

The Board Mayor and Aldermen of the City of Waveland, Mississippi, met in regular session at the Waveland City Hall Boardroom, 301 Coleman Avenue, Waveland, Mississippi, on August 01, 2023 at 6:30 p.m. to take action on the following matters of City business.

### **ROLL CALL**

Mayor Trapani noted for the record the presence of Alderman Gamble, Richardson, Lafontaine and Clark along with City Clerk Lisa Planchard and City Attorney Ronnie Artigues.

### **MAYOR'S COMMENTS**

a. City Attorney, Ronnie Artigues announced that we have and acknowledge receipt of three proposals for insurance brokerage services. We received proposals from Betz & Rosetti, Cadence Insurance and from McGriff Insurance Company. He asked the Board for a motion to acknowledge receipt and take them under advisement pending the Board's review and scoring of the proposals.

### **INSURANCE PROPOSALS/RFP'S – INSURANCE SERVICES**

#### **Re: Receipt of Three Insurance Proposals/Take under Advisement Pending Review & Scoring**

Alderman Gamble moved, seconded by Alderman Lafontaine to take three Insurance Brokerage Proposals received under advisement pending Board members review and scoring of proposals by the Board.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

b. Present Employee of the Month plaque for the Month of July to Ms. Lisa Parker, who works at our Police Department.

c. Ms. Lynn Naquin spoke with the Board and audience members about September being Ovarian Cancer Awareness Month

Ms. Naquin briefly spoke about the signs and severity of Ovarian Cancer in both men and women around the world, as well as educating the Board and citizens of what Ovarian Cancer actually is giving a better understanding and awareness of this disease. Ovarian Cancer is the 5<sup>th</sup> leading cause of death in women in the United States, usually targeting women in ages 56-68. There is currently no test for these types of diseases. Ms. Naquin also mentioned she is a Volunteer for LSU currently raising money for the Health Foundation for indigent women at UMC to provide care, such as rides to and from the hospital, care takers, etc. This foundation can be found at [GIVE.LSUHEALTHFOUNDATION.COM/TEAL](http://GIVE.LSUHEALTHFOUNDATION.COM/TEAL). Ms. Naquin also asked that the City of Waveland recognize that Ovarian Cancer is a killer and that the City of Waveland adopt the color teal representing this cause for the month of September.

### **OVARIAN CANCER AWARENESS**

#### **Re: Declare September as Ovarian Cancer Awareness Month**

Alderman Gamble moved, seconded by Alderman Clark to declare September as Ovarian Cancer Awareness Month in the City of Waveland.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**AMEND AGENDA/AGENDA ITEMS/PLANNING & ZONING BOARD/CHANGE ORDERS/CONFERENCES**

**Re: Amend and Finalize the agenda with addition of items 7) h, i, j, & k**

Alderman Clark moved, seconded by Alderman Richardson to amend and finalize the agenda with the addition of items (7h, 7i, 7j and 7k) under Board Business.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**ADDITIONAL MAYOR'S COMMENTS:**

**APARTMENTS – WAVELAND AVENUE:** Mayor Trapani announced that the apartments on Waveland Avenue are under contract to be sold; there was a due diligence period that ended July 21<sup>st</sup>. The Mayor explained that with financing being somewhat difficult right now, the owners are working to accomplish this goal and have asked for an additional 30 days to get their financing in order. Everything else has been agreed upon with the purchase. He said we should know if there's a new owner of those apartments by August 21<sup>st</sup>.

**PLAYGROUND EQUIPMENT REPAIRS (ELWOOD BOURGEOIS PARK):** The Mayor said we have a quote for \$35,000 for these repairs; we've found another company who is going to provide us another quote. We're just waiting on that quote at this point in time.

Alderman Clark asked that in the meantime, until the equipment can be repaired, the City provide a way to better secure this area. He's driven by and noticed the children are going through the caution taped off area and playing on the equipment. Mayor Trapani said he would speak with Mr. Moody to have some barricades put around it.

**ALDERMEN'S COMMENTS**

**Re: Aldermen Gamble**

- a. Mentioned email from GoRail.org with regard to the proposed increase in weight for 18-wheelers and their traveling on roadways. She voiced concerns that with our current problems with keeping up maintenance on our roads and bridges; if they increase the weight allowance of the 18 wheelers by 2,000 lbs., it's going to greatly affect our municipal roads. Alderman Gamble requested the Board consider an Ordinance stating where the 18 wheelers can and can not go in the City of Waveland. City Attorney Artigues said, "Such as your own weight limit on City roads and possibly 'no truck routes'. Mr. Artigues said this can be done; he will look into this.
- b. Alderman Gamble mentioned subscribing to an additional program from BBI (our software company) where Waveland citizens could receive their billing online; this will allow Utility Customers to pay online. This would only cost the City \$250 dollars; which is a one-time set up fee, with no monthly service fees. There will be a small convenience fee to the customers who choose to pay online. Alderman Gamble also spoke about going paperless and mentioned that if customers choose to go paperless that it would only cost the city \$.36 per individual versus the \$.388 per paper card being mailed out currently.

