ocean Springs 18th Annual 5K RACE on October 17, 2026, from 2:00 p.m. to 9:00 p.m., using the Front Beach/OS Bridge Route; No cost to the City, the applicant pays the associated event costs

Section: CONSENT AGENDA

Meeting Date: January 6, 2026

I respectfully request approval of the following Application:

Event: The 18th annual Rotary Club of Ocean Springs 5K

Date: October 17, 2026

Time: 5:00 to 9:00 p.m. set up to begin at 2 pm

Location: Fort Maurepas

Participants: 150+

Organization: Rotary Club of Ocean Springs

Applicant: Mike Streiff

Insurance: To be provided upon approval

Payment: To be paid once approved

Requirements: The applicant will pay for police officers for the event. The applicant will pay for the rental of Fort Maurepas Park, and any other incurred cost for the police fire, public works, parks, and others needed for this event.

2025 Impact Report

3 roofs installed to save historic buildings from further deterioration

Two issues of Elevation printed reaching 10,000 people

Engaged 150 people in a year-long strategic planning process to help MHT fulfil its mission to save and renew places meaningful to Mississippians and their history

Received an Award of Merit from the Mississippi Historical Society for the Mississippi Freedom Houses Project



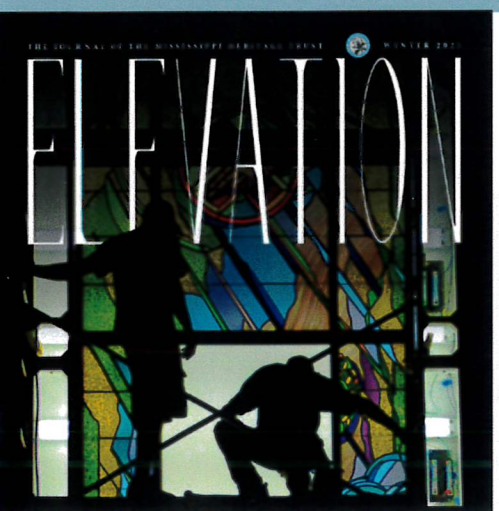
Taught 14 students in the Mississippi State University Master of Fine Art in Historic Preservation Program about the transformative power of preservation

Completed the 5-year, $500,000 exterior stabilization of The Lewis House in Gautier

Hosted 200 people for the announcement of the 10 Most Endangered Historic Places in Mississippi

Awarded $975K in grants to build preservation efforts around the state

Explored Greenwood & Drew with 75 preservation-minded people for the Listen Up! Historic Preservation Conference



Increased membership by 20%

Provided consulting services to help 10 clients place their buildings on the National Register of Historic Places or apply for Historic Tax Credits

Our Mission

The Mississippi Heritage Trust works to save and renew places meaningful to Mississippians and their history.

MHT Initiatives

Established in 1992, the Mississippi Heritage Trust fulfills its mission through education, advocacy and active preservation using a range of programs that reach communities throughout the state.

HISTORIC PLACES HAVE AN IMPORTANT STORY TO TELL — LISTEN UP! — HISTORIC PRESERVATION CONFERENCE

A conference for building huggers of all stripes about Mississippi's treasured historic places and the stories they have to tell.

MISSISSIPPIHERITAGE.COM/LISTEN

10 MOST Endangered HISTORIC PLACES IN MISSISSIPPI

Since 1999, MHT has worked with communities around the state to raise awareness about the threats facing many of our historic places. There have been some amazing victories, but much work remains to be done.

10MOSTMS.COM

MS — a project of the MISSISSIPPI HERITAGE TRUST

In a state full of grand columned mansions and simple shotgun houses, our sleek modern buildings stick out like a cantilevered canopy. Explore the many facets of Mississippi's quirky, exuberant and oh so hip modernist masterpieces and help MHT advocate for the future of "the new historic".

MS-MOD.COM

the Mississippi Freedom Houses Project

With funding from the Mellon Foundation Monuments Project, MHT is working with communities across the state to find new uses for places where the Civil Rights Movement came to life.

MISSISSPPIFREEDOMHOUSES.COM

Join MHT today and become part of a network of card-carrying preservationists who are working to ensure the future of Mississippi's rich architectural legacy.

Pillars of Support

CORINTHIAN ORDER	$10,000+
IONIC ORDER	$7,500
DORIC ORDER	$5,000
TUSCAN ORDER	$2,500

Membership

PARTNER	$1,000
BENEFACTOR	$500
ADVOCATE	$250
SUSTAINING	$100
CONTRIBUTOR	$50
INDIVIDUAL	$25

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CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
REGULAR MEETING OF DECEMBER 2, 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 December 2, 2025. Mayor Cox presided, and Aldermen Tillis, Stennis, Wade, Hinton, Pfeiffer, Blackman, and Messenger were present.

City Attorney David Harris, Jr., City Clerk/Finance Director Christine Millard, Deputy City Clerk Vicky Hupe, Police Chief Steven Dye, Fire Chief A.J. Fitch, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Planning Director Amanda Crose, Parks & Recreation Director Stephen Glorioso, Project Manager Sarah Harris, and Executive Administrator & Public Affairs Officer Laurri Garcia were also present.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

PUBLIC HEARINGS

a. **DEFERRED UNTIL JANUARY 6, 2026 -** Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 123 – lot Townhome Subdivision (Holly Grove); PC recommends approval

AGENDA PUBLIC COMMENT

None.

OLD BUSINESS

a. Proposed Agreement with the Ocean Springs Chamber-Main Street

Cynthia Sutton, Ocean Springs Chamber–Main Street CEO, stated that she does not believe a formal agreement is necessary. She explained that, at the City's request, the Chamber prepared an agreement; however, additional items were inserted into that draft without the Chamber's knowledge or their attorney's approval, and that version is

what appears on the agenda. She noted that each year, typically in July or August, the Chamber submits a request for funding from the food and beverage tax and the lodging tax fund. With that request, the Chamber provides detailed information and samples of the work they perform throughout the year as the marketing and tourism arm of the City. She stated that she does not recommend entering into a formal agreement, as the Chamber submits funding requests annually, and approval remains at the discretion of the Board.

The Mayor added that other municipalities and chambers do not operate under formal agreements.

Alderman Pfeiffer distributed a memo she prepared regarding the proposed agreement and stated that the City has a fiduciary responsibility to taxpayers. She said that establishing an MOU would be the proper and consistent way to conduct business with the Chamber.

b. Safe Solicitation Act

The City Attorney explained that House Bill 1197, the Safe Solicitation Act, includes an opt-out provision with a deadline of January 1, 2026. He noted that there is no opt-in requirement; therefore, if the City takes no action, it will automatically be subject to the Act. Chief Dye reported that the City's current enforcement practices under Ordinance 2024-07 are effective and recommended that the City opt out of HB 1197. He stated that administering the Act would place a strain on City staff due to the need to issue daily solicitation permits for roadway locations, and that allowing permitted individuals to solicit in traffic areas poses significant safety concerns.

A motion was made by Alderman Hinton and seconded by Alderman Blackman to opt out of House Bill 1197, the Safe Solicitation Act, as allowed under Section 6 of the Act; to direct that this decision be recorded in the minutes as the City's official opt-out action; and to authorize the City Attorney to draft an amendment to Ordinance 2024-07, modifying it as needed to mirror any applicable provisions of the Act. The motion carried with a vote as follows:

Aye: Alderman Tillis, Alderman Stennis, Alderman Wade, Alderman Pfeiffer, Alderman Blackman, Alderman Messenger, Alderman Hinton

Nay: None

CONSENT AGENDA

A motion was made by Alderman Blackman, seconded by Alderman Hinton, and unanimously carried to approve the consent agenda, except item 6-e pulled by Alderman Pfeiffer.

Mayor/BOA:

a. Ratify the authorization and waiver of all associated costs for the Ocean Springs Greyhounds Cross Country/Track & Field teams to host their banquet on Thursday, November 20, 2025, at the Ocean Springs Civic Center; to advertise the resources of the city

b. Authorize and waive all associated costs for Alpha Phi Alpha to host their annual 'All Black Affair', a community impact and scholarship-focused event, at the Ocean Springs Civic Center on Friday, December 5th and Saturday, December 6, 2025; to advertise the resources of the city

c. Approve the Special Event Permit Application for the Lost Moon Block Party on December 6, 2025, from 2:00 p.m. to 8:00 p.m., at the parking lot of Lost Springs Brewing, Mosaic's and Neon Moon in downtown Ocean Springs at no cost to the City, the applicant pays the associated event cost

d. Approve the Special Event Application for the Discover Christmas Parade and Toy Drive on December 7, 2025, from 2:00 p.m. to 5:00 p.m. Parade begins on Front Beach Drive to Porter Avenue to Washington Avenue to Government Street, ending at Ocean Springs Lumber and Supply; waive barricade fees; applicant pays all other associated event costs

e. **ADDED:** Authorize the Mayor to execute the rental agreement with Meridian Rapid Defense Group for New Year's Eve event barriers in the amount of $4,620.00

Alderman Pfeiffer pulled this item for further explanation by Chief Dye. Chief Dye stated that after meeting with representatives, he determined that renting barriers would be more cost-effective than purchasing them. He explained that the Police Department identified the need for enhanced vehicular safety and crowd-protection measures during the New Year's Eve event. Meridian Rapid Defense Group provides a specialized Vehicle Safety Mitigation Plan, including Archer 1200 barriers, arrestor cables, and ADA ramps. The equipment and proposed deployment locations are detailed in the agenda packet.

A motion was made by Alderman Pfeiffer, seconded by Alderman Blackman, and unanimously carried to authorize the Mayor to execute the rental agreement with Meridian Rapid Defense Group for New Year's Eve event barriers in the amount of $4,620.00.

f. **ADDED:** Approve the installation of lighting at the Trentwood Drive location, with a one-time installation cost of $2,000.00 to be paid from Ward 6 funds, and authorize the additional $22.59 to be added to the City's monthly SREPA electric bill

City Clerk:

g. Ratify check 134704 to Crocker Heating and Air for an installed heat pump system at the Taconi Building

h. Accept the November 2025 Aged Receivables Report

i. Approve Minutes: Recess Meeting November 18, 2025

Human Resources/Risk Management:

j. Authorize removing Planning Technician Elizabeth Dill from probationary status to full time status, effective December 2, 2025

k. Accept resignation of Dispatcher Jennifer Mizell effective November 26, 2025; authorize to begin the process of filling the vacant position

l. Authorize transfer of Dispatcher Jasmine Williams, from Part-time to Full-time status, effective December 6, 2025; Step 3, $18.57 hourly rate; six months probationary status, pending successful completion of all pre-employment requirements

m. Authorize removing Drainage Laborer Frederick Jansky and Street Laborer Kince Saucier from probationary status to full time status, effective immediately

n. Authorize transfer of Parks Maintenance Robert Williams to Public Works Street Laborer, effective December 6, 2025, remaining eight months probationary status; authorize to begin the process of filling the vacant position

o. Accept resignation of Water Laborer Rickey Cunningham effective November 26, 2025; authorize to begin the process of filling the vacant position

p. Authorize the extension of the probationary period for Employee #2818 for six months (ending May 6, 2026)

q. Authorize removing Building Inspector Joe Tabor from probationary status to full time status, effective November 25, 2025

Grants Administration:

r. Authorize Award to LJ Construction, Inc. in the amount of $61,636.25 – R-109- 282-08-KCR: Fort Bayou Improvements: Manhole Replacement – Katrina Disaster Recovery Funds (KCDBG)

Building Department:

s. Approve the Building Official's recommendations for the tree applications received through November 24, 2025

t. Accept Code Enforcement Report through December 2, 2025

Public Works:

u. Adopt Resolution for the Sale of Surplus Personal Property with Value Less than $1,000.00

DEPARTMENT REPORTS

a. City Clerk: Approve payment: Docket of Claims, all expenditures are appropriate and authorized by law, and spread the summary on the Minutes

A motion was made by Alderman Blackman, seconded by Alderman Hinton, and unanimously carried to approve the Docket of Claims, finding that all expenditures are appropriate and authorized by law, and to spread the summary on the minutes.

b. City Clerk: Accept the Monthly Budget Report

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

GENERAL PUBLIC COMMENT

James Lewis spoke about the curb at Holcomb Blvd. and Government Street and suggested that it be cut back further.

Bill Moore commented on the ditch/tidal basin along Holcomb Blvd. near Upper Weeks Bayou. He noted that riprap is being added but asked that the City explore a more natural solution. He stated that the area functions as a tidal basin rather than a simple ditch and shared that he has recently observed otters there.

MAYOR AND ALDERMEN'S FORUM

Alderman Hinton addressed the Board regarding the recent special call meeting that did not have a quorum, stating that he was not contacted about his availability prior to the meeting being called. He emphasized that the Board must work together respectfully and in the best interest of the community, rather than working against one another. He noted that the matter involving the City Attorney has been addressed and voted on multiple times and stated that he supports the City Attorney. He reiterated the importance of communication and collaboration among Board members for the benefit of the City.

Alderman Tillis announced the annual Fort Bayou Subdivision Christmas Parade with Santa, which will begin at 10:00 a.m. on Saturday at the corner of Bristol Boulevard and Nottingham Road and conclude at John Gill Park.

Alderman Stennis requested an update on the timeline for repairs to Russell Avenue. The Mayor responded that a quote is currently being obtained to replace the water line extending to Government Street. Alderman Stennis also addressed the special call meeting held the previous week, stating that she was not notified that a quorum would not be present. She explained that she prepared for multiple possible outcomes, including the absence of a quorum and a press conference. She stated that honesty and integrity are important to her and noted that her personal attorney reviews matters involving legal issues. She further stated that a City Attorney should not benefit from any contract on which the City is required to take action.

Alderman Wade requested that the Public Works Director repair two sidewalks, one on Holcomb Boulevard near the pump station and one at the entrance of the school, while school is out for the Christmas break. He also commented on the special call meeting, stating that there is a lack of communication among the Aldermen. He noted that a press release regarding the special call meeting was issued the night before the official posting by City Hall and prior to the Aldermen being notified.

Alderman Pfeiffer stated that the City Attorney should have recused himself from presenting a proposal from which he would benefit and that another attorney should have reviewed the proposals. She stated that she stands by all remarks made by Alderman Stennis.

Alderman Blackman stated that he previously provided the Project Manager with a citywide sewer study completed in 2017 that identified issues, excluding annexation areas. He said he would like to see that study expanded upon to address potential repairs and updates and expressed interest in conducting similar evaluations for water, sewer, and drainage systems citywide.

A motion was made by Alderman Blackman, seconded by Alderman Wade, and unanimously carried to authorize Employee #2808 for out-of-state travel to attend the FBI Crisis Negotiation Course in Stapleton, Alabama, from December 8–12, 2025. Tuition for the course will be covered at no cost to the City.

Alderman Messenger stated that she will provide an update at a future meeting regarding the proposed development moratorium.

The Mayor announced that the Christmas Tree Lighting event at the Mary C. O’Keefe Cultural Center has been rescheduled from Thursday to Tuesday, December 9th, due to inclement weather expected on Thursday. He added that all other holiday festivities will proceed as scheduled.

EXECUTIVE SESSION

A motion was made by Alderman Hinton, seconded by Alderman Wade, and unanimously carried to go into a closed session to determine the necessity of

entering executive session.

The City Clerk returned to the meeting and announced that a motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to enter executive session to discuss potential litigation, PFAS matters, the Fisher litigation, and contract negotiations.

A motion was made by Alderman Wade, seconded by Alderman Pfeiffer, and unanimously carried to exit executive session. No action was taken in the executive session.

Following the executive session, a motion was made by Alderman Blackman and seconded by Alderman Tillis to enter into an agreement with Milberg, Bryson and Napoli Shkolnik (NS) to provide legal services to the City for PFAS litigation. The motion carried with Aldermen Tillis, Wade, Blackman, Messenger, and Hinton voting aye; Alderman Pfeiffer voting nay; and Alderman Stennis abstaining from the vote.

RECESS UNTIL 6:00 P.M. on DECEMBER 16, 2025

A motion was made by Alderman Blackman, seconded by Alderman Hinton, and unanimously carried to recess.

The meeting ended at 7:01 p.m.

_____ _____

Mayor Cox City Clerk Christine Millard

Ocean Springs Board of Aldermen
Special Call Meeting December 10, 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 at 8:00 a.m. on December 10, 2025. A public notice stating the place, date, time, and subject matter of the meeting was posted within one hour of the meeting being called, both on the City's website and at City Hall, where it was available for public examination and inspection, in compliance with the Mississippi Open Meetings Act.

Mayor Cox presided. Aldermen Tillis, Stennis, Wade, Hinton, Pfeiffer, Blackman, and Messenger were present. Alderman Messenger attended the meeting by teleconference pursuant to Mississippi Code Annotated Section 25-41-5. Let the minutes reflect that a speakerphone was present in the meeting room and that all persons in attendance were able to hear Alderman Messenger. City Attorney David Harris Jr., City Clerk/Finance Director Christine Millard, and Executive Administrator & Public Affairs Officer Laurri Garcia were also present.

The Mayor called the meeting to order.

A motion was made by Alderman Hinton, seconded by Alderman Wade, and unanimously carried to accept the agenda by roll call vote.

The object of the meeting will be any matters pertaining to:

1. Authorize the Mayor to execute the letter authorizing Unstable Spirits to operate on City property and acknowledging the sale and service of beer and wine at the Mary C. O'Keefe Cultural Center on December 13, 2025

A motion was made by Alderman Blackman, seconded by Alderman Tillis, and unanimously carried by roll call vote to authorize the Mayor to execute the letter permitting Unstable Spirits to operate on City property and acknowledging the sale and service of beer and wine at the Mary C. O'Keefe Cultural Center. The event date was subsequently corrected to Friday, December 12, 2025.

A motion was made by Alderman Hinton, seconded by Alderman Blackman, and unanimously carried by roll call vote to adjourn.

The meeting adjourned at 8:02 a.m.

_____ _____

Mayor Cox City Clerk C. Millard

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF DECEMBER 16, 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 December 16, 2025. Mayor Cox presided, and Aldermen Stennis, Wade, Hinton, Pfeiffer, Blackman, and Messenger were present. Alderman Tillis was absent.

City Attorney David Harris, Jr., City Clerk/Finance Director Christine Millard, Deputy City Clerk Vicky Hupe, Deputy Police Chief Matthew Morvant, Fire Chief A.J. Fitch, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Planning Office Administrator Sirrae Williams, Parks & Recreation Director Stephen Glorioso, and Executive Administrator & Public Affairs Officer Laurri Garcia were also present.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

PROCLAMATION

a. National Certified Registered Nurse Anesthetists Week January 18-24, 2026

The Proclamation will be mailed to the recipient, as no representative was present at the meeting to receive it.

AGENDA PUBLIC COMMENT

None.

NEW BUSINESS

a. Appeal of Short-Term Rental Permit Renewal Denial – 811 General Pershing Ave (STR Permit No. R-71)

Alderman Hinton recused himself from the discussion due to ownership of a short-term rental, and Alderman Stennis recused herself due to managing a short-term rental. Both left the boardroom at 6:03 p.m.

The Planning Office Administrator explained the appeal filed by Ursula and Christopher Monroe regarding the Planning Director's denial of the renewal of Short-Term Rental Permit R-71 for the property located at 811 General Pershing Avenue. She stated that the permit expired on July 6, 2025, and although renewal attempts were made, the process was not completed due to failed inspections, lack of access for re-inspections, outstanding fees, and unresolved life-safety issues. After multiple notices and opportunities to comply, the Planning Department denied the renewal on November 24, 2025, and issued a Stop Order on November 25, 2025. The property continued to be advertised as a short-term rental after issuance of the Stop Order. The owners submitted a formal appeal on December 4, 2025.

Ursula Monroe stated that following issuance of the Stop Order, the property was advertised only for rentals exceeding 30 days. She explained that they do not reside locally and utilize a property manager to coordinate inspections, repairs, and communication with the City. She stated that issues cited during the July 9 inspection were addressed, including removal of the rear deck. She further stated that delays in re-inspection were believed to be related to staff transitions and that a medical issue prevented attendance at the November 24 re-inspection, which she believed would be rescheduled.

Following the owner's remarks, Alderman Pfeiffer asked about the notification process. The Planning Office Administrator responded that the short-term rental application requires the owner to designate a primary contact for communication. She stated that notification emails were sent to both the owner and the property manager and that all correspondence is included in the agenda packet.

A motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to uphold the denial of the Short-Term Rental Permit renewal for 811 General Pershing Avenue.

Aldermen Stennis and Hinton returned to the boardroom at 6:18 p.m.

b. Update to Official City Logo

The Mayor stated that he requested the year "1699" be added back to the official City logo. To avoid a full redesign, a limited modification was proposed to add a bottom quadrant to the circular logo featuring two fleur-de-lis with "1699" centered between them.



Alderman Blackman stated that he did not support modifying the logo and felt no change was necessary. Alderman Pfeiffer stated that while she supports adding "1699," she does not favor the current design. Alderman Hinton stated that he supports adding "1699" back to the City logo.

A motion was made by Alderman Stennis and seconded by Alderman Wade to authorize modification of the City logo to include a bottom quadrant with two fleur-de-lis and “1699” centered between them. The motion carried by the following vote:

Aye: Alderman Stennis, Alderman Wade, Alderman Pfeiffer, Alderman Messenger, Alderman Hinton
Nay: Alderman Blackman
Absent: Alderman Tillis

CONSENT AGENDA

A motion was made by Alderman Hinton, seconded by Alderman Pfeiffer, and unanimously carried to approve the consent agenda except item 6-k pulled by Alderman Pfeiffer and items 6-q and 6-s pulled by Alderman Stennis.

Mayor/BOA:

a. Ratify the authorization and waiver of all associated costs for the Ocean Springs High School Football team to host their banquet on Monday, December 15, 2025, at the Ocean Springs Civic Center, to advertise the resources of the city

b. Approve the rescheduling of the American Red Cross' Blood Drive at the Ocean Springs Civic Center to Friday, December 19, 2025, to accommodate a scheduling conflict; previously approved waiver of fees to advertise the resources of the city

c. Approve the rescheduling of the Run Santa Run 5K on December 20, 2025, from 7:00 a.m. to 12:00 p.m. starting at Fort Maurepas along OS Bridge/Front Beach; no cost to the city; the applicant pays the associated event costs

d. Approve the Special Event Permit Application for the Ball Drop and New Year's Eve Bash on Government Street on December 31, 2025, from 8:00 p.m. to 12:30 a.m. on January 1, 2026, Government Street closed from Washington Avenue to Kotzum Avenue beginning at 1:00 p.m.; there will be overtime costs to the City

e. Approve the Special Event Permit Application for the Krewe of Unique Mardi Gras Parade on Saturday, January 31, 2026, from 1:30 p.m. to 4:00 p.m.; Regular Parade Route; Road Closures include: Porter Ave, Washington Ave and Government Street, there will be overtime costs to the City, and the applicant pays other associated event costs

f. Approve the Run, Walk, Permit Application for the Junior Auxiliary of Biloxi - Ocean Springs Kickin It # for the Kids on February 21, 2026, from 3:30 p.m. to 6:30 p.m., at Fort Maurepas-OS Bridge/Beach Front, at no cost to the City, the applicant pays the associated event costs

g. Approve the Special Event Permit Application for the 33rd annual Spring Arts Festival from 9:00 a.m. - 5:00 p.m. March 28-29, 2026, in Downtown Ocean

Springs; Authorize to waive special event permit fee; Authorize Street Closures: Washington Avenue (Railroad to Porter Avenue), Government Street (Washington Avenue to General Pershing), and Robinson Street (Church Ave to Cash Alley); City sponsorship; to advertise the resources of the City; there may be overtime costs to the City

h. Authorize and waive all associated costs for Boy Scout Troop 271 to host a swearing-in ceremony at the Civic Center on January 3, 2026, for 4 young men who have earned the rank of Eagle Scout; to advertise the resources of the city

City Clerk:

i. Approve Minutes: Work Session November 20, 2025

j. Approve Minutes: Special Call Meeting November 24, 2025

k. Approve payment for Academic Tech Inc invoice for Boardroom Hearing Assistance and authorize budget adjustment for prior year expense paid in the current year

Alderman Pfeiffer requested clarification on this item. The Finance Director/City Clerk explained that the invoice had just been received and that payment would be charged to the prior fiscal year's budget to ensure proper accounting. A motion was made by Alderman Pfeiffer, seconded by Alderman Stennis, and unanimously carried to approve payment of the Academic Tech, Inc. invoice for the Boardroom Hearing Assistance system and to authorize a budget adjustment to account for a prior-year expense paid in the current year.

Police Department:

l. Accept OSPD Monthly Report for November 2025

m. **ADDED:** Authorize the Police Chief to execute a Memorandum of Understanding between the Ocean Springs Police Department and the Ocean Springs School District Police Department regarding shared access to the PTS CAD and RMS software system

Fire Department:

n. Accept OSFD Monthly Report for November 2025

o. Authorize to declare all Interspiro SCBA air packs, associated face masks, and parts as surplus, no use to the City, remove from City assets inventory, and send to the City's online auction

Human Resources/Risk Management:

p. Authorize rehire of Ronnie Ryan, Animal Control Officer, effective December 17, 2025; $16.00 hourly rate; one year probationary status, pending successful completion of all pre-employment requirements

Building Department:

q. Approve the Building Official's recommendations for the tree applications

received through December 10, 2025

Alderman Stennis asked for clarification regarding the tree removal request at 285 Holcomb Boulevard, stating that the insurance report noted the tree was overhanging the roofline but did not specifically require removal. The Building Official responded that the majority of the tree is leaning over the garage roof. Alderman Pfeiffer requested that pruning be considered before removal. Alderman Blackman expressed concern that the homeowner's insurance coverage could be canceled if the tree is not removed.

A motion was made by Alderman Blackman to approve the Building Official's recommendation for the tree applications received through December 10, 2025. The motion failed for lack of a second.

A motion was then made by Alderman Hinton and seconded by Alderman Stennis to allow the Building Official to seek clarification from Rural Insurance Agency in D'Iberville regarding whether the tree in question may be trimmed rather than removed. The motion carried by the following vote:

Aye: Alderman Stennis, Alderman Wade, Alderman Pfeiffer, Alderman Messenger, Alderman Hinton
Nay: Alderman Blackman
Absent: Alderman Tillis

r. Accept the Building Department Permit Report for November 2025

s. Accept Code Enforcement Report through December 16, 2025

Alderman Stennis asked about the property located at 1209 Iola Road, stating that she had been contacted by a neighbor regarding several alleged violations, including the presence of a dumpster on the property and the operation of a business in a residential zone. The Building Official responded that staff is aware of the property; however, it was not included in the current report.

A motion was made by Alderman Stennis, seconded by Alderman Wade, and unanimously carried to accept the Code Enforcement Report through December 16, 2025.

Parks & Recreation Department:

t. Approve the attached facility use agreements for Mississippi Gulf Coast YMCA use of Freedom Field for Kickball, T-Ball, and Soccer January 2026 - May 2026

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 **ADDED:** Additional invoices for 12/16/2025 Docket of Claims

A motion was made by Alderman Wade, seconded by Alderman Hinton, and unanimously carried to approve the Docket of Claims, finding that all expenditures are

appropriate and authorized by law, and to 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 Pfeiffer, seconded by Alderman Stennis, and unanimously carried to adjust the water/sewer accounts listed, with the finding that the customers did not receive the benefit of the utility and excess usage was due to unforeseen circumstances.

c. Fire: Request for Approval – Junior Fire Hounds Fire Safety Camp

Chief Fitch requested approval to establish a new community outreach initiative for the Fire Department known as the Junior Fire Hounds Fire Safety Camp. He stated that approval of the program would allow the Fire Department to seek donations and community support to assist with program materials and activities and that the Fire Department would work in coordination with the Police Department during the camp. He explained that although the initial costs are high, the program would be funded through donated proceeds. He stated that participation would be limited to 20 children per week, with the camp operating four days per week, serving children ages 7–9 during Week 1 and 10–12 during Week 2.

A motion was made by Alderman Blackman, seconded by Alderman Messenger, and unanimously carried to authorize the establishment of the Junior Fire Hounds Fire Safety Camp as a new community outreach program of the Ocean Springs Fire Department.

d. Fire: New Fire Smart Dashboard System

Chief Fitch requested approval to implement a new Smart Dashboard System for the Ocean Springs Fire Department through First Arriving. The system will consist of display monitors installed at each fire station to provide real-time operational and situational awareness information. The Smart Dashboard System will broadcast critical information including emergency call details, maps to incident scenes, Google Street View images of response locations, weather conditions and alerts, scheduling information, and other operational data needed to support emergency response and internal communication. According to the attached order form dated December 2, 2025, the cost includes a one-time setup fee of $995.00 and an annual subscription totaling $3,096.00, for a combined first-year cost of $4,091.00. The subscription renews annually and includes hardware, software licensing, ongoing support, and system updates. All costs associated with this system have been budgeted within the Fire Department’s existing budget.

A motion was made by Alderman Blackman, seconded by Alderman Pfeiffer, and unanimously carried to authorize the Mayor to execute an agreement with First Arriving for the Fire Department Smart Dashboard System, including a one-time setup fee of $995.00 and an annual subscription cost of $3,096.00, for a total first-year cost of $4,091.00, as budgeted.

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF DECEMBER 16, 2025 - MINUTES

GENERAL PUBLIC COMMENT

James Lewis thanked the Ocean Springs Police Department and Ocean Springs Fire Department for their professionalism and assistance during a recent emergency call involving the passing of his brother-in-law.

Dan Mobley reminded the public of the New Year's Eve ball drop event and thanked the Board for approving the event as part of the consent agenda.

MAYOR AND ALDERMEN'S FORUM

Alderman Stennis requested an update on the paving of Rayburn Avenue. The Public Works Director stated that the work is expected to be completed by the middle of the following week. She then asked about Russell Avenue, and the Public Works Director responded that bids are currently out and work is expected to begin at the start of the year. Alderman Stennis also requested that the Historic Renaissance Survey completed earlier this year be provided to the Historic Preservation Committee so the committee may begin making recommendations.

Alderman Wade asked about repairs to the entryway sidewalk at the Upper Elementary School. The Public Works Director stated that the repair is scheduled to occur during the Christmas break.

Alderman Pfeiffer requested copies of the drainage, water, and sewer studies previously discussed. She also requested that the revised Chamber MOU be placed on the January agenda and asked about Covington Environmental testing of the Leica property. The Mayor responded that testing is underway. He added that the Chamber MOU has been reviewed and stated his opinion that the City should follow the practice of other municipalities and not enter into a formal agreement. Alderman Pfeiffer disagreed, stating that an agreement should be in place to clearly account for event costs and identify which events are covered by City funding.

Alderman Blackman stated that the existing drainage, water, and sewer studies date from 2008, 2017, and 2018, but could serve as a baseline for a new citywide infrastructure study. He requested that, at the beginning of the year, the City begin selecting a consultant to perform the study in phases. He also stated that the Heron Bayou Pedestrian Bridge deck boards need repair and that material pricing has been obtained so the repairs can proceed.

Alderman Messenger stated that she believes an infrastructure study supports her previously proposed development moratorium. She also stated that she is excited about the Junior Fire Hounds Summer Camp.

A motion was made by Alderman Hinton, seconded by Alderman Blackman, and

unanimously carried to authorize the Mayor to execute an agreement with the Cornerstone Group to utilize their parking lot for crane setup associated with the New Year's Eve ball drop event, contingent upon approval by the Cornerstone Group.

Alderman Hinton asked about the process for adding streetlights. The Mayor explained that the process requires identification of the pole number, the applicable power company, and an estimate for installation and any increase to the power bill, which must be approved by the Board.

The Mayor read an end-of-year statement wishing everyone a Merry Christmas and a Happy New Year.

EXECUTIVE SESSION

None.

ADJOURN UNTIL 6:00 P.M. on JANUARY 6, 2026

A motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to adjourn.

The meeting ended at 6:56 p.m.

_____ _____

Mayor Cox City Clerk Christine Millard

Revenue Code - Description	Current Amount	+ 1 Month	+2 Months	+ 3 Months	+ 4 Months	Balance
100 - WATER	25,240.15	15,510.94	4,049.48	1,418.26	15,451.16	61,669.99
100-C - WATER-CONTRACT	118.97	118.98	0.00	0.00	2,519.73	2,757.68
195 - WATER PENALTY	0.00	1,813.08	273.39	35.49	466.10	2,588.06
196 - CUTOFF	0.00	0.00	361.19	87.57	511.63	960.39
197 - WATER TAX	269.43	82.64	8.69	3.36	88.99	453.11
400 - SEWER	39,854.85	23,095.47	5,843.91	2,008.18	15,678.83	86,481.24
495 - SEWER PENALTY	0.00	2,645.79	422.85	40.91	520.59	3,630.14
500 - GARBAGE	22,707.00	20,343.46	4,684.49	1,593.19	22,351.85	71,679.99
595 - GARBAGE PENALTY	0.00	2,413.10	375.67	69.09	611.28	3,469.14
800 - OTHER	0.00	0.00	0.00	0.00	55.02	55.02
805 - 805 - SERVICE CONNECTION CHARGES	0.00	1.80	0.00	0.00	0.00	1.80
805-C - 805-C CONNECT/DISCONNECT CHARGES	0.00	190.90	60.00	20.00	924.01	1,194.91
810 - NSF CHARGE	0.00	120.00	40.00	0.00	301.07	461.07
899 - 899 AMS COLLECTIONS	0.00	0.00	0.00	0.00	34,670.58	34,670.58
996 - UNAPPLIED CREDITS	-190.00	-3,373.50	-255.31	-170.12	-4,967.66	-8,956.59
Revenue Totals:	88,000.40	62,962.66	15,864.36	5,105.93	89,183.18	261,116.53

MEMORANDUM

To: Mayor & Board of Aldermen

From: A. J. Fitch, Fire Chief

Re: Accept donations of a 5-foot by 8-foot American Flag and a 3-foot by 5-foot Mississippi State Flag from Woodmen Life Insurance Company for Fire Station 1

Section: CONSENT AGENDA

Meeting Date: January 6, 2026

Mayor & Board of Alderman,

I am requesting authorization to accept the donation of a 5-foot by 8-foot American Flag and a 3-foot by 5-foot Mississippi State Flag from Woodmen Life Insurance Company.

These flags will be displayed at our Fire Station 1.

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
Steve Tillis | Alderman Ward 1
Karen Stennis | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Shannon Pfeiffer | Alderman Ward 4
Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

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Memorandum

To: Honorable Mayor and Board of Aldermen

From: Steven Dye
Police Chief

Date: January 6, 2026

Re: Police Officer Resignation

Please accept the resignation of Police Officer Charles Hoggard, effective January 7, 2026, and authorize to begin the process of filling the vacancy.

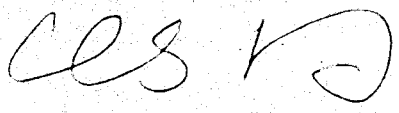
Thank you for your favorable consideration.

December 24, 2025

Chief Dye,

I would like to thank you for the opportunity to serve the City of Ocean Springs. I am writing this letter to inform you that I am resigning from my position of police officer effective 2 weeks from today, December 24,2025. January 07, 2026 will be my last day with the department. It has truly been a privilege, and I would hope that I made this beautiful city a better place to live, work and play. Please place this letter in my file for the city's records.

Officer Charles Hoggard #29



To: **Honorable Mayor & Board of Aldermen**

From: **Archie Fitch, Fire Chief**

Date: **01/06, 2026**

Re: **Authorization for Promotion**

I am respectfully requesting authorization to promote Firefighter Chad Jay to the rank of Captain, effective January 17, 2026.

This promotion will result in a reclassification from Firefighter II, to Fire Captain, Step 5, with an hourly rate of $18.64, in accordance with the City's established pay plan.

Firefighter Jay has satisfied all requirements set forth by the City of Ocean Springs, as well as the Civil Service Commission, in accordance with all applicable rules, regulations, and policies related to this promotion.

To: **Honorable Mayor & Board of Aldermen**

From: **Archie Fitch, Fire Chief**

Date: **01/06/2026**

Re: **Request to Put Firefighter Dawson Wicker on Permanent Status**

Dear Mayor and Board of Aldermen,

I am respectfully requesting authorization to place Firefighter Dawson Wicker on permanent status as of January 6, 2026. Firefighter Wicker has completed his twelve (12) month probationary period.

To: **Honorable Mayor & Board of Aldermen**

From: **Archie Fitch, Fire Chief**

Date: **12/29/2025**

Re: **Resignation for Firefighter Bryan Yates**

Honorable Mayor and Board of Aldermen,

Please accept the attached letter of resignation from Firefighter Bryan Yates effective January13, 2026 and authorize to begin the process of filling the vacancy.

To Whom It May Concern,

Please accept this letter as formal notice of my resignation from the Ocean Springs Fire Department. In accordance with the City's two-week notice policy, my last day of employment will be January 13, 2026.

I am sincerely grateful to the Ocean Springs Fire Department and the City of Ocean Springs for the opportunity to continue my career as a firefighter. The support and trust shown to me during my time here have meant a great deal, and I will always appreciate the chance to serve this community alongside such dedicated professionals.

I have truly enjoyed being a part of OSFD, and the relationships and experiences gained here will stay with me for a lifetime. I wish the department and the city continued success in the future.

Respectfully,

Bryan Yates

City of Discovery
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Bobby Cox	Mayor	Kevin Wade	Alderman Ward 3
Matthew Hinton	Alderman at Large	Shannon Pfeiffer	Alderman Ward 4
Steve Tillis	Alderman Ward 1	Rob Blackman	Alderman Ward 5
Karen Stennis	Alderman Ward 2	Julie Messenger	Alderman Ward 6

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To: Board of Aldermen

From: Stephen Glorioso

Re: Claude Adams, Ground Maintenance

Section: Resignation

Meeting Date: December 30th, 2025

RE: Resignation
Claude Adams,

I respectfully request you accept the resignation of Claude Adams, effective last day December 30th, 2025; authorize to begin the process of filling the vacant position.

Thank you in advance for your consideration in this matter.

P. O. Box 1800, Ocean Springs, MS 39566 | 1018 Porter Ave Ocean Springs, MS 39564

12/30/2025

CLAUDE ADAMS - I've resigned from City of Ocean Springs. Thank y'all. Sincerely, CLAUDE E. ADAMS

The Minutes of the City of Ocean Springs
Unified Development Code (UDC) Committee
Wednesday, November 19, 2025

Initial meeting of the UDC Committee (Unified Development Code)
Agenda is attached

Committee Members Present:
William "Bill" Betterton (Ward 1)
Julia Illanne (Ward 2)
Shawn Senseney (Ward 3)
Ben Smith (Ward 4)
Mike Davis (Ward 5)
Libbi Miller (Ward 6)
Dennis Warren via phone (At-large)

Also in attendance:
Pat Bonck – Neel Schaffer
Amanda Crose – City of Ocean Springs Planning Director
Christy Duggan – Minutes Recorder

Observers:
Steve Tillis (Ward 1)
Karen Stennis (Ward 2)
Kevin Wade (Ward 3)
Shannon Pfeiffer (Ward 4)
Julie Messenger (Ward 6)
Matthew Hinton (Alderman At Large)
Mike Whitney

Mr. Pat Bonck started the meeting by congratulating everyone on being selected to serve on The Ocean Springs Unified Development Code (UDC) Committee. He stated the tasks are to review the Ocean Springs UDC and to make specific recommendations on how it can be improved to better serve the whole community.

Mr. Bonck stated introduced himself stating his role is to moderate discussions and to compile the committee's recommendations into actionable tasks for the Planning Commission and Board of Aldermen to consider adopting. He has been a Planner on the Coast since 1998 for the City of Gulfport, Harrison County and now with Neel-Schaffer since 2022. He has conducted a couple hundred Planning Commission meetings and stated community angst over Planning Commission cases is not unique to Ocean Springs. Cities are filling up with development and have started losing development to

unincorporated areas. Adding to the growth challenge, residents of the unincorporated counties generally don't want the new subdivisions either. Ocean Springs is widely considered a very desirable place to live in South Mississippi. Kids that have grown up in Ocean Springs would like to live here as adults and others are looking to come here too because of the high quality of living Ocean Springs offers. There is pressure for more housing and commercial developments in Ocean Springs.

Mr. Bonck stated, your new Planning Director, Amanda Crose, is here to learn from you, expand her knowledge of Ocean Springs and to provide interpretations on the specific language of the UDC. Amanda did not write the code or make the Zoning Map. Generally, the city planner works with applicants to help them make the right applications for the developments they envision and works with neighbors to help them understand what is being proposed. Christy Duggan is here to take minutes of our meetings, and we will provide these to you to confirm that the comments and recommendations accurately reflect your intentions. She is not a court reporter, she cannot make a verbatim transcript, but we intend to capture your individual concerns the specific recommendations you make. We will compile all letters and emails of significance; any reference exhibits you submit and any articles or sections of ordinances that we study. These materials will be used as an appendix to the formal recommendations that you make.

Mr. Bonck stated he expects each of you will have experienced positive and possibly negative impacts from developments in your neighborhood or larger community. Share those experiences. Is there anything that could have been done by the developer to mitigate the impact of the development on its neighbors? Is there a gap in the UDC to address an issue that proved to be significant? When I share my thoughts on an issue, it will be from the perspective of a bureaucrat, not as an applicant or opponent. Over the years, I have told developers to imagine - what if you lived next door? What would be your concerns? The goal is not to extract kindness from a developer but to help them understand that legitimate concerns may exist.

Mr. Bonck continued in saying, the UDC is legal and enforceable. He is not aware that a court has invalidated it or even sections of it. No zoning or development ordinance is perfect. All of them are bound to the limits of the Mississippi Code and Case Law developed over the years. Each different ordinance has clauses that have been added to prevent something that has previously been allowed that caused some level of community pain. There is a delicate balance between objectivity and subjectivity in administering a zoning ordinance. Some level of administrative flexibility is desirable, learning what the communities' concerns are helps the Director manage applicants throughout the development process. In an ideal world, developers would read the Comprehensive Plan, study the UDC and apply to develop land in a way that is consistent with the

Comprehensive Plan and meets all the zoning requirements. Residents want developments that complement their neighborhood and fulfills a need for the city. Obviously, that doesn't always happen, but he bets the number of troubling cases are a small percentage of the overall number of applications. He is aware the Mayor and Board of Aldermen want to improve the ordinances and processes, not start over. We have a good chance of achieving that goal. Each of you will have a special area of interest. He encourages everyone to study the area of the UDC that you think needs attention and we will work on it.

Bill Betterton spoke describing his ward. He has concerns on the length of time it took for him to change the garbage contract by approaching the Board of Aldermen. His background consists of 26 years in the Navy ultimately retiring as a Master Chief. He says he "found paradise here in 1992," and became a full-time resident in 1998. He considers Ocean Springs home. Mr. Betterton is here to effectuate change and update the ordinances and corresponding maps. He specifically referenced the Alcohol Ordinance, that was written in 1983 and is antiquated, but his major concern is the length of time it takes for action to be taken by the elected officials. His model city is Conway, Arkansas, specifically for their downtown areas.

Michael Davis introduced himself. His background is in the hospitality field and has sense retired. His concerns are inconsistencies and his perceived understanding of his role on this Committee. He acknowledged his lack of experience in this field and wants to verify he is not here to set policy but to give suggestions for changes.

Mr. Bonck gave an example of how the definition section describes a variance but the section on procedure does not give the same definition. He asked where the Flood Ordinance is located and if it should be included.

Mr. Davis continued with his experience on the Planning Commission. He served 3 years on the Planning Commission. He stated his model city is Charleston, SC. He appreciates how they have handled their growth, rentals, and aesthetics.

Shawn Senseney introduced himself stating he lived here, moved away, came back and settled here. He retired from the Jackson County Road Department 3 years ago. His knowledge is mostly pertaining to roads and drainage. He does not believe the UDC is an easy-to-understand document, but he wants a hand in its growth. His model city is Frisco, Colorado and stated, just driving through makes you want to stop and stay.

Alderman Pfeiffer stated her appreciation for this group.

Alderman Hinton also expressed his appreciation.

Libbi Miller introduced herself and stated she has lived here since she was 5. Her background is in banking and financial management. She recently started a business venture in development and is excited to dive into the guidelines. She wants the policies to be easier to understand, to be read, and ultimately to be followed for responsible development. She does not think she has a model city, and Ocean Springs is stand alone. She does not want to compare it to other places. She is open to researching other cities' rules but wants Ocean Springs to remain an individual.

Ben Smith introduced himself as a long-time resident. His professional background is civil engineering. He says he is familiar with public infrastructure projects and there are several inconsistencies in the current UDC. He referenced the Ordinances' intent and the relevance to the Comprehensive Plan. He says he wants to capitalize on the character everyone loves about Ocean Springs and we should work towards what works better. He can bring knowledge from "the other side of the table" as the viewpoint from the developer. He says his model city is a tough choice as there is no place that got it right but different things within several cities that he can appreciate. He referenced areas he vacations at, Seaside and Watercolor.

Mr. Bonck pointed out that those areas are "form-based" code.

Julia Illanne introduced herself as a generational resident. She says she moved away and ultimately came back. She wants to see that the UDC is "fixed" in a way that it protects Ocean Springs. Ms. Illanne and Mr. Bonck discussed PUD's and their disdain. She also stated she wants to effectuate change in their Waterfront (Waterview) District. Her background is mostly volunteer work and teaching. She does not have a model city other than Ocean Springs.

Mr. Bonck brought up Fairhope, AL and Ms. Miller stated she does not believe Fairhope, AL today is a model city as Mr. Bonck thought someone would.

Mr. Betterton spoke about the growth and development of Gretna, LA as one to be desired.

Mr. Dennis Warren introduced himself as a media professional. He moved to Ocean Springs just before Hurricane Katrina and served on the Ocean Springs Planning Commission. He gave some historical information how the UDC made it to this point and described it as a "Frankenstein." His focus is to protect the R-1 and R-2 Districts and correct zoning issues. He says we need to be smart and keep the "charm" as Ocean Springs is now land-locked and future development cannot be frivolous. He said his son lives in Oxford, which is, in his opinion, the most beautiful city in the state, and his son is trying to move back to Ocean Springs. He says we need to make sure the infrastructure can handle future development. He has concerns of Gautier building low-income housing at

the Ocean Springs border so those children can attend the Ocean Springs schools. This is a major point of contention. His main concern is smart growth and smart development. He does not have a model city, but says we absolutely should not model Meridian, MS.

Mr. Betterton stated the military community gets to choose where they want their children to attend, and most choose Ocean Springs.

Mr. Bonck asked the Committee about recent developments they feel are nice and bring good things to the community.

Mr. Betterton spoke of some subdivisions, Vineyard and Tuscano. He says nothing positive has come to his area. He says the lighthouse is nice and the churches have cleaned up. He says there is potential around the Interstate corridors and Hwy 57 interchange around I-10. He asked why we can't have an agreement with Gautier.

Mr. Senseney added there are protected areas and that could pose an issue for development.

Mr. Davis reminded him that these areas are newly annexed and might not be reflected in the current UDC.

Mr. Bonck asked about lack of developable land and Mr. Betterton says there is not much. Mr. Davis said Ward 6 has the most available land for development. He says the hang-ups are on the city's end as lack of infrastructure to support a new development.

Mr. Betterton asked, "why do we have to develop?" He wants to know why the focus is not more towards tourist driven nature reserves. He thinks the city will not be able to get big-name hotels and the current amenities are not able to hold the intended number of visitors.

Mr. Senseney added there are complications when wetlands are involved.

Mr. Davis says the development should be geared to keep the charm but still allow for growth. He mentioned a vacant parking lot that did not generate taxes or revenue but would be better used as a business that employs its residents and generates revenues.

Alderman Pfeiffer stated the aesthetics need to be more of the focus. She does not like the zero lot line developments as it appears heavy in areas along Washington and Government Street.

Mr. Davis said the intention of the development, OS 1515, was right and the charm is in the canopy trees.

Mr. Bonck explained zero lot line areas in commercial versus residential areas and what is acceptable per IFC.

Alderman Pfeiffer is worried about the “charm” being preserved when those areas are so over developed.

Mr. Bonck spoke of corridor plans and height restrictions. He referenced Selma, AL. He said Montgomery, AL had positive changes, but nothing has happened in Selma. He believes the building height of a city center can determine the city’s success.

Ms. Illanne stated the height is not the issue as much as the building’s proportion. She said the larger scale buildings should have larger green spaces.

Mr. Senseney said changing the setbacks will help with new development but not what’s already there.

Porter Avenue was a topic of conversation, and it was stated it is already in an overlay district.

Mr. Betterton stated the conversation naturally circled to Government Street when they are discussing developments. He said that it seems to always happen. He said Groveland was intended to be a medical area and now its multi-family. He would like to see businesses brought into that area.

Mr. Senseney stated he did not appreciate the new housing development that was brought in along the ditch with the lift station. He was asked about the development on Bills Avenue. He says it was overkill for the area. It is not believed to fit with the character.

Ms. Miller said those higher end developments will push out the majorities. Mr. Betterton asked her about opinions of Old CCC Camp Rd.

Mr. Senseney and Ms. Miller said it is a drainage nightmare.

Mr. Davis brought the discussion back to the need for infrastructure upgrades first.

Mr. Senseney stated if you shrink the value of the home then the lot shrinks too.

Mr. Betterton said maybe lot sizes should be discussed.

Mr. Davis said Ocean Springs has the largest minimum lot size requirement on the coast.

Ms. Miller stated she does not agree with developments that do not conform with the existing and surrounding character, specifically in Ward 6 when the majority of homesites are multi-acre and then a multi-lot development on 4 acres is allowed to come. She said it is behind the Lighthouse Retirement Home off Lee Street.

Mr. Senseney says a lot of these areas were recently annexed from the County and is curious to see if those areas develop quickly.

Mr. Betterton wants to know where the “working class” residents will be living.

Alderman Pfeiffer stated when you develop larger tracts at once then the infrastructure ages at once too. She suggested to encourage staggered development to alleviate that burden on the city and the homeowners.

Mr. Smith said when you build something nice the community tends to take care of it. He stated the issues are the developers do not live here; they get their money and leave. The best developments are those where the developer lives there too.

Alderman Hinton stated we need to blend the new with the old and, do not develop away from starter families. Specifically, Hwy 90 needs to be a corridor that blends with Ocean Springs. He said Bienville Place used to be the place to be and now it is an area needing attention.

Mr. Bonck touched back to the aging infrastructure being a universal issue. He believes the processes for asking for Variances and permits to develop should be a topic of discussion. He said next meeting should be geared toward Zoning Districts.

Mr. Bonck asked Mr. Senseney to review parking and parking lot regulations.

Mr. Betterton made mention of “adult industry” being referenced in the UDC and it does not reflect the ordinance pertaining to that area. He thinks it should be removed.

Ms. Illanne said she will review the Porter Avenue Overlay and Waterview District tweaks.

Ms. Miller asked for the referenced “Appendix A” of the Flood Ordinance so she can review those.

Mr. Smith said he will review Sections 2-6 for Development Standards.

Mr. Davis asked whether it is appropriate to email questions and comments. Mr. Bonck said all emails pertaining to this group need to be kept.

Next meeting date is scheduled for January 22, 2026 at 5:00 p.m.

The meeting was adjourned at 6:55 pm.

DRAFT

OCEAN SPRINGS
UNIFIED DEVELOPMENT CODE (UDC)
COMMITTEE AGENDA

Location:	Ocean Springs City Hall
Date:	November 19, 2025
Time:	5:00 PM

AGENDA DETAILS

I. INTRODUCTIONS

a. Everyone can introduce themselves and each committee member can name a model city for Ocean Springs to emulate and one development to study over the course of our three meetings.

II. NEW BUSINESS

a. Discussion: What types of growth do you feel have enhanced the community in recent years?

b. Assign readings for the next meeting.

III. OLD BUSINESS

a. None

IV. CONCLUSION

a. Pick a date for the next meeting.

V. READING RESOURCES

HTTPS://WWW.PLANETIZEN.COM/
HTTPS://WWW.STRONGTOWNS.ORG/
HTTPS://WWW.PLANNING.ORG/
HTTPS://WWW.CNU.ORG/

The Minutes of the City of Ocean Springs
Planning Commission
Wednesday November 12, 2025

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Vice Chairman Kevin O'Connell at 6:00 p.m. on Wednesday November 12, 2025. The members present were Michael Smith, Kevin O'Connell, Nicolaus Geiser, and Jennifer Dalgo. Absent were Andy Phelan, Marshall Johnson, and Clay McArdle. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, Sirrae Williams - Planning Office Administrator, and David Harris - City Attorney.

Chairman Andy Phelan called into the meeting at 6:15 p.m.

2. Approval of Minutes:

a) September 9, 2025

A motion was made by Michael Smith, seconded by Nicolaus Geiser, to accept the minutes from September 9, 2025, as submitted. The motion carried unanimously.

3. Old Business:

a) None

4. New Business:

a) **Public Hearing: Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit**

A motion was made by Nicolaus Geiser, seconded by Michael Smith, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case and stated the property is zoned R-2 Low-Medium Density Residential with a single-family dwelling. This property would be 53 out of 60 available permits in the City-Wide Zone for short-term rentals. She stated the Property Manager is Kenny Foreman and resides within 2 miles of the city limits. The short-term rental inspection was conducted on October 23, 2025, and a maximum occupancy of six (6) was approved by the Fire Marshall and a maximum number of three (3) vehicles were approved by the Building Official. The Guest Rules were posted during the inspection. No code violations were received.

- Kenny Foreman – Ward 6 – property manager spoke on behalf of the property owners.

A motion was made by Nicolaus Geiser, seconded by Michael Smith, to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Nicolaus Geiser, to recommend approval of the short-term rental permit at 145 Lafayette Circle with an annual renewal and compliance with the City of Ocean Springs STR Ordinance. The motion carried unanimously, with 4 yay and 3 absent.

b) **Public Hearing: Gregory Williams – 614 Clark Ave – PIDN:60157010.000 – Approval of a Short-Term Rental Permit**

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case and stated the property is zoned R-D Two Family Residential with a single-family dwelling. This property would be 54 out of 60 available permits in the City-Wide Zone for short-term rentals. She stated the Property Manager is Chris Dearman and resides within 2 miles of the city limits. The short-term rental inspection was conducted on October 22, 2025, and a maximum occupancy of six (6) was applied for; however, four (4) were approved by the Fire Marshall and a maximum number of four (4) vehicles were applied for; however, only three (3) vehicles were approved by the Building Official. The Guest Rules were posted during the inspection. No code violations were received.

- Jet Williams – Ward 2 – property owners' son spoke on behalf of the property owner.

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

A motion was made by Michael Smith, seconded by Nicolas Geiser, to recommend approval of the short-term rental permit located at 614 Clark Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance. The motion carried unanimously, with 4 yay and 3 absent.

Chairman Andy Phelan joined meeting via phone call at 6:15 pm. after the motion of 614 Clark Ave.

c) **Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 123 – lot subdivision (Holly Grove Subdivision) – Mickey L. Robertson, P.E.**

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to accept opposition letters into the minutes that arrived after the Agenda and Packet were published. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case. She stated the property is zoned R-1A Special Apartment Use District and is currently vacant. The applicant is requesting approval for Sketch Plat of a 123-lot subdivision for townhome dwellings on proposed private streets named Holly Grove Subdivision. There is a combination of 5-plex and 6-plex townhome buildings on the 19.46-acre property with a density of 6.32 lots per acre. 5' sidewalks are illustrated within the development and along Pabst Road. 20' buffer

provided along the adjoining properties to the south and west. 21.2% green space is provided with the minimum requirement in R-1A being 5%. 1.17-acre pond with at least 20' wide walkable uplands surrounding the property is shown. Proposed amenities include a Clubhouse, pool, and pickleball courts. The applicant is proposing a pump station to be located on-site. The property was rezoned from R-1 to R-1A at the June 16, 1987, Board of Aldermen meeting. A Neighborhood Meeting was held by the Developer on August 26, 2025, at the Ocean Springs Community Center where a question-and-answer session was held.

She also stated the Water Department, Sewer Department, Drainage Department, Fire Department, and Engineering issued comments on the Sketch Plat. A traffic study was submitted by the applicant and concluded that a left turn lane is warranted on Government Street at Holly Grove Road. There were 18 letters of opposition posted with the agenda and since posting an additional 12 letters and a 55 signature petition was received by the planning office.

M. Smith wanted to address the open space. He stated the document shows 5% open space for apartments but later on in the UDC in Section 4.18 it states the green space requirement is 20% open space. He stated the sketch plat does show 21% but there are other guidelines in that section that states you can only use 25% of a retention pond, building footprints were not applicable, and he believes the sketch plat is using the different housing units as open space. Parking spaces are not allowed to be utilized either. If not now, then the preliminary plat should ensure the requirements of Section 4.18 are met.

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to open the public hearing. The motion carried unanimously.

Ross Bruce, spoke as the applicant of the project. He mentioned a couple points to consider about the project is the property is zoned R-1A and by-right 240 apartments could be presented but he believes their project of 123 townhomes is more in line with the surrounding neighborhoods with garages and backyards. He stated they are proposing a community 50% less dense than what the zoning allows for. Community amenities include a clubhouse, resort style pool, and pickleball courts with 21% green space.

