

Agenda  
Regular Meeting of  
The Board of Mayor & Aldermen  
Tuesday, December 5, 2023  
6:30 pm.

1. Pledge of Allegiance
2. Moment of Silence
3. Roll Call
4. Mayor's Comments:
  - a. Motion to amend and finalize the agenda with the addition of item(s) 4 ( ), under Mayor's Comments, items 7 ( & ) under Board Business and item(s) 8 ( & ) under Consent Agenda. (Place holders)
  - b. Mayor Trapani to discuss Waveland Waterfront Improvements
5. Aldermen's Comments:
6. Public Comments:
  - a. None received at time agenda closed.
7. **BOARD BUSINESS:**
  - a. Motion to approve the Depository Docket of Claims, paid and unpaid, dated December 5, 2023 in the amount of \$370,419.97.
  - b. Motion to approve the Operating Utilities Docket of Claims, paid and unpaid, dated December 5, 2023 in the amount of \$103,897.26.
  - c. Motion to approve Group Insurance Renewal with Blue Cross Blue Shield of MS. at the attached rates for Health, GAP Plan, Dental and Vision insurances. (Current budget provides paying 100% of Employee Health insurance).
  - d. Motion to approve and authorize signatures on the Interlocal Governmental Renewing Cooperation Agreement by and between Hancock County, MS., and the Cities of Bay St. Louis, Waveland, and Diamondhead for the years 2020-2024.
  - e. Motion to approve advertising for Bids for the Art Street Gravity Sewer Improvements Project, as budgeted for.
  - f. Motion to approve and authorize Mayor's signature on the Hardware Support Agreement from BBI, Inc. for the term 1/1/2024 through 12/31/24 at a cost of \$893.28.
  - g. Motion to approve and authorize Mayor's signature on the Software Support Agreement from BBI, Inc. for the term 1/1/2024 through 12/31/24 at a cost of \$10,845.00.
  - h. Motion to approve & accept the minutes of the 11/20/23 Planning & Zoning Board meeting. These minutes were approved by the Planning & Zoning Board 11/27/23.
  - i. Motion to authorize and approve Mayor's signature on the MS. State Dept. of Health Bureau of Public Water Supply Engineering Documents Transmittal Form submitted by Dungan Engineering for RV Campground Site Improvements, Buccaneer State Park, Page 2B, Certification from Collection Entities.

**PLANNING & ZONING:**

Agenda  
Regular Meeting of  
The Board of Mayor & Aldermen  
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6:30 pm.

- 1. Kim Boushie, owner of the property commonly known as 1932 Nicholson Ave., parcel #137N-0-35-020.000**, has made an application for a variance in order to construct two duplexes on a property Zoned R-2: Single and Two Family Residential. The applicant is requesting a 7,688 square feet variance from the required 8,500 square feet per unit as stated in Ordinance #349. The 8,500 square feet requirement equals a total 34,000 square feet of lot area in order to construct 2 duplexes (4 units). The property is currently 26,312 square feet.

Chairman Frater called Mrs. Boushie to come forward and explain her case. Mrs. Boushie was not present for the meeting and no one came forward to comment on the application.

Chairman Frater called for a motion to approve tabling the discussion. Commissioner Touart moved, seconded by Commissioner Romero.

After a unanimous vote by all Commissioners present, Chairman Frater declared the motion tabled.

- 2. Jeremy Yarber, owner of the property commonly known as 509 Hogan Street, parcel #162A-0-03-156.000**, made application for a Conditional use in order to subdivide 8.7 acres into Two parcels on a property Zoned R-1. Parcel 1 will remain the main residence.

Mr. Yarber came forward to explain his request and stated that he would like to subdivide his property and will keep his homestead of +/-4.35 acres facing Hogan Street. The remaining south half of the property will be for sale. Commissioner Romero verified that the remaining property is undeveloped and that there is no direct access other than an easement.

Chairman Frater asked if anyone would like to comment on this case. No one came forward to comment on the application.

Chairman Frater made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, December 5, 2024 in the City Hall Board Room.

After all discussions, Chairman Frater called for a motion to approve the conditional use applied for. Commissioner Coatney moved, seconded by Commissioner Touart.

After a unanimous vote by all commissioners present, Chairman Frater declared the motion passed.

