RECESS MEETING AGENDA
CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
WEDNESDAY, FEBRUARY 18, 2026 - 6:00 PM

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **PROCLAMATION**
   a. Honoring the Ocean Springs High School Theatre Department

4. **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.*

5. **OLD BUSINESS**
   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
   b. Adopt Ordinance: An Amendment to Ord 2020-06 Appendix A – Flood Damage Prevention Ordinance of the Unified Development Code of the City of Ocean Springs, Mississippi; To Clarify Variance and Appeal Procedures In Article 6, Including the Recommendation Role of the Zoning & Adjustment Board and Final Decision Authority of the Board of Aldermen

6. **NEW BUSINESS**
   a. Appeal of Short-Term Rental Permit Renewal Denial - 1238 Iberville Drive (STR Permit No. R-29)

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/BOA:

a. Ratify the rescheduling of the February 5th American Red Cross's blood drive to Wednesday, February 18, 2026, due to unforeseen circumstances that prevented the blood drive from taking place; to advertise the resources of the city

b. Authorize the $1,000 table sponsorship for the Ocean Springs Chamber of Commerce Annual Banquet at the Beau Rivage on February 26, 2026

c. Approve the Special Event Permit Application for the Mosaic Student Ministry Kickball tournament on March 27, 2026, from 6:00 p.m. to 7:30 p.m., at Freedom Field at no cost to the City; the applicant pays the associated event cost

d. Approve the Special Event Permit Application for First Presbyterian Church Easter Sunrise Service on April 5, 2026, from 6:30 a.m. to 7:30 a.m., at Fort Maurepas, at no cost to the City; the applicant pays the associated event cost

e. Authorize and waive all associated rental fees for the Mississippi Senior Games to host a qualifying tournament at Ryan Youth Center for the National Senior Games being held in Tulsa, OK, on Friday, April 17, 2026, from 7:00-4:00 p.m.; to advertise the resources of the city

City Clerk:

f. Approve Minutes: Recess Meeting January 20, 2026

g. Approve Minutes: Regular Meeting February 3, 2026

Police Department:

h. Accept OSPD monthly report for January 2026

Fire Department:

i. Accept OSFD Monthly Report for January 2026

Human Resources/Risk Management:

j. Accept the resignation of Civil Service Commissioner Nicole Sullivan, effective March 1, 2026; authorize advertisement of the vacancy

k. Authorize DOD SkillBridge Patrolman Internship for Levi McCoy Rainbolt, effective February 19, 2026; six-month unpaid term, contingent upon completion of all pre-internship requirements

l. Authorize promotion of Police Lieutenant Brian Kestner to Captain, effective February 28, 2026; $32.22 hourly rate; six-months probationary status

m. Authorize employment of Jessica Lynn Torries, Patrolman, effective February 19, 2026; $24.72 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

n. Authorize employment of Connor Allen Johnson, Patrolman, effective February 19, 2026; $21.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

o. Authorize employment of Rodney Beasley, Part-time Patrolman, effective February 19, 2026; $20.00 hourly rate; pending successful completion of all pre-employment requirements

p. Accept resignation of Custodian Michael Calderon, effective February 2, 2026; authorize to begin the process of filling the vacant position

Planning Commission (PC):

q. Accept PC Minutes for January 13, 2026 Meeting

Zoning Adjustment Board (ZAB):

r. Accept ZAB Minutes for December 17, 2025 Meeting

s. Approve a variance for a side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system located at 1217 Sunset Ave — PIDN: 60119030.110; ZAB recommends approval

Historic Preservation Commission (HPC):

t. Accept HPC Minutes for the January 15, 2026 Meeting

u. Approve a request for a Certificate of Appropriateness (COA) to construct a 750-square-foot concrete addition to the existing driveway at 1315 Bowen Avenue - PIDN: 60137066.000; HPC recommends approval

Grants Administration:

v. Authorize Amendment #1 for Construction Contract for the STORM DRAIN IMPROVEMENTS: WEEKS BAYOU, HALSTEAD BAYOU – American Rescue Plan Act (ARPA) / MS Municipality and County Water Infrastructure Grant (MCWI) – MDEQ Agreement # 470-2-SW-5.6 – Couvillion Group, LLC – Inclusion of Required Contract Attachments

w. Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – Jamile & Milo Hugh Pepper – PID# 61262027.030 in the Amount of $767.00

x. Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – Victory Full Gospel Baptist Church – PID# 60123050.050 in the Amount of $1,460.00

y. Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – St. Elizabeth Seton’s Catholic Church/Joseph Brunini Trustee – PID# 61104041.000 in the Amount of $6,075.00

Project Manager:

z. Authorize Summary Change Order and Project Closeout – Jackson Brothers Construction Services – Taconi Gym Window Replacement – Funded with State Appropriations in HB1353

Building Department:

aa. Accept the Building Department Permit Report for January 2026

bb. Accept Code Enforcement Report through February 12, 2026

cc. Approve the Building Official's recommendations for the tree applications received through February 12, 2026

Parks & Recreation Department:

dd. Authorize and waive rental fee to allow Ocean Springs Chamber -Main Street to use the Senior Center during Spring Art Festival March 27- 29, 2026

Public Works:

ee. Adopt a Resolution for the Sale of Surplus Personal Property with a Value Less than $1,000.00

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: 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

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

ADJOURN UNTIL 6:00 P.M. on MARCH 3, 2026

City of Discovery

OCEAN SPRINGS

MISSISSIPPI

PROCLAMATION

Honoring the Ocean Springs High School Theatre Department

WHEREAS, the Ocean Springs High School Theatre Department has earned statewide and national recognition for excellence in the performing arts; and

WHEREAS, during the 2025–2026 academic year, the Ocean Springs High School Competition Theatre Team received multiple top honors at the Mississippi Theatre Association State Competition for its production of *The Crane Wife*, including Best Production, Best Director, and the Peer Choice Award; and

WHEREAS, these achievements earned the team the honor of representing the State of Mississippi at the Southeast Theatre Conference, the nation's premier high school theatre competition, to be held in Chattanooga, Tennessee; and

WHEREAS, this marks the fourth consecutive year the Ocean Springs High School Theatre Team has advanced to national competition, including a first-place national championship in 2025—an unprecedented accomplishment in Mississippi; and

WHEREAS, the Ocean Springs High School Theatre Program is a student-driven, multidisciplinary program that develops artistic, technical, leadership, and real-world skills while enriching the cultural life of our community;

NOW, THEREFORE, BE IT PROCLAIMED, that I, Bobby Cox, Mayor of the City of Ocean Springs, do hereby recognize and commend the Ocean Springs High School Theatre Department for its extraordinary achievements and for representing Ocean Springs and the State of Mississippi with distinction.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF THIS CITY TO BE AFFIXED

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: OLD BUSINESS

Meeting Date: February 18, 2026

On November 12, 2025, the Planning Commission (PC) voted to recommend approval of the request for Sketch Plat for Holly Grove Subdivision, a 123-lot townhome subdivision. Then, at the January 6, 2026, Board of Aldermen meeting, a motion was made to table the decision on the sketch plat approval until the February 3, 2026, Regular Meeting to allow Aldermen to submit questions for further consideration. At the February 3, 2026, meeting, a motion was carried to move the discussion to February 18, 2026, due to staffing issues.

A request for Sketch Plat approval is the first step of three for 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, complete civil engineering plans (including landscaping plans, bus stop locations, garbage location areas, etc,), receive local and state water and sewer approvals, wetland permitting (if applicable), and request Preliminary Plat approval. The Preliminary Plat request will go to the Planning Commission for a recommendation and the Board of Aldermen for final approval.

Summary of Request:

- Requesting Sketch Plat approval for a 123-lot Townhome Subdivision - zoned R-1A Special Apartment Use District.
- Proposed gated community, private streets, with a 50’ right-of-way with (2) access points (Government Street and Pabst Road).
- 5’ sidewalks within the development, along Pabst Road, and Government Street.
- 20’ buffer along the adjoining properties to the south and west **(recommend adding a 30' natural wooded buffer along the entire east property line adjoining the National Park Service property)**.
- 21.2% Green Space is shown with a 1.17 acre pond with at least 20’ wide walk-able uplands surrounding the water.
- Proposed pump station is shown on the site plan.

- Traffic study provided by the applicant, warrants a left turn lane on Government Street at Holly Grove Road.

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

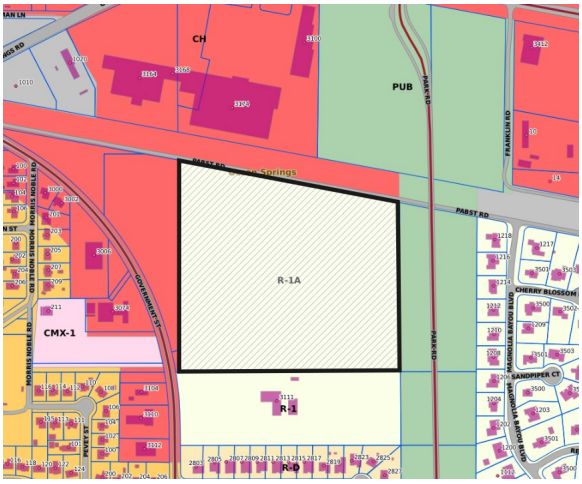
DATE OF REQUEST: August 7, 2025

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

Mailing Address 1200 Magnolia Byou 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

Unofficial Document

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

N

W E

S

GRAPHIC SCALE

60 0 30 60 120 240

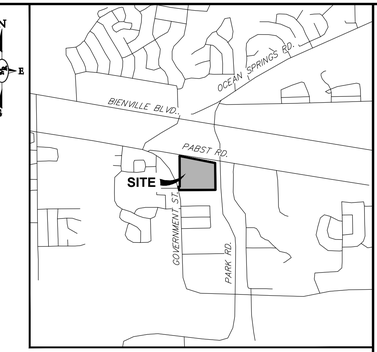
(IN FEET)
1 INCH = 60 ft.

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.

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

PARCEL A
W/ PROPERTIES OF OCEAN SPRINGS MS, LLC (NOW OR FORMERLY) (ZONING: CH) 6305 OLDE MAGNOLIA DR.

S00°10'38"E 853.21'

N78°52'01"W 1010.95'

PABST ROAD (PUBLIC R/W)

PROPOSED 4' SIDEWALK

PROPOSED BUFFER

TRACT CA-4

TRACT CA-2

TRACT CA-3

CYPRESS AVE. (50' PRIVATE RIGHT OF WAY)

PROPOSED 15' UTILITY SERVITUDE

HOLLY GROVE DR. (50' PRIVATE RIGHT OF WAY)

PROPOSED POND 1.17 AC.

TRACT CA-8

PROPOSED FOUNTAIN

PROPOSED 20.00'

CREPE MYRTLE DR. (50' PRIVATE RIGHT OF WAY)

PROPOSED KEYPAD

PROPOSED GATE

TRACT CA-5

E. 330' OF N½ OF S½ OF SW¼ OF NW¼
UNITED STATES OF AMERICA (NOW OR FORMERLY) (ZONING: PUB) PABST RD.

S00°30'50"E 752.60'

PROPOSED 20' BUFFER

S89°49'35"W 996.03'

S½ OF S½ OF SW¼ OF NW¼
WOODHAVEN BAPTIST CHURCH INC. (NOW OR FORMERLY) (ZONING: R–1) 3111 GOVERNMENT ST.

GOVERNMENT ST. (OLD HWY. 90) (100' PUBLIC R/W)

S77°04'43"W 36.50'

L=90.24'
R=1703.90'
Δ=00°30'04"
T=45.13'
CHB=N13°21'07"W
CHD=90.23'

N89°17'29"W 15.04'

TRACT CA-1

TRACT CA-6

TRACT CA-7

PROPOSED PICKLEBALL COURTS

PS

PROPOSED 20' UTILITY SERVITUDE

PROPOSED 50' PRIVATE RIGHT OF WAY

PROPOSED 20.00' BUFFER

PROPOSED BUILDINGS

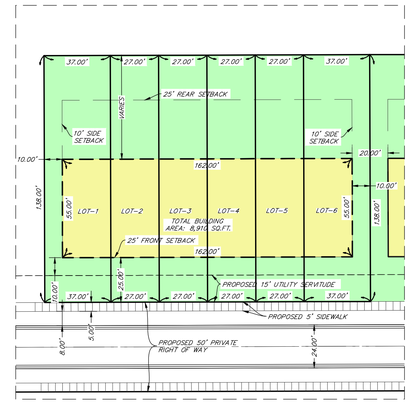
TRACT CA-1 (0.56 AC. / 24,470 SQ.FT.)
10' SIDE SETBACK
18 — 0.118 AC. / 5,154.74 SQ.FT.
25' REAR SETBACK
17 — 0.080 AC. / 3,499.80 SQ.FT.
16 — 0.080 AC. / 3,499.80 SQ.FT.
15 — 0.080 AC. / 3,499.80 SQ.FT.
14 — 0.080 AC. / 3,499.80 SQ.FT.
13 — 0.080 AC. / 3,499.80 SQ.FT.
10' SIDE SETBACK
12 — 0.080 AC. / 3,499.80 SQ.FT.
11 — 0.080 AC. / 3,499.80 SQ.FT.
10 — 0.080 AC. / 3,499.80 SQ.FT.
9 — 0.080 AC. / 3,499.80 SQ.FT.
8 — 0.080 AC. / 3,499.80 SQ.FT.
7 — 0.077 AC. / 3,363.80 SQ.FT.
10' SIDE SETBACK
6 — 0.077 AC. / 3,363.80 SQ.FT.
5 — 0.080 AC. / 3,499.80 SQ.FT.
4 — 0.080 AC. / 3,499.80 SQ.FT.
3 — 0.080 AC. / 3,499.80 SQ.FT.
2 — 0.080 AC. / 3,499.80 SQ.FT.
1 — 0.117 AC. / 5,085.06 SQ.FT.
10' SIDE SETBACK
L=4.64'

TRACT CA-2 (0.25 AC. / 10,908.30 SQ.FT.)
10' SIDE SETBACK
118 — 0.080 AC. / 3,499.80 SQ.FT.
117 — 0.080 AC. / 3,499.80 SQ.FT.
116 — 0.080 AC. / 3,499.80 SQ.FT.
115 — 0.080 AC. / 3,499.80 SQ.FT.
114 — 0.080 AC. / 3,499.80 SQ.FT.
113 — 0.080 AC. / 3,499.80 SQ.FT.
112 — 0.077 AC. / 3,363.80 SQ.FT.
25' REAR SETBACK
111 — 0.080 AC. / 3,499.80 SQ.FT.
110 — 0.080 AC. / 3,499.80 SQ.FT.
109 — 0.080 AC. / 3,499.80 SQ.FT.
108 — 0.080 AC. / 3,499.80 SQ.FT.
107 — 0.080 AC. / 3,499.80 SQ.FT.
106 — 0.080 AC. / 3,499.80 SQ.FT.
10' SIDE SETBACK
105 — 0.080 AC. / 3,499.80 SQ.FT.
104 — 0.080 AC. / 3,499.80 SQ.FT.
103 — 0.080 AC. / 3,499.80 SQ.FT.
102 — 0.080 AC. / 3,499.80 SQ.FT.
101 — 0.080 AC. / 3,499.80 SQ.FT.
25' REAR SETBACK
119 — 0.142 AC. / 6,177.18 SQ.FT.
10' SIDE SETBACK
120 — 0.080 AC. / 3,499.11 SQ.FT.
121 — 0.080 AC. / 3,499.39 SQ.FT.
122 — 0.080 AC. / 3,485.06 SQ.FT.
123 — 0.132 AC. / 5,751.04 SQ.FT.
10' SIDE SETBACK
25' FRONT SETBACK

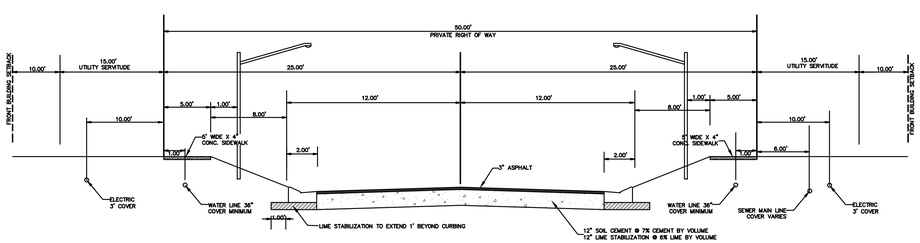
TRACT CA-3 (1.42 AC. / 61,855.20 SQ.FT.)
10' SIDE SETBACK
83 — 0.117 AC. / 5,106.00 SQ.FT.
84 — 0.080 AC. / 3,726.00 SQ.FT.
85 — 0.080 AC. / 3,726.00 SQ.FT.
86 — 0.080 AC. / 3,726.00 SQ.FT.
87 — 0.080 AC. / 3,726.00 SQ.FT.
88 — 0.117 AC. / 5,106.00 SQ.FT.
25' REAR SETBACK
89 — 0.117 AC. / 5,106.00 SQ.FT.
90 — 0.080 AC. / 3,726.00 SQ.FT.
91 — 0.080 AC. / 3,726.00 SQ.FT.
92 — 0.080 AC. / 3,726.00 SQ.FT.
93 — 0.080 AC. / 3,726.00 SQ.FT.
94 — 0.120 AC. / 5,227.81 SQ.FT.
10' SIDE SETBACK
82 — 0.117 AC. / 5,062.69 SQ.FT.
81 — 0.080 AC. / 3,706.99 SQ.FT.
80 — 0.080 AC. / 3,706.99 SQ.FT.
79 — 0.080 AC. / 3,706.99 SQ.FT.
78 — 0.080 AC. / 3,706.99 SQ.FT.
77 — 0.117 AC. / 5,062.69 SQ.FT.
25' REAR SETBACK
76 — 0.117 AC. / 5,062.69 SQ.FT.
75 — 0.080 AC. / 3,706.99 SQ.FT.
74 — 0.080 AC. / 3,706.99 SQ.FT.
73 — 0.080 AC. / 3,706.99 SQ.FT.
72 — 0.080 AC. / 3,706.99 SQ.FT.
71 — 0.117 AC. / 5,062.69 SQ.FT.
10' SIDE SETBACK
70 — 0.117 AC. / 5,062.69 SQ.FT.
69 — 0.080 AC. / 3,706.99 SQ.FT.
68 — 0.080 AC. / 3,706.99 SQ.FT.
67 — 0.080 AC. / 3,706.99 SQ.FT.
66 — 0.080 AC. / 3,706.99 SQ.FT.
65 — 0.117 AC. / 5,062.69 SQ.FT.
25' FRONT SETBACK

TRACT CA-5 (1.48 AC. / 64,468.80 SQ.FT.)
10' SIDE SETBACK
49 — 0.105 AC. / 4,573.28 SQ.FT.
50 — 0.082 AC. / 3,623.40 SQ.FT.
51 — 0.082 AC. / 3,623.40 SQ.FT.
52 — 0.082 AC. / 3,623.40 SQ.FT.
53 — 0.082 AC. / 3,623.40 SQ.FT.
10' SIDE SETBACK
54 — 0.122 AC. / 5,342.46 SQ.FT.
55 — 0.082 AC. / 3,623.40 SQ.FT.
56 — 0.082 AC. / 3,623.40 SQ.FT.
57 — 0.082 AC. / 3,623.40 SQ.FT.
58 — 0.082 AC. / 3,623.40 SQ.FT.
59 — 0.114 AC. / 4,955.40 SQ.FT.
10' SIDE SETBACK
60 — 0.114 AC. / 4,955.40 SQ.FT.
61 — 0.082 AC. / 3,623.40 SQ.FT.
62 — 0.082 AC. / 3,623.40 SQ.FT.
63 — 0.082 AC. / 3,623.40 SQ.FT.
64 — 0.105 AC. / 4,573.28 SQ.FT.
25' FRONT SETBACK

TRACT CA-6 (0.082 AC. / 3,644.40 SQ.FT.)
10' SIDE SETBACK
100 — 0.144 AC. / 6,261.71 SQ.FT.
99 — 0.082 AC. / 3,552.72 SQ.FT.
98 — 0.082 AC. / 3,552.72 SQ.FT.
97 — 0.082 AC. / 3,552.72 SQ.FT.
96 — 0.082 AC. / 3,552.72 SQ.FT.
95 — 0.107 AC. / 4,743.33 SQ.FT.
25' FRONT SETBACK



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

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 1

ANY ONE CALL CALL BEFORE YOU DIG CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT 811 OR 1-800-272-3020 TO CONTACT ALL UTILITIES PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE 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.