Mr. Bruce mentioned the property will have an onsite property maintenance, private and gated community. He stated they will maintain ownership and maintain all roadways, sidewalks, ponds, and most of the improvements with the exception of the sewer lift station.

Traffic study was not required however, the applicant hired Neel Schaffer to conduct the traffic study and has been entered into the record.

The following citizens spoke in opposition to the sketch plat for Holly Grove Subdivision:

- Pat Burlison – Ward 5 – Discussed the traffic at the intersection of Knapp Road and Government Street, Pabst Road traffic, and Magnolia Bayou subdivision becoming a cut-through neighborhood.

- Robert Zittleman – Ward 5 – Discussed the values of property and traffic.

- Tristan Armer – Ward 5 – Stated the Deed & Quitclaim Deed are not correct, mentioned the hammerheads are not allowed and cul-de-sacs are required, there is not a buffer on the east side of the property along the park property, no sign off by the National Park Superintendent, spot zoning, ROW concerns, and Comprehensive Plan.

- Rickey Mattiace – Ward 5 – Stated his concerns were the same as Tristen Armor.
- Wyatt Davis – Ward 4 – Discussed concerns about units being sold.

- Norma Herrington – Ward 5 – Spoke about dispute of traffic study and selling of property.

- Kate Mendoza – Ward 4 – Discussed traffic concerns between Magnolia Park School and Pabst Road, low-income apartments, and amenities.

- Mark Peterson – Ward 4 – Spoke about wetlands.

- Rhett McNorton – Wad 5 – Discussed past complaints against the applicant.

- Belinda Serata – Ward 5 – Spoke about traffic, traffic study, construction impacts on Pabst Road, and schools impact.

- William Lefferson – Ward 4 – Spoke about drainage ditches and concerns in Beverly Place.

- Sandra Peterson – Ward 4 – Spoke about drainage ditches and traffic study.

- Jack Pickering – Ward 4 – Discussed on what is best for Ocean Springs.

A motion was made by Michael Smith, seconded by Andy Phelan, to accept a warranty deed and a quitclaim deed into the minutes that was provided by Tristen Armor – Ward 5.

Mr. Ross Bruce addressed the opposition comments.

A motion was made by Michael Smith, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

A motion was made by Andy Phelan, seconded by Jennifer Dalgo to recommend approval of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings. The motion carried unanimously, with 5 yay and 2 absent.

5. General Public Comment

- William Lefferson – Ward 4 – Discussed the neighborhood meeting held by the

Holly Grove developers and how the citizens were notified about the meeting.

- Mark Peterson – Ward 4 – Discussed the general approval of projects.

- Alison Campbell – Ward 5 – Spoke about density of Magnolia Bayou and how to rezone a property.

- Jack McDavid – Ward 4 – Spoke about removing trees when new subdivisions are developed.
- Belinda Serata – Ward 5 – Spoke about the clearing permit that was obtained for the Holly Grove property.

- Ernie Pettis – Ward 4 – Spoke about not receiving notice for the neighborhood meeting held by the Holly Grove Developers.

- Greg Dion – Ward 4 – Discussed current issues with drainage on Tara Lane.

- Lisa Greenberg – Ward 4 – Spoke about Pabst Road existing problems.

- Azure Waller – Ward 1 – Spoke about the status of the new Comprehensive Plan and Short-Term rentals.

- Scott Hawkins – Ward 5 – Discussed slowing developments down and keeping the developers local.

6. Commissioners Forum

7. Adjourn

A motion was made by Nicolaus Geiser, seconded by Andy Phelan to adjourn the meeting. The motion carried unanimously.

The meeting ended at 7:49 p.m.

MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Approve a request for a Residential Short-Term Rental Permit at 1916 Stuart Ave - PIDN: 61455050.000; PC recommends approval

Section: CONSENT AGENDA

Meeting Date: January 6, 2026

The City of Ocean Springs Planning Commission (PC) considered the referenced application at its regular meeting on Tuesday, December 9, 2025.

The proposed permit allows for a maximum occupancy of eight (8) individuals and a maximum of five (5) vehicles, as approved by the Fire Marshal and Building Official. The property is located within the STR City-Wide Zone.

No public input was received prior to the public hearing, following publication of the agenda, or during the public hearing itself.

Approval of this permit would constitute the 55th short-term rental permit issued within the City-Wide Zone, leaving five (5) permits available under the established cap of sixty (60).

After reviewing the application and considering the lack of public comment, the Planning Commission voted unanimously, with all members present, to recommend approval. A motion was made by Kevin O'Connell and seconded by Clay McArdle to recommend approval of the short-term rental permit for the property located at 1916 Stuart Avenue, subject to annual renewal and compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously.

Documentation related to this request is attached.

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

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: December 9, 2025

APPLICANT: Carly Knapp

PROPERTY OWNER: Jared & Carly Knapp

LOCATION: 1916 Stuart Ave
Lot 43 Schluter Park Subdivision

PARCEL NUMBER: 61455050.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: October 6, 2025

DESCRIPTION OF REQUEST:
Requesting a permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

ZONING/LAND USE:
Subject Property: R-D Two Family Residential – Single-Family Dwelling

SHORT-TERM RENTAL DISTRICT: City-Wide Zone
This property would be 55 out of 60 available permits in the City-Wide Zone for short-term rentals.





FINDINGS:

- **Local Property Manager**: The local property manager, Chris Dearman, has the address of 805 Magnolia Bayou Blvd Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limits.
- **Application**: Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as, conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The inspection fee of $25 was provided with the application. The remaining $476 is due after approval from Planning Commission and Board of Aldermen.
- **Notice via Standard Mail:** The notice of Public Hearing was mailed to 50 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on November 23, 2025. Additionally, the required yard sign was placed in the yard on November 24, 2025. All advertising requirements have been met.
- **Inspection:** The property was inspected for all required elements on November 18, 2025, and was approved. The inspection form is attached for review.
    - **Maximum Occupancy:** Maximum occupancy of (8) eight was approved by the Fire Marshall during the inspection.
    - **Maximum Number of Vehicles:** Maximum number of (5) five vehicles was approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations**: No code violations received.
- **Police Dept Comment:** Report received 2/7/2024 regarding burglary of a vehicle.

PUBLIC FEEDBACK:
None received as of December 5, 2025.

PROPOSED MOTION:
To recommend **approval** of the short-term rental permit located at 1916 Stuart Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 1916 Stuart Ave.

RECEIVED
OCT 0 8 2025
BY:

City of Ocean Springs Planning Department

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

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 10/6/25 — **A $25.00 reinspection will be charged if the inspection is missed.**

REQUIRED ATTACHMENTS:

FEES: $501 ~ ***Application Fee Effective 10/1/2024–*** *$25 must be paid at the time application is submitted, Remaining $475 is due when permit is approved* ~ ***Administrative Fee:*** *$1.00* (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- ☐ *Completed Application*
- ☐ *Copy of Proposed Rental Agreement*
- ☐ *Proposed Parking Plan – Sketch*
- ☐ *Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit*
- ☐ *Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.*
- ☐ *~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~*
- → **Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.**

- → **Permits are renewed annually and are not transferable to new ownership.**

REQUIRED: RENTAL PROPRTY INFORMATION:

- **Address of Rental Property:** 1916 Stuart Avenue, Ocean Springs, Ms 39564
- Parcel Identification Number: 61455050.000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 5
- Is this property located in a covenant-restricted subdivision? ☐ Yes ☒ No ~ ***If yes, a copy of the covenants must be included.***

PROPERTY OWNER – Name: Carly Knapp

Address: 1503 Tucker Lane, Encinitas CA 92024

Phone No. (662) 801-2874 Email: carlynicoleknapp@yahoo.com

OWNER SIGNATURE:

LOCAL PROPERTY MANAGER – *[Must RESIDE within two (2) miles of the OS City Limits]*

Name: ~~Carly Knapp~~ Chris Dearman

Address: 805 Magnolia Bayou Blvd., Ocean Springs MS 39564

Phone No. +1 (228) 338-6259 Email: christopherrdearman@gmail.com

Is the Property Manager OR the Owner the best contact for scheduling Inspections? Owner

Owner – initial by each ordinance to indicate receipt:

Copy of Ordinance 2015-11 Received: Cd *(initials)* **Copy of Ordinance 2019-19 Received:** X
Copy of Ordinance 2018-02 Received: Cd *(initials)* **Copy of Ordinance 2021-25 Received:** X
Copy of Ordinance 2023-07 Received: Cd *(initials)*

Physical Inspection of Property:

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: **2/08/18**)

Affirmation of Codes/Regulations

I, (print name) Carly Knapp, 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 parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner's liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Carly Knapp
Parcel ID(s): 61455050.000
Date Property Acquired: July 21, 2024
Owner's Signature _____ **Date** 10/7/25

Office Use Only

Date of Inspection:_____
Maximum Occupancy Determination:_____
Maximum Parking Spaces:_____
PC Public Hearing Date:_____
Result of Occupancy Inspection: _____ *(attached)*
Permit Renewal Date:_____
BOA Approval Date:_____

City of Discovery
OCEAN SPRINGS
PLANNING DEPARTMENT

ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)

The following items must be complete and pass inspection prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection*.

All Occupancy Inspections are scheduled Monday – Thursday at 10am

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*

  NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.
- Emergency lighting – *hardwired with battery backup* (not "exit" lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78", it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: Carly Knapp DATE: 10-7-25

Short-Term Rentals (STR's) FAQ's

1. There are two different types of permits for short-term rental, **Residential Short-Term Rental** permit and **Commercial Short-Term Rental** permit.
2. There is a City GIS map that you can look up what short term rental zone you are located in https://atlas.geoportalmaps.com/os
3. There are three zones for the city-wide zone, Short-Term Rental Density zone and the Downtown Overlay District zone.
4. There is a cap on all residential short-term rental permits of **115**. There is no cap on commercial short-term rentals.
5. The permits are renewed annually. **PLEASE NOTE:** Your permit must be renewed **BEFORE** its expiration date.
6. You can be placed on a waiting list, but Staff cannot predict when a spot will come up.
7. The permit **MUST** be displayed in the unit to be compliant with the current ordinance.
8. If this is a new permit: The permit must be taken to the Tax Counter to request a privilege license.
9. If the permit is a renewal or a new permit, you will be required to secure or renew your privilege or business license. The privilege license should be displayed on site. The Tax Department can be contacted at 228-875-4236.
10. Sales Tax, 1 of 2 scenarios:
    a. One of the common platforms to rent is AIRBNB and VRBO.
    b. Other renting methods will require registration with the State Department of Review to receive a Tax License.
    c. The applications for both the commercial and residential permit are located
11. Please do not call for an inspection if you are not ready for an inspection. If you fail, your inspection you will be charged a reinspection fee.
12. Please turn in your application and fee of $501.00 per permit, with the following attachments. All inspections are scheduled for M-F at 10:00AM.
13. Residential new short term rental permits require Planning Commission and Board of Alderman approval, renewals do not require a public hearing.
14. Your property will be posted with a sign from the Planning Commission and notices will be sent out to the adjacent neighbors. Please do not remove the sign, or you will be charged. You will be charged .65 per letter for the mailout.
15. Someone will need to be at the Planning Commission and Board of Alderman to answer any questions. The application is not approved until the Board of Alderman has voted on it.

ADDRESS: 1916 Stuart Avenue iWorQ Permit#: 9940

PLANNING DEPARTMENT
P.O. Box 1800 / Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- ☐ Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- ☑ Emergency Lighting hardwired battery backup
- ☑ Address on Building
- ☑ Breaker Box needs to be labeled
- ☑ Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- ☑ No exposed wiring
- ☑ Adequate emergency egress
- ☑ Operable windows in sleeping areas
- ☐ Guest rules (noise, garbage, etc.) must be visibly posted.
- ☑ Adequate garbage receptacles
- ☑ Smoke detectors in all bedrooms and hallways.
- ☑ Carbon monoxide detectors if there is gas service.
- ☑ Identified # of Bedrooms: 3
- ☑ Proposed # of Guests: 6

Approved # of Guests per OSFD: 8

- ☑ Proposed # of vehicles: 5

Approved # of vehicles per OSFD: 5

Property Owner: Carly Knapp
Contact Name: Chris Dearman

Phone #: (662) 801-2874
Phone #: (228) 338-6259

Date of Inspection: 18-Nov-2025

COMMENTS: _____

☑ **PASSED**

Building Official: _____ **Fire Marshall:** _____

Property Owner: _____

Richard W Dickson

1916 Stuart Ave
Lodging Policies & Rental Agreement

1916 Stuart Ave is an exclusive property where every guest reservation is both important and special to us. If your travel plans change and you must cancel your reservation, please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if cancellation is made at least one week prior. If cancelled less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

Check-in begins at 4PM. Check-out 10AM. Unfortunately, due to the need to get the home ready for the next guest visit, we usually cannot offer early check-ins or late check-outs.

All use of 1916 Stuart Ave amenities is at the guests' own risk. Please be responsible and act safely. All disposable items in the home are for guest use, but please clean any dishes & appliances if used. Please make sure the dishwasher is emptied, and that the microwave, refrigerator, and oven are left clean and empty for next guest use as well.

Occupancy: There is to be a maximum of six (6) guests allowed to stay overnight on the property.

Trash: Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

Smoking: Absolutely no smoking is allowed inside the home, but feel free to smoke on the back porch or anywhere outdoors. Please dispose of your butts safely and in an environmentally sensitive manner

Parking: Up to three cars can park on the driveway in front of the home. There is no on-street parking in Ocean Springs unless explicitly stated.

Quiet Hours: We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.

Check-Out: Please leave any used towels in the tub, the linens on the bed, and lock the door upon leaving. Have safe travels, and please leave us a favorable review if you enjoyed your stay.

Thank you for staying at 1916 Stuart Ave! We would love to have you return for years to come, so please contact me directly for any future visits. If things have gone smoothly for both parties during your initial stay, we most likely can offer you a discounted rate for you, friends & family for future visits.

Sincerely,

Chris Dearman
Property Manager

Booking Confirmation

Thank you for choosing Clark Coastal Cottage for your vacation! We hope that you have a pleasant stay.

Our home is located at:

1916 Stuart Ave
Ocean Springs, MS 39564

Rental Rules

CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is 10:00 A.M. CST.

This is a **NO SMOKING** unit.

PETS - Dogs are permitted in rental units only with prior approval. $150 non-refundable pet fee applies covering two dogs. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

CANCELLATIONS – please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if the cancellation is made at least one week prior. If canceling less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to six (6) persons.

MINIMUM STAY – Minimum stays may be required during weekends, holidays, or festival weekends.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved in writing in advance.

PARKING – Parking is limited to four (4) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

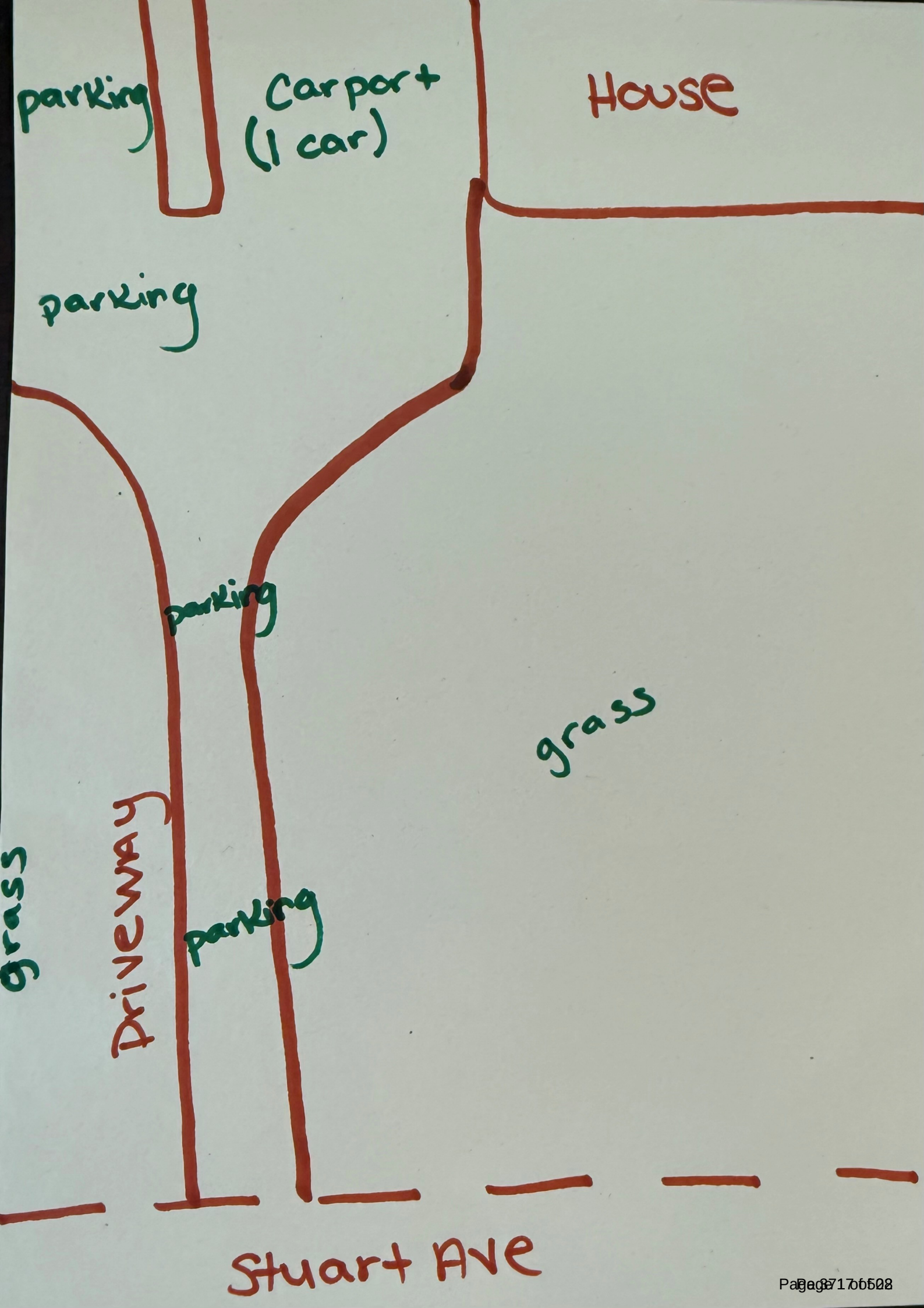
TRASH – Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

HURRICANE OR STORM POLICY – No refunds will be given unless: The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

Any unused portion of rent from a guest currently registered; Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

The owners are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

Quiet Hours: – We ask that out guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.


parking
Carport
(1 car)
House
parking
parking
parking
grass
Driveway
grass
Stuart AVE

PUBLIC HEARING NOTICE
Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

PUBLIC NOTICE is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

Short-Term Rental Applied for: 1916 STUART AVE

Public Hearing Date/Time: TUESDAY, DECEMBER 9, 2025 @ 6PM

Applicant: CARLY KNAPP

Local Contact: CHRIS DEARMAN

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

Short-Term Rentals: Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

Frequently Asked Questions regarding Residential Short-Term Rental permits:

1) ***Why am I receiving this information?*** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper, and a yard sign was placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor's office.

2) ***What is allowed under a Short-Term Rental Permit?*** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.

3) ***Who will be responsible for management of the property?*** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, MUST reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.

4) ***Do the property owners pay sales tax for this activity?*** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional "bed tax" requirement for all hotel activity.

5) ***What review has been done by the City?*** The application, a $501 application fee, and payment for mailing is required. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

6) ***What physical modifications were required for the home?*** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.

7) ***How will the maximum occupancy and number of vehicles be established?*** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.

8) ***Where can I report code violations, disturbances, etc.?*** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

   Complaint Contact Information:
   a. Police: **228-875-2211** – noise, trespassing, other criminal activity
   b. Code Enforcement: **228-875-6712** – improper vehicle parking, improper trash storage
   c. Any other complaints can be forwarded to the Planning Department at **228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564

9) ***What is the process if the rules are not followed?*** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.

10) ***How long is the permit valid?*** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

11) ***Is the permit transferable to new owners?*** No. The permit is issued to the owner for that specific address. Permits are not transferable to other owners or properties without the full approval process, including an advertised Public Hearing.

12) ***Is the approval process the same for properties in commercially zoned districts?*** The application itself is similar, but commercial properties do not require notice or Public Hearing.

13) ***What if the property has covenants that do not allow for short-term rentals?*** The ordinance requires that any application for a property with an active Homeowner's Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.

14) ***Will the property owner be required to maintain renter information?*** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.

15) ***Will the renters be informed of the rules and regulations that are included in the permit?*** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.

Questions and/or written comments can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:
1018 Porter Avenue, Ocean Springs, MS 39564.

2

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE $26.00
#202415406 BK:2178 PG:209-210
08/21/2024 01:16:48 PM 2 PGS
VHARRELL,DC Rept#18280

202415406 2 PGS

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

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

Grantors:
Richard Earl Mantooth, Jr.
Melissa Lynn Mantooth
14404 Eliza Drive
Vancleave, MS 39565
(228) 383-2108

Grantees:
Jared Knapp
Carly N. Knapp
1503 Tucker Ln.
Encinatas, CA 92024
(662) 801-2874

File No. O247390S

INDEXING INSTRUCTIONS: **Lot 43, Schluter Park S/D, 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, **Richard Earl Mantooth, Jr. and Melissa Lynn Mantooth,** do hereby sell, convey and warrant unto **Jared Knapp and Carly N. Knapp,** as joint tenants with right of survivorship and not as tenants in common, 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:

Lot 43, Schluter Park Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 2, at Page 39.

This being the same property as that conveyed to Richard Earl Mantooth, Jr. and Melissa Lynn Mantooth, by instrument recorded in Deed Book 2097, Page 400, Land Deed Records of Jackson County, Mississippi.

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 16th day of August, 2024.

Richard Earl Mantooth, Jr.

Melissa Lynn Mantooth

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Richard Earl Mantooth, Jr. and Melissa Lynn Mantooth**, 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 16th day of August, 2024.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 291230 NICHOLE JORDAN Commission Expires May 31, 2025 JACKSON COUNTY

NOTARY PUBLIC

My commission expires: May 31, 2025

Page 3 of 5 20190528

Property Link

JACKSON COUNTY, MS

Current Date **11/ 4/2025**

Tax Year 2023

Records Last Updated **11/ 3/2025**

PROPERTY DETAIL

OWNER MANTOOTH RICHARD EARL JR
MANTOOTH MELISSA
1916 STUART AVE
OCEAN SPRINGS MS 39564

ACRES : .43
LAND VALUE : 41930
IMPROVEMENTS : 85030
TOTAL VALUE: 126960
ASSESSED : 12696

PARCEL 61455050.000
ADDRESS 1916 STUART

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	0.00	0.00	0.00
CITY	0.00	0.00	0.00
SCHOOL	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODE		**LEGAL**	LOT 43 SCHLUTER PARK S/D PB 2-
HOMESTEAD CODE	DAV		39
TAX DISTRICT	4660		DB 2097-400 (234 Map789.29-02
PPIN	063252		)
SECTION	29		
TOWNSHIP	7		
RANGE	8		

Book **Page**

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
	NO TAX SALES FOUND	

Back

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Wednesday, November 12, 2025

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustment Board (ZAB) was called to order by Chairman Nick Gant at 5:00 PM on Wednesday, November 12, 2025. The members present were Nick Gant, David Hayden, Lethel Bowden, Don Atwell, and William Thompson. Also, present were Amanda Crose – Planning Director; Elizabeth Dill - Planning Technician, and Sirrae Williams - Planning Administrator.

2. Approval of Minutes

a) October 14, 2025

A motion was made by William Thompson, seconded by Don Atwell to accept the October 14, 2025, minutes. The motion carried unanimously.

3. Old Business

a) None

4. New Business

a) **5320 Pontiac Street - PIDN: 61059024.000 - Request approval of a variance for an accessory structure side setback from 5' to 18" on the northwest side of the property - Bobby Smith**

Amanda Crose, Planning Director, introduced the case. She stated the property was zoned R-2 Low-Medium Density Residential with a single-family residential dwelling. The findings indicate that the accessory structure (pole barn) is already constructed. The owner stated in his application he hired a contractor to pull permits and construct the pole barn. The Building Department issued a Code Violation for no building permit. The structure should have been placed at the 5’ side-yard setback line; however, it was constructed eighteen inches (18”) from the northwest property line. The applicant is requesting a variance.

The Planning Director stated in the R-2 Zoning District the minimum lot area is 11,250 square feet and the minimum lot width is 80’. Per the recorded plat, the property contains 11,527 square feet and has a lot width of 80’ therefore, meeting the minimum requirements of the R-2 zoning district.

Bobby Smith, applicant, spoke on behalf of the project. He stated he works out of town and hired a contractor to construct the pole barn. He stated it’s constructed really well.

He stated he came home to a code violation being issued for the structure. He also stated he has been unsuccessful in contacting the contractor since he has received the violation.

D. Hayden stated the contractor should have known the difference between 18” and 5’. The builder failed him and he would go back to the builder. He questioned if the contractor was bonded and insured.

W. Thompson mentioned 3’-7” to 3’-8” is about the 25% that they would be allowed to grant and 18” is a challenge.

N. Gant also mentioned there is a set criteria in order to approve variances.

- Robert Kennedy – 5324 Pontiac Street, submitted a no opposition letter on October 4, 2025.

A motion was made by William Thompson, seconded by Don Atwell, to deny the variance request for an accessory structure side set back from 5' to 18" on the northwest side of the property. The motion carried unanimously.

b) **512 Dewey Ave - PIDN: 60137336.000 - Request approval of a variance of a side setback from 10' to 2'-6" on the north side of the property to build an addition on the existing house - Kelly Lane-Fore**

Amanda Crose, Planning Director, introduced the case. She stated the property is zoned R-2 Low-Medium Density Residential with a single-family residential dwelling. The applicant is proposing to construct an addition onto the north side of the existing house and is requesting a variance of the side yard setback from the required 10’ to 2’-6”.

The Planning Director stated in the R-2 zoning District the minimum lot area is 11,250 square feet and the minimum lot width is 80’. The lot does not currently meet either requirement. The current square footage is approximately 9,025 and width of approximately 55’; therefore, the property does not meet the minimum requirements of the R-2 zoning district.

Kelly Lane, applicant, spoke on behalf of the project. She stated she is looking to add on to her home due to her growing family. She stated she is next to a city owned parking lot and emergency vehicles could still gain access to her property with the reduced setbacks. There is a drainage easement with rip rap about 17’ from her back property line and is currently accessible. It is also accessible from the back of the city parking lot. There is large magnolia and live oak she would work around. She also stated there was a previous variance granted on her property and didn’t utilize the entire variance granted.

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the variance of a side setback from 10' to 5', instead of the requested 2'-6", on the north side of the property to build an addition onto the existing house due to the exceptional narrowness of the property. The motion carried unanimously.

5. Audience Request

a) None

6. Adjourn

A motion was made by William Thompson, seconded by Lethel Bowden to adjourn the meeting. The motion carried unanimously.

The meeting ended at 5:34 p.m.

MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Deny a variance of a side yard setback from the required 10' to 7'-10" on the south side of the property to construct an addition on the existing house at 236 Holcomb Blvd - PIDN: 61180025.000; ZAB recommends denial

Section: CONSENT AGENDA

Meeting Date: January 6, 2026

The Zoning and Adjustment Board (ZAB) considered the request described above at a special called meeting held on Wednesday, December 17, 2025. The request was for a variance to reduce the required side setback on the south side of the property from 10' to 7'-10" to allow for an addition to the existing residence.

Jon Jandorf, applicant and property owner at 236 Holcomb Blvd, presented his case. He stated that the proposed expansion would not inhibit the primary living space of the adjacent property to the south. He explained that expanding the addition further into the backyard would require a larger hallway expansion to access the rooms, resulting in more extensive exterior demolition. Mr. Jandorf noted that the additional space would better accommodate older children and allow for appropriately sized bedrooms and closets.

Jim Sonnier, owner of the adjacent property to the south (234 Holcomb Blvd), spoke in opposition to the variance request. He stated that the required ten (10) foot side setback should be easy to meet without the need for a variance by reducing the size of the bedrooms.

No additional public comments were received.

After reviewing the application and considering the public comment, the Zoning and Adjustment Board made the following motions:

A motion was made by Don Atwell to recommend approval of a variance to reduce the required side setback on the south side of the property from ten (10) feet to seven-feet, ten-inches (7'-10") to allow for construction of an addition to the residence. The motion cited that the minimum required lot width of eighty (80) feet was not met, as the recorded plat reflects a lot width of seventy-seven (77) feet. The motion failed due to the lack of a second and therefore died.

A second motion was made by William Thompson and seconded by Lethel Bowden to recommend denial of the requested variance to reduce the side setback from ten (10) feet to seven-feet, ten inches (7'-10"). The motion carried with 4-yay and 1-nay by Don Atwell.

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

ZONING AND ADJUSTMENT BOARD REPORT

PUBLIC MEETING DATE: December 17, 2025

APPLICANT/OWNER: Jonathan Jandorf

REQUESTED ACTION: Variance Request

DATE OF REQUEST: November 3, 2025

LOCATION: 236 Holcomb Blvd
Lot 25 Kingsberry Subdivision

PARCEL NUMBER: 61180025.000

DESCRIPTION OF REQUEST:
The applicant is requesting a variance of a side yard setback from the required 10' to 7'-10" on the south side of the property to construct an addition on the existing house.

ZONING AND LAND USE:
R-2 Low-Medium Density Residential – Single-family dwelling





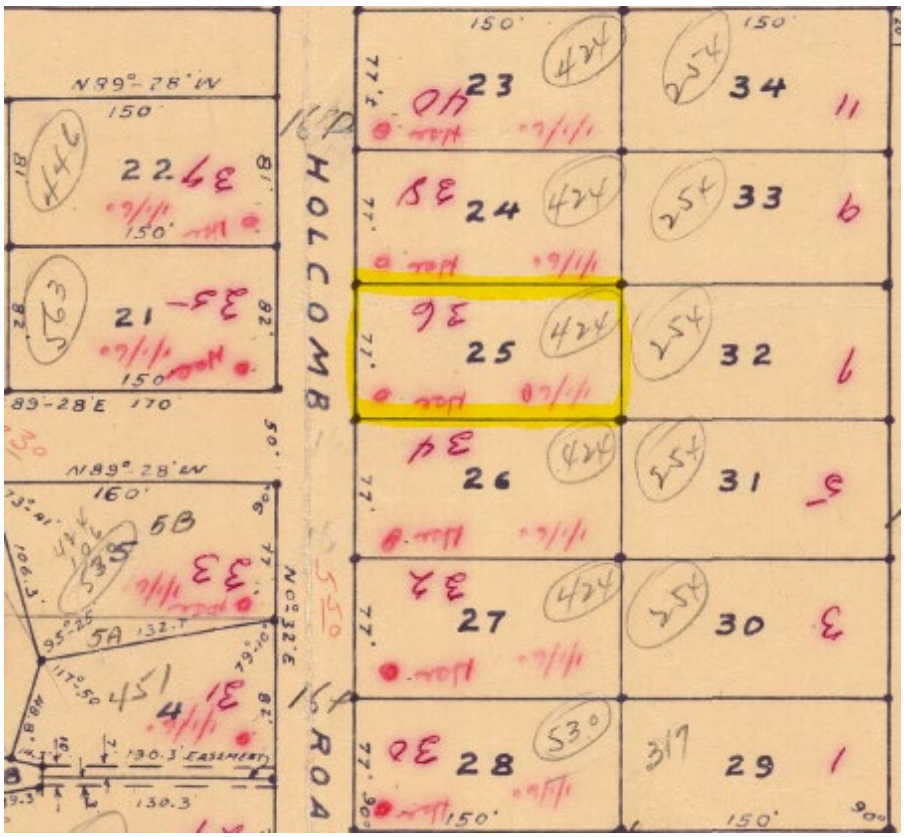
FINDINGS:

- The applicant is proposing to construct an addition onto the south side of the existing house and is requesting a variance of the side yard setback from the required 10’ to 7’-10”.

- The property is currently zoned R-2 Low-Medium Density Residential. The R-2 zoning allows for low to medium density single-family detached dwellings with a density of 2-4 dwellings per acre.

- R-2 Zoning Requirements:
  - Minimum lot area – 11,250 sq. ft. (Per the recorded plat the lot size is 11,550 sq. ft.)
  - Minimum lot width – 80’ (Per the recorded plat the lot width is 77’)
    - The property meets the minimum lot area but does not meet the minimum lot width.

Subdivision was recorded in 1959



- The previous property owner requested a variance at the August 10, 2021 ZAB meeting for a 7’-5” side yard setback on the north side of the property and was approved by the BOA on August 17, 2021.
  - The current owner measured the distance from the north property line to the north side of the house and it measures 9’ instead of the 7’-5” granted variance distance.

- ZAB may recommend approval of a variance that meets the following criteria:
  - Exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations.
  - Exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which conditions are not generally prevalent in the area.
  - The strict application of these regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.
  - ZAB shall have the right by a majority vote to decrease any minimum requirement and to increase any maximum requirement, except for the required minimum lot area in residential zoning districts, by not more than twenty-five percent (25%), and shall be allowed only for good and substantial reasons which shall be made part of the record.

PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on December 3, 2025.
- Zoning and Adjustment Board yard signs were posted on property on November 24, 2025.
- Notifications mailed to adjacent property owners within a 500-foot radius on December 2, 2025.

PUBLIC FEEDBACK:

- None received as of December 12, 2025

POTENTIAL MOTIONS:

To recommend **approval** of a variance for a side yard setback from the required 10’ to 7’-10” on the south side of the property to construct an addition on the existing house. *(state the criteria met for the variance in your motion)*

– OR –

To recommend **denial** of a variance for a side yard setback from 10’ to 7’-10”.

City of Ocean Springs Planning Department

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

VARIANCE REQUEST APPLICATION

Submittal Requirements:

- *Application*
- *Fee of $50.00 must be paid at the time application is submitted.*
    - *$1.00 additional fee (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)*
- *Site Plan (or Survey) showing requested variance, with dimensions.*

Date: 03 Nov 2025

Name of Applicant: Jonathan Jandorf

Address: 236 Holcomb Blvd, Ocean Springs, MS 39564 Zone: _____

Phone No. 443-286-9507 Email Address: jon.jandorf@gmail.com

Parcel Identification Number: _____

Property Owner *(if different from Applicant)*: _____

Property Location for the Variance: 236 Holcomb Blvd, Ocean Springs, MS 39564

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)

Setback

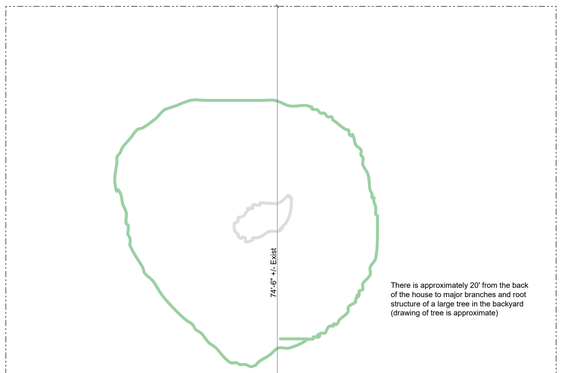
The purpose of this variance is to consider an application to allow:

Building an addition on the south side of the house to add two rooms. The planned addition would have a setback of 7'10" rather than 10'.

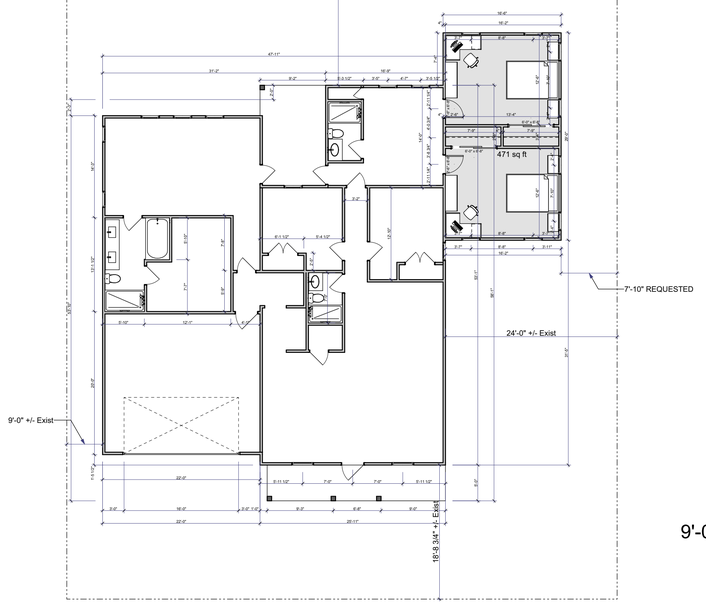
Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

The property lot is currently 76.7' rather than 80'. Our proposed home addition would encroach 2' 2" into the 10' setback. 25% variance would allow for a setback of 7.5'. Additionally, the proposed addition is for a living space for teenagers; the variance would allow for an appropriate room size.

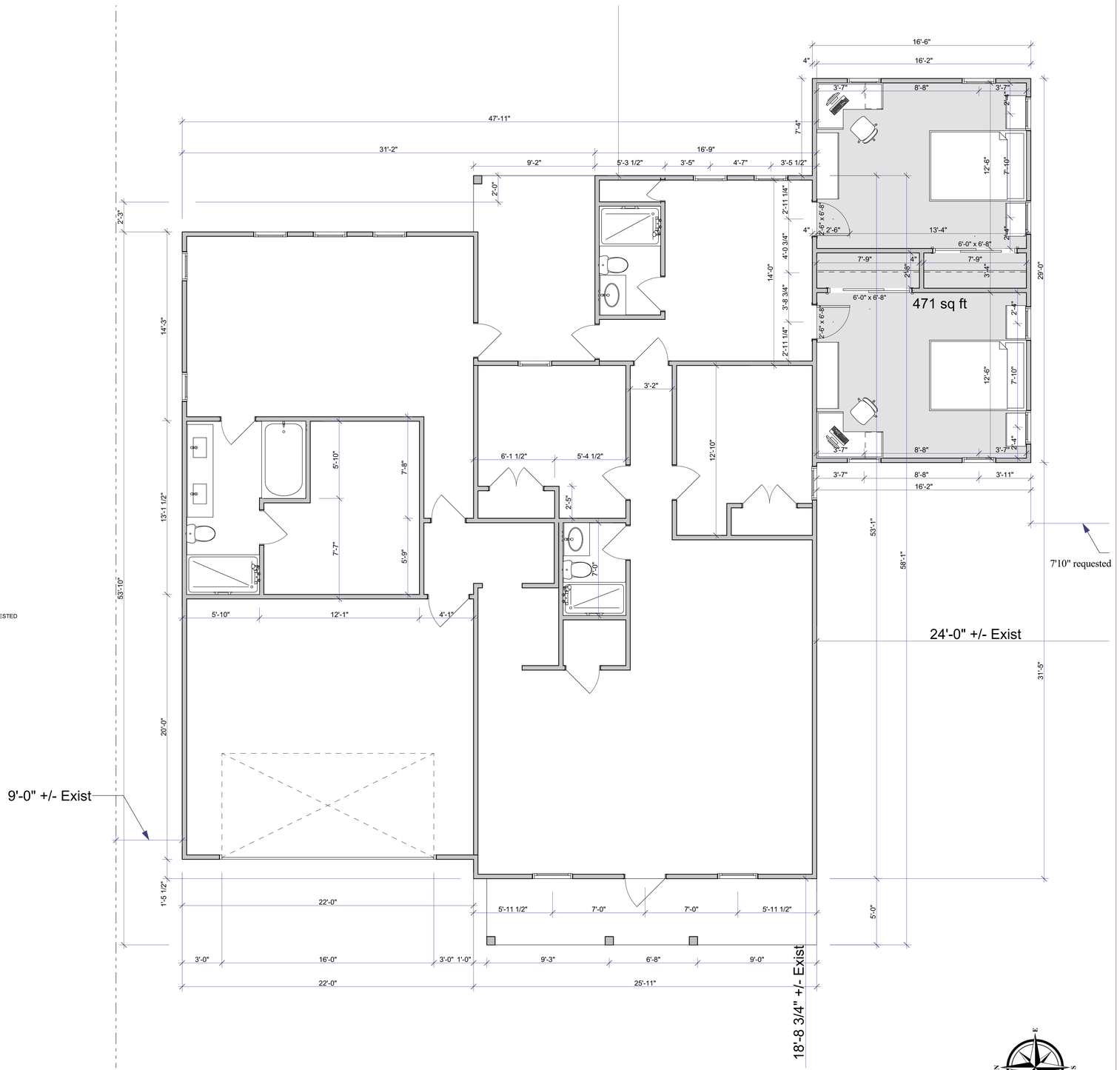
Applicant Signature: Jon Jandorf **Date:** 03 Nov 2025



There is approximately 20' from the back of the house to major branches and root structure of a large tree in the backyard (drawing of tree is approximate)



2 SITE PLAN
SCALE: 1" = 10'



1 First Floor Plan
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS
####
####
####

Jonathan and Lauren Jandorf Residence
236 Holcomb Boulevard, OCEAN SPRINGS, MS 39564

First Floor Plan

DATE 10/18/2025

PROJECT NUMBER 3025

SHEET NUMBER

A-101

©Copyright Levin/Brown & Associates, Inc.

10/29/2025, 9:30 PM, F:\Archi\CAD Projects\3001 Jandorf Jon Lauren\010 MODEL\Jon and Lauren 2.rvt

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

City of Ocean Springs
Planning Department
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 Zoning & Adjustment Board will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

Tuesday, December 17, 2025 @ 5:00 PM

Regarding the following:

- **236 Holcomb Blvd – PIDN: 61180025.000 – Jonathan Jandorf – Request approval for a variance of the side setback from 10' to 7'10" on the south side of the property for an addition to the existing home**

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 acrose@oceansprings-ms.gov , edill@oceanpsrings-ms.gov, or osplanning@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public meeting.

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $26.00
#202410087 BK:2168 PG:318-319
06/10/2024 11:41:55 AM 2 PGS
VHARRELL,DC Rept#12361

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $26.00
#202408226 BK:2165 PG:59-60
05/13/2024 09:34:57 AM 2 PGS
VHARRELL,DC Rept#10145

202410087 2 PGS
202408226 2 PGS

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

Grantor:
Marques & Marques, LLC,
A Mississippi Limited Liability Company
1911 Stuart Ave
Ocean Springs, MS 39564
(228) 217-4200

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

Grantee:
Jonathan Phillip Jandorf
236 Holcomb Blvd
Ocean Springs, MS 39564
(443) 286-9507

File No. T241874N

INDEXING INSTRUCTIONS: **Lot 25, Kingsberry ~~S/D~~ Park, S/D, Jackson County, MS**

STATE OF MISSISSIPPI
COUNTY OF JACKSON

corrected 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, **Marques & Marques, LLC, A Mississippi Limited Liability Company,** does hereby sell, convey and warrant unto **Jonathan Phillip Jandorf**, 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:

Lot 25, Kingsberry Park Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 4, at Page 52.

This being the same property as that conveyed to Marques & Marques, LLC, A Mississippi Limited Liability Company, by instrument recorded in Deed Book 2090, Page 404, Land Deed Records of Jackson County, Mississippi.

*This deed ~~document~~ is being re-recorded to correct the indexing and legal description. "Lot 25, Kingsberry Park S/D"

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 MY SIGNATURE, on this the 7th day of May, 2024.

Marques & Marques, LLC,
A Mississippi Limited Liability Company

By: Marques Thomas, Sole Manager and Member

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Marques Thomas,** the **Sole Manager and Member** of **Marques & Marques, LLC, A Mississippi Limited Liability Company,** who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 7th day of May, 2024.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 198755 FRANCES J. GALLE' Commission Expires March 15, 2028 JACKSON COUNTY

NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:

Jonathan Phillip Jandorf

Page 3 of 8 2024-0588

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
Steve Tillis | Alderman Ward 1
Karen Stennis | Alderman Ward 2
Kevin Wade | Alderman Ward 3
Shannon Pfeiffer | Alderman Ward 4
Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Rachel Johnson, Building Admin

Re: Approve the Building Official's recommendations for the tree applications received through December 23, 2025

Section: CONSENT AGENDA

Meeting Date: January 6, 2026

Dear Mayor and Board:

Please see the attached tree applications with the Building Official's recommendations for the following addresses:

1.) 3613 Magnolia Bayou Circle
2.) 1119 West Cherokee Avenue
3.) 3902 Yosemite Drive
4.) 233 Audrey Circle
5.) 2821 Tara Lane

Tree Application Report
Findings from the review of applications and site visits

1) Application for 3613 Magnolia Bayou Circle **Owner: Jeff French**

Request: Remove 1 Magnolia tree on south side of house. Recently had a house fire and contractor said the tree needs to come down as it's causing damage.

Building Official: Recommend approving removal of Magnolia tree. Tree is 5ft from side of home and already is causing cracks in brick. Tree is small and will only cause more as it grows.

2) Application for 1119 West Cherokee **Owner: Claudia Loving**

Request: Request to remove 1 Live Oak tree 10" in diameter that did not grow vertically but instead grew horizontally. If tree continues to grow it will block access to back yard.

Building Official: Recommend approving removal of small Live oak. Tree is under a large Live Oak and Magnolia that prevents tree to grow straight.

3) Application for 3902 Yosemite Drive **Owner: Melissa Toche**

Request: Request to trim 2 Live Oaks in bark yard and 1 limb over house. Trim limbs over neighbor's home and fence. Request to trim 2 large limbs on Live Oak by road.

Building Official: Recommend approving no more than 20% trim, removal of deadwood on all Live Oaks. Recommend denying any removal of limbs larger than 5 3/4" diameter.

4) Application for 233 Audrey Circle **Owner: Daniel L. Fuller**

Request: Request to Remove of Live Oak tree in front yard.

Building Official: Owner is concerned that tree is splitting recommend denying removal until the owner can have an arborist present a report of the health and safety of the Live Oak.

5) Application for 2821 Tara Lane **Owner: Terry J. Ferrell**

Request: Request to remove 1 Live Oak. Tree is causing damage to sidewalk and shingles. We are worried foundation may have damage as well.

Building Official: Recommend denying removal of Live Oak. Tree does not appear to be causing damage to home. Recommend approving 20% trim and removal of all deadwood and small branches for roof clearance.

5ft From Home seen some cracks in Brick, small Tree

10550

DEC 16 2025

CITY OF

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: 12/16/25

Address/Location of Work to be Performed: 3613 Magnolia Bayou Cir.

Owner Information:

Name: Jeff French Email: [redacted]

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: James French Email: [redacted]

Phone: [redacted] Alt Phone :

Tree Contractor Information (if applicable):

Name: Todd Lipps Email:

Phone: 228 369-5521 Alt Phone :

Description of work or alteration to be performed: Cut down & Remove Magnolia Tree S. side of house. Builder said it needs to come down

Recommend Approving Removal of Magnolia Tree, Tree is 5Ft from side of Home and Already causing Cracks in Brick. Tree is small and will only cause more as it ~~[illegible]~~ Grows.

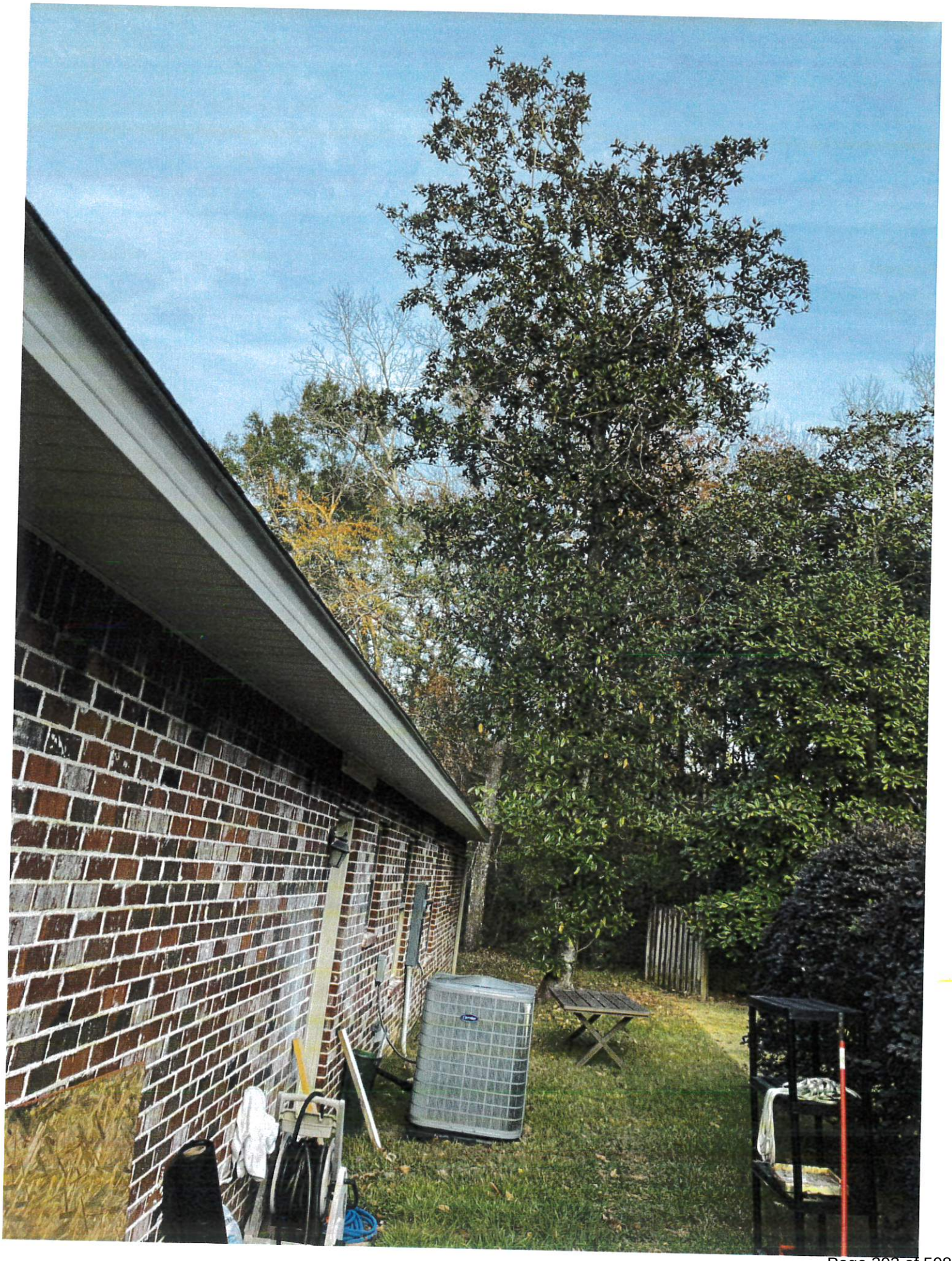
David Jeffcoat 12/22/25

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**
- ☐ **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** 12/16/25



Yes

Growing Under Large Live OAK + MAG # 10538

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

RECEIVED
DEC 15 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

X

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: 12/15/2025

Address/Location of Work to be Performed: 1119 west Cherokee Glenn

Owner Information:

Name: Claudia Loving
Email: N/A
Phone: [redacted]
Alt Phone:

Applicant Information (if different than owner):

Name: David Loving
Email: Southerncomposites@hotmail.com
Phone: [redacted]
Alt Phone :

Tree Contractor Information (if applicable):

Name: Donnie McClain
Email: N/A
Phone: 228-219-6149
Alt Phone :

Description of work or alteration to be performed: Would like to remove a live oak tree, 10" in diameter, that did not grow vertically but instead grew horizontally. If tree is allowed to grow it will block access to back yard.

Recommend Approving Removal of small Live OAK, Tree is under A Large Live OAK and magnolia that prevents tree to grow straight.

Daniel Allen 12/22/25

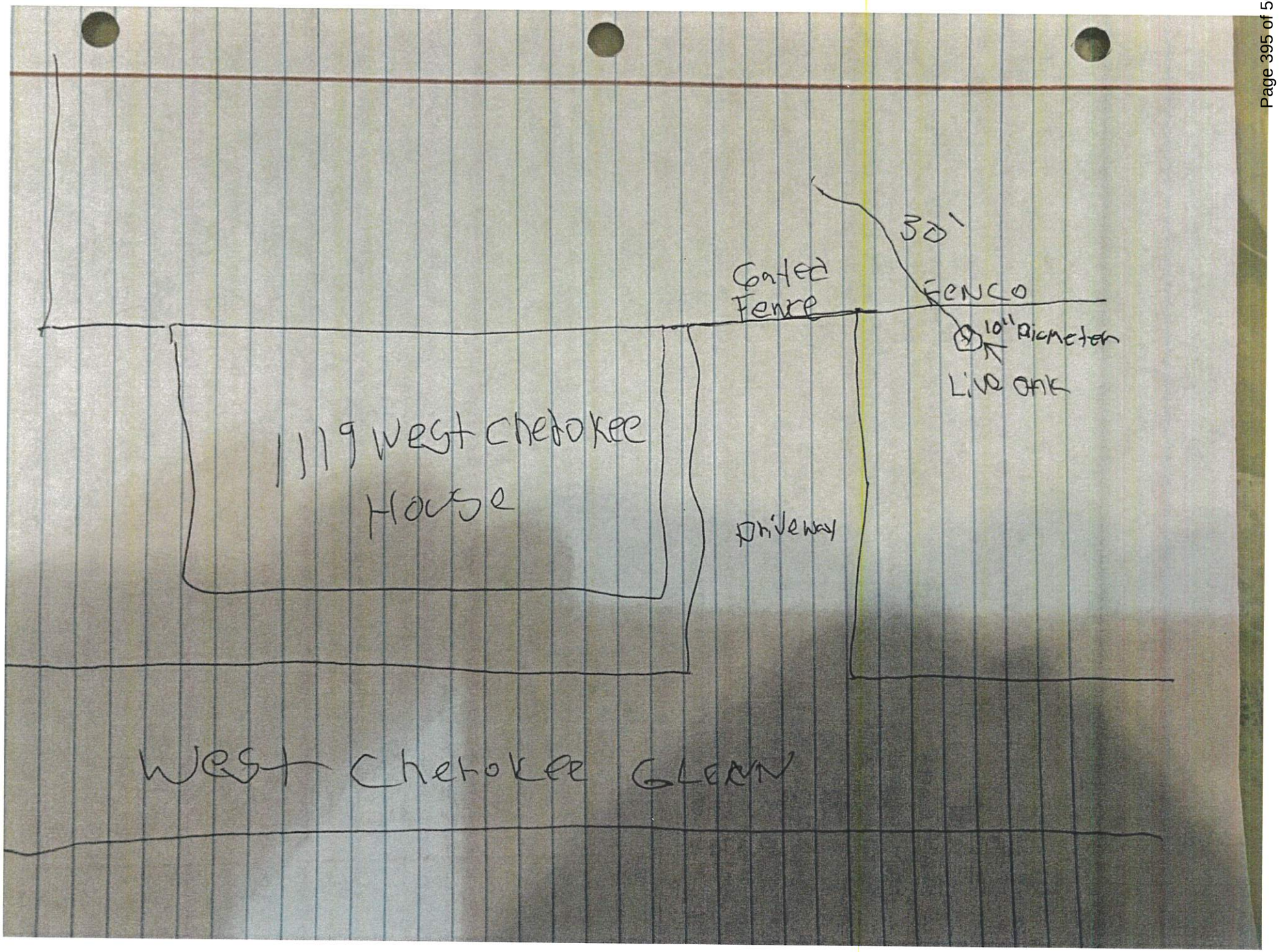
Check the following boxes indicating what information has been provided and/or adhered to:

- ☐ **Site Plan for Reference showing location of the tree(s) in relation to the main structure**
- ☐ **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** 12/15/2025


30'
Gated Fence
FENCE
10" Diameter
Live Oak
1119 West Cherokee House
Driveway
West Cherokee GLEN




BEACH

20% - 6" And Dead

No Large Limbs. #10489

City of Ocean Springs
Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712

RECEIVED
DEC 09 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING 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: 12/8/25

Address/Location of Work to be Performed: 3902 Yosemite

Owner Information:

Name: Melissa Toche Toche Email:

Phone: [redacted] Alt Phone:

Applicant Information (if different than owner):

Name: Email:

Phone: Alt Phone :

Tree Contractor Information (if applicable):

Name: Email:

Phone: Alt Phone :

Description of work or alteration to be performed:

See attached Quote

Recommend Approving NO more than 20% trim, Removal of Deadwood on All Live OAKs. Recommend Denying Any Removal of Limbs Larger Than 5 3/4" Diameter.