- 3. Gaston Pace, owner of the property commonly known as 520 Highway 90, parcel #138Q-0-34-004.000** and has recently acquired #138Q-0-34-006.000, has made application for a Zoning change in order to combine the two properties to use for a Commercial heavy equipment rental/sales business. The parcel on Highway 90 is Zoned C-3, and the recently acquired property is Zoned R-1, requesting the zone change to C-3. The owner would like to put his office on the back parcel. The exits will be to Highway 90, and the perimeter will be fenced. The lots meet the required square footage.

Mr. Gaston Pace came forward to explain his application and answer questions from the Commissioners. Chairman Frater did discuss the issue with changing the zoning so many steps from R-1 to C-3, that the existing regulations may create a hindrance. Commissioner Romero did verify that there is nothing back there near his property, that he's not big on changing zoning. Mr. Pace mentioned that his property abuts the C-3 property. Chairman Frater and Commissioner Romero mentioned that this will need to be discussed with the City Attorney, Mr. Ronnie Artigues.

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After all discussions, Chairman Frater and Commissioner Romero recommended approving this action so Mr. Pace does not have to go before Planning & Zoning again. Mr. Pace was told that he would have to go before the Board of Mayor and Alderman on Monday, December 5, 2023 at 6:30 pm.

Motion was made by Commissioner Touart, seconded by Commissioner Romero, to take this application under advisement and to seek a legal opinion on the requirements necessary to review a proper application for a zoning change.

- 4. Kevin and Belinda Sauers, owners of the property commonly known as 904 Woods Street**, parcel #162K-0-10-200.000, has made an application for a Conditional use in order to construct an accessory structure over 900 square feet. The proposed accessory structure will be 1,200 square feet (30X40). The structure will be used as storage/garage for the owners.

The Sauers were not present for the meeting and no one came forward to comment on the application.

Commissioner Romero commented that this is a huge yard, nice size home, and that it would not be intrusive at all. The structure is larger than what was approved, but there are no objections.

Chairman Frater called for a motion to approve the Conditional use application.

Commissioner Touart moved, seconded by Commissioner Romero. After a unanimous vote by all commissioners present, Chairman Frater declared the motion passed.

#### **CONSENT AGENDA**

8. Motion to approve the following Consent Agenda items as numbered Items (a-g):
- a. Minutes of the Board of Mayor and Aldermen meetings dated November 7, 2023.
  - b. Minutes of the Board of Mayor and Aldermen meetings dated November 21, 2023.
  - c. Hire/Promote/Transfer the following for various positions, as listed:
    - 1. Hire Mr. James M. Hill and Mr. Robert C. Gendron as full-time Police Officers at the rate of \$19.97 per hour pending passage of drug test and background check.
    - 2. Hire Mr. Taylor J. Bourgeois as full-time Police Officer at a pay rate of \$18.97 per hour pending passage of drug test and background check, in addition to successful completion of the full-time law enforcement academy at which time he would then be paid \$19.97 per hour.
  - d. Approve monthly Utility Customer Deposit refund checks totaling \$3,015.00 numbered #7358 to #7369 as submitted by Utility Office Manager Julie Bromwell. Note: \$1,618.16 is due to the City of Waveland and \$1,396.84 is due to customers.
  - e. Spread on the Minutes the following as Dep. Court Clerks so these police officers can sign affidavits, tickets, etc.... Officer Colton Poche', Officer Melissa Prendergast, and Officer Hogan Ross.
  - f. Declare as surplus and sell for scrap the following City property, removing any logos/identification: #1) 3 old unusable cargo containers (with no roofs), #2) 32 damaged metal light poles, and #3) 3 old unusable aluminum Semi 'dry vans' (floors & doors

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rotten), falling apart according to Mr. Bennett (streets supervisor) and #4) 4 old basketball goals (removed from MLK Park)

- g. Spread on the City of Waveland Bank Cash Balances at 12/1/23 on the minutes.

**END CONSENT AGENDA**

**EXECUTIVE SESSION**

9. Motion to consider entering a closed session for discussion related to
10. Motion to enter an executive session for discussion related to
11. Motion to come out of executive session with/without action taken.

**ADJOURN**

12. Motion to Adjourn