**UTILITY DEPARTMENT/BILLING/AGREEMENTS/CONTRACTS/ONLINE BILLING PAYMENT SERVICES**

**Re: Approve Online Billing Setup with BBI, Inc. for Waveland Utility Customers**

Alderman Gamble moved, seconded by Alderman Richardson to authorize the Mayor and City Attorney to review, approve and Mayor to sign any necessary agreements with BBI, Inc. for this addition to our Utility software from BBI (our software company) where Waveland citizens could receive and pay their bills online. Cost to the City is a one-time set up fee of \$250.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

- c. Alderman Gamble spoke on a situation that happened in a previous Planning & Zoning meeting that disturbed her. She first mentioned that when the Planning & Zoning commission makes a decision, they are making a recommendation to the elected Board of Aldermen. Once that is done, their obligation for the particular case they are hearing will then be over. Unfortunately, the Planning & Zoning Board decided not to do that with a few cases. They were not happy about the Board of Aldermen's final decision on a particular case recently. Alderman Gamble then stated that she was accused of making it a personal decision for her. She told audience members that she does not speak for other members of the Board, as stated by someone at that P&Z meeting. She then quoted a comment by the P&Z Chairman that said that he thought there are certain Aldermen that don't want to grant any variances. Alderman Gamble stated that that is not true and gave statistics of recent variance cases. Since January of 2023, there have been 15 individuals' requests that went before the P&Z Commission for variances. Of those 15, 3 of them withdrew their requests, leaving 12. Of the 12, one person was turned down because he did not go to the P&Z meeting to defend his issue, leaving someone able to object to this request; this left 11 requests. Alderman Gambled stated that of the 11 remaining, all 11 requests passed and she made the motion to approve on 3 of them. She said of all 11 that passed, only 1 had any change to any request that was made by the person making the original request, and that one change was about 5 feet. She said when she was campaigning the number one complaint she heard from her constituents was that the city is not following our ordinances; that we're allowing people to do whatever they request. Alderman Gamble also wanted to share that when she took this position, she took an oath, to not only to abide by the Constitution and uphold the Constitution of the United States and of the State of Mississippi, but to also in enforce the Ordinances of the City, stating she takes this very seriously because this is what the people of Ward 1 voted her in to do.

**Re: Alderman Richardson**

**PLANNING & ZONING APPOINTMENT/WARD 2 PLANNING & ZONING APPOINTMENT/APPOINTMENTS**

**Re: Ward 2 Appointment to the P&Z Commission**

Alderman Richardson moved, seconded by Alderman Lafontaine to amend the agenda to add to the agenda and approve his Ward 2 appointment, Mr. Dave Cornfoot, to the Planning & Zoning Commission.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**Re: Alderman Lafontaine**

No comments; addressed his concerns with the Mayor the prior day.

**Re: Alderman Clark**

No comments; spoke about the need for barricades at the playground earlier in the meeting.

**PUBLIC COMMENTS**

There are no public comments

**BOARD BUSINESS:**

**DOCKET OF CLAIMS**

**Re: Claims – Depository**

Alderman Gamble moved, seconded by Alderman Richardson to approve the Depository Docket of Claims, paid and unpaid, dated August 1, 2023, in the amount of \$568,157.91.

**(EXHIBIT A)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**DOCKET OF CLAIMS**

**Re: Claims – Operating Utilities**

Alderman Lafontaine moved, seconded by Alderman Clark to approve the Operating Utilities Docket of Claims, paid and unpaid, dated August 1, 2023 in the amount of \$76,496.20.

**(EXHIBIT B)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**CHINICHE ENGINEERING & SURVEYING/FINAL DESIGN – GARFIELD LADNER MEMORIAL PIER REPAIRS/GARFIELD LADNER MEMORIAL PIER/TIDELANDS PROJECTS/ENGINEERING-GARFIELD LADNER MEMORIAL PIER**

**Re: Accept Final Design of the Garfield Ladner Memorial Pier by Chiniche Engineering & Surveying**

Alderman Clark moved, seconded by Alderman Richardson to accept final design of the Garfield Ladner Memorial Pier by Chiniche Engineering and Surveying.

