

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

The Board of Mayor and Aldermen of the City of Waveland, Mississippi, met in Special session at the Waveland City Hall Boardroom, 301 Coleman Avenue, Waveland, Mississippi, on October 30, 2023 at 5:00 p.m. to take action on and discuss the following matters of City Business.

ROLL CALL

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

MAYOR'S COMMENTS

The Mayor had no comments.

ALDERMEN'S COMMENTS

None

PUBLIC COMMENTS

None

BOARD BUSINESS:

Alderman Richardson moved, seconded by Alderman Clark to approve and accept the Fiscal Year Ending 9/30/23 Amended to Actual Budgetary Schedule.

(EXHIBIT A)

A vote was called for with the following results:

Voting Yea: Gamble, Richardson, Lafontaine and Clark

Voting Nay: None

Absent: None

DISCUSS ALL CITY PROJECTS

a. TIDELANDS GRANTS

Mr. Jason Chiniche advised the Board members that his firm is working with DMR (Department of Marine Resources) amending some of the previous Tideland's projects. His current focus are the Beach pagodas, specifically at the Pier. Mr. Chiniche said this is a FEMA project to rebuild the Pier and many of these pagodas are not being replaced as part of that project, but will be refurbished as a result of Hurricane Zeta. Tidelands funds that have accumulated over several years can replace those that were heavily damaged, and refurbish others (only requiring an amended application for those). Mr. Chiniche said there is no match with Tidelands funds.

b. GOMESA FUNDING

Mr. Chiniche said three projects have been submitted and will be presented to the State Legislature in January 2024. The Drainage Improvements (including main drains) project is included in the applications and can be done in phases if total funding of \$9 million is not all approved at the project onset. The project can be done in phases, so we can continue work with however much funding we are awarded. Example: If awarded \$2 million, we would do that much work, or if awarded \$9 million over 3 years for example, we would work at that rate, and chip away at the project each year like that. Mr. Chiniche also said it would be beneficial to work with Hancock County and join our GOMESA funds awarded by DMR through the Legislature, and work together to complete a

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

joint project, such as Jackson Marsh. Mayor Trapani said that we don't expect to get \$9 million all at once. Mr. Chiniche said they have not started on the final design of this project yet because there are some easement and access issues they are working on with Mr. Artigues. Permitting will also be required. The first stage of the project needs to be identified, then get the permits for this. Alderman Richardson asked if we get some funds to start the project will we have to go back and ask for more money to finish? Mr. Chiniche said every time he submits an amended application, he updates the current cost to complete the project. He reported that the main drains have been identified with the size of culverts needed etc., and their preliminary engineering designs for these are about 30%-40% complete, however no permits, access, or easements have been secured yet. Drainage has been submitted for **RESTORE ACT** monies as well.

c. GCRF (Gulf Coast Restoration Fund)

This is money collected annually from penalties to BP as a result of the Oil Spill. Mr. Chiniche said that the Kiln Waveland Cutoff Road has been submitted as a project, but was not aware if it made it past the first round of review. He said he will be speaking with state legislators closer to start of the session because legislatures have the final say. Mayor Trapani reported he is trying to schedule a meeting with Stu Rayborn (Park Manager-Buccaneer State Park) about putting a boat launch along Beach Blvd. near Buccaneer Park. He noted that this is just a preliminary meeting. He also said were awarded a \$2 million grant about 2 years ago to build a marina but the Board has decided to scrap that idea and they will be discussing using this \$2 million for the boat launch, along with another grant called 'BIG' (Boating Infrastructure Grant) in the amount of \$195,645 with \$66,667 match. He said we have monies out there we need to use and if we don't use the money that we have been awarded it's not going to look good if we keep asking for new monies. Mr. Chiniche said that GCRF usually has a 20% match. Alderman Lafontaine asked if the money that was awarded for the marina could be used for something else. Mayor Trapani said that question has been asked several times, but he could not get a definite answer; some legislators said it can be moved and others say it can't be moved.