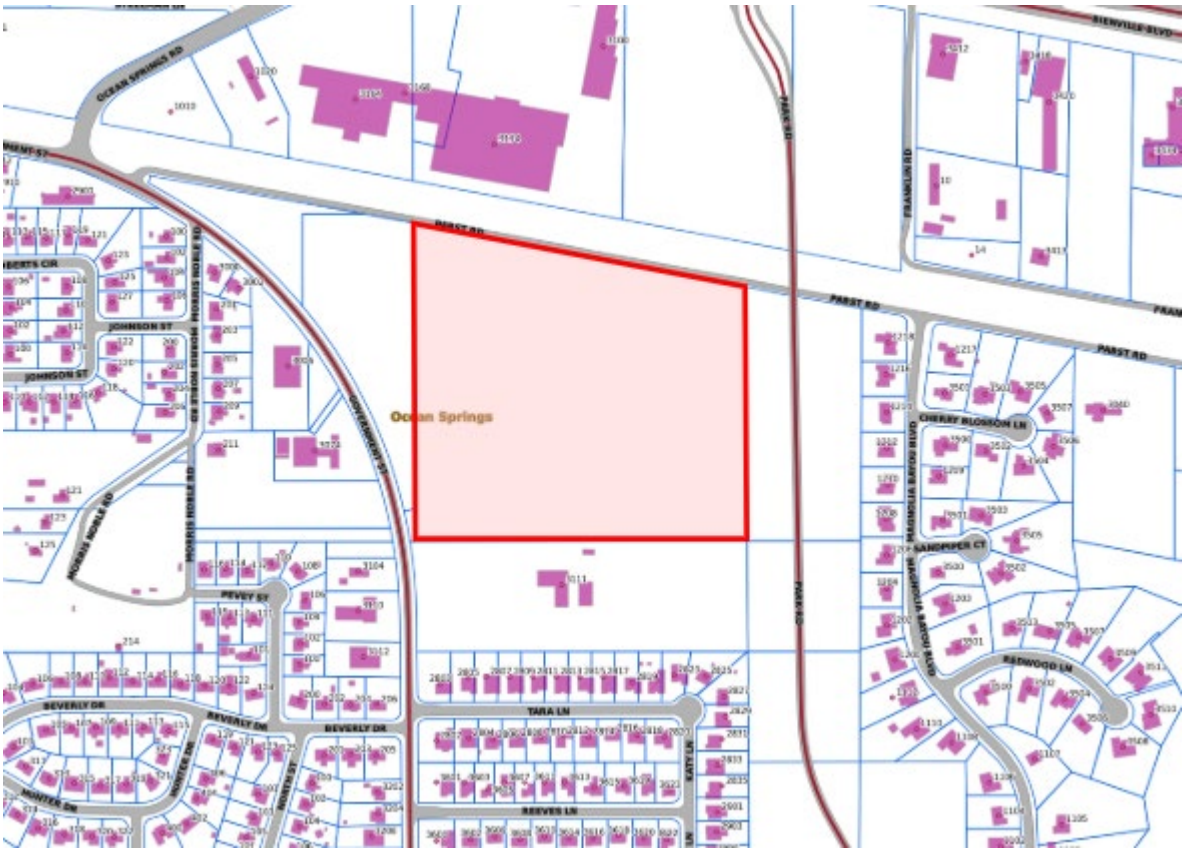
Regarding the following:

- 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
PARST RD
FRANKLIN RD
CHERRY BLOSSOM LN
SANDPIPER CT
REDWOOD LN
JOHNSON ST
PEVEY ST
BEVERLY DR
TARA LN
REEVES LN
KATY LN
HUNTER DR
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 Mahrenna	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
Lori Kilgore	1112 Magnolia Bayou	228 623-9404
Mike & Lorie	112 Magnolia Bayou	228-623-2898
BUB EPPICHMAN	900 MAGNOLIA BAYOU	228 324 3436
Lauren Timmons	3096 Tabet 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	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

TABLE OF CONTENTS

Section ..... Page No.

Section 1 Introduction ..... 1 - 1
Figure 1.1 Project Location Map ..... 1 - 2

Section 2 Existing Conditions ..... 2 - 1
2.1 Government Street ..... 2 - 1
2.2 Ocean Springs Road ..... 2 - 1
2.3 Pabst Road ..... 2 - 1
2.4 Intersection of Government Street and Ocean Springs Road ..... 2 - 1
2.5 Intersection of Government Street and Pabst Road ..... 2 - 1

Section 3 Evaluation of Existing Conditions ..... 3 - 1
3.1 Existing Traffic Volumes ..... 3 - 1
Figure 3.1 Existing Traffic Volumes ..... 3 - 2
3.2 Basis of Analysis ..... 3 - 1
3.3 Government Street and Ocean Springs Road ..... 3 - 3
Figure 3.2 Existing Intersection Level-of-Service ..... 3 - 3
3.4 Government Street and Pabst Road ..... 3 - 3
Figure 3.3 Existing Intersection Level-of-Service ..... 3 - 3

Section 4 Proposed Development ..... 4 - 1
4.1 Proposed Site ..... 4 - 1
Figure 4.1 Proposed Site Plan ..... 4 - 2
4.2 Trip Generation ..... 4 - 3
Table 4.1 Trip Generation ..... 4 - 3
Figure 4.2 Site Traffic Assignment ..... 4 - 4
4.3 Non-Site Traffic Forecast ..... 4 - 5
Table 4.2 Historical Daily Traffic Volumes ..... 4 - 5
4.4 Year 2030 Total Traffic ..... 4 - 5
Figure 4.3 2030 Non-Site Traffic ..... 4 - 6
Figure 4.4 2030 Total Traffic ..... 4 - 7
4.5 Year 2030 Traffic Analysis ..... 4 - 8
Table 4.3 Year 2030 Non-Site Traffic Level-of-Service ..... 4 - 8
Table 4.4 Year 2030 Total Traffic Level-of-Service ..... 4 - 8

Section 5 Recommendations and Conclusions ..... 5 - 1
5.1 Auxiliary Lane Warrants ..... 5 - 1
5.2 Conclusions ..... 5 - 1
Figure 5.1 Recommended Improvements ..... 5 - 2

Appendix

Year 2025 Existing Traffic Volumes

Peak Hour Volumes and Trip Distribution

Year 2025 Synchro & HCS Analysis

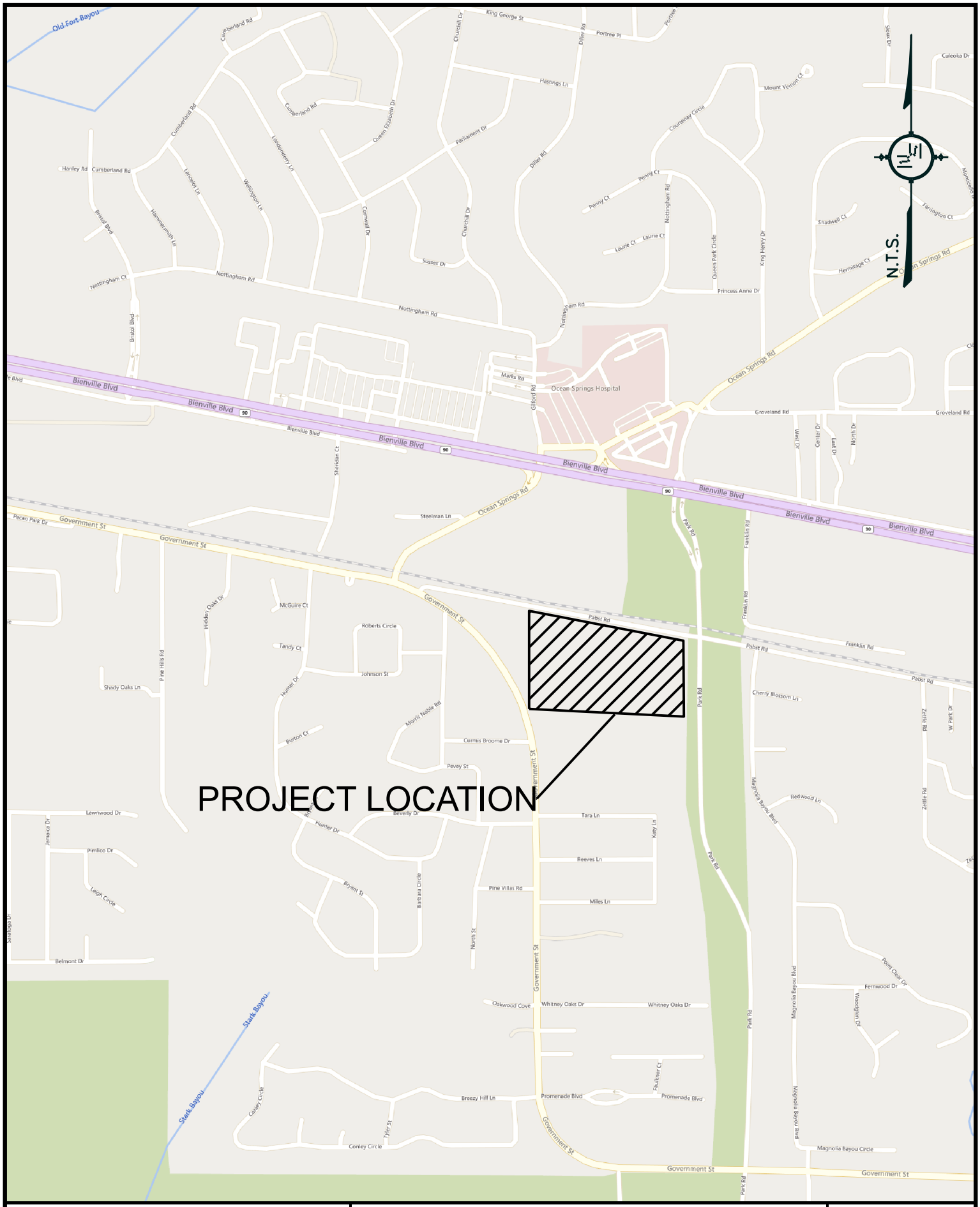
Year 2030 Synchro & HCS Analysis

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.



NEEL-SCHAFFER *Solutions you can build upon*	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:

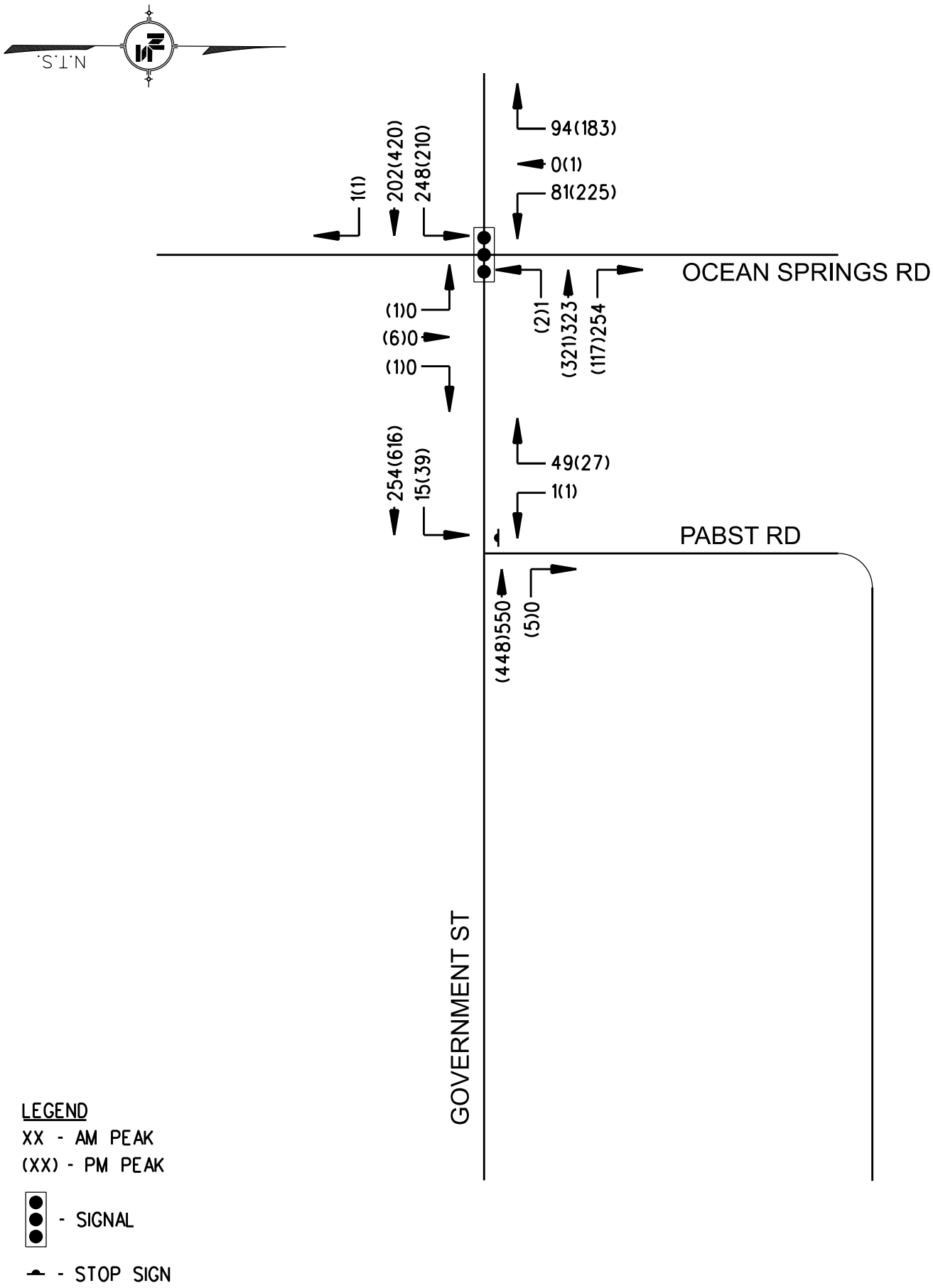
Signalized Intersections

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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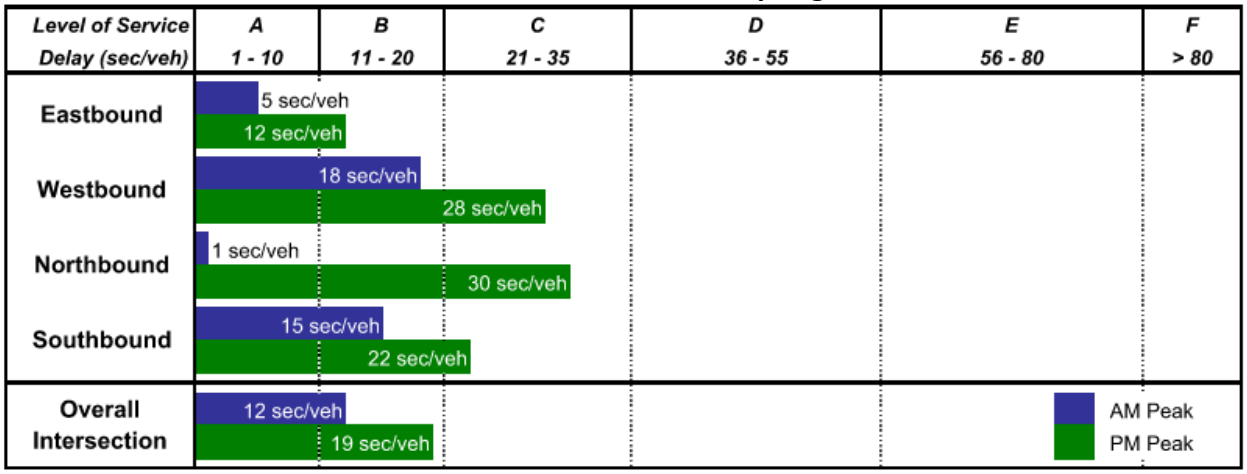
HOLLY GROVE TIA
EXISTING TRAFFIC VOLUMES

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

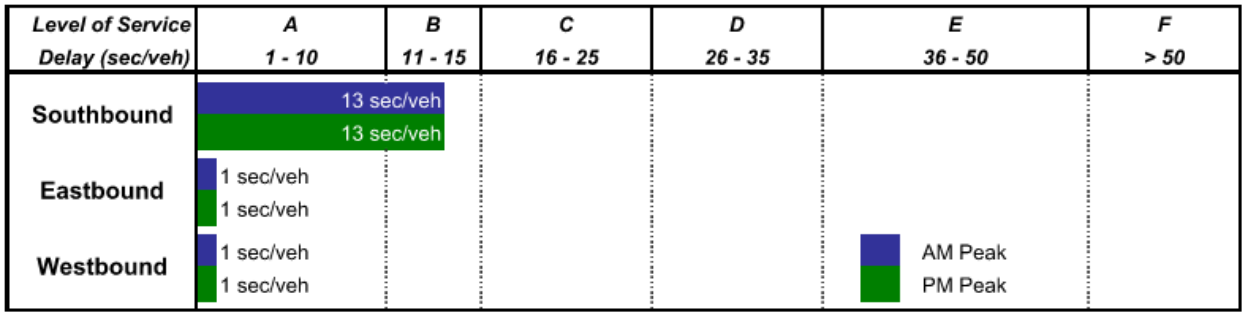


Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

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



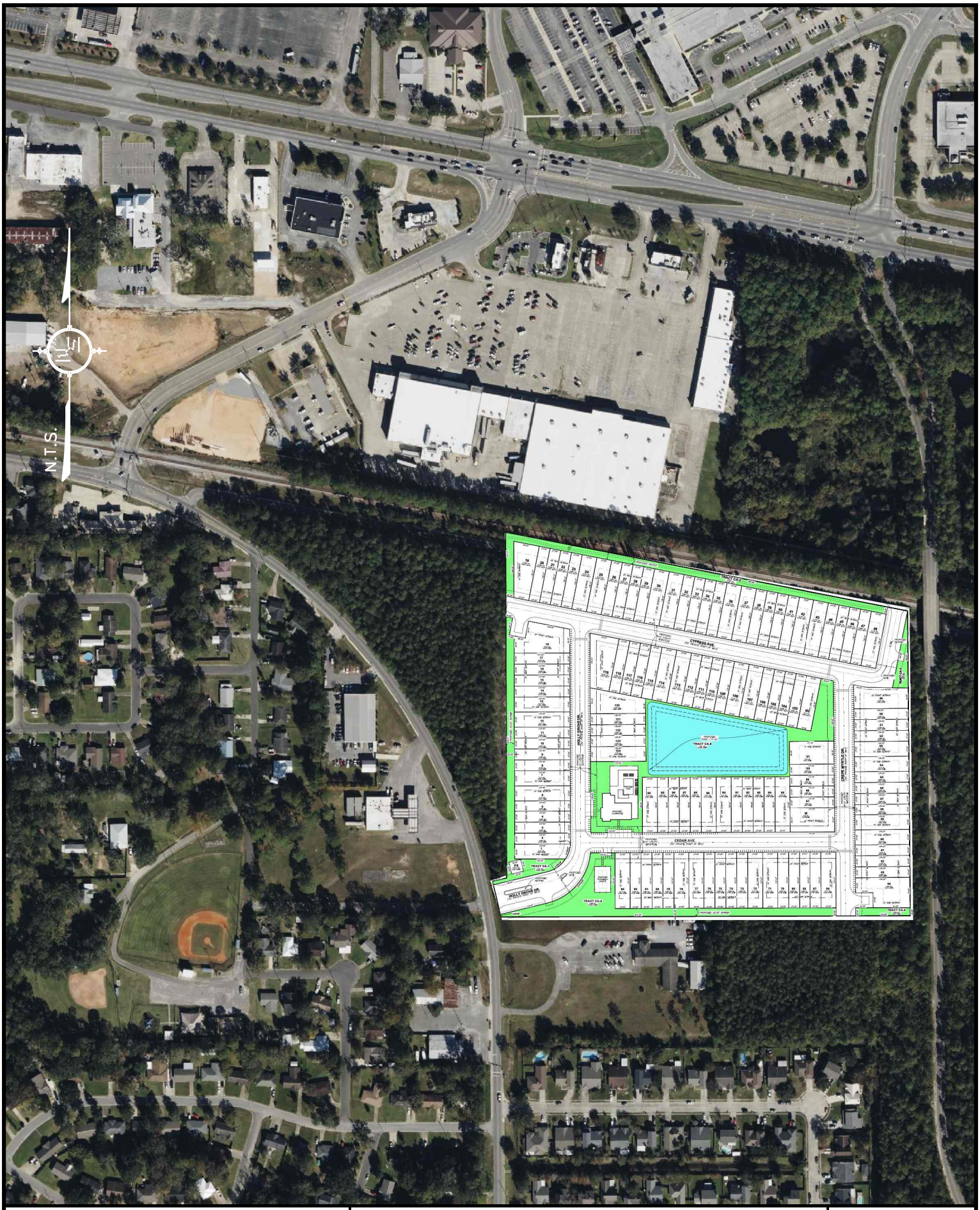
Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

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.