During discussion, the Mayor pointed out that he realized that the final drawings are not included in the Aldermen's meeting packet; i.e., not received as yet. He said that the design is not that much different; he reviewed it with Jason Chiniche last Thursday. The structure will remain the same; railings will be replaced with aluminum railings instead of wood, and the mitigation will be sheet pile around the base. Mayor Trapani added that the design is completed and Mr. Jason Chiniche will be at the next Board Meeting on August 16<sup>th</sup> with the bid specs, at which time the

Board will vote to advertise for construction bids. Alderman Lafontaine inquired about flow through decking on the pier. The Mayor informed the Board that they can not do the flow decking because it is continuous pour concrete, so the pilings and decking are all poured into one. At the outrigger spots where you fish, there is some precast concrete that comes in large blocks that they lay down and then put a small layer of concrete on top of it. He added that if we're going to lose a pier in the future, we would like the whole thing to be gone so we could re-design it; FEMA will only give the City funds to replace what was there to start with before the disaster.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**EVENTS/COLEMAN AVENUE/LABOR DAY/WAVELAND LIGHTHOUSE/  
LIGHTHOUSE**

**Re: Approve Closure of N. Beach Blvd. from Terrace St. to Coleman Avenue on Sunday, September 3, 2023 for Labor Day Event**

Alderman Lafontaine moved, seconded by Alderman Clark to approve closure of N. Beach Blvd. from Terrace Street to Coleman Avenue on Sunday, September 3, 2023 from 11:00 am. to 11:00 pm. for the Labor Day event at the Lighthouse.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**FEMA/PUBLIC ASSISTANCE-FEMA/ADMINISTRATIVE DEPARTMENT**

**Re: Approve Mayor Jay Trapani as the City of Waveland FEMA Applicant Agent for FEMA Public Assistance**

Alderman Lafontaine moved, seconded by Alderman Richardson to approve Mayor Jay Trapani as the City of Waveland FEMA Applicant Agent for Public Assistance for FEMA-4576 (Hurricane Zeta) and authorize the Mayor's signature on necessary paperwork.  
**(EXHIBIT C)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**MS. DEPARTMENT OF FINANCE & ADMINISTRATION LINE-ITEM  
APPROPRIATION/APPROPRIATION-STATE/GRANTS/INFRASTRUCTURE  
IMPROVEMENTS-HB603 APPROPRIATION/HB603 INFRASTRUCTURE  
APPROPRIATION**

**Re: Approve the following paperwork for the MS. HB603 Department of Finance and Administration Line-Item Appropriation to the City of Waveland**

Alderman Gamble moved, seconded by Alderman Lafontaine to approve the following

forms (including required signatures) for the Mississippi HB603 Department of Finance and Administration Line-Item Appropriation to the City of Waveland in the amount of \$250,000 designated for infrastructure improvements: (Note: Funds must be expended within 36 months of receipt of funds) **(EXHIBIT D)**

1. Memorandum of Understanding
2. Letter Requesting Transfer of Funds
3. Signed IRS Form W-9
4. Contact Information Form
5. Verification Form

During discussion Alderman Clark asked Mayor Trapani if there were any designated projects for these funds as yet. Mayor Trapani informed the Board they have not as yet designated any specific project, but do have projects to consider.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**EVENTS/VETERANS PARADE/COLEMAN AVENUE-EVENTS/VETERANS  
MEMORIAL/POLICE DEPARTMENT/FIRE DEPARTMENT**

**Re: Approve Ms. Kristen Tusa to hold the Waveland Veterans Parade on Saturday,  
November 11, 2023**

Alderman Lafontaine moved, seconded by Alderman Clark to approve Ms. Kristen Tusa to hold the Waveland Veterans Parade on Saturday, November 11, 2023 at 11:00 am. The Parade will start at the Coleman and Central Avenue intersection and end at the Veterans Memorial at Beach Blvd. and Coleman Avenue. Ms. Tusa will coordinate with the Police and Fire Chiefs for their participation; no other costs will be required.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**COURT DEPARTMENT/MUNICIPAL COURT CLERK CONFERENCE/TRAVEL-  
COURT DEPARTMENT/CONFERENCE-COURT DEPARTMENT/TRAINING-COURT  
DEPARTMENT**

**Re: Approve Court Clerk Rhonda Cummings to attend the Municipal Court Clerks  
Conference in Philadelphia, MS**

Alderman Clark moved, seconded by Alderman Lafontaine to approve Court Clerk, Rhonda Cummings to attend the Municipal Court Clerks Conference September 20-22, 2023 in Philadelphia MS. There will be no cost to the City; the MS. Municipal Court Clerk's Association covers all costs. **(EXHIBIT E)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**\*\* Alderman Lafontaine recused himself from the Board Room at this time\*\***