d. ARPA GRANT

Mayor Trapani said this was money originally to be used for Central City improvements. If we can use GOMESA for central city, then that frees \$1.5 million of ARPA money to do other infrastructure projects. Mr. Chiniche asked the Board members where they would like to see the funds moved to if we could move ARPA money but said the monies must be used for water, sewer and/or drainage. Mr. Chiniche said the MDEQ has a procedure for amending the scope of work, but he needs the Board's ideas as to where they'd like the money to be spent; it has to be water, sewer or drainage and the funding source for those funds has to be 100% obligated by September 2026, so we're under somewhat of a time crunch and need to get their ideas. He said that anything that requires environmental permits takes quite a bit of time and will cause time delays. MDEQ tries to give equal amount of funds to water, sewer and drainage projects when they distribute the money.

Bo Humprey, Public Works Manager, was asked for recommendations on using the money and his recommendation was rehab the sewer system, rehab the lift stations and re-line manholes. He said this will save us with not having as many breaks and expensive repairs. There are sewer issues off of Lizana Lane; broken pipe that need to be fixed. The main lift station on Waveland Avenue at Beach

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

Blvd. needs to be re-lined; it was last done 10-15 years ago. He added that some of these are lifetime warranties, but others such as this one, are maybe only 3 years. He noted that the main lift station on Waveland Avenue needs to be re-lined because it's starting to cave in. If that happens the material will get in the pumps and start tearing our pumps up. Another issue is that some of our pumps are from Katrina; we've replaced at least 5 in the past 2-3 years. We've been getting a lot of them rebuilt. Bo said lining is mostly needed at the bigger stations on Coleman Avenue (both sides), Nicholson Avenue, Waveland Avenue-north side, and Waveland Avenue near the beach that could benefit the most, along with a few in the Annexed Area. Alderman Gamble asked Bo if he would do a list and prioritize each of these, then give it to the Board members and Mr. Chiniche, who will prepare some cost estimates of the items on the list. Mayor Trapani said he agrees; our sewer system needs "some tender loving care". Bo added if we put in new, of the bigger motors, we could get another 10 – 15 years; and if we reline then we could get an additional 10-15 years. He suggested we buy 2 spares so if something happens, we're not down waiting. He also suggested that if we could get a lift truck with the ARPA money we could save \$600 each time we had to pull a motor because a contractor would not have to be called to pull the motor; we would still have to have an electrician to work on the motors though. Mr. Chiniche said buying the lift truck would probably qualify using ARPA grant money because it's part of the operations and maintenance program. Mr. Lafontaine verified that there is a 20% match on GCRF, but asked what was the match on ARPA funds and was told there was no match on these funds. Mr. Chiniche said GOMESA, ARPA and Tidelands are 100% grants. He added that RESTORE ACT funds have a match; the most recent announcement was for gas improvements along Hwy 603. Alderman Lafontaine confirmed that we would have 2 projects, the Kiln Waveland Cutoff project with a 20% match, and marina/boat launch with a 20% match. Each of these are \$2 million dollar projects, so our match would be \$800,000. Mayor Trapani said he spoke with Rhonda Price at DMR who told him the State Parks Dept. has a lot of money and if we do a joint project with Buccaneer, we might be able to get match money for that.

Sidewalk Project – St. Joseph Street phase I request has been submitted to activate the project with GRPC and MDOT. Once he gets this approval, that starts the process with MDOT to do the design phase (Phase I) and get it going. Mr. Chiniche said there may be some additional GRPC projects and a possibility of submitting a Phase II. Alderman Lafontaine asked Mayor Trapani with so many projects being on the table should we go after fewer grants? Would we have a better chance at getting funds if we instead prioritize? Alderman Lafontaine asked Mr. Chiniche if he has seen better results with obtaining funding by submitting fewer or more grant applications? Mr. Chiniche said different funding sources have different eligibility requirements; that's one thing to consider. A lot of Cities are asking for GOMESA funds; he thinks it helps the City if you go after one project and say that this is what we want our GOMESA funds to go towards. They will ask the city to prioritize if you have multiple projects, you will need to priorities what your top project is. Mayor Trapani asked Alderman Lafontaine what was his priority, noting Tidelands funds are handled the same way if you have multiple projects; you have to tell them your top project. Mr. Chiniche said he thinks it's important to get behind a project for a funding source; when they evaluate, they don't really want to give funding for a project if it's not a top priority to the city because you end up amending and revising the scope of work. We have three projects we are requesting GOMESA money for, Citywide Drainage improvements, Central City (Phase 2 and Phase 4). He added that we're looking at \$5.3 million for Central City and \$9 million on the citywide drainage project. Alderman