Daniel Fuller 12/22/25

Check the following boxes indicating what information has been provided and/or adhered to:

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- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
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Applicant Signature Richard M Toche **DATE** 12-8-25

Quality Tree & Debris LLC

Marlon 228-383-0095

228-209-1858

Josen 228-369-5408

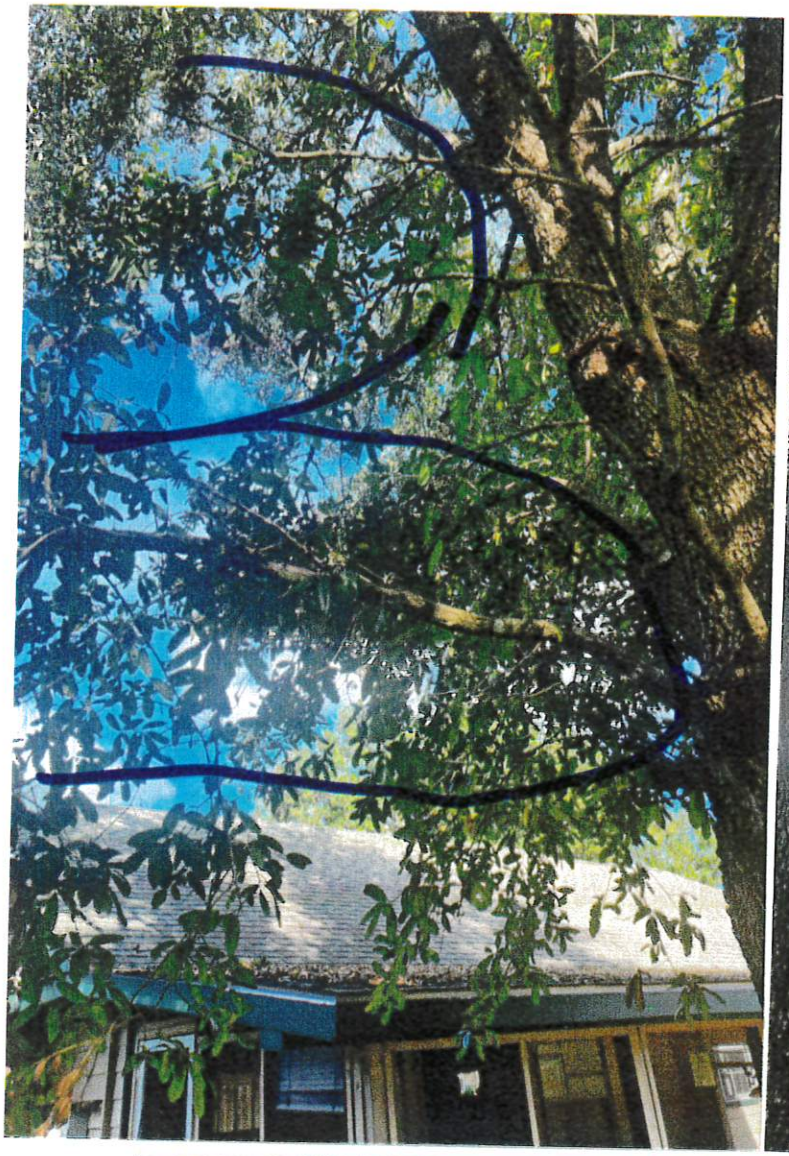
INVOICE NO.	
DATE	11/7/25
ACCOUNT NO.	
TERMS	

Name Melissa Toche Phone 327-7625

Address 3902 Yosemite Dr.

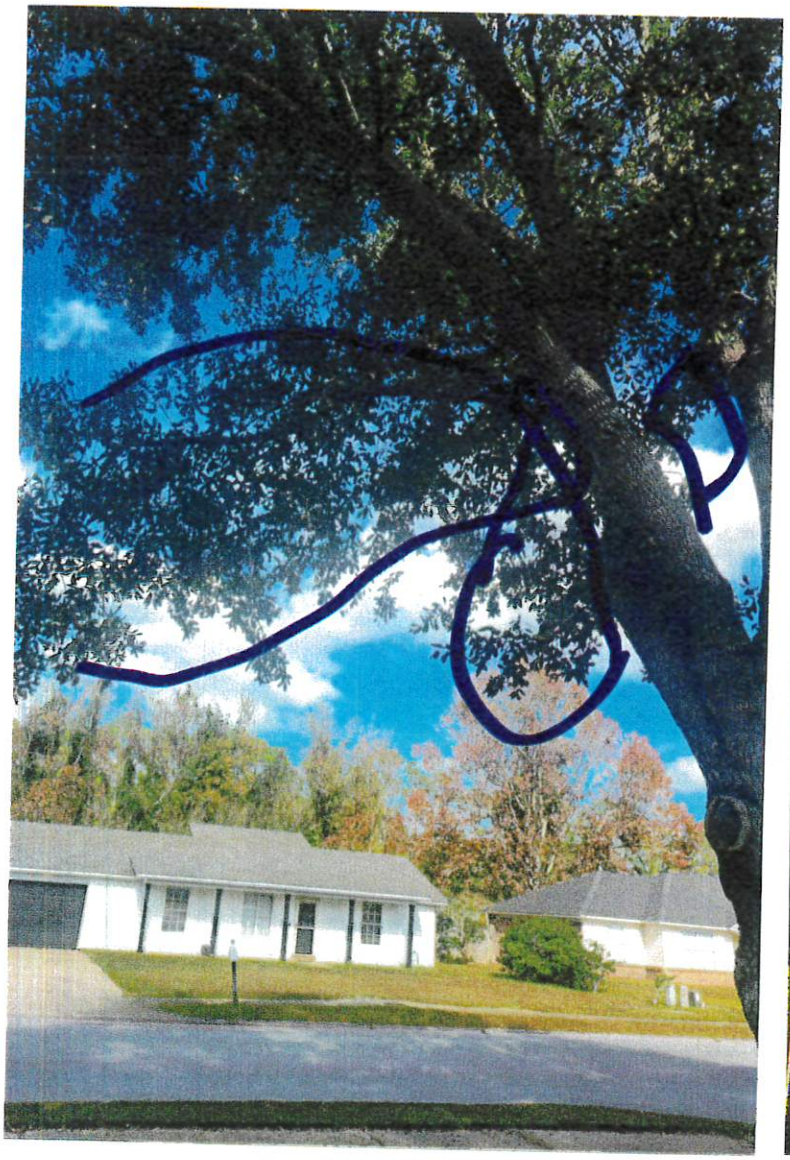
Ocean Springs

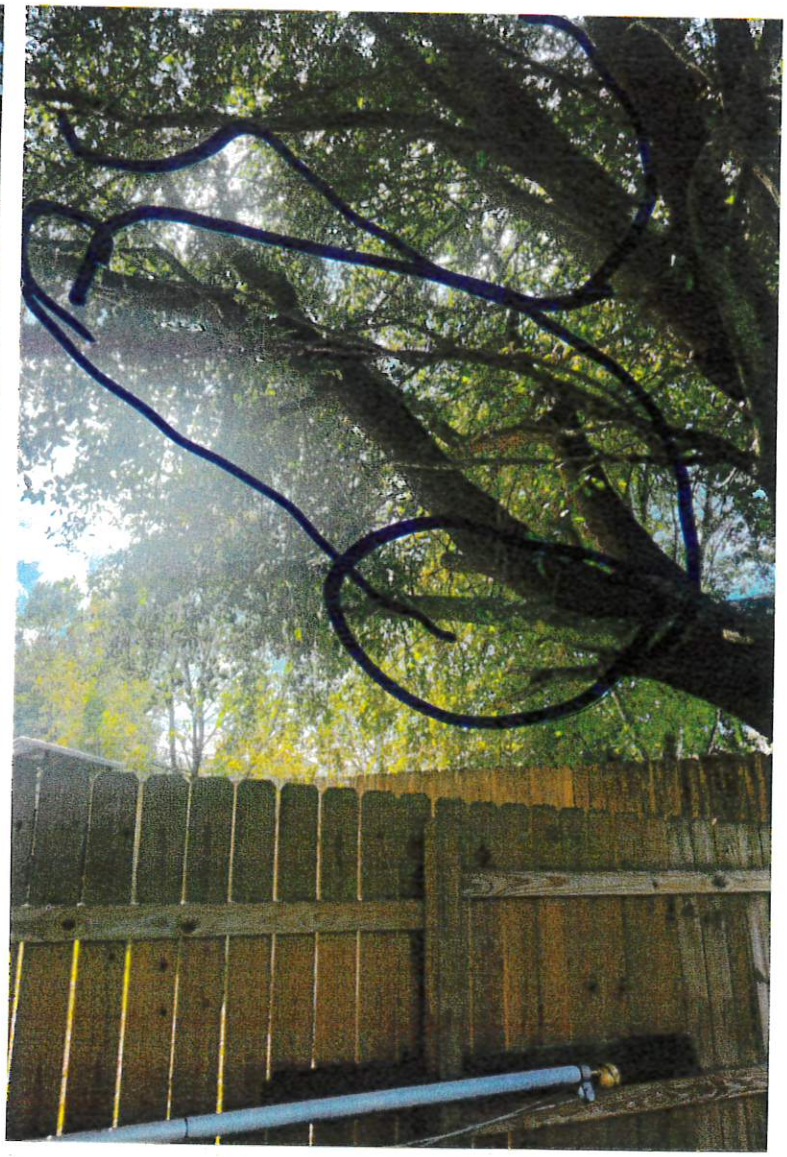
Description	Amount
trim 2 live oaks in back yard, superficial, 1 limb over house	$1000.00
trim oak over neighbors house, and over fence & superficial	
Lg oak by Road, remove 2 lg limbs + superficial	$200.00
Additional Comments: Thank you!	SUBTOTAL 0
	TAX 0
Thank you for your business!	TOTAL



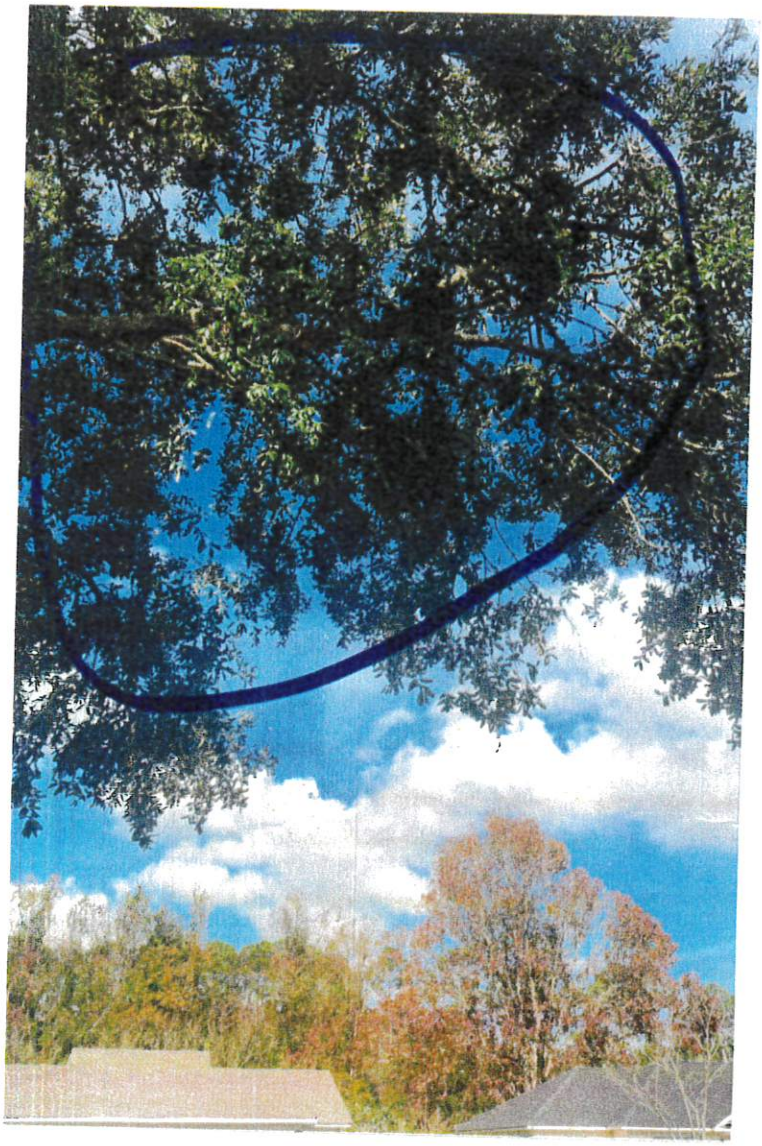




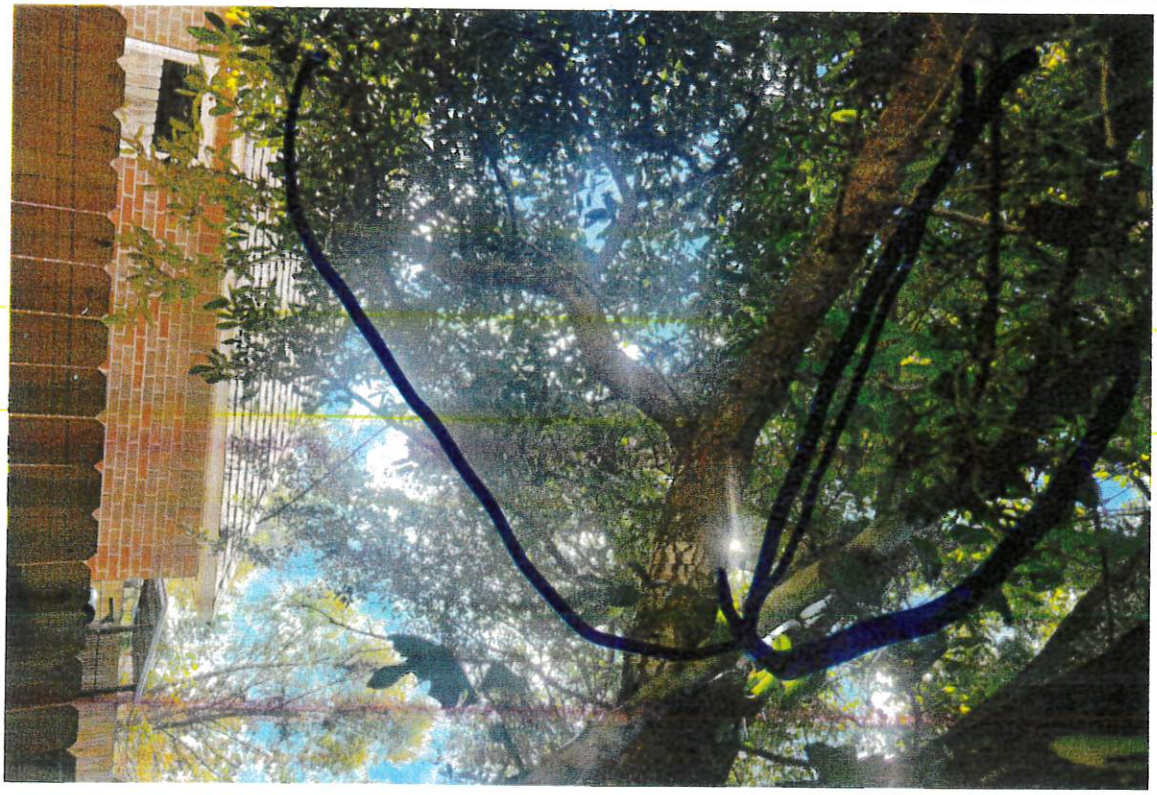












Arborist Report or No.

10511

RECEIVED
DEC 11 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: 12/11/25

Address/Location of Work to be Performed: 233 Audrey Circle OS, MS 39564

Owner Information:

Name: Daniel L. Fuller Email: [redacted]

Phone: [redacted] Alt Phone: _____

Applicant Information (if different than owner):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Description of work or alteration to be performed:

Removal of oak tree in front yard

Owner is Concerned that tree is Splitting. Recommend Denying Removal until the owner can Have An Arborist present A Report of The Health and Safety of the Live OAK.

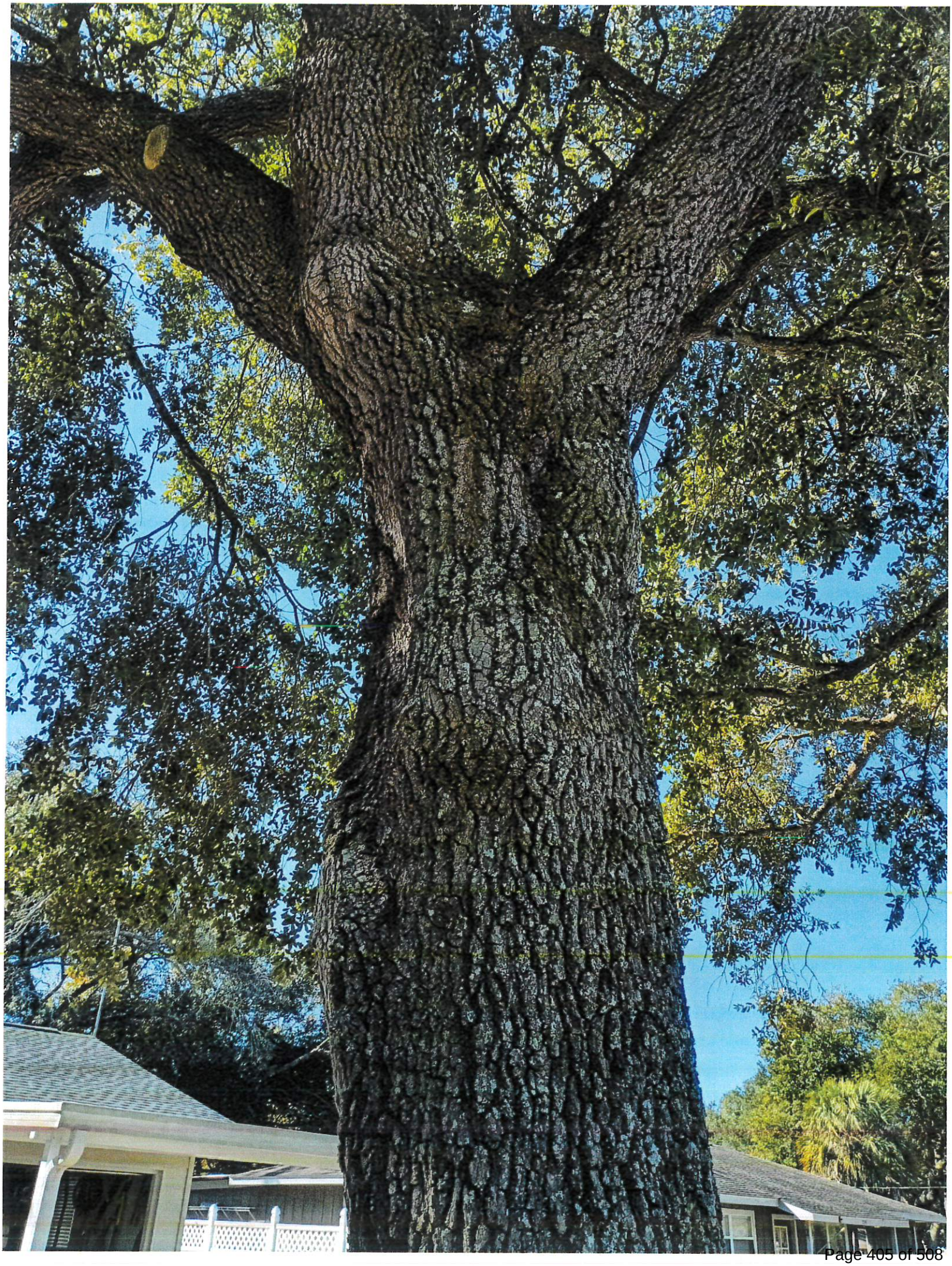
Daniel L Fuller 12/22/25

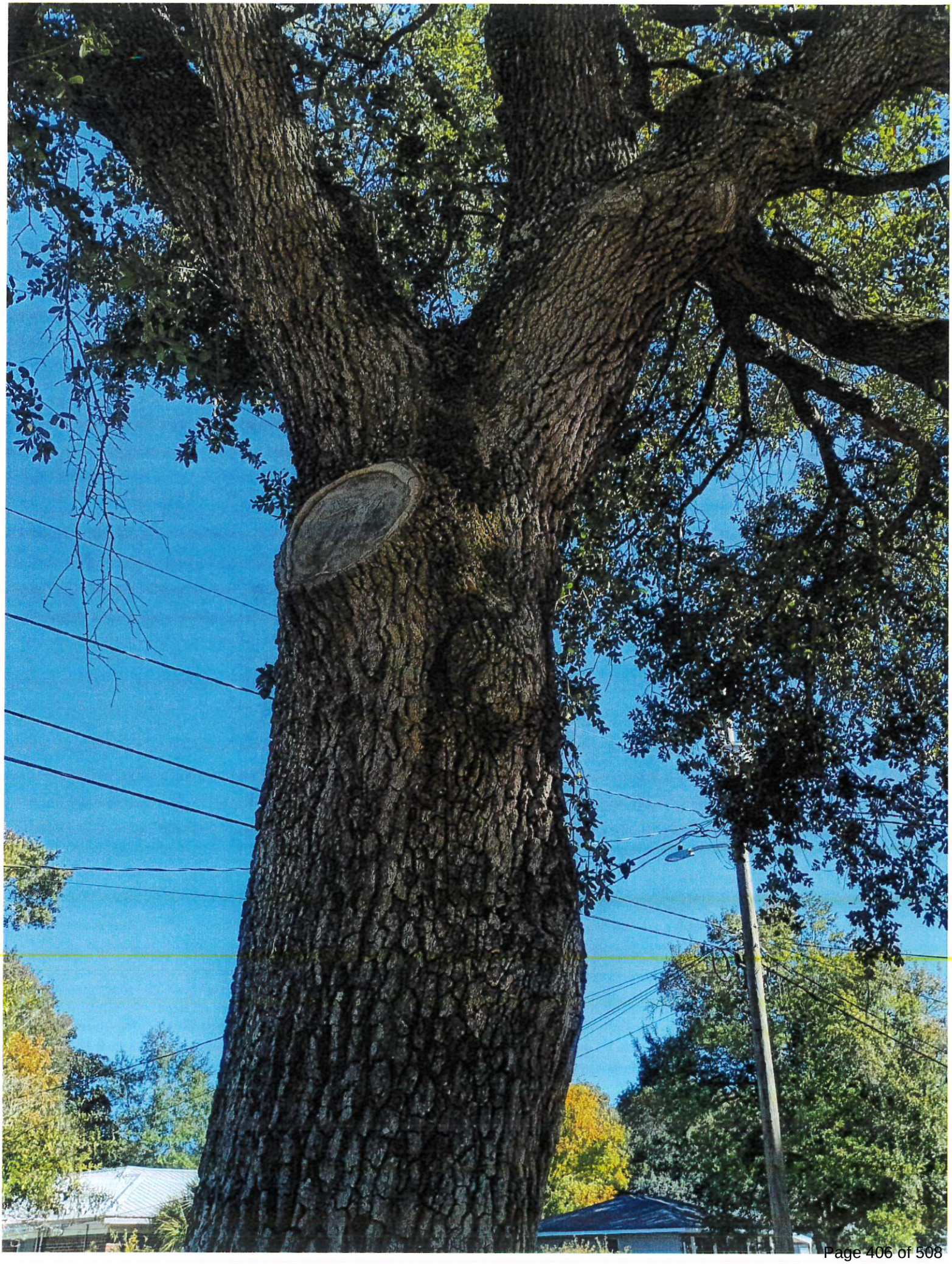
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- ☐ **Trees referenced have been identified with ribbon (supplied by the Building Depart upon request)**
- ☒ **Picture(s) for Reference** ***Ribbon not required if clear pictures are provided.***

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 Daniel L Fuller **DATE** 12/11/25









#10607

RECEIVED
NOV 24 2025
CITY OF OCEAN SPRINGS

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: 14- November - 2025

Address/Location of Work to be Performed: 2821 Tara Lane, Ocean Springs, MS 39564

Owner Information:

Name: Terry J. Ferrell Email: [redacted]

Phone: [redacted] Alt Phone: [redacted]

Applicant Information (if different than owner):

Name: Email:

Phone: Alt Phone :

Tree Contractor Information (if applicable):

Name: M'Clain's Tree Experts Email:

Phone: 228-219-6149 Alt Phone :

Description of work or alteration to be performed:

We want the tree stump and roots removed. It is currently damaging the sidewalk and shingles. We are worried the foundation may have damage as well.

Recommend Denying Removal of Live OAK, Tree Doesn't Appear to Be Causing Damage to Home. Recommend Approving 20% Trim, Removal Deadwood and Small branches for Roof Clearance.

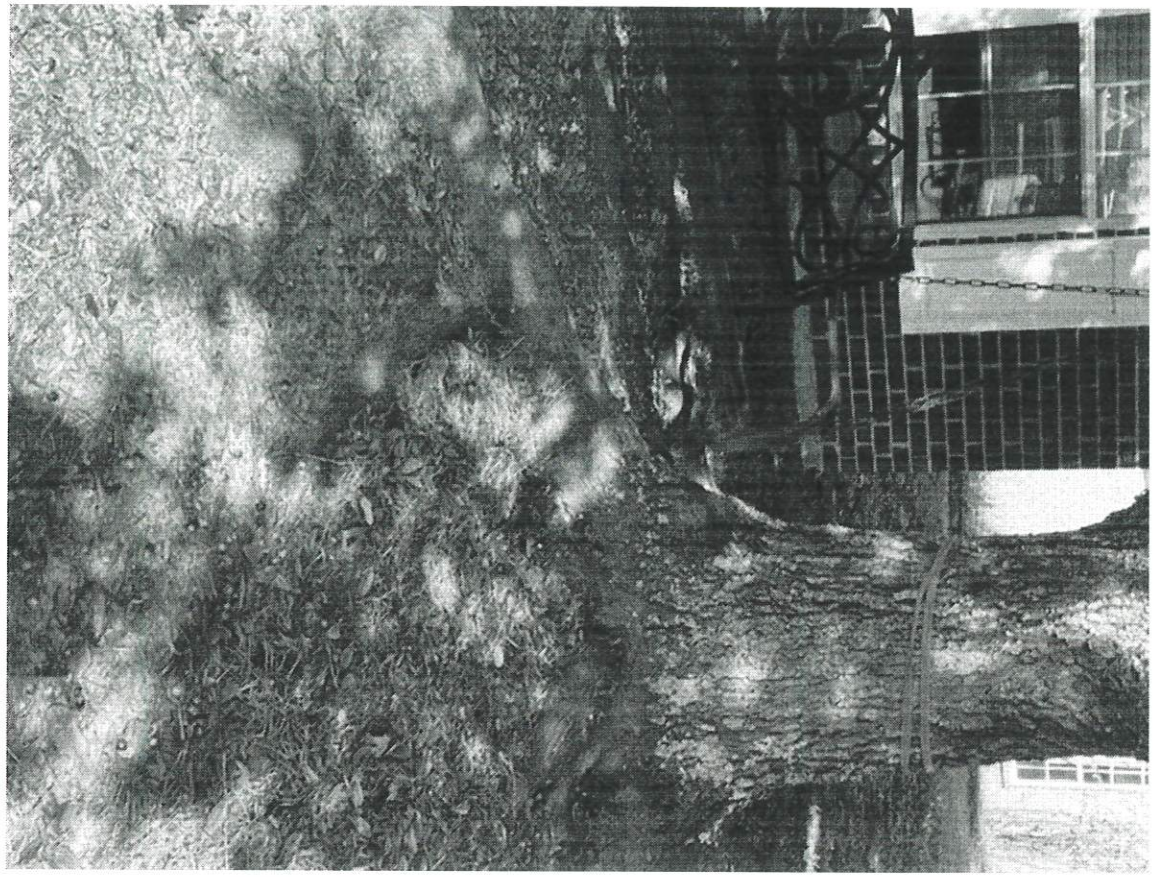
Darrell A. Fall 12/29/25

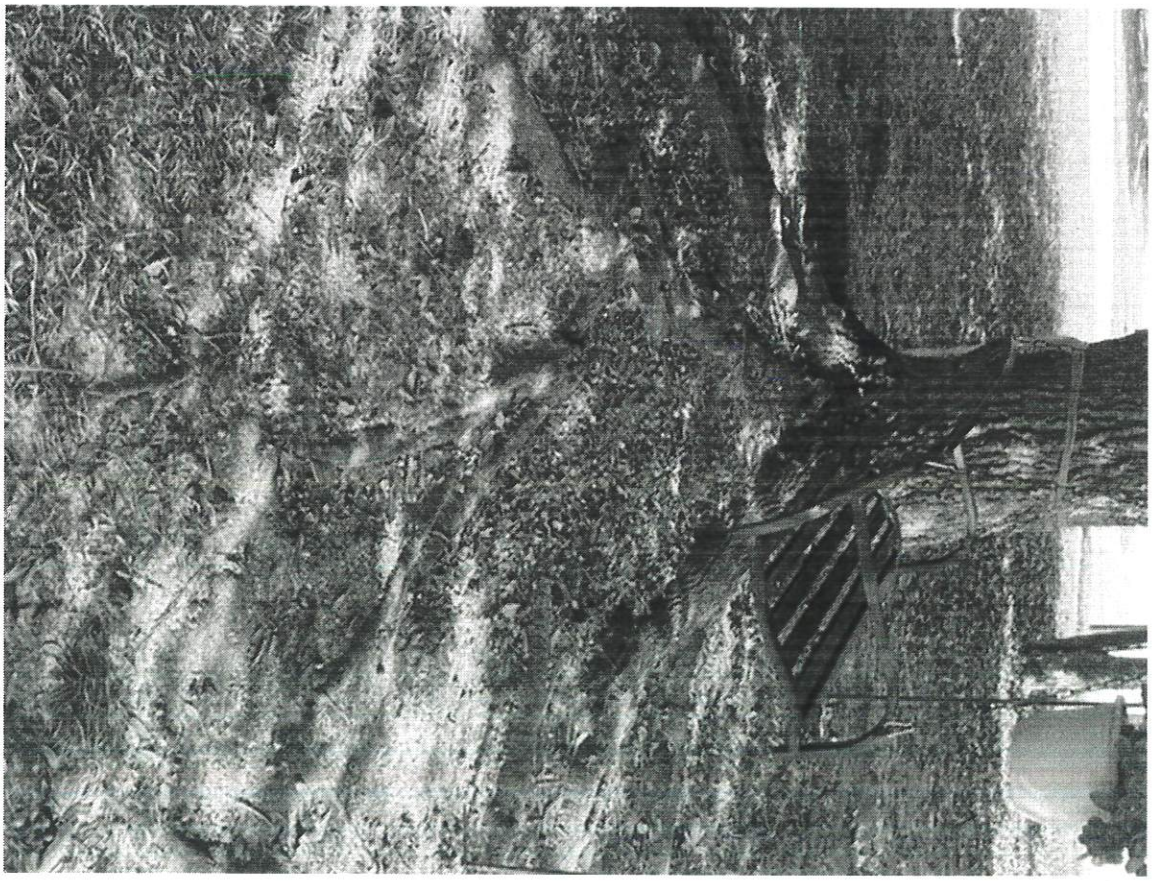
Check the following boxes indicating the information for each has been provided and/or adhered to:

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- ☐ **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**

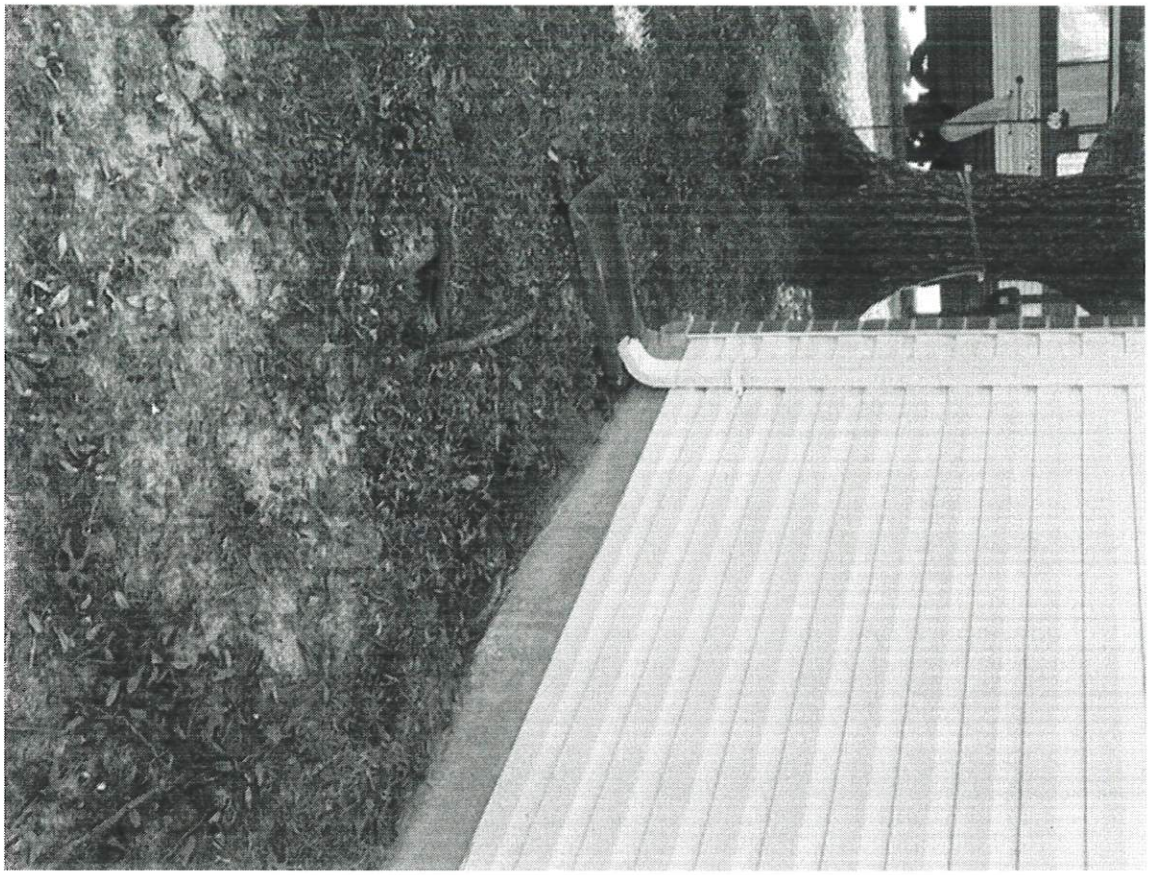
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Applicant Signature Terry Ferrell **DATE** 24- Nov - 25



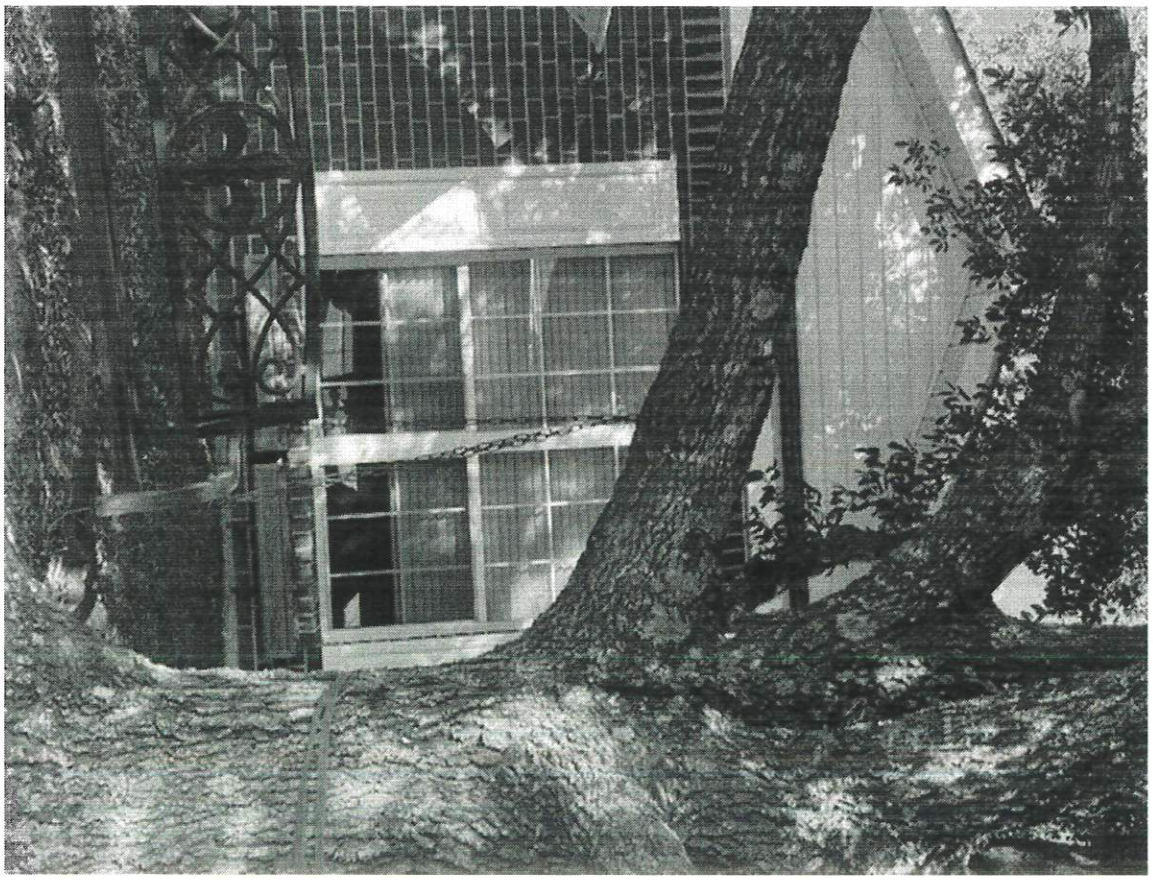


OCEAN
SPRINGS









City of Ocean Springs
Building Department & Code Enforcement
1014 Porter Avenue-P.O. Box 1800
Ocean Springs, MS. 39564
-Code report through December 29, 2025-

Ward #1

- **6506 Shoshonee Drive-** two (2) inoperable vehicles found on property while on patrol 12/15/2025. First notice mailed 12/06/2025

- **1221 King Henry Drive-** 12/15/2025 patrol found an appliance containing freon roadside seemingly for PW pick up. First notice mailed 12/16/2025. Property compliant as of 12/22/2025. Case closed.

- **3245 Nottingham Road –** Inoperable black hatchback parked in street. First notice mailed 12/02/2025. Second notice mailed 12/09/2025. **Property compliant as of 12/15/2025; case closed.**

- **1318 Diller Road-** Inoperable watercraft parked in driveway. Watercraft has not moved in several years. First notice mailed 9/09/2025. Resident called into the office on 9/13/2025 stating the boat has been in the driveway for years and he would need an extension. Extension granted until 10/13/2025 to get the property compliant. Boat remains on the property as of 10/15/2025, Second notice to be sent on 10/16/2025. Boat has been removed from the property as of 10/20/2025; case closed. Patrol on 11/10/2025 the boat has returned to the same spot and in the same condition. Called the owner, he explained that he is donating the boat but is waiting on the city of Jackson to send a new vin # for the trailer. Will continue to monitor the situation. **Boat and trailer remain at the property; owner is still waiting on the new vin#.**

- **5320 Pontiac Street**- Patrol 6/23/2025 removal of a protected tree (magnolia), installation of a driveway and a pole barn built without a required permit. Letter sent 6/24/2025. Patrol 6/30/2025 poles have been set in the front yard, stop work posted. Second notice was posted to front door. Permits obtained 7/01/2025 for everything apart from the pole barn**.** Will be meeting with the zoning board in September for a variance. Variance applied for will meet the board November 11, 2025. Variance was denied; owner has appealed the ruling. Will continue to follow up.

- **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
- As of 8/12/2025 1348 Diller is on hold/ waiting on court date. Judge set it a few months out to allow time for the foreclosure to complete.
- This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan.
- Still awaiting a court date

Ward #2

- **1209 Iola Road-** Complaints of construction debris and parking of commercial vehicles on the property. Dumpster has been removed. Moving the commercial equipment roadside will cause more issues. The property has a current demolition permit in place.

- **1204 Iberville Drive-** Boat cover and shed have been installed on a historic property without approval. First notice mailed 12/12/2025. Owner called in 12/19/2025 requesting an extension due to being out of town. Extension granted. Will continue to follow up.

- **1106 Government Street (FIELDS ITALIAN RESTERAUNT)-** Walk in complaint of a slip/fall hazard in front of the property. First notice mailed 12/19/2025.

- **1007 Iberville Drive-** Fence install without a permit, STOP WORK POSTED. Permit applied for 12/03/2025; case closed.

- **1706 Davis Street-** Two inoperable vehicles parked in front of property found while on patrol 12/05/2025. First notice mailed 12/08/2025. Second notice mailed 12/22/2025. **Vehicle that was covered with a tarp and had the tarp held down by bricks has been removed. One vehicle remains (Jeep), 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 8/27/2025. Charges filed against the business owner 9/09/2025. Owner is still non-compliant as of 10/15/2025. **Currently awaiting a court date.**

- **1310 Bienville Blvd (Gabby Girl Salon)** - non renewed business license, hand delivered notice 12/6/2024. Still non-compliant as of 8/27/2025. Charges filed against the business owner 9/09/2025. **Currently awaiting a court date.**

- **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.
    - As of 8/12/2025 the case against the property remains in appeal with the Jackson County Circuit Court.
    - This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan.

Ward #3

- **2410 Davidson Road-** Renovations done to the property without foregoing the permitting process found while on patrol 12/12/2025. First notice mailed 12/15/2025. Second notice mailed 12/24/2025. **Permit applied for 12/29/2025; will continue to monitor.**

- **113 Earle Taylor Lane-** Patrol 11/13/2025, inoperable van parked in street in front of property. Van does not appear to have moved in several months. First notice mailed 11/14/2025. Second notice mailed 11/21/2025. Final notice mailed 12/05/2025. **Compliant as of 12/12/2025; case closed.**

- **217 Eastland Blvd.-** Patrol 11/06/2025 found an inoperable vehicle parked in the driveway of the property. A Dodge Dakota with all tires flat. First notice mailed 11/07/2025. Second notice was mailed 11/15/2025. Talked with owner 12/01/2025, works offshore will rectify the situation when he is back on land the week before Christmas. **Compliant as of 12/18/2025; case closed.**

- **131 Hickory Drive-** exterior sanitation, possibly vacant. First notice mailed 10/24/2025. It seems that the owner of the house has passed. I've posted a letter to the front door in hopes of a family member reaching out. Will continue to monitor.

- **2408 Davidson Road-** Multiple inoperable vehicles on property. Failure to maintain exterior of property, residence is in a state of disrepair. First notice mailed 8/22/2025. Owner called in explaining the several medical conditions that limit his ability to get the property compliant. Extended 30 days allowing him time to hire help. Will continue to monitor. Minor changes have begun, very minor. Will continue to monitor. Progress has stopped second notice mailed 10/30/2025. Owner called the office asking for an extension. 30-day extension granted. **Progress has been made, and I 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. County, City and the IWORQ database all had the wrong owner listed on the property, charges were filed on the wrong individual. Charges were dismissed. First notice posted to door of property 6/26/2025. No answer again when I knocked on the door. Final notice was posted to front door 7/24/2025. **CHARGES FILED 8/01/2025.**

- **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.
    - 8/12/2025 – Property has been deemed uninhabitable and condemned by the Building Official, notice was posted on the property
    - 8/19/2025 – Property was approved for demolition by Board of Aldermen. Legal steps of notification and postings are being made to alert all parties involved of the public hearing scheduled for 7-October-2025.
    - This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan.
    - Awaiting results of public hearing
    - Property will be demolished after board approval
    - Demolition has been approved

- **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.
- 8/12/2025 – Property has been deemed uninhabitable and condemned by the Building Official, notice was posted on the property
- 8/19/2025 – Property was approved for demolition by Board of Aldermen. Legal steps of notification and postings are being made to alert all parties involved of the public hearing scheduled for 7-October-2025.
- This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan.
- Awaiting results of public hearing
- Property will be demolished after board approval
- Demolition has been approved

Ward #4

- **106 Pecan Park Drive-** complaint received via e-mail of people living in tents in the backyard of the property. First notice mailed 12/22/2025.

- **300 Jamica Drive-** Patrol 11/06/2025 noticed all windows have been replaced. Upon further inspection there was no permit pulled. First notice mailed 11/07/2025. Owner called into the office on 11/10/2025 requesting an extension. Extension granted. Will follow up in 30 days. **Second notice mailed 12/24/2025.**

- **106 Johnson Street-** Two inoperable vehicles in driveway of property. First notice mailed 9/02/2025. Owner called the office requesting an extension to get the property compliant. Extension granted through October,20,2025**.** No progress: second notice mailed 10/30/2025. Final notice mailed 11/12/2025. Owner called in asking for an extension. Extension granted. Will follow up after the new year.

- **100 Pecan Park-** Fence installed in front yard without approved permit. First written notice mailed 8/28/2025. Code Enforcement called owner 9/10/2025 making him aware that the permit pulled for the fence was denied. Owner stated that he will get with the water department about moving the water meter and will work on getting a variance for the height of the fence. **Charges filed against the property 10/2/2025.**

- **400 Hunter Drive-** Constant issues with this property. Numerous complaints come into the office weekly. MDEQ AND OSFD have both been involved. Property was already in court last year for the same reasons. Found guilty and was supposed to stay compliant for two years. Property has failed to do so. Charges were filed against the property 7/30/2025. Constant problems with this property. I have received 6 more complaints from neighbors. Property in a nuisance. Owner has received their summons, and a court date of November 19,2025 has been established. Three more complaints have been called in to the office since the last code report. Pictures taken weekly. COURT DATE IS 11/19/2025. Trial was moved back to December 3rd,2025 to allow time for the notice/summons to be served to Joshua Hull who is the root cause of the problems with the property. **Awaiting court date.**

Ward #5

- **105 Station Drive-** Four feather flags on the property, exceeding the UDC limitation of 2. First notice posted to door 11/26/2025. Property compliant as of 12/10/2025. Case closed**.**

- **4112 Silverwood Drive-** Complaint called in on 111/07/2025 about overgrown vegetation. Confirmed while on patrol, the backyard is over 6 feet in height and visible from Groveland Rd. First notice mailed 11/10/2025. Final notice mailed 11/21/2025**. Charges filed 12/03/2025**

- **410 Woodward Drive-** Three (3) inoperable vehicles parked in front of the property; first notice mailed 8/27/2025. Second notice mailed 9/10/2025. Final notice mailed 10/1/2025. **CHARGES FILED 10/15/2025.**

- **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
- 8/6/2025 – Due to conflict with Judge Tynes, trial was reset to October when a Judge Pro-Tem will be on the bench.
- This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan.
- 10/01/2025 Judge granted 30 days to complete fence construction

- **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
  - 7/9/2025 – Owner revealed there are multiple vehicles tied up in litigation. Owner has done a large amount of work on property. He plans to enclose the site in a tall privacy fence obscuring all storage and work items from public view. It was noted that he is unsure of the height stipulations due to his zoning. Judge granted a 30-day extension to allow the owner to obtain a site plan, submit his plans to the building department, and obtain a permit to erect the required fencing.
  - 8/6/2025 – Due to conflict with Judge Tynes, trial was reset to October when a Judge Pro-Tem will be on the bench.
  - This case is under former code enforcement officer Rick Hutcherson, not current code enforcement officer Casey Morgan
  - 10/01/2025 Judge granted 30 days to complete fence construction

Ward #6

- **5501 Derry Street-** Routine patrol 11/18/2025, exterior sanitation issues. Appliances and trash scattered throughout the front yard of the property. First notice with pictures of the violation mailed 11/25/2025. Property compliant as of 12/03/2025; case closed.

- **37 Whisperwood Lane-** Called in complaint of a pool with no security fence or barrier on 11/18/2025. Confirmed while on patrol. First notice mailed 11/19/2025. **Property is actively installing a fence; fence is not complete yet. Will continue to monitor and will close when construction is complete.**

- **5900 Southwark Drive-** Patrol 11/04/2025, 6-foot privacy fence installed with no permit being pulled. First notice mailed 11/05/2025. First notice returned to the office. First notice sent to a different address 11/20/2025. Second notice mailed 12/03/2025.

City of Discovery
OCEAN SPRINGS
Code Enforcement

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 04580 - AGJ SYSTEMS & NETWORKS INC					
AGJ SYSTEMS & NETWORKS I	127137	AGJ IT MONTHLY CONTRACT	AGREEMENT BACKUP & DISASTER RECOVERY SERVER	001-140-602-0000	487.50
AGJ SYSTEMS & NETWORKS I	127137	AGJ IT MONTHLY CONTRACT	ADDITIONAL BACKUP & DISASTER RECOVER	001-140-603-0000	150.75
AGJ SYSTEMS & NETWORKS I	127137	AGJ IT MONTHLY CONTRACT	AGREEMENT BACKUP & DISASTER RECOVERY SERVER	401-300-602-0000	162.50
AGJ SYSTEMS & NETWORKS I	127137	AGJ IT MONTHLY CONTRACT	ADDITIONAL BACKUP & DISASTER RECOVER	401-300-603-0000	74.25
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO MAX DESKTOP	001-140-603-0000	13,040.80
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO 16	001-140-603-0000	9,585.61
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO SLIM DESKTOP	001-140-603-0000	9,375.01
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO MAX DESKTOP	401-300-603-0000	6,423.08
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO 16	401-300-603-0000	4,721.27
AGJ SYSTEMS & NETWORKS I	126448	CITYWIDE COMPUTER ROTATION	DELL PRO SLIM DESKTOP	401-300-603-0000	4,617.54
AGJ SYSTEMS & NETWORKS I	128305	LITIGATION ASSISTANCE	LITIGATION ASSISTANCE	001-120-600-0603	75.00
				Vendor 04580 - AGJ SYSTEMS & NETWORKS INC Total:	**48,713.31**
Vendor: 05522 - AIRGAS USA, LLC					
AIRGAS USA, LLC	9167414407	Carbon Dioxide for welder	CO2 200lb for welder	001-550-543-0000	177.14
				Vendor 05522 - AIRGAS USA, LLC Total:	**177.14**
Vendor: 03601 - ALLIED TIME USA, INC.					
ALLIED TIME USA, INC.	10015	Timecards for City Hall	2 sided time cards 1000 per box	001-140-560-0000	78.00
ALLIED TIME USA, INC.	10015	Timecards for City Hall	Shipping	001-140-560-0000	29.00
				Vendor 03601 - ALLIED TIME USA, INC. Total:	**107.00**
Vendor: 032781 - ALLRED STOLARSKI ARCHITECTS					
ALLRED STOLARSKI ARCHITEC	202527-02	TACONI GYM WINDOW REPLACEMENT	TACONI GYM WINDOW REPLACEMENT	336-190-901-0000	723.27
				Vendor 032781 - ALLRED STOLARSKI ARCHITECTS Total:	**723.27**
Vendor: 035271 - AMBER CARTER					
AMBER CARTER	INV0033781	MYC SUPPLIES FOR MOVIE NIGHT	MYC SUPPLIES FOR MOVIE NIGHT	001-120-551-0000	147.91
				Vendor 035271 - AMBER CARTER Total:	**147.91**
Vendor: 05785 - AMERICAN MUNICIPAL SERVICES					
AMERICAN MUNICIPAL SERVI	137063	COURT COLLECTION FEES NOVEMBER 2025	COURT COLLECTION FEES NOVEMBER 2025	001-001-130-0053	46.00
				Vendor 05785 - AMERICAN MUNICIPAL SERVICES Total:	**46.00**
Vendor: 05742 - AT&T					
AT&T	INV0033779	PD BACKUP LINE 12/11 - 1/10	PD BACKUP LINE 12/11 - 1/10	001-200-612-0000	37.93
				Vendor 05742 - AT&T Total:	**37.93**
Vendor: 04873 - AUDIO WAVE, INC.					
AUDIO WAVE, INC.	A59210	Push Bar Light Repair 2304	Labor	001-200-630-0000	95.00
AUDIO WAVE, INC.	A59210	Push Bar Light Repair 2304	Shop Supplies	001-200-630-0000	5.00
AUDIO WAVE, INC.	59519	INSTALL GPS TRACKERS	INSTALL GPS TRACKERS	001-300-630-0000	90.00
AUDIO WAVE, INC.	59519	INSTALL GPS TRACKERS	INSTALL GPS TRACKERS	001-550-630-0000	180.00
				Vendor 04873 - AUDIO WAVE, INC. Total:	**370.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 00027 - BLOSSMAN GAS INC					
BLOSSMAN GAS INC	33269982	SENIOR CENTER GAS REPAIR	SENIOR CENTER GAS REPAIR	001-193-630-0000	173.88
BLOSSMAN GAS INC	33888353	PROPANE DELIVERED 1491 DEANA RD	PROPANE DELIVERED 1491 DEANA RD	001-550-525-0000	83.84
				Vendor 00027 - BLOSSMAN GAS INC Total:	**257.72**
Vendor: 05759 - BOILER & PRESURE VESSEL SAFETY					
BOILER & PRESURE VESSEL SA	26-139683	WATER HEATER INSPECTION NE TACONI ELEMENTARY	WATER HEATER INSPECTION NE TACONI ELEMENTARY	551-551-630-0000	30.00
				Vendor 05759 - BOILER & PRESURE VESSEL SAFETY Total:	**30.00**
Vendor: 02619 - BRYAN MILLING					
BRYAN MILLING	0510	CNC CHRISTMAS TREES AND ORNAMENTS/ PLYWOOD	CNC CHRISTMAS TREES AND ORNAMENTS/ PLYWOOD	001-196-560-0000	625.00
				Vendor 02619 - BRYAN MILLING Total:	**625.00**
Vendor: 02808 - C.H. FENSTERMAKER & ASSOCIATES LLC					
C.H. FENSTERMAKER & ASSO	0218306	CHANNEL BANK STABILIZATION NOV 2025	CHANNEL BANK STABILIZATION NOV 2025	324-333-911-0000	4,078.68
				Vendor 02808 - C.H. FENSTERMAKER & ASSOCIATES LLC Total:	**4,078.68**
Vendor: 038291 - CARTER'S AIR CONDITIONING SERVICE					
CARTER'S AIR CONDITIONING	6102	AC install on new loft at Station 1	New AC install in loft area	001-260-901-0915	3,950.00
				Vendor 038291 - CARTER'S AIR CONDITIONING SERVICE Total:	**3,950.00**
Vendor: 06170 - CELLEBRITE INC.					
CELLEBRITE INC.	INVUS292945	Cell phone unlock,transfer,translator subscription	SUFD15098 PHYSICAL ANALYZER SUBSCRIPTION	001-200-602-0000	4,402.76
CELLEBRITE INC.	INVUS292945	Cell phone unlock,transfer,translator subscription	SUFD15100 PHYSICAL EXTRACTION SUBSCRIPTION	001-200-602-0000	3,197.24
				Vendor 06170 - CELLEBRITE INC. Total:	**7,600.00**
Vendor: 038511 - CHRISTINE MILLARD					
CHRISTINE MILLARD	INV0033783	MEAL REIMBURSEMENT FLOWOOD, MS 12/10 - 12/12	MEAL REIMBURSEMENT FLOWOOD, MS 12/10 - 12/12	001-140-605-0607	27.89
				Vendor 038511 - CHRISTINE MILLARD Total:	**27.89**
Vendor: 06150 - CINTAS CORPORATION					
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	37.99
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	28.68
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	218.21
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.90
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.64
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.53
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.64
CINTAS CORPORATION	4253483399	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	127.78
				Vendor 06150 - CINTAS CORPORATION Total:	**468.62**
Vendor: 01714 - COASTAL FIRE AND SAFETY, LLC					
COASTAL FIRE AND SAFETY, LL	37897	Keypad install rear door after hours entry	Labor/Material install keypad after hours entry	001-200-630-0000	1,120.00
COASTAL FIRE AND SAFETY, LL	37902	8 PORT POE SWITCH	8 PORT POE SWITCH	001-196-560-0000	185.00
				Vendor 01714 - COASTAL FIRE AND SAFETY, LLC Total:	**1,305.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 05645 - CONNECTOR KINGS CORPORATION					
CONNECTOR KINGS CORPORA	85793	BURIAL CONNECTORS / BUTT CONNECTORS	CORNING-C UR BOX BUTT CONNECTOR	401-710-918-0000	950.00
CONNECTOR KINGS CORPORA	85793	BURIAL CONNECTORS / BUTT CONNECTORS	DIRECT BURIAL CONNECTOR	401-710-918-0000	896.00
				Vendor 05645 - CONNECTOR KINGS CORPORATION Total:	**1,846.00**
Vendor: 00618 - CONSOLIDATED PIPE & SUPPLY CO INC					
CONSOLIDATED PIPE & SUPPL	MS03714638	ADJUSTABLE VALVE KEY for water dept	35-0000-00737 REED MFG VK3CK1CK2 02357 ADJUSTABL	401-750-548-0000	510.00
				Vendor 00618 - CONSOLIDATED PIPE & SUPPLY CO INC Total:	**510.00**
Vendor: 06035 - COOK'S TRANSMISSION					
COOK'S TRANSMISSION	12.23.25	Remanufactured Transmission R/R Unit 1501	Remanufactured BL80 Transmission R/R Unit 1501	001-200-630-0000	4,600.00
				Vendor 06035 - COOK'S TRANSMISSION Total:	**4,600.00**
Vendor: 030991 - DEVIN CARTER					
DEVIN CARTER	INV0033778	SOCIAL MEDIA 12/15 - 12/17	SOCIAL MEDIA 12/15 - 12/17	001-196-610-0000	127.50
				Vendor 030991 - DEVIN CARTER Total:	**127.50**
Vendor: 00864 - DPS CRIME LAB					
DPS CRIME LAB	90169140	ANALYTICAL FEES DEC 2025	ANALYTICAL FEES DEC 2025	001-200-699-0000	300.00
				Vendor 00864 - DPS CRIME LAB Total:	**300.00**
Vendor: 03112 - DUNAWAY SIGNS, INC.					
DUNAWAY SIGNS, INC.	46551	Graphics for unit 2506 Black Explorer	Graphics for unit 2506 Black Explorer	001-200-915-0000	480.00
DUNAWAY SIGNS, INC.	46594	Graphics for 2505	IJ180C-10 3M Control Tac Comply	001-200-630-0000	480.00
				Vendor 03112 - DUNAWAY SIGNS, INC. Total:	**960.00**
Vendor: 03206 - DUNCAN AUDIO & PRODUCTION SERVICES, LLC					
DUNCAN AUDIO & PRODUCTI	INV0033774	NATALIYA MOLSBEE TECH SERVICES	NATALIYA MOLSBEE TECH SERVICES	001-196-108-0000	600.00
				Vendor 03206 - DUNCAN AUDIO & PRODUCTION SERVICES, LLC Total:	**600.00**
Vendor: 05771 - DURO-LAST ROOFING, INC					
DURO-LAST ROOFING, INC	843087	Roof repair at the police dept.	patch kit and labor to repair hole in membrane	001-200-630-0000	350.00
				Vendor 05771 - DURO-LAST ROOFING, INC Total:	**350.00**
Vendor: 039041 - E. FOLEY RANSON, P.A.					
E. FOLEY RANSON, P.A.	25-R6716	TITLE OPINIONS AS REQUESTED BY CITY ATTORNE	JAMILE PEPPER AND MILO HUGH PEPPER	335-190-901-0000	350.00
E. FOLEY RANSON, P.A.	25-R6716	TITLE OPINIONS AS REQUESTED BY CITY ATTORNE	ST. ELIZABETH SETON'S CATHOLIC CHURCH	335-190-901-0000	450.00
E. FOLEY RANSON, P.A.	25-R6716	TITLE OPINIONS AS REQUESTED BY CITY ATTORNE	VICTORY FULL GOSPEL BAPTIST CHURCH	335-190-901-0000	450.00
				Vendor 039041 - E. FOLEY RANSON, P.A. Total:	**1,250.00**
Vendor: 05394 - EAGLE ENERGY INC.					
EAGLE ENERGY INC.	49141	Diesel Fuel	1200 gal. of diesel fuel and associated fees	001-260-525-0000	3,142.01
EAGLE ENERGY INC.	49197	Gas for PD FY 25-26	GAS FOR PD FY 25-26	001-200-525-0000	4,075.78
				Vendor 05394 - EAGLE ENERGY INC. Total:	**7,217.79**
Vendor: 00419 - FAST EDDIE'S, INC					
FAST EDDIE'S, INC	126715	OIL CHANGE FOR POLICE FLEE	OIL CHANGE FOR POLICE FLEET-2003	001-200-525-0000	89.98
FAST EDDIE'S, INC	126724	OIL CHANGE FOR POLICE FLEE	OIL CHANGE FOR POLICE FLEET2109	001-200-525-0000	78.50
FAST EDDIE'S, INC	126730	Oil Change for Chevy Colorad	Oil change for Training Chief's Chevy Colorado	001-260-630-0000	71.50
FAST EDDIE'S, INC	126732	Oil Change for F-7 Colorado	Oil Change for F-7	001-260-525-0000	78.25
				Vendor 00419 - FAST EDDIE'S, INC Total:	**318.23**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 06224 - FRED G CODY JR					
FRED G CODY JR	INV0033689	SPECIAL EVENT COORDINATOR JANUARY 202	SPECIAL EVENT COORDINATOR JANUARY 202	010-140-600-0600	416.67
				Vendor 06224 - FRED G CODY JR Total:	**416.67**
Vendor: 00313 - GULF COAST BUSINESS SUPPLY CO INC					
GULF COAST BUSINESS SUPPL	359957-0	custodial cleaning supplies	Genuine Joe urinal screens (10/carton)	001-550-510-0000	72.08
GULF COAST BUSINESS SUPPL	359957-0	custodial cleaning supplies	Tork Matic hand towel (12/carton)	001-550-510-0000	990.00
GULF COAST BUSINESS SUPPL	359957-0	custodial cleaning supplies	Lysol power toilet bowl cleaner 32 oz (12/carton)	001-550-510-0000	44.00
GULF COAST BUSINESS SUPPL	359957-0	custodial cleaning supplies	Tork mini jumbo toilet paper (12/carton)	001-550-510-0000	860.00
GULF COAST BUSINESS SUPPL	359957-1	custodial cleaning supplies	Tork Matic hand towel (12/carton)	001-550-510-0000	110.00
GULF COAST BUSINESS SUPPL	360174-1	custodial cleaning supplies	Lysol power toilet bowl cleaner 32 oz (12/carton)	001-550-510-0000	132.00
				Vendor 00313 - GULF COAST BUSINESS SUPPLY CO INC Total:	**2,208.08**
Vendor: 039071 - ICC CDS					
ICC CDS	CMS0028173	LASERFICHE SUPPORT 1/10/26 - 1/9/27	LASERFICHE SUPPORT 1/10/26 - 1/9/27	001-140-602-0000	2,244.00
				Vendor 039071 - ICC CDS Total:	**2,244.00**
Vendor: 033151 - IPRINT TECHNOLOGIES					
IPRINT TECHNOLOGIES	1270976	Printer Cartridges	ESPSON T812XL-BCS PRINT CARTRIDGES - ALL COLORS	001-196-500-0000	83.00
				Vendor 033151 - IPRINT TECHNOLOGIES Total:	**83.00**
Vendor: 039061 - JACKSON BROTHERS CONSTRUCTION SERVICES LLC					
JACKSON BROTHERS CONSTR	1	TACONI GYM WINDOW REPLACEMENT	TACONI GYM WINDOW REPLACEMENT	336-190-901-0000	57,609.78
				Vendor 039061 - JACKSON BROTHERS CONSTRUCTION SERVICES LLC Total:	**57,609.78**
Vendor: 04226 - JACKSON COUNTY UTILITY AUTHORITY					
JACKSON COUNTY UTILITY AU	3277	WHOLESALE WW ESTIMATED FLOWS CURRENT FY	WHOLESALE WW ESTIMATED FLOWS CURRENT FY	401-751-691-0000	239,516.00
				Vendor 04226 - JACKSON COUNTY UTILITY AUTHORITY Total:	**239,516.00**
Vendor: 00123 - JACKSON-GEORGE REGIONAL LIBRARY					
JACKSON-GEORGE REGIONAL	INV0033690	MONTHLY ALLOCATION JANUARY 2026	MONTHLY ALLOCATION JANUARY 2026	101-510-640-0000	12,550.00
				Vendor 00123 - JACKSON-GEORGE REGIONAL LIBRARY Total:	**12,550.00**
Vendor: 02615 - JERROD PARTRIDGE					
JERROD PARTRIDGE	1620	MICHAEL RICHARDSON CURATOR	MICHAEL RICHARDSON CURATOR	001-196-645-0001	90.00
				Vendor 02615 - JERROD PARTRIDGE Total:	**90.00**
Vendor: 04845 - JONES AND BARTLETT PUBLISHERS, LLC					
JONES AND BARTLETT PUBLIS	1226974	Textbooks	Fire and Life Safety Textbook	001-260-605-0607	74.96
JONES AND BARTLETT PUBLIS	1226974	Textbooks	Fire Dept Safety Officer Textbook	001-260-605-0607	179.92
				Vendor 04845 - JONES AND BARTLETT PUBLISHERS, LLC Total:	**254.88**
Vendor: 03091 - KEELING COMPANY					
KEELING COMPANY	S4784727.001	pendelum 2g pre-emerge for 57 sports complex	pendelum 2g pre-emerge for 57 sports complex	001-550-543-0000	4,849.29
				Vendor 03091 - KEELING COMPANY Total:	**4,849.29**
Vendor: 039031 - LAURRI GARCIA					
LAURRI GARCIA	INV0033688	REIMBURSE SHIPPING FEES FOR MML ORNAMENT	REIMBURSE SHIPPING FEES FOR MML ORNAMENT	001-120-549-0544	43.42
				Vendor 039031 - LAURRI GARCIA Total:	**43.42**
Vendor: 00898 - LEMON-MOHLER INSURANCE AGENCY					
LEMON-MOHLER INSURANCE	755524	ADD 25 RAVO TO POLICY 5E87725	ADD 25 RAVO STREET SWEEPER TO POLICY 5E87725	001-180-620-0621	1,203.00

DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 00820 - PSYCHOLOGICAL RESOURCES SUPPORT SYSTEMS					
PSYCHOLOGICAL RESOURCES	2512103	PSYCHOLOGICAL EVALUATION	PSYCHOLOGICAL EVALUATION	001-180-604-0000	150.00
				Vendor 00820 - PSYCHOLOGICAL RESOURCES SUPPORT SYSTEMS Total:	**150.00**
Vendor: 04883 - QUICKSCORES LLC					
QUICKSCORES LLC	252759	Athletics- Quickscores Invoice	Athletics- Invoice for winter bball and volley	001-550-540-0541	634.00
				Vendor 04883 - QUICKSCORES LLC Total:	**634.00**
Vendor: 05837 - SEYMOUR ENGINEERING, PLLC					
SEYMOUR ENGINEERING, PLL	9632	HWY 90 WIDENING UTILITY RELOCATION CONSULTATION	HWY 90 WIDENING UTILITY RELOCATION CONSULTATION	100-301-911-0001	8,875.00
				Vendor 05837 - SEYMOUR ENGINEERING, PLLC Total:	**8,875.00**
Vendor: 00297 - SINGING RIVER ELECTRIC COOPERATIVE					
SINGING RIVER ELECTRIC COO	INV0033780	Invoice 11901 Member ID 124776	LEMOYNE PARK TENNIS CT	001-550-625-0000	58.23
SINGING RIVER ELECTRIC COO	INV0033780	Invoice 11901 Member ID 124776	CONCESSION STAND - GAY LEMON	001-550-625-0000	320.43
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Stillwater Bluff / Hanshaw Rd	001-301-625-0000	45.07
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Ent Light Bienville Place	001-301-625-0000	54.49
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	3001 Trentwood Dr HOA Ent Light	001-301-625-0000	38.55
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	SIGN FOR HERON BAYOU	001-301-625-0000	32.20
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	4003 Hanshaw Rd	001-301-625-0000	31.64
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Hwy 90 & Hanshaw Rd	001-301-625-0000	48.18
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Hwy 90 & OS Hospital Street Lights	001-301-625-0000	30.00
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Street Light System 62029001	001-301-625-0000	13,536.99
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	3318 NOTTINGHAM RD - JOHN GILL PARK	001-550-625-0000	30.00
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	122683001 4515 HWY 57 TEMP METER POLE	001-550-625-0000	74.05
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Deena Rd Firestation	001-550-625-0000	251.92
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	1501 Deanna Rd Jackson Cty Port Auth Pump	401-750-625-0000	1,932.33
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 78 W Hanshaw / S RR Track	401-751-625-0000	70.25
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 41 Ft Bayou	401-751-625-0000	64.34
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Oak St & Hwy 90	401-751-625-0000	112.91
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 58 Bienville Place #2	401-751-625-0000	144.34
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 51 Culeoka	401-751-625-0000	63.75
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 69 CCC Rd and OS Rd	401-751-625-0000	162.50
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 31 / PARKTOWN DR	401-751-625-0000	313.21
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 42 Linewood Cv	401-751-625-0000	54.97
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 44 Ft Bayou	401-751-625-0000	55.18
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 85 Monticello Woods	401-751-625-0000	119.73
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 87 Ocean Springs Rd	401-751-625-0000	82.03

DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
LEMON-MOHLER INSURANCE	755526	ADD 2 2026 CHEVY TO POLICY 5E87725	ADD 2 2026 CHEVY TO POLICY 5E87725	001-180-620-0621	962.00
				Vendor 00898 - LEMON-MOHLER INSURANCE AGENCY Total:	**2,165.00**
Vendor: 06315 - MASON HOLLAND					
MASON HOLLAND	INV0033775	MAC MACANNALLY STAGE MANAGER	MAC MACANNALLY STAGE MANAGER	001-196-688-0000	140.00
				Vendor 06315 - MASON HOLLAND Total:	**140.00**
Vendor: 039021 - MIRIAM DELGADO					
MIRIAM DELGADO	R00419604	CIVIC CENTER DEPOSIT REFUND	CIVIC CENTER DEPOSIT REFUND	001-001-108-0000	300.00
				Vendor 039021 - MIRIAM DELGADO Total:	**300.00**
Vendor: 06059 - MS DEPT OF REVENUE - MOTOR VEHICLE					
MS DEPT OF REVENUE - MOT	INV0033687	NEW TAGS FOR PD 2505 & 2506	NEW TAGS FOR PD 2505 & 2506	001-200-699-0000	24.00
				Vendor 06059 - MS DEPT OF REVENUE - MOTOR VEHICLE Total:	**24.00**
Vendor: 04667 - NEEL-SCHAFFER					
NEEL-SCHAFFER	1111827	RILEY ROAD IMPROVEMENTS NOV 2025	RILEY ROAD IMPROVEMENTS NOV 2025	335-190-901-0000	1,241.32
NEEL-SCHAFFER	1111830	WASHINGTON DRAINAGE NOV 2025	WASHINGTON DRAINAGE NOV 2025	328-300-911-0002	390.00
NEEL-SCHAFFER	1111834	LIFT STATION #68 REHAB AND WW DIVERSION NOV 2025	LIFT STATION #68 REHAB AND WW DIVERSION NOV 2025	324-331-911-0000	7,891.36
NEEL-SCHAFFER	1111837	ANNEXATION AREA PHASE 1 UTILITY IMPROVEMENTS	ANNEXATION AREA PHASE 1 UTILITY IMPROVEMENTS	401-750-600-0613	6,697.50
NEEL-SCHAFFER	1111840	ANNEXATION AREA UTILITY IMPROVEMENT PHASE 2	ANNEXATION AREA UTILITY IMPROVEMENT PHASE 2	401-750-600-0613	4,129.59
NEEL-SCHAFFER	1111841	MANHOLE REPLACEMENT GUILFORD ROAD	MANHOLE REPLACEMENT GUILFORD ROAD	310-336-911-0000	900.00
				Vendor 04667 - NEEL-SCHAFFER Total:	**21,249.77**
Vendor: 00775 - OFFICE DEPOT INC					
OFFICE DEPOT INC	452716527001	Stackable literature organizer, 12 compartments	Stackable plastic literature organizer, 12 compart	001-550-500-0000	51.58
				Vendor 00775 - OFFICE DEPOT INC Total:	**51.58**
Vendor: 06058 - OVERWATCH SUPPLY, LLC					
OVERWATCH SUPPLY, LLC	1515	Uniform Gear Godinez	Original Swat Boots	001-200-535-0531	119.99
OVERWATCH SUPPLY, LLC	1515	Uniform Gear Godinez	Bianchi Mag Pouch	001-200-535-0531	41.99
OVERWATCH SUPPLY, LLC	1515	Uniform Gear Godinez	Bianchi Belt Keepers	001-200-535-0531	21.99
OVERWATCH SUPPLY, LLC	1516	5.11 Stryke Pant Mammoser	5.11 Stryke Pant Mammoser	001-200-535-0531	190.00
				Vendor 06058 - OVERWATCH SUPPLY, LLC Total:	**373.97**
Vendor: 00549 - PDQ PRINTING, INC.					
PDQ PRINTING, INC.	77327	Envelopes for Planning	Envelopes for Planning Dept - 2,500 Qty	001-190-500-0000	325.00
				Vendor 00549 - PDQ PRINTING, INC. Total:	**325.00**
Vendor: 003141 - PJG, INC					
PJG, INC	2512056	Retirement Plaques	Retirement Plaques	001-200-560-0000	65.00
				Vendor 003141 - PJG, INC Total:	**65.00**
Vendor: 05924 - PMAM CORPORATION					
PMAM CORPORATION	202511005	Human Capital Management Accreditation	Human Capital Management Accreditation	001-200-602-0000	772.50
				Vendor 05924 - PMAM CORPORATION Total:	**772.50**
Vendor: 02655 - PRECISION DOOR SERVICE					
PRECISION DOOR SERVICE	144520799	Bay Door Repairs	Service Fee and Work Done on SW Bay Door	001-260-630-0000	350.00
				Vendor 02655 - PRECISION DOOR SERVICE Total:	**350.00**
Vendor: 038551 - PROTOCOL 911 LLC					
PROTOCOL 911 LLC	3067	40 HR Basic Dispatcher IAED for Lewis / Ortiz	40 HR IAED Basic Course for Lewis / Ortiz	001-200-605-0607	790.00
				Vendor 038551 - PROTOCOL 911 LLC Total:	**790.00**

DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 68 Riley Rd	401-751-625-0000	40.00
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	Bienville Place LS #1	401-751-625-0000	46.39
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 70 CCC Camp Rd / Middle Left	401-751-625-0000	47.90
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 79 3316 Nottingham Dr	401-751-625-0000	30.99
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 82 Notting/Diller	401-751-625-0000	32.96
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 40 Toscana	401-751-625-0000	68.59
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 71 Gibson Rd N of Hwy 90	401-751-625-0000	40.03
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 59 Culeoka	401-751-625-0000	43.51
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 80 Gibson Rd	401-751-625-0000	45.41
SINGING RIVER ELECTRIC COO	INV0033785	Member ID 66246 INVOICE 10045	LS 72 Culeoka Phase 5	401-751-625-0000	68.74
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Eagle Point	001-301-625-0000	49.42
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Traffic Sign Heron Bayou	001-301-625-0000	43.36
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Ent Light Bayou Sauvolle	001-301-625-0000	36.91
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Whitney Oaks Ent Lights	001-301-625-0000	35.25
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	3628 Perryman Rd	001-301-625-0000	35.04
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Flashing Sign Magnolia Park	001-301-625-0000	34.60
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Ent Light Promenade 6215700	001-301-625-0000	31.21
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Ent Light Promenade 6212600	001-301-625-0000	30.99
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Flashing Light Magnolia Park	001-301-625-0000	30.33
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Ent Light Canebreak Dr	001-301-625-0000	47.91
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Pabst Rd Water Well	401-750-625-0000	2,492.81
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 52 / 809 Magnolia Blvd	401-751-625-0000	77.16
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 37 Gulf Islands Boat Launch Rd	401-751-625-0000	30.33
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 62 Knapp Rd	401-751-625-0000	30.77
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 92 Quave Rd	401-751-625-0000	32.30
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	Heron Park Lift Station	401-751-625-0000	45.08
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 89 Gollot Rd	401-751-625-0000	48.63
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 66 Perryman	401-751-625-0000	50.26
SINGING RIVER ELECTRIC COO	INV0033787	Membership ID 66246 INVOICE 10135	LS 38 Gov't @ Heron S/D	401-751-625-0000	79.25
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	3730 Bienville Blvd Civic Cent	001-195-625-0000	1,142.09
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	Northwest Corner Hwy 90/57	001-301-625-0000	32.08
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	Hwy 90 / Davis Bayou Rd	001-301-625-0000	129.71

DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	Hwy 90 / Bienville Blvd	001-301-625-0000	43.26
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	3730 Bienville Blvd Vietnam Memorial	401-750-625-0000	40.74
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	Water Tank #4	401-750-625-0000	42.71
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	LS 104 7714 Bienville Blvd	401-751-625-0000	45.12
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	4501 Hwy 57 LS	401-751-625-0000	55.59
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	LS 103 7201 Bienville Blvd	401-751-625-0000	62.49
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	LS 102 7801 Bienville Blvd	401-751-625-0000	49.49
SINGING RIVER ELECTRIC COO	INV0033786	Member ID 66246 INVOICE 10136	LS 84 Hwy 90 / Lakeview SD	401-751-625-0000	83.02
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	103467001 - 3810 BIENVILLE IMPOUND LOT	001-200-625-0000	33.06
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	92396002 - 3810 BIENVILLE P	001-200-625-0000	3,056.69
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	91449002 - 3820 BIENVILLE FIRE STATION	001-260-625-0000	1,711.96
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	62181002 - ENT LIGHT MAGNOLIA BAYOU	001-301-625-0000	30.00
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	88751001 - 3220 BIENVILLE BLVD	001-301-625-0000	66.76
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	108516001 3730 BIENVILLE BLVD (DOG PARK)	001-550-625-0000	34.94
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	89529002 - HWY 57 REC COMPLEX	001-550-625-0000	3,937.44
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	89669002 - OS REC COMPLEX	001-550-625-0000	3,828.00
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	89596002 - OS REC COMPLEX HWY 57	001-550-625-0000	3,337.91
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	89528002 - OS REC COMPLEX HWY 57	001-550-625-0000	216.92
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	62644002 - LS 102 / 7300 BIENVILLE	401-751-625-0000	45.15
SINGING RIVER ELECTRIC COO	INV0033788	MISC ACCOUNTS - MEMBER 66246	61007002 - 4606 1/2 PINEHAVEN DR LS 93	401-751-625-0000	44.97
			Vendor 00297 - SINGING RIVER ELECTRIC COOPERATIVE Total:		**39,523.52**
Vendor: 05266 - STIG MARCUSSEN					
STIG MARCUSSEN	269755-50	CITY HALL ARTWORK LEASE JANUARY 2026	CITY HALL ARTWORK LEASE JANUARY 2026	001-140-699-0000	60.00
			Vendor 05266 - STIG MARCUSSEN Total:		**60.00**
Vendor: 036771 - SUN AUTO TIRE & SERVICE INC					
SUN AUTO TIRE & SERVICE IN	701809142	Tires, Alignments for police vehicles	Tires, Alignments for police vehicles	001-200-570-0000	1,321.34
SUN AUTO TIRE & SERVICE IN	701809299	Tires, Alignments for police vehicles	Tires, Alignments for police vehicles	001-200-570-0000	1,028.96
			Vendor 036771 - SUN AUTO TIRE & SERVICE INC Total:		**2,350.30**
Vendor: 00008 - TAYLOR AUTOMOTIVE INC					
TAYLOR AUTOMOTIVE INC	85680	Steering rack/motor mount R/R unit 1701	Diagnostic	001-200-630-0000	59.50
TAYLOR AUTOMOTIVE INC	85680	Steering rack/motor mount R/R unit 1701	Rack and pinion	001-200-630-0000	1,106.96
TAYLOR AUTOMOTIVE INC	85680	Steering rack/motor mount R/R unit 1701	Labor	001-200-630-0000	943.90
TAYLOR AUTOMOTIVE INC	85680	Steering rack/motor mount R/R unit 1701	Engine mount	001-200-630-0000	318.00
TAYLOR AUTOMOTIVE INC	85898	Repair oil leak on unit 1901	Plenum Gasket	001-200-630-0000	60.39
TAYLOR AUTOMOTIVE INC	85898	Repair oil leak on unit 1901	Diagnostic	001-200-630-0000	59.50
TAYLOR AUTOMOTIVE INC	85898	Repair oil leak on unit 1901	PCV Valve W/Grommet	001-200-630-0000	121.03

DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
TAYLOR AUTOMOTIVE INC	85898	Repair oil leak on unit 1901	Valve Cover Gasket	001-200-630-0000	171.97
TAYLOR AUTOMOTIVE INC	85898	Repair oil leak on unit 1901	Labor	001-200-630-0000	535.50
				Vendor 00008 - TAYLOR AUTOMOTIVE INC Total:	**3,376.75**
Vendor: 037431 - TAYLOR SAUCIER					
TAYLOR SAUCIER	INV0033777	EVENT CLEANING - MOLSBY	EVENT CLEANING - MOLSBY	001-196-108-0000	100.00
TAYLOR SAUCIER	INV0033776	CLEANING AND MAINTENANCE 12/5 - 12/18	BEST CHRISTMAS PAGEANT EVER TECH	001-196-688-0000	272.00
				Vendor 037431 - TAYLOR SAUCIER Total:	**372.00**
Vendor: 02614 - THE CAPITOL GROUP, LLC					
THE CAPITOL GROUP, LLC	INV0033782	CITY / GOVT RELATIONS NOVEMBER 2025	CITY / GOVT RELATIONS NOVEMBER 2025	001-120-608-0000	3,300.00
				Vendor 02614 - THE CAPITOL GROUP, LLC Total:	**3,300.00**
Vendor: 06129 - THE SOUTHERN CONNECTION POLICE SUPPLIES					
THE SOUTHERN CONNECTION	3025	Fire Turnout Gloves	Ragtop Fire Duty Mitt	001-260-551-0000	980.00
				Vendor 06129 - THE SOUTHERN CONNECTION POLICE SUPPLIES Total:	**980.00**
Vendor: 01476 - UNIFIRST HOLDINGS, INC					
UNIFIRST HOLDINGS, INC	1530268192	FLOOR MAT AND UNIFORM SERVICE	FLOOR MAT AND UNIFORM SERVICE	001-550-535-0531	211.08
UNIFIRST HOLDINGS, INC	1530269830	FLOOR MAT AND UNIFORM SERVICE	FLOOR MAT AND UNIFORM SERVICE	001-550-535-0531	208.71
				Vendor 01476 - UNIFIRST HOLDINGS, INC Total:	**419.79**
Vendor: 01571 - VICKY HUPE					
VICKY HUPE	INV0033784	MEAL REIMBURSEMENT FLOWOOD, MS 12/10 - 12/12	MEAL REIMBURSEMENT FLOWOOD, MS 12/10 - 12/12	001-140-605-0607	54.95
				Vendor 01571 - VICKY HUPE Total:	**54.95**
Vendor: 03011 - WALMART COMMUNITY					
WALMART COMMUNITY	2e2eaaae	custodial cleaning supplies	Clorox disinfecting liquid bleach (3/pk) 121 fl oz	001-550-510-0000	41.20
WALMART COMMUNITY	56424d7d	custodial cleaning supplies	Clorox Clean-up refill bottles 128 fl oz	001-550-510-0000	87.80
WALMART COMMUNITY	a6d19e4c	custodial cleaning supplies	Fabuloso 2X cleaner, lavender, 210 fl oz (2/pk)	001-550-510-0000	131.55
WALMART COMMUNITY	967e3c69	Athletics- Ball pump needles	athletics- ball pump needles	001-550-540-0541	3.86
WALMART COMMUNITY	d0390939	Coffee Maker for Station 3	BLACK+DECKER Programmable 12-Cup Drip C	001-260-501-0000	29.97
WALMART COMMUNITY	96d50b3e	tv for afterschool program	50" Vizio TV Class 4K UHD LED	001-550-540-0540	198.00
				Vendor 03011 - WALMART COMMUNITY Total:	**492.38**
				Grand Total:	**493,805.62**

Report Summary

Fund Summary

Fund	Expense Amount
001 - GENERAL	121,993.67
010 - FESTIVALS	416.67
100 - MODERNIZATION USE TAX	8,875.00
101 - LIBRARY	12,550.00
310 - CDBG GRANTS	900.00
324 - MCWI GRANTS	11,970.04
328 - TIDELANDS GRANTS	390.00
335 - HB1353 - RILEY RD IMPROVEMENTS	2,491.32
336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE	58,333.05
401 - UTILITY ENTERPRISE	275,855.87
551 - TACONI BUILDING	30.00
Grand Total:	**493,805.62**

Account Summary

Account Number	Account Name	Expense Amount
001-001-108-0000	FACILITY RENTAL DEPOSI	300.00
001-001-130-0053	AMS Collection Fee / Pay	46.00
001-120-549-0544	SPECIAL PROJECTS SUPP	43.42
001-120-551-0000	YOUTH COUNCIL EVENT	147.91
001-120-600-0603	Attorney - Non Contract	75.00
001-120-608-0000	LOBBYISTS / CONSULTAN	3,300.00
001-140-560-0000	MATERIALS & SUPPLIES	107.00
001-140-602-0000	COMPUTER SOFTWARE	2,731.50
001-140-603-0000	COMPUTER HARDWARE	32,152.17
001-140-605-0607	TRAVEL/TRAINING/SEMI	82.84
001-140-699-0000	OTHER SERVICES & CHA	60.00
001-180-604-0000	PHYSICAL EXAMS & TEST	150.00
001-180-620-0621	COMP/COLLISION INSUR	2,165.00
001-190-500-0000	OFFICE SUPPLIES	325.00
001-193-630-0000	GENERAL REPAIRS & MA	173.88
001-195-625-0000	UTILITIES	1,142.09
001-196-108-0000	RENTAL PAYMENTS	700.00
001-196-500-0000	OFFICE SUPPLIES - MARY	83.00
001-196-560-0000	MATERIALS & SUPPLIES	810.00
001-196-610-0000	ADVERTISING - WEBSITE	127.50
001-196-645-0001	GALLERIES	90.00
001-196-688-0000	SPECIAL SERVICES - MAR	412.00
001-200-525-0000	GAS AND OIL	4,244.26
001-200-535-0531	UNIFORMS	373.97
001-200-560-0000	MATERIALS & SUPPLIES	65.00
001-200-570-0000	TIRES AND TUBES	2,350.30
001-200-602-0000	COMPUTER SOFTWARE	8,372.50
001-200-605-0607	TRAVEL/TRAINING/SEMI	790.00
001-200-612-0000	TELEPHONE SERVICE - P	37.93
001-200-625-0000	UTILITIES	3,089.75
001-200-630-0000	GENERAL REPAIRS & MA	10,026.75
001-200-699-0000	OTHER SERVICES & CHA	324.00
001-200-915-0000	Vehicles	480.00
001-260-501-0000	OFFICE FURNITURE & EQ	29.97
001-260-525-0000	GAS AND OIL	3,220.26
001-260-551-0000	TURN OUT GEAR/CLOTH	980.00
001-260-605-0607	TRAVEL/TRAINING/SEMI	254.88
001-260-625-0000	UTILITIES	1,711.96
001-260-630-0000	GENERAL REPAIRS & MA	421.50
001-260-901-0915	IMPROVEMENTS TO BUI	3,950.00
001-300-535-0530	UNIFORM ALLOWANCES	306.41
001-300-630-0000	GENERAL REPAIRS & MA	90.00

Account Summary

Account Number	Account Name	Expense Amount
001-301-625-0000	UTILITIES	14,493.95
001-550-500-0000	OFFICE SUPPLIES	51.58
001-550-510-0000	CLEANING & JANITORIAL	2,468.63
001-550-525-0000	GAS AND OIL	83.84
001-550-535-0531	UNIFORMS	419.79
001-550-540-0540	AFTER SCHOOL SUMME	198.00
001-550-540-0541	ATHLETIC SUPPLIES	637.86
001-550-543-0000	CHEMICALS	5,026.43
001-550-625-0000	UTILITIES	12,089.84
001-550-630-0000	GENERAL REPAIRS & MA	180.00
010-140-600-0600	CONTRACTUAL SERVICES	416.67
100-301-911-0001	HWY 90 WIDENING PRO	8,875.00
101-510-640-0000	AID TO OTHER GOVERM	12,550.00
310-336-911-0000	CONSTRUCTION - KCDB	900.00
324-331-911-0000	CONSTRUCTION COST -	7,891.36
324-333-911-0000	CONSTRUCTION COST -	4,078.68
328-300-911-0002	CONSTRUCTION - WASH.	390.00
335-190-901-0000	CAPITAL IMPROVEMENT	2,491.32
336-190-901-0000	CAPITAL IMPROVEMENT	58,333.05
401-300-535-0530	UNIFORMS	162.21
401-300-602-0000	COMPUTER SOFTWARE	162.50
401-300-603-0000	COMPUTER HARDWARE	15,836.14
401-710-918-0000	WATER METERS AND RE	1,846.00
401-750-548-0000	SMALL TOOLS & EQUIP	510.00
401-750-600-0613	ENGINEERING - ANNEXE	10,827.09
401-750-625-0000	UTILITIES	4,508.59
401-751-625-0000	UTILITIES	2,487.34
401-751-691-0000	SEWER SERVICE JCUA	239,516.00
551-551-630-0000	GENERAL REPAIRS & MA	30.00
	Grand Total:	**493,805.62**

Project Account Summary

Project Account Key		Expense Amount
None		493,805.62
	Grand Total:	**493,805.62**

Payroll Distribution Register

Ocean Springs, MS

Earning Expense Account Summary

For Pay Period: 12/06/2025 - 12/19/2025

12.24.25
Bi Weekly

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01562-12.06.25 to 12.19.25 PD 12.24.25

Fund	Account Number	Account Name	Amount
001	001-110-420-0000	SALARIES	$4,377.60
001	001-120-420-0000	SALARIES	$4,559.40
001	001-140-420-0000	SALARIES	$7,288.76
001	001-140-430-0402	OVERTIME PAY	$194.18
001	001-180-420-0000	SALARIES	$3,131.32
001	001-190-420-0000	SALARIES	$4,302.31
001	001-191-420-0000	SALARIES	$9,074.96
001	001-196-420-0000	SALARIES	$4,369.60
001	001-200-410-0000	SALARY - SCHOOL CROSSING GUARD	$3,140.00
001	001-200-420-0000	SALARIES	$96,126.66
001	001-200-421-0000	SALARIES - AUXILIARY	$805.50
001	001-200-430-0401	FESTIVAL OVERTIME	$727.47
001	001-200-430-0402	OVERTIME PAY	$17,084.45
001	001-200-446-0000	GRANT-FBI O/T	$916.56
001	001-260-420-0000	SALARIES	$68,397.00
001	001-300-420-0000	SALARIES	$4,239.35
001	001-300-430-0402	OVERTIME PAY	$165.60
001	001-301-420-0000	SALARIES	$20,784.08
001	001-301-430-0402	OVERTIME PAY	$210.66
001	001-350-420-0000	SALARIES	$2,940.42
001	001-350-430-0402	OVERTIME PAY	$30.44
001	001-351-420-0000	SALARIES	$2,895.20
001	001-351-430-0402	OVERTIME PAY	$93.11
001	001-352-420-0000	SALARIES	$5,555.22
001	001-352-430-0402	OVERTIME PAY	$368.27
001	001-353-420-0000	SALARIES	$4,008.00
001	001-550-420-0000	SALARIES	$33,696.14
001	001-550-420-0003	SALARIES - INSTRUCTORS	$726.00
001	001-550-422-0001	PART TIME - CAMP COUNSELORS	$3,997.82
001	001-550-422-0002	PART TIME - REC AIDES	$508.88
001	001-550-422-0003	PART TIME - GRASS CUTTERS	$3,689.00
001	001-550-430-0402	OVERTIME PAY	$1,468.68
401	401-300-420-0000	SALARIES	$17,639.93
401	401-320-420-0000	SALARIES	$5,800.00
401	401-320-430-0400	CITY DUMP OVERTIME PAY	$246.00
401	401-320-430-0401	FESTIVAL OVERTIME	$551.92
401	401-320-430-0402	OVERTIME PAY	$855.88
401	401-320-430-0403	OVERTIME - WEEKEND TRASH PICKUP	$685.15
401	401-705-430-0402	OVERTIME PAY	$667.20
401	401-710-420-0000	SALARIES	$6,248.81
401	401-710-430-0402	OVERTIME PAY	$129.59
401	401-750-420-0000	SALARIES	$7,204.00
401	401-750-430-0402	OVERTIME PAY	$2,453.57
401	401-751-420-0000	SALARIES	$7,660.10
401	401-751-430-0402	OVERTIME PAY	$169.00
		Earnings Expense Account Summary Totals	**$360,183.79**

Payroll Set: 01-Payroll Set 01

Packet: PYPKT01562-12.06.25 to 12.19.25 PD 12.24.25

	Deduction	Contribution	Employer Total
Posted			
Regular Payable Process			
Federal W/H - Federal Income Tax Withholding	$20,591.16		$20,591.16
FLEX CHILD - CHILD CARE	$323.33		$323.33
FLEX MEDICAL - MEDICAL	$1,245.76		$1,245.76
MC - Medicare	$4,983.35	$4,983.35	$9,966.70
PERS - RETIREMENT	$31,177.84	$63,741.17	$94,919.01
PERS RETIREE - RETIREE RETIREMENT		$528.91	$528.91
SS - Social Security	$21,308.25	$21,308.25	$42,616.50
State W/H - State Income Tax Withholding	$9,152.00		$9,152.00
TSA - TSA DEFERRED COMPENSATION	$3,614.50		$3,614.50
Total Regular Payable Process	**$92,396.19**	**$90,561.68**	**$182,957.87**
Total Posted	**$92,396.19**	**$90,561.68**	**$182,957.87**
Not Posted			
3 MEDICAL (C) - NON-HEALTH SINGLE	$1,312.50	$7,078.05	$8,390.55
30 AFLAC - AFLAC	$504.25		$504.25
31 AFLAC (C) - AFLAC (C)	$470.48		$470.48
41 AFLAC - GROUP ACCIDENT (C)	$613.25		$613.25
42 AFLAC - GROUP CRITICAL ILLNESS (N)	$435.60		$435.60
51 MEDICAL (C) - NON-HEALTH KIDS	$1,155.00	$4,784.36	$5,939.36
52 MEDICAL (C) - NON-HEALTH SPOUSE	$773.50	$3,028.48	$3,801.98
53 MEDICAL (C) - NON-HEALTH FAMILY	$2,727.00	$10,068.12	$12,795.12
80 MEDICAL (C) - HEALTH SINGLE	$450.00	$8,180.28	$8,630.28
81 MEDICAL (C) - HEALTHY KIDS	$690.00	$4,400.88	$5,090.88
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
CHILD SUPPORT (2 CKS - CHILD SUPPORT (2 CKS) 60	$820.90		$820.90
CHILD SUPPORT (26CK) - CHILD SUPPORT (ALL CHECKS) 62	$152.50		$152.50
DENTAL (C) - DENTAL	$3,670.03		$3,670.03
DUE FROM EMPLOYEE 26 - DUE FROM EMPLOYEE ALL CHECKS 126	$1,190.77		$1,190.77
LOCKARD BIWEEKLY - BI WEEKLY 57		$5,005.00	$5,005.00
MUTUAL OF OMAHA BI - MOO LIFE INSURANCE BI-WEEKLY	$567.07		$567.07
ROTH - IRA - ROTH - IRA	$150.00		$150.00
UNITED WAY - UNITED WAY	$22.50		$22.50
VISION - VISION C)	$700.39		$700.39
WOODMAN LIFE - WOODMAN LIFE	$34.15		$34.15
Total Not Posted	**$19,021.39**	**$54,971.39**	**$73,992.78**
AP Recap Totals	**$111,417.58**	**$145,533.07**	**$256,950.65**



Ocean Springs, MS

Payroll Distribution Register

Earning Expense Account Summary

For Pay Period: 12/01/2025 - 12/31/2025

Dec EOM

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01563-DEC 2025 EOM

Fund	Account Number	Account Name	Amount
001	001-100-420-0000	SALARIES	$8,236.72
001	001-110-420-0000	SALARIES	$4,416.66
001	001-120-420-0000	SALARIES	$5,164.96
001	001-200-425-0000	FTO PAY	$300.00
001	001-260-427-0000	OUT OF RANK PAY	$600.00
001	001-301-425-0000	STANDBY PAY	$75.00
001	001-352-425-0000	STANDBY PAY	$100.00
001	001-550-420-0003	SALARIES - INSTRUCTORS	$3,024.00
001	001-550-422-0002	PART TIME - REC AIDES	$980.00
401	401-300-420-0000	SALARIES	$6,600.84
401	401-750-425-0000	STANDBY PAY	$100.00
401	401-751-425-0000	STANDBY PAY	$100.00
		Earnings Expense Account Summary Totals	**$29,698.18**