**ABANDONMENT/PLANNING & ZONING/BUILDING DEPARTMENT  
Re: Approve Abandonment of Undeveloped Right-of-Way**

Alderman Richardson moved, seconded by Alderman Clark to approve abandonment of undeveloped right-of-way adjacent to the property line of 904 Chris Street, parcel 162B-0-03-098.000 owned by Dustin Lafontaine. **(EXHIBIT F)**

During discussion Alderman Gamble inquired about a portion of the road. City Attorney, Ronnie Artigues let the Board know that this will only be the undeveloped portion and they have done the research and verified that there are no utilities in the area, and verified that he is the only property owner on both sides so there was no need of consent from anyone else. Alderman Richardson then asked the City Attorney if there were any monetary values that the city will need to receive for abandoning the property to Mr. Lafontaine? City Attorney Artigues informed them there would none because it is just an abandonment of an unopened road.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, and Clark

Voting Nay: None

Absent: Lafontaine

**\*\* Alderman Lafontaine re-entered the Board Room at this time \*\***

**ABANDONMENT/PLANNING & ZONING/BUILDING DEPARTMENT  
Re: Approve Abandonment of Undeveloped Right-of-Way**

Alderman Gamble moved, seconded by Alderman Lafontaine to approve abandonment of undeveloped right-of-way adjacent to the property line of 120 Seabrook Street, parcel 161B-0-2-01-019.009 owned by John Picciola. **(EXHIBIT G)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**CHANGE ORDERS/ABERCROMBIE UNDERGROUND SOLUTIONS/HIGHWAY 90  
JOURDAN RIVER GAS LINE CROSSING REPAIRS PROJECT  
Re: Changer Order #1 in an amount not to exceed \$8,650.00 from Abercrombie  
Underground Solutions**

Alderman Lafontaine moved, seconded by Alderman Clark to approve Change Order #1 (Accepting Alternate #1) in an amount not to exceed, \$8,650.00 from Abercrombie Underground Solutions regarding the Hwy 90 Jourdan River Gas Line Crossing Repairs Project. **(EXHIBIT H)**

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**ALDERMAN'S COMMENTS:**

Alderman Gamble, with the Mayor's permission, announced that this past weekend we did an 'End of Summer' event on the beach with free snowballs for the children. The Fire Department did a water wall with the pumper truck, and the children got to sit in the fire trucks, the police vehicles, and pet the K-9 Police dog. It was a lot of fun for the children and adults. She said the Fire Department has already started talking about how we're going to do it next year and make it even bigger. Alderman Gamble thanked the Fire and Police Departments for their participation and made it so much fun for the children.

**PLANNING & ZONING**

1. **Charles Kihneman, owner of the property commonly known as 4327 Caspian St.,** parcel #138M-0-33-196.000, has made an application for the temporary use of an RV during the new construction of his primary structure. Mr. Kihneman was unaware of the Ordinance for RVs and placed it on the property where it currently sits. After receiving a notice of violation, Mr. Kihneman came to the City of Waveland Building Dept. to become compliant. Mayor Jay Trapani gave Mr. Kihneman permission to stay in the RV during this process in order to protect his materials from theft or damage from vagrants in the area. The RV permit will allow continued occupancy for 180 days.

Mr. Kihneman came forward to explain that he has been working on the structure and is asking to stay in the RV so that he can complete the project as soon as possible and monitor his property for theft and vandalism. Commissioner Romero asked the applicant how long the project has been going on. Mr. Kihneman stated that he has owned the house for 4 years and the RV has been on the property for the last year. He recently renewed his building permit for an additional 6 months. Mr. Kihneman also stated that he will extend the permits as many times as necessary to complete the house for his permanent residence. Chairman Frater asked about how long will it take to complete the project. Mr. Kihneman said that he unsure how long it will take to finish. He's working on it as much as he can.

Chairman Frater called for a motion from the Commissioners. Commissioner Touart moved, seconded by Commissioner Coatney, to approve the request.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed.

Alderman Richardson moved, seconded by Alderman Lafontaine to follow the recommendation of Planning & Zoning and let applicant stay in the RV while the home is being built. **(EXHIBIT I)**

During discussion, Mayor Trapani informed the Board that Mr. Kihneman is currently in the process of building a home in the annexed area. This past year this gentleman has had a lot of theft on his property, losing thousands of dollars' worth of equipment making the process take longer. His son has currently been living in an RV on the property. Mayor Trapani stated that he gave him permission to do so until the it could be brought to the Board to be voted on tonight. Alderman Clark asked how long they have been living on the property. Mr. Kihneman came forward to explain his son has been there for one year and that he is currently working on getting the house finished as he gets the money. Alderman Clark asked how many motor homes were on the property currently. Mr. Kihneman informed them there was 2, but they just got rid of one of them, so only one RV is on the property now. Mayor Trapani said there is currently a permit for the RV for 180 days. Alderman Gamble inquired about the length of time it will take to finish building the house. Mr. Kihneman stated it was going to take a while. Alderman Gamble informed Mr. Kihneman if the RV is only allowed 180 days, then he only has 6 months to finish the home. Mr. Kihneman asked the Board if it was possible to get another