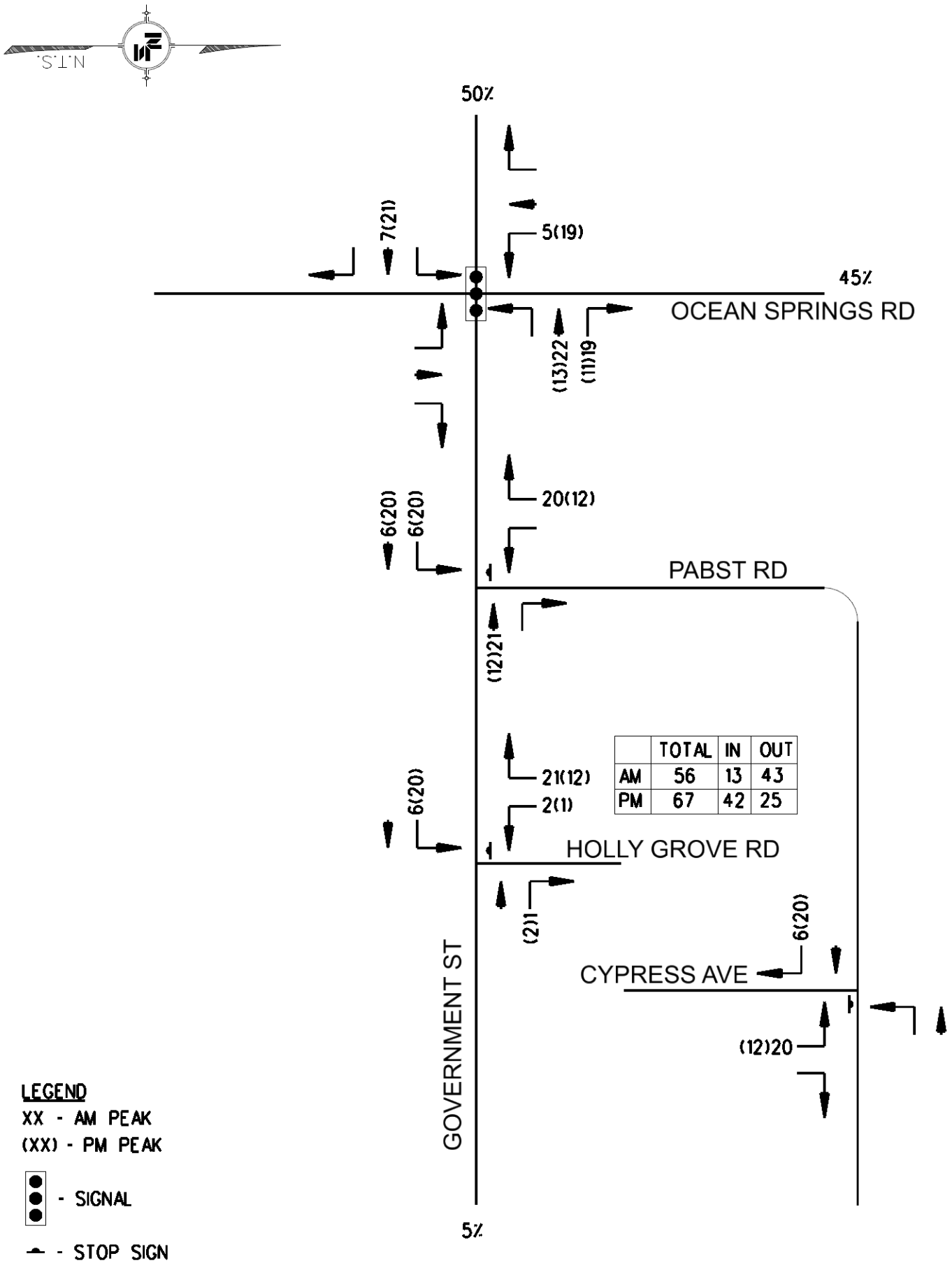
Table 4.1 – Trip Generation

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

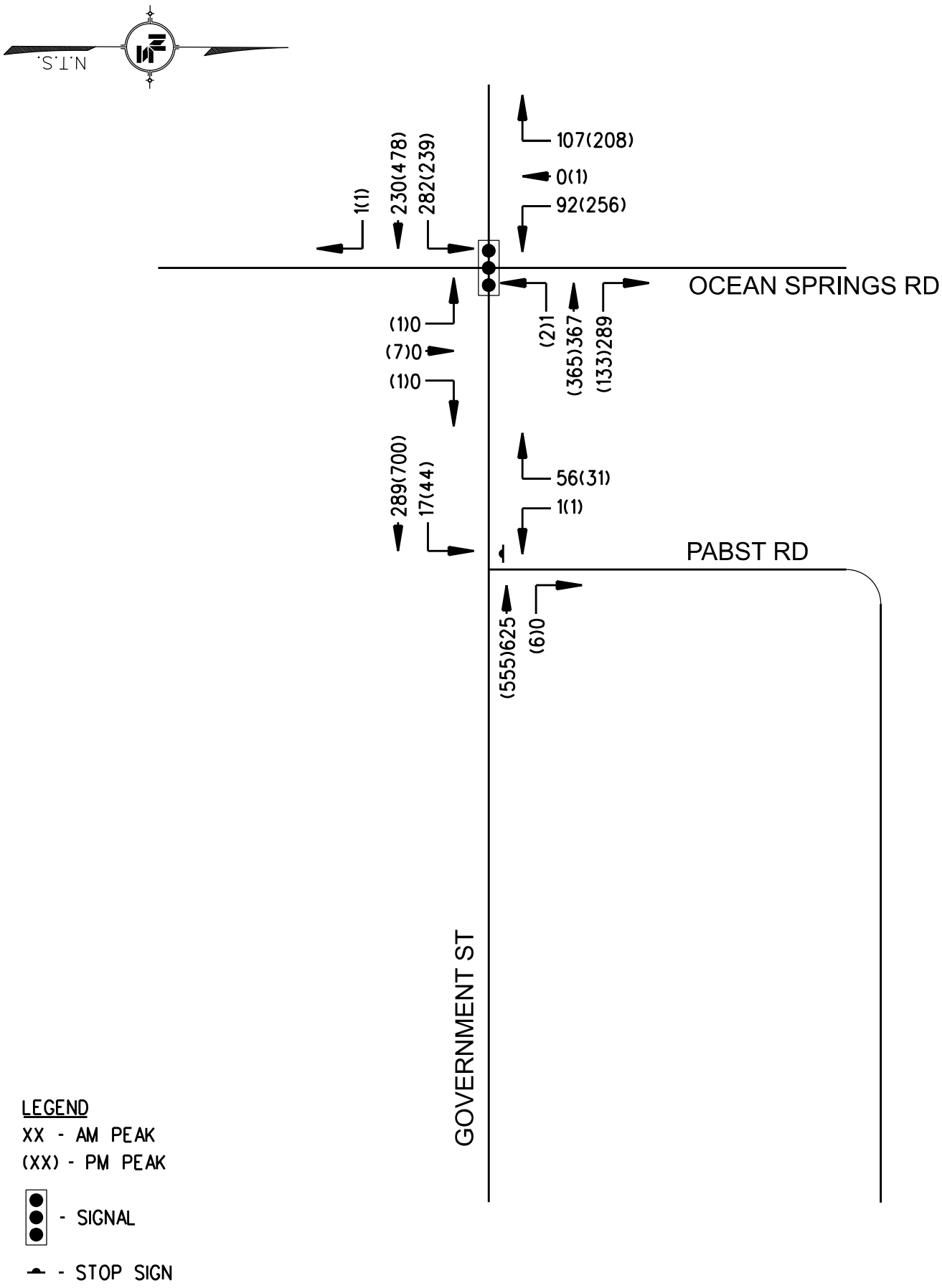
4.3 Non-Site Traffic Forecast

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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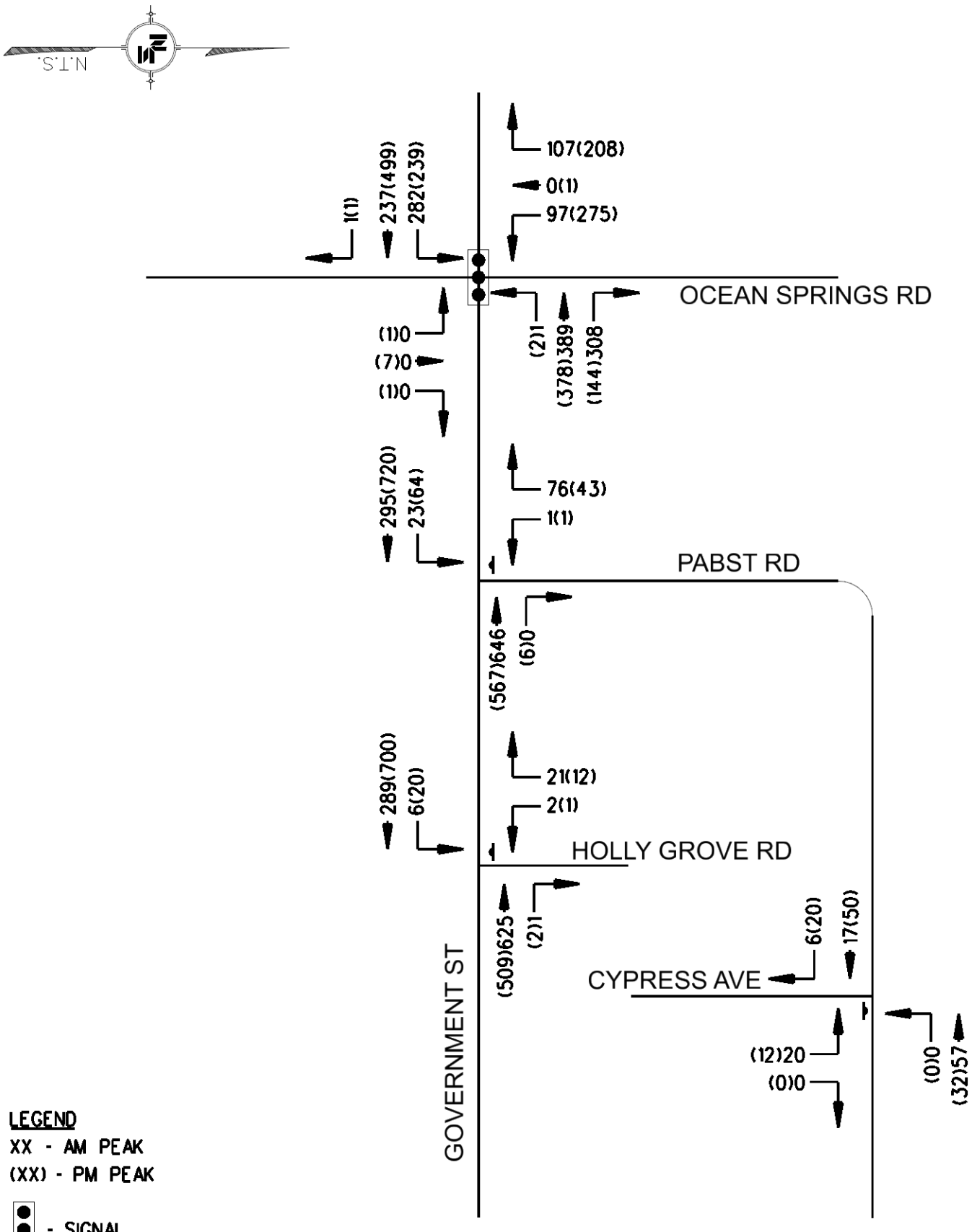
HOLLY GROVE TIA
2030 NON-SITE TRAFFIC VOLUMES

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

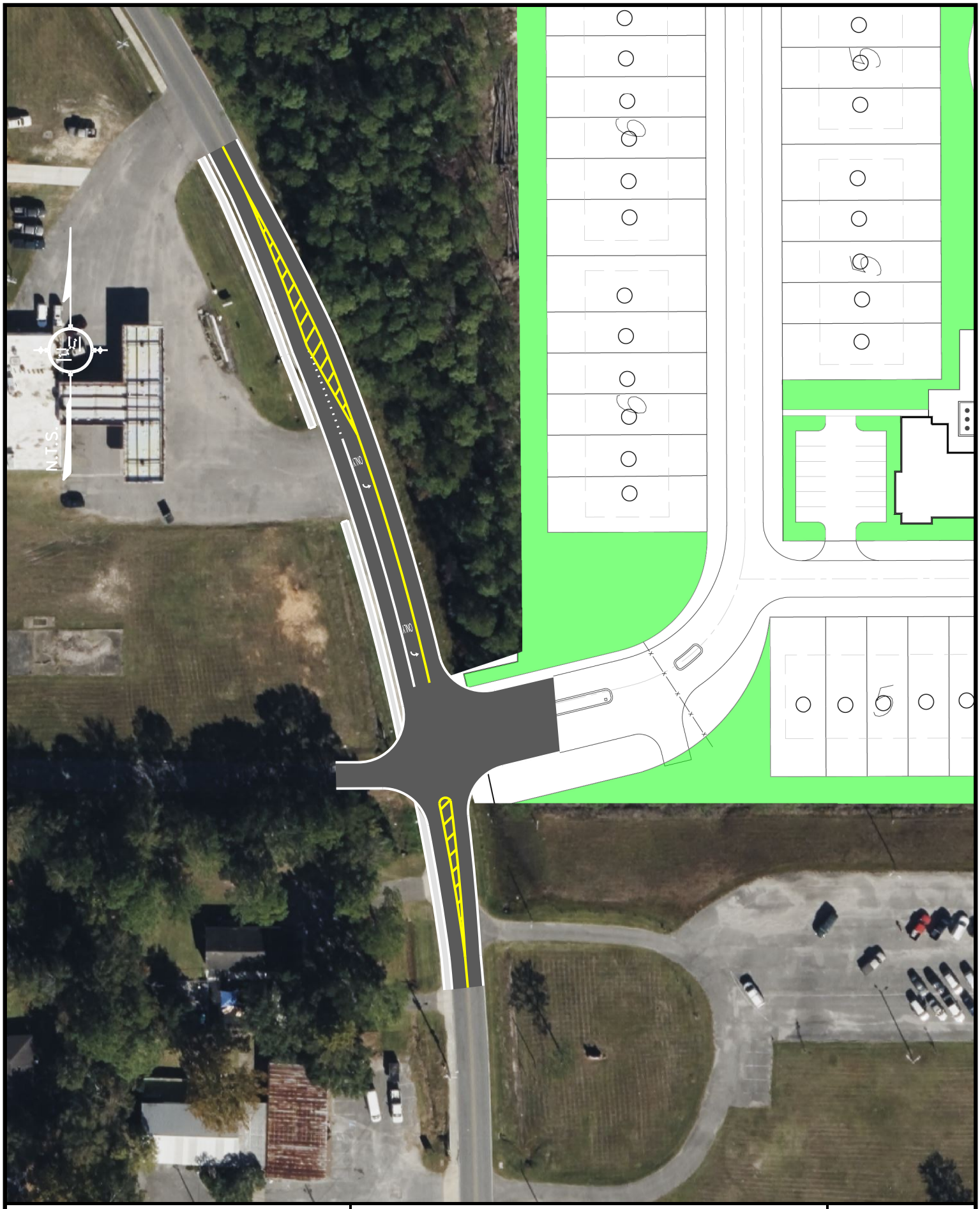
5.1 Auxiliary Lane Warrants

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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HOLLY GROVE TIA
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

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

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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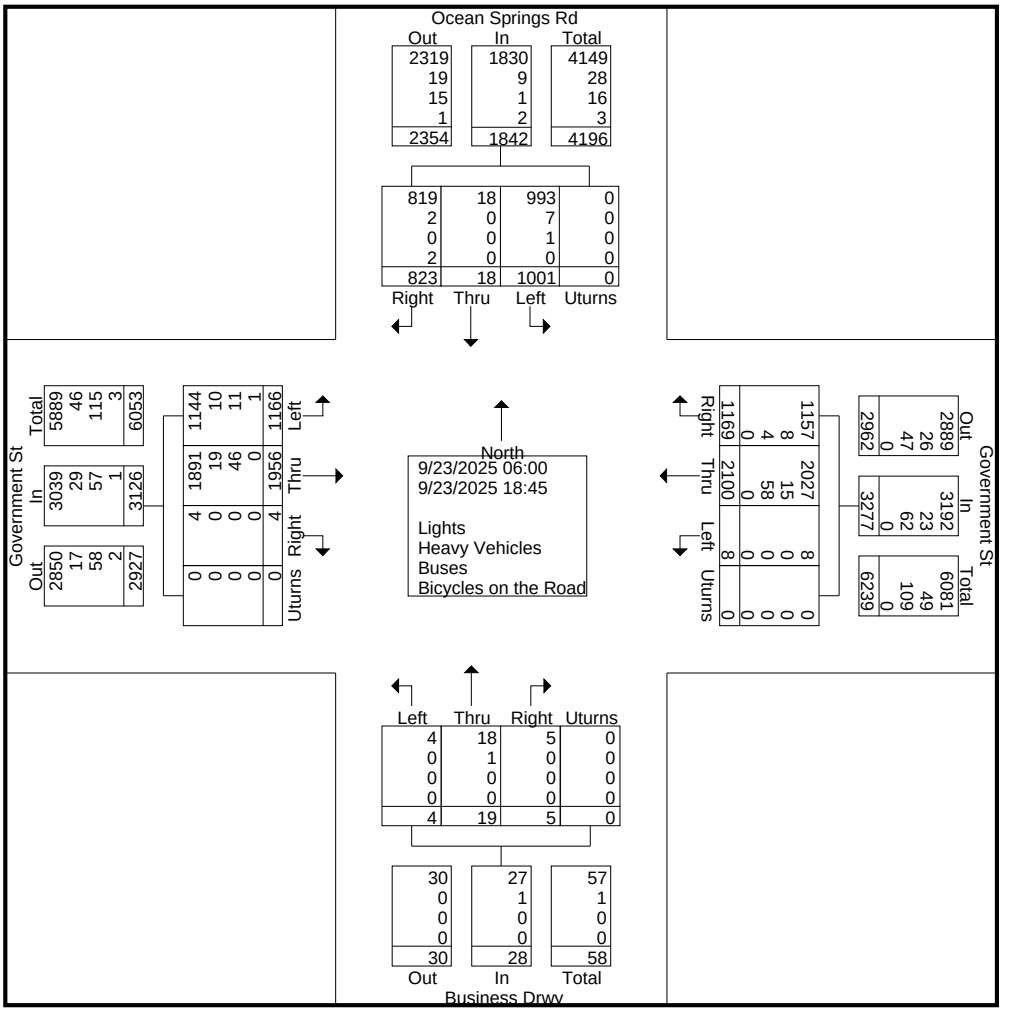