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

Lafontaine said he thought we would be lucky to get \$2 million from GOMESA, so which one would you want to apply the \$2 million towards. Mayor Trapani and Alderman Gamble said they would like to see the citywide drainage project get done. Alderman Lafontaine said, “We’ve got phase 2 and phase 4, what are phases 1 & 3 of the Central City project”? Mayor Trapani said they selected two out of the four; the phases are determined by factors such as geographic area, number of houses in that area, number of citizens on grinder pumps and we are trying to get as many people off grinders as possible (currently about 47 are still on those). Phase 2 would have the most impact for potential new development. Mayor Trapani and Alderman Richardson both said drainage is their number one priority. The Aldermen collectively agreed with the attached **(EXHIBIT B)** to prioritize the projects, 1, 2 and 3 as listed. Mr. Chiniche stated that any project award will start with the worst-case areas that we begin chipping away at and another consideration is permitting and access. He said if there is an area we are interested in doing work and we can’t get access, we’ll have to skip it and go somewhere else. Alderman Lafontaine noted that we still have the ARPA funds that we’ll need to have a discussion about. The Mayor said this can take place at the November 7th meeting. With regard to GCRF funding and the Kiln Waveland Cutoff Road project and the boat launch, Alderman Lafontaine said he feels the Kiln Waveland Cutoff Road is needed more than the boat launch (for which \$2 million has already been awarded). Alderman Gamble agreed that the Cutoff Road is a high priority. Alderman Lafontaine asked Mayor Trapani if he could check into the possibility of moving the \$2 million from the boat launch to the Kiln Waveland Cutoff Road so work can get started. Mayor Trapani said that the problem with GCRF funds is that it’s not as easy to move the money to a different project. Alderman Lafontaine said it was told to him that if the money was not used for the project, it could be moved to a different project. He said he would rather move that \$2 million up and ask for the other \$2 million after. Mr. Chiniche said he would look into this. Alderman Gamble asked where the County is with helping on the Cutoff Road Project. Mayor Trapani said he’s spoken with Mr. Scotty Adams, County Supervisor, re: financial assistance, but he’s not heard from him with any numbers as yet. He noted that both the County and the State want the road repaired, but it’s a Waveland road. He will speak with Scotty ‘Adams’ again.

DISCUSS THE WAVELAND CIVIC CENTER

Bernie Cullen, Board Chairman for the Museum, told the Board of Mayor and Aldermen that the Museum does not have an agreement with the city at this time because they changed to be a 501c3 (nonprofit) around 2020, she thinks. The 2015 agreement that the City had was with the Chamber Foundation. She stated, “We need an agreement.” Mayor Trapani agreed and said we budgeted \$88,250.10 for the Civic Center and spent \$94,580.82 on the Museum in FY23. With Sugar Pop’s rent, it brings down the overall cost of the Museum to \$73,263.10. Mayor Trapani said if we continue to have Sugar Pop and the Museum in the building, we still have insurance cost, however a new air conditioning system will cost \$41,000. Ms. Cullen said whatever improvements they do are done by grants they get. The donations they collect at the door takes care of the cleaning and maintaining the exhibits. Museum volunteers do the cleaning of the building. Repair issues presented by Ms. Cullen was plaster falling down in bathrooms, mildew, and baseboards pulling out. Mayor Trapani reported \$7,400 was spent last year on repairs and maintenance for the air conditioner, mold and electrical work. He also stated that the city pays \$465 for someone to change air filters quarterly and additional