extension later on down the process. Alderman Gamble reminded Mr. Kihneman he's already been there a year and by the end of this extension he will have been in the trailer for 1.5 years; this house was started in 2018. Alderman Richardson said he would like to see what progress has been made to the home before talking about extending the time frame. Building Official Josh Hayes informed the Board he would go to the property to see how far along they are now, but will be doing the inspection at the 180-day mark to check the progress of the home before making any further decisions. Mr. Hayes will report back to the Board at the end of 180 days, namely the February 6, 2024 Board meeting.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**2. Joyce Moran, owner of the properties commonly known as 100 & 102 E. Meadow Ln,** parcel #161D-0-02-027.000, has made an application for a variance in order to split her lot. The property was originally two lots. Therefore, there are currently 2 living structures on the property. Proposed parcel 1 will need a 100' street frontage variance since it will not be directly off the street but use an easement from parcel 2. Parcel 2 will need an 80' street frontage variance as it will have 20' of street frontage along E. Meadow Ln.

Mrs. Moran came forward to explain her request stating that she would like to split the lots in order to eventually sell them as individual lots instead of together on one lot. Currently the houses are used as rentals and Mrs. Moran does not live in either of the houses. Chairman Frater asked if they are short-term rentals. Mrs. Moran stated that they are not short-term rentals but long-term rentals.

Chairman Frater called for a motion from the Commissioners. Commissioner Touart moved, seconded by Commissioner Coatney, to approve the request.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349 for variances and declared the motion passed.

*Alderman Richardson moved, seconded by Alderman Lafontaine to accept the recommendation of Planning & Zoning to split the lots to later sell them individually.*

During discussion, Alderman Gamble said she's spoken with Ms. Moran and the adjacent property owner, Mr. Tommy Holzhauser about this issue. She told Mr. Holzhauser that this issue does not affect or encroach on his property in any way. Alderman Gamble said she would like to table this and speak with Ms. Moran further; Ms. Moran is not in a hurry for this to be done.

*Alderman Richardson amended his motion, seconded by Alderman Lafontaine to **TABLE** this recommendation by Planning & Zoning to split the lots to later sell them individually.*

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**3. Raymond Langlois, owner of the property commonly known as 419 Waveland Ave,** parcel #162K-0-10-090.000, has made an application for variances in order to place an accessory storage shed closer to his property lines. His request is for a 5' variance from the required 10' on the side property line and 10' variance from the required 15' rear property line as stated in Ord. #349 for accessory structures more than 12' away from the primary structure. This is to place the shed far away from a protected live oak tree.

Mr. Langlois came forward to explain his request. Commissioner Romero clarified that the structure would be five ft from the rear and side property lines. Chairman Frater stated that the structure would be 10' x 20' in size and Mr. Langlois confirmed. Commissioner Romero also clarified that Mr. Langlois owns the property next door making the 5' side setback would be adjacent to his own property.

Chairman Frater then called for a motion from the Commissioners. Commissioner Matt Touart moved, seconded by Commissioner Glen Romero, to approve the request as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349 for variances and declared the motion passed.

*Alderman Clark moved, seconded by Alderman Lafontaine to accept the recommendation of Planning & Zoning and approved the request as submitted.*

During discussion, Alderman Richardson said a very similar issue came up at a recent Board meeting and the Board agreed to approve 10 ft. on the side and 5 ft. in the back of the property; noting a precedence has been set.

Mr. & Mrs. Langlois came forward to answer questions. Mayor Trapani asked them if they could live with moving the shed 5 ft. more toward Central? Ms. Langlois said the side is probably not as much of a problem as the back. Alderman Gamble asked what were the dimensions of their lot? Mr. Langlois said 100 ft. wide x 250' deep. Mayor Trapani said that Alderman Richardson's suggestion is 10 ft. from the rear and 10' from the side. Mrs. Langlois said the shed will not be permanent; it will be moveable.

A vote was called for with the following results:

Voting Yea: Richardson, Lafontaine and Clark

Voting Nay: Gamble

Absent: None

Alderman Gamble explained the reason she voted no was because 10 ft. from the side is what was voted at a recent meeting (that's the precedence that has been set) and it wasn't going to be obstructing anything for the property owner.

**4. Eugene Ferry Jr., owner of the property commonly known as 115 St. Joseph St.,** parcel #161M-0-11-013.000, has made an application for variance in order to split his lot into 3 new parcels. Proposed parcels 1 & 2 will need a 70' street frontage variance and proposed parcel 3 will need a 30' street frontage variance from the required 100' street frontage as stated in Zoning Ord. #349. No variances need for square footage requirement on the proposed new parcels.