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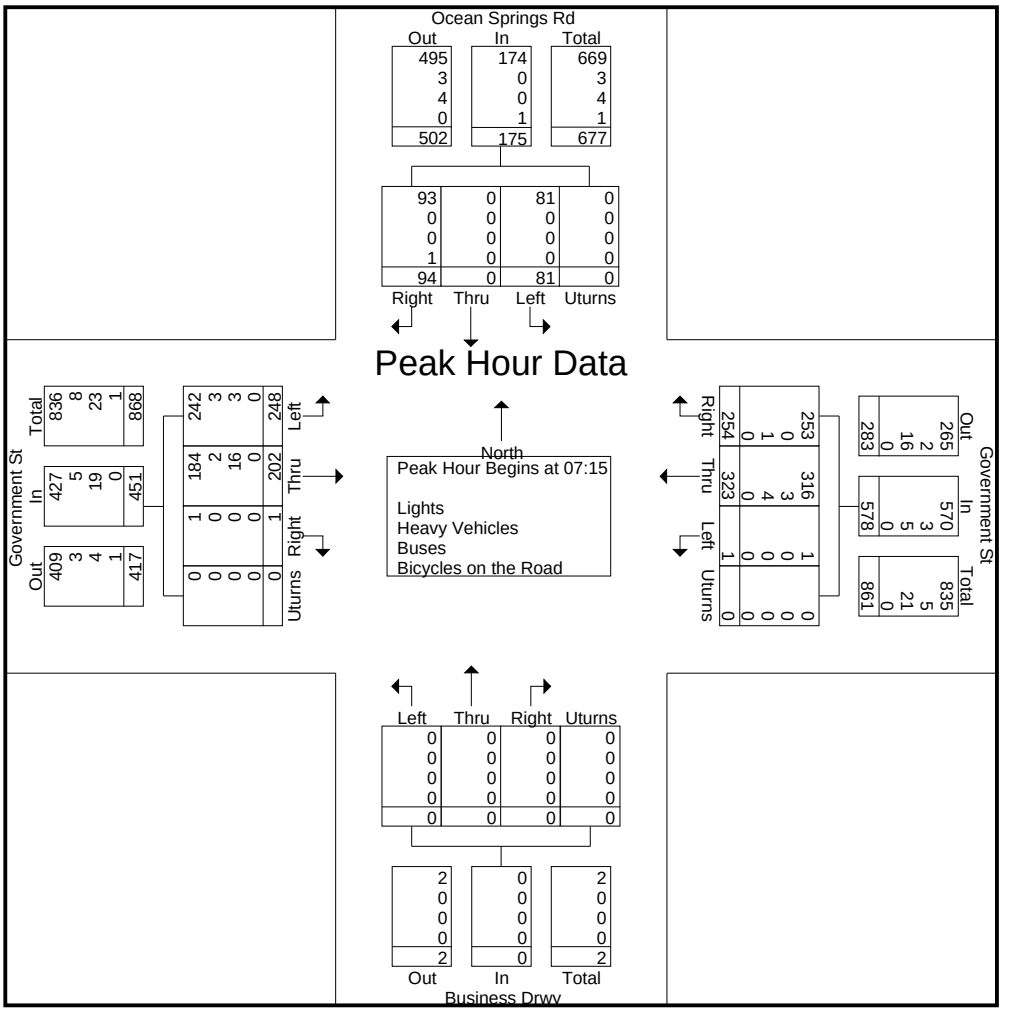
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 3

	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

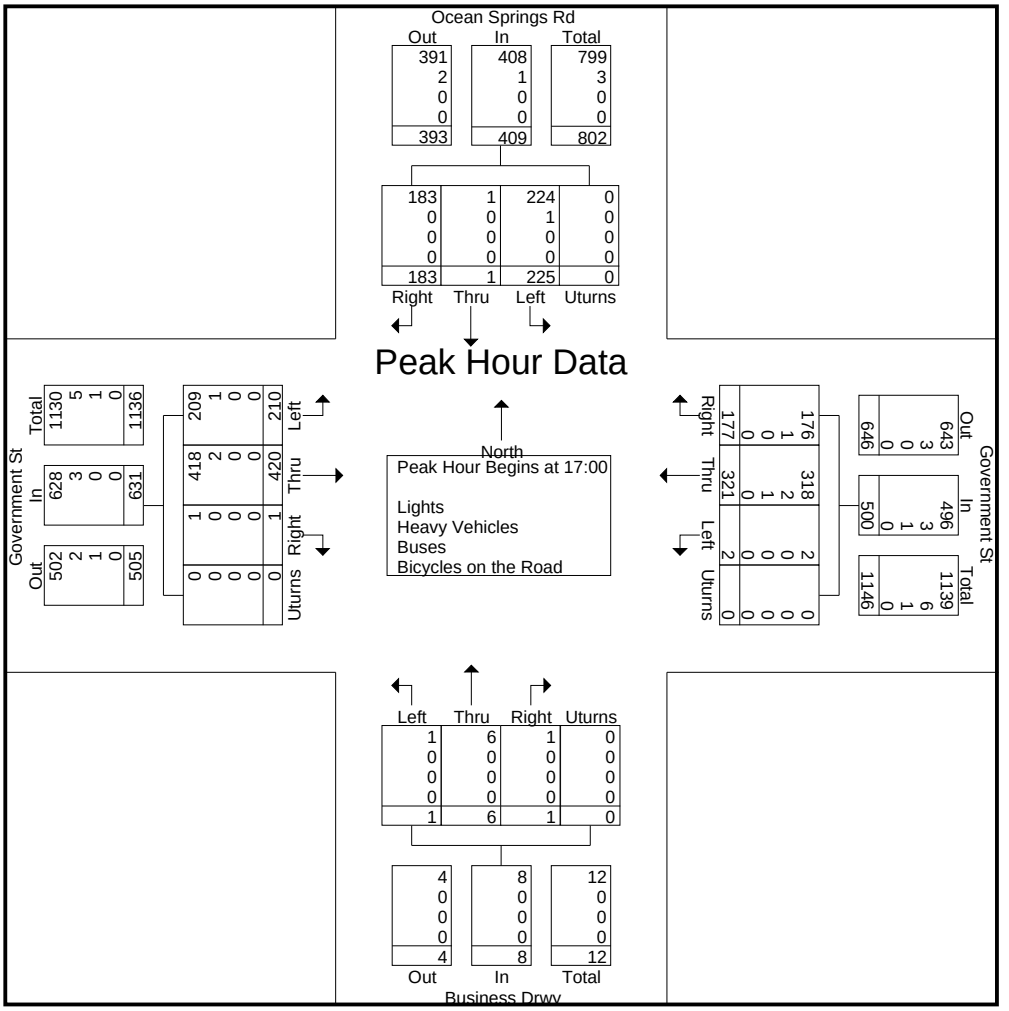


Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 4

	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



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

Government St @ Ocean Springs Rd
Ocean Springs, MS

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

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
Start Date : 9/23/2025
Page No : 2

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.

2911 Westfield Rd
Gulf Breeze, FL 32563
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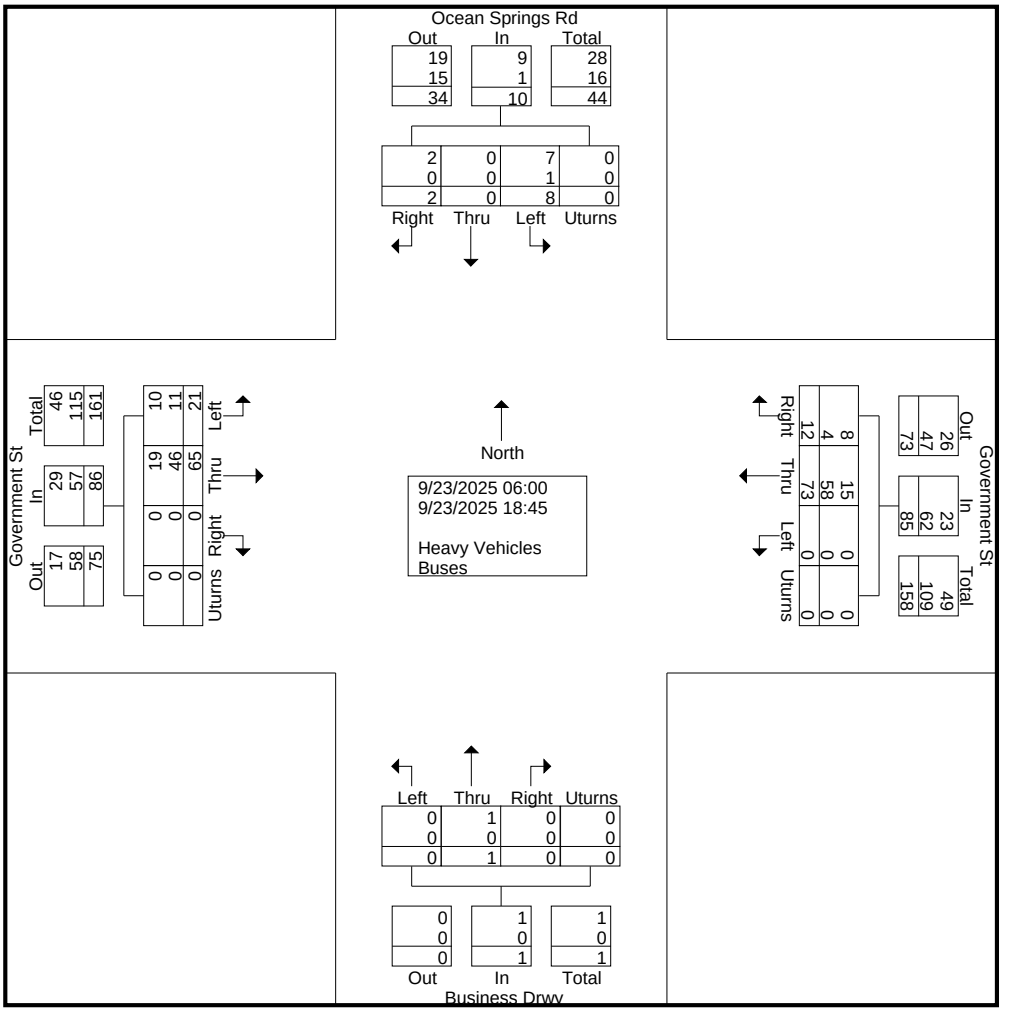
File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 3



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.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-1 Peds
Site Code : 25087-1P
Start Date : 9/23/2025
Page No : 2

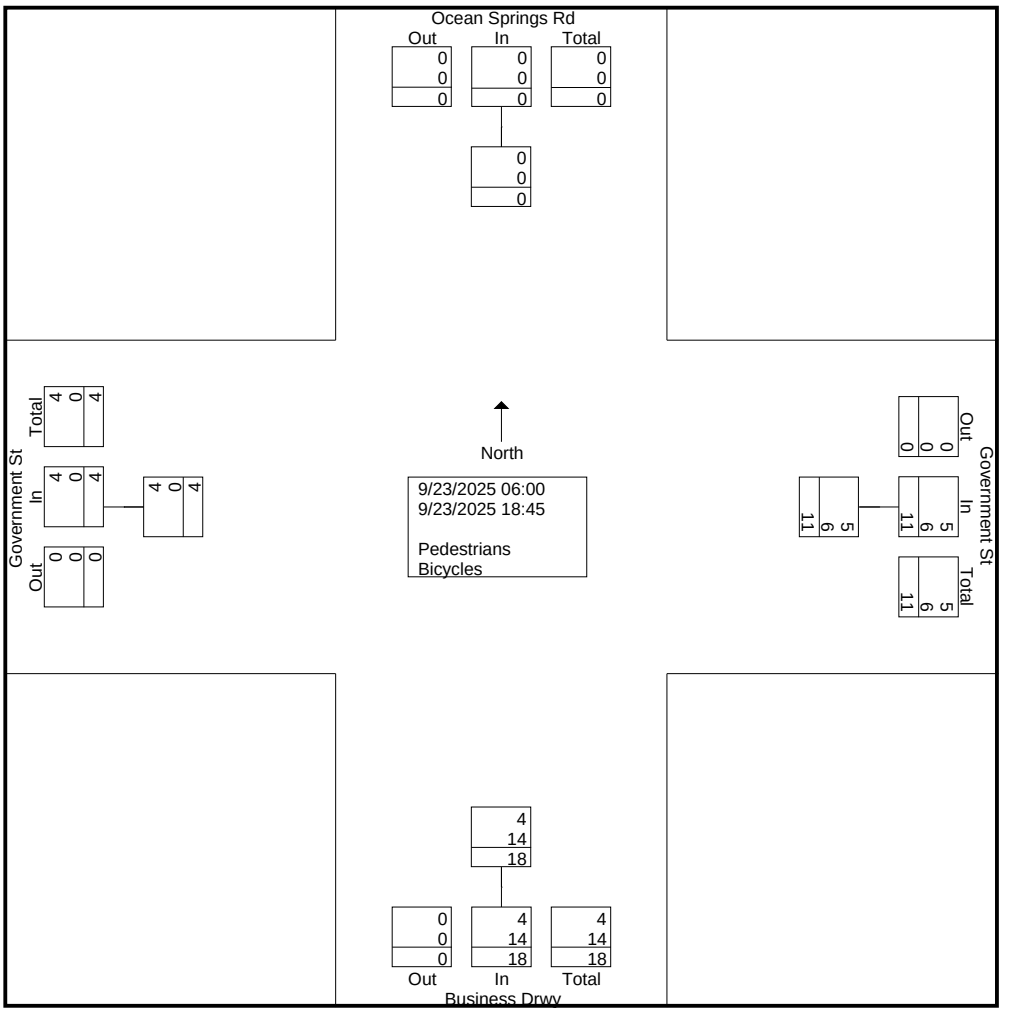
Groups Printed- Pedestrians - Bicycles

	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.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

File Name : 25087-1 Peds
Site Code : 25087-1P
Start Date : 9/23/2025
Page No : 3



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

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.

2911 Westfield Rd
Gulf Breeze, FL 32563
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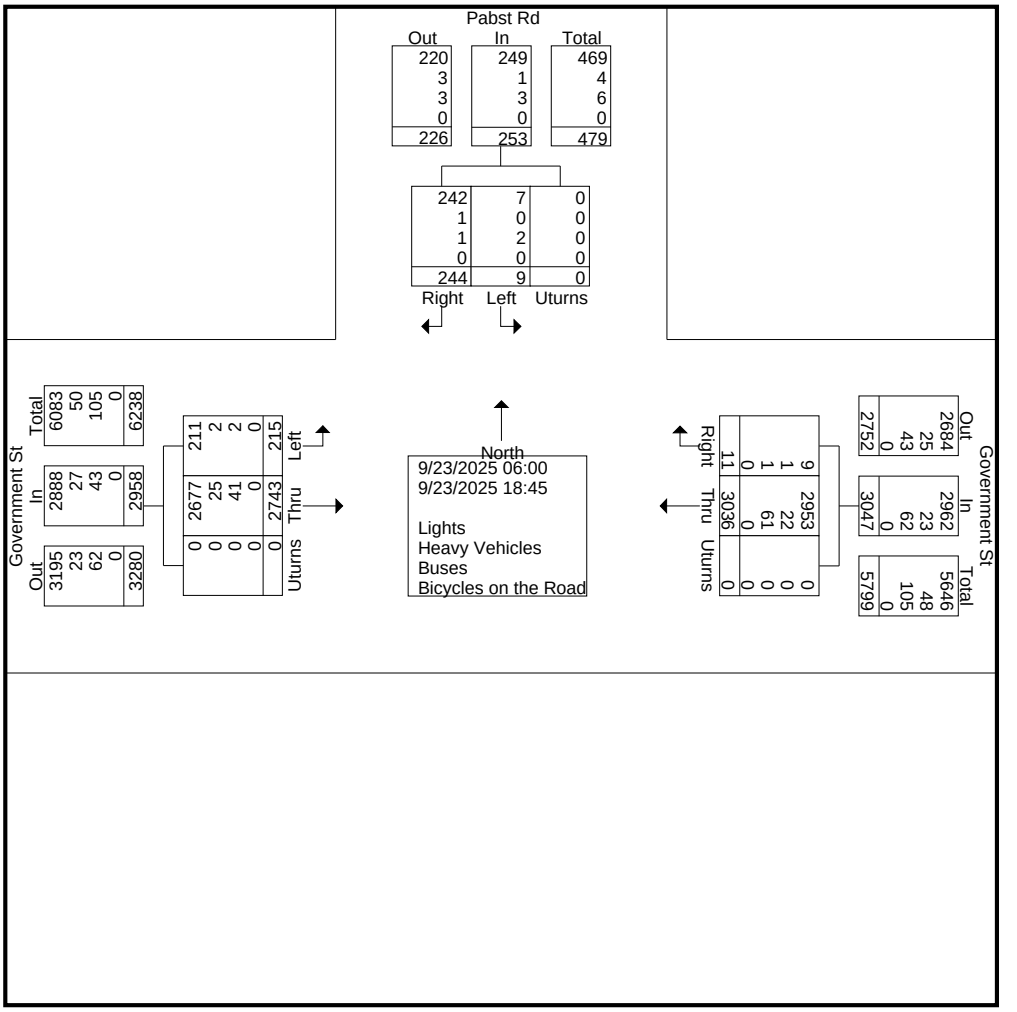
File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 2



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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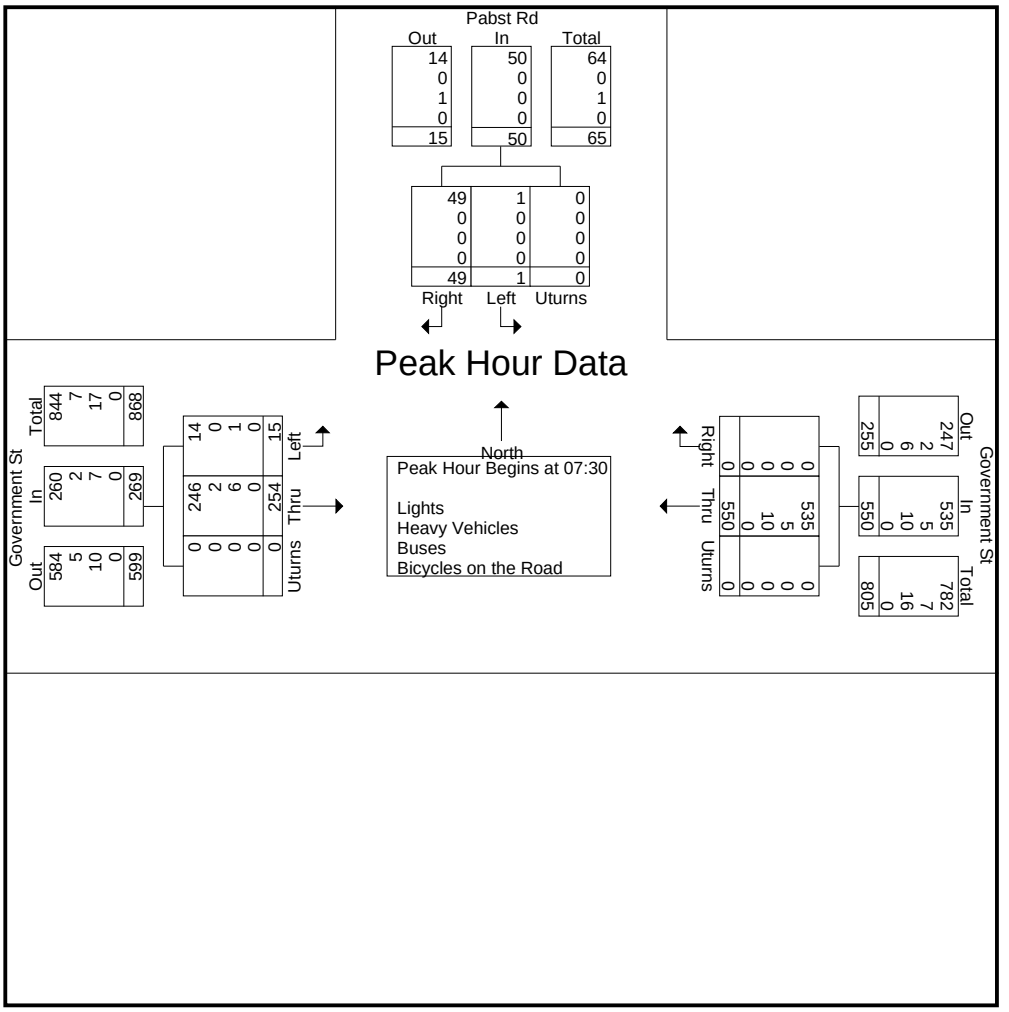
File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 3

	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.