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

maintenance agreements for fire inspections and pest control are also in place. Ms. Cullen wants to know what the Board is thinking just because they would like to plan their future. Mayor Trapani asked Ms. Cullen, "How do visitors transfer to value to the City?" Ms. Cullen stated people told them they saw Waveland on VRBO advertisements for the area, which is soft marketing. She also stated people have told her they don't want to live in Bay St. Louis. Mayor Trapani commented that people also may not want to build in the City because they see all the pictures in the museum of the devastation. He also asked Ms. Cullen, "Have you thought about charging admission?" She said she thinks it will cut down on the visitors because the only other museum near us is the Alice Mosely Museum and they do not charge admission. Mayor Trapani said Alice Mosely Museum pays their own electric bill to Bay St Louis, they pay to clean the building and they pay their insurance. Ms. Cullen stated that she and Donna Martin write the grants and they have received grants from Smithsonian, DMR and Mississippi Humanitarian Council Heritage grant. Alderman Clark asked if they do any type of fundraisers, other than grant writing. Ms. Cullen said they do a membership drive and take donations, however, before Covid they did gala nights and have discussed doing them again, but everything is on hold now until the Board decides what to do with Museum. Alderman Lafontaine asked if the grants they got were more for inside of the building; Ms. Cullen told him that they used those grants to get temporary exhibits to come in. She also stated that they want to do another oral history report with residents still alive that actually went to school in this building as children. People love the old building and are fascinated when they realize that was the only building left standing after Katrina. Ms. Cullen also told the Board with the grant CSX gave them, and other donations, they were able to create The Children's Alley and Hurricane Simulator. Mayor Trapani told Ms. Cullen he gets calls from constituents about the amount we pay on the building and if we want to keep the Ground Zero Museum open, we need to figure out ways to raise revenue. Ms. Cullen stated they want to work together with the city to see what can be done to keep the Museum open. Alderman Lafontaine stated the discussion was not particularly for action tonight, it was just to get thoughts together. Alderman Clark asked, "If we were to say, in order for us be able to be able to do this and justify it, the museum has to come up with half the cost." He asked Ms. Cullen if she thinks they could come up with half the cost; could she fundraise that? She said she did not know; they have to get their board together to see what they can do. Ms. Cullen understands where the Board is coming from. She said they have \$14,000 in their account right now. She also reported to the Board that Ochsner Foundation gave them a grant to get a LIFEPAK AED for the museum. Mayor Trapani wants to see more effort by the Museum Board to raise money. Ms. Cullen explained that the volunteers they get are older so they aren't as reliable to show up. Kathy works 20 hours/ week and Ms. Cullen goes in to work when the bus tours come in. Bus tours bring in 30 – 40 people and they usually stay 2 to 3 hours. Ms. Cullen said they have tried hard to get volunteers and she can't get a grant for operating costs—they are not available for that purpose. Alderman Lafontaine suggested having private businesses sponsor exhibits in the gallery.

Alderman Richardson asked about the RSVP grant, if we could get it again, could it supply volunteers to work at the museum. Ms. Cullen stated older volunteers are not as productive/ reliable. Mayor Trapani wants the Museum to try implementing an admission charge. Ms. Cullen said that 4,652 people visited the Museum in 2022 and the average donation was \$300 per month. Alderman Clark said the Train Museum was free to get in, but had a sign, "Admission is free; however, we suggest you pay \$5.00." Ms. Cullen said she would take the suggestions back to the Museum board for discussion. The