Mr. Ferry Jr. came forward to explain his request. Commissioner Romero asked about any correspondences to the Zoning Office. Zoning Official, Jeanne Willie, supplied a packet of printouts of some emails that voiced a common concern of the drainage plan. Chairman Frater asked Mr. Ferry to clarify the street frontages for each property. Mr.

Ferry stated that each frontage would be for the driveways. The smaller of the 3 would have a 70' frontage while the other 2, including his own, would be 30' wide and then turn into the larger portion of the properties.

Chairman Frater called for a motion from the Commissioners. Commissioner Touart moved, seconded by Commissioner Coatney, to approve the request with the conditions that the applicant supply a professional survey and a MS stamped engineer drainage plan for all 3 lots.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349 for variances and declared the motion passed.

*Alderman Clark moved, seconded by Alderman Lafontaine to accept the recommendation of Planning & Zoning and approved the request as submitted.*

Alderman Lafontaine asked how much street frontage is there currently? Ms. Jeanne Willie came forward to tell Board members the owners had 70 ft. and bought another lot with 60 ft. frontage, giving them 130 ft. street frontage. Mr. Ferry came forward to explain his request to the Board and answer questions. Alderman Lafontaine clarified that the variance is for the driveways. Mayor Trapani asked Fire Chief Tommy Carver what would be the minimum required frontage to get a firetruck down Mr. Ferry's driveway. Mr. Ferry said there would be 35 ft. Chief Carver said that would be plenty of room to make the turn. Alderman Gamble said to her knowledge, there isn't a piece of property that's been approved in the City with less than 50 ft. frontage. Alderman Richardson asked where the two 30 ft. driveways are, and is there any way to make one access driveway down and then make your turn into the property to the south? Mr. Ferry said he didn't even notice that, but that will work.

City Attorney Artigues said the Board can approve subject to submission of a revised plan and the revised plan to the effect of what was just described by Alderman Richardson; i.e., one access driveway and then Mr. Ferry wouldn't have to come back to another meeting, but he would have to do the revised plans and bring them back, because you're going to need surveys for that anyway. Mr. Artigues said that Mr. Ferry would go ahead and get those surveys showing the shared driveway and bring it back. Alderman Lafontaine asked if all the notifications/publications would still be good. Mr. Artigues said, "Yes, because you're actually approving something less restrictive and more favorable to the area."

Alderman Gamble noted that one of P&Z requirements was to have 3 MS. stamped engineered drain plans. Mr. Artigues said this would be a requirement that would be placed on Mr. Ferry before he started any development or building. He added that this issue would be enforced by the Building Official Josh Hayes.

*Alderman Clark moved, seconded by Alderman Lafontaine to agree to **TABLE** the above Planning & Zoning recommendation, but accept the revised request for a single shared driveway subject to submission of the survey drawings depicting it on the plot.*

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**5. Suzette Surbeck, owner of the property commonly known as 226 Sandy St.,** parcel #162J-0-10-210.000, has made an application for the temporary use of an RV during new construction of her primary residence. The RV permit will allow occupancy for 180 days.

Mrs. Surbeck came forward to explain that she and her husband are currently building their new primary residence but living in New Orleans. They would like the temporary RV in order for her husband to assist with the final touches of the new construction that they are anticipating completion in November of this year.

Chairman Frater called for a motion from the Commissioners. Commissioner Coatney moved, seconded by Commissioner Romero, to approve the request.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.3 of the Zoning Ordinance #349 for conditional uses and declared the motion passed.

*Alderman Lafontaine moved, seconded by Alderman Clark to accept the recommendation of Planning & Zoning and approved the request as submitted.*

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**6. Tom and Joal Stone, owners of the property commonly known as 115 Mollere Dr.,** parcel #161F-0-02-042.000, have made an application for variances in order to place an accessory structure closer to their property lines. Their request is for a 10' variance from the required 25' rear setback from the property line as stated in Ord. #349 for accessory structures less than 12' away from the primary structure. This will make the rear setback 15' from the property line.

Mr. Tom Stone came forward to explain his request. He stated that he owns the property next door to the side property line and the property to the rear is a very large piece of property that he never had a structure on it and doesn't see that happening any time soon. Chairman Frater asked what kind of building this will be. Mr. Stone stated that it would be an open pavilion for shaded seating. He intends to install a pool and this would give some covering next to the pool area.

Chairman Frater called for a motion from the Commissioners. Commissioner Romero moved, seconded by Commissioner Coatney, to approve the request as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349 for variances and declared the motion passed.