2911 Westfield Rd
Gulf Breeze, FL 32563
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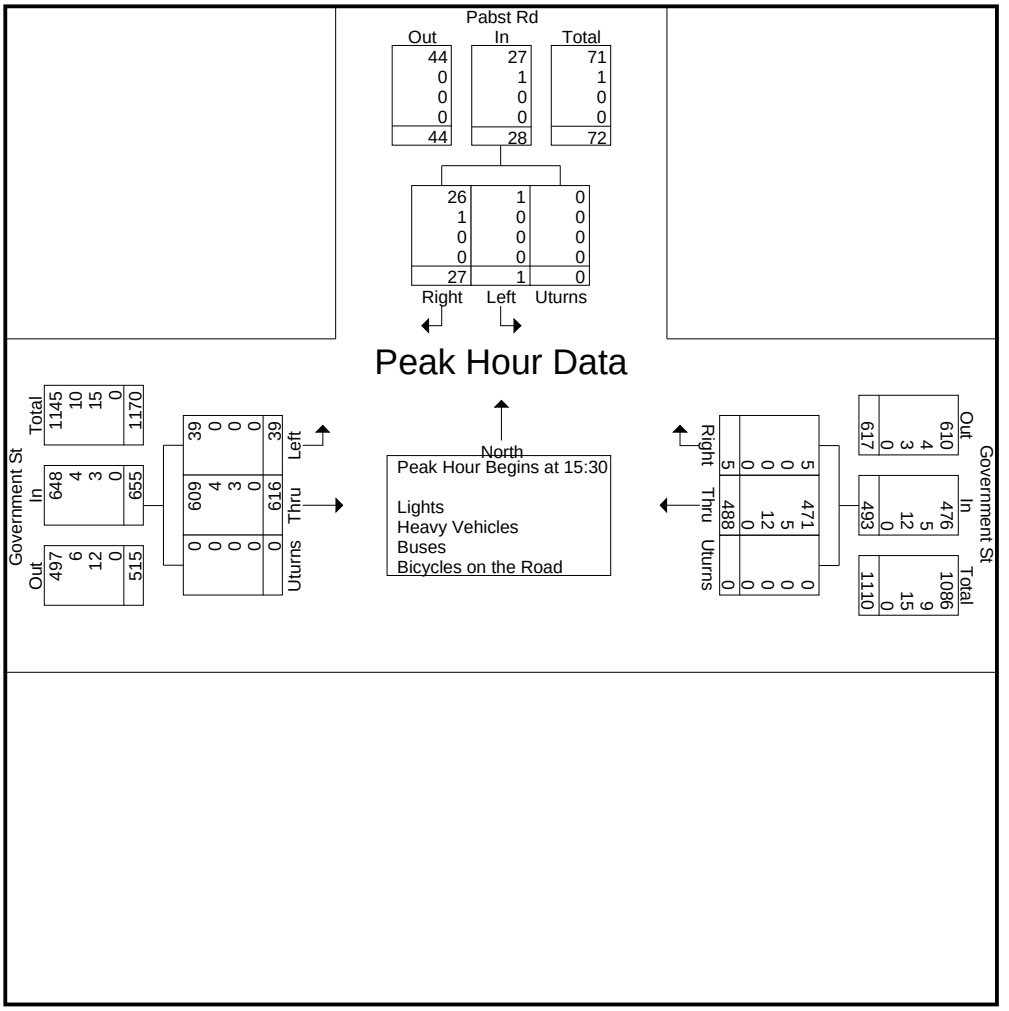
File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 4

	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
Page No : 2

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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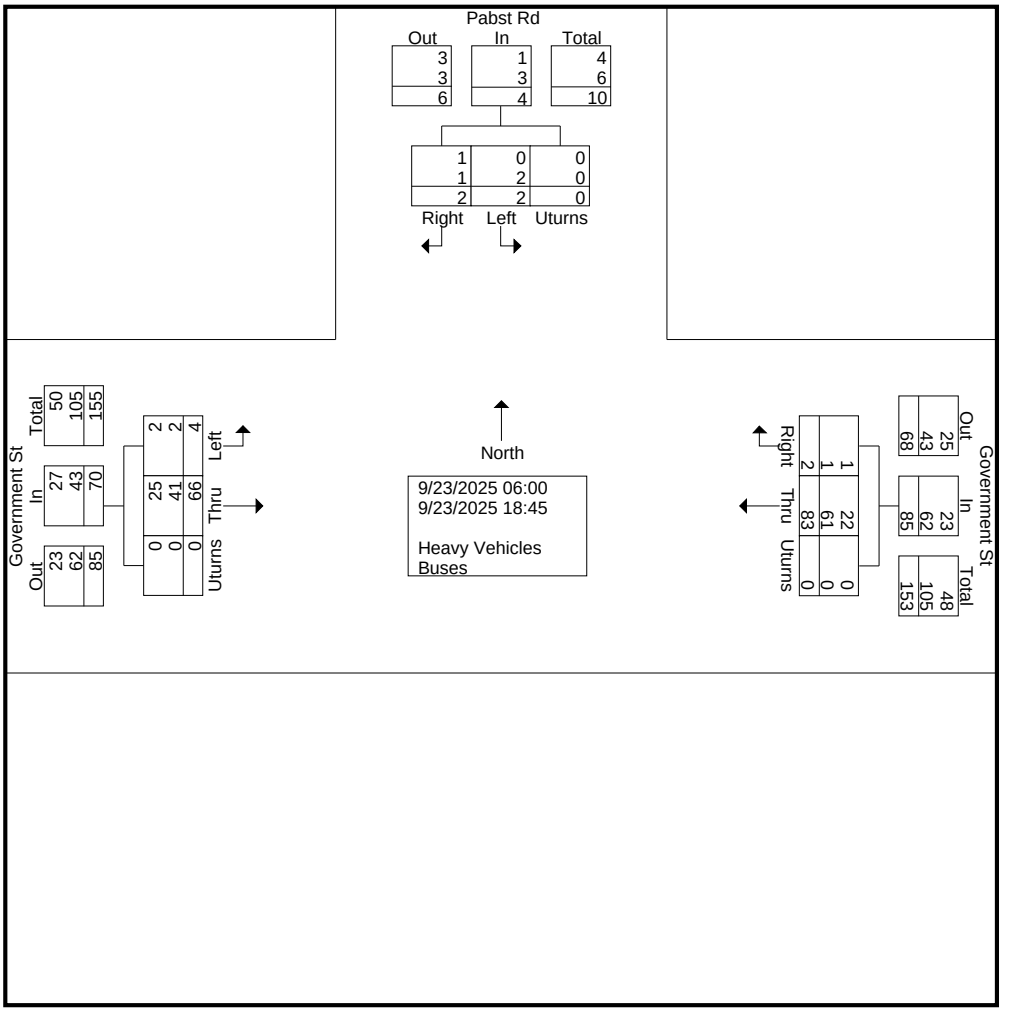
File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 3



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
Gulf Breeze, FL 32563
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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

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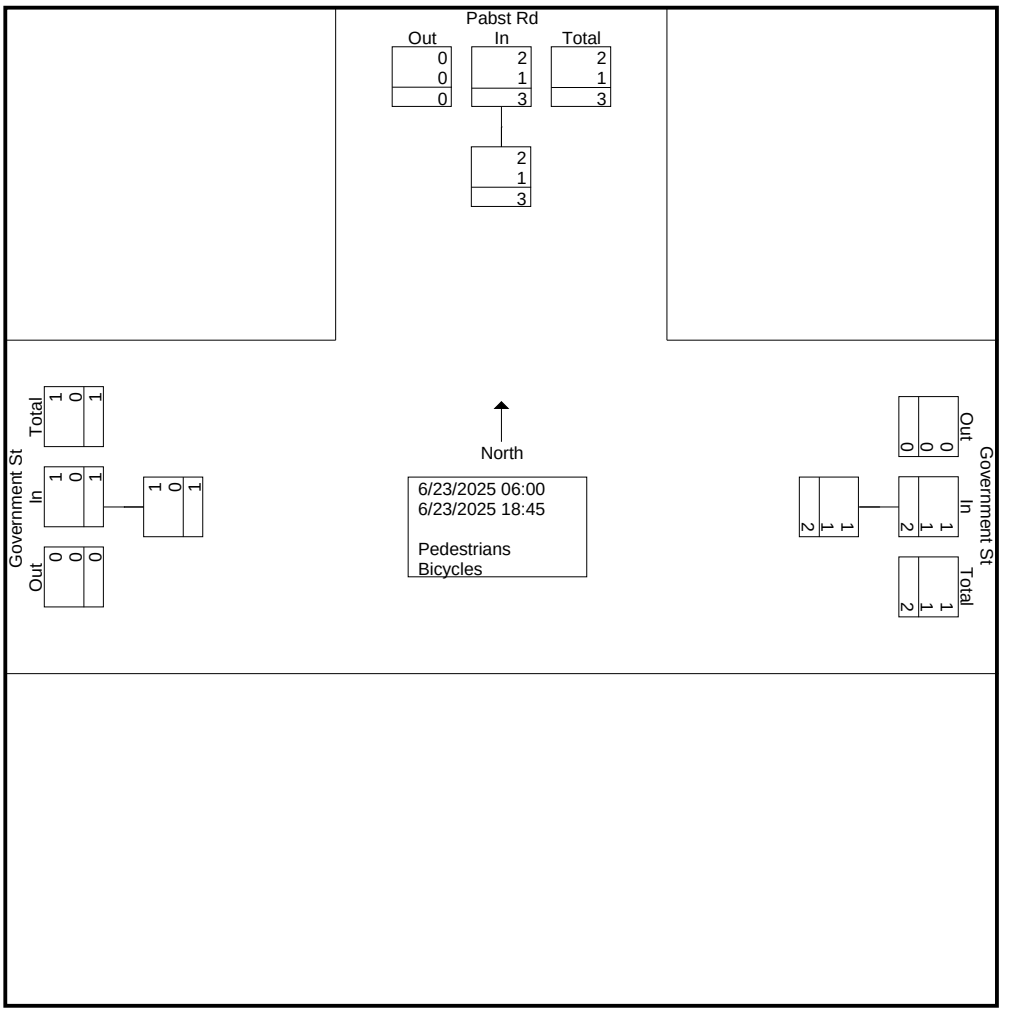
Traffic is Our Only Business

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

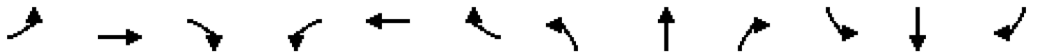
Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	254	0	0	550	0	804
2030 Non-Site Traffic	0	0	0	0	0	0	0	289	0	0	625	0	914
Site Traffic Total	0	0	0	2	0	21	6	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

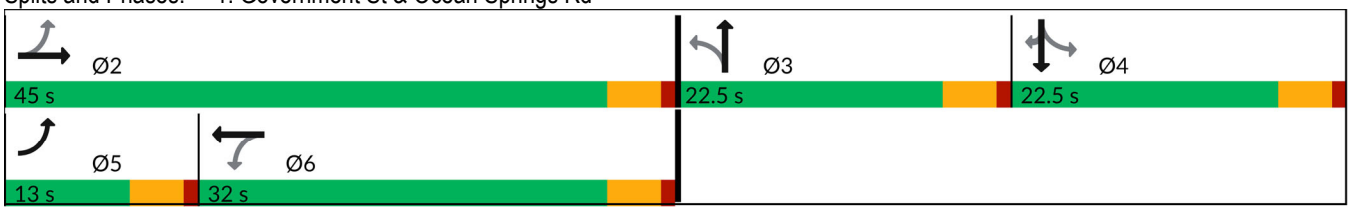


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Future Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		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

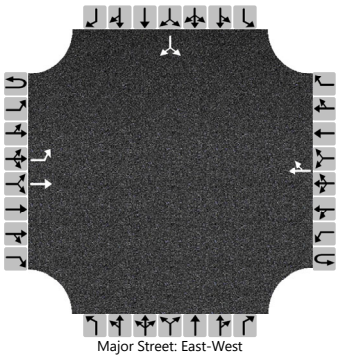
General Information

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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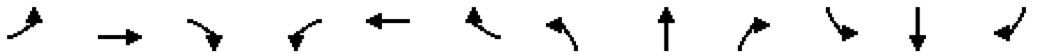
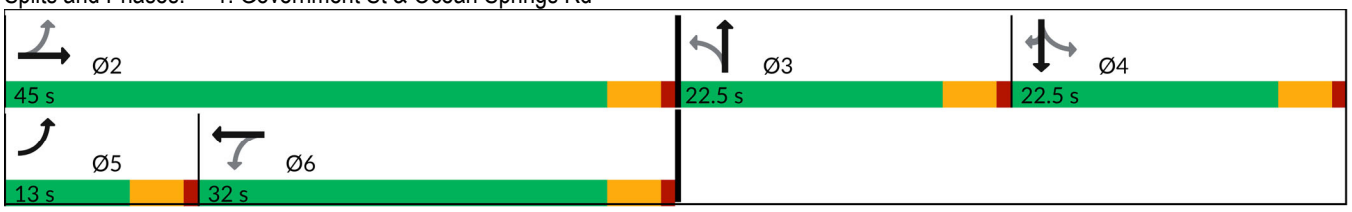


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Future Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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

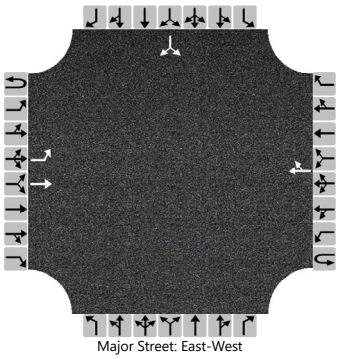
General Information

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																

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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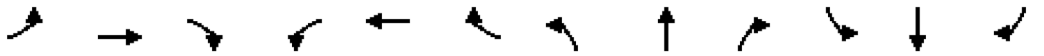
Year 2030 Synchro & HCS Analysis

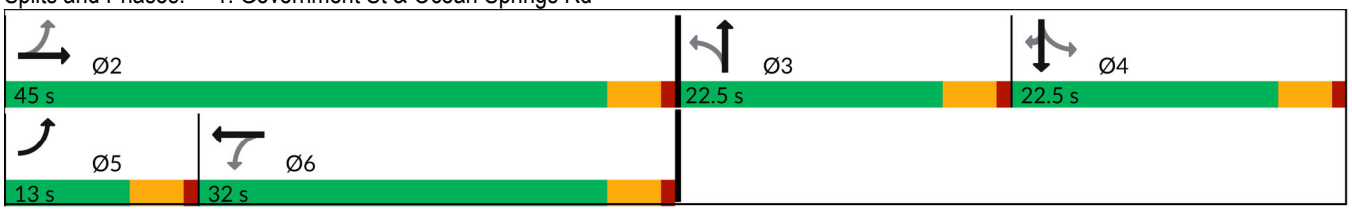


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Future Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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

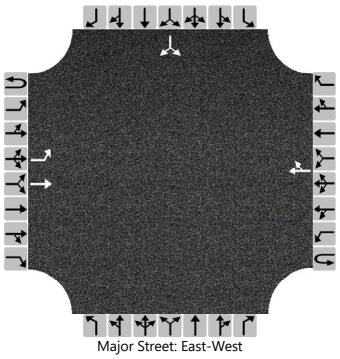
General Information

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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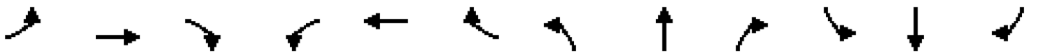
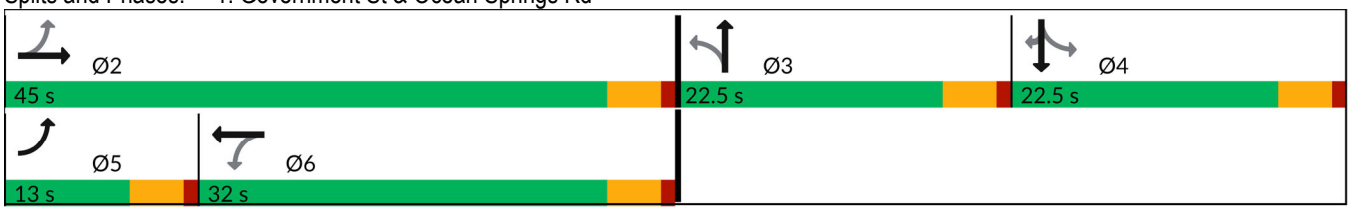


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Future Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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

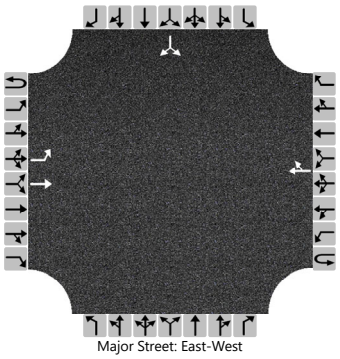
General Information

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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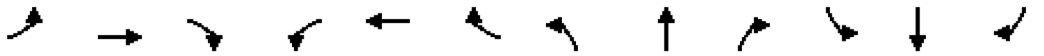
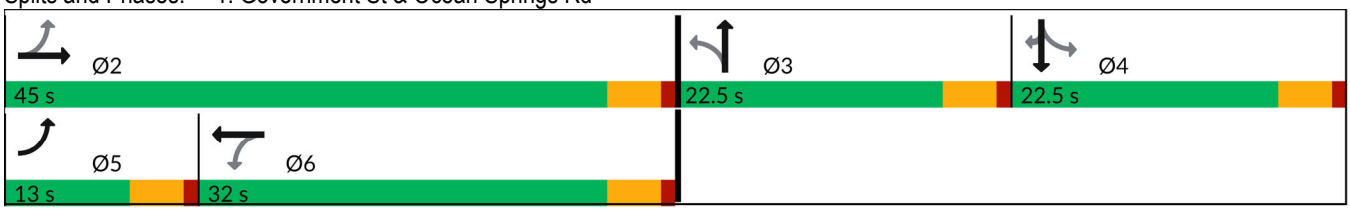


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Future Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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

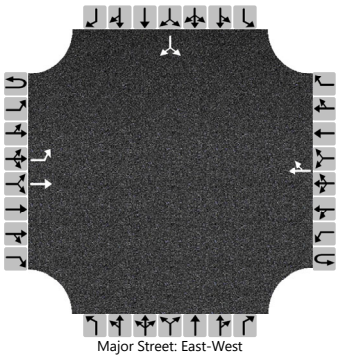
General Information

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


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)		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

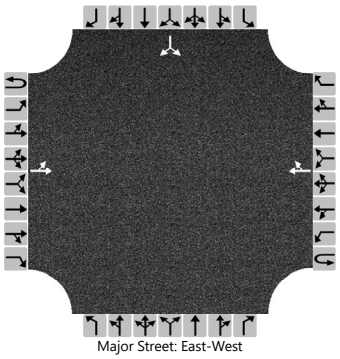
General Information

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



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

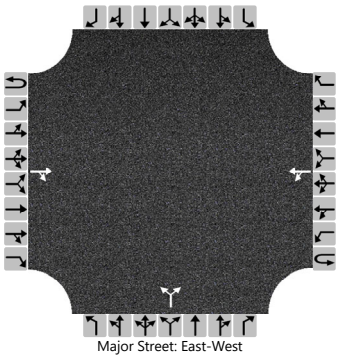
General Information

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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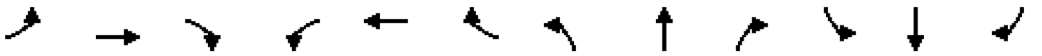
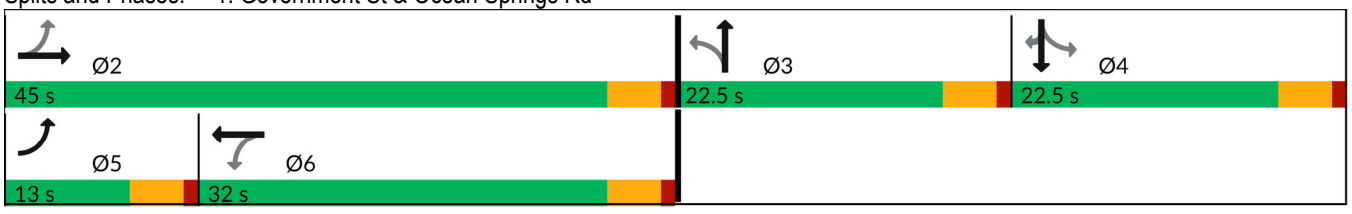


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Future Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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

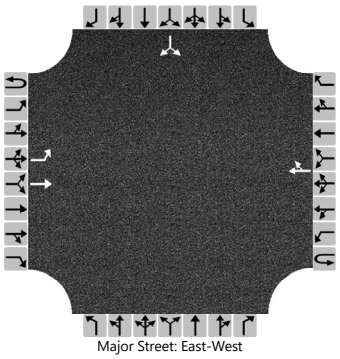
General Information

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


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)		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

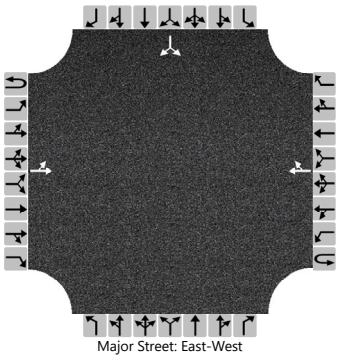
General Information

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


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)		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

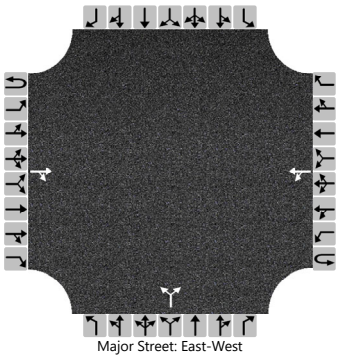
General Information

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



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.