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01563-DEC 2025 EOM

	Deduction	Contribution	Employer Total
Posted			
Regular Payable Process			
Federal W/H - Federal Income Tax Withholding	$1,671.93		$1,671.93
FLEX MO - MONTH	$35.00		$35.00
MC - Medicare	$411.79	$411.79	$823.58
MONTHLY PERS - PERS MONTHLY	$2,266.67	$4,634.14	$6,900.81
PERS RETIREE - RETIREE RETIREMENT		$273.93	$273.93
SS - Social Security	$1,760.71	$1,760.71	$3,521.42
State W/H - State Income Tax Withholding	$646.00		$646.00
TSA MO - DEF COMP MO	$375.00		$375.00
Total Regular Payable Process	**$7,167.10**	**$7,080.57**	**$14,247.67**
Total Posted	**$7,167.10**	**$7,080.57**	**$14,247.67**
Not Posted			
43 MO-AFLAC - GRP CRITICAL ILLNESS (N)	$30.20		$30.20
55 MEDICAL MO (C) - NON-HEALTH SPOUSE	$221.00	$865.28	$1,086.28
56 MEDICAL MO (C) - NON-HEALTH FAMILY	$303.00	$1,118.68	$1,421.68
85 MEDICAL MO (C) - HEALTHY SPOUSE	$171.00	$915.28	$1,086.28
89 MEDICAL MO (C) - HEALTHY SINGLE	$100.00	$1,817.84	$1,917.84
DENTAL MO - MONTHLY (C)	$389.42		$389.42
DUE FROM EMPLOYEE MO - DUE FROM EMPLOYEE MONTHLY 125	$90.02		$90.02
LOCKARD MO - MONTHLY 58		$490.00	$490.00
MUTUAL OF OMAHA MO - MOO LIFE MONTHLY	$99.00		$99.00
VISION MO - MONTHLY (C)	$80.92		$80.92
Total Not Posted	**$1,484.56**	**$5,207.08**	**$6,691.64**
AP Recap Totals	**$8,651.66**	**$12,287.65**	**$20,939.31**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL								
Department: 001 - GENERAL								
Category: 20 - Taxes								
001-001-200-0000	REAL TAXES	5,135,255.00	5,135,255.00	151.67	144,028.65	0.00	-4,991,226.35	2.80 %
001-001-201-0000	AUTOMOBILE TAXES	742,447.00	742,447.00	131,618.22	199,189.35	0.00	-543,257.65	26.83 %
001-001-202-0000	PERSONAL PROPERTY TAXES	309,353.00	309,353.00	456.39	456.39	0.00	-308,896.61	0.15 %
001-001-203-0000	PRIOR YEARS TAXES - REAL	600.00	600.00	-151.67	-151.67	0.00	-751.67	25.28 %
001-001-204-0000	PRIOR YEARS TAXES - AUTOMOBILE	3,000.00	3,000.00	245.69	397.64	0.00	-2,602.36	13.25 %
001-001-205-0000	PRIOR YEARS TAXES - PERSONAL	3,000.00	3,000.00	154.11	197.67	0.00	-2,802.33	6.59 %
001-001-206-0000	PAYMENTS IN LIEU OF TAXES	1,000.00	1,000.00	0.00	0.00	0.00	-1,000.00	0.00 %
001-001-210-0000	PENALTIES & INTEREST ON TAXES	20,000.00	20,000.00	1,957.88	8,933.41	0.00	-11,066.59	44.67 %
001-001-211-0000	CHANCERY CLERK LAND REDEMPTION	30,000.00	30,000.00	6,725.81	13,005.97	0.00	-16,994.03	43.35 %
	Category: 20 - Taxes Total:	**6,244,655.00**	**6,244,655.00**	**141,158.10**	**366,057.41**	**0.00**	**-5,878,597.59**	**5.86%**
Category: 21 - Other Taxes								
001-001-208-0000	HOMESTEAD EXEMPTION REIMBURSE	325,000.00	325,000.00	0.00	0.00	0.00	-325,000.00	0.00 %
001-001-215-0000	GASOLINE TAX	14,000.00	14,000.00	0.00	0.00	0.00	-14,000.00	0.00 %
001-001-216-0001	FRANCHISE TAX - MS POWER COMPANY	500,000.00	500,000.00	0.00	177,035.84	0.00	-322,964.16	35.41 %
001-001-216-0002	FRANCHISE TAX - SINGING RIVER ELECTRIC	175,000.00	175,000.00	0.00	55,851.50	0.00	-119,148.50	31.92 %
001-001-216-0003	FRANCHISE TAX - CABLE ONE (SPARKLIGHT)	60,000.00	60,000.00	0.00	16,661.00	0.00	-43,339.00	27.77 %
001-001-216-0004	FRANCHISE TAX - CENTERPOINT ENERGY	70,000.00	70,000.00	0.00	0.00	0.00	-70,000.00	0.00 %
001-001-216-0005	FRANCHISE TAX - BELLSOUTH / AT&T	20,000.00	20,000.00	0.00	5,888.93	0.00	-14,111.07	29.44 %
001-001-216-0006	FRANCHISE TAX - TELEPAK	50.00	50.00	0.00	9.00	0.00	-41.00	18.00 %
001-001-223-0000	ABC TAX	100,000.00	100,000.00	12,602.64	34,802.64	0.00	-65,197.36	34.80 %
	Category: 21 - Other Taxes Total:	**1,264,050.00**	**1,264,050.00**	**12,602.64**	**290,248.91**	**0.00**	**-973,801.09**	**22.96%**
Category: 22 - Licenses and Permits								
001-001-220-0000	PRIVILEGE LICENSES	45,000.00	45,000.00	2,253.26	26,812.46	0.00	-18,187.54	59.58 %
001-001-222-0000	BUILDING PERMITS	250,000.00	250,000.00	41,652.00	117,228.00	0.00	-132,772.00	46.89 %
001-001-224-0000	GOLF CART LICENSE	40,000.00	40,000.00	6,100.00	9,250.00	0.00	-30,750.00	23.13 %
001-001-225-0000	OTHER PLANNING FEES/PERMITS	50,000.00	50,000.00	11,559.10	37,280.42	0.00	-12,719.58	74.56 %
	Category: 22 - Licenses and Permits Total:	**385,000.00**	**385,000.00**	**61,564.36**	**190,570.88**	**0.00**	**-194,429.12**	**49.50%**
Category: 23 - Intergovernmental Revenues								
001-001-230-0000	GRANT-FBI O/T	21,740.50	21,740.50	0.00	5,343.96	0.00	-16,396.54	24.58 %
001-001-231-0000	GRANT - HIDTA VEHICLE	8,400.00	8,400.00	0.00	0.00	0.00	-8,400.00	0.00 %
001-001-250-0000	MUNICIPAL REVOLVING FUND	10,000.00	10,000.00	0.00	11,101.75	0.00	1,101.75	111.02 %
001-001-260-0000	GENERAL SALES TAX	6,700,000.00	6,700,000.00	704,371.09	1,938,381.60	0.00	-4,761,618.40	28.93 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-001-278-0000	OCCUPANT SAFETY GRANT SEATBELT	0.00	0.00	0.00	930.83	0.00	930.83	0.00 %
	Category: 23 - Intergovernmental Revenues Total:	**6,740,140.50**	**6,740,140.50**	**704,371.09**	**1,955,758.14**	**0.00**	**-4,784,382.36**	**29.02%**
Category: 28 - Charges for Government Services								
001-001-285-0000	DISPATCH SERVICE REVENUE	12,000.00	12,000.00	0.00	2,000.00	0.00	-10,000.00	16.67 %
	Category: 28 - Charges for Government Services Total:	**12,000.00**	**12,000.00**	**0.00**	**2,000.00**	**0.00**	**-10,000.00**	**16.67%**
Category: 31 - Culture and Recreation								
001-001-316-0001	AFTER SCHOOL/SUMMER CAMP FEES	230,000.00	230,000.00	11,403.50	44,818.75	0.00	-185,181.25	19.49 %
001-001-316-0002	ATHLETIC PROGRAM REGISTRATION FEES	75,000.00	75,000.00	3,390.00	25,715.00	0.00	-49,285.00	34.29 %
001-001-316-0003	PARKS DEPT - OTHER INCOME	10,000.00	10,000.00	1,175.32	3,172.74	0.00	-6,827.26	31.73 %
001-001-316-0004	POTTERY PROGRAMS	45,000.00	45,000.00	4,240.00	11,165.00	0.00	-33,835.00	24.81 %
	Category: 31 - Culture and Recreation Total:	**360,000.00**	**360,000.00**	**20,208.82**	**84,871.49**	**0.00**	**-275,128.51**	**23.58%**
Category: 33 - Fines and Forfeits								
001-001-330-0330	COURT LATE FEES	1,200.00	1,200.00	345.00	842.00	0.00	-358.00	70.17 %
001-001-330-0331	COURT FINES	200,000.00	200,000.00	14,976.75	45,360.12	0.00	-154,639.88	22.68 %
001-001-330-0332	COURT OPERATION FEES	25,000.00	25,000.00	2,942.00	9,584.50	0.00	-15,415.50	38.34 %
001-001-330-0333	COURT TECH FEE	15,000.00	15,000.00	1,874.00	5,782.50	0.00	-9,217.50	38.55 %
001-001-330-0335	COURT ADMINISTRATION FEES	1,000.00	1,000.00	0.00	275.00	0.00	-725.00	27.50 %
	Category: 33 - Fines and Forfeits Total:	**242,200.00**	**242,200.00**	**20,137.75**	**61,844.12**	**0.00**	**-180,355.88**	**25.53%**
Category: 34 - Miscellaneous								
001-001-234-0000	OSSD COLLECTION FEE	46,626.00	46,626.00	0.00	0.00	0.00	-46,626.00	0.00 %
001-001-262-0000	PRO RATA COUNTY ROAD TAX	875,000.00	875,000.00	18,387.30	62,912.72	0.00	-812,087.28	7.19 %
001-001-317-0000	SPECIAL EVENT FEES	2,000.00	2,000.00	300.00	900.00	0.00	-1,100.00	45.00 %
001-001-340-0000	INTEREST EARNED	400,000.00	400,000.00	0.00	92,274.52	0.00	-307,725.48	23.07 %
001-001-341-0000	TOWER LEASE - AT&T	10,560.00	10,560.00	880.00	1,760.00	0.00	-8,800.00	16.67 %
001-001-341-0001	TOWER LEASE - CELLULAR SOUTH	50,940.00	50,940.00	4,245.00	12,735.00	0.00	-38,205.00	25.00 %
001-001-341-0340	CIVIC CENTER USE FEES	9,000.00	9,000.00	300.00	1,350.00	0.00	-7,650.00	15.00 %
001-001-341-0341	COMM CENTER RENTAL FEE	8,650.00	8,650.00	0.00	0.00	0.00	-8,650.00	0.00 %
001-001-341-0342	RYAN YOUTH CENTER RENTAL FEE	2,000.00	2,000.00	125.00	125.00	0.00	-1,875.00	6.25 %
001-001-341-0343	SR CITIZEN RENTAL FEES	1,000.00	1,000.00	0.00	0.00	0.00	-1,000.00	0.00 %
001-001-341-0345	PARK & RECREATION RENTALS	12,000.00	12,000.00	2,565.00	3,965.00	0.00	-8,035.00	33.04 %
001-001-341-0346	FORT MAUREPAS RENTALS	1,000.00	1,000.00	0.00	350.00	0.00	-650.00	35.00 %
	Category: 34 - Miscellaneous Total:	**1,418,776.00**	**1,418,776.00**	**26,802.30**	**176,372.24**	**0.00**	**-1,242,403.76**	**12.43%**
Category: 35 - Miscellaneous								
001-001-352-0000	JACKSON COUNTY BOS REVENUE	260,000.00	260,000.00	0.00	0.00	0.00	-260,000.00	0.00 %
001-001-352-0002	JACKSON COUNTY - MARY C FLOW THROUGH	20,000.00	20,000.00	0.00	0.00	0.00	-20,000.00	0.00 %
001-001-353-0000	INSURANCE PROCEEDS	0.00	0.00	0.00	6,995.00	0.00	6,995.00	0.00 %
001-001-354-0000	LOCAL: REIMB TRAINING PUB SAFY	7,500.00	7,500.00	0.00	0.00	0.00	-7,500.00	0.00 %
001-001-356-0000	SALE OF ASSETS	4,000.00	4,000.00	0.00	0.00	0.00	-4,000.00	0.00 %
001-001-359-0000	OTHER INCOME	85,000.00	85,000.00	11,101.86	24,054.95	0.00	-60,945.05	28.30 %
	Category: 35 - Miscellaneous Total:	**376,500.00**	**376,500.00**	**11,101.86**	**31,049.95**	**0.00**	**-345,450.05**	**8.25%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Category: 38 - Transfers and Non Revenue Receipts								
001-001-380-0001	DONATIONS- MYC	0.00	0.00	363.25	2,010.75	0.00	2,010.75	0.00 %
001-001-380-0002	TRANSFER FROM ENTERPRISE	67,570.55	67,570.55	0.00	12,000.00	0.00	-55,570.55	17.76 %
001-001-380-0384	TRANSFER FROM 2% - TOURISM SUPPORT	40,000.00	40,000.00	0.00	40,000.00	0.00	0.00	100.00 %
001-001-385-0000	WORKING CASH	1,700,000.00	1,700,000.00	0.00	0.00	0.00	-1,700,000.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**1,807,570.55**	**1,807,570.55**	**363.25**	**54,010.75**	**0.00**	**-1,753,559.80**	**2.99%**
	Department: 001 - GENERAL Total:	**18,850,892.05**	**18,850,892.05**	**998,310.17**	**3,212,783.89**	**0.00**	**-15,638,108.16**	**17.04%**
Department: 100 - Board of Aldermen								
Category: 40 - Personnel Services								
001-100-420-0000	SALARIES	98,841.00	98,841.00	8,236.72	24,710.16	0.00	74,130.84	25.00 %
001-100-460-0000	STATE RETIREMENT-CITY'S SHARE	18,187.00	18,187.00	1,515.53	4,546.59	0.00	13,640.41	25.00 %
001-100-470-0000	FICA TAXES - CITY'S SHARE	7,562.00	7,562.00	604.25	1,812.75	0.00	5,749.25	23.97 %
001-100-480-0000	EMPLOYEE GROUP INSURANCE	24,789.00	24,789.00	1,680.81	5,042.43	0.00	19,746.57	20.34 %
	Category: 40 - Personnel Services Total:	**149,379.00**	**149,379.00**	**12,037.31**	**36,111.93**	**0.00**	**113,267.07**	**24.17%**
Category: 60 - Contractual Services								
001-100-605-0607	TRAVEL/TRAINING/SEMINARS	6,000.00	6,000.00	200.00	1,630.00	0.00	4,370.00	27.17 %
001-100-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	9,900.00	9,900.00	0.00	7,771.60	0.00	2,128.40	78.50 %
	Category: 60 - Contractual Services Total:	**15,900.00**	**15,900.00**	**200.00**	**9,401.60**	**0.00**	**6,498.40**	**59.13%**
Category: 70 - Grants, Subsidies, & Allocations								
001-100-703-0000	MISC PROMOTIONS	7,000.00	7,000.00	3,000.00	6,450.00	0.00	550.00	92.14 %
	Category: 70 - Grants, Subsidies, & Allocations Total:	**7,000.00**	**7,000.00**	**3,000.00**	**6,450.00**	**0.00**	**550.00**	**92.14%**
Category: 90 - Capital Outlay								
001-100-916-0000	MACHINERY & EQUIPMENT	0.00	3,593.75	3,593.75	3,593.75	0.00	0.00	100.00 %
001-100-924-0900	AT-LARGE CAPITAL IMPROVEMENTS	6,000.00	6,531.88	0.00	531.88	0.00	6,000.00	8.14 %
001-100-924-0901	WARD 1 CAPITAL IMPROVEMENTS	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00 %
001-100-924-0902	WARD 2 CAPITAL IMPROVEMENTS	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00 %
001-100-924-0903	WARD 3 CAPITAL IMPROVEMENTS	6,000.00	7,530.91	0.00	1,530.91	0.00	6,000.00	20.33 %
001-100-924-0904	WARD 4 CAPITAL IMPROVEMENTS	6,000.00	9,356.64	0.00	3,356.64	0.00	6,000.00	35.87 %
001-100-924-0905	WARD 5 CAPITAL IMPROVEMENTS	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00 %
001-100-924-0906	WARD 6 CAPITAL IMPROVEMENTS	6,000.00	6,739.30	2,000.00	2,868.30	0.00	3,871.00	42.56 %
	Category: 90 - Capital Outlay Total:	**42,000.00**	**51,752.48**	**5,593.75**	**11,881.48**	**0.00**	**39,871.00**	**22.96%**
Category: 95 - Transfers Out								
001-100-950-0956	MARY C NON-PROFIT	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00 %
	Category: 95 - Transfers Out Total:	**20,000.00**	**20,000.00**	**0.00**	**0.00**	**0.00**	**20,000.00**	**0.00%**
	Department: 100 - Board of Aldermen Total:	**234,279.00**	**244,031.48**	**20,831.06**	**63,845.01**	**0.00**	**180,186.47**	**26.16%**
Department: 110 - COURT DEPARTMENT								
Category: 40 - Personnel Services								
001-110-420-0000	SALARIES	166,818.00	166,818.00	13,171.86	48,866.79	0.00	117,951.21	29.29 %
001-110-460-0000	STATE RETIREMENT-CITY'S SHARE	30,695.00	30,695.00	2,423.62	8,991.48	0.00	21,703.52	29.29 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-110-470-0000	FICA TAXES - CITY'S SHARE	12,762.00	12,762.00	893.34	3,414.68	0.00	9,347.32	26.76 %
001-110-480-0000	EMPLOYEE GROUP INSURANCE	47,117.00	47,117.00	4,361.56	13,084.68	0.00	34,032.32	27.77 %
	Category: 40 - Personnel Services Total:	**257,392.00**	**257,392.00**	**20,850.38**	**74,357.63**	**0.00**	**183,034.37**	**28.89%**
Category: 50 - Supplies								
001-110-500-0000	OFFICE SUPPLIES	2,500.00	2,500.00	0.00	944.42	28.08	1,527.50	38.90 %
001-110-501-0000	OFFICE FURNITURE & EQUIPMENT	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-110-535-0531	UNIFORMS	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-110-560-0000	MATERIALS & SUPPLIES	3,300.00	3,300.00	0.00	0.00	0.00	3,300.00	0.00 %
	Category: 50 - Supplies Total:	**6,800.00**	**6,800.00**	**0.00**	**944.42**	**28.08**	**5,827.50**	**14.30%**
Category: 60 - Contractual Services								
001-110-600-0600	CONTRACTUAL SERVICES	1,260.00	1,260.00	87.74	247.63	1,056.60	-44.23	103.51 %
001-110-600-0601	ATTORNEY FEES - CASE RELATED	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00 %
001-110-602-0000	COMPUTER SOFTWARE & SUPPORT	32,274.00	32,274.00	47.98	143.94	0.00	32,130.06	0.45 %
001-110-605-0607	TRAVEL/TRAINING/SEMINARS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
001-110-611-0000	TELEPHONE	540.00	540.00	0.00	0.00	0.00	540.00	0.00 %
001-110-630-0000	GENERAL REPAIRS & MAINTENANCE	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
001-110-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	500.00	500.00	0.00	150.00	0.00	350.00	30.00 %
	Category: 60 - Contractual Services Total:	**62,574.00**	**62,574.00**	**135.72**	**541.57**	**1,056.60**	**60,975.83**	**2.55%**
	Department: 110 - COURT DEPARTMENT Total:	**326,766.00**	**326,766.00**	**20,986.10**	**75,843.62**	**1,084.68**	**249,837.70**	**23.54%**
Department: 120 - EXECUTIVE MAYOR								
Category: 40 - Personnel Services								
001-120-420-0000	SALARIES	180,745.00	180,745.00	13,992.76	52,588.56	0.00	128,156.44	29.10 %
001-120-460-0000	STATE RETIREMENT-CITY'S SHARE	31,334.00	31,334.00	2,386.45	8,865.48	0.00	22,468.52	28.29 %
001-120-470-0000	FICA TAXES - CITY'S SHARE	13,827.00	13,827.00	1,030.83	3,905.36	0.00	9,921.64	28.24 %
001-120-480-0000	EMPLOYEE GROUP INSURANCE	27,726.00	27,726.00	1,772.12	5,316.36	0.00	22,409.64	19.17 %
	Category: 40 - Personnel Services Total:	**253,632.00**	**253,632.00**	**19,182.16**	**70,675.76**	**0.00**	**182,956.24**	**27.87%**
Category: 50 - Supplies								
001-120-500-0000	OFFICE SUPPLIES	2,600.00	2,600.00	193.15	1,482.12	10.50	1,107.38	57.41 %
001-120-501-0000	OFFICE FURNITURE & EQUIPMENT	1,000.00	5,500.00	4,893.07	4,893.07	450.00	156.93	97.15 %
001-120-535-0531	UNIFORMS	800.00	800.00	164.00	164.00	0.00	636.00	20.50 %
001-120-549-0544	SPECIAL PROJECTS SUPPLIES	1,000.00	1,000.00	348.99	348.99	250.00	401.01	59.90 %
001-120-551-0000	YOUTH COUNCIL EVENTS	3,250.00	3,250.00	0.00	198.65	0.00	3,051.35	6.11 %
001-120-552-0000	YOUTH COUNCIL SUPPLIES	3,250.00	3,250.00	0.00	154.48	64.13	3,031.39	6.73 %
	Category: 50 - Supplies Total:	**11,900.00**	**16,400.00**	**5,599.21**	**7,241.31**	**774.63**	**8,384.06**	**48.88%**
Category: 60 - Contractual Services								
001-120-600-0000	COMPREHENSIVE PLAN	55,000.00	55,000.00	0.00	109.10	0.00	54,890.90	0.20 %
001-120-600-0600	CONTRACTUAL SERVICES	2,764.00	2,764.00	22.00	138.50	0.00	2,625.50	5.01 %
001-120-600-0602	ATTORNEY FEES	118,800.00	118,800.00	9,840.00	29,520.00	0.00	89,280.00	24.85 %
001-120-600-0603	Attorney - Non Contract	70,000.00	70,000.00	8,073.28	10,433.47	0.00	59,566.53	14.90 %
001-120-600-0611	ENGINEERING - PUBLIC WORKS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-120-600-0612	ENGINEERING FEES	15,000.00	15,000.00	647.50	1,353.75	0.00	13,646.25	9.03 %
001-120-602-0000	COMPUTER SOFTWARE & SUPPORT	7,633.00	7,633.00	95.56	6,932.99	0.00	700.01	90.83 %
001-120-605-0607	TRAVEL/TRAINING/SEMINARS	5,000.00	5,000.00	200.00	1,126.52	0.00	3,873.48	22.53 %
001-120-608-0000	LOBBYISTS / CONSULTANTS	52,000.00	52,000.00	0.00	0.00	0.00	52,000.00	0.00 %
001-120-611-0000	TELEPHONE	2,115.00	2,115.00	175.26	540.32	0.00	1,574.68	25.55 %
001-120-630-0000	GENERAL REPAIRS & MAINTENANCE	1,000.00	1,000.00	655.84	756.17	0.00	243.83	75.62 %
001-120-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	400.00	400.00	9.99	9.99	0.00	390.01	2.50 %
001-120-699-0000	OTHER SERVICES & CHARGES	5,800.00	5,800.00	0.00	131.17	0.00	5,668.83	2.26 %
	Category: 60 - Contractual Services Total:	**340,512.00**	**340,512.00**	**19,719.43**	**51,051.98**	**0.00**	**289,460.02**	**14.99%**
Category: 70 - Grants, Subsidies, & Allocations								
001-120-703-0000	MISC PROMOTIONS	6,000.00	6,000.00	300.00	300.00	0.00	5,700.00	5.00 %
	Category: 70 - Grants, Subsidies, & Allocations Total:	**6,000.00**	**6,000.00**	**300.00**	**300.00**	**0.00**	**5,700.00**	**5.00%**
	Department: 120 - EXECUTIVE MAYOR Total:	**612,044.00**	**616,544.00**	**44,800.80**	**129,269.05**	**774.63**	**486,500.32**	**21.09%**
Department: 140 - SUPERVISION & FINANCE								
Category: 40 - Personnel Services								
001-140-420-0000	SALARIES	189,516.00	189,516.00	14,577.53	57,503.12	0.00	132,012.88	30.34 %
001-140-420-0001	LONGEVITY PAY - GENERAL FUND	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	0.00 %
001-140-430-0402	OVERTIME PAY	6,000.00	6,000.00	237.47	961.73	0.00	5,038.27	16.03 %
001-140-460-0000	STATE RETIREMENT-CITY'S SHARE	34,643.00	34,643.00	2,725.98	10,757.58	0.00	23,885.42	31.05 %
001-140-470-0000	FICA TAXES - CITY'S SHARE	14,957.00	14,957.00	1,106.19	4,391.30	0.00	10,565.70	29.36 %
001-140-480-0000	EMPLOYEE GROUP INSURANCE	10,677.00	10,677.00	906.08	2,705.73	0.00	7,971.27	25.34 %
	Category: 40 - Personnel Services Total:	**455,793.00**	**455,793.00**	**19,553.25**	**76,319.46**	**0.00**	**379,473.54**	**16.74%**
Category: 50 - Supplies								
001-140-500-0000	OFFICE SUPPLIES	7,000.00	7,000.00	1,047.43	1,236.72	65.00	5,698.28	18.60 %
001-140-535-0531	UNIFORMS	600.00	600.00	0.00	0.00	0.00	600.00	0.00 %
001-140-560-0000	MATERIALS & SUPPLIES	1,500.00	1,500.00	1,064.79	1,226.49	116.99	156.52	89.57 %
001-140-563-0000	REPAIR PARTS & SUPPLIES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
	Category: 50 - Supplies Total:	**10,100.00**	**10,100.00**	**2,112.22**	**2,463.21**	**181.99**	**7,454.80**	**26.19%**
Category: 60 - Contractual Services								
001-140-600-0600	CONTRACTUAL SERVICES	50,545.00	50,545.00	303.48	6,432.99	5,308.31	38,803.70	23.23 %
001-140-602-0000	COMPUTER SOFTWARE & SUPPORT	155,969.00	155,969.00	9,886.86	40,182.36	91,961.62	23,825.02	84.72 %
001-140-603-0000	COMPUTER HARDWARE	42,310.50	42,310.50	0.00	0.00	1,666.48	40,644.02	3.94 %
001-140-605-0607	TRAVEL/TRAINING/SEMINARS	7,500.00	7,500.00	0.00	1,155.58	0.00	6,344.42	15.41 %
001-140-606-0000	POSTAGE	9,000.00	9,000.00	1,055.23	2,385.23	0.00	6,614.77	26.50 %
001-140-610-0000	ADVERTISING	5,000.00	5,000.00	0.00	112.46	0.00	4,887.54	2.25 %
001-140-611-0000	TELEPHONE	540.00	540.00	45.01	145.09	0.00	394.91	26.87 %
001-140-612-0000	TELEPHONE - KLOUD 7	42,804.72	42,804.72	3,567.06	10,711.18	0.00	32,093.54	25.02 %
001-140-613-0000	CITYWIDE INTERNET SERVICE	24,060.00	24,060.00	2,425.00	7,275.00	0.00	16,785.00	30.24 %
001-140-615-0000	PRINTING & BINDING	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	0.00 %
001-140-625-0000	UTILITIES	18,000.00	18,000.00	1,497.59	5,182.21	0.00	12,817.79	28.79 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-140-630-0000	GENERAL REPAIRS & MAINTENANCE	5,000.00	5,000.00	0.00	0.00	1,000.00	4,000.00	20.00 %
001-140-643-0000	CITY WIDE BUILDING MAINTENANCE	30,000.00	30,000.00	1,988.48	4,100.12	2,122.18	23,777.70	20.74 %
001-140-680-0000	AD VALOREM COLLECTION FEES	60,000.00	60,000.00	10,000.00	20,200.00	0.00	39,800.00	33.67 %
001-140-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	500.00	500.00	271.50	271.50	0.00	228.50	54.30 %
001-140-699-0000	OTHER SERVICES & CHARGES	3,000.00	3,000.00	60.00	947.50	0.00	2,052.50	31.58 %
	Category: 60 - Contractual Services Total:	**455,529.22**	**455,529.22**	**31,100.21**	**99,101.22**	**102,058.59**	**254,369.41**	**44.16%**
	Department: 140 - SUPERVISION & FINANCE Total:	**921,422.22**	**921,422.22**	**52,765.68**	**177,883.89**	**102,240.58**	**641,297.75**	**30.40%**
Department: 180 - HUMAN RESOURCES								
Category: 40 - Personnel Services								
001-180-420-0000	SALARIES	81,777.00	81,777.00	6,262.64	29,211.20	0.00	52,565.80	35.72 %
001-180-460-0000	STATE RETIREMENT-CITY'S SHARE	15,047.00	15,047.00	1,152.32	5,374.84	0.00	9,672.16	35.72 %
001-180-470-0000	FICA TAXES - CITY'S SHARE	6,256.00	6,256.00	448.42	2,142.67	0.00	4,113.33	34.25 %
001-180-480-0000	EMPLOYEE GROUP INSURANCE	10,275.00	10,275.00	856.22	2,568.65	0.00	7,706.35	25.00 %
	Category: 40 - Personnel Services Total:	**113,355.00**	**113,355.00**	**8,719.60**	**39,297.36**	**0.00**	**74,057.64**	**34.67%**
Category: 50 - Supplies								
001-180-500-0000	OFFICE SUPPLIES	500.00	500.00	7.62	7.62	0.00	492.38	1.52 %
001-180-535-0531	UNIFORMS	220.00	220.00	0.00	0.00	0.00	220.00	0.00 %
001-180-560-0000	MATERIALS AND SUPPLIES - CIVIL SERVICE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
	Category: 50 - Supplies Total:	**1,720.00**	**1,720.00**	**7.62**	**7.62**	**0.00**	**1,712.38**	**0.44%**
Category: 60 - Contractual Services								
001-180-600-0600	CONTRACTUAL SERVICES	1,500.00	1,500.00	0.00	57.05	0.00	1,442.95	3.80 %
001-180-602-0000	COMPUTER SOFTWARE & SUPPORT	1,400.00	1,400.00	64.78	264.76	0.00	1,135.24	18.91 %
001-180-604-0000	PHYSICAL EXAMS & TESTING	10,000.00	10,000.00	511.00	919.00	0.00	9,081.00	9.19 %
001-180-605-0607	TRAVEL/TRAINING/SEMINARS	3,500.00	3,500.00	0.00	1,250.00	0.00	2,250.00	35.71 %
001-180-610-0000	ADVERTISING	2,200.00	2,200.00	0.00	586.70	0.00	1,613.30	26.67 %
001-180-611-0000	TELEPHONE	1,080.00	1,080.00	90.02	270.00	0.00	810.00	25.00 %
001-180-620-0620	BUILDING INSURANCE	230,000.00	230,000.00	0.00	5,944.00	0.00	224,056.00	2.58 %
001-180-620-0621	COMP/COLLISION INSURANCE	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0.00 %
001-180-620-0622	LIABILITY INSURANCE	200,000.00	200,000.00	0.00	176,780.05	0.00	23,219.95	88.39 %
001-180-620-0623	LIFE INSURANCE	14,000.00	14,000.00	1,090.38	3,230.64	0.00	10,769.36	23.08 %
001-180-620-0624	UNEMPLOYMENT INSURANCE	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
001-180-620-0626	WORKERS' COMPENSATION	140,000.00	140,000.00	0.00	103,455.82	0.00	36,544.18	73.90 %
001-180-621-0000	INSURANCE DEDUCTIBLES	4,000.00	4,000.00	0.00	2,000.00	0.00	2,000.00	50.00 %
001-180-681-0000	BONDS	10,200.00	10,200.00	0.00	4,725.00	0.00	5,475.00	46.32 %
001-180-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	500.00	500.00	20.00	40.00	0.00	460.00	8.00 %
001-180-699-0000	OTHER SERVICES & CHARGES	220.00	220.00	0.00	0.00	0.00	220.00	0.00 %
	Category: 60 - Contractual Services Total:	**748,600.00**	**748,600.00**	**1,776.18**	**299,523.02**	**0.00**	**449,076.98**	**40.01%**
	Department: 180 - HUMAN RESOURCES Total:	**863,675.00**	**863,675.00**	**10,503.40**	**338,828.00**	**0.00**	**524,847.00**	**39.23%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 190 - PLANNING DEPARTMENT								
Category: 40 - Personnel Services								
001-190-420-0000	SALARIES	128,254.00	128,254.00	8,604.62	30,040.61	0.00	98,213.39	23.42 %
001-190-460-0000	STATE RETIREMENT-CITY'S SHARE	23,599.00	23,599.00	1,583.26	4,876.84	0.00	18,722.16	20.67 %
001-190-470-0000	FICA TAXES - CITY'S SHARE	9,812.00	9,812.00	622.18	2,189.91	0.00	7,622.09	22.32 %
001-190-480-0000	EMPLOYEE GROUP INSURANCE	29,243.00	29,243.00	1,422.82	4,268.46	0.00	24,974.54	14.60 %
	Category: 40 - Personnel Services Total:	**190,908.00**	**190,908.00**	**12,232.88**	**41,375.82**	**0.00**	**149,532.18**	**21.67%**
Category: 50 - Supplies								
001-190-500-0000	OFFICE SUPPLIES	1,300.00	1,300.00	125.49	335.62	325.00	639.38	50.82 %
001-190-501-0000	OFFICE FURNITURE & EQUIPMENT	500.00	500.00	104.99	104.99	104.99	290.02	42.00 %
001-190-535-0531	UNIFORMS	500.00	642.10	0.00	142.10	0.00	500.00	22.13 %
001-190-560-0000	MATERIALS & SUPPLIES	300.00	300.00	65.93	99.32	160.00	40.68	86.44 %
	Category: 50 - Supplies Total:	**2,600.00**	**2,742.10**	**296.41**	**682.03**	**589.99**	**1,470.08**	**46.39%**
Category: 60 - Contractual Services								
001-190-600-0600	CONTRACTUAL SERVICES	2,920.00	2,920.00	218.01	780.98	2,433.82	-294.80	110.10 %
001-190-602-0000	COMPUTER SOFTWARE & SUPPORT	9,932.00	9,932.00	47.98	4,502.13	0.00	5,429.87	45.33 %
001-190-605-0607	TRAVEL/TRAINING/SEMINARS	2,500.00	2,500.00	0.00	331.90	0.00	2,168.10	13.28 %
001-190-606-0000	POSTAGE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-190-607-0000	TRANSIT SYSTEM EXPENSE	76,900.00	76,900.00	0.00	19,225.00	0.00	57,675.00	25.00 %
001-190-610-0000	ADVERTISING	3,000.00	3,000.00	74.85	132.42	0.00	2,867.58	4.41 %
001-190-611-0000	TELEPHONE	540.00	540.00	45.01	145.09	0.00	394.91	26.87 %
001-190-615-0000	PRINTING & BINDING	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-190-617-0000	GRPC DUES	7,961.00	7,961.00	0.00	7,961.00	0.00	0.00	100.00 %
001-190-630-0000	GENERAL REPAIRS & MAINTENANCE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-190-683-0000	UDC COMP PLAN/ORDINANCE UPDATE	5,000.00	5,000.00	240.00	240.00	0.00	4,760.00	4.80 %
001-190-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	750.00	750.00	0.00	0.00	0.00	750.00	0.00 %
	Category: 60 - Contractual Services Total:	**112,003.00**	**112,003.00**	**625.85**	**33,318.52**	**2,433.82**	**76,250.66**	**31.92%**
	Department: 190 - PLANNING DEPARTMENT Total:	**305,511.00**	**305,653.10**	**13,155.14**	**75,376.37**	**3,023.81**	**227,252.92**	**25.65%**
Department: 191 - BUILDING DEPARTMENT								
Category: 40 - Personnel Services								
001-191-420-0000	SALARIES	237,595.00	237,595.00	18,192.42	63,604.43	0.00	173,990.57	26.77 %
001-191-460-0000	STATE RETIREMENT-CITY'S SHARE	43,718.00	43,718.00	3,347.40	11,703.20	0.00	32,014.80	26.77 %
001-191-470-0000	FICA TAXES - CITY'S SHARE	18,176.00	18,176.00	1,349.80	4,741.53	0.00	13,434.47	26.09 %
001-191-480-0000	EMPLOYEE GROUP INSURANCE	32,497.00	32,497.00	1,904.58	5,713.74	0.00	26,783.26	17.58 %
	Category: 40 - Personnel Services Total:	**331,986.00**	**331,986.00**	**24,794.20**	**85,762.90**	**0.00**	**246,223.10**	**25.83%**
Category: 50 - Supplies								
001-191-500-0000	OFFICE SUPPLIES	1,320.00	1,320.00	6.69	262.28	0.00	1,057.72	19.87 %
001-191-501-0000	OFFICE FURNITURE & EQUIPMENT	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-191-535-0531	UNIFORMS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-191-560-0000	MATERIALS & SUPPLIES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-191-563-0000	REPAIR PARTS & SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-191-570-0000	TIRES AND TUBES	3,000.00	3,000.00	0.00	114.90	0.00	2,885.10	3.83 %
	Category: 50 - Supplies Total:	**8,820.00**	**8,820.00**	**6.69**	**377.18**	**0.00**	**8,442.82**	**4.28%**
Category: 60 - Contractual Services								
001-191-600-0600	CONTRACTUAL SERVICES	4,476.00	4,476.00	123.00	604.47	350.00	3,521.53	21.32 %
001-191-602-0000	COMPUTER SOFTWARE & SUPPORT	8,968.00	8,968.00	23.99	8,737.77	0.00	230.23	97.43 %
001-191-605-0607	TRAVEL/TRAINING/SEMINARS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
001-191-606-0000	POSTAGE	2,000.00	2,000.00	0.00	330.00	0.00	1,670.00	16.50 %
001-191-610-0000	ADVERTISING	600.00	600.00	0.00	0.00	0.00	600.00	0.00 %
001-191-611-0000	TELEPHONE	2,160.00	2,160.00	180.04	540.00	0.00	1,620.00	25.00 %
001-191-615-0000	PRINTING & BINDING	800.00	800.00	0.00	150.00	0.00	650.00	18.75 %
001-191-626-0000	STORMWATER PERMIT MDEQ	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00 %
001-191-630-0000	GENERAL REPAIRS & MAINTENANCE	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	0.00 %
001-191-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	3,000.00	3,000.00	180.00	180.00	0.00	2,820.00	6.00 %
001-191-687-0000	LOT CLEANING	13,000.00	13,000.00	0.00	0.00	0.00	13,000.00	0.00 %
001-191-689-0000	TREE REMOVAL AND MAINTENANCE	42,000.00	42,000.00	0.00	1,800.00	0.00	40,200.00	4.29 %
001-191-689-0001	TREE CANOPY CARE	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**121,304.00**	**121,304.00**	**507.03**	**12,342.24**	**350.00**	**108,611.76**	**10.46%**
	Department: 191 - BUILDING DEPARTMENT Total:	**462,110.00**	**462,110.00**	**25,307.92**	**98,482.32**	**350.00**	**363,277.68**	**21.39%**
Department: 193 - SENIOR CITIZEN CENTER								
Category: 60 - Contractual Services								
001-193-620-0620	BUILDING INSURANCE	8,500.00	8,500.00	0.00	0.00	0.00	8,500.00	0.00 %
001-193-625-0000	UTILITIES	7,000.00	7,000.00	572.52	1,962.49	0.00	5,037.51	28.04 %
001-193-630-0000	GENERAL REPAIRS & MAINTENANCE	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**18,500.00**	**18,500.00**	**572.52**	**1,962.49**	**0.00**	**16,537.51**	**10.61%**
	Department: 193 - SENIOR CITIZEN CENTER Total:	**18,500.00**	**18,500.00**	**572.52**	**1,962.49**	**0.00**	**16,537.51**	**10.61%**
Department: 194 - COMMUNITY CENTER								
Category: 60 - Contractual Services								
001-194-600-0600	CONTRACTUAL SERVICES	1,200.00	1,200.00	70.00	210.00	630.00	360.00	70.00 %
001-194-620-0620	BUILDING INSURANCE	8,300.00	8,300.00	0.00	0.00	0.00	8,300.00	0.00 %
001-194-620-0625	W A MURAL INSURANCE	12,000.00	12,000.00	0.00	12,000.00	0.00	0.00	100.00 %
001-194-625-0000	UTILITIES	7,500.00	7,500.00	0.00	1,422.63	0.00	6,077.37	18.97 %
001-194-630-0000	GENERAL REPAIRS & MAINTENANCE	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
	Category: 60 - Contractual Services Total:	**30,500.00**	**30,500.00**	**70.00**	**13,632.63**	**630.00**	**16,237.37**	**46.76%**
	Department: 194 - COMMUNITY CENTER Total:	**30,500.00**	**30,500.00**	**70.00**	**13,632.63**	**630.00**	**16,237.37**	**46.76%**
Department: 195 - CIVIC CENTER								
Category: 60 - Contractual Services								
001-195-600-0600	CONTRACTUAL SERVICES	1,550.00	1,550.00	70.00	210.00	630.00	710.00	54.19 %
001-195-620-0620	BUILDING INSURANCE	37,000.00	37,000.00	0.00	0.00	0.00	37,000.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-195-625-0000	UTILITIES	20,000.00	20,000.00	1,437.90	5,318.38	0.00	14,681.62	26.59 %
001-195-630-0000	GENERAL REPAIRS & MAINTENANCE	5,000.00	5,000.00	91.00	91.00	273.00	4,636.00	7.28 %
	Category: 60 - Contractual Services Total:	**63,550.00**	**63,550.00**	**1,598.90**	**5,619.38**	**903.00**	**57,027.62**	**10.26%**
	Department: 195 - CIVIC CENTER Total:	**63,550.00**	**63,550.00**	**1,598.90**	**5,619.38**	**903.00**	**57,027.62**	**10.26%**
Department: 196 - MARY C O'KEEFE								
Category: 34 - Miscellaneous								
001-196-341-0000	MARY C O'KEEFE REVENUES	10,000.00	10,000.00	295.00	1,787.00	0.00	-8,213.00	17.87 %
001-196-341-0001	GIFT SHOP SALES REVENUE	2,500.00	2,500.00	-15.00	296.39	0.00	-2,203.61	11.86 %
001-196-342-0000	RENTAL REVENUE - MARY C BUILDING	40,000.00	40,000.00	340.00	1,618.00	0.00	-38,382.00	4.05 %
	Category: 34 - Miscellaneous Total:	**52,500.00**	**52,500.00**	**620.00**	**3,701.39**	**0.00**	**-48,798.61**	**7.05%**
Category: 38 - Transfers and Non Revenue Receipts								
001-196-380-0000	DONATIONS RECEIVED	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**0.00**	**0.00**	**0.00**	**2,500.00**	**0.00**	**2,500.00**	**0.00%**
Category: 40 - Personnel Services								
001-196-420-0000	SALARIES	114,275.00	114,275.00	8,757.20	28,880.41	0.00	85,394.59	25.27 %
001-196-430-0402	OVERTIME PAY	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-196-460-0000	STATE RETIREMENT-CITY'S SHARE	18,044.00	18,044.00	1,351.88	4,326.26	0.00	13,717.74	23.98 %
001-196-470-0000	FICA TAXES - CITY'S SHARE	9,258.00	9,258.00	665.38	2,195.69	0.00	7,062.31	23.72 %
001-196-480-0000	EMPLOYEE GROUP INSURANCE	6,294.00	6,294.00	524.46	1,573.38	0.00	4,720.62	25.00 %
001-196-499-0000	TEMP EMPLOYEE EXPENSE	0.00	0.00	0.00	2,150.50	0.00	-2,150.50	0.00 %
	Category: 40 - Personnel Services Total:	**148,871.00**	**148,871.00**	**11,298.92**	**39,126.24**	**0.00**	**109,744.76**	**26.28%**
Category: 50 - Supplies								
001-196-500-0000	OFFICE SUPPLIES - MARY C. O'KEEFE	2,000.00	2,000.00	64.99	147.99	148.00	1,704.01	14.80 %
001-196-501-0000	OFFICE FURNITURE AND EQUIPMENT- MARY C	500.00	500.00	0.00	329.98	0.00	170.02	66.00 %
001-196-510-0000	CLEANING & JANITORIAL SUPPLIES	2,000.00	2,000.00	91.90	450.33	153.39	1,396.28	30.19 %
001-196-535-0531	UNIFORMS - MARY C	250.00	250.00	0.00	0.00	0.00	250.00	0.00 %
001-196-553-0000	MARY C AND CITY MERCHANDISE SUPPLIES	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	0.00 %
001-196-560-0000	MATERIALS & SUPPLIES	15,000.00	15,000.00	1,957.40	2,080.36	749.23	12,170.41	18.86 %
001-196-561-0000	MAINTENANCE TOOLS AND SUPPLIES	1,000.00	1,000.00	0.00	181.98	0.00	818.02	18.20 %
001-196-563-0000	REPAIR PARTS & SUPPLIES	5,000.00	5,000.00	0.00	0.00	24.98	4,975.02	0.50 %
	Category: 50 - Supplies Total:	**29,750.00**	**29,750.00**	**2,114.29**	**3,190.64**	**1,075.60**	**25,483.76**	**14.34%**
Category: 60 - Contractual Services								
001-196-600-0600	CONTRACTUAL SERVICES	5,700.00	5,700.00	752.74	1,234.11	980.20	3,485.69	38.85 %
001-196-602-0000	COMPUTER SOFTWARE & SUPPORT - MARY C	1,080.00	1,080.00	89.99	269.97	0.00	810.03	25.00 %
001-196-603-0000	COMPUTER HARDWARE	550.00	550.00	0.00	0.00	0.00	550.00	0.00 %
001-196-605-0607	TRAVEL AND TRAINING	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-196-610-0000	ADVERTISING - WEBSITE & MARKETING	4,000.00	4,000.00	255.00	790.00	0.00	3,210.00	19.75 %
001-196-613-0000	INTERNET SERVICE	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
001-196-620-0620	BUILDING INSURANCE	80,000.00	80,000.00	0.00	0.00	0.00	80,000.00	0.00 %
001-196-625-0000	UTILITIES	33,000.00	33,000.00	2,379.51	9,738.11	0.00	23,261.89	29.51 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-196-630-0000	GENERAL REPAIRS & MAINTENANCE	20,000.00	20,000.00	1,980.00	3,275.00	1,851.10	14,873.90	25.63 %
001-196-645-0000	CITY MUSEUM	13,000.00	13,000.00	51.98	51.98	0.00	12,948.02	0.40 %
001-196-645-0001	GALLERIES	6,500.00	6,500.00	0.00	63.86	0.00	6,436.14	0.98 %
001-196-688-0000	SPECIAL SERVICES - MARY C O'KEEFE	25,000.00	25,000.00	596.33	1,655.13	0.00	23,344.87	6.62 %
	Category: 60 - Contractual Services Total:	**192,330.00**	**192,330.00**	**6,105.55**	**17,078.16**	**2,831.30**	**172,420.54**	**10.35%**
	Department: 196 - MARY C O'KEEFE Surplus (Deficit):	**-318,451.00**	**-318,451.00**	**-18,898.76**	**-53,193.65**	**-3,906.90**	**261,350.45**	**17.93%**
Department: 197 - OTHER CULTURAL								
Category: 60 - Contractual Services								
001-197-625-0000	UTILITIES	2,000.00	2,000.00	134.49	401.53	0.00	1,598.47	20.08 %
	Category: 60 - Contractual Services Total:	**2,000.00**	**2,000.00**	**134.49**	**401.53**	**0.00**	**1,598.47**	**20.08%**
	Department: 197 - OTHER CULTURAL Total:	**2,000.00**	**2,000.00**	**134.49**	**401.53**	**0.00**	**1,598.47**	**20.08%**
Department: 200 - POLICE DEPARTMENT								
Category: 40 - Personnel Services								
001-200-410-0000	SALARY - SCHOOL CROSSING GUARD	45,000.00	45,000.00	4,700.00	19,020.00	0.00	25,980.00	42.27 %
001-200-420-0000	SALARIES	2,818,068.00	2,818,068.00	190,932.21	715,824.46	0.00	2,102,243.54	25.40 %
001-200-421-0000	SALARIES - AUXILIARY	0.00	0.00	2,555.00	13,046.00	0.00	-13,046.00	0.00 %
001-200-425-0000	FTO PAY	0.00	0.00	300.00	975.00	0.00	-975.00	0.00 %
001-200-430-0401	FESTIVAL OVERTIME	0.00	0.00	727.47	19,187.99	0.00	-19,187.99	0.00 %
001-200-430-0402	OVERTIME PAY	215,176.00	215,176.00	29,632.04	109,221.48	0.00	105,954.52	50.76 %
001-200-431-0000	HOLIDAY PAY	79,437.00	79,437.00	0.00	168.00	0.00	79,269.00	0.21 %
001-200-444-0000	HIDTA/FIRE TASK FORCE	0.00	0.00	0.00	1,435.53	0.00	-1,435.53	0.00 %
001-200-446-0000	GRANT-FBI O/T	18,500.00	18,500.00	1,833.12	6,389.28	0.00	12,110.72	34.54 %
001-200-447-0000	OCCUPANT SAFETY GRANT O/T	0.00	0.00	0.00	241.02	0.00	-241.02	0.00 %
001-200-460-0000	STATE RETIREMENT-CITY'S SHARE	579,138.00	579,138.00	41,630.93	159,404.63	0.00	419,733.37	27.52 %
001-200-470-0000	FICA TAXES - CITY'S SHARE	242,978.00	242,978.00	16,914.91	65,411.54	0.00	177,566.46	26.92 %
001-200-480-0000	EMPLOYEE GROUP INSURANCE	457,750.00	457,750.00	28,810.10	90,647.50	0.00	367,102.50	19.80 %
	Category: 40 - Personnel Services Total:	**4,456,047.00**	**4,456,047.00**	**318,035.78**	**1,200,972.43**	**0.00**	**3,255,074.57**	**26.95%**
Category: 50 - Supplies								
001-200-500-0000	OFFICE SUPPLIES	4,000.00	4,000.00	349.50	1,572.40	65.00	2,362.60	40.94 %
001-200-501-0000	OFFICE FURNITURE & EQUIPMENT	3,000.00	3,000.00	0.00	2,667.57	0.00	332.43	88.92 %
001-200-520-0000	PRISONER COSTS	144,000.00	144,000.00	18,755.00	29,095.00	0.00	114,905.00	20.20 %
001-200-525-0000	GAS AND OIL	190,000.00	190,000.00	13,371.14	29,259.40	86,158.05	74,582.55	60.75 %
001-200-535-0531	UNIFORMS	45,000.00	45,000.00	1,232.70	4,396.53	793.92	39,809.55	11.53 %
001-200-541-0000	AMMUNITION	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00 %
001-200-542-0000	ANIMAL CONTROL EXPENSES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00 %
001-200-550-0000	TRAINING COURSE ITEMS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
001-200-560-0000	MATERIALS & SUPPLIES	15,000.00	15,000.00	3,252.10	6,845.79	1,771.15	6,383.06	57.45 %
001-200-563-0000	REPAIR PARTS & SUPPLIES	20,000.00	20,000.00	1,848.78	3,464.13	285.66	16,250.21	18.75 %
001-200-570-0000	TIRES AND TUBES	20,000.00	20,000.00	0.00	5,180.65	6,000.28	8,819.07	55.90 %
	Category: 50 - Supplies Total:	**478,500.00**	**478,500.00**	**38,809.22**	**82,481.47**	**95,074.06**	**300,944.47**	**37.11%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Category: 60 - Contractual Services								
001-200-600-0600	CONTRACTUAL SERVICES	200,000.00	227,500.00	49,701.22	157,076.29	30,707.56	39,716.15	82.54 %
001-200-602-0000	COMPUTER SOFTWARE & SUPPORT	35,000.00	35,000.00	485.55	8,456.66	15,360.50	11,182.84	68.05 %
001-200-602-0605	PTS & DIGITICKET MAINTENANCE FEES	60,000.00	60,000.00	0.00	1,500.00	0.00	58,500.00	2.50 %
001-200-603-0000	COMPUTER HARDWARE	5,000.00	5,000.00	0.00	479.94	2,166.58	2,353.48	52.93 %
001-200-605-0607	TRAVEL/TRAINING/SEMINARS	60,000.00	60,000.00	2,791.77	11,078.10	6,790.00	42,131.90	29.78 %
001-200-611-0000	TELEPHONE	17,000.00	17,000.00	45.01	3,169.24	0.00	13,830.76	18.64 %
001-200-612-0000	TELEPHONE SERVICE - POLICE DEPT	480.00	480.00	37.93	75.96	0.00	404.04	15.83 %
001-200-613-0000	INTERNET SERVICE - POLICE DEPT	900.00	900.00	0.00	146.40	0.00	753.60	16.27 %
001-200-625-0000	UTILITIES	54,000.00	54,000.00	7,621.40	18,486.29	0.00	35,513.71	34.23 %
001-200-630-0000	GENERAL REPAIRS & MAINTENANCE	130,000.00	130,000.00	1,743.71	9,851.23	15,150.35	104,998.42	19.23 %
001-200-640-0000	AID TO OTHER GOVERMENTS	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-200-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	2,300.00	2,300.00	9.99	9.99	0.00	2,290.01	0.43 %
001-200-699-0000	OTHER SERVICES & CHARGES	4,000.00	4,000.00	0.00	149.50	0.00	3,850.50	3.74 %
	Category: 60 - Contractual Services Total:	**569,180.00**	**596,680.00**	**62,436.58**	**210,479.60**	**70,174.99**	**316,025.41**	**47.04%**
Category: 90 - Capital Outlay								
001-200-915-0000	Vehicles	0.00	127,092.00	102,792.00	102,792.00	8,317.00	15,983.00	87.42 %
001-200-916-0000	MACHINERY & EQUIPMENT	0.00	37,613.00	0.00	0.00	0.00	37,613.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**164,705.00**	**102,792.00**	**102,792.00**	**8,317.00**	**53,596.00**	**67.46%**
	Department: 200 - POLICE DEPARTMENT Total:	**5,503,727.00**	**5,695,932.00**	**522,073.58**	**1,596,725.50**	**173,566.05**	**3,925,640.45**	**31.08%**
Department: 260 - FIRE DEPARTMENT								
Category: 40 - Personnel Services								
001-260-420-0000	SALARIES	1,969,110.00	1,969,110.00	140,674.21	528,851.77	0.00	1,440,258.23	26.86 %
001-260-427-0000	OUT OF RANK PAY	0.00	0.00	600.00	1,800.00	0.00	-1,800.00	0.00 %
001-260-430-0401	FESTIVAL OVERTIME	0.00	0.00	1,791.10	2,905.80	0.00	-2,905.80	0.00 %
001-260-430-0402	OVERTIME PAY	135,000.00	135,000.00	13,949.74	50,331.27	0.00	84,668.73	37.28 %
001-260-460-0000	STATE RETIREMENT-CITY'S SHARE	383,910.00	383,910.00	28,890.78	107,435.59	0.00	276,474.41	27.98 %
001-260-470-0000	FICA TAXES - CITY'S SHARE	159,615.00	159,615.00	11,365.99	42,753.74	0.00	116,861.26	26.79 %
001-260-480-0000	EMPLOYEE GROUP INSURANCE	346,217.00	346,217.00	28,090.58	84,203.06	0.00	262,013.94	24.32 %
	Category: 40 - Personnel Services Total:	**2,993,852.00**	**2,993,852.00**	**225,362.40**	**818,281.23**	**0.00**	**2,175,570.77**	**27.33%**
Category: 50 - Supplies								
001-260-500-0000	OFFICE SUPPLIES	500.00	500.00	217.63	217.63	87.11	195.26	60.95 %
001-260-501-0000	OFFICE FURNITURE & EQUIPMENT	1,000.00	1,000.00	797.97	797.97	29.97	172.06	82.79 %
001-260-510-0000	CLEANING & JANITORIAL SUPPLIES	4,500.00	4,500.00	348.68	768.28	201.66	3,530.06	21.55 %
001-260-521-0000	DOG SUPPLIES & EXPENSES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-260-525-0000	GAS AND OIL	30,000.00	30,000.00	0.00	0.00	3,242.01	26,757.99	10.81 %
001-260-535-0531	UNIFORMS	27,750.00	27,750.00	475.20	1,807.20	13,803.08	12,139.72	56.25 %
001-260-540-0000	FIRE EXPLORER PROGRAM SUPPLIES	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	0.00 %
001-260-543-0000	CHEMICALS	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	0.00 %
001-260-547-0000	OTHER OPERATING SUPPLIES	2,000.00	2,000.00	708.63	751.36	0.00	1,248.64	37.57 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-260-548-0000	SMALL TOOLS & EQUIPMENT	25,000.00	25,000.00	394.90	3,593.81	212.88	21,193.31	15.23 %
001-260-551-0000	TURN OUT GEAR/CLOTHING PROTECT	20,000.00	20,000.00	428.31	1,955.31	980.00	17,064.69	14.68 %
001-260-560-0000	MATERIALS & SUPPLIES	6,000.00	6,000.00	338.26	1,112.77	301.62	4,585.61	23.57 %
001-260-563-0000	REPAIR PARTS & SUPPLIES	6,000.00	6,000.00	184.09	432.82	140.78	5,426.40	9.56 %
001-260-570-0000	TIRES AND TUBES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
	Category: 50 - Supplies Total:	**136,350.00**	**136,350.00**	**3,893.67**	**11,437.15**	**18,999.11**	**105,913.74**	**22.32%**
Category: 60 - Contractual Services								
001-260-600-0600	CONTRACTUAL SERVICES	6,200.00	6,200.00	199.03	1,348.27	705.04	4,146.69	33.12 %
001-260-602-0000	COMPUTER SOFTWARE & SUPPORT	16,000.00	16,000.00	1,552.29	1,639.25	0.00	14,360.75	10.25 %
001-260-605-0607	TRAVEL/TRAINING/SEMINARS	28,000.00	28,000.00	779.69	1,554.82	478.88	25,966.30	7.26 %
001-260-611-0000	TELEPHONE	3,000.00	3,000.00	291.17	873.45	0.00	2,126.55	29.12 %
001-260-625-0000	UTILITIES	36,000.00	36,000.00	4,543.78	11,323.25	0.00	24,676.75	31.45 %
001-260-630-0000	GENERAL REPAIRS & MAINTENANCE	70,000.00	70,000.00	3,195.83	5,009.35	9,829.40	55,161.25	21.20 %
001-260-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,250.00	1,250.00	9.99	9.99	0.00	1,240.01	0.80 %
001-260-699-0000	OTHER SERVICES & CHARGES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**161,450.00**	**161,450.00**	**10,571.78**	**21,758.38**	**11,013.32**	**128,678.30**	**20.30%**
Category: 90 - Capital Outlay								
001-260-901-0915	IMPROVEMENTS TO BUILDING	0.00	24,091.36	0.00	13,941.36	6,617.37	3,532.63	85.34 %
001-260-915-0000	VEHICLES	0.00	60,000.00	0.00	0.00	44,028.00	15,972.00	73.38 %
001-260-916-0000	MACHINERY & EQUIPMENT	0.00	6,211.00	0.00	6,211.00	0.00	0.00	100.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**90,302.36**	**0.00**	**20,152.36**	**50,645.37**	**19,504.63**	**78.40%**
	Department: 260 - FIRE DEPARTMENT Total:	**3,291,652.00**	**3,381,954.36**	**239,827.85**	**871,629.12**	**80,657.80**	**2,429,667.44**	**28.16%**
Department: 268 - EMERGENCY MANAGEMENT								
Category: 50 - Supplies								
001-268-560-0000	MATERIALS & SUPPLIES	1,000.00	1,000.00	204.98	204.98	0.00	795.02	20.50 %
	Category: 50 - Supplies Total:	**1,000.00**	**1,000.00**	**204.98**	**204.98**	**0.00**	**795.02**	**20.50%**
Category: 60 - Contractual Services								
001-268-605-0607	TRAVEL/TRAINING/SEMINARS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**1,000.00**	**1,000.00**	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00%**
	Department: 268 - EMERGENCY MANAGEMENT Total:	**2,000.00**	**2,000.00**	**204.98**	**204.98**	**0.00**	**1,795.02**	**10.25%**
Department: 300 - PUBLIC WORKS ADMINISTRATION								
Category: 40 - Personnel Services								
001-300-420-0000	SALARIES	105,403.00	105,403.00	8,478.70	30,823.72	0.00	74,579.28	29.24 %
001-300-430-0402	OVERTIME PAY	2,000.00	2,000.00	463.68	1,386.98	0.00	613.02	69.35 %
001-300-460-0000	STATE RETIREMENT-CITY'S SHARE	19,763.00	19,763.00	1,645.41	5,895.72	0.00	13,867.28	29.83 %
001-300-470-0000	FICA TAXES - CITY'S SHARE	8,217.00	8,217.00	643.94	2,350.44	0.00	5,866.56	28.60 %
001-300-480-0000	EMPLOYEE GROUP INSURANCE	22,532.00	22,532.00	1,698.80	4,240.00	0.00	18,292.00	18.82 %
	Category: 40 - Personnel Services Total:	**157,915.00**	**157,915.00**	**12,930.53**	**44,696.86**	**0.00**	**113,218.14**	**28.30%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Category: 50 - Supplies								
001-300-500-0000	OFFICE SUPPLIES	4,000.00	4,000.00	507.00	530.52	0.00	3,469.48	13.26 %
001-300-501-0000	OFFICE FURNITURE & EQUIPMENT	1,000.00	1,000.00	0.00	573.39	0.00	426.61	57.34 %
001-300-510-0000	CLEANING & JANITORIAL SUPPLIES	8,800.00	8,800.00	0.00	0.00	979.04	7,820.96	11.13 %
001-300-535-0530	UNIFORM ALLOWANCES & SERVICE	10,055.00	10,055.00	1,257.94	3,650.51	0.00	6,404.49	36.31 %
001-300-560-0000	MATERIALS & SUPPLIES	8,000.00	8,000.00	293.91	293.91	1,860.86	5,845.23	26.93 %
001-300-563-0000	REPAIR PARTS & SUPPLIES	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00	0.00 %
	Category: 50 - Supplies Total:	**33,055.00**	**33,055.00**	**2,058.85**	**5,048.33**	**2,839.90**	**25,166.77**	**23.86%**
Category: 60 - Contractual Services								
001-300-600-0600	CONTRACTUAL SERVICES	13,564.00	13,564.00	1,014.87	3,385.59	1,973.45	8,204.96	39.51 %
001-300-602-0000	COMPUTER SOFTWARE & SUPPORT	2,050.00	2,050.00	14.99	1,914.97	0.00	135.03	93.41 %
001-300-605-0607	TRAVEL/TRAINING/SEMINARS	1,400.00	1,400.00	0.00	873.00	0.00	527.00	62.36 %
001-300-611-0000	TELEPHONE	1,080.00	1,080.00	86.03	197.84	0.00	882.16	18.32 %
001-300-625-0000	UTILITIES	26,000.00	26,000.00	2,499.44	8,456.01	0.00	17,543.99	32.52 %
001-300-630-0000	GENERAL REPAIRS & MAINTENANCE	6,600.00	6,600.00	0.00	0.00	0.00	6,600.00	0.00 %
001-300-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	600.00	600.00	0.00	0.00	0.00	600.00	0.00 %
	Category: 60 - Contractual Services Total:	**51,294.00**	**51,294.00**	**3,615.33**	**14,827.41**	**1,973.45**	**34,493.14**	**32.75%**
Category: 90 - Capital Outlay								
001-300-915-0000	VEHICLES	0.00	14,667.00	0.00	0.00	0.00	14,667.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**14,667.00**	**0.00**	**0.00**	**0.00**	**14,667.00**	**0.00%**
	Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**242,264.00**	**256,931.00**	**18,604.71**	**64,572.60**	**4,813.35**	**187,545.05**	**27.01%**
Department: 301 - STREET DEPARTMENT								
Category: 40 - Personnel Services								
001-301-420-0000	SALARIES	578,948.00	578,948.00	40,705.34	170,723.60	0.00	408,224.40	29.49 %
001-301-421-0000	GRASS-LANDSCAPING P/T HELP	18,000.00	18,000.00	1,333.00	6,006.50	0.00	11,993.50	33.37 %
001-301-425-0000	STANDBY PAY	1,300.00	1,300.00	75.00	275.00	0.00	1,025.00	21.15 %
001-301-430-0402	OVERTIME PAY	10,000.00	10,000.00	779.84	4,994.89	0.00	5,005.11	49.95 %
001-301-432-0000	PERSONAL (TERMINAL) PAY	0.00	0.00	0.00	266.92	0.00	-266.92	0.00 %
001-301-460-0000	STATE RETIREMENT-CITY'S SHARE	108,367.00	108,367.00	7,587.22	33,818.80	0.00	74,548.20	31.21 %
001-301-470-0000	FICA TAXES - CITY'S SHARE	46,432.00	46,432.00	3,146.06	14,192.23	0.00	32,239.77	30.57 %
001-301-480-0000	EMPLOYEE GROUP INSURANCE	104,392.00	104,392.00	6,625.34	20,239.66	0.00	84,152.34	19.39 %
	Category: 40 - Personnel Services Total:	**867,439.00**	**867,439.00**	**60,251.80**	**250,517.60**	**0.00**	**616,921.40**	**28.88%**
Category: 50 - Supplies								
001-301-525-0000	GAS AND OIL	110,000.00	110,000.00	6,929.44	12,717.60	47,282.40	50,000.00	54.55 %
001-301-535-0531	UNIFORMS	400.00	400.00	0.00	0.00	0.00	400.00	0.00 %
001-301-543-0000	CHEMICALS	40,000.00	40,000.00	0.00	4,180.95	4,180.95	31,638.10	20.90 %
001-301-548-0000	SMALL TOOLS & EQUIPMENT	12,000.00	12,000.00	256.66	256.66	0.00	11,743.34	2.14 %
001-301-560-0000	MATERIALS & SUPPLIES	48,000.00	48,000.00	3,419.85	7,438.68	3,368.92	37,192.40	22.52 %
001-301-563-0000	REPAIR PARTS & SUPPLIES	50,000.00	58,408.51	3,065.43	19,064.65	2,183.23	37,160.63	36.38 %
001-301-566-0000	SIGNS AND SIGN MATERIAL	62,000.00	62,000.00	20,892.98	22,016.98	181.01	39,802.01	35.80 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-301-570-0000	TIRES AND TUBES	16,000.00	16,000.00	0.00	857.04	0.00	15,142.96	5.36 %
	Category: 50 - Supplies Total:	**338,400.00**	**346,808.51**	**34,564.36**	**66,532.56**	**57,196.51**	**223,079.44**	**35.68%**
Category: 60 - Contractual Services								
001-301-600-0601	LANDSCAPING CONTRACT	80,000.00	80,000.00	3,290.32	6,365.35	0.00	73,634.65	7.96 %
001-301-605-0607	TRAVEL/TRAINING/SEMINARS	1,200.00	1,200.00	0.00	323.00	0.00	877.00	26.92 %
001-301-611-0000	TELEPHONE	200.00	200.00	15.99	47.88	0.00	152.12	23.94 %
001-301-625-0000	UTILITIES	590,000.00	590,000.00	52,981.26	155,810.42	0.00	434,189.58	26.41 %
001-301-630-0000	GENERAL REPAIRS & MAINTENANCE	65,000.00	65,000.00	18,648.93	24,415.58	29,704.67	10,879.75	83.26 %
001-301-632-0000	PROPERTY DAMAGE REPAIRS	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**738,400.00**	**738,400.00**	**74,936.50**	**186,962.23**	**29,704.67**	**521,733.10**	**29.34%**
Category: 90 - Capital Outlay								
001-301-902-0000	ASPHALT	35,000.00	35,000.00	768.00	4,048.32	7,077.12	23,874.56	31.79 %
001-301-903-0912	SIDEWALKS	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00 %
001-301-916-0000	MACHINERY & EQUIPMENT	0.00	335,827.00	305,000.00	305,000.00	0.00	30,827.00	90.82 %
	Category: 90 - Capital Outlay Total:	**55,000.00**	**390,827.00**	**305,768.00**	**309,048.32**	**7,077.12**	**74,701.56**	**80.89%**
	Department: 301 - STREET DEPARTMENT Total:	**1,999,239.00**	**2,343,474.51**	**475,520.66**	**813,060.71**	**93,978.30**	**1,436,435.50**	**38.70%**
Department: 350 - CENTRAL SHOP								
Category: 40 - Personnel Services								
001-350-420-0000	SALARIES	61,380.00	61,380.00	5,939.94	21,856.29	0.00	39,523.71	35.61 %
001-350-430-0402	OVERTIME PAY	1,000.00	1,000.00	60.88	590.96	0.00	409.04	59.10 %
001-350-460-0000	STATE RETIREMENT-CITY'S SHARE	11,478.00	11,478.00	1,104.15	4,212.26	0.00	7,265.74	36.70 %
001-350-470-0000	FICA TAXES - CITY'S SHARE	4,773.00	4,773.00	442.26	1,700.69	0.00	3,072.31	35.63 %
001-350-480-0000	EMPLOYEE GROUP INSURANCE	11,889.00	11,889.00	742.31	2,240.76	0.00	9,648.24	18.85 %
	Category: 40 - Personnel Services Total:	**90,520.00**	**90,520.00**	**8,289.54**	**30,600.96**	**0.00**	**59,919.04**	**33.81%**
Category: 50 - Supplies								
001-350-548-0000	SMALL TOOLS & EQUIPMENT	2,500.00	2,500.00	109.51	109.51	299.99	2,090.50	16.38 %
001-350-560-0000	MATERIALS & SUPPLIES	6,500.00	6,500.00	179.20	2,872.63	0.00	3,627.37	44.19 %
001-350-560-0001	SUPPLIES - CITY VEHICLE WORK	500.00	500.00	167.70	167.70	0.00	332.30	33.54 %
001-350-563-0000	REPAIR PARTS & SUPPLIES	5,000.00	5,000.00	0.00	38.50	0.00	4,961.50	0.77 %
	Category: 50 - Supplies Total:	**14,500.00**	**14,500.00**	**456.41**	**3,188.34**	**299.99**	**11,011.67**	**24.06%**
Category: 60 - Contractual Services								
001-350-602-0000	COMPUTER SOFTWARE & SUPPORT	3,000.00	3,000.00	0.00	0.00	3,024.39	-24.39	100.81 %
001-350-605-0607	TRAVEL/TRAINING/SEMINARS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
001-350-630-0000	GENERAL REPAIRS & MAINTENANCE	1,000.00	1,000.00	452.47	452.47	165.73	381.80	61.82 %
001-350-635-0000	RENTALS	5,500.00	5,500.00	0.00	2,148.94	2,851.06	500.00	90.91 %
	Category: 60 - Contractual Services Total:	**10,500.00**	**10,500.00**	**452.47**	**2,601.41**	**6,041.18**	**1,857.41**	**82.31%**
	Department: 350 - CENTRAL SHOP Total:	**115,520.00**	**115,520.00**	**9,198.42**	**36,390.71**	**6,341.17**	**72,788.12**	**36.99%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 351 - MAINTENANCE								
Category: 40 - Personnel Services								
001-351-420-0000	SALARIES	203,528.00	203,528.00	5,790.40	21,703.00	0.00	181,825.00	10.66 %
001-351-430-0402	OVERTIME PAY	1,000.00	1,000.00	434.50	3,299.06	0.00	-2,299.06	329.91 %
001-351-460-0000	STATE RETIREMENT-CITY'S SHARE	37,633.00	37,633.00	1,210.19	5,247.74	0.00	32,385.26	13.94 %
001-351-470-0000	FICA TAXES - CITY'S SHARE	15,647.00	15,647.00	495.54	2,158.20	0.00	13,488.80	13.79 %
001-351-480-0000	EMPLOYEE GROUP INSURANCE	48,754.00	48,754.00	874.69	2,714.11	0.00	46,039.89	5.57 %
	Category: 40 - Personnel Services Total:	**306,562.00**	**306,562.00**	**8,805.32**	**35,122.11**	**0.00**	**271,439.89**	**11.46%**
Category: 50 - Supplies								
001-351-548-0000	SMALL TOOLS & EQUIPMENT	2,000.00	2,000.00	81.86	117.64	0.00	1,882.36	5.88 %
001-351-560-0000	MATERIALS & SUPPLIES	5,000.00	5,000.00	0.00	0.00	894.08	4,105.92	17.88 %
001-351-563-0000	REPAIR PARTS & SUPPLIES	1,000.00	1,000.00	0.00	0.00	85.25	914.75	8.53 %
	Category: 50 - Supplies Total:	**8,000.00**	**8,000.00**	**81.86**	**117.64**	**979.33**	**6,903.03**	**13.71%**
Category: 60 - Contractual Services								
001-351-630-0000	GENERAL REPAIRS & MAINTENANCE	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-351-699-0000	OTHER SERVICES & CHARGES	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
	Category: 60 - Contractual Services Total:	**1,000.00**	**1,000.00**	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00%**
	Department: 351 - MAINTENANCE Total:	**315,562.00**	**315,562.00**	**8,887.18**	**35,239.75**	**979.33**	**279,342.92**	**11.48%**
Department: 352 - DRAINAGE DEPARTMENT								
Category: 40 - Personnel Services								
001-352-420-0000	SALARIES	194,668.00	194,668.00	11,110.42	53,759.36	0.00	140,908.64	27.62 %
001-352-425-0000	STANDBY PAY	1,300.00	1,300.00	100.00	350.00	0.00	950.00	26.92 %
001-352-430-0402	OVERTIME PAY	4,000.00	4,000.00	636.02	7,804.04	0.00	-3,804.04	195.10 %
001-352-460-0000	STATE RETIREMENT-CITY'S SHARE	36,555.00	36,555.00	2,179.74	12,001.16	0.00	24,553.84	32.83 %
001-352-470-0000	FICA TAXES - CITY'S SHARE	15,199.00	15,199.00	847.28	4,789.12	0.00	10,409.88	31.51 %
001-352-480-0000	EMPLOYEE GROUP INSURANCE	48,317.00	48,317.00	3,122.88	10,951.71	0.00	37,365.29	22.67 %
	Category: 40 - Personnel Services Total:	**300,039.00**	**300,039.00**	**17,996.34**	**89,655.39**	**0.00**	**210,383.61**	**29.88%**
Category: 50 - Supplies								
001-352-535-0530	UNIFORM ALLOWANCES & SERVICE	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
001-352-548-0000	SMALL TOOLS & EQUIPMENT	5,000.00	5,000.00	0.00	135.82	0.00	4,864.18	2.72 %
001-352-560-0000	MATERIALS & SUPPLIES	12,000.00	12,000.00	154.87	154.87	0.00	11,845.13	1.29 %
001-352-563-0000	REPAIR PARTS & SUPPLIES	7,000.00	7,000.00	355.50	524.49	154.71	6,320.80	9.70 %
	Category: 50 - Supplies Total:	**24,500.00**	**24,500.00**	**510.37**	**815.18**	**154.71**	**23,530.11**	**3.96%**
Category: 60 - Contractual Services								
001-352-605-0607	TRAVEL/TRAINING/SEMINARS	1,100.00	1,100.00	0.00	650.00	0.00	450.00	59.09 %
001-352-611-0000	TELEPHONE	1,250.00	1,250.00	61.00	220.11	0.00	1,029.89	17.61 %
001-352-630-0000	GENERAL REPAIRS & MAINTENANCE	15,000.00	15,000.00	0.00	0.00	2,700.00	12,300.00	18.00 %
001-352-631-0000	DRAINAGE REPAIR PARTS & SPLYS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
001-352-632-0000	PROPERTY DAMAGE REPAIRS	6,000.00	6,000.00	0.00	0.00	3,559.00	2,441.00	59.32 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-352-689-0000	TREE REMOVAL	20,000.00	20,000.00	1,800.00	1,800.00	0.00	18,200.00	9.00 %
	Category: 60 - Contractual Services Total:	**53,350.00**	**53,350.00**	**1,861.00**	**2,670.11**	**6,259.00**	**44,420.89**	**16.74%**
Category: 90 - Capital Outlay								
001-352-906-0000	DRAINAGE PROJECTS	300,000.00	300,000.00	17,951.50	44,969.75	144,125.74	110,904.51	63.03 %
001-352-916-0000	MACHINERY & EQUIPMENT	0.00	33,333.00	0.00	0.00	0.00	33,333.00	0.00 %
	Category: 90 - Capital Outlay Total:	**300,000.00**	**333,333.00**	**17,951.50**	**44,969.75**	**144,125.74**	**144,237.51**	**56.73%**
	Department: 352 - DRAINAGE DEPARTMENT Total:	**677,889.00**	**711,222.00**	**38,319.21**	**138,110.43**	**150,539.45**	**422,572.12**	**40.59%**
Department: 353 - LANDSCAPING/BEAUTIFICATION								
Category: 40 - Personnel Services								
001-353-420-0000	SALARIES	135,408.00	135,408.00	8,016.01	30,752.83	0.00	104,655.17	22.71 %
001-353-430-0402	OVERTIME PAY	0.00	0.00	90.00	363.08	0.00	-363.08	0.00 %
001-353-460-0000	STATE RETIREMENT-CITY'S SHARE	24,916.00	24,916.00	1,491.50	6,029.80	0.00	18,886.20	24.20 %
001-353-470-0000	FICA TAXES - CITY'S SHARE	10,359.00	10,359.00	599.47	2,445.29	0.00	7,913.71	23.61 %
001-353-480-0000	EMPLOYEE GROUP INSURANCE	24,575.00	24,575.00	1,473.38	4,405.95	0.00	20,169.05	17.93 %
	Category: 40 - Personnel Services Total:	**195,258.00**	**195,258.00**	**11,670.36**	**43,996.95**	**0.00**	**151,261.05**	**22.53%**
Category: 50 - Supplies								
001-353-546-0000	LANDSCAPE MATERIALS & SUPPLIES	35,000.00	35,000.00	1,773.29	4,683.65	1,726.71	28,589.64	18.32 %
001-353-548-0000	SMALL TOOLS AND EQUIPMENT - BEAUTIFICATION	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00	0.00 %
	Category: 50 - Supplies Total:	**36,200.00**	**36,200.00**	**1,773.29**	**4,683.65**	**1,726.71**	**29,789.64**	**17.71%**
Category: 60 - Contractual Services								
001-353-600-0601	CONTRACTUAL - LANDSCAPING	20,000.00	20,000.00	866.00	1,807.00	0.00	18,193.00	9.04 %
	Category: 60 - Contractual Services Total:	**20,000.00**	**20,000.00**	**866.00**	**1,807.00**	**0.00**	**18,193.00**	**9.04%**
	Department: 353 - LANDSCAPING/BEAUTIFICATION Total:	**251,458.00**	**251,458.00**	**14,309.65**	**50,487.60**	**1,726.71**	**199,243.69**	**20.76%**
Department: 550 - PARKS AND RECREATION								
Category: 40 - Personnel Services								
001-550-420-0000	SALARIES	902,949.00	902,949.00	67,512.30	251,903.84	0.00	651,045.16	27.90 %
001-550-420-0003	SALARIES - INSTRUCTORS	40,000.00	40,000.00	3,750.00	6,652.80	0.00	33,347.20	16.63 %
001-550-422-0001	PART TIME - CAMP COUNSELORS	132,000.00	132,000.00	7,065.21	26,478.61	0.00	105,521.39	20.06 %
001-550-422-0002	PART TIME - REC AIDES	16,500.00	16,500.00	1,851.63	7,128.63	0.00	9,371.37	43.20 %
001-550-422-0003	PART TIME - GRASS CUTTERS	16,500.00	16,500.00	5,817.00	22,916.50	0.00	-6,416.50	138.89 %
001-550-430-0402	OVERTIME PAY	20,000.00	20,000.00	1,970.80	7,207.02	0.00	12,792.98	36.04 %
001-550-460-0000	STATE RETIREMENT-CITY'S SHARE	202,759.00	202,759.00	13,497.34	50,453.37	0.00	152,305.63	24.88 %
001-550-470-0000	FICA TAXES - CITY'S SHARE	86,289.00	86,289.00	6,519.41	24,106.46	0.00	62,182.54	27.94 %
001-550-480-0000	EMPLOYEE GROUP INSURANCE	160,006.00	160,006.00	11,217.37	33,160.40	0.00	126,845.60	20.72 %
	Category: 40 - Personnel Services Total:	**1,577,003.00**	**1,577,003.00**	**119,201.06**	**430,007.63**	**0.00**	**1,146,995.37**	**27.27%**
Category: 50 - Supplies								
001-550-500-0000	OFFICE SUPPLIES	3,000.00	3,000.00	89.24	367.77	51.58	2,580.65	13.98 %
001-550-501-0000	OFFICE FURNITURE & EQUIPMENT	1,000.00	1,000.00	89.99	89.99	0.00	910.01	9.00 %
001-550-510-0000	CLEANING & JANITORIAL SUPPLIES	32,000.00	32,000.00	740.93	7,160.90	3,842.72	20,996.38	34.39 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
001-550-525-0000	GAS AND OIL	1,500.00	1,500.00	0.00	0.00	750.00	750.00	50.00 %
001-550-535-0531	UNIFORMS	11,000.00	11,000.00	1,171.84	2,424.10	0.00	8,575.90	22.04 %
001-550-540-0540	AFTER SCHOOL SUMMER CAMP SUPPL	32,000.00	32,000.00	1,579.90	3,114.51	225.41	28,660.08	10.44 %
001-550-540-0541	ATHLETIC SUPPLIES	50,000.00	50,000.00	1,709.32	4,841.28	2,627.63	42,531.09	14.94 %
001-550-540-0542	POTTERY SUPPLIES	12,000.00	12,000.00	0.00	0.00	0.00	12,000.00	0.00 %
001-550-543-0000	CHEMICALS	35,000.00	35,000.00	933.36	8,906.96	7,685.87	18,407.17	47.41 %
001-550-548-0000	SMALL TOOLS & EQUIPMENT	12,000.00	12,000.00	841.06	1,351.28	3,128.58	7,520.14	37.33 %
001-550-549-0543	SPECIAL EVENT SUPPLIES	4,000.00	4,000.00	284.37	284.37	0.00	3,715.63	7.11 %
001-550-560-0000	MATERIALS & SUPPLIES	58,000.00	58,000.00	5,335.60	7,852.72	3,672.67	46,474.61	19.87 %
001-550-563-0000	REPAIR PARTS & SUPPLIES	25,000.00	25,000.00	549.14	988.66	2,211.49	21,799.85	12.80 %
001-550-570-0000	TIRES AND TUBES	5,000.00	5,000.00	0.00	0.00	1,200.00	3,800.00	24.00 %
	Category: 50 - Supplies Total:	**281,500.00**	**281,500.00**	**13,324.75**	**37,382.54**	**25,395.95**	**218,721.51**	**22.30%**
Category: 60 - Contractual Services								
001-550-600-0600	CONTRACTUAL SERVICES	10,000.00	10,000.00	504.00	1,556.14	220.00	8,223.86	17.76 %
001-550-602-0000	COMPUTER SOFTWARE & SUPPORT	2,560.00	2,560.00	14.99	404.97	0.00	2,155.03	15.82 %
001-550-605-0607	TRAVEL/TRAINING/SEMINARS	2,500.00	2,500.00	0.00	220.00	0.00	2,280.00	8.80 %
001-550-611-0000	TELEPHONE	5,700.00	5,700.00	591.90	1,797.71	0.00	3,902.29	31.54 %
001-550-613-0000	INTERNET SERVICE - SPARKLIGHT	1,800.00	1,800.00	0.00	0.00	0.00	1,800.00	0.00 %
001-550-625-0000	UTILITIES	210,000.00	210,000.00	30,800.68	65,119.86	0.00	144,880.14	31.01 %
001-550-630-0000	GENERAL REPAIRS & MAINTENANCE	55,000.00	55,000.00	719.86	1,363.74	6,996.58	46,639.68	15.20 %
001-550-630-0001	GENERAL REPAIRS AND MAINT - HARBOR PARK	4,000.00	4,000.00	1,040.38	1,040.38	0.00	2,959.62	26.01 %
001-550-635-0000	RENTALS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
001-550-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00	0.00 %
001-550-688-0000	SPECIAL SERVICES	42,000.00	42,000.00	1,277.00	5,153.30	0.00	36,846.70	12.27 %
001-550-690-0000	SUMMER CAMP FIELD TRIPS	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**366,260.00**	**366,260.00**	**34,948.81**	**76,656.10**	**7,216.58**	**282,387.32**	**22.90%**
Category: 90 - Capital Outlay								
001-550-908-0000	PARK IMPROVEMENTS-MISC	0.00	909.00	909.00	909.00	0.00	0.00	100.00 %
001-550-915-0000	VEHICLES	0.00	70,000.00	0.00	0.00	62,810.00	7,190.00	89.73 %
	Category: 90 - Capital Outlay Total:	**0.00**	**70,909.00**	**909.00**	**909.00**	**62,810.00**	**7,190.00**	**89.86%**
	Department: 550 - PARKS AND RECREATION Total:	**2,224,763.00**	**2,295,672.00**	**168,383.62**	**544,955.27**	**95,422.53**	**1,655,294.20**	**27.90%**
Department: 552 - RYAN YOUTH CENTER								
Category: 60 - Contractual Services								