*Alderman Richardson moved, seconded by Alderman Lafontaine to accept the recommendation of Planning & Zoning and approved the request as submitted.*

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

**7. Gary Ponthieux & Kacey Edwards, owners of the property commonly known as 118 Seabrook Dr.,** parcel # 161B-2-01-019.008, have made an application for a conditional use in order to construct an accessory structure larger than the allowed maximum 500 square feet as stated in Zoning Ord. #349. They are also requesting a 5' left side-yard variance from the required 10' from the property line and a 5' rear-yard

variance from the required 15' from the property line. His proposed structure will be 1,200 square feet and have a 5' setback from the left side-yard and 10' setback from the rear property lines.

Mr. Ponthieux came forward to explain his request. He stated that the reason for the large structure is for the storage of a boat, lawn equipment and his wife's car. He also stated that the reason for the setbacks is to make room for the future installation of a pool between the primary structure and the accessory structure. Chairman Frater noted that the size of the property is 90' wide and 140' deep; roughly, 12,600 square feet. Mr. Ponthieux stated that he spoke with a neighbor that installed a swale between their properties so he plans on continuing that plan in order to improve the drainage.

Chairman Frater called for a motion from the Commissioners. Commissioner Touart moved, seconded by Commissioner Romero, to approve the request as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349 for variances and 906.3 for conditional uses and declared the motion passed.

*Alderman Lafontaine moved, seconded by Alderman Clark to accept the recommendation of Planning & Zoning and approved the request as submitted.*

During discussion, Mr. Ponthieux said approximately 300 sq. ft. of the 1200 sq. ft. structure will be enclosed with an open carport that matches the house exterior and roof. Mayor Trapani asked if he could move the structure 5 ft. over to the left. Mr. Ponthieux said he could, but would make it a tight fit for the shed and the boat (under the carport). He said his neighbor has no issue with this request. He and his neighbor's (who will also be building soon) driveways will be right next to each other. Alderman Gamble said the only issue for her is not having 10 ft. on that side property line and again, a precedence has already been set. Alderman Lafontaine asked about the runoff from the roof and which direction that drainage will flow, so as not to be a problem to either Mr. Ponthieux or his neighbor. Mr. Ponthieux said the water will drain front to back of the property.

A vote was called for with the following results:

Voting Yea: Richardson, Lafontaine and Clark

Voting Nay: Gamble

Absent: None

- 8. WITHDREW REQUEST/NO ACTION NEEDED OR TAKEN - Tabitha Thompson, leasing the property commonly known as 541 Hwy 90, parcel #138Q-0-34-038.000, has made an application for a Conditional Use in order to operate a Medical Cannabis Micro Cultivation Facility. The property is currently zoned C-3: Highway Commercial and Zoning Ord. #349 does not have any requirements or conditions concerning medical cannabis.**

#### **ALDERMEN'S COMMENTS:**

At this time, Alderman Lafontaine asked the Mayor if the Board could schedule a workshop for some of this information regarding variance requests and reviewing the current Ordinance.

#### **WORKSHOP/SPECIAL MEETING/VARIANCES**

**Re: Request to set a Special Meeting to Discuss Zoning Ordinance Issues (Variances & Conditional Uses)**

Alderman Gamble moved, seconded by Alderman Clark to set a Special Meeting for Monday, August 7, 2023 at 5:30 pm to discuss Zoning Ordinance Issues (variances and conditional uses).

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

### **CONSENT AGENDA**

#### **Re: Consent Agenda Items listed (a-j)**

Alderman Gamble moved, seconded by Alderman Lafontaine to approve the following Consent Agenda items as numbered Items (a-j):

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

### **MINUTES**

#### **Re: Regular (Recessed) meeting of July 19, 2023 and Reconvened Recessed Meeting of July 20, 2023**

a. Minutes of the Board of Mayor and Aldermen's Regular (Recessed) meeting dated July 19, 2023 and the Reconvened Recessed Meeting dated July 20, 2023.

### **INVOICES**

#### **Re: The following invoices from various Entities/Agencies/Contractors/Engineers, etc.**

b. The following invoices from Chiniche Engineering & Surveying (#'s 1-9 below):  
**(EXHIBIT J)**

1. Invoice #22-002-0093 from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$30,000 for the Final Design and Construction Document Coordination related to the Garfield Ladner Memorial Pier.

2. Invoice #22-002-0101 from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$765.00 for engineering services related to street repairs.

3. Invoice #22-002-0111 from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$3,123.75 for engineering services related to the Jourdan River Gas Line Crossing repair project.

4. Invoice #22-002-0121 (Tidelands) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$885.00 for grant applications and coordination related to Tidelands projects.