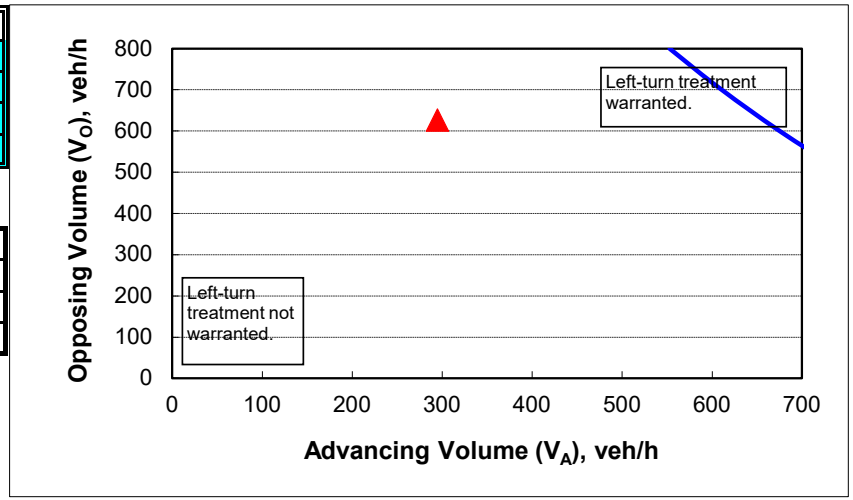
2-lane roadway (English)

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.

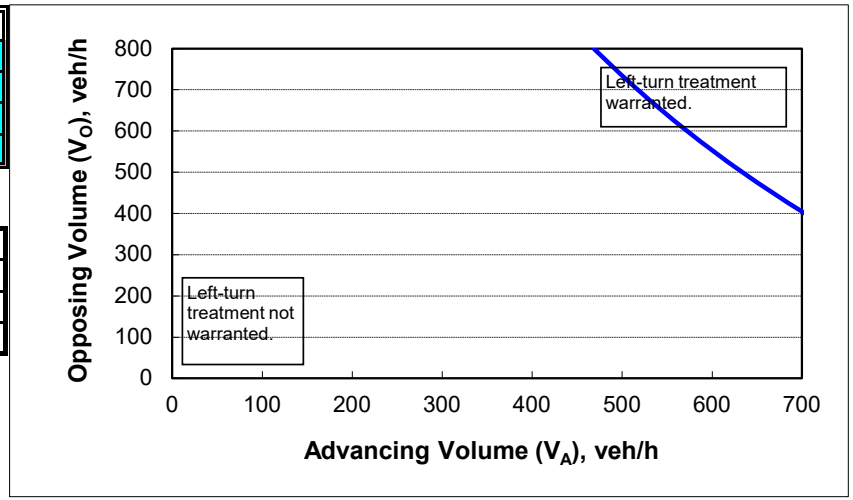
2-lane roadway (English)

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.	

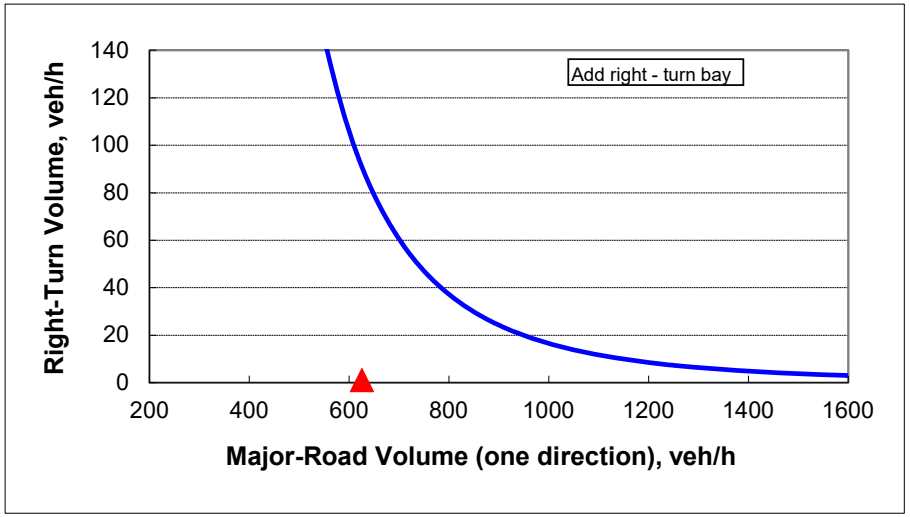


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

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.	

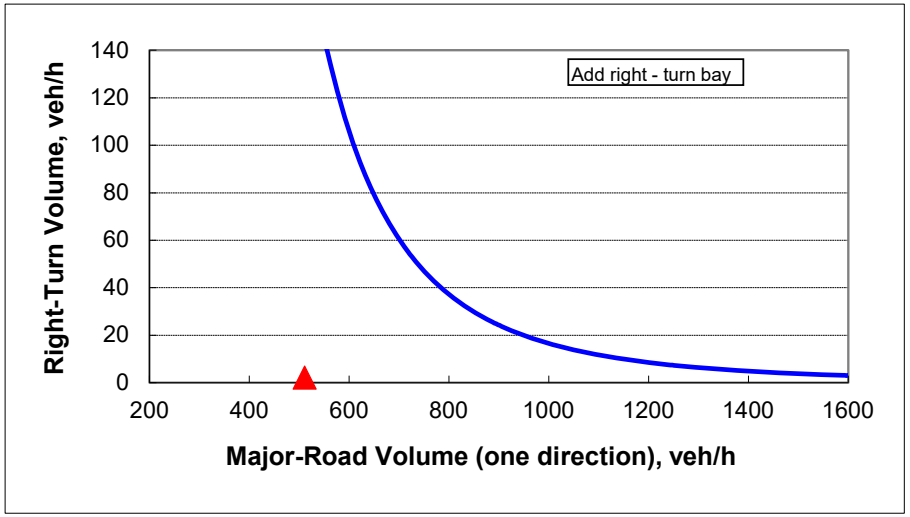


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

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.	

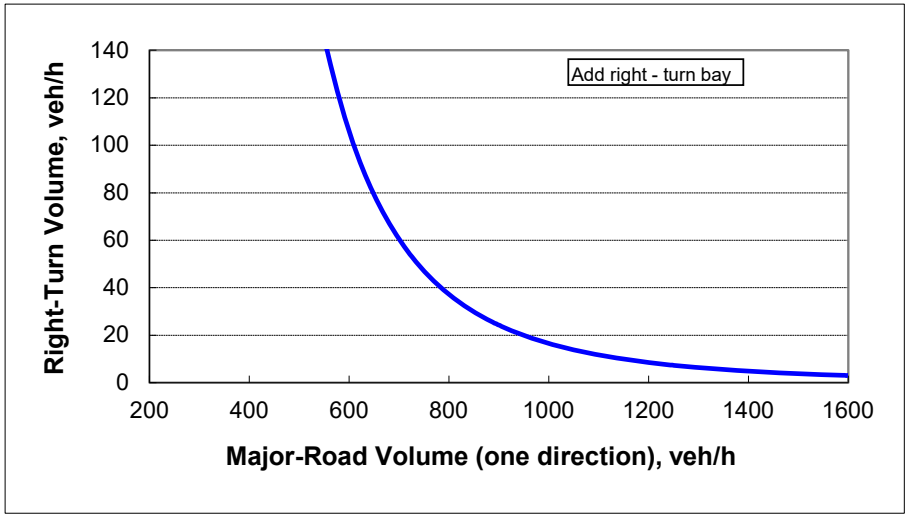


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

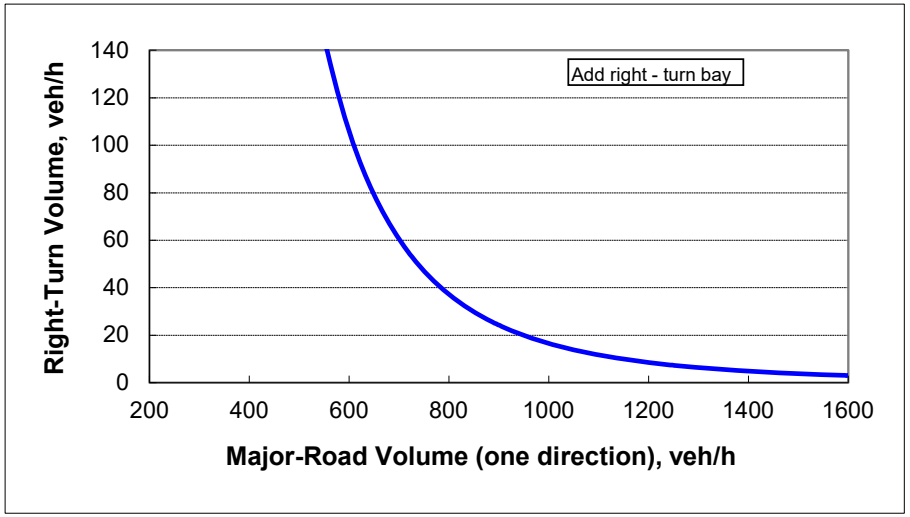
INPUT

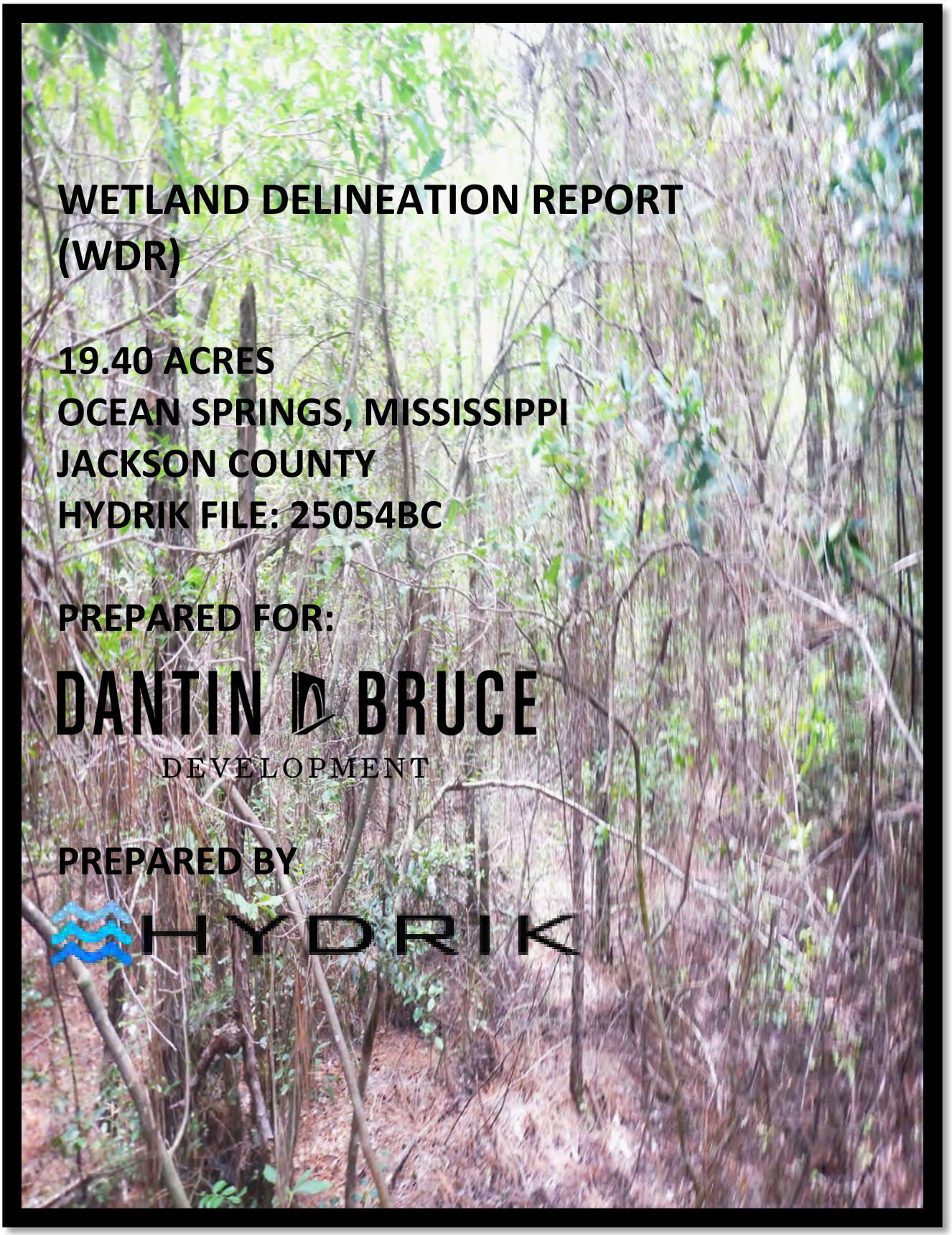
Roadway geometry:	2-lane roadway

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 BRUCE
DEVELOPMENT

PREPARED BY:

HYDRIK

HYDRIK

TABLE OF CONTENTS

1. PROJECT PURPOSE AND SCOPE 1
2. SITE SETTING AND ENVIRONMENTAL CONTEXT 1

2.1. Vegetation communities include: 1

3. METHODOLOGY 2

3.1. Regulatory Guidance 2
3.2. Delineation Method 2

4. FIELD FINDINGS 3
5. JURISDICTION ANALYSIS 3
6. CONCLUSIONS 4
7. DISCLAIMER 4
8. REFERENCES 4

FIGURES

1. SITE VICINITY MAP
2. 1992 USGS 24K
3. 2019 MS LAND USE MAP
4. 2001 NAIPcir
5. 3DEP LIDAR ELEVATION MODEL
6. WETLAND DELINEATION
7. NON-JURISDICTION BASIS

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.