001-552-630-0000	GENERAL REPAIRS & MAINTENANCE	3,000.00	3,000.00	14.94	14.94	0.00	2,985.06	0.50 %
	Category: 60 - Contractual Services Total:	**3,000.00**	**3,000.00**	**14.94**	**14.94**	**0.00**	**2,985.06**	**0.50%**
	Department: 552 - RYAN YOUTH CENTER Total:	**3,000.00**	**3,000.00**	**14.94**	**14.94**	**0.00**	**2,985.06**	**0.50%**
	Total Revenues	**18,903,392.05**	**18,903,392.05**	**998,930.17**	**3,218,985.28**	**0.00**	**-15,684,406.77**	**17.03%**
	Total Expenses	**18,838,382.22**	**19,598,428.67**	**1,705,589.57**	**5,191,930.94**	**720,938.29**	**13,685,559.44**	**30.17%**
	Fund: 001 - GENERAL Surplus (Deficit):	**65,009.83**	**-695,036.62**	**-706,659.40**	**-1,972,945.66**	**-720,938.29**	**-1,998,847.33**	**387.59%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 003 - CREDIT CARD FEES								
Department: 001 - GENERAL								
Category: 35 - Miscellaneous								
003-001-351-0000	CREDIT CARD FEES	0.00	0.00	368.68	2,322.68	0.00	2,322.68	0.00 %
	Category: 35 - Miscellaneous Total:	**0.00**	**0.00**	**368.68**	**2,322.68**	**0.00**	**2,322.68**	**0.00%**
Category: 60 - Contractual Services								
003-001-684-0000	CREDIT CARD TRANSACTION FEES	0.00	0.00	0.00	1,362.32	0.00	-1,362.32	0.00 %
	Category: 60 - Contractual Services Total:	**0.00**	**0.00**	**0.00**	**1,362.32**	**0.00**	**-1,362.32**	**0.00%**
	Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**368.68**	**960.36**	**0.00**	**960.36**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**368.68**	**2,322.68**	**0.00**	**2,322.68**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**1,362.32**	**0.00**	**-1,362.32**	**0.00%**
	Fund: 003 - CREDIT CARD FEES Surplus (Deficit):	**0.00**	**0.00**	**368.68**	**960.36**	**0.00**	**960.36**	**0.00%**
Fund: 005 - PUBLIC WORKS FACILITY								
Department: 300 - PUBLIC WORKS ADMINISTRATION								
Category: 90 - Capital Outlay								
005-300-911-0001	PUBLIC WORKS RELOCATION PHASE II	0.00	0.00	1,061,696.75	2,120,447.25	0.00	-2,120,447.25	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
	Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
	Fund: 005 - PUBLIC WORKS FACILITY Total:	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
Fund: 007 - TOURISM FUND								
Department: 001 - GENERAL								
Category: 21 - Other Taxes								
007-001-217-0000	HOTEL TAX	85,000.00	85,000.00	8,939.11	27,518.87	0.00	-57,481.13	32.38 %
	Category: 21 - Other Taxes Total:	**85,000.00**	**85,000.00**	**8,939.11**	**27,518.87**	**0.00**	**-57,481.13**	**32.38%**
Category: 38 - Transfers and Non Revenue Receipts								
007-001-380-0000	DONATIONS - TREE WRAPPING	0.00	0.00	8,200.00	11,200.00	0.00	11,200.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**0.00**	**0.00**	**8,200.00**	**11,200.00**	**0.00**	**11,200.00**	**0.00%**
	Department: 001 - GENERAL Total:	**85,000.00**	**85,000.00**	**17,139.11**	**38,718.87**	**0.00**	**-46,281.13**	**45.55%**
Department: 140 - SUPERVISION & FINANCE								
Category: 50 - Supplies								
007-140-560-0000	DOWNTOWN DECORATIONS	43,000.00	43,000.00	8,733.83	29,503.11	2,949.13	10,547.76	75.47 %
	Category: 50 - Supplies Total:	**43,000.00**	**43,000.00**	**8,733.83**	**29,503.11**	**2,949.13**	**10,547.76**	**75.47%**
	Department: 140 - SUPERVISION & FINANCE Total:	**43,000.00**	**43,000.00**	**8,733.83**	**29,503.11**	**2,949.13**	**10,547.76**	**75.47%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC								
Category: 60 - Contractual Services								
007-650-600-0000	CITY WEBSITE	3,000.00	3,000.00	0.00	3,000.00	0.00	0.00	100.00 %
007-650-600-0001	MARY C WEBSITE	2,500.00	2,500.00	0.00	660.00	0.00	1,840.00	26.40 %
	Category: 60 - Contractual Services Total:	**5,500.00**	**5,500.00**	**0.00**	**3,660.00**	**0.00**	**1,840.00**	**66.55%**
Category: 70 - Grants, Subsidies, & Allocations								
007-650-700-0000	CHAMBER OF COMMERCE	30,000.00	30,000.00	16,200.41	27,518.87	0.00	2,481.13	91.73 %
007-650-703-0000	MISC PROMOTIONS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
007-650-704-0000	TOURISM BEAUTIFICATION	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00 %
	Category: 70 - Grants, Subsidies, & Allocations Total:	**35,500.00**	**35,500.00**	**16,200.41**	**27,518.87**	**0.00**	**7,981.13**	**77.52%**
	Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC Total:	**41,000.00**	**41,000.00**	**16,200.41**	**31,178.87**	**0.00**	**9,821.13**	**76.05%**
	Total Revenues	**85,000.00**	**85,000.00**	**17,139.11**	**38,718.87**	**0.00**	**-46,281.13**	**45.55%**
	Total Expenses	**84,000.00**	**84,000.00**	**24,934.24**	**60,681.98**	**2,949.13**	**20,368.89**	**75.75%**
	Fund: 007 - TOURISM FUND Surplus (Deficit):	**1,000.00**	**1,000.00**	**-7,795.13**	**-21,963.11**	**-2,949.13**	**-25,912.24**	**-2,491.22%**
Fund: 008 - FOOD AND BEVERAGE TAX 2%								
Department: 001 - GENERAL								
Category: 21 - Other Taxes								
008-001-214-0000	FOOD AND BEV TAX REVENUE	1,800,000.00	1,800,000.00	213,695.49	634,683.30	0.00	-1,165,316.70	35.26 %
	Category: 21 - Other Taxes Total:	**1,800,000.00**	**1,800,000.00**	**213,695.49**	**634,683.30**	**0.00**	**-1,165,316.70**	**35.26%**
Category: 35 - Miscellaneous								
008-001-359-0000	OTHER INCOME	0.00	0.00	150.00	150.00	0.00	150.00	0.00 %
	Category: 35 - Miscellaneous Total:	**0.00**	**0.00**	**150.00**	**150.00**	**0.00**	**150.00**	**0.00%**
	Department: 001 - GENERAL Total:	**1,800,000.00**	**1,800,000.00**	**213,845.49**	**634,833.30**	**0.00**	**-1,165,166.70**	**35.27%**
Department: 255 - PUBLIC SAFETY CENTER								
Category: 90 - Capital Outlay								
008-255-916-0000	MACHINERY & EQUIPMENT	0.00	13,175.00	0.00	0.00	0.00	13,175.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**13,175.00**	**0.00**	**0.00**	**0.00**	**13,175.00**	**0.00%**
	Department: 255 - PUBLIC SAFETY CENTER Total:	**0.00**	**13,175.00**	**0.00**	**0.00**	**0.00**	**13,175.00**	**0.00%**
Department: 260 - FIRE DEPARTMENT								
Category: 90 - Capital Outlay								
008-260-916-0000	MACHINERY & EQUIPMENT	0.00	135,000.00	0.00	0.00	134,707.15	292.85	99.78 %
	Category: 90 - Capital Outlay Total:	**0.00**	**135,000.00**	**0.00**	**0.00**	**134,707.15**	**292.85**	**99.78%**
	Department: 260 - FIRE DEPARTMENT Total:	**0.00**	**135,000.00**	**0.00**	**0.00**	**134,707.15**	**292.85**	**99.78%**
Department: 550 - PARKS AND RECREATION								
Category: 60 - Contractual Services								
008-550-603-0001	ALICE ST LIGHT LEASE	13,920.00	13,920.00	1,160.00	3,480.00	0.00	10,440.00	25.00 %
008-550-603-0003	FREEDOM FIELD LIGHT LEASE	47,640.00	47,640.00	3,970.00	11,910.00	0.00	35,730.00	25.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
008-550-603-0004	BEACH WALKWAY/STREET LIGHT LEASE	14,400.00	14,400.00	1,170.00	3,510.00	0.00	10,890.00	24.38 %
	Category: 60 - Contractual Services Total:	**75,960.00**	**75,960.00**	**6,300.00**	**18,900.00**	**0.00**	**57,060.00**	**24.88%**
Category: 90 - Capital Outlay								
008-550-911-0920	SPORTS COMPLEX - HWY 57	0.00	24,175.00	0.00	9,175.00	0.00	15,000.00	37.95 %
008-550-911-0935	INNER HARBOR	0.00	18,262.00	18,262.00	18,262.00	0.00	0.00	100.00 %
008-550-916-0000	MISC PARK EQUIPMENT & REPAIRS	50,000.00	50,000.00	9.68	2,831.55	4,999.00	42,169.45	15.66 %
	Category: 90 - Capital Outlay Total:	**50,000.00**	**92,437.00**	**18,271.68**	**30,268.55**	**4,999.00**	**57,169.45**	**38.15%**
	Department: 550 - PARKS AND RECREATION Total:	**125,960.00**	**168,397.00**	**24,571.68**	**49,168.55**	**4,999.00**	**114,229.45**	**32.17%**
Department: 554 - MARY C O'KEEFE CENTER								
Category: 90 - Capital Outlay								
008-554-901-0914	IMPROVEMENTS OTHER THAN BUILDINGS - MARY C	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00 %
	Category: 90 - Capital Outlay Total:	**15,000.00**	**15,000.00**	**0.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
	Department: 554 - MARY C O'KEEFE CENTER Total:	**15,000.00**	**15,000.00**	**0.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC								
Category: 60 - Contractual Services								
008-650-600-0600	CONTRACTUAL SERVICES	57,000.00	57,000.00	0.00	40,000.00	0.00	17,000.00	70.18 %
	Category: 60 - Contractual Services Total:	**57,000.00**	**57,000.00**	**0.00**	**40,000.00**	**0.00**	**17,000.00**	**70.18%**
	Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC Total:	**57,000.00**	**57,000.00**	**0.00**	**40,000.00**	**0.00**	**17,000.00**	**70.18%**
Department: 800 - DEBT SERVICE								
Category: 80 - Debt Service								
008-800-810-0000	INTEREST - 2021 G/O REFUNDING	101,859.00	101,859.00	0.00	50,929.50	0.00	50,929.50	50.00 %
008-800-820-0000	PRINCIPAL - 2021 G/O REFUNDING	551,000.00	551,000.00	0.00	0.00	0.00	551,000.00	0.00 %
008-800-840-0000	PAYING AGENT FEES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00 %
	Category: 80 - Debt Service Total:	**655,359.00**	**655,359.00**	**0.00**	**50,929.50**	**0.00**	**604,429.50**	**7.77%**
	Department: 800 - DEBT SERVICE Total:	**655,359.00**	**655,359.00**	**0.00**	**50,929.50**	**0.00**	**604,429.50**	**7.77%**
Department: 999 - TRANSFER TO OTHER FUNDS								
Category: 95 - Transfers Out								
008-999-950-0000	TRANSFER TO SUPPORT TOURISM	40,000.00	40,000.00	0.00	40,000.00	0.00	0.00	100.00 %
008-999-950-0001	TRANSFER TO FESTIVAL FUND	75,000.00	75,000.00	0.00	75,000.00	0.00	0.00	100.00 %
008-999-950-0002	TRANSFER TO ENTERPRISE FUND	42,000.00	42,000.00	0.00	42,000.00	0.00	0.00	100.00 %
	Category: 95 - Transfers Out Total:	**157,000.00**	**157,000.00**	**0.00**	**157,000.00**	**0.00**	**0.00**	**100.00%**
	Department: 999 - TRANSFER TO OTHER FUNDS Total:	**157,000.00**	**157,000.00**	**0.00**	**157,000.00**	**0.00**	**0.00**	**100.00%**
	Total Revenues	**1,800,000.00**	**1,800,000.00**	**213,845.49**	**634,833.30**	**0.00**	**-1,165,166.70**	**35.27%**
	Total Expenses	**1,010,319.00**	**1,200,931.00**	**24,571.68**	**297,098.05**	**139,706.15**	**764,126.80**	**36.37%**
	Fund: 008 - FOOD AND BEVERAGE TAX 2% Surplus (Deficit):	**789,681.00**	**599,069.00**	**189,273.81**	**337,735.25**	**-139,706.15**	**-401,039.90**	**33.06%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 009 - ETHELYN CONNER TREE FUND								
Department: 120 - EXECUTIVE MAYOR								
Category: 60 - Contractual Services								
009-120-601-0000	TREE SERVICES	0.00	0.00	0.00	0.00	1,750.00	-1,750.00	0.00 %
	Category: 60 - Contractual Services Total:	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
	Department: 120 - EXECUTIVE MAYOR Total:	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
	Fund: 009 - ETHELYN CONNER TREE FUND Total:	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
Fund: 010 - FESTIVALS								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
010-001-344-0002	HALLOWEEN INCOME	5,000.00	5,000.00	0.00	0.00	0.00	-5,000.00	0.00 %
010-001-344-0009	FRIDAY AT THE FORT REVENUE	2,000.00	2,000.00	0.00	25.00	0.00	-1,975.00	1.25 %
	Category: 34 - Miscellaneous Total:	**7,000.00**	**7,000.00**	**0.00**	**25.00**	**0.00**	**-6,975.00**	**0.36%**
Category: 35 - Miscellaneous								
010-001-359-0001	DONATIONS - CRUISIN' THE COAST	3,000.00	3,000.00	0.00	0.00	0.00	-3,000.00	0.00 %
010-001-359-0002	DONATIONS - FIREWORKS	2,500.00	2,500.00	0.00	0.00	0.00	-2,500.00	0.00 %
	Category: 35 - Miscellaneous Total:	**5,500.00**	**5,500.00**	**0.00**	**0.00**	**0.00**	**-5,500.00**	**0.00%**
Category: 38 - Transfers and Non Revenue Receipts								
010-001-380-0000	Transfer In	75,000.00	75,000.00	0.00	75,000.00	0.00	0.00	100.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**75,000.00**	**75,000.00**	**0.00**	**75,000.00**	**0.00**	**0.00**	**100.00%**
	Department: 001 - GENERAL Total:	**87,500.00**	**87,500.00**	**0.00**	**75,025.00**	**0.00**	**-12,475.00**	**85.74%**
Department: 140 - SUPERVISION & FINANCE								
Category: 50 - Supplies								
010-140-566-0000	FESTIVAL SIGNS AND MATERIALS	2,000.00	2,000.00	0.00	0.00	850.00	1,150.00	42.50 %
	Category: 50 - Supplies Total:	**2,000.00**	**2,000.00**	**0.00**	**0.00**	**850.00**	**1,150.00**	**42.50%**
Category: 60 - Contractual Services								
010-140-600-0600	CONTRACTUAL SERVICES	5,000.00	5,000.00	416.67	833.34	0.00	4,166.66	16.67 %
	Category: 60 - Contractual Services Total:	**5,000.00**	**5,000.00**	**416.67**	**833.34**	**0.00**	**4,166.66**	**16.67%**
Category: 70 - Grants, Subsidies, & Allocations								
010-140-703-0001	CRUISIN' THE COAST	25,000.00	25,000.00	0.00	7,950.00	0.00	17,050.00	31.80 %
010-140-703-0002	HALLOWEEN	9,000.00	9,000.00	0.00	4,530.46	381.08	4,088.46	54.57 %
010-140-703-0003	PETER ANDERSON	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
010-140-703-0004	CHRISTMAS	5,000.00	5,000.00	4,674.49	4,674.49	660.00	-334.49	106.69 %
010-140-703-0005	1699 EVENT	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
010-140-703-0006	FIREWORKS	18,000.00	18,000.00	0.00	0.00	0.00	18,000.00	0.00 %
010-140-703-0007	CEMETERY TOUR - MARY C	2,300.00	2,300.00	0.00	2,287.88	0.00	12.12	99.47 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
010-140-703-0008	EASTER	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00 %
010-140-703-0009	FRIDAYS AT THE FORT	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00	0.00 %
010-140-703-0011	NEW YEARS EVE	15,000.00	15,000.00	0.00	0.00	1,000.00	14,000.00	6.67 %
	Category: 70 - Grants, Subsidies, & Allocations Total:	**103,800.00**	**103,800.00**	**4,674.49**	**19,442.83**	**2,041.08**	**82,316.09**	**20.70%**
	Department: 140 - SUPERVISION & FINANCE Total:	**110,800.00**	**110,800.00**	**5,091.16**	**20,276.17**	**2,891.08**	**87,632.75**	**20.91%**
	Total Revenues	**87,500.00**	**87,500.00**	**0.00**	**75,025.00**	**0.00**	**-12,475.00**	**85.74%**
	Total Expenses	**110,800.00**	**110,800.00**	**5,091.16**	**20,276.17**	**2,891.08**	**87,632.75**	**20.91%**
	Fund: 010 - FESTIVALS Surplus (Deficit):	**-23,300.00**	**-23,300.00**	**-5,091.16**	**54,748.83**	**-2,891.08**	**75,157.75**	**-222.57%**
Fund: 040 - BELLANDE/EVERGREEN CEMETERIES								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
040-001-345-0000	CEMETERY SALES	0.00	0.00	3,000.00	9,000.00	0.00	9,000.00	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**3,000.00**	**9,000.00**	**0.00**	**9,000.00**	**0.00%**
Category: 38 - Transfers and Non Revenue Receipts								
040-001-385-0000	WORKING CASH	6,500.00	6,500.00	0.00	0.00	0.00	-6,500.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**6,500.00**	**6,500.00**	**0.00**	**0.00**	**0.00**	**-6,500.00**	**0.00%**
	Department: 001 - GENERAL Total:	**6,500.00**	**6,500.00**	**3,000.00**	**9,000.00**	**0.00**	**2,500.00**	**138.46%**
Department: 140 - SUPERVISION & FINANCE								
Category: 60 - Contractual Services								
040-140-602-0000	COMPUTER SOFTWARE	1,000.00	1,000.00	0.00	530.00	0.00	470.00	53.00 %
040-140-616-0000	LEGAL DOCUMENT FILING	500.00	500.00	26.00	26.00	0.00	474.00	5.20 %
040-140-630-0000	GENERAL REPAIRS & MAINTENANCE	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**6,500.00**	**6,500.00**	**26.00**	**556.00**	**0.00**	**5,944.00**	**8.55%**
	Department: 140 - SUPERVISION & FINANCE Total:	**6,500.00**	**6,500.00**	**26.00**	**556.00**	**0.00**	**5,944.00**	**8.55%**
	Total Revenues	**6,500.00**	**6,500.00**	**3,000.00**	**9,000.00**	**0.00**	**2,500.00**	**138.46%**
	Total Expenses	**6,500.00**	**6,500.00**	**26.00**	**556.00**	**0.00**	**5,944.00**	**8.55%**
	Fund: 040 - BELLANDE/EVERGREEN CEMETERIES Surplus (Deficit):	**0.00**	**0.00**	**2,974.00**	**8,444.00**	**0.00**	**8,444.00**	**0.00%**
Fund: 100 - MODERNIZATION USE TAX								
Department: 301 - STREET DEPARTMENT								
Category: 90 - Capital Outlay								
100-301-911-0000	DEANA ROAD IMPROVEMENTS	0.00	0.00	0.00	9,750.00	0.00	-9,750.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
100-301-911-0001	HWY 90 WIDENING PROJECT	0.00	0.00	0.00	17,750.00	0.00	-17,750.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
	Department: 301 - STREET DEPARTMENT Total:	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
	Fund: 100 - MODERNIZATION USE TAX Total:	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
Fund: 101 - LIBRARY								
Department: 001 - GENERAL								
Category: 20 - Taxes								
101-001-200-0000	REAL TAXES	245,066.00	245,066.00	7.24	6,873.38	0.00	-238,192.62	2.80 %
101-001-201-0000	AUTOMOBILE TAXES	35,431.00	35,431.00	6,281.13	9,505.78	0.00	-25,925.22	26.83 %
101-001-202-0000	PERSONAL PROPERTY TAXES	14,763.00	14,763.00	21.78	21.78	0.00	-14,741.22	0.15 %
101-001-203-0000	PRIOR YEARS TAXES - REAL	0.00	0.00	-7.24	-7.24	0.00	-7.24	0.00 %
101-001-204-0000	PRIOR YEARS TAXES - AUTOMOBILE	0.00	0.00	11.72	18.97	0.00	18.97	0.00 %
101-001-205-0000	PRIOR YEARS TAXES - PERSONAL	0.00	0.00	7.45	9.53	0.00	9.53	0.00 %
	Category: 20 - Taxes Total:	**295,260.00**	**295,260.00**	**6,322.08**	**16,422.20**	**0.00**	**-278,837.80**	**5.56%**
	Department: 001 - GENERAL Total:	**295,260.00**	**295,260.00**	**6,322.08**	**16,422.20**	**0.00**	**-278,837.80**	**5.56%**
Department: 510 - JACKSON-GEORGE REGIONL LIBRARY								
Category: 60 - Contractual Services								
101-510-620-0620	BUILDING INSURANCE	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00 %
101-510-630-0000	GENERAL REPAIRS & MAINTENANCE	20,000.00	20,000.00	65.00	217.49	3,355.00	16,427.51	17.86 %
101-510-640-0000	AID TO OTHER GOVERMENTS	150,600.00	150,600.00	25,100.00	50,200.00	0.00	100,400.00	33.33 %
	Category: 60 - Contractual Services Total:	**227,600.00**	**227,600.00**	**25,165.00**	**50,417.49**	**3,355.00**	**173,827.51**	**23.63%**
	Department: 510 - JACKSON-GEORGE REGIONL LIBRARY Total:	**227,600.00**	**227,600.00**	**25,165.00**	**50,417.49**	**3,355.00**	**173,827.51**	**23.63%**
	Total Revenues	**295,260.00**	**295,260.00**	**6,322.08**	**16,422.20**	**0.00**	**-278,837.80**	**5.56%**
	Total Expenses	**227,600.00**	**227,600.00**	**25,165.00**	**50,417.49**	**3,355.00**	**173,827.51**	**23.63%**
	Fund: 101 - LIBRARY Surplus (Deficit):	**67,660.00**	**67,660.00**	**-18,842.92**	**-33,995.29**	**-3,355.00**	**-105,010.29**	**-55.20%**
Fund: 102 - SPECIAL PD FINES & FORFEITURES								
Department: 001 - GENERAL								
Category: 36 - Charges for Services								
102-001-335-0000	EQUITABLE SHARING FROM SEIZURES	2,000.00	2,000.00	0.00	0.00	0.00	-2,000.00	0.00 %
	Category: 36 - Charges for Services Total:	**2,000.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**-2,000.00**	**0.00%**
Category: 38 - Transfers and Non Revenue Receipts								
102-001-385-0000	WORKING CASH	60,000.00	60,000.00	0.00	0.00	0.00	-60,000.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**60,000.00**	**60,000.00**	**0.00**	**0.00**	**0.00**	**-60,000.00**	**0.00%**
	Department: 001 - GENERAL Total:	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**-62,000.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 200 - POLICE DEPARTMENT								
Category: 60 - Contractual Services								
102-200-602-0000	COMPUTER SOFTWARE & SUPPORT	62,000.00	62,000.00	0.00	0.00	0.00	62,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**62,000.00**	**0.00%**
	Department: 200 - POLICE DEPARTMENT Total:	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**62,000.00**	**0.00%**
	Total Revenues	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**-62,000.00**	**0.00%**
	Total Expenses	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**62,000.00**	**0.00%**
	Fund: 102 - SPECIAL PD FINES & FORFEITURES Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 103 - TASK FORCE								
Department: 001 - GENERAL								
Category: 33 - Fines and Forfeits								
103-001-334-0000	ASSET FORFEITURES	2,000.00	2,000.00	0.00	0.00	0.00	-2,000.00	0.00 %
	Category: 33 - Fines and Forfeits Total:	**2,000.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**-2,000.00**	**0.00%**
Category: 38 - Transfers and Non Revenue Receipts								
103-001-385-0000	WORKING CASH	16,000.00	16,000.00	0.00	0.00	0.00	-16,000.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**16,000.00**	**16,000.00**	**0.00**	**0.00**	**0.00**	**-16,000.00**	**0.00%**
	Department: 001 - GENERAL Total:	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**-18,000.00**	**0.00%**
Department: 200 - POLICE DEPARTMENT								
Category: 50 - Supplies								
103-200-560-0000	MATERIALS & SUPPLIES	18,000.00	18,000.00	0.00	0.00	0.00	18,000.00	0.00 %
	Category: 50 - Supplies Total:	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**18,000.00**	**0.00%**
	Department: 200 - POLICE DEPARTMENT Total:	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**18,000.00**	**0.00%**
	Total Revenues	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**-18,000.00**	**0.00%**
	Total Expenses	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**18,000.00**	**0.00%**
	Fund: 103 - TASK FORCE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 104 - AMERICAN RESCUE PLAN (ARPA) FUNDS								
Department: 330 - GRANT ACTIVITY								
Category: 34 - Miscellaneous								
104-330-340-0000	INTEREST EARNED	0.00	0.00	0.00	24,754.87	0.00	24,754.87	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
	Department: 330 - GRANT ACTIVITY Total:	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 104 - AMERICAN RESCUE PLAN (ARPA) FUNDS Total:	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 105 - MDAH RECORDS MANAGEMENT								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
105-001-341-0000	RECORDS MANAGEMENT FEE	0.00	0.00	164.00	457.50	0.00	457.50	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 105 - MDAH RECORDS MANAGEMENT Total:	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
Fund: 120 - MUNICIPAL RESERVE FUND								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
120-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	16,478.74	0.00	16,478.74	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 120 - MUNICIPAL RESERVE FUND Total:	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
Fund: 161 - FIRE PROTECTION								
Department: 001 - GENERAL								
Category: 21 - Other Taxes								
161-001-212-0000	FIRE PROTECTION	119,000.00	119,000.00	0.00	0.00	0.00	-119,000.00	0.00 %
	Category: 21 - Other Taxes Total:	**119,000.00**	**119,000.00**	**0.00**	**0.00**	**0.00**	**-119,000.00**	**0.00%**
Category: 38 - Transfers and Non Revenue Receipts								
161-001-385-0000	WORKING CASH	24,856.00	24,856.00	0.00	0.00	0.00	-24,856.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**24,856.00**	**24,856.00**	**0.00**	**0.00**	**0.00**	**-24,856.00**	**0.00%**
	Department: 001 - GENERAL Total:	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**-143,856.00**	**0.00%**
Department: 800 - DEBT SERVICE								
Category: 80 - Debt Service								
161-800-810-0000	INTEREST	23,856.00	23,856.00	0.00	0.00	0.00	23,856.00	0.00 %
161-800-820-0000	PRINCIPAL	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0.00 %
	Category: 80 - Debt Service Total:	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**143,856.00**	**0.00%**
	Department: 800 - DEBT SERVICE Total:	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**143,856.00**	**0.00%**
	Total Revenues	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**-143,856.00**	**0.00%**
	Total Expenses	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**143,856.00**	**0.00%**
	Fund: 161 - FIRE PROTECTION Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - GENERAL OBLIGATIONS								
Department: 001 - GENERAL								
Category: 20 - Taxes								
200-001-200-0000	REAL TAXES	1,062,697.00	1,062,697.00	31.39	29,804.57	0.00	-1,032,892.43	2.80 %
200-001-201-0000	AUTOMOBILE TAXES	153,643.00	153,643.00	27,237.27	41,220.53	0.00	-112,422.47	26.83 %
200-001-202-0000	PERSONAL PROPERTY TAXES	64,018.00	64,018.00	94.45	94.45	0.00	-63,923.55	0.15 %
200-001-203-0000	PRIOR YEARS TAXES - REAL	0.00	0.00	-31.39	-31.39	0.00	-31.39	0.00 %
200-001-204-0000	PRIOR YEARS TAXES - AUTOMOBILE	0.00	0.00	50.84	82.34	0.00	82.34	0.00 %
200-001-205-0000	PRIOR YEARS TAXES - PERSONAL	0.00	0.00	28.24	37.26	0.00	37.26	0.00 %
	Category: 20 - Taxes Total:	**1,280,358.00**	**1,280,358.00**	**27,410.80**	**71,207.76**	**0.00**	**-1,209,150.24**	**5.56%**
	Department: 001 - GENERAL Total:	**1,280,358.00**	**1,280,358.00**	**27,410.80**	**71,207.76**	**0.00**	**-1,209,150.24**	**5.56%**
Department: 800 - DEBT SERVICE								
Category: 80 - Debt Service								
200-800-810-0000	INTEREST - G/O REF 2019 THE PEOPLES BANK	51,775.00	51,775.00	0.00	27,875.00	0.00	23,900.00	53.84 %
200-800-820-0000	PRINCIPAL - G/O REF 2019 THE PEOPLES BANK	265,000.00	265,000.00	0.00	265,000.00	0.00	0.00	100.00 %
200-800-820-0002	PRINCIPAL - COMMUNITY BANK FIRE TRUCK LOAN	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00	0.00 %
200-800-840-0000	PAYING AGENT FEES	2,250.00	2,250.00	0.00	2,250.00	0.00	0.00	100.00 %
	Category: 80 - Debt Service Total:	**469,025.00**	**469,025.00**	**0.00**	**295,125.00**	**0.00**	**173,900.00**	**62.92%**
	Department: 800 - DEBT SERVICE Total:	**469,025.00**	**469,025.00**	**0.00**	**295,125.00**	**0.00**	**173,900.00**	**62.92%**
	Total Revenues	**1,280,358.00**	**1,280,358.00**	**27,410.80**	**71,207.76**	**0.00**	**-1,209,150.24**	**5.56%**
	Total Expenses	**469,025.00**	**469,025.00**	**0.00**	**295,125.00**	**0.00**	**173,900.00**	**62.92%**
	Fund: 200 - GENERAL OBLIGATIONS Surplus (Deficit):	**811,333.00**	**811,333.00**	**27,410.80**	**-223,917.24**	**0.00**	**-1,035,250.24**	**-27.60%**
Fund: 301 - MS DEPT OF ARCHIVES & HISTORY CLG								
Department: 001 - GENERAL								
Category: 23 - Intergovernmental Revenues								
301-001-275-0000	CLG GRANT REIMBURSEMENTS	0.00	0.00	0.00	20,320.00	0.00	20,320.00	0.00 %
	Category: 23 - Intergovernmental Revenues Total:	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 301 - MS DEPT OF ARCHIVES & HISTORY CLG Total:	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 310 - CDBG GRANTS								
Department: 336 - Grant - Ft. Bayou								
Category: 90 - Capital Outlay								
310-336-911-0000	CONSTRUCTION - KCDBG FT. BAYOU	0.00	0.00	0.00	4,519.86	0.00	-4,519.86	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
	Department: 336 - Grant - Ft. Bayou Total:	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
	Fund: 310 - CDBG GRANTS Total:	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
Fund: 315 - SB 2468 - PUBLIC FACILITIES AND MAPPING								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
315-001-340-0000	INTEREST INCOME	0.00	0.00	0.00	15,977.21	0.00	15,977.21	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**15,977.21**	**0.00**	**15,977.21**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**15,977.21**	**0.00**	**15,977.21**	**0.00%**
Department: 120 - EXECUTIVE MAYOR								
Category: 90 - Capital Outlay								
315-120-906-0000	MISC PROJECTS	0.00	0.00	1,472.90	68,675.50	0.00	-68,675.50	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**1,472.90**	**68,675.50**	**0.00**	**-68,675.50**	**0.00%**
	Department: 120 - EXECUTIVE MAYOR Total:	**0.00**	**0.00**	**1,472.90**	**68,675.50**	**0.00**	**-68,675.50**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**15,977.21**	**0.00**	**15,977.21**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**1,472.90**	**68,675.50**	**0.00**	**-68,675.50**	**0.00%**
	Fund: 315 - SB 2468 - PUBLIC FACILITIES AND MAPPING Surplus (Deficit):	**0.00**	**0.00**	**-1,472.90**	**-52,698.29**	**0.00**	**-52,698.29**	**0.00%**
Fund: 316 - GCRF - MARY C O'KEEFE								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
316-001-340-0000	INTEREST INCOME	0.00	0.00	0.00	1,177.73	0.00	1,177.73	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**1,177.73**	**0.00**	**1,177.73**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**1,177.73**	**0.00**	**1,177.73**	**0.00%**
Department: 330 - GRANT ACTIVITY								
Category: 60 - Contractual Services								
316-330-600-0600	WAMA SCULPTURE PROJECT	0.00	0.00	13,800.00	13,800.00	105.00	-13,905.00	0.00 %
	Category: 60 - Contractual Services Total:	**0.00**	**0.00**	**13,800.00**	**13,800.00**	**105.00**	**-13,905.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Category: 90 - Capital Outlay								
316-330-911-0000	MARY C O'KEEFE EXTERIOR	0.00	0.00	0.00	4,500.00	0.00	-4,500.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**0.00**	**4,500.00**	**0.00**	**-4,500.00**	**0.00%**
	Department: 330 - GRANT ACTIVITY Total:	**0.00**	**0.00**	**13,800.00**	**18,300.00**	**105.00**	**-18,405.00**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**1,177.73**	**0.00**	**1,177.73**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**13,800.00**	**18,300.00**	**105.00**	**-18,405.00**	**0.00%**
	Fund: 316 - GCRF - MARY C O'KEEFE Surplus (Deficit):	**0.00**	**0.00**	**-13,800.00**	**-17,122.27**	**-105.00**	**-17,227.27**	**0.00%**
Fund: 320 - STP-GOVERNMENT ST SIDEWALKS								
Department: 340 - Grant Activity								
Category: 35 - Miscellaneous								
320-340-359-0000	OTHER INCOME - PHASE II	0.00	0.00	0.00	271.50	0.00	271.50	0.00 %
	Category: 35 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
	Department: 340 - Grant Activity Total:	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 320 - STP-GOVERNMENT ST SIDEWALKS Total:	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
Fund: 324 - MCWI GRANTS								
Department: 330 - GRANT ACTIVITY								
Category: 23 - Intergovernmental Revenues								
324-330-257-0000	GRANT - MCWI DT WATER/SEWER	0.00	0.00	1,241.75	1,241.75	-7,728.00	-6,486.25	0.00 %
	Category: 23 - Intergovernmental Revenues Total:	**0.00**	**0.00**	**1,241.75**	**1,241.75**	**-7,728.00**	**-6,486.25**	**0.00%**
Category: 90 - Capital Outlay								
324-330-911-0000	CONSTRUCTION COST - DT WATER/SEWER	0.00	0.00	518,145.71	1,930,797.61	30,443.76	-1,961,241.37	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**518,145.71**	**1,930,797.61**	**30,443.76**	**-1,961,241.37**	**0.00%**
	Department: 330 - GRANT ACTIVITY Surplus (Deficit):	**0.00**	**0.00**	**-516,903.96**	**-1,929,555.86**	**-38,171.76**	**-1,967,727.62**	**0.00%**
Department: 331 - CIAP ACQUISITION								
Category: 90 - Capital Outlay								
324-331-911-0000	CONSTRUCTION COST - EAST SIDE SEWER	0.00	0.00	4,398.60	336,935.85	0.00	-336,935.85	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**4,398.60**	**336,935.85**	**0.00**	**-336,935.85**	**0.00%**
	Department: 331 - CIAP ACQUISITION Total:	**0.00**	**0.00**	**4,398.60**	**336,935.85**	**0.00**	**-336,935.85**	**0.00%**
Department: 332 - CIAP STORMWATER OUTFALLS								
Category: 90 - Capital Outlay								
324-332-911-0000	CONSTRUCTION COST - VIDEO UTILITY SYSTEMS	0.00	0.00	0.00	6,479.60	0.00	-6,479.60	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**0.00**	**6,479.60**	**0.00**	**-6,479.60**	**0.00%**
	Department: 332 - CIAP STORMWATER OUTFALLS Total:	**0.00**	**0.00**	**0.00**	**6,479.60**	**0.00**	**-6,479.60**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 334 - CDBG - BILLS AVENUE								
Category: 90 - Capital Outlay								
324-334-911-0000	CONSTRUCTION COST - FT BAYOU STORM DRAIN	0.00	0.00	183,885.95	782,851.89	0.00	-782,851.89	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**183,885.95**	**782,851.89**	**0.00**	**-782,851.89**	**0.00%**
	Department: 334 - CDBG - BILLS AVENUE Total:	**0.00**	**0.00**	**183,885.95**	**782,851.89**	**0.00**	**-782,851.89**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**1,241.75**	**1,241.75**	**-7,728.00**	**-6,486.25**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**706,430.26**	**3,057,064.95**	**30,443.76**	**-3,087,508.71**	**0.00%**
	Fund: 324 - MCWI GRANTS Surplus (Deficit):	**0.00**	**0.00**	**-705,188.51**	**-3,055,823.20**	**-38,171.76**	**-3,093,994.96**	**0.00%**
Fund: 328 - TIDELANDS GRANTS								
Department: 001 - GENERAL								
Category: 23 - Intergovernmental Revenues								
328-001-275-0002	TIDELANDS FY23-P412-06 WASH. AVE @ FRONT BEACH	0.00	0.00	16,174.99	56,517.57	0.00	56,517.57	0.00 %
	Category: 23 - Intergovernmental Revenues Total:	**0.00**	**0.00**	**16,174.99**	**56,517.57**	**0.00**	**56,517.57**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**16,174.99**	**56,517.57**	**0.00**	**56,517.57**	**0.00%**
Department: 300 - PUBLIC WORKS ADMINISTRATION								
Category: 90 - Capital Outlay								
328-300-911-0002	CONSTRUCTION - WASH. AVE @ FRONT BEACH	0.00	0.00	21,673.46	21,673.46	0.00	-21,673.46	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**21,673.46**	**21,673.46**	**0.00**	**-21,673.46**	**0.00%**
	Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**0.00**	**0.00**	**21,673.46**	**21,673.46**	**0.00**	**-21,673.46**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**16,174.99**	**56,517.57**	**0.00**	**56,517.57**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**21,673.46**	**21,673.46**	**0.00**	**-21,673.46**	**0.00%**
	Fund: 328 - TIDELANDS GRANTS Surplus (Deficit):	**0.00**	**0.00**	**-5,498.47**	**34,844.11**	**0.00**	**34,844.11**	**0.00%**
Fund: 329 - TIDELANDS GRANT BEACH REPAIRS								
Department: 330 - GRANT ACTIVITY								
Category: 23 - Intergovernmental Revenues								
329-330-275-0001	JACKSON COUNTY BOS ASSISTANCE	0.00	0.00	0.00	151,815.53	0.00	151,815.53	0.00 %
	Category: 23 - Intergovernmental Revenues Total:	**0.00**	**0.00**	**0.00**	**151,815.53**	**0.00**	**151,815.53**	**0.00%**
Category: 90 - Capital Outlay								
329-330-911-0000	CONSTRUCTION COST	0.00	0.00	0.00	1,686.74	0.00	-1,686.74	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**0.00**	**1,686.74**	**0.00**	**-1,686.74**	**0.00%**
	Department: 330 - GRANT ACTIVITY Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**150,128.79**	**0.00**	**150,128.79**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**151,815.53**	**0.00**	**151,815.53**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**1,686.74**	**0.00**	**-1,686.74**	**0.00%**
	Fund: 329 - TIDELANDS GRANT BEACH REPAIRS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**150,128.79**	**0.00**	**150,128.79**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 332 - SENATE BOND 2948 SIDEWALKS								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
332-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	6,411.44	0.00	6,411.44	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 332 - SENATE BOND 2948 SIDEWALKS Total:	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
Fund: 333 - SB2948 SPECIAL PROJECTS - MARY C								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
333-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	82.78	0.00	82.78	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 333 - SB2948 SPECIAL PROJECTS - MARY C Total:	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
Fund: 334 - SB2971 WATER/SEWER/DRAINAGE								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
334-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	430.78	0.00	430.78	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 334 - SB2971 WATER/SEWER/DRAINAGE Total:	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
Fund: 335 - HB1353 - RILEY RD IMPROVEMENTS								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
335-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	2,449.21	0.00	2,449.21	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**2,449.21**	**0.00**	**2,449.21**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**2,449.21**	**0.00**	**2,449.21**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 190 - PLANNING DEPARTMENT								
Category: 90 - Capital Outlay								
335-190-901-0000	CAPITAL IMPROVEMENT	0.00	0.00	1,102.87	4,534.50	5,600.00	-10,134.50	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**1,102.87**	**4,534.50**	**5,600.00**	**-10,134.50**	**0.00%**
	Department: 190 - PLANNING DEPARTMENT Total:	**0.00**	**0.00**	**1,102.87**	**4,534.50**	**5,600.00**	**-10,134.50**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**2,449.21**	**0.00**	**2,449.21**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**1,102.87**	**4,534.50**	**5,600.00**	**-10,134.50**	**0.00%**
	Fund: 335 - HB1353 - RILEY RD IMPROVEMENTS Surplus (Deficit):	**0.00**	**0.00**	**-1,102.87**	**-2,085.29**	**-5,600.00**	**-7,685.29**	**0.00%**
Fund: 336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
336-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	5,092.54	0.00	5,092.54	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**5,092.54**	**0.00**	**5,092.54**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**5,092.54**	**0.00**	**5,092.54**	**0.00%**
Department: 190 - PLANNING DEPARTMENT								
Category: 90 - Capital Outlay								
336-190-901-0000	CAPITAL IMPROVEMENT	0.00	0.00	28,612.50	63,983.93	195,532.05	-259,515.98	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**28,612.50**	**63,983.93**	**195,532.05**	**-259,515.98**	**0.00%**
	Department: 190 - PLANNING DEPARTMENT Total:	**0.00**	**0.00**	**28,612.50**	**63,983.93**	**195,532.05**	**-259,515.98**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**5,092.54**	**0.00**	**5,092.54**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**28,612.50**	**63,983.93**	**195,532.05**	**-259,515.98**	**0.00%**
	Fund: 336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE Surplus (Deficit):	**0.00**	**0.00**	**-28,612.50**	**-58,891.39**	**-195,532.05**	**-254,423.44**	**0.00%**
Fund: 337 - HB603 APPROPRIATIONS								
Department: 196 - MARY C O'KEEFE								
Category: 34 - Miscellaneous								
337-196-340-0000	INTEREST INCOME - MARY C	0.00	0.00	0.00	420.24	0.00	420.24	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**420.24**	**0.00**	**420.24**	**0.00%**
	Department: 196 - MARY C O'KEEFE Total:	**0.00**	**0.00**	**0.00**	**420.24**	**0.00**	**420.24**	**0.00%**
Department: 301 - STREET DEPARTMENT								
Category: 34 - Miscellaneous								
337-301-340-0000	INTEREST INCOME - ROAD IMPROVEMENTS	0.00	0.00	0.00	1,812.48	0.00	1,812.48	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**1,812.48**	**0.00**	**1,812.48**	**0.00%**
Category: 90 - Capital Outlay								
337-301-901-0000	ROAD IMPROVEMENTS EXPENSE	0.00	0.00	143,424.69	143,424.69	88,319.72	-231,744.41	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**0.00**	**143,424.69**	**143,424.69**	**88,319.72**	**-231,744.41**	**0.00%**
	Department: 301 - STREET DEPARTMENT Surplus (Deficit):	**0.00**	**0.00**	**-143,424.69**	**-141,612.21**	**-88,319.72**	**-229,931.93**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 727 - UTILITY OPERATIONS								
Category: 34 - Miscellaneous								
337-727-340-0000	INTEREST INCOME - GIS MAPPING	0.00	0.00	0.00	17.25	0.00	17.25	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**17.25**	**0.00**	**17.25**	**0.00%**
	Department: 727 - UTILITY OPERATIONS Total:	**0.00**	**0.00**	**0.00**	**17.25**	**0.00**	**17.25**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**2,249.97**	**0.00**	**2,249.97**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**143,424.69**	**143,424.69**	**88,319.72**	**-231,744.41**	**0.00%**
	Fund: 337 - HB603 APPROPRIATIONS Surplus (Deficit):	**0.00**	**0.00**	**-143,424.69**	**-141,174.72**	**-88,319.72**	**-229,494.44**	**0.00%**
Fund: 401 - UTILITY ENTERPRISE								
Department: 001 - GENERAL								
Category: 28 - Charges for Government Services								
401-001-297-0000	GARBAGE COLLECTION CHARGES	3,000,000.00	3,000,000.00	261,454.00	784,138.00	0.00	-2,215,862.00	26.14 %
	Category: 28 - Charges for Government Services Total:	**3,000,000.00**	**3,000,000.00**	**261,454.00**	**784,138.00**	**0.00**	**-2,215,862.00**	**26.14%**
Category: 34 - Miscellaneous								
401-001-317-0000	SEWER CHARGES	3,972,010.00	3,972,010.00	345,697.55	1,007,795.12	0.00	-2,964,214.88	25.37 %
	Category: 34 - Miscellaneous Total:	**3,972,010.00**	**3,972,010.00**	**345,697.55**	**1,007,795.12**	**0.00**	**-2,964,214.88**	**25.37%**
Category: 35 - Miscellaneous								
401-001-350-0000	FIRE PLUG REVENUE	500.00	500.00	1,500.00	3,000.00	0.00	2,500.00	600.00 %
401-001-359-0000	OTHER INCOME - ENTERPRISE	2,500.00	2,500.00	199.89	824.79	0.00	-1,675.21	32.99 %
	Category: 35 - Miscellaneous Total:	**3,000.00**	**3,000.00**	**1,699.89**	**3,824.79**	**0.00**	**824.79**	**127.49%**
Category: 36 - Charges for Services								
401-001-360-0000	METERED SALES	3,000,000.00	3,000,000.00	253,000.46	772,849.25	0.00	-2,227,150.75	25.76 %
401-001-361-0000	OTHER SALES - WATER	75,000.00	75,000.00	4,710.00	17,789.00	0.00	-57,211.00	23.72 %
401-001-362-0000	SERVICE CONNECTION CHARGES	40,000.00	40,000.00	2,140.00	8,000.00	0.00	-32,000.00	20.00 %
401-001-363-0000	WATER / SEWER TAP FEES	25,000.00	25,000.00	0.00	0.00	0.00	-25,000.00	0.00 %
401-001-364-0000	PENALTIES & LATE CHARGES ON BILLING	200,000.00	200,000.00	13,064.58	48,171.38	0.00	-151,828.62	24.09 %
	Category: 36 - Charges for Services Total:	**3,340,000.00**	**3,340,000.00**	**272,915.04**	**846,809.63**	**0.00**	**-2,493,190.37**	**25.35%**
Category: 38 - Transfers and Non Revenue Receipts								
401-001-380-0000	TRANSFER IN - FESTIVAL OVERTIME	42,000.00	42,000.00	0.00	42,000.00	0.00	0.00	100.00 %
401-001-385-0000	WORKING CASH	400,000.00	400,000.00	0.00	0.00	0.00	-400,000.00	0.00 %
	Category: 38 - Transfers and Non Revenue Receipts Total:	**442,000.00**	**442,000.00**	**0.00**	**42,000.00**	**0.00**	**-400,000.00**	**9.50%**
	Department: 001 - GENERAL Total:	**10,757,010.00**	**10,757,010.00**	**881,766.48**	**2,684,567.54**	**0.00**	**-8,072,442.46**	**24.96%**
Department: 300 - PUBLIC WORKS ADMINISTRATION								
Category: 40 - Personnel Services								
401-300-420-0000	SALARIES	527,171.00	527,171.00	41,920.09	135,842.18	0.00	391,328.82	25.77 %
401-300-420-0001	LONGEVITY PAY - ENTERPRISE	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00 %
401-300-460-0000	STATE RETIREMENT-CITY'S SHARE	95,940.00	95,940.00	7,713.28	25,106.85	0.00	70,833.15	26.17 %
401-300-470-0000	FICA TAXES - CITY'S SHARE	40,329.00	40,329.00	3,056.23	10,006.15	0.00	30,322.85	24.81 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
401-300-480-0000	EMPLOYEE GROUP INSURANCE	85,985.00	85,985.00	6,128.47	17,650.79	0.00	68,334.21	20.53 %
401-300-491-0000	WORKERS' COMPENSATION	30,000.00	30,000.00	0.00	22,709.82	0.00	7,290.18	75.70 %
	Category: 40 - Personnel Services Total:	**829,425.00**	**829,425.00**	**58,818.07**	**211,315.79**	**0.00**	**618,109.21**	**25.48%**
Category: 50 - Supplies								
401-300-535-0530	UNIFORMS	5,300.00	5,300.00	632.34	1,382.68	0.00	3,917.32	26.09 %
	Category: 50 - Supplies Total:	**5,300.00**	**5,300.00**	**632.34**	**1,382.68**	**0.00**	**3,917.32**	**26.09%**
Category: 60 - Contractual Services								
401-300-600-0600	CONTRACTUAL SERVICES	26,630.00	26,630.00	584.88	1,661.56	1,073.44	23,895.00	10.27 %
401-300-602-0000	COMPUTER SOFTWARE & SUPPORT	80,000.00	80,000.00	3,336.62	13,231.28	30,653.88	36,114.84	54.86 %
401-300-603-0000	COMPUTER HARDWARE	20,839.50	20,839.50	0.00	0.00	742.50	20,097.00	3.56 %
401-300-604-0000	PHYSICAL EXAMS & TESTING	1,200.00	1,200.00	75.00	75.00	0.00	1,125.00	6.25 %
401-300-605-0607	TRAVEL/TRAINING/SEMINARS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
401-300-610-0000	ADVERTISING	400.00	400.00	0.00	130.19	0.00	269.81	32.55 %
401-300-620-0620	BUILDING INSURANCE	38,000.00	38,000.00	0.00	0.00	0.00	38,000.00	0.00 %
401-300-620-0621	COMP/COLLISION INSURANCE	14,000.00	14,000.00	0.00	0.00	0.00	14,000.00	0.00 %
401-300-620-0623	LIFE INSURANCE	2,000.00	2,000.00	155.00	465.00	0.00	1,535.00	23.25 %
	Category: 60 - Contractual Services Total:	**184,569.50**	**184,569.50**	**4,151.50**	**15,563.03**	**32,469.82**	**136,536.65**	**26.02%**
Category: 90 - Capital Outlay								
401-300-915-0000	VEHICLES - PW ADMIN	0.00	29,333.00	0.00	0.00	0.00	29,333.00	0.00 %
	Category: 90 - Capital Outlay Total:	**0.00**	**29,333.00**	**0.00**	**0.00**	**0.00**	**29,333.00**	**0.00%**
Category: 95 - Transfers Out								
401-300-999-0950	TRANSFER TO GENERAL FUND - SHOP EXPENSES	12,000.00	12,000.00	0.00	12,000.00	0.00	0.00	100.00 %
	Category: 95 - Transfers Out Total:	**12,000.00**	**12,000.00**	**0.00**	**12,000.00**	**0.00**	**0.00**	**100.00%**
	Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**1,031,294.50**	**1,060,627.50**	**63,601.91**	**240,261.50**	**32,469.82**	**787,896.18**	**25.71%**
Department: 320 - SANITARY DEPARTMENT								
Category: 40 - Personnel Services								
401-320-420-0000	SALARIES	150,800.00	150,800.00	11,600.01	47,924.39	0.00	102,875.61	31.78 %
401-320-430-0400	CITY DUMP OVERTIME PAY	0.00	0.00	630.12	2,148.66	0.00	-2,148.66	0.00 %
401-320-430-0401	FESTIVAL OVERTIME	40,000.00	40,000.00	551.92	22,084.75	0.00	17,915.25	55.21 %
401-320-430-0402	OVERTIME PAY	10,000.00	10,000.00	1,404.26	5,998.39	0.00	4,001.61	59.98 %
401-320-430-0403	OVERTIME - WEEKEND TRASH PICKUP	20,000.00	20,000.00	1,612.12	7,586.00	0.00	12,414.00	37.93 %
401-320-460-0000	STATE RETIREMENT-CITY'S SHARE	40,628.00	40,628.00	2,812.28	11,812.24	0.00	28,815.76	29.07 %
401-320-470-0000	FICA TAXES - CITY'S SHARE	16,892.00	16,892.00	1,115.06	4,746.00	0.00	12,146.00	28.10 %
401-320-480-0000	EMPLOYEE GROUP INSURANCE	30,071.00	30,071.00	2,699.97	8,280.88	0.00	21,790.12	27.54 %
	Category: 40 - Personnel Services Total:	**308,391.00**	**308,391.00**	**22,425.74**	**110,581.31**	**0.00**	**197,809.69**	**35.86%**
Category: 60 - Contractual Services								
401-320-610-0000	ADVERTISING - GARBAGE	900.00	900.00	0.00	0.00	0.00	900.00	0.00 %
401-320-630-0000	GENERAL REPAIRS & MAINTENANCE	20,000.00	20,000.00	0.00	0.00	1,080.00	18,920.00	5.40 %
401-320-686-0000	GARBAGE & TRASH REMOVAL	2,700,000.00	2,700,000.00	224,556.32	450,955.72	2,249,044.28	0.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
401-320-688-0000	COMFORT STATIONS	10,000.00	10,000.00	0.00	6,730.00	300.00	2,970.00	70.30 %
	Category: 60 - Contractual Services Total:	**2,730,900.00**	**2,730,900.00**	**224,556.32**	**457,685.72**	**2,250,424.28**	**22,790.00**	**99.17%**
	Department: 320 - SANITARY DEPARTMENT Total:	**3,039,291.00**	**3,039,291.00**	**246,982.06**	**568,267.03**	**2,250,424.28**	**220,599.69**	**92.74%**
Department: 705 - SEWER ELECTRICIAN								
Category: 40 - Personnel Services								
401-705-420-0000	SALARIES	0.00	0.00	0.00	390.60	0.00	-390.60	0.00 %
401-705-430-0402	OVERTIME PAY	11,720.00	11,720.00	992.96	1,691.07	0.00	10,028.93	14.43 %
401-705-460-0000	STATE RETIREMENT-CITY'S SHARE	2,098.00	2,098.00	197.85	426.25	0.00	1,671.75	20.32 %
401-705-470-0000	FICA TAXES - CITY'S SHARE	897.00	897.00	81.29	175.11	0.00	721.89	19.52 %
401-705-480-0000	EMPLOYEE GROUP INSURANCE	0.00	0.00	113.60	245.18	0.00	-245.18	0.00 %
	Category: 40 - Personnel Services Total:	**14,715.00**	**14,715.00**	**1,385.70**	**2,928.21**	**0.00**	**11,786.79**	**19.90%**
Category: 50 - Supplies								
401-705-560-0000	MATERIALS & SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
	Category: 50 - Supplies Total:	**500.00**	**500.00**	**0.00**	**0.00**	**0.00**	**500.00**	**0.00%**
	Department: 705 - SEWER ELECTRICIAN Total:	**15,215.00**	**15,215.00**	**1,385.70**	**2,928.21**	**0.00**	**12,286.79**	**19.25%**
Department: 710 - UTILITY BILLING & COLLECTION								
Category: 40 - Personnel Services								
401-710-420-0000	SALARIES	162,469.00	162,469.00	12,497.61	51,912.05	0.00	110,556.95	31.95 %
401-710-430-0402	OVERTIME PAY	6,000.00	6,000.00	355.56	1,551.70	0.00	4,448.30	25.86 %
401-710-460-0000	STATE RETIREMENT-CITY'S SHARE	30,999.00	30,999.00	2,364.99	9,837.34	0.00	21,161.66	31.73 %
401-710-470-0000	FICA TAXES - CITY'S SHARE	12,888.00	12,888.00	912.39	3,877.38	0.00	9,010.62	30.09 %
401-710-480-0000	EMPLOYEE GROUP INSURANCE	36,493.00	36,493.00	2,991.08	8,973.24	0.00	27,519.76	24.59 %
	Category: 40 - Personnel Services Total:	**248,849.00**	**248,849.00**	**19,121.63**	**76,151.71**	**0.00**	**172,697.29**	**30.60%**
Category: 50 - Supplies								
401-710-500-0000	OFFICE SUPPLIES	1,000.00	1,000.00	30.70	30.70	14.81	954.49	4.55 %
401-710-535-0531	UNIFORMS	600.00	600.00	0.00	0.00	0.00	600.00	0.00 %
401-710-548-0000	SMALL TOOLS & EQUIPMENT	800.00	800.00	0.00	0.00	576.00	224.00	72.00 %
401-710-560-0000	MATERIALS & SUPPLIES	4,000.00	4,000.00	1,460.45	2,492.44	0.00	1,507.56	62.31 %
401-710-563-0000	REPAIR PARTS & SUPPLIES	750.00	750.00	0.00	0.00	0.00	750.00	0.00 %
401-710-570-0000	TIRES AND TUBES	200.00	200.00	0.00	0.00	0.00	200.00	0.00 %
	Category: 50 - Supplies Total:	**7,350.00**	**7,350.00**	**1,491.15**	**2,523.14**	**590.81**	**4,236.05**	**42.37%**
Category: 60 - Contractual Services								
401-710-600-0600	CONTRACTUAL SERVICES	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00 %
401-710-606-0000	POSTAGE	60,000.00	60,000.00	6,226.90	17,945.64	0.00	42,054.36	29.91 %
401-710-611-0000	TELEPHONE	1,080.00	1,080.00	90.02	270.00	0.00	810.00	25.00 %
401-710-630-0000	GENERAL REPAIRS & MAINTENANCE	5,000.00	5,000.00	0.00	960.00	0.00	4,040.00	19.20 %
401-710-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	400.00	400.00	0.00	0.00	0.00	400.00	0.00 %
401-710-699-0000	OTHER SERVICES & CHARGES	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
	Category: 60 - Contractual Services Total:	**96,980.00**	**96,980.00**	**6,316.92**	**19,175.64**	**0.00**	**77,804.36**	**19.77%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Category: 90 - Capital Outlay								
401-710-918-0000	WATER METERS AND REPLACEMENT	200,000.00	200,000.00	0.00	77,104.25	9,019.50	113,876.25	43.06 %
	Category: 90 - Capital Outlay Total:	**200,000.00**	**200,000.00**	**0.00**	**77,104.25**	**9,019.50**	**113,876.25**	**43.06%**
	Department: 710 - UTILITY BILLING & COLLECTION Total:	**553,179.00**	**553,179.00**	**26,929.70**	**174,954.74**	**9,610.31**	**368,613.95**	**33.36%**
Department: 750 - WATER OPERATIONS								
Category: 40 - Personnel Services								
401-750-420-0000	SALARIES	284,565.00	284,565.00	15,276.00	62,298.48	0.00	222,266.52	21.89 %
401-750-425-0000	STANDBY PAY	1,300.00	1,300.00	100.00	350.00	0.00	950.00	26.92 %
401-750-430-0402	OVERTIME PAY	18,000.00	18,000.00	5,146.47	15,829.65	0.00	2,170.35	87.94 %
401-750-432-0000	PERSONAL (TERMINAL) PAY	0.00	0.00	0.00	5,704.80	0.00	-5,704.80	0.00 %
401-750-460-0000	STATE RETIREMENT-CITY'S SHARE	55,672.00	55,672.00	3,776.14	15,857.76	0.00	39,814.24	28.48 %
401-750-470-0000	FICA TAXES - CITY'S SHARE	23,147.00	23,147.00	1,487.94	6,348.76	0.00	16,798.24	27.43 %
401-750-480-0000	EMPLOYEE GROUP INSURANCE	61,852.00	61,852.00	3,876.36	11,998.87	0.00	49,853.13	19.40 %
	Category: 40 - Personnel Services Total:	**444,536.00**	**444,536.00**	**29,662.91**	**118,388.32**	**0.00**	**326,147.68**	**26.63%**
Category: 50 - Supplies								
401-750-525-0000	GAS AND OIL	96,000.00	96,000.00	4,619.62	8,478.39	31,521.61	56,000.00	41.67 %
401-750-535-0530	UNIFORM ALLOWANCES & SERVICE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
401-750-543-0000	CHEMICALS	40,000.00	40,000.00	5,258.52	5,258.52	4,241.48	30,500.00	23.75 %
401-750-548-0000	SMALL TOOLS & EQUIPMENT	5,000.00	5,000.00	1,101.42	1,101.42	1,677.43	2,221.15	55.58 %
401-750-560-0000	MATERIALS & SUPPLIES	7,500.00	7,500.00	217.04	256.03	2,903.00	4,340.97	42.12 %
401-750-563-0000	REPAIR PARTS & SUPPLIES	8,000.00	8,000.00	594.10	594.10	512.49	6,893.41	13.83 %
401-750-570-0000	TIRES AND TUBES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00 %
401-750-571-0000	UTILITY SYSTEMS PARTS & SPLYS	130,000.00	130,000.00	0.00	1,587.50	19,960.00	108,452.50	16.58 %
	Category: 50 - Supplies Total:	**292,500.00**	**292,500.00**	**11,790.70**	**17,275.96**	**60,816.01**	**214,408.03**	**26.70%**
Category: 60 - Contractual Services								
401-750-600-0600	CONTRACTUAL SERVICES	11,000.00	11,000.00	4,391.38	8,918.62	0.00	2,081.38	81.08 %
401-750-600-0602	ATTORNEY FEES - CONTRACT	12,960.00	12,960.00	1,080.00	3,240.00	0.00	9,720.00	25.00 %
401-750-600-0611	ENGINEERING - PUBLIC WORKS	25,000.00	25,000.00	0.00	1,113.00	0.00	23,887.00	4.45 %
401-750-600-0613	ENGINEERING - ANNEXED AREA	120,000.00	120,000.00	0.00	85,797.38	0.00	34,202.62	71.50 %
401-750-602-0000	COMPUTER SOFTWARE & SUPPORT	2,000.00	2,000.00	0.00	1,815.00	0.00	185.00	90.75 %
401-750-605-0607	TRAVEL/TRAINING/SEMINARS	4,000.00	4,000.00	0.00	2,219.00	0.00	1,781.00	55.48 %
401-750-611-0000	TELEPHONE	1,380.00	1,380.00	90.02	243.85	0.00	1,136.15	17.67 %
401-750-625-0000	UTILITIES	125,000.00	125,000.00	12,076.16	39,110.05	0.00	85,889.95	31.29 %
401-750-630-0000	GENERAL REPAIRS & MAINTENANCE	75,000.00	75,000.00	2,241.00	4,771.00	22,759.00	47,470.00	36.71 %
401-750-632-0000	PROPERTY DAMAGE REPAIRS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
401-750-635-0000	RENTALS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
401-750-685-0000	CSX EASEMENTS	4,000.00	4,000.00	0.00	100.00	0.00	3,900.00	2.50 %
401-750-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,000.00	1,000.00	0.00	637.50	0.00	362.50	63.75 %
401-750-691-0000	WATER SERVICE JCUA	255,000.00	255,000.00	12,380.63	30,580.01	0.00	224,419.99	11.99 %
401-750-691-0001	WATER SERVICE (JCUA) - COLONIAL ESTATES	2,500.00	2,500.00	168.85	352.86	0.00	2,147.14	14.11 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
401-750-699-0000	OTHER SERVICES & CHARGES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00 %
	Category: 60 - Contractual Services Total:	**656,840.00**	**656,840.00**	**32,428.04**	**178,898.27**	**22,759.00**	**455,182.73**	**30.70%**
Category: 90 - Capital Outlay								
401-750-916-0000	MACHINERY & EQUIPMENT	0.00	33,333.00	0.00	0.00	0.00	33,333.00	0.00 %
401-750-924-0910	WATER SYSTEM IMPROVEMENTS	300,000.00	300,000.00	20,425.38	35,395.15	28,232.00	236,372.85	21.21 %
	Category: 90 - Capital Outlay Total:	**300,000.00**	**333,333.00**	**20,425.38**	**35,395.15**	**28,232.00**	**269,705.85**	**19.09%**
	Department: 750 - WATER OPERATIONS Total:	**1,693,876.00**	**1,727,209.00**	**94,307.03**	**349,957.70**	**111,807.01**	**1,265,444.29**	**26.73%**
Department: 751 - SEWER OPERATIONS								
Category: 40 - Personnel Services								
401-751-420-0000	SALARIES	272,876.00	272,876.00	15,633.70	63,473.30	0.00	209,402.70	23.26 %
401-751-425-0000	STANDBY PAY	1,300.00	1,300.00	100.00	350.00	0.00	950.00	26.92 %
401-751-430-0402	OVERTIME PAY	10,000.00	10,000.00	363.50	2,257.66	0.00	7,742.34	22.58 %
401-751-460-0000	STATE RETIREMENT-CITY'S SHARE	52,050.00	52,050.00	2,961.87	12,340.36	0.00	39,709.64	23.71 %
401-751-470-0000	FICA TAXES - CITY'S SHARE	21,640.00	21,640.00	1,158.25	4,937.37	0.00	16,702.63	22.82 %
401-751-480-0000	EMPLOYEE GROUP INSURANCE	56,451.00	56,451.00	3,256.28	10,013.84	0.00	46,437.16	17.74 %
	Category: 40 - Personnel Services Total:	**414,317.00**	**414,317.00**	**23,473.60**	**93,372.53**	**0.00**	**320,944.47**	**22.54%**
Category: 50 - Supplies								
401-751-543-0000	CHEMICALS	75,000.00	75,000.00	6,059.56	9,682.36	63,091.88	2,225.76	97.03 %
401-751-548-0000	SMALL TOOLS & EQUIPMENT	5,000.00	5,000.00	371.59	1,777.83	0.00	3,222.17	35.56 %
401-751-560-0000	MATERIALS & SUPPLIES	23,000.00	23,000.00	217.04	2,191.27	1,470.00	19,338.73	15.92 %
401-751-563-0000	REPAIR PARTS & SUPPLIES	18,000.00	18,000.00	260.14	1,501.27	401.70	16,097.03	10.57 %
401-751-570-0000	TIRES AND TUBES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00 %
401-751-571-0000	UTILITY SYSTEMS PARTS & SPLYS	85,000.00	85,000.00	6,478.00	9,310.80	27,627.33	48,061.87	43.46 %
	Category: 50 - Supplies Total:	**208,000.00**	**208,000.00**	**13,386.33**	**24,463.53**	**92,590.91**	**90,945.56**	**56.28%**
Category: 60 - Contractual Services								
401-751-600-0600	CONTRACTUAL SERVICES - SEWER DEPT	25,000.00	25,000.00	4,391.38	8,918.62	0.00	16,081.38	35.67 %
401-751-600-0602	ATTORNEY FEES - CONTRACT	12,960.00	12,960.00	1,080.00	3,240.00	0.00	9,720.00	25.00 %
401-751-602-0000	COMPUTER SOFTWARE & SUPPORT	2,000.00	2,000.00	0.00	1,815.00	0.00	185.00	90.75 %
401-751-605-0607	TRAVEL/TRAINING/SEMINARS	4,000.00	4,000.00	0.00	2,661.00	0.00	1,339.00	66.53 %
401-751-611-0000	TELEPHONE	1,572.00	1,572.00	130.25	390.69	0.00	1,181.31	24.85 %
401-751-625-0000	UTILITIES	140,000.00	140,000.00	11,016.71	34,360.37	0.00	105,639.63	24.54 %
401-751-630-0000	GENERAL REPAIRS & MAINTENANCE	60,000.00	60,000.00	6,235.00	19,220.00	4,152.00	36,628.00	38.95 %
401-751-632-0000	PROPERTY DAMAGE REPAIRS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
401-751-635-0000	RENTALS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00 %
401-751-685-0000	CSX EASEMENTS	2,200.00	2,200.00	100.00	2,428.94	0.00	-228.94	110.41 %
401-751-686-0000	DUES/MEMBERSHIPS/SUBSCRIPTIONS	800.00	800.00	0.00	637.50	0.00	162.50	79.69 %
401-751-691-0000	SEWER SERVICE JCUA	2,874,192.00	2,874,192.00	239,516.00	734,503.38	0.00	2,139,688.62	25.56 %
	Category: 60 - Contractual Services Total:	**3,135,724.00**	**3,135,724.00**	**262,469.34**	**808,175.50**	**4,152.00**	**2,323,396.50**	**25.91%**
Category: 90 - Capital Outlay								
401-751-916-0000	MACHINERY & EQUIPMENT	0.00	33,334.00	0.00	0.00	0.00	33,334.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
401-751-923-0908	SEWER IMPROVEMENTS	300,000.00	300,000.00	3,356.84	5,967.20	6,747.00	287,285.80	4.24 %
	Category: 90 - Capital Outlay Total:	**300,000.00**	**333,334.00**	**3,356.84**	**5,967.20**	**6,747.00**	**320,619.80**	**3.81%**
	Department: 751 - SEWER OPERATIONS Total:	**4,058,041.00**	**4,091,375.00**	**302,686.11**	**931,978.76**	**103,489.91**	**3,055,906.33**	**25.31%**
Department: 800 - DEBT SERVICE								
Category: 80 - Debt Service								
401-800-810-0001	INTEREST - WATER METERS (ENDS FY30)	8,296.41	8,296.41	743.81	2,276.07	0.00	6,020.34	27.43 %
401-800-810-0003	INTEREST - 500,000 TANK/LINES/HYD (ENDS FY26)	500.45	500.45	89.21	320.64	0.00	179.81	64.07 %
401-800-810-0004	INTEREST - DEANNA WELL MAIN LINES (ENDS FY28)	2,938.00	2,938.00	273.20	843.74	0.00	2,094.26	28.72 %
401-800-810-0005	INTEREST - WATER IMPROVEMENTS (ENDS FY28)	789.55	789.55	76.32	237.92	0.00	551.63	30.13 %
401-800-810-0006	INTEREST - WATER MAIN LINES (ENDS FY28)	2,163.85	2,163.85	203.54	630.46	0.00	1,533.39	29.14 %
401-800-810-0007	INTEREST - 50 SEWER STATIONS (ENDS FY33)	7,106.58	7,106.58	616.17	1,868.91	0.00	5,237.67	26.30 %
401-800-820-0001	PRINCIPAL - WATER METER LOAN (END FY30)	110,849.59	110,849.59	9,176.69	27,485.43	0.00	83,364.16	24.80 %
401-800-820-0003	PRINCIPAL - 500,000 TANK/LINES/HYD (ENDS FY26)	42,696.90	42,696.90	6,081.84	18,192.51	0.00	24,504.39	42.61 %
401-800-820-0004	PRINCIPAL - DEANNA WELL LINES (ENDS FY28)	59,901.32	59,901.32	4,963.41	14,866.09	0.00	45,035.23	24.82 %
401-800-820-0005	PRINCIPAL - WATER IMPROVEMENTS (ENDS FY28)	21,669.65	21,669.65	1,795.28	5,376.88	0.00	16,292.77	24.81 %
401-800-820-0006	PRINCIPAL - WATER MAIN LINES (ENDS FY28)	49,211.55	49,211.55	4,077.66	12,213.14	0.00	36,998.41	24.82 %
401-800-820-0007	PRINCIPAL - 50 SEWER STATIONS (ENDS FY33)	56,359.26	56,359.26	4,672.65	13,997.55	0.00	42,361.71	24.84 %
	Category: 80 - Debt Service Total:	**362,483.11**	**362,483.11**	**32,769.78**	**98,309.34**	**0.00**	**264,173.77**	**27.12%**
	Department: 800 - DEBT SERVICE Total:	**362,483.11**	**362,483.11**	**32,769.78**	**98,309.34**	**0.00**	**264,173.77**	**27.12%**
	Total Revenues	**10,757,010.00**	**10,757,010.00**	**881,766.48**	**2,684,567.54**	**0.00**	**-8,072,442.46**	**24.96%**
	Total Expenses	**10,753,379.61**	**10,849,379.61**	**768,662.29**	**2,366,657.28**	**2,507,801.33**	**5,974,921.00**	**44.93%**
	Fund: 401 - UTILITY ENTERPRISE Surplus (Deficit):	**3,630.39**	**-92,369.61**	**113,104.19**	**317,910.26**	**-2,507,801.33**	**-2,097,521.46**	**2,370.79%**
Fund: 551 - TACONI BUILDING								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
551-001-341-0001	LEASE INCOME - YMCA	31,325.00	31,325.00	2,610.42	7,831.26	0.00	-23,493.74	25.00 %
551-001-341-0002	LEASE INCOME - HEADSTART	59,380.00	59,380.00	9,896.66	14,844.99	0.00	-44,535.01	25.00 %
551-001-342-0000	UTILITY REIMBURSEMENTS	20,000.00	20,000.00	3,969.09	8,245.03	0.00	-11,754.97	41.23 %
	Category: 34 - Miscellaneous Total:	**110,705.00**	**110,705.00**	**16,476.17**	**30,921.28**	**0.00**	**-79,783.72**	**27.93%**
	Department: 001 - GENERAL Total:	**110,705.00**	**110,705.00**	**16,476.17**	**30,921.28**	**0.00**	**-79,783.72**	**27.93%**
Department: 551 - TACONI RECREATIONAL FACILITY								
Category: 60 - Contractual Services								
551-551-620-0620	BUILDING INSURANCE - TACONI	96,000.00	96,000.00	0.00	0.00	0.00	96,000.00	0.00 %
551-551-625-0000	UTILITIES - TACONI	32,000.00	32,000.00	3,105.23	11,137.20	0.00	20,862.80	34.80 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
551-551-630-0000	GENERAL REPAIRS & MAINTENANCE - TACONI	10,000.00	17,900.00	2,700.00	11,036.99	900.00	5,963.01	66.69 %
	Category: 60 - Contractual Services Total:	**138,000.00**	**145,900.00**	**5,805.23**	**22,174.19**	**900.00**	**122,825.81**	**15.82%**
	Department: 551 - TACONI RECREATIONAL FACILITY Total:	**138,000.00**	**145,900.00**	**5,805.23**	**22,174.19**	**900.00**	**122,825.81**	**15.82%**
	Total Revenues	**110,705.00**	**110,705.00**	**16,476.17**	**30,921.28**	**0.00**	**-79,783.72**	**27.93%**
	Total Expenses	**138,000.00**	**145,900.00**	**5,805.23**	**22,174.19**	**900.00**	**122,825.81**	**15.82%**
	Fund: 551 - TACONI BUILDING Surplus (Deficit):	**-27,295.00**	**-35,195.00**	**10,670.94**	**8,747.09**	**-900.00**	**43,042.09**	**-22.30%**
Fund: 650 - PAYROLL CLEARING								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
650-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	5,992.63	0.00	5,992.63	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**5,992.63**	**0.00**	**5,992.63**	**0.00%**
Category: 40 - Personnel Services								
650-001-482-0000	FLEX PLAN	0.00	0.00	133.40	308.20	0.00	-308.20	0.00 %
	Category: 40 - Personnel Services Total:	**0.00**	**0.00**	**133.40**	**308.20**	**0.00**	**-308.20**	**0.00%**
	Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**-133.40**	**5,684.43**	**0.00**	**5,684.43**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**5,992.63**	**0.00**	**5,992.63**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**133.40**	**308.20**	**0.00**	**-308.20**	**0.00%**
	Fund: 650 - PAYROLL CLEARING Surplus (Deficit):	**0.00**	**0.00**	**-133.40**	**5,684.43**	**0.00**	**5,684.43**	**0.00%**
Fund: 651 - FLEXIBLE MEDICAL SPENDING								
Department: 001 - GENERAL								
Category: 34 - Miscellaneous								
651-001-340-0000	INTEREST EARNED	0.00	0.00	0.00	94.56	0.00	94.56	0.00 %
	Category: 34 - Miscellaneous Total:	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
	Department: 001 - GENERAL Total:	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
	Total Revenues	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
	Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Fund: 651 - FLEXIBLE MEDICAL SPENDING Total:	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
	Report Surplus (Deficit):	**1,687,719.22**	**633,160.77**	**-2,355,352.28**	**-6,744,578.28**	**-3,708,019.51**	**-11,085,758.56**	**-1,650.86%**