5. Invoice #22-002-0122 (DFA) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$1,416.50 for Dept. of Finance and Administration (DFA) Parks Grant

6. Invoice #22-002-0123 (Restore) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$945.00 for RESTORE Grant Applications.

7. Invoice #22-002-0124 (GOMESA) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$1,530.00 for GOMESA Grant Applications.

8. Invoice #22-002-0125 (GCRF) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$742.50 for GCRF (Gulf Coast Restoration Fund) Grant Application – Kiln Waveland Cutoff Road project.

9. Invoice #22-002-0126 (Lead and Copper Grant) from Chiniche Engineering & Surveying dated 7/24/23 in the amount of \$225.00 for Lead and Copper Grant application.

**MINUTES/PLANNING & ZONING/PERSONNEL/PLANNING & ZONING BOARD MEMBERS**

**Re: Spread on the Minutes the following resignations from the Planning & Zoning Board**

- c. Spread on the Minutes the following resignations from the Planning & Zoning Board:
1. Chad Whitney, Ward 3 representative
  2. Greg Poindexter, Ward 2 representative

**HUMAN RESOURCES/PERSONNEL/UTILITIES DEPARTMENT/PUBLIC WORKS DEPARTMENT**

**Re: Accept resignations of the following personnel:**

- d. Accept resignations of following personnel:
1. Kross Lafontaine from the Utilities Department

**HUMAN RESOURCES/PERSONNEL/POLICE DEPARTMENT/UTILITY DEPARTMENT/STREETS DEPARTMENT/PUBLIC WORKS DEPARTMENT**

**Re: Hire/Transfer the following for various positions**

- e. Hire/Transfer the following for various positions, as listed:
1. Hire Joshua Glen Oliver as Police Officer at \$18.03 per hour pending passage of drug and background tests. Once Officer Oliver completes the Police Academy, he will go to \$19.03 per hour.
  2. Transfer Jordan McKenzie from Utility Department at \$14.00/hour to Streets Department at \$13.00 per hour.

**PERSONNEL/STREETS DEPARTMENT/PUBLIC WORKS DEPARTMENT/UTILITIES DEPARTMENT/TRANSFERS**

**Re: Transfer Desmond Ducre from Streets Department to Utilities Department**

- f. Transfer Desmond Ducre from Streets Department to Utilities Department at \$13.39 per hour rate of pay. Mr. Ducre will be replacing the position vacated by Mr. Zach Lafontaine.

**EVENTS/NATIONAL NIGHT OUT EVENT/WAVELAND LIGHTHOUSE/LIGHTHOUSE/FIRE DEPARTMENT/POLICE DEPARTMENT/  
Re: Approve Closure of Beach Blvd at St. Joseph and Terrace Streets for the National Night Out Event at the Waveland Lighthouse**

- g. Approve closure of Beach Blvd at St. Joseph and Terrace Streets for the National Night Out Event at the Lighthouse from 10:00 am to 1:00 pm. on Saturday, August 26, 2023. The Waveland Fire Department will be giving train rides to the children.

**POLICE DEPARTMENT/POLICE ACADEMY/TRAINING/TRAVEL/HARRISON COUNTY POLICE ACADEMY**

**Re: Approval of Officer William Andress and Officer Colton Poche to attend the Harrison County Police Academy**

- h. Approval of Officer William Andress and Officer Colton Poche to attend the Harrison County Police Academy starting August 27, 2023 and will graduate November 10, 2023. Cost to the City will be use of city vehicle.

**UTILITY DEPARTMENT/REFUND CHECKS/REFUNDS**

**Re: Monthly Utility Customer Deposit Refund checks**

Page No. \_\_\_\_\_  
Regular Meeting of The Board of Mayor & Aldermen  
Tuesday, August 1, 2023  
6:30 pm.

- i. Approve monthly Utility Customer Deposit refund checks totaling \$7,000.00 numbered #7242 through #7263 as submitted by Utility Officer Manager Julie Bromwell. Note: \$2,452.91 is due to the City of Waveland and \$4,547.09 is due to customers. **(EXHIBIT K)**
- j. Extend the hours of the Hotrods & Hospitality Street Fair from 2:00 pm to 6:00 pm on Wednesday, October 4, 2023.

**END CONSENT AGENDA**

**ADJOURN**

**Re: Adjourn the meeting at 7:50 p.m.**

Alderman Lafontaine moved, seconded by Alderman Gamble to Adjourn the meeting at 7:50 p.m.

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

The foregoing minutes were presented to Mayor Trapani on August 17, 2023.



\_\_\_\_\_  
Lisa Planchard  
City Clerk

The Minutes of August 1, 2023 have been read and approved by me on this day the 17th day of August, 2023



\_\_\_\_\_  
Jay Trapani  
Mayor