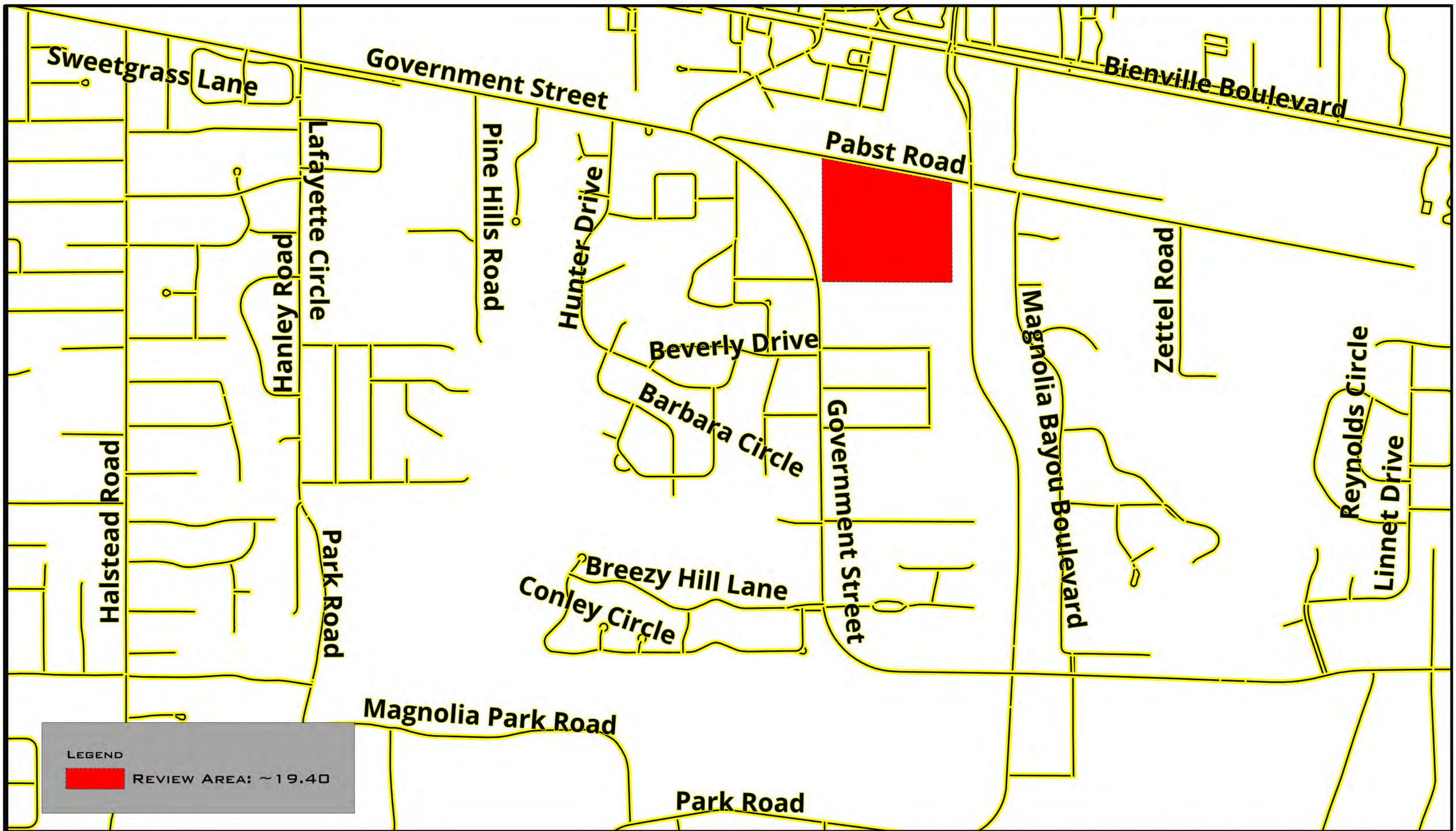
7. Disclaimer

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

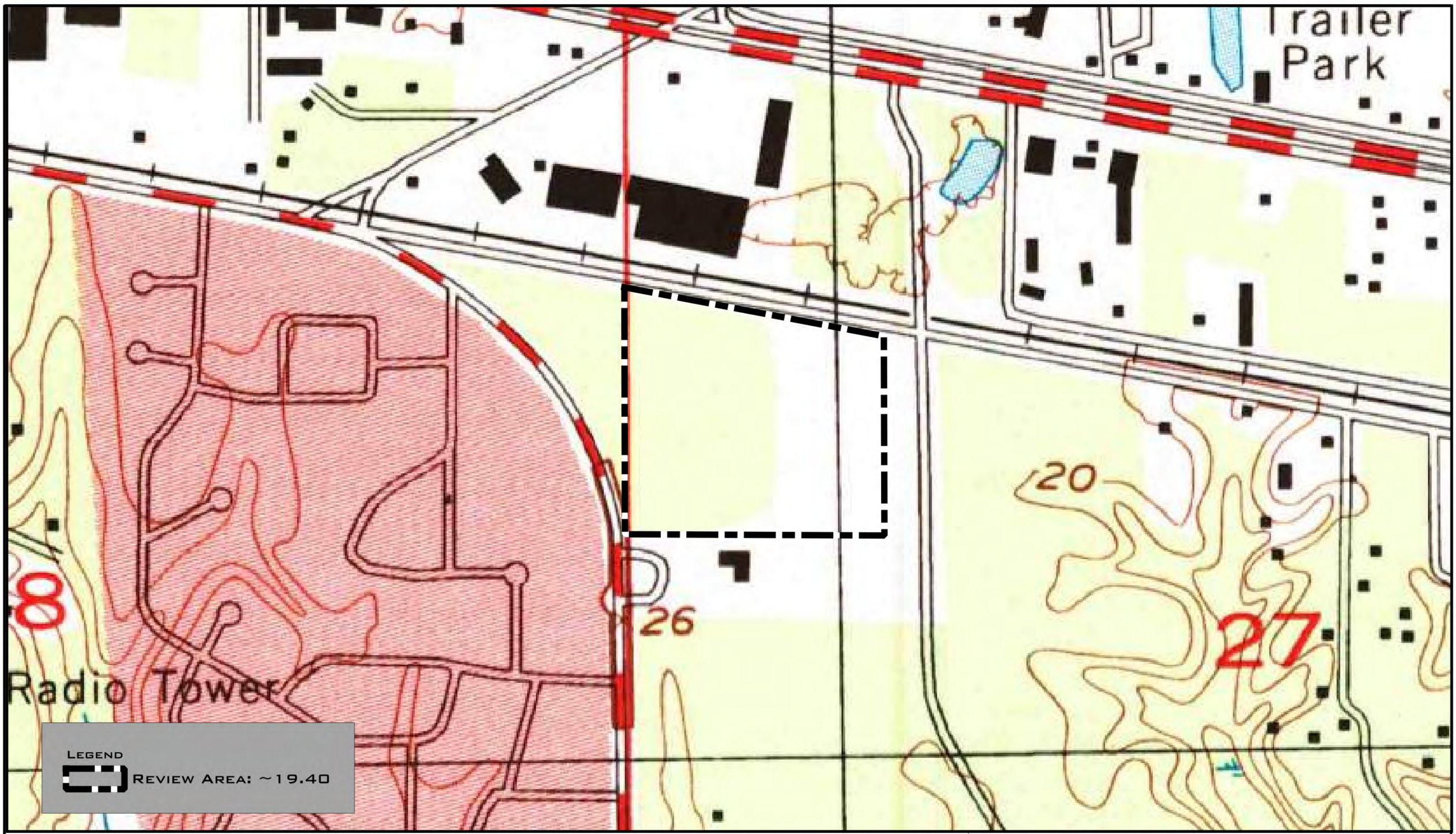
DANTIN BRUCE, LLC

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



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

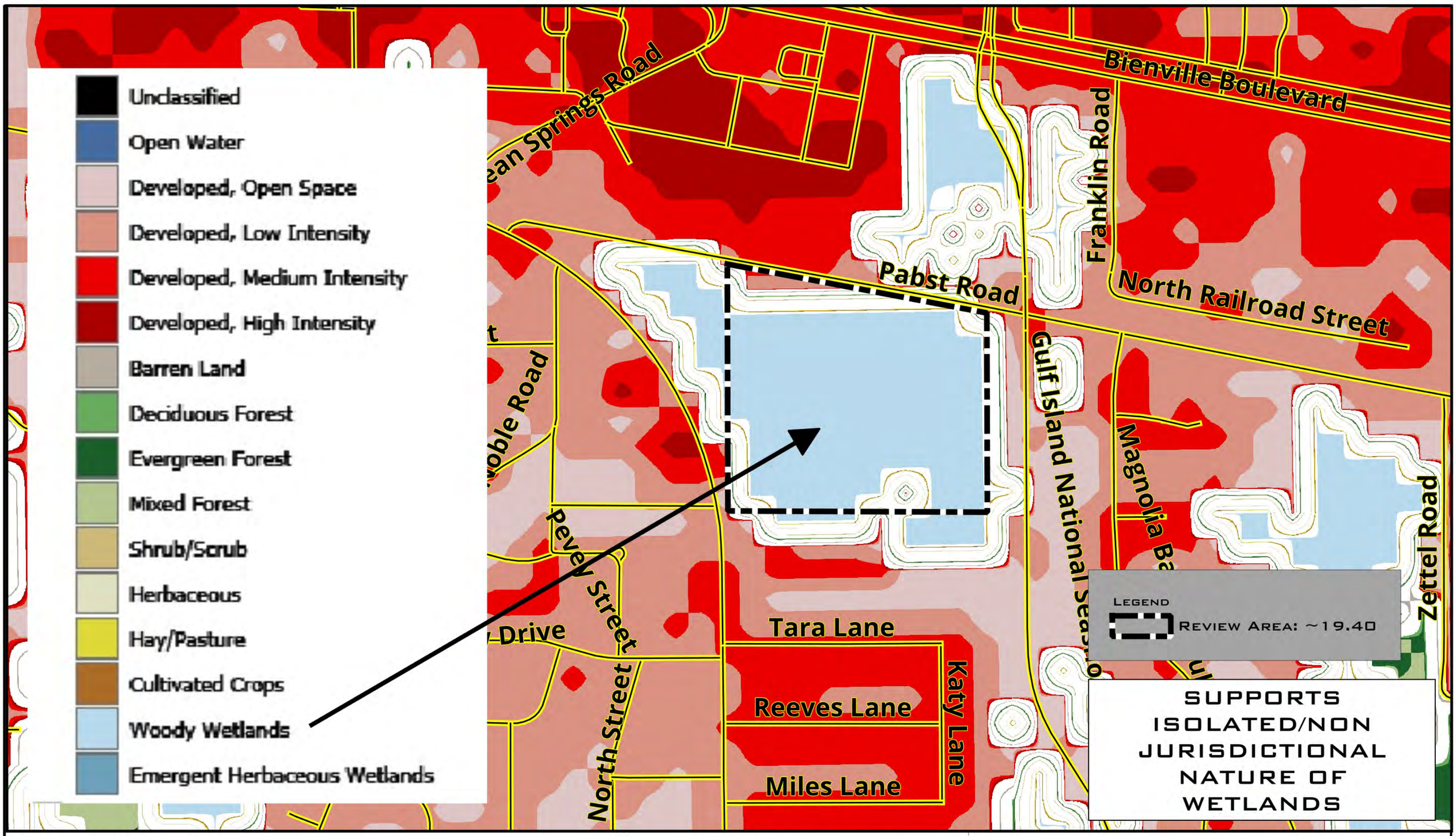
FIGURE 2

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.



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

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

2019 MS LAND USE MAP

FIGURE 3
HF:25072B
DATE:072425

HYDRIK

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

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.

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

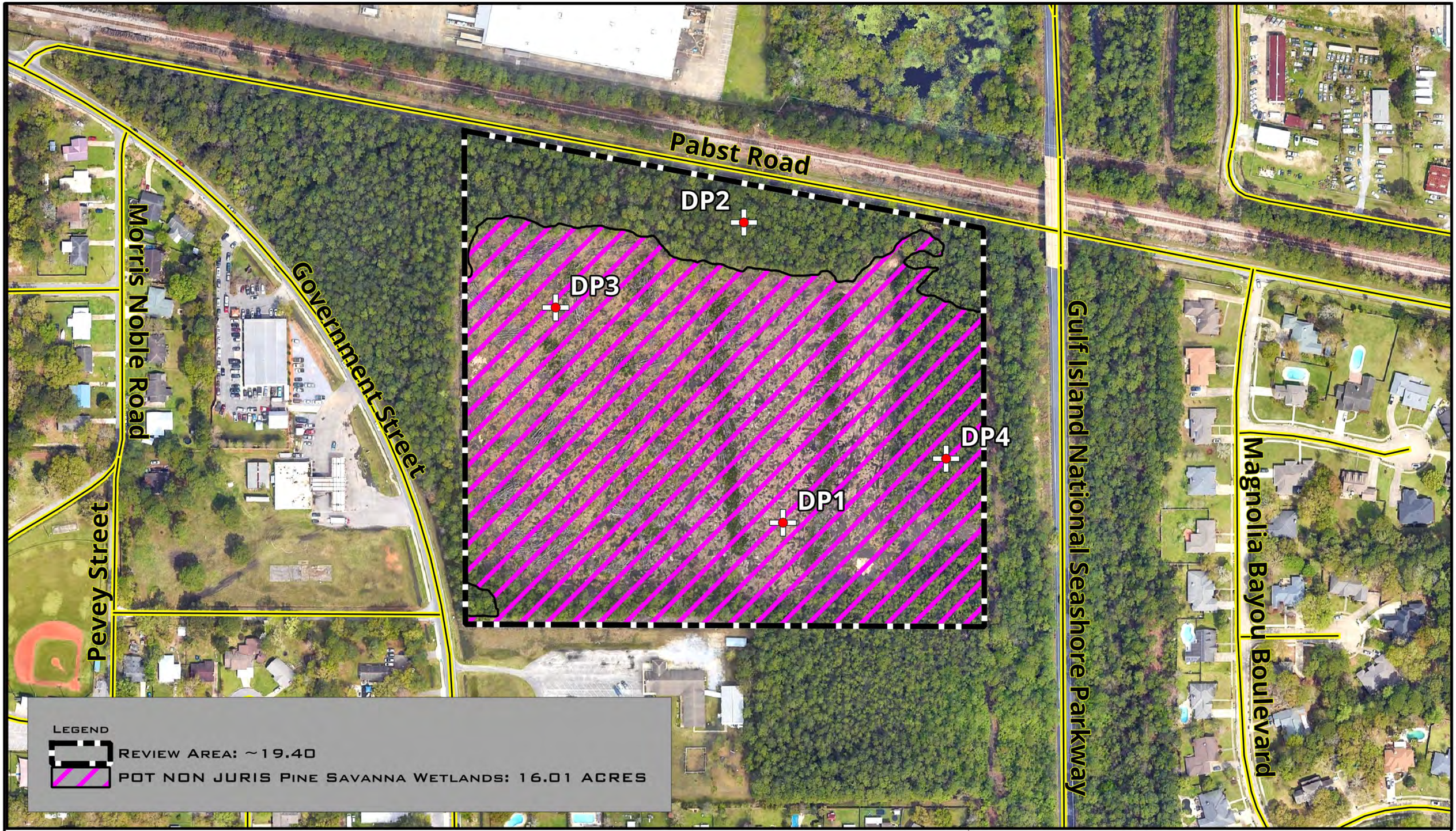
DANTIN BRUCE, LLC

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

THE MUNSELL COLOR SYSTEM

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:

THE MUNSELL COLOR SYSTEM

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 ○	**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 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]	Loc²	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 ²Location: 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 3 **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:** 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.

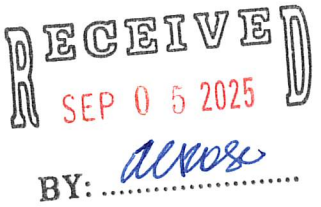
Lee Hagerty Wilson
2816 Tara Ln
Ocean Springs MS 39564
228 219 2271

RECEIVED
SEP 05 2025
BY: ACROSS

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

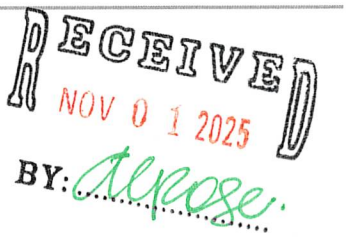
Amanda Crose

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



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.

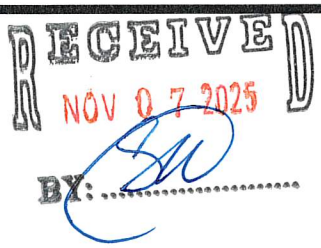
PLEASE DENY THIS DEVELOPMENT at Pabst Road and Government.

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

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 already 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 Hooks
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 Aurora 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
Ap Dinh	" " "
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

Jeep
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.

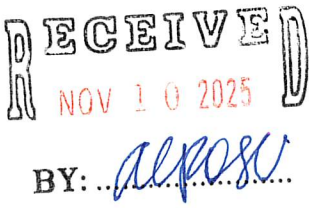
Please take in consideration the residents of the surrounding areas as you make your final decision.

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.

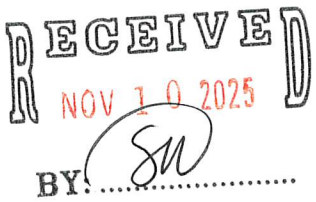
I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

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

RECEIVED
NOV 10 2025
BY: dlrose

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.

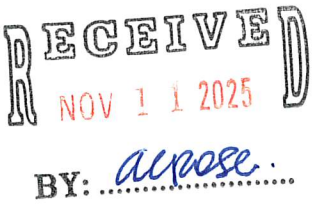
900 Magnolia Bayou Blvd

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

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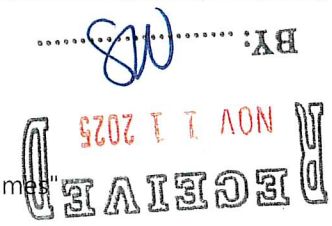
Begin forwarded message:

> **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.

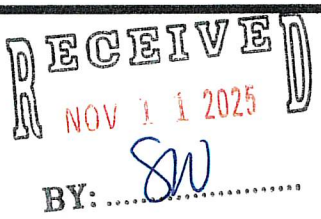
Plenty of other people that are more knowledgeable than I regarding this project's impact on grade school traffic, water drainage, quality of life for homes 27-ft from a busy railroad track, etc., made known some of their objections months ago at the "Builder's Conference" in downtown Ocean Springs. 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

RECEIVED
NOV 13 2025
BY: acrose

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 agenda.

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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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	228-918-6755		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	937-828-3	Belle 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

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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
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	2282172464	—	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	apontius42130@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

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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	228-697-0785	Coach.Hollimon@yahoo	112 Heron Park Pl	
30	Emily Hollimon	228-332-2121	Emilyanncite@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.	

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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 Road 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 (EMAIL)	2283243936	bobzitt@GMAIL.COM	910 MAGNOLIA BAYOU OS. MS	
47	* TERESA ARMER	2512095842	tarmer1977@yahoo.us	3601 Fernwood Dr	
48	Rhett McNorton	251 591-4355	rmcnorton@gmail.com	3505 Sandpiper Ct	Rhett McNorton
49	Mabelle 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 Pottery, 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.

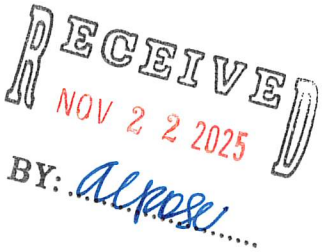
I can't think of s worse location for such a project even if you tried.

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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Get Outlook for iOS

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,

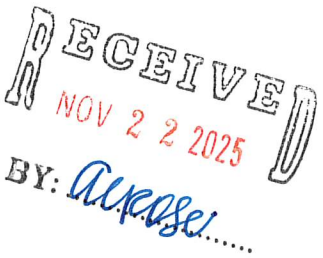
Mark S. Peterson

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.

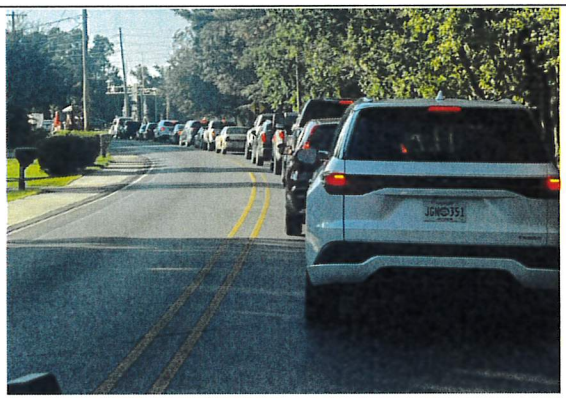


Image 2: Westbound traffic backed up along Government Street; photo taken on Thursday, October 16, 2025 at 4:45pm.

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.

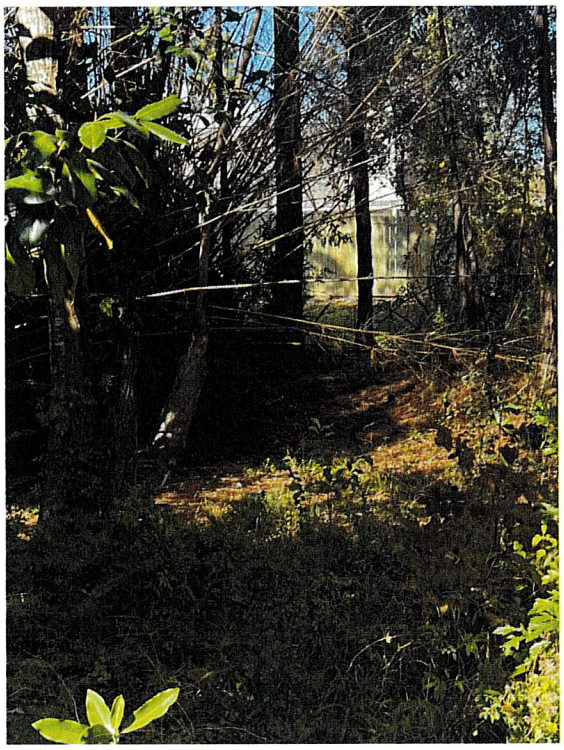


Image 6b: The same water barrier between the southernmost drainage ditch of the Beverly Place subdivision and the north side of 3305 and 3307 Government Street;
the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:36pm.

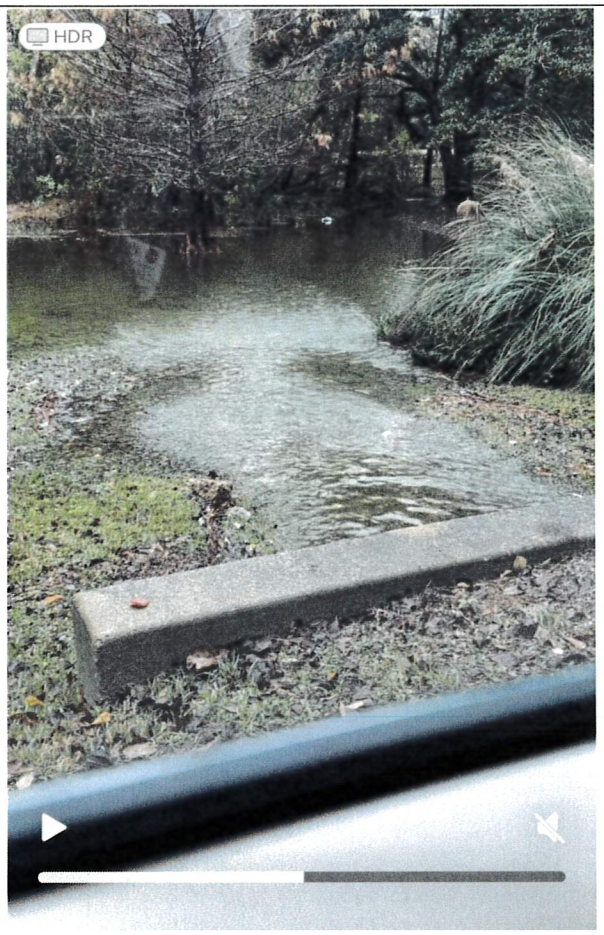


Image 7: Water from the southernmost drainage ditch of the Beverly Place subdivision after it flowed South under our shared driveway at 3305 and 3307 Government Street; screenshot taken from a video filmed on Saturday, December 2, 2023 at 9:03am.

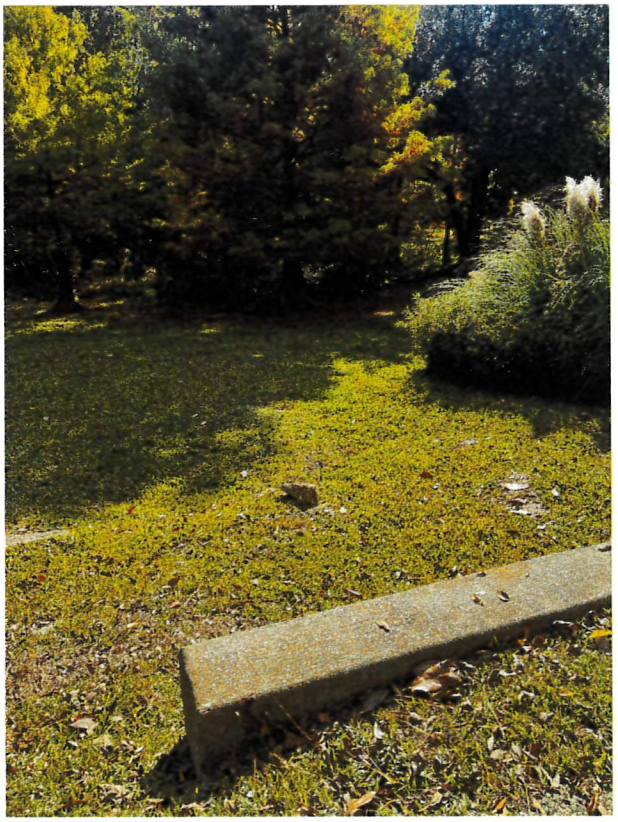


Image 7b: Same view South from our shared driveway at 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:37pm.