Group Summary

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL							
Department: 001 - GENERAL							
20 - Taxes	6,244,655.00	6,244,655.00	141,158.10	366,057.41	0.00	-5,878,597.59	5.86%
21 - Other Taxes	1,264,050.00	1,264,050.00	12,602.64	290,248.91	0.00	-973,801.09	22.96%
22 - Licenses and Permits	385,000.00	385,000.00	61,564.36	190,570.88	0.00	-194,429.12	49.50%
23 - Intergovernmental Revenues	6,740,140.50	6,740,140.50	704,371.09	1,955,758.14	0.00	-4,784,382.36	29.02%
28 - Charges for Government Services	12,000.00	12,000.00	0.00	2,000.00	0.00	-10,000.00	16.67%
31 - Culture and Recreation	360,000.00	360,000.00	20,208.82	84,871.49	0.00	-275,128.51	23.58%
33 - Fines and Forfeits	242,200.00	242,200.00	20,137.75	61,844.12	0.00	-180,355.88	25.53%
34 - Miscellaneous	1,418,776.00	1,418,776.00	26,802.30	176,372.24	0.00	-1,242,403.76	12.43%
35 - Miscellaneous	376,500.00	376,500.00	11,101.86	31,049.95	0.00	-345,450.05	8.25%
38 - Transfers and Non Revenue Receipts	1,807,570.55	1,807,570.55	363.25	54,010.75	0.00	-1,753,559.80	2.99%
Department: 001 - GENERAL Total:	**18,850,892.05**	**18,850,892.05**	**998,310.17**	**3,212,783.89**	**0.00**	**-15,638,108.16**	**17.04%**
Department: 100 - Board of Aldermen							
40 - Personnel Services	149,379.00	149,379.00	12,037.31	36,111.93	0.00	113,267.07	24.17%
60 - Contractual Services	15,900.00	15,900.00	200.00	9,401.60	0.00	6,498.40	59.13%
70 - Grants, Subsidies, & Allocations	7,000.00	7,000.00	3,000.00	6,450.00	0.00	550.00	92.14%
90 - Capital Outlay	42,000.00	51,752.48	5,593.75	11,881.48	0.00	39,871.00	22.96%
95 - Transfers Out	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00%
Department: 100 - Board of Aldermen Total:	**234,279.00**	**244,031.48**	**20,831.06**	**63,845.01**	**0.00**	**180,186.47**	**26.16%**
Department: 110 - COURT DEPARTMENT							
40 - Personnel Services	257,392.00	257,392.00	20,850.38	74,357.63	0.00	183,034.37	28.89%
50 - Supplies	6,800.00	6,800.00	0.00	944.42	28.08	5,827.50	14.30%
60 - Contractual Services	62,574.00	62,574.00	135.72	541.57	1,056.60	60,975.83	2.55%
Department: 110 - COURT DEPARTMENT Total:	**326,766.00**	**326,766.00**	**20,986.10**	**75,843.62**	**1,084.68**	**249,837.70**	**23.54%**
Department: 120 - EXECUTIVE MAYOR							
40 - Personnel Services	253,632.00	253,632.00	19,182.16	70,675.76	0.00	182,956.24	27.87%
50 - Supplies	11,900.00	16,400.00	5,599.21	7,241.31	774.63	8,384.06	48.88%
60 - Contractual Services	340,512.00	340,512.00	19,719.43	51,051.98	0.00	289,460.02	14.99%
70 - Grants, Subsidies, & Allocations	6,000.00	6,000.00	300.00	300.00	0.00	5,700.00	5.00%
Department: 120 - EXECUTIVE MAYOR Total:	**612,044.00**	**616,544.00**	**44,800.80**	**129,269.05**	**774.63**	**486,500.32**	**21.09%**
Department: 140 - SUPERVISION & FINANCE							
40 - Personnel Services	455,793.00	455,793.00	19,553.25	76,319.46	0.00	379,473.54	16.74%
50 - Supplies	10,100.00	10,100.00	2,112.22	2,463.21	181.99	7,454.80	26.19%
60 - Contractual Services	455,529.22	455,529.22	31,100.21	99,101.22	102,058.59	254,369.41	44.16%
Department: 140 - SUPERVISION & FINANCE Total:	**921,422.22**	**921,422.22**	**52,765.68**	**177,883.89**	**102,240.58**	**641,297.75**	**30.40%**
Department: 180 - HUMAN RESOURCES							
40 - Personnel Services	113,355.00	113,355.00	8,719.60	39,297.36	0.00	74,057.64	34.67%

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
50 - Supplies	1,720.00	1,720.00	7.62	7.62	0.00	1,712.38	0.44%
60 - Contractual Services	748,600.00	748,600.00	1,776.18	299,523.02	0.00	449,076.98	40.01%
Department: 180 - HUMAN RESOURCES Total:	**863,675.00**	**863,675.00**	**10,503.40**	**338,828.00**	**0.00**	**524,847.00**	**39.23%**
Department: 190 - PLANNING DEPARTMENT							
40 - Personnel Services	190,908.00	190,908.00	12,232.88	41,375.82	0.00	149,532.18	21.67%
50 - Supplies	2,600.00	2,742.10	296.41	682.03	589.99	1,470.08	46.39%
60 - Contractual Services	112,003.00	112,003.00	625.85	33,318.52	2,433.82	76,250.66	31.92%
Department: 190 - PLANNING DEPARTMENT Total:	**305,511.00**	**305,653.10**	**13,155.14**	**75,376.37**	**3,023.81**	**227,252.92**	**25.65%**
Department: 191 - BUILDING DEPARTMENT							
40 - Personnel Services	331,986.00	331,986.00	24,794.20	85,762.90	0.00	246,223.10	25.83%
50 - Supplies	8,820.00	8,820.00	6.69	377.18	0.00	8,442.82	4.28%
60 - Contractual Services	121,304.00	121,304.00	507.03	12,342.24	350.00	108,611.76	10.46%
Department: 191 - BUILDING DEPARTMENT Total:	**462,110.00**	**462,110.00**	**25,307.92**	**98,482.32**	**350.00**	**363,277.68**	**21.39%**
Department: 193 - SENIOR CITIZEN CENTER							
60 - Contractual Services	18,500.00	18,500.00	572.52	1,962.49	0.00	16,537.51	10.61%
Department: 193 - SENIOR CITIZEN CENTER Total:	**18,500.00**	**18,500.00**	**572.52**	**1,962.49**	**0.00**	**16,537.51**	**10.61%**
Department: 194 - COMMUNITY CENTER							
60 - Contractual Services	30,500.00	30,500.00	70.00	13,632.63	630.00	16,237.37	46.76%
Department: 194 - COMMUNITY CENTER Total:	**30,500.00**	**30,500.00**	**70.00**	**13,632.63**	**630.00**	**16,237.37**	**46.76%**
Department: 195 - CIVIC CENTER							
60 - Contractual Services	63,550.00	63,550.00	1,598.90	5,619.38	903.00	57,027.62	10.26%
Department: 195 - CIVIC CENTER Total:	**63,550.00**	**63,550.00**	**1,598.90**	**5,619.38**	**903.00**	**57,027.62**	**10.26%**
Department: 196 - MARY C O'KEEFE							
34 - Miscellaneous	52,500.00	52,500.00	620.00	3,701.39	0.00	-48,798.61	7.05%
38 - Transfers and Non Revenue Receipts	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00%
40 - Personnel Services	148,871.00	148,871.00	11,298.92	39,126.24	0.00	109,744.76	26.28%
50 - Supplies	29,750.00	29,750.00	2,114.29	3,190.64	1,075.60	25,483.76	14.34%
60 - Contractual Services	192,330.00	192,330.00	6,105.55	17,078.16	2,831.30	172,420.54	10.35%
Department: 196 - MARY C O'KEEFE Surplus (Deficit):	**-318,451.00**	**-318,451.00**	**-18,898.76**	**-53,193.65**	**-3,906.90**	**261,350.45**	**17.93%**
Department: 197 - OTHER CULTURAL							
60 - Contractual Services	2,000.00	2,000.00	134.49	401.53	0.00	1,598.47	20.08%
Department: 197 - OTHER CULTURAL Total:	**2,000.00**	**2,000.00**	**134.49**	**401.53**	**0.00**	**1,598.47**	**20.08%**
Department: 200 - POLICE DEPARTMENT							
40 - Personnel Services	4,456,047.00	4,456,047.00	318,035.78	1,200,972.43	0.00	3,255,074.57	26.95%
50 - Supplies	478,500.00	478,500.00	38,809.22	82,481.47	95,074.06	300,944.47	37.11%
60 - Contractual Services	569,180.00	596,680.00	62,436.58	210,479.60	70,174.99	316,025.41	47.04%
90 - Capital Outlay	0.00	164,705.00	102,792.00	102,792.00	8,317.00	53,596.00	67.46%
Department: 200 - POLICE DEPARTMENT Total:	**5,503,727.00**	**5,695,932.00**	**522,073.58**	**1,596,725.50**	**173,566.05**	**3,925,640.45**	**31.08%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 260 - FIRE DEPARTMENT							
40 - Personnel Services	2,993,852.00	2,993,852.00	225,362.40	818,281.23	0.00	2,175,570.77	27.33%
50 - Supplies	136,350.00	136,350.00	3,893.67	11,437.15	18,999.11	105,913.74	22.32%
60 - Contractual Services	161,450.00	161,450.00	10,571.78	21,758.38	11,013.32	128,678.30	20.30%
90 - Capital Outlay	0.00	90,302.36	0.00	20,152.36	50,645.37	19,504.63	78.40%
Department: 260 - FIRE DEPARTMENT Total:	**3,291,652.00**	**3,381,954.36**	**239,827.85**	**871,629.12**	**80,657.80**	**2,429,667.44**	**28.16%**
Department: 268 - EMERGENCY MANAGEMENT							
50 - Supplies	1,000.00	1,000.00	204.98	204.98	0.00	795.02	20.50%
60 - Contractual Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00%
Department: 268 - EMERGENCY MANAGEMENT Total:	**2,000.00**	**2,000.00**	**204.98**	**204.98**	**0.00**	**1,795.02**	**10.25%**
Department: 300 - PUBLIC WORKS ADMINISTRATION							
40 - Personnel Services	157,915.00	157,915.00	12,930.53	44,696.86	0.00	113,218.14	28.30%
50 - Supplies	33,055.00	33,055.00	2,058.85	5,048.33	2,839.90	25,166.77	23.86%
60 - Contractual Services	51,294.00	51,294.00	3,615.33	14,827.41	1,973.45	34,493.14	32.75%
90 - Capital Outlay	0.00	14,667.00	0.00	0.00	0.00	14,667.00	0.00%
Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**242,264.00**	**256,931.00**	**18,604.71**	**64,572.60**	**4,813.35**	**187,545.05**	**27.01%**
Department: 301 - STREET DEPARTMENT							
40 - Personnel Services	867,439.00	867,439.00	60,251.80	250,517.60	0.00	616,921.40	28.88%
50 - Supplies	338,400.00	346,808.51	34,564.36	66,532.56	57,196.51	223,079.44	35.68%
60 - Contractual Services	738,400.00	738,400.00	74,936.50	186,962.23	29,704.67	521,733.10	29.34%
90 - Capital Outlay	55,000.00	390,827.00	305,768.00	309,048.32	7,077.12	74,701.56	80.89%
Department: 301 - STREET DEPARTMENT Total:	**1,999,239.00**	**2,343,474.51**	**475,520.66**	**813,060.71**	**93,978.30**	**1,436,435.50**	**38.70%**
Department: 350 - CENTRAL SHOP							
40 - Personnel Services	90,520.00	90,520.00	8,289.54	30,600.96	0.00	59,919.04	33.81%
50 - Supplies	14,500.00	14,500.00	456.41	3,188.34	299.99	11,011.67	24.06%
60 - Contractual Services	10,500.00	10,500.00	452.47	2,601.41	6,041.18	1,857.41	82.31%
Department: 350 - CENTRAL SHOP Total:	**115,520.00**	**115,520.00**	**9,198.42**	**36,390.71**	**6,341.17**	**72,788.12**	**36.99%**
Department: 351 - MAINTENANCE							
40 - Personnel Services	306,562.00	306,562.00	8,805.32	35,122.11	0.00	271,439.89	11.46%
50 - Supplies	8,000.00	8,000.00	81.86	117.64	979.33	6,903.03	13.71%
60 - Contractual Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00%
Department: 351 - MAINTENANCE Total:	**315,562.00**	**315,562.00**	**8,887.18**	**35,239.75**	**979.33**	**279,342.92**	**11.48%**
Department: 352 - DRAINAGE DEPARTMENT							
40 - Personnel Services	300,039.00	300,039.00	17,996.34	89,655.39	0.00	210,383.61	29.88%
50 - Supplies	24,500.00	24,500.00	510.37	815.18	154.71	23,530.11	3.96%
60 - Contractual Services	53,350.00	53,350.00	1,861.00	2,670.11	6,259.00	44,420.89	16.74%
90 - Capital Outlay	300,000.00	333,333.00	17,951.50	44,969.75	144,125.74	144,237.51	56.73%
Department: 352 - DRAINAGE DEPARTMENT Total:	**677,889.00**	**711,222.00**	**38,319.21**	**138,110.43**	**150,539.45**	**422,572.12**	**40.59%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 353 - LANDSCAPING/BEAUTIFICATION							
40 - Personnel Services	195,258.00	195,258.00	11,670.36	43,996.95	0.00	151,261.05	22.53%
50 - Supplies	36,200.00	36,200.00	1,773.29	4,683.65	1,726.71	29,789.64	17.71%
60 - Contractual Services	20,000.00	20,000.00	866.00	1,807.00	0.00	18,193.00	9.04%
Department: 353 - LANDSCAPING/BEAUTIFICATION Total:	**251,458.00**	**251,458.00**	**14,309.65**	**50,487.60**	**1,726.71**	**199,243.69**	**20.76%**
Department: 550 - PARKS AND RECREATION							
40 - Personnel Services	1,577,003.00	1,577,003.00	119,201.06	430,007.63	0.00	1,146,995.37	27.27%
50 - Supplies	281,500.00	281,500.00	13,324.75	37,382.54	25,395.95	218,721.51	22.30%
60 - Contractual Services	366,260.00	366,260.00	34,948.81	76,656.10	7,216.58	282,387.32	22.90%
90 - Capital Outlay	0.00	70,909.00	909.00	909.00	62,810.00	7,190.00	89.86%
Department: 550 - PARKS AND RECREATION Total:	**2,224,763.00**	**2,295,672.00**	**168,383.62**	**544,955.27**	**95,422.53**	**1,655,294.20**	**27.90%**
Department: 552 - RYAN YOUTH CENTER							
60 - Contractual Services	3,000.00	3,000.00	14.94	14.94	0.00	2,985.06	0.50%
Department: 552 - RYAN YOUTH CENTER Total:	**3,000.00**	**3,000.00**	**14.94**	**14.94**	**0.00**	**2,985.06**	**0.50%**
Total Revenues	**18,903,392.05**	**18,903,392.05**	**998,930.17**	**3,218,985.28**	**0.00**	**-15,684,406.77**	**17.03%**
Total Expenses	**18,838,382.22**	**19,598,428.67**	**1,705,589.57**	**5,191,930.94**	**720,938.29**	**13,685,559.44**	**30.17%**
Fund: 001 - GENERAL Surplus (Deficit):	**65,009.83**	**-695,036.62**	**-706,659.40**	**-1,972,945.66**	**-720,938.29**	**-1,998,847.33**	**387.59%**
Fund: 003 - CREDIT CARD FEES							
Department: 001 - GENERAL							
35 - Miscellaneous	0.00	0.00	368.68	2,322.68	0.00	2,322.68	0.00%
60 - Contractual Services	0.00	0.00	0.00	1,362.32	0.00	-1,362.32	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**368.68**	**960.36**	**0.00**	**960.36**	**0.00%**
Total Revenues	**0.00**	**0.00**	**368.68**	**2,322.68**	**0.00**	**2,322.68**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**1,362.32**	**0.00**	**-1,362.32**	**0.00%**
Fund: 003 - CREDIT CARD FEES Surplus (Deficit):	**0.00**	**0.00**	**368.68**	**960.36**	**0.00**	**960.36**	**0.00%**
Fund: 005 - PUBLIC WORKS FACILITY							
Department: 300 - PUBLIC WORKS ADMINISTRATION							
90 - Capital Outlay	0.00	0.00	1,061,696.75	2,120,447.25	0.00	-2,120,447.25	0.00%
Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Expenses	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
Fund: 005 - PUBLIC WORKS FACILITY Total:	**0.00**	**0.00**	**1,061,696.75**	**2,120,447.25**	**0.00**	**-2,120,447.25**	**0.00%**
Fund: 007 - TOURISM FUND							
Department: 001 - GENERAL							
21 - Other Taxes	85,000.00	85,000.00	8,939.11	27,518.87	0.00	-57,481.13	32.38%
38 - Transfers and Non Revenue Receipts	0.00	0.00	8,200.00	11,200.00	0.00	11,200.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**85,000.00**	**85,000.00**	**17,139.11**	**38,718.87**	**0.00**	**-46,281.13**	**45.55%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 140 - SUPERVISION & FINANCE							
50 - Supplies	43,000.00	43,000.00	8,733.83	29,503.11	2,949.13	10,547.76	75.47%
Department: 140 - SUPERVISION & FINANCE Total:	**43,000.00**	**43,000.00**	**8,733.83**	**29,503.11**	**2,949.13**	**10,547.76**	**75.47%**
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC							
60 - Contractual Services	5,500.00	5,500.00	0.00	3,660.00	0.00	1,840.00	66.55%
70 - Grants, Subsidies, & Allocations	35,500.00	35,500.00	16,200.41	27,518.87	0.00	7,981.13	77.52%
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC Total:	**41,000.00**	**41,000.00**	**16,200.41**	**31,178.87**	**0.00**	**9,821.13**	**76.05%**
Total Revenues	**85,000.00**	**85,000.00**	**17,139.11**	**38,718.87**	**0.00**	**-46,281.13**	**45.55%**
Total Expenses	**84,000.00**	**84,000.00**	**24,934.24**	**60,681.98**	**2,949.13**	**20,368.89**	**75.75%**
Fund: 007 - TOURISM FUND Surplus (Deficit):	**1,000.00**	**1,000.00**	**-7,795.13**	**-21,963.11**	**-2,949.13**	**-25,912.24**	**-2,491.22%**
Fund: 008 - FOOD AND BEVERAGE TAX 2%							
Department: 001 - GENERAL							
21 - Other Taxes	1,800,000.00	1,800,000.00	213,695.49	634,683.30	0.00	-1,165,316.70	35.26%
35 - Miscellaneous	0.00	0.00	150.00	150.00	0.00	150.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**1,800,000.00**	**1,800,000.00**	**213,845.49**	**634,833.30**	**0.00**	**-1,165,166.70**	**35.27%**
Department: 255 - PUBLIC SAFETY CENTER							
90 - Capital Outlay	0.00	13,175.00	0.00	0.00	0.00	13,175.00	0.00%
Department: 255 - PUBLIC SAFETY CENTER Total:	**0.00**	**13,175.00**	**0.00**	**0.00**	**0.00**	**13,175.00**	**0.00%**
Department: 260 - FIRE DEPARTMENT							
90 - Capital Outlay	0.00	135,000.00	0.00	0.00	134,707.15	292.85	99.78%
Department: 260 - FIRE DEPARTMENT Total:	**0.00**	**135,000.00**	**0.00**	**0.00**	**134,707.15**	**292.85**	**99.78%**
Department: 550 - PARKS AND RECREATION							
60 - Contractual Services	75,960.00	75,960.00	6,300.00	18,900.00	0.00	57,060.00	24.88%
90 - Capital Outlay	50,000.00	92,437.00	18,271.68	30,268.55	4,999.00	57,169.45	38.15%
Department: 550 - PARKS AND RECREATION Total:	**125,960.00**	**168,397.00**	**24,571.68**	**49,168.55**	**4,999.00**	**114,229.45**	**32.17%**
Department: 554 - MARY C O'KEEFE CENTER							
90 - Capital Outlay	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00%
Department: 554 - MARY C O'KEEFE CENTER Total:	**15,000.00**	**15,000.00**	**0.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC							
60 - Contractual Services	57,000.00	57,000.00	0.00	40,000.00	0.00	17,000.00	70.18%
Department: 650 - ECONOMIC DEVELOPMENT & ASSISTC Total:	**57,000.00**	**57,000.00**	**0.00**	**40,000.00**	**0.00**	**17,000.00**	**70.18%**
Department: 800 - DEBT SERVICE							
80 - Debt Service	655,359.00	655,359.00	0.00	50,929.50	0.00	604,429.50	7.77%
Department: 800 - DEBT SERVICE Total:	**655,359.00**	**655,359.00**	**0.00**	**50,929.50**	**0.00**	**604,429.50**	**7.77%**
Department: 999 - TRANSFER TO OTHER FUNDS							
95 - Transfers Out	157,000.00	157,000.00	0.00	157,000.00	0.00	0.00	100.00%

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 999 - TRANSFER TO OTHER FUNDS Total:	**157,000.00**	**157,000.00**	**0.00**	**157,000.00**	**0.00**	**0.00**	**100.00%**
Total Revenues	**1,800,000.00**	**1,800,000.00**	**213,845.49**	**634,833.30**	**0.00**	**-1,165,166.70**	**35.27%**
Total Expenses	**1,010,319.00**	**1,200,931.00**	**24,571.68**	**297,098.05**	**139,706.15**	**764,126.80**	**36.37%**
Fund: 008 - FOOD AND BEVERAGE TAX 2% Surplus (Deficit):	**789,681.00**	**599,069.00**	**189,273.81**	**337,735.25**	**-139,706.15**	**-401,039.90**	**33.06%**
Fund: 009 - ETHELYN CONNER TREE FUND							
Department: 120 - EXECUTIVE MAYOR							
60 - Contractual Services	0.00	0.00	0.00	0.00	1,750.00	-1,750.00	0.00%
Department: 120 - EXECUTIVE MAYOR Total:	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
Fund: 009 - ETHELYN CONNER TREE FUND Total:	**0.00**	**0.00**	**0.00**	**0.00**	**1,750.00**	**-1,750.00**	**0.00%**
Fund: 010 - FESTIVALS							
Department: 001 - GENERAL							
34 - Miscellaneous	7,000.00	7,000.00	0.00	25.00	0.00	-6,975.00	0.36%
35 - Miscellaneous	5,500.00	5,500.00	0.00	0.00	0.00	-5,500.00	0.00%
38 - Transfers and Non Revenue Receipts	75,000.00	75,000.00	0.00	75,000.00	0.00	0.00	100.00%
Department: 001 - GENERAL Surplus (Deficit):	**87,500.00**	**87,500.00**	**0.00**	**75,025.00**	**0.00**	**-12,475.00**	**85.74%**
Department: 140 - SUPERVISION & FINANCE							
50 - Supplies	2,000.00	2,000.00	0.00	0.00	850.00	1,150.00	42.50%
60 - Contractual Services	5,000.00	5,000.00	416.67	833.34	0.00	4,166.66	16.67%
70 - Grants, Subsidies, & Allocations	103,800.00	103,800.00	4,674.49	19,442.83	2,041.08	82,316.09	20.70%
Department: 140 - SUPERVISION & FINANCE Total:	**110,800.00**	**110,800.00**	**5,091.16**	**20,276.17**	**2,891.08**	**87,632.75**	**20.91%**
Total Revenues	**87,500.00**	**87,500.00**	**0.00**	**75,025.00**	**0.00**	**-12,475.00**	**85.74%**
Total Expenses	**110,800.00**	**110,800.00**	**5,091.16**	**20,276.17**	**2,891.08**	**87,632.75**	**20.91%**
Fund: 010 - FESTIVALS Surplus (Deficit):	**-23,300.00**	**-23,300.00**	**-5,091.16**	**54,748.83**	**-2,891.08**	**75,157.75**	**-222.57%**
Fund: 040 - BELLANDE/EVERGREEN CEMETERIES							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	3,000.00	9,000.00	0.00	9,000.00	0.00%
38 - Transfers and Non Revenue Receipts	6,500.00	6,500.00	0.00	0.00	0.00	-6,500.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**6,500.00**	**6,500.00**	**3,000.00**	**9,000.00**	**0.00**	**2,500.00**	**138.46%**
Department: 140 - SUPERVISION & FINANCE							
60 - Contractual Services	6,500.00	6,500.00	26.00	556.00	0.00	5,944.00	8.55%
Department: 140 - SUPERVISION & FINANCE Total:	**6,500.00**	**6,500.00**	**26.00**	**556.00**	**0.00**	**5,944.00**	**8.55%**
Total Revenues	**6,500.00**	**6,500.00**	**3,000.00**	**9,000.00**	**0.00**	**2,500.00**	**138.46%**
Total Expenses	**6,500.00**	**6,500.00**	**26.00**	**556.00**	**0.00**	**5,944.00**	**8.55%**
Fund: 040 - BELLANDE/EVERGREEN CEMETERIES Surplus (Deficit):	**0.00**	**0.00**	**2,974.00**	**8,444.00**	**0.00**	**8,444.00**	**0.00%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - MODERNIZATION USE TAX							
Department: 301 - STREET DEPARTMENT							
90 - Capital Outlay	0.00	0.00	0.00	27,500.00	0.00	-27,500.00	0.00%
Department: 301 - STREET DEPARTMENT Total:	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
Fund: 100 - MODERNIZATION USE TAX Total:	**0.00**	**0.00**	**0.00**	**27,500.00**	**0.00**	**-27,500.00**	**0.00%**
Fund: 101 - LIBRARY							
Department: 001 - GENERAL							
20 - Taxes	295,260.00	295,260.00	6,322.08	16,422.20	0.00	-278,837.80	5.56%
Department: 001 - GENERAL Surplus (Deficit):	**295,260.00**	**295,260.00**	**6,322.08**	**16,422.20**	**0.00**	**-278,837.80**	**5.56%**
Department: 510 - JACKSON-GEORGE REGIONL LIBRARY							
60 - Contractual Services	227,600.00	227,600.00	25,165.00	50,417.49	3,355.00	173,827.51	23.63%
Department: 510 - JACKSON-GEORGE REGIONL LIBRARY Total:	**227,600.00**	**227,600.00**	**25,165.00**	**50,417.49**	**3,355.00**	**173,827.51**	**23.63%**
Total Revenues	**295,260.00**	**295,260.00**	**6,322.08**	**16,422.20**	**0.00**	**-278,837.80**	**5.56%**
Total Expenses	**227,600.00**	**227,600.00**	**25,165.00**	**50,417.49**	**3,355.00**	**173,827.51**	**23.63%**
Fund: 101 - LIBRARY Surplus (Deficit):	**67,660.00**	**67,660.00**	**-18,842.92**	**-33,995.29**	**-3,355.00**	**-105,010.29**	**-55.20%**
Fund: 102 - SPECIAL PD FINES & FORFEITURES							
Department: 001 - GENERAL							
36 - Charges for Services	2,000.00	2,000.00	0.00	0.00	0.00	-2,000.00	0.00%
38 - Transfers and Non Revenue Receipts	60,000.00	60,000.00	0.00	0.00	0.00	-60,000.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**-62,000.00**	**0.00%**
Department: 200 - POLICE DEPARTMENT							
60 - Contractual Services	62,000.00	62,000.00	0.00	0.00	0.00	62,000.00	0.00%
Department: 200 - POLICE DEPARTMENT Total:	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**62,000.00**	**0.00%**
Total Revenues	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**-62,000.00**	**0.00%**
Total Expenses	**62,000.00**	**62,000.00**	**0.00**	**0.00**	**0.00**	**62,000.00**	**0.00%**
Fund: 102 - SPECIAL PD FINES & FORFEITURES Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 103 - TASK FORCE							
Department: 001 - GENERAL							
33 - Fines and Forfeits	2,000.00	2,000.00	0.00	0.00	0.00	-2,000.00	0.00%
38 - Transfers and Non Revenue Receipts	16,000.00	16,000.00	0.00	0.00	0.00	-16,000.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**-18,000.00**	**0.00%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 200 - POLICE DEPARTMENT							
50 - Supplies	18,000.00	18,000.00	0.00	0.00	0.00	18,000.00	0.00%
Department: 200 - POLICE DEPARTMENT Total:	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**18,000.00**	**0.00%**
Total Revenues	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**-18,000.00**	**0.00%**
Total Expenses	**18,000.00**	**18,000.00**	**0.00**	**0.00**	**0.00**	**18,000.00**	**0.00%**
Fund: 103 - TASK FORCE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 104 - AMERICAN RESCUE PLAN (ARPA) FUNDS							
Department: 330 - GRANT ACTIVITY							
34 - Miscellaneous	0.00	0.00	0.00	24,754.87	0.00	24,754.87	0.00%
Department: 330 - GRANT ACTIVITY Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 104 - AMERICAN RESCUE PLAN (ARPA) FUNDS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**24,754.87**	**0.00**	**24,754.87**	**0.00%**
Fund: 105 - MDAH RECORDS MANAGEMENT							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	164.00	457.50	0.00	457.50	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
Total Revenues	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 105 - MDAH RECORDS MANAGEMENT Surplus (Deficit):	**0.00**	**0.00**	**164.00**	**457.50**	**0.00**	**457.50**	**0.00%**
Fund: 120 - MUNICIPAL RESERVE FUND							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	16,478.74	0.00	16,478.74	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 120 - MUNICIPAL RESERVE FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**16,478.74**	**0.00**	**16,478.74**	**0.00%**
Fund: 161 - FIRE PROTECTION							
Department: 001 - GENERAL							
21 - Other Taxes	119,000.00	119,000.00	0.00	0.00	0.00	-119,000.00	0.00%
38 - Transfers and Non Revenue Receipts	24,856.00	24,856.00	0.00	0.00	0.00	-24,856.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**-143,856.00**	**0.00%**
Department: 800 - DEBT SERVICE							
80 - Debt Service	143,856.00	143,856.00	0.00	0.00	0.00	143,856.00	0.00%