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

Mayor added that we have to keep our expenses down, noting that the dumpster fee of \$84 per month needs to be paid by Sugar Pop. Ms. Cullen will get with the Museum Board tomorrow and get back with Ms. Planchard, the City Clerk, to be put on the next meeting agenda to discuss further. Mr. Tiger Harris said the high-water lines at I-10 were taken down because it was said they were hindering business income in Bay St. Louis. He said the museum is a deficit to the City of Waveland and it is costing us money we do not have. He also said it is taking up a building the city and citizens could be using. Mr. Brian Frater addressed the board and said expenses are fixed, so if the City of Waveland kicks the Museum out, the fixed costs will still be there. He said the revenue side needs to be addressed. Maybe they could sell prints or books. Mayor Trapani said before the museum was there, the City rented the building for receptions and parties. Citizens have expressed they want this back. Ms. Lana Noonan addressed the board saying the Echo did a story on the museum and reported over 19 thousand visitors have visited the museum since it opened in 2017. If we had charged \$5 we would have over \$100,000; this may be something the Board should consider. She also mentioned Sugar Pop is not open on Sunday, so maybe that space could be rented for small receptions. Ms. Noonan thinks you cannot allow anyone to use a public building for free because it is not legal. She suggested maybe they could pay rent and have visitors pay a stipend to get in. Brian Therolf said the bus tours are guided tours to the Alice Mosley Museum with 3-4 buses per week also going to St. Rose Church. He thought a good idea was to put a sign 'Free,' but we would appreciate a \$5 donation. Mr. John Dumoulin runs a museum consulting company pro bono, is an advisor to Gulfport Arts Center and is on the Board of Ground Zero Museum. He said the Gulfport Arts Center building is owned by the City of Gulfport that gives the Center credit for rent that is put into an escrow account that is used to provide support. The museum pays their expenses, rent, and electricity. He added that the Ground Zero Museum is the only place in the City of Waveland that is telling the City's story. Mr. Chadwick Carbo spoke saying he went through the storm (Katrina) on his roof looking at the Museum, are they are not good memories. He doesn't want his tax dollars going toward this and reminding him of Katrina. Alderman Gamble recommended that Ms. Cullen fund raise, fund raise, fund raise.

JIM MEGGETT – AVENUE OF THE OAKS

Mr. Meggett was at the Board meeting of September 14, 2023 and at that time he learned there was no money budgeted to do this project. He said that in the comprehensive plan, page 17, it suggests a tree canopy along Nicholson and Waveland Avenue. Mr. Meggett said to plant a live oak tree every 100' on Waveland Ave. from the railroad tracks to the beach would take 50 live oaks for a cost of \$8,000 to cover the trees, water bags & mulch. In addition he got a quote from someone who will dig all 50 holes for \$1,200. Students at St. Stanislaus will plant them. The cost of the total project is \$9,200. There is 100' right of way on Waveland Avenue to plant the trees. Keep Waveland Beautiful will decide where to plant the trees and get approval from the City. Sherri Romero lives on Waveland Avenue close to the beach; she said 3 motor homes have hit the trees that are already there, limbs were broken off trees and damage was done to the motor homes. This past weekend, she said there were about 200 motor homes that passed her house and they hit the trees. The motor homes are being directed off Highway 90, down Waveland Avenue to get to Buccaneer Park. Mr. Meggett suggested trimming the trees that are there. Chad Carbo said, "The City is talking about cutting costs and now we are talking about spending money; I don't see why City should pay for this." Mr. Meggett,

Page No. _____
Special Meeting of The Board of Mayor & Aldermen
Monday, October 30, 2023
5:00 pm.

looked into getting grant money but has no response yet. Alderman Lafontaine asked about getting an arborist to see if trees will fit there, set back to where they will not damage motor homes. Mr. Meggett said 50 live oaks were given out to citizens last year to plant in their yards; Keep Waveland Beautiful did not plant these. Keep Waveland Beautiful did plant 35 crepe myrtles along Coleman Avenue south of railroad tracks. Mr. Meggett is asking for up to \$10,000 to do this. A motion will be put on agenda for November 7, 2023 to consider approving money for 50 live oaks. Alderman Gamble asked Mr. Meggett to replant some of the oak trees at the Town Green, there are too many there and are prohibiting use of the park. They are encroaching on the sidewalk and electrical box. Mr. Meggett added the City would be responsible for watering these trees once they are planted. Mr. Meggett said he will ask the homeowners adjacent to where each tree is to be planted to commit to watering the trees for one year. He also thanked Ms. Bernie Cullen for all she does for the Museum.

ADJOURN

Re: Adjourn the meeting at 7:08 p.m.

Alderman Richardson moved, seconded by Alderman Gamble to adjourn the meeting at 7:08 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 November 22, 2023.



Lisa Planchard,
City Clerk

The Minutes of October 30, 2023 have been read and approved by me on this day the 22nd day of November, 2023.



Jay Trapani,
Mayor