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 800 - DEBT SERVICE Total:	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**143,856.00**	**0.00%**
Total Revenues	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**-143,856.00**	**0.00%**
Total Expenses	**143,856.00**	**143,856.00**	**0.00**	**0.00**	**0.00**	**143,856.00**	**0.00%**
Fund: 161 - FIRE PROTECTION Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 200 - GENERAL OBLIGATIONS							
Department: 001 - GENERAL							
20 - Taxes	1,280,358.00	1,280,358.00	27,410.80	71,207.76	0.00	-1,209,150.24	5.56%
Department: 001 - GENERAL Surplus (Deficit):	**1,280,358.00**	**1,280,358.00**	**27,410.80**	**71,207.76**	**0.00**	**-1,209,150.24**	**5.56%**
Department: 800 - DEBT SERVICE							
80 - Debt Service	469,025.00	469,025.00	0.00	295,125.00	0.00	173,900.00	62.92%
Department: 800 - DEBT SERVICE Total:	**469,025.00**	**469,025.00**	**0.00**	**295,125.00**	**0.00**	**173,900.00**	**62.92%**
Total Revenues	**1,280,358.00**	**1,280,358.00**	**27,410.80**	**71,207.76**	**0.00**	**-1,209,150.24**	**5.56%**
Total Expenses	**469,025.00**	**469,025.00**	**0.00**	**295,125.00**	**0.00**	**173,900.00**	**62.92%**
Fund: 200 - GENERAL OBLIGATIONS Surplus (Deficit):	**811,333.00**	**811,333.00**	**27,410.80**	**-223,917.24**	**0.00**	**-1,035,250.24**	**-27.60%**
Fund: 301 - MS DEPT OF ARCHIVES & HISTORY CLG							
Department: 001 - GENERAL							
23 - Intergovernmental Revenues	0.00	0.00	0.00	20,320.00	0.00	20,320.00	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 301 - MS DEPT OF ARCHIVES & HISTORY CLG Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**20,320.00**	**0.00**	**20,320.00**	**0.00%**
Fund: 310 - CDBG GRANTS							
Department: 336 - Grant - Ft. Bayou							
90 - Capital Outlay	0.00	0.00	0.00	4,519.86	0.00	-4,519.86	0.00%
Department: 336 - Grant - Ft. Bayou Total:	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
Fund: 310 - CDBG GRANTS Total:	**0.00**	**0.00**	**0.00**	**4,519.86**	**0.00**	**-4,519.86**	**0.00%**
Fund: 315 - SB 2468 - PUBLIC FACILITIES AND MAPPING							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	15,977.21	0.00	15,977.21	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**15,977.21**	**0.00**	**15,977.21**	**0.00%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 120 - EXECUTIVE MAYOR							
90 - Capital Outlay	0.00	0.00	1,472.90	68,675.50	0.00	-68,675.50	0.00%
Department: 120 - EXECUTIVE MAYOR Total:	**0.00**	**0.00**	**1,472.90**	**68,675.50**	**0.00**	**-68,675.50**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**15,977.21**	**0.00**	**15,977.21**	**0.00%**
Total Expenses	**0.00**	**0.00**	**1,472.90**	**68,675.50**	**0.00**	**-68,675.50**	**0.00%**
Fund: 315 - SB 2468 - PUBLIC FACILITIES AND MAPPING Surplus (Deficit):	**0.00**	**0.00**	**-1,472.90**	**-52,698.29**	**0.00**	**-52,698.29**	**0.00%**
Fund: 316 - GCRF - MARY C O'KEEFE							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	1,177.73	0.00	1,177.73	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,177.73**	**0.00**	**1,177.73**	**0.00%**
Department: 330 - GRANT ACTIVITY							
60 - Contractual Services	0.00	0.00	13,800.00	13,800.00	105.00	-13,905.00	0.00%
90 - Capital Outlay	0.00	0.00	0.00	4,500.00	0.00	-4,500.00	0.00%
Department: 330 - GRANT ACTIVITY Total:	**0.00**	**0.00**	**13,800.00**	**18,300.00**	**105.00**	**-18,405.00**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**1,177.73**	**0.00**	**1,177.73**	**0.00%**
Total Expenses	**0.00**	**0.00**	**13,800.00**	**18,300.00**	**105.00**	**-18,405.00**	**0.00%**
Fund: 316 - GCRF - MARY C O'KEEFE Surplus (Deficit):	**0.00**	**0.00**	**-13,800.00**	**-17,122.27**	**-105.00**	**-17,227.27**	**0.00%**
Fund: 320 - STP-GOVERNMENT ST SIDEWALKS							
Department: 340 - Grant Activity							
35 - Miscellaneous	0.00	0.00	0.00	271.50	0.00	271.50	0.00%
Department: 340 - Grant Activity Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 320 - STP-GOVERNMENT ST SIDEWALKS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**271.50**	**0.00**	**271.50**	**0.00%**
Fund: 324 - MCWI GRANTS							
Department: 330 - GRANT ACTIVITY							
23 - Intergovernmental Revenues	0.00	0.00	1,241.75	1,241.75	-7,728.00	-6,486.25	0.00%
90 - Capital Outlay	0.00	0.00	518,145.71	1,930,797.61	30,443.76	-1,961,241.37	0.00%
Department: 330 - GRANT ACTIVITY Surplus (Deficit):	**0.00**	**0.00**	**-516,903.96**	**-1,929,555.86**	**-38,171.76**	**-1,967,727.62**	**0.00%**
Department: 331 - CIAP ACQUISITION							
90 - Capital Outlay	0.00	0.00	4,398.60	336,935.85	0.00	-336,935.85	0.00%
Department: 331 - CIAP ACQUISITION Total:	**0.00**	**0.00**	**4,398.60**	**336,935.85**	**0.00**	**-336,935.85**	**0.00%**
Department: 332 - CIAP STORMWATER OUTFALLS							
90 - Capital Outlay	0.00	0.00	0.00	6,479.60	0.00	-6,479.60	0.00%
Department: 332 - CIAP STORMWATER OUTFALLS Total:	**0.00**	**0.00**	**0.00**	**6,479.60**	**0.00**	**-6,479.60**	**0.00%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 334 - CDBG - BILLS AVENUE							
90 - Capital Outlay	0.00	0.00	183,885.95	782,851.89	0.00	-782,851.89	0.00%
Department: 334 - CDBG - BILLS AVENUE Total:	**0.00**	**0.00**	**183,885.95**	**782,851.89**	**0.00**	**-782,851.89**	**0.00%**
Total Revenues	**0.00**	**0.00**	**1,241.75**	**1,241.75**	**-7,728.00**	**-6,486.25**	**0.00%**
Total Expenses	**0.00**	**0.00**	**706,430.26**	**3,057,064.95**	**30,443.76**	**-3,087,508.71**	**0.00%**
Fund: 324 - MCWI GRANTS Surplus (Deficit):	**0.00**	**0.00**	**-705,188.51**	**-3,055,823.20**	**-38,171.76**	**-3,093,994.96**	**0.00%**
Fund: 328 - TIDELANDS GRANTS							
Department: 001 - GENERAL							
23 - Intergovernmental Revenues	0.00	0.00	16,174.99	56,517.57	0.00	56,517.57	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**16,174.99**	**56,517.57**	**0.00**	**56,517.57**	**0.00%**
Department: 300 - PUBLIC WORKS ADMINISTRATION							
90 - Capital Outlay	0.00	0.00	21,673.46	21,673.46	0.00	-21,673.46	0.00%
Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**0.00**	**0.00**	**21,673.46**	**21,673.46**	**0.00**	**-21,673.46**	**0.00%**
Total Revenues	**0.00**	**0.00**	**16,174.99**	**56,517.57**	**0.00**	**56,517.57**	**0.00%**
Total Expenses	**0.00**	**0.00**	**21,673.46**	**21,673.46**	**0.00**	**-21,673.46**	**0.00%**
Fund: 328 - TIDELANDS GRANTS Surplus (Deficit):	**0.00**	**0.00**	**-5,498.47**	**34,844.11**	**0.00**	**34,844.11**	**0.00%**
Fund: 329 - TIDELANDS GRANT BEACH REPAIRS							
Department: 330 - GRANT ACTIVITY							
23 - Intergovernmental Revenues	0.00	0.00	0.00	151,815.53	0.00	151,815.53	0.00%
90 - Capital Outlay	0.00	0.00	0.00	1,686.74	0.00	-1,686.74	0.00%
Department: 330 - GRANT ACTIVITY Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**150,128.79**	**0.00**	**150,128.79**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**151,815.53**	**0.00**	**151,815.53**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**1,686.74**	**0.00**	**-1,686.74**	**0.00%**
Fund: 329 - TIDELANDS GRANT BEACH REPAIRS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**150,128.79**	**0.00**	**150,128.79**	**0.00%**
Fund: 332 - SENATE BOND 2948 SIDEWALKS							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	6,411.44	0.00	6,411.44	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 332 - SENATE BOND 2948 SIDEWALKS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**6,411.44**	**0.00**	**6,411.44**	**0.00%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 333 - SB2948 SPECIAL PROJECTS - MARY C							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	82.78	0.00	82.78	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 333 - SB2948 SPECIAL PROJECTS - MARY C Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**82.78**	**0.00**	**82.78**	**0.00%**
Fund: 334 - SB2971 WATER/SEWER/DRAINAGE							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	430.78	0.00	430.78	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 334 - SB2971 WATER/SEWER/DRAINAGE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**430.78**	**0.00**	**430.78**	**0.00%**
Fund: 335 - HB1353 - RILEY RD IMPROVEMENTS							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	2,449.21	0.00	2,449.21	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,449.21**	**0.00**	**2,449.21**	**0.00%**
Department: 190 - PLANNING DEPARTMENT							
90 - Capital Outlay	0.00	0.00	1,102.87	4,534.50	5,600.00	-10,134.50	0.00%
Department: 190 - PLANNING DEPARTMENT Total:	**0.00**	**0.00**	**1,102.87**	**4,534.50**	**5,600.00**	**-10,134.50**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**2,449.21**	**0.00**	**2,449.21**	**0.00%**
Total Expenses	**0.00**	**0.00**	**1,102.87**	**4,534.50**	**5,600.00**	**-10,134.50**	**0.00%**
Fund: 335 - HB1353 - RILEY RD IMPROVEMENTS Surplus (Deficit):	**0.00**	**0.00**	**-1,102.87**	**-2,085.29**	**-5,600.00**	**-7,685.29**	**0.00%**
Fund: 336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	5,092.54	0.00	5,092.54	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**5,092.54**	**0.00**	**5,092.54**	**0.00%**
Department: 190 - PLANNING DEPARTMENT							
90 - Capital Outlay	0.00	0.00	28,612.50	63,983.93	195,532.05	-259,515.98	0.00%
Department: 190 - PLANNING DEPARTMENT Total:	**0.00**	**0.00**	**28,612.50**	**63,983.93**	**195,532.05**	**-259,515.98**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**5,092.54**	**0.00**	**5,092.54**	**0.00%**
Total Expenses	**0.00**	**0.00**	**28,612.50**	**63,983.93**	**195,532.05**	**-259,515.98**	**0.00%**
Fund: 336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE Surplus (Deficit):	**0.00**	**0.00**	**-28,612.50**	**-58,891.39**	**-195,532.05**	**-254,423.44**	**0.00%**

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 337 - HB603 APPROPRIATIONS							
Department: 196 - MARY C O'KEEFE							
34 - Miscellaneous	0.00	0.00	0.00	420.24	0.00	420.24	0.00%
Department: 196 - MARY C O'KEEFE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**420.24**	**0.00**	**420.24**	**0.00%**
Department: 301 - STREET DEPARTMENT							
34 - Miscellaneous	0.00	0.00	0.00	1,812.48	0.00	1,812.48	0.00%
90 - Capital Outlay	0.00	0.00	143,424.69	143,424.69	88,319.72	-231,744.41	0.00%
Department: 301 - STREET DEPARTMENT Surplus (Deficit):	**0.00**	**0.00**	**-143,424.69**	**-141,612.21**	**-88,319.72**	**-229,931.93**	**0.00%**
Department: 727 - UTILITY OPERATIONS							
34 - Miscellaneous	0.00	0.00	0.00	17.25	0.00	17.25	0.00%
Department: 727 - UTILITY OPERATIONS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**17.25**	**0.00**	**17.25**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**2,249.97**	**0.00**	**2,249.97**	**0.00%**
Total Expenses	**0.00**	**0.00**	**143,424.69**	**143,424.69**	**88,319.72**	**-231,744.41**	**0.00%**
Fund: 337 - HB603 APPROPRIATIONS Surplus (Deficit):	**0.00**	**0.00**	**-143,424.69**	**-141,174.72**	**-88,319.72**	**-229,494.44**	**0.00%**
Fund: 401 - UTILITY ENTERPRISE							
Department: 001 - GENERAL							
28 - Charges for Government Services	3,000,000.00	3,000,000.00	261,454.00	784,138.00	0.00	-2,215,862.00	26.14%
34 - Miscellaneous	3,972,010.00	3,972,010.00	345,697.55	1,007,795.12	0.00	-2,964,214.88	25.37%
35 - Miscellaneous	3,000.00	3,000.00	1,699.89	3,824.79	0.00	824.79	127.49%
36 - Charges for Services	3,340,000.00	3,340,000.00	272,915.04	846,809.63	0.00	-2,493,190.37	25.35%
38 - Transfers and Non Revenue Receipts	442,000.00	442,000.00	0.00	42,000.00	0.00	-400,000.00	9.50%
Department: 001 - GENERAL Surplus (Deficit):	**10,757,010.00**	**10,757,010.00**	**881,766.48**	**2,684,567.54**	**0.00**	**-8,072,442.46**	**24.96%**
Department: 300 - PUBLIC WORKS ADMINISTRATION							
40 - Personnel Services	829,425.00	829,425.00	58,818.07	211,315.79	0.00	618,109.21	25.48%
50 - Supplies	5,300.00	5,300.00	632.34	1,382.68	0.00	3,917.32	26.09%
60 - Contractual Services	184,569.50	184,569.50	4,151.50	15,563.03	32,469.82	136,536.65	26.02%
90 - Capital Outlay	0.00	29,333.00	0.00	0.00	0.00	29,333.00	0.00%
95 - Transfers Out	12,000.00	12,000.00	0.00	12,000.00	0.00	0.00	100.00%
Department: 300 - PUBLIC WORKS ADMINISTRATION Total:	**1,031,294.50**	**1,060,627.50**	**63,601.91**	**240,261.50**	**32,469.82**	**787,896.18**	**25.71%**
Department: 320 - SANITARY DEPARTMENT							
40 - Personnel Services	308,391.00	308,391.00	22,425.74	110,581.31	0.00	197,809.69	35.86%
60 - Contractual Services	2,730,900.00	2,730,900.00	224,556.32	457,685.72	2,250,424.28	22,790.00	99.17%
Department: 320 - SANITARY DEPARTMENT Total:	**3,039,291.00**	**3,039,291.00**	**246,982.06**	**568,267.03**	**2,250,424.28**	**220,599.69**	**92.74%**
Department: 705 - SEWER ELECTRICIAN							
40 - Personnel Services	14,715.00	14,715.00	1,385.70	2,928.21	0.00	11,786.79	19.90%
50 - Supplies	500.00	500.00	0.00	0.00	0.00	500.00	0.00%
Department: 705 - SEWER ELECTRICIAN Total:	**15,215.00**	**15,215.00**	**1,385.70**	**2,928.21**	**0.00**	**12,286.79**	**19.25%**

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Department: 710 - UTILITY BILLING & COLLECTION							
40 - Personnel Services	248,849.00	248,849.00	19,121.63	76,151.71	0.00	172,697.29	30.60%
50 - Supplies	7,350.00	7,350.00	1,491.15	2,523.14	590.81	4,236.05	42.37%
60 - Contractual Services	96,980.00	96,980.00	6,316.92	19,175.64	0.00	77,804.36	19.77%
90 - Capital Outlay	200,000.00	200,000.00	0.00	77,104.25	9,019.50	113,876.25	43.06%
Department: 710 - UTILITY BILLING & COLLECTION Total:	**553,179.00**	**553,179.00**	**26,929.70**	**174,954.74**	**9,610.31**	**368,613.95**	**33.36%**
Department: 750 - WATER OPERATIONS							
40 - Personnel Services	444,536.00	444,536.00	29,662.91	118,388.32	0.00	326,147.68	26.63%
50 - Supplies	292,500.00	292,500.00	11,790.70	17,275.96	60,816.01	214,408.03	26.70%
60 - Contractual Services	656,840.00	656,840.00	32,428.04	178,898.27	22,759.00	455,182.73	30.70%
90 - Capital Outlay	300,000.00	333,333.00	20,425.38	35,395.15	28,232.00	269,705.85	19.09%
Department: 750 - WATER OPERATIONS Total:	**1,693,876.00**	**1,727,209.00**	**94,307.03**	**349,957.70**	**111,807.01**	**1,265,444.29**	**26.73%**
Department: 751 - SEWER OPERATIONS							
40 - Personnel Services	414,317.00	414,317.00	23,473.60	93,372.53	0.00	320,944.47	22.54%
50 - Supplies	208,000.00	208,000.00	13,386.33	24,463.53	92,590.91	90,945.56	56.28%
60 - Contractual Services	3,135,724.00	3,135,724.00	262,469.34	808,175.50	4,152.00	2,323,396.50	25.91%
90 - Capital Outlay	300,000.00	333,334.00	3,356.84	5,967.20	6,747.00	320,619.80	3.81%
Department: 751 - SEWER OPERATIONS Total:	**4,058,041.00**	**4,091,375.00**	**302,686.11**	**931,978.76**	**103,489.91**	**3,055,906.33**	**25.31%**
Department: 800 - DEBT SERVICE							
80 - Debt Service	362,483.11	362,483.11	32,769.78	98,309.34	0.00	264,173.77	27.12%
Department: 800 - DEBT SERVICE Total:	**362,483.11**	**362,483.11**	**32,769.78**	**98,309.34**	**0.00**	**264,173.77**	**27.12%**
Total Revenues	**10,757,010.00**	**10,757,010.00**	**881,766.48**	**2,684,567.54**	**0.00**	**-8,072,442.46**	**24.96%**
Total Expenses	**10,753,379.61**	**10,849,379.61**	**768,662.29**	**2,366,657.28**	**2,507,801.33**	**5,974,921.00**	**44.93%**
Fund: 401 - UTILITY ENTERPRISE Surplus (Deficit):	**3,630.39**	**-92,369.61**	**113,104.19**	**317,910.26**	**-2,507,801.33**	**-2,097,521.46**	**2,370.79%**
Fund: 551 - TACONI BUILDING							
Department: 001 - GENERAL							
34 - Miscellaneous	110,705.00	110,705.00	16,476.17	30,921.28	0.00	-79,783.72	27.93%
Department: 001 - GENERAL Surplus (Deficit):	**110,705.00**	**110,705.00**	**16,476.17**	**30,921.28**	**0.00**	**-79,783.72**	**27.93%**
Department: 551 - TACONI RECREATIONAL FACILITY							
60 - Contractual Services	138,000.00	145,900.00	5,805.23	22,174.19	900.00	122,825.81	15.82%
Department: 551 - TACONI RECREATIONAL FACILITY Total:	**138,000.00**	**145,900.00**	**5,805.23**	**22,174.19**	**900.00**	**122,825.81**	**15.82%**
Total Revenues	**110,705.00**	**110,705.00**	**16,476.17**	**30,921.28**	**0.00**	**-79,783.72**	**27.93%**
Total Expenses	**138,000.00**	**145,900.00**	**5,805.23**	**22,174.19**	**900.00**	**122,825.81**	**15.82%**
Fund: 551 - TACONI BUILDING Surplus (Deficit):	**-27,295.00**	**-35,195.00**	**10,670.94**	**8,747.09**	**-900.00**	**43,042.09**	**-22.30%**
Fund: 650 - PAYROLL CLEARING							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	5,992.63	0.00	5,992.63	0.00%

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
40 - Personnel Services	0.00	0.00	133.40	308.20	0.00	-308.20	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**-133.40**	**5,684.43**	**0.00**	**5,684.43**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**5,992.63**	**0.00**	**5,992.63**	**0.00%**
Total Expenses	**0.00**	**0.00**	**133.40**	**308.20**	**0.00**	**-308.20**	**0.00%**
Fund: 650 - PAYROLL CLEARING Surplus (Deficit):	**0.00**	**0.00**	**-133.40**	**5,684.43**	**0.00**	**5,684.43**	**0.00%**
Fund: 651 - FLEXIBLE MEDICAL SPENDING							
Department: 001 - GENERAL							
34 - Miscellaneous	0.00	0.00	0.00	94.56	0.00	94.56	0.00%
Department: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
Total Revenues	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
Total Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 651 - FLEXIBLE MEDICAL SPENDING Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**94.56**	**0.00**	**94.56**	**0.00%**
Report Surplus (Deficit):	**1,687,719.22**	**633,160.77**	**-2,355,352.28**	**-6,744,578.28**	**-3,708,019.51**	**-11,085,758.56**	**-1,650.86%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
001 - GENERAL	65,009.83	-695,036.62	-706,659.40	-1,972,945.66	-720,938.29	-1,998,847.33
003 - CREDIT CARD FEES	0.00	0.00	368.68	960.36	0.00	960.36
005 - PUBLIC WORKS FACILITY	0.00	0.00	-1,061,696.75	-2,120,447.25	0.00	-2,120,447.25
007 - TOURISM FUND	1,000.00	1,000.00	-7,795.13	-21,963.11	-2,949.13	-25,912.24
008 - FOOD AND BEVERAGE TAX	789,681.00	599,069.00	189,273.81	337,735.25	-139,706.15	-401,039.90
009 - ETHELYN CONNER TREE FUI	0.00	0.00	0.00	0.00	-1,750.00	-1,750.00
010 - FESTIVALS	-23,300.00	-23,300.00	-5,091.16	54,748.83	-2,891.08	75,157.75
040 - BELLANDE/EVERGREEN CEM	0.00	0.00	2,974.00	8,444.00	0.00	8,444.00
100 - MODERNIZATION USE TAX	0.00	0.00	0.00	-27,500.00	0.00	-27,500.00
101 - LIBRARY	67,660.00	67,660.00	-18,842.92	-33,995.29	-3,355.00	-105,010.29
102 - SPECIAL PD FINES & FORFEI	0.00	0.00	0.00	0.00	0.00	0.00
103 - TASK FORCE	0.00	0.00	0.00	0.00	0.00	0.00
104 - AMERICAN RESCUE PLAN (A	0.00	0.00	0.00	24,754.87	0.00	24,754.87
105 - MDAH RECORDS MANAGEM	0.00	0.00	164.00	457.50	0.00	457.50
120 - MUNICIPAL RESERVE FUND	0.00	0.00	0.00	16,478.74	0.00	16,478.74
161 - FIRE PROTECTION	0.00	0.00	0.00	0.00	0.00	0.00
200 - GENERAL OBLIGATIONS	811,333.00	811,333.00	27,410.80	-223,917.24	0.00	-1,035,250.24
301 - MS DEPT OF ARCHIVES & HI	0.00	0.00	0.00	20,320.00	0.00	20,320.00
310 - CDBG GRANTS	0.00	0.00	0.00	-4,519.86	0.00	-4,519.86
315 - SB 2468 - PUBLIC FACILITIES	0.00	0.00	-1,472.90	-52,698.29	0.00	-52,698.29
316 - GCRF - MARY C O'KEEFE	0.00	0.00	-13,800.00	-17,122.27	-105.00	-17,227.27
320 - STP-GOVERNMENT ST SIDE'	0.00	0.00	0.00	271.50	0.00	271.50
324 - MCWI GRANTS	0.00	0.00	-705,188.51	-3,055,823.20	-38,171.76	-3,093,994.96
328 - TIDELANDS GRANTS	0.00	0.00	-5,498.47	34,844.11	0.00	34,844.11
329 - TIDELANDS GRANT BEACH F	0.00	0.00	0.00	150,128.79	0.00	150,128.79
332 - SENATE BOND 2948 SIDEW/	0.00	0.00	0.00	6,411.44	0.00	6,411.44
333 - SB2948 SPECIAL PROJECTS -	0.00	0.00	0.00	82.78	0.00	82.78
334 - SB2971 WATER/SEWER/DR/	0.00	0.00	0.00	430.78	0.00	430.78
335 - HB1353 - RILEY RD IMPROV	0.00	0.00	-1,102.87	-2,085.29	-5,600.00	-7,685.29
336 - HB 1353 - WATER/SEWER/I	0.00	0.00	-28,612.50	-58,891.39	-195,532.05	-254,423.44
337 - HB603 APPROPRIATIONS	0.00	0.00	-143,424.69	-141,174.72	-88,319.72	-229,494.44
401 - UTILITY ENTERPRISE	3,630.39	-92,369.61	113,104.19	317,910.26	-2,507,801.33	-2,097,521.46
551 - TACONI BUILDING	-27,295.00	-35,195.00	10,670.94	8,747.09	-900.00	43,042.09
650 - PAYROLL CLEARING	0.00	0.00	-133.40	5,684.43	0.00	5,684.43
651 - FLEXIBLE MEDICAL SPENDIN	0.00	0.00	0.00	94.56	0.00	94.56
Report Surplus (Deficit):	**1,687,719.22**	**633,160.77**	**-2,355,352.28**	**-6,744,578.28**	**-3,708,019.51**	**-11,085,758.56**

To: **Honorable Mayor Bobby Cox**
Members of the Board of Aldermen

From: **Darrell Stringfellow**
Building Official

Date: **December 29, 2025**

Re: **Tree Removal Appeal – 285 Holcomb Blvd.**

Dear Mayor and Board:

Please find attached the appeal and the original tree removal application for the removal of one Live Oak tree. The original request was submitted to remove the tree due to insurance request and threat of cancellation.

The Building Official recommended approval to remove the tree to prevent loss of insurance. The Board denied removal and requested more information from insurance company.

The appeal requests a second review of the original request to remove the Live Oak. A letter from the insurance company states that due to insurance guidelines, the limb overhanging the garage is a liability hazard and must be removed to comply with the policy. Additionally, he has discussed his situation with his tree contractor. The tree contactor has stated that there are three points of concern with the tree:

Concern 1: The roots appear to be growing towards the structure and run risks of foundational issues.

Concern 2: In order to remove the limb in question, additional trimming and pruning would be required due to the massive size of the limb. This would render the tree inviable and would eventually warrant removal of the main trunk.

Concern 3: There is a notable gash in the base of the tree. This gash has brought concern to the contractor that this is a weak point in the tree, and if it continues in this condition, tree will impose further liability and eventually bring danger to life and safety.

Pictures have been provided of all concerns as well as a letter from the insurance company. Owner request further consideration for his request based on all documentation and information provided with this appeal.

Appeal Request

RECEIVED
DEC 29 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

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: 12/23/2025

Address/Location of Work to be Performed: 285 Holcomb Blvd.

Applicant Information:

Name: Kevin Reese Brune Jr. Email: reesebrune@gmail.com

Phone: 228-218-5210 Alt Phone: _____

Owner Information (if different than applicant):

Name: _____ Email: _____

Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: Danny McClain Full Service Tree & Lawn Care Email: mcclaintreeservice@gmail.com

Phone: 228-217-6149 Alt Phone : _____

Description of work or alteration to be performed: _____

This is an appeal of a previous permit application for the removal of a live oak tree at 285 Holcomb Blvd. Ruling was made during a board of aldermen meeting on December 17th that there was not enough evidence or clarification as to why the removal of the tree is necessary. The owner has gone back to his insurance provider and gained clarification as to the necessity of removing the tree. A letter, attached to this application, states that due to insurance guidelines, the limb overhanging the garage is liability hazard and must be removed to comply with the policy. Additionally, the owner has discussed his situation of the tree with his contractor. The contractor has stated that there are three points of concern with the aforementioned tree:

Concern 1 is that the roots appear to be growing towards the structure and runs the risk of causing foundational issues. Photos have been issued with this appeal to demonstrate the impeding roots.

Concern 2 is in order to remove the limb in question, which is depicted in the issued photos, further pruning and shaping will have to occur in order to maintain the structural integrity of the tree. Therefore, with the massive size of the mentioned limb, the amount of additional trimming and shaping would render the tree inviable and and would eventually warranty removal of the main trunk.

Concern 3 is the notable gash in the base of the tree that brought concern to the contractor when discussing with the owner. A photo has been issued with this appeal of the gash mentioned. This weak point in the tree shows that, if continued to exist in its current condition, that the tree would impose further liability and eventually bring a danger to the owner/occupants on the property especially in the event of strong storms that are frequent in the area.

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.**

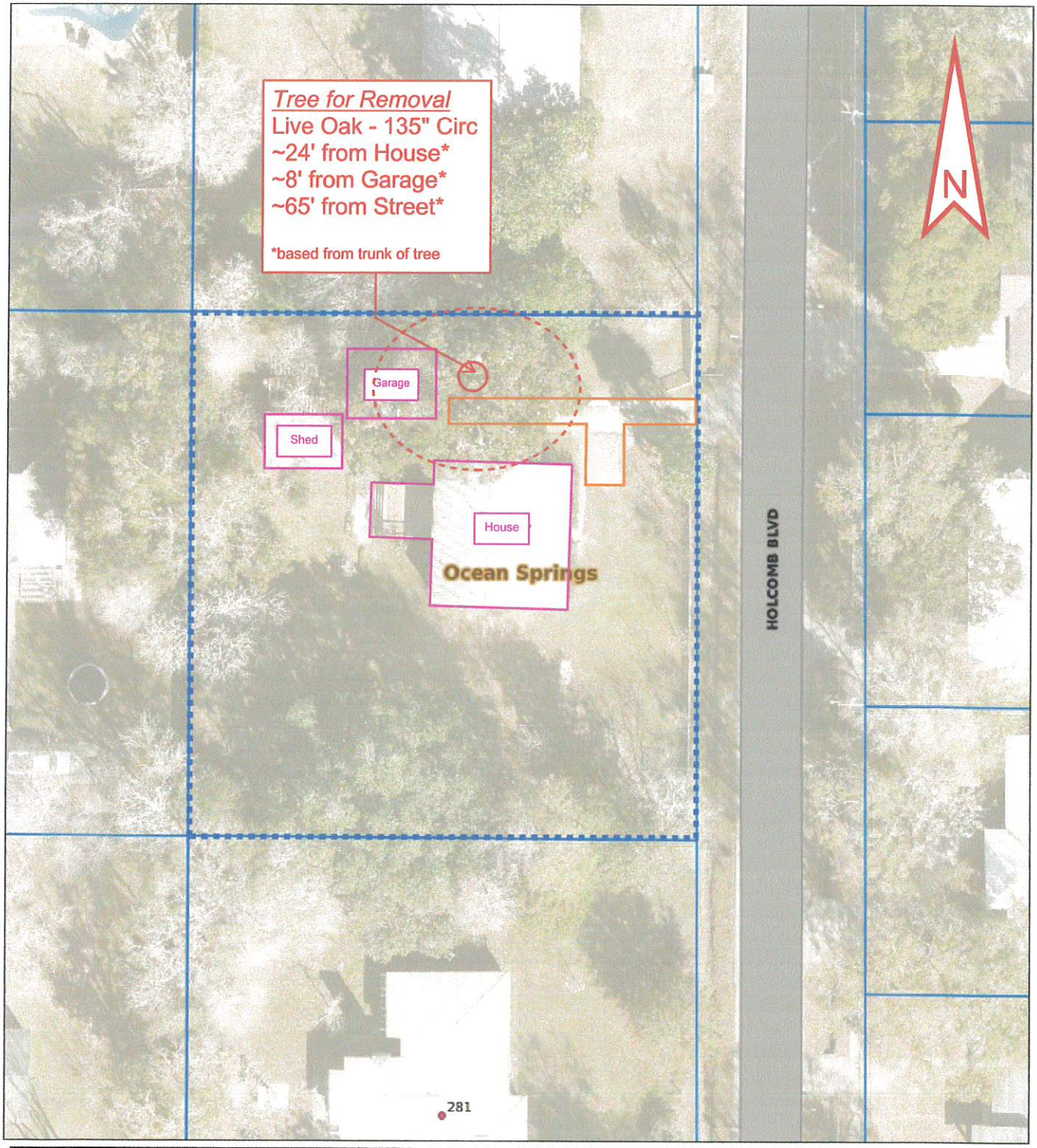
Applicant Signature 12/23/2025 (Date)

Office Use Only:

Building Official Findings:

MAYOR AND BOARD OF ALDERMEN AGENDA DATE: _____

285 Holcomb Blvd



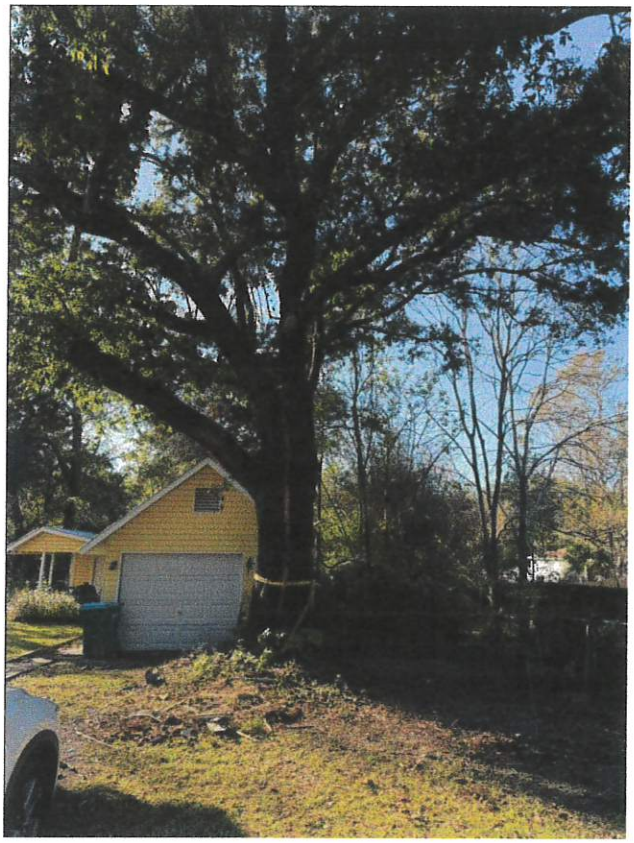
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said 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.

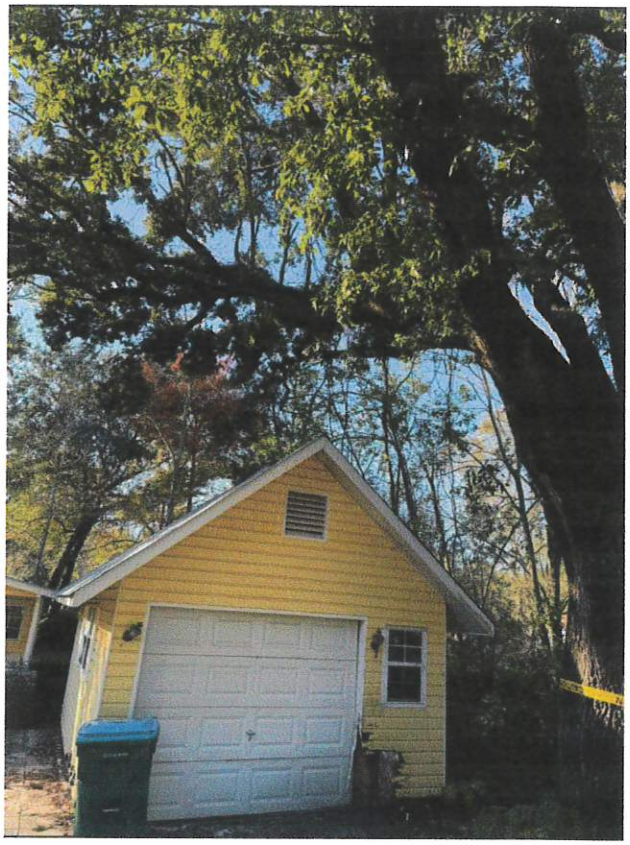
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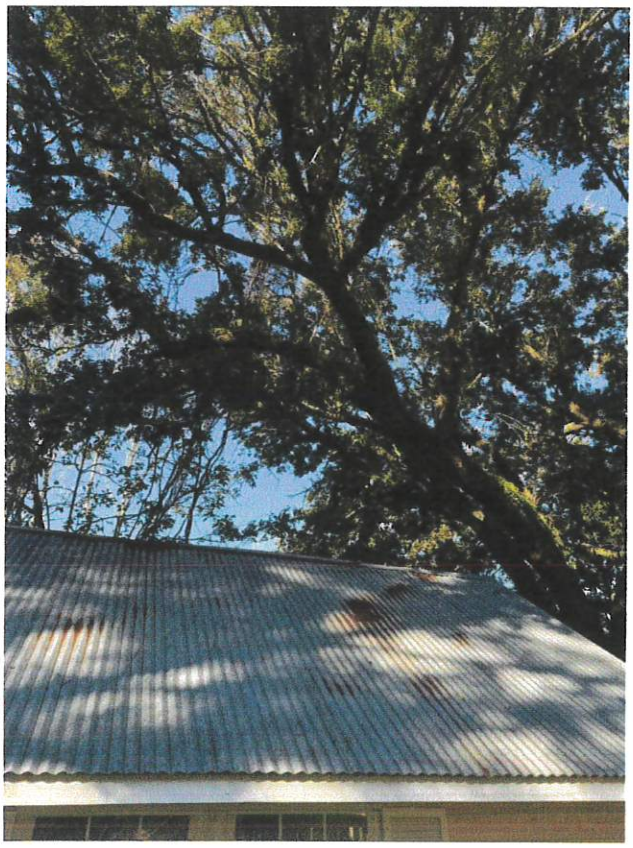
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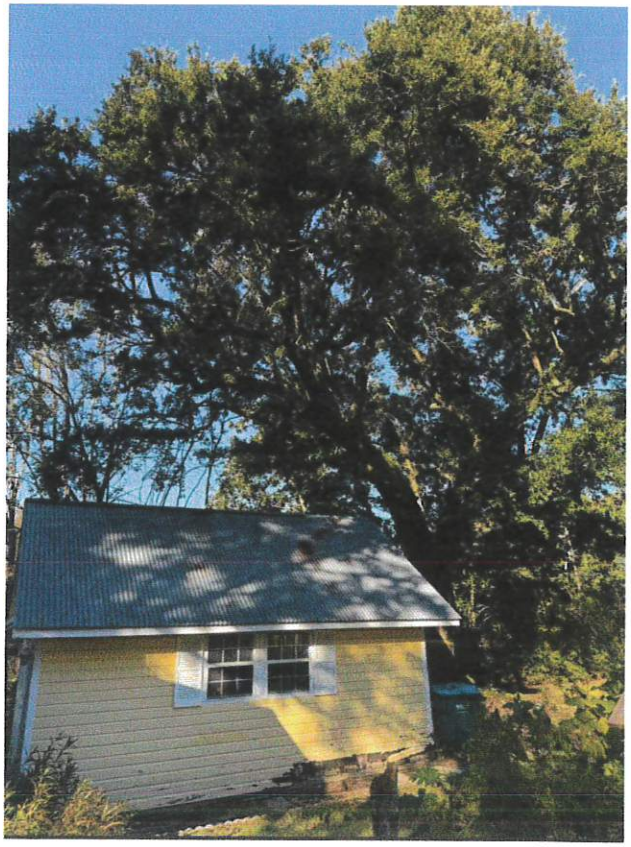
- Property Line
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- Driveway
- Tree for Removal
- Canopy Boundary



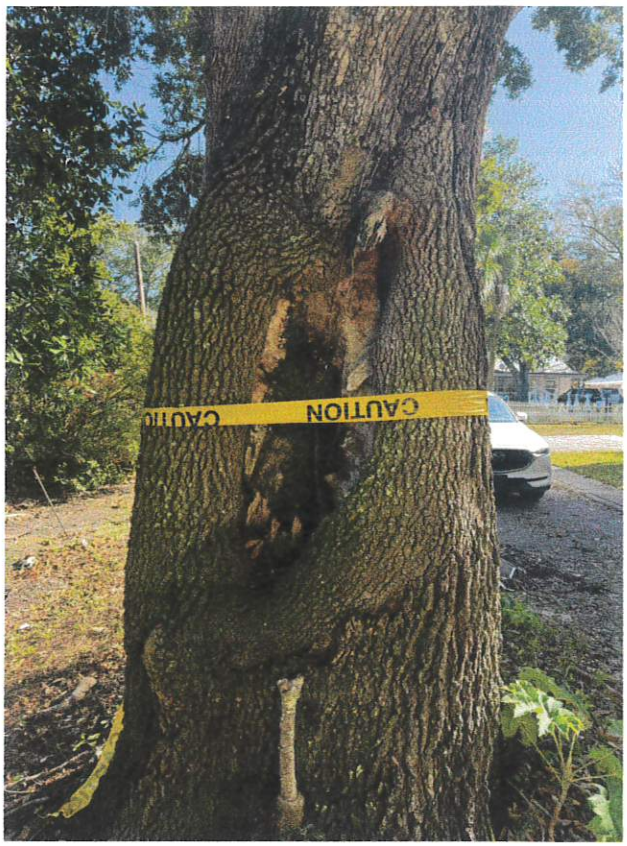


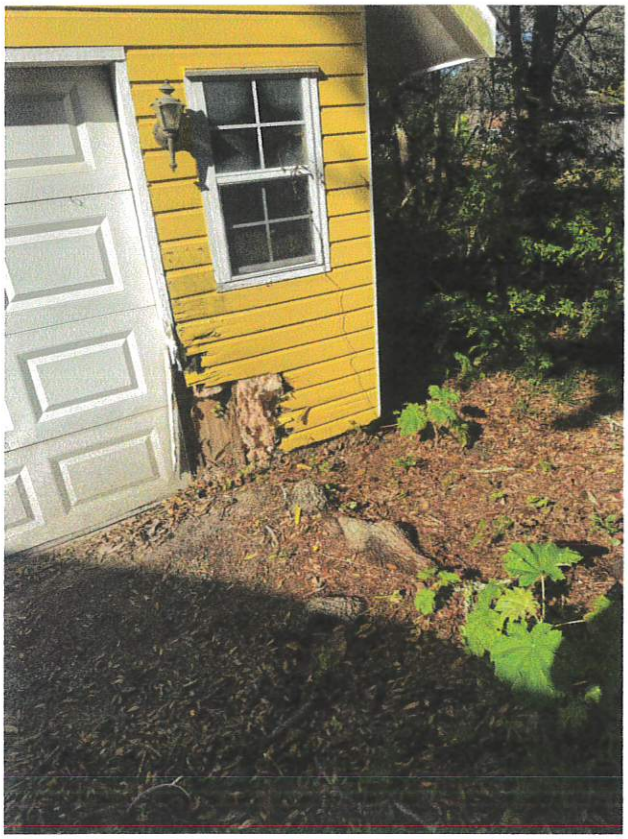


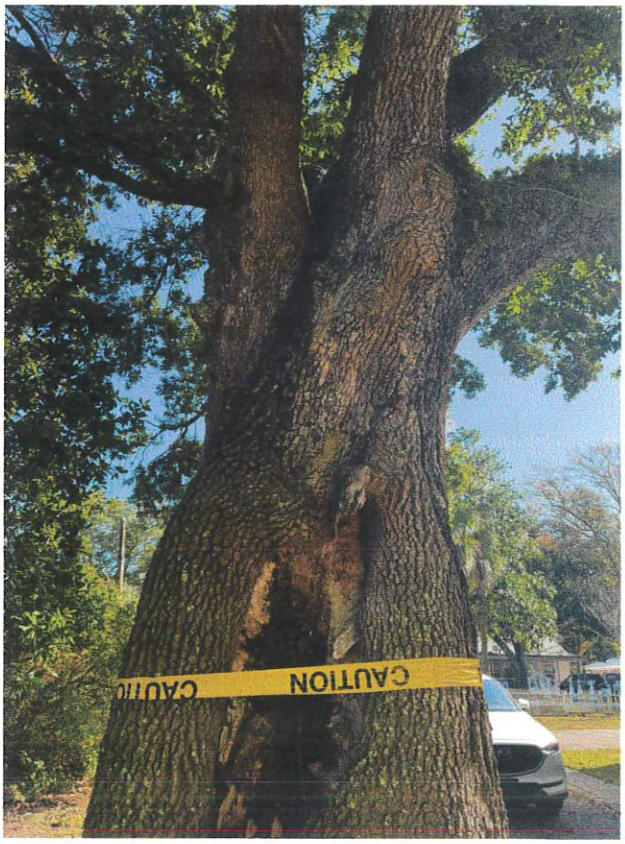







CAUTION




CAUTION

HARRISON COUNTY FARM BUREAU

4345 POPPS FERRY RD.

D'IBERVILLE, MS. 39540

Attn: Reese Brune Jr.

This letter is regarding the Homeowners policy for your property located at 285 Holcomb Blvd., Ocean Springs, Ms. 39564.

We have been discussing the concern of the tree limb overhanging your structure and the fact that Insurance guidelines are asking for this limb to be removed. It poses a threat to the property as well as a liability hazard. While I realize you have been trying to get the City to work with you this has resulted in your policy being cancelled due to the risk not being corrected.

We do have up to 30 days to get this reinstated for you but time is of the essence.

I am attaching the official letter from the carrier so you can use as supporting documentation.

Please let me know if you have any questions and once I hear back from you I can get your policy in place with a signed no loss form.

We can get this resolved.

Thanks,

Mike Hodge

228.392.5492

OCCIDENTAL FIRE AND CASUALTY COMPANY OF NC
PO BOX 12999
TALLAHASSEE, FL 32317

NOTICE OF CANCELLATION OF INSURANCE

Information as of: Nov. 17, 2025

Insured Name & Mailing Address
KEVIN R BRUNE JR
285 HOLCOMB BLVD
OCEAN SPRINGS, MS 39564

Property Address
285 HOLCOMB BLVD
OCEAN SPRINGS,
MS 39564

Producer: E21150J

Rural Insurance Agency
4345 Popp's Ferry Road
D'Iberville, MS 39540

Policy Number: MSHM88244500
Policy Period: Sept. 26, 2025 to Sept. 26, 2026
Type of Policy: HO3
Date of Cancellation: Dec. 20, 2025 ; 12:01 A.M. Local Time at the property address of the Named Insured

The reason for cancellation is: The inspection revealed conditions exceeding normally accepted underwriting thresholds

- Upon inspection of your property on 2025-10-06, we found the following hazards and conditions: Liability (Attractive Nuisance) - Excessive debris or equipment - Main dwelling - right sideTrees/vegetation - Tree is overhanging detached garage roofline - Other structure - detached garageExterior - Fascia is dry rotted - Main dwelling - frontLiability (Attractive Nuisance) - Watercraft, boat docks, etc. - Main dwelling - right sideStructure - Greenhouse is damaged and in poor condition - Other structure - shed

We are cancelling this policy. Your insurance will cease on the Date of Cancellation shown above. Policy will remain cancelled until risk is deemed eligible, reinstatement is approved and a notice rescinding the cancellation is sent by the insurance company.

Please contact the producer if you have any questions at (228) 392-5492.

Original Request

#10492

RECEIVED
DEC 09 2025
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

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: 12/09/2025

Address/Location of Work to be Performed: 285 HOLCOMB BLVD.

Applicant Information:

Name: KEVIN REESE BRUNE JR. Email: [redacted]

Phone: [redacted] Alt Phone: _____

Owner Information (if different than applicant):

Name: — Email: —

Phone: — Alt Phone: —

Tree Contractor Information (if applicable):

Name: SOUTHERN TREE SURGERY Email: —

Phone: 228-369-5521 Alt Phone: —

Description of work or alteration to be performed:

REMOVE LIVE OAK LOCATED BESIDE HOUSE / IN FRONT OF GARAGE.
REMOVAL NEEDED TO MAINTAIN INSURANCE POLICY.

Recommend Approving Removal of Large Live Oak to prevent Loss of Insurance

Donald G. Jr. 12/10/25

Check the following boxes indicating the information for each has been provided and/or adhered to:

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Kelvin D R Brown Jr. 12/9/2025

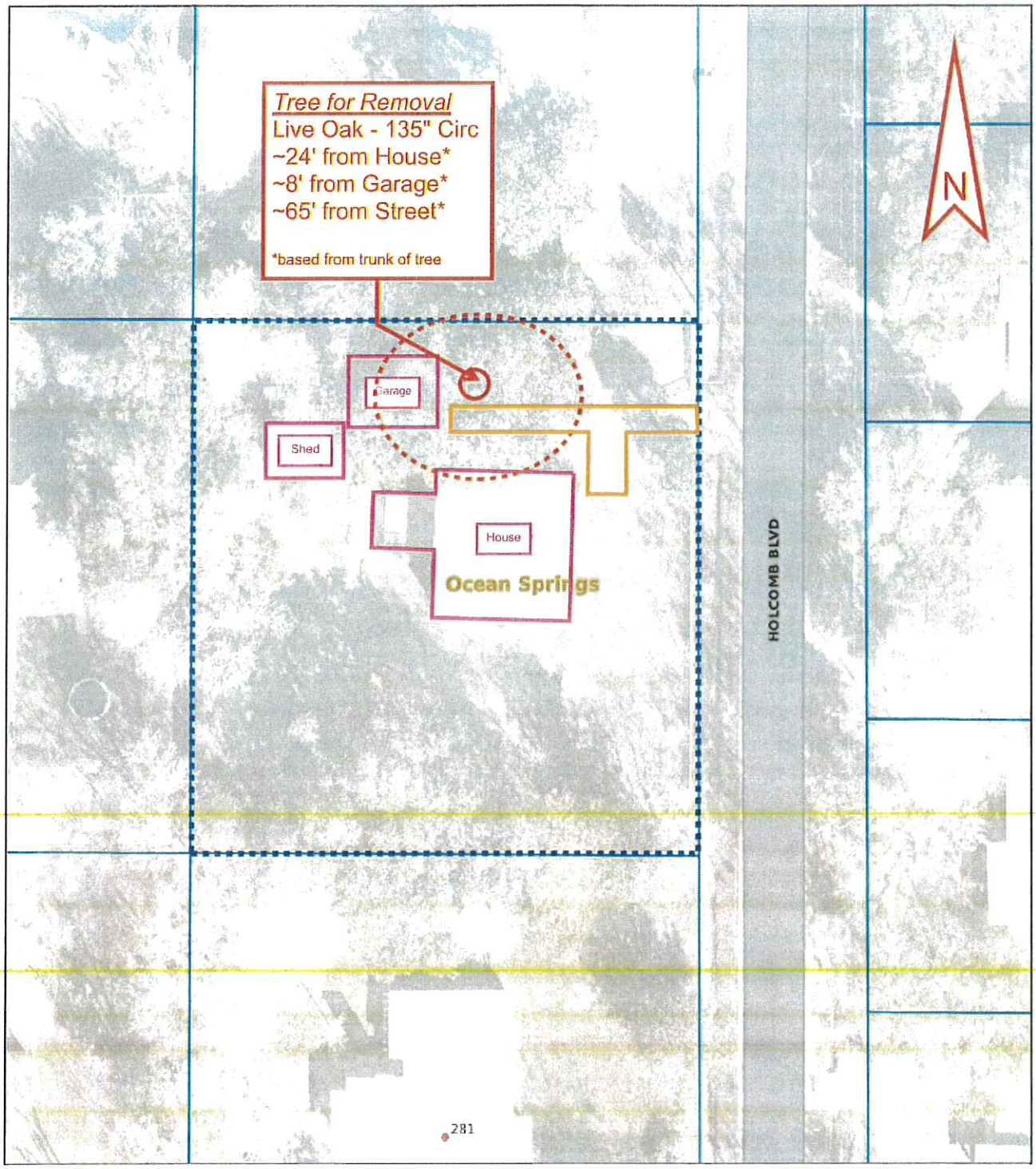
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MAYOR AND BOARD OF ALDERMEN AGENDA DATE: _____

285 Holcomb Blvd



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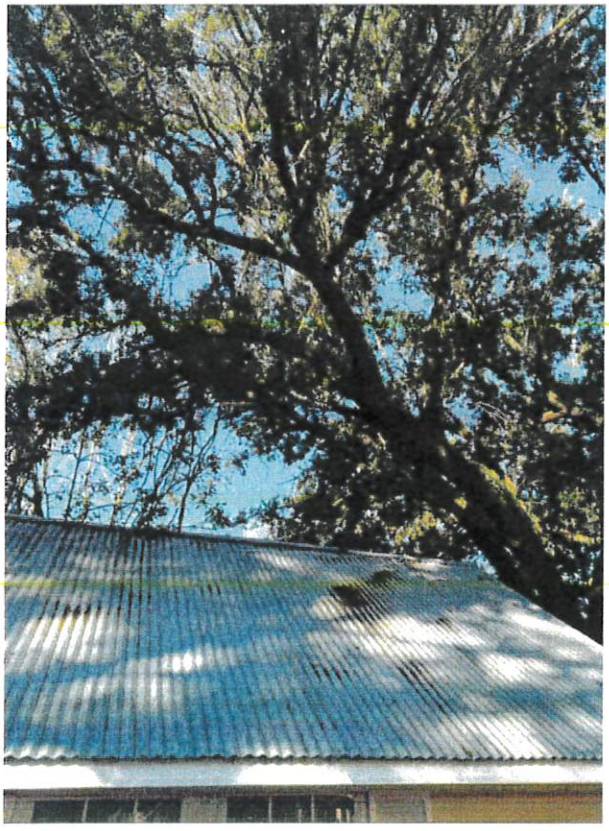
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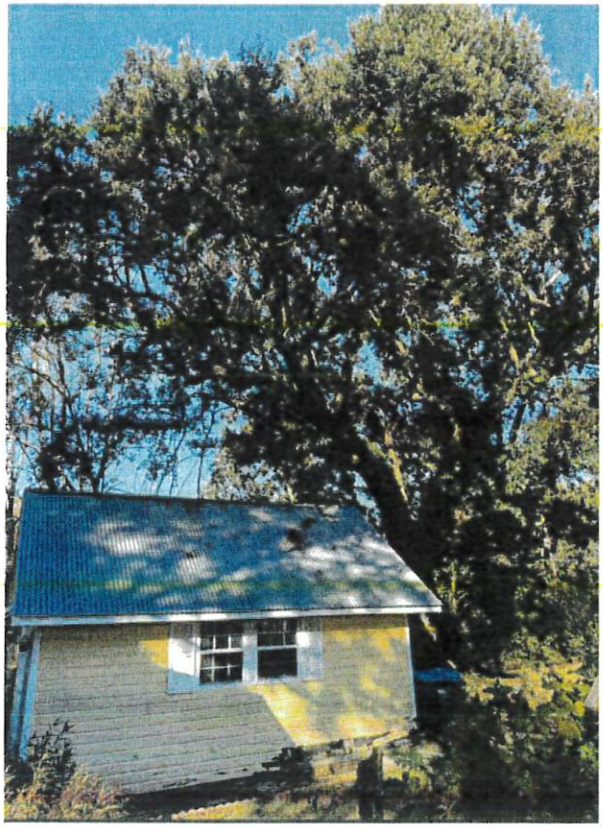
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Named Insured