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

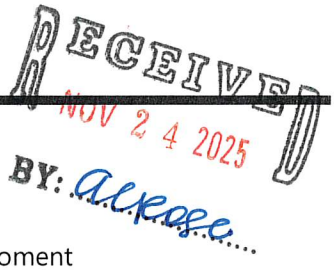
For these reasons, we respectfully request that the Mayor and Board of Aldermen **deny** approval of the proposed Holly Grove development (sketch plat). Responsible growth requires careful planning and attention to the cumulative impact of traffic and public safety, infrastructure reliability, and environmental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

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		Maria camps
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	jmac20586@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

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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		3028 Conley Circle	lauramoncriet922@gmail.com
25	Trevor Moncriet	229-392-2258		1028 Conley Circle	tmoncriet18@gmail.com
26	Nancy Zapfe	~~228~~ 815-219-5293		1031 Conley Cir	Nancy Zapfe

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	Violet Knight	228-219-1757	Vknight1234@yahoo.com	1044 Conley	Violet 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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NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
40	E Kwolikowski	678230 7901		1054 Conley Circle	E Kwolikowski
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~~ 1062 Conley Cir	
46	Alex Olsen	80165291 60	alexolsen44@gmail.com	1062 Conley Cir	
47	Venice Loyd	1038 Conley Circle			Venice Loyd
48	Eric B. Mc	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

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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	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,

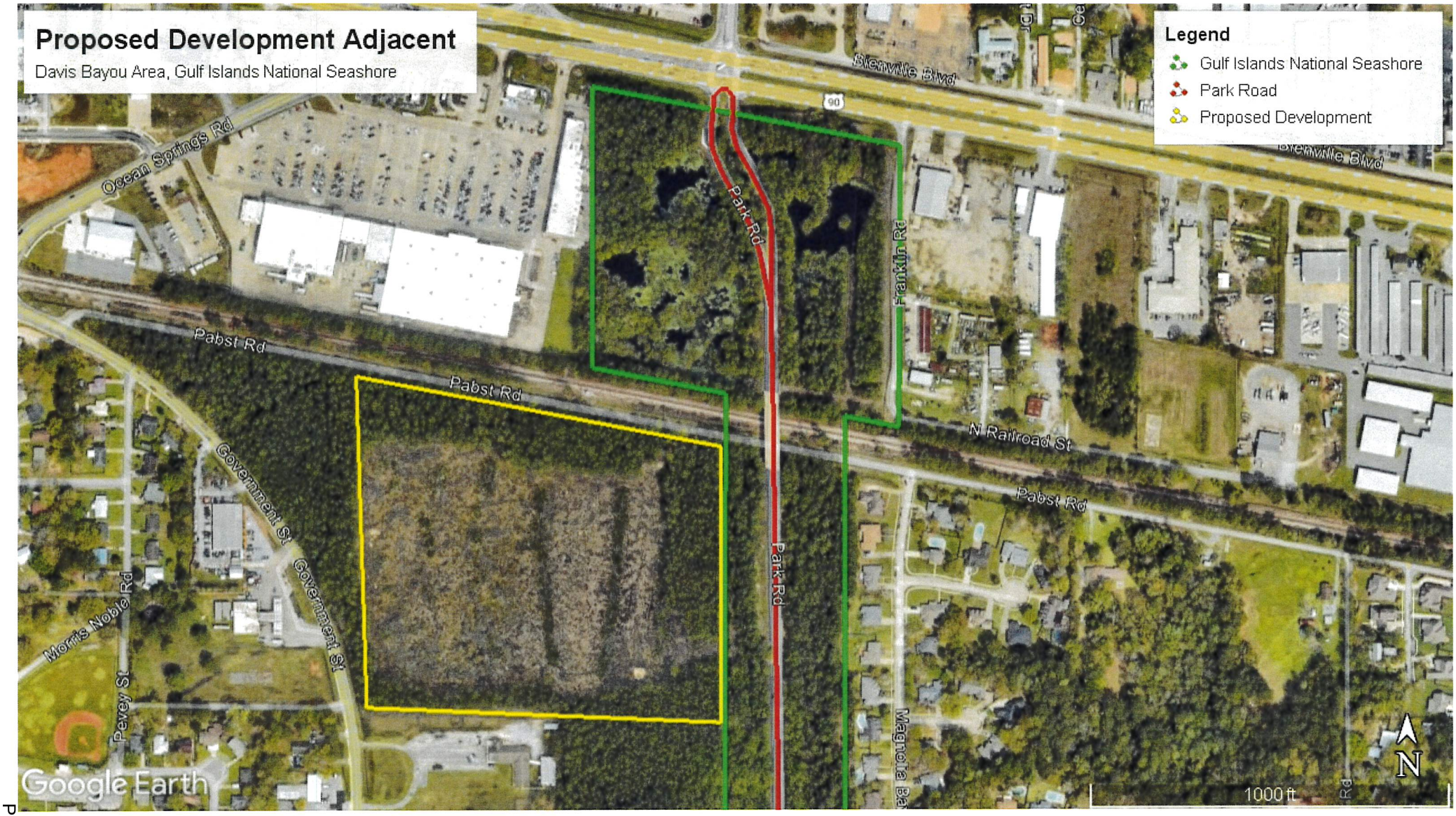
RICHARD CLARK

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

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: 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.

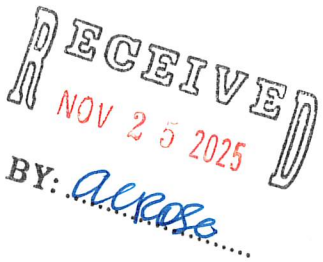
Traffic, socioeconomic impact, urban density, loss of wooden land, strain on existing infrastructure, etc. We don't need more "affordable housing" in the form of character-less, cookie cutter houses. Much less do we need more townhome constructions like the one still under development on Groveland Rd (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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Get Outlook for iOS

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

RECEIVED
DEC 23 2025
BY: E. Dill

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

RECEIVED
JAN 12 2026
BY: E. Dill

Subject: Letter of Opposition – Holly Grove Development

To Whom it may concern: January 2, 2026

After attending the first meeting regarding the Holly Grove Development, our concerns have been confirmed. As residents of Magnolia Bayou Subdivision in Ocean Springs, we will be severely impacted in many ways. 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. The drainage plans, which we learned about at the first meeting, send water North to the one small ditch on Pabst Road which already overflows during rainy days. This can overflow into our back yard and others, which back up to Pabst Road.

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

Amanda Crose

RECEIVED
JAN 02 2026
BY: acrose

From: Magnolia Bayou <mbhoa.os@gmail.com>
Sent: Friday, January 2, 2026 10:25 AM
To: Amanda Crose; Elizabeth Dill; OS Planning
Cc: Steve Tillis; Karen Stennis; Kevin Wade; Shannon Pfeiffer; Rob Blackman; Julie Messenger; Matthew Hinton
Subject: Petition/Comments concerning Approval of Holly Grove Townhomes on Pabst Rd, PIDN: 60127170.000
Attachments: Petition to Ocean Springs, MS Board of Aldermen(1-8).xlsx

Attached is a Petition with comments concerning the sketch plat approval of PIDN 60127170.00 (Holly Grove Townhomes off Pabst) that will be discussed at the Board of Alderman Meeting on 01/06/26

The petition was signed digitally through Microsoft Forms and administered by the Vice President of Magnolia Bayou HOA, Rhett McNorton.

Even though the document contains only 9 signatures, there are many more separate petitions/documents sent prior, and it is anticipated a full house of 100+ concerned residents at the BOA meeting on 01/06/26.

PLEASE KEEP THE PEOPLE OF OCEAN SPRINGS, THAT YOU REPRESENT, IN YOUR MINDS, WHEN FORMING YOUR DECISIONS ON THIS VERY IMPORTANT MATTER.

The petition is to:

1. Change PIDN 60127170.000 zoning from R1A to R1 or Civic

2. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Spri

3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for exis

RECEIVED
JAN 0 2 2026
BY: alrose

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 or Civic

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.

PETITION ORGANIZERS

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

Rhett McNorton
3505 Sandpiper Ct.
251-591-4355
rmcnorto@gmail.com
39564

#	Completion time	NAME (PRINT)	WARD	ADDRESS	COMMENTS	SIGNATURE (DIGITAL)
1	11/25/25 20:00:45	Marty Capalbo	5	808 Magnolia Bayou Blvd	Object to any approval of the Holly Grove development. Neither water, sewerage or road infrastructure is currently capable of supporting such development.	Marty Capalbo
2	11/26/25 6:58:34	Stephanie Akan		3608 Point Clear Dr		Stephanie Akan
3	11/26/25 8:17:57	Robert W Zittleman, Sr.	5	900 Magnolia Bayou Blvd, Ocean Springs, MS 39!	Duplicate to my signing of the paper copy that Norma and Sarah brought through the neighborhood on Nov 16th.	Robert Zittleman Sr ***President of Magnolia Bayou HOA***
4	11/26/25 8:31:04	Vana Perry	5	3505 Redwood Lane Ocean Springs Ms		Vana Perry
5	11/26/25 8:32:08	Robert Perry	5	3505 Redwood Lane Ocean Springs MS		Robert Perry
6	11/26/25 10:38:30	Daniel and Cheryl Seevers	5	3503 Cherry Blossom Ln	Congestion is already a challenge. We echo and are in agreement with all points raised by our neighbors at the first meeting.	Daniel and Cheryl Seevers
7	11/26/25 19:02:54	David Lapointe	5	904 Magnolia Bayou Blvd	If there is ingress and egress on Pabst Rd., Magnolia Bayou Blvd will see a substantial increase in traffic and speeding. People will use it to avoid school zones. This will have a major negative impact on our neighborhood. Including but not limited to safety and speeding concerns. We don't deserve this kind of blatant disregard for the integrity of our neighborhood. The consequences of this project have not been well thought out by our city planners and engineers.	David G Lapointe
8	12/3/25 9:13:51	Kimberly A Davis		3819 Point Clear Drive	Traffic and Pabst Road is already unsafe. I do NOT support this development. Infrastructure changes and traffic pattern assessments need to be completed prior to any proposed construction or such an extensive addition of housing and traffic	Kimberly A Davis

Amanda Crose

From: Shannon Pfeiffer
Sent: Friday, January 2, 2026 6:23 PM
To: Amanda Crose
Subject: Fw: Petition/Comments concerning Approval of Holly Grove Townhomes on Pabst Rd, PIDN: 60127170.000
Attachments: Chart of Concerns over Holly Grove Development.pdf

Shannon Grace Pfeiffer
Ward 4 Alderman

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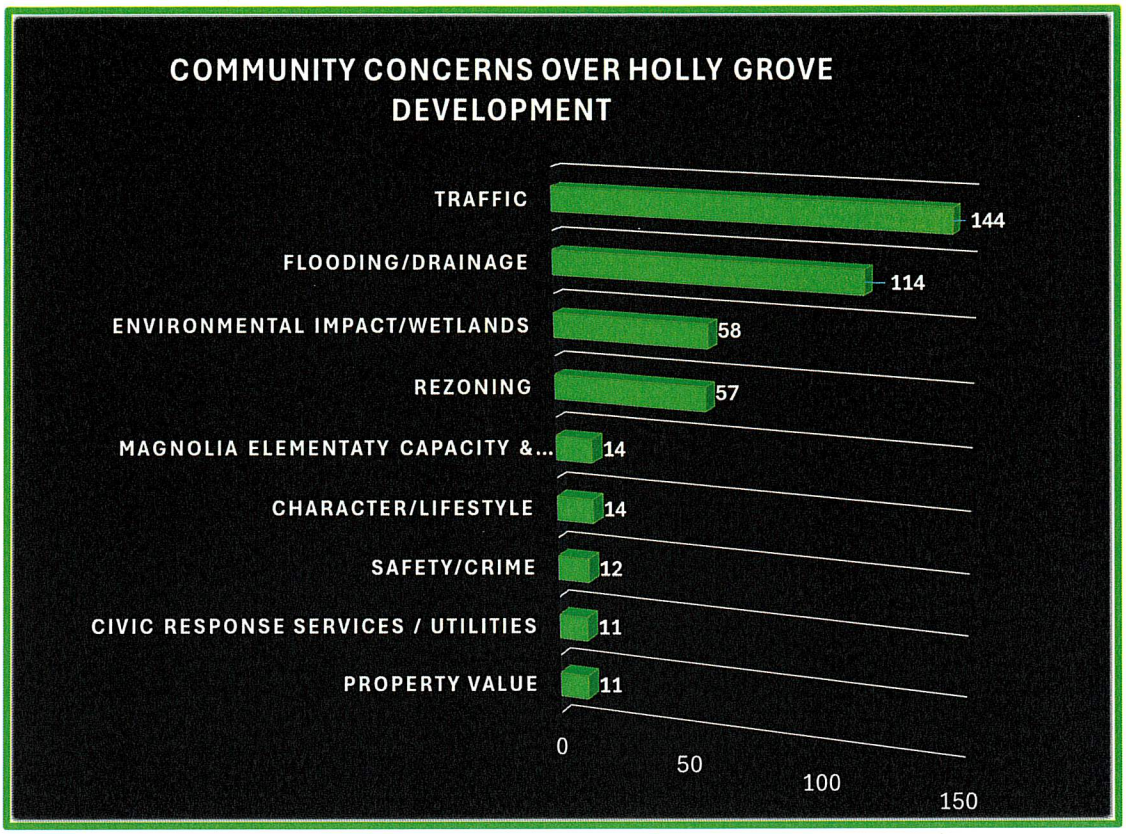
Get Outlook for iOS

From: Magnolia Bayou <mbhoa.os@gmail.com>
Sent: Friday, January 2, 2026 2:10:54 PM
To: Amanda Crose <acrose@oceansprings-ms.gov>; Elizabeth Dill <edill@oceansprings-ms.gov>; OS Planning <osplanning@oceansprings-ms.gov>
Cc: 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>
Subject: Re: Petition/Comments concerning Approval of Holly Grove Townhomes on Pabst Rd, PIDN: 60127170.000

Hello,
I am the VP of MAgnolia Bayou HOA.
I just compiled a count of resident concerns over the Holly Grove Development on Pabst Rd.
These counts cam from the letters, which are available on the planning meeting website, sent to the Planning Dept and BOA .



On Fri, Jan 2, 2026 at 10:24 AM Magnolia Bayou <mbhoa.os@gmail.com> wrote:

Attached is a Petition with comments concerning the sketch plat approval of PIDN 60127170.00 (Holly Grove Townhomes off Pabst) that will be discussed at the Board of Alderman Meeting on 01/06/26

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3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for exi

Elizabeth Dill

From: Magnolia Bayou <mbhoa.os@gmail.com>
Sent: Friday, January 2, 2026 2:11 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Cc: Steve Tillis; Karen Stennis; Kevin Wade; Shannon Pfeiffer; Rob Blackman; Julie Messenger; Matthew Hinton
Subject: Re: Petition/Comments concerning Approval of Holly Grove Townhomes on Pabst Rd, PIDN: 60127170.000
Attachments: Chart of Concerns over Holly Grove Development.pdf

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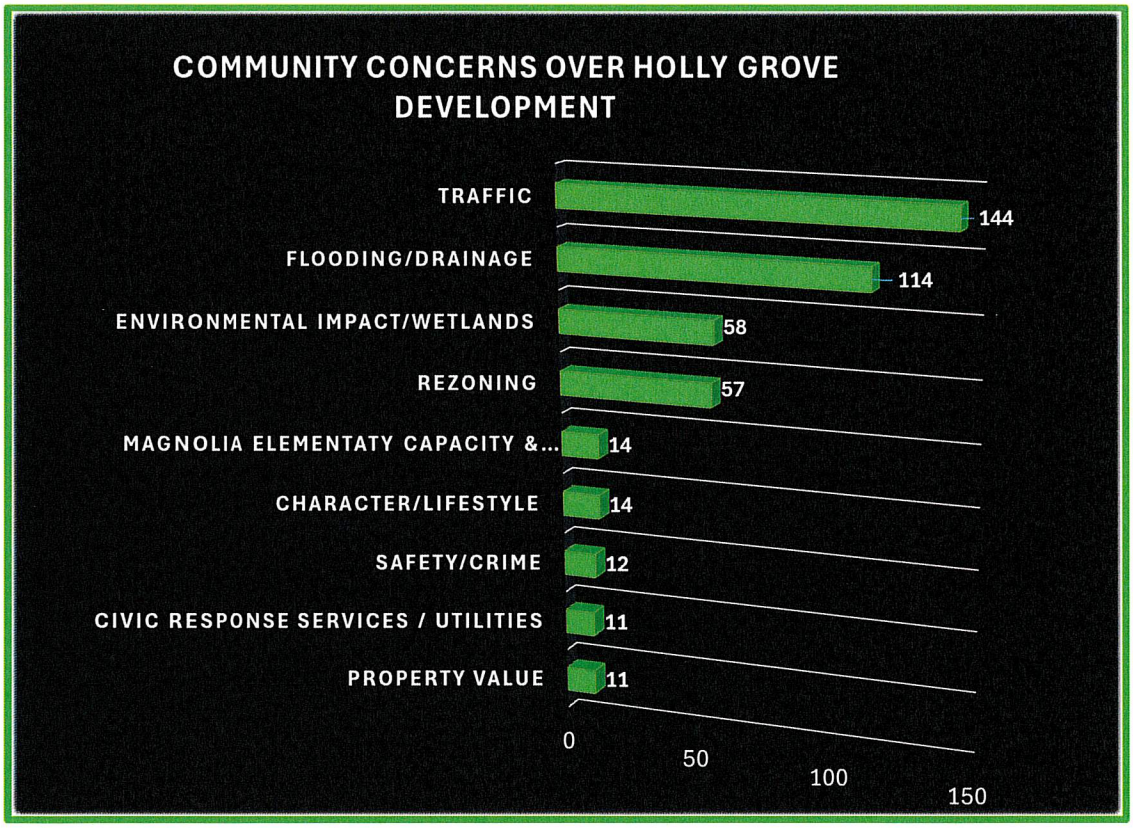

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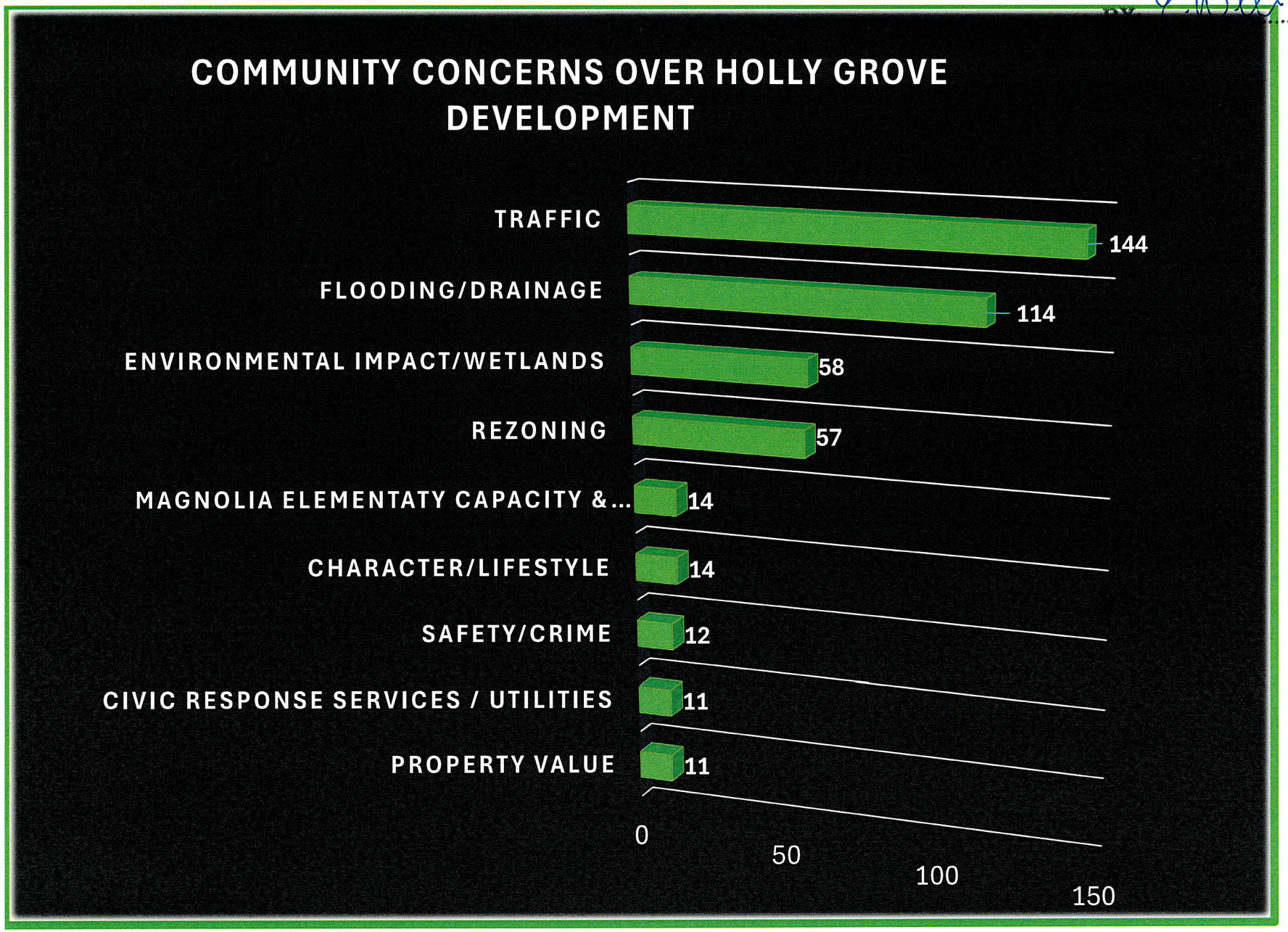
RECEIVED
JAN 02 2026
BY: E. Dill

RECEIVED
JAN 0 2 2026
BY: C Dill



Elizabeth Dill

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Sent: Friday, January 2, 2026 10:25 AM
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Subject: Petition/Comments concerning Approval of Holly Grove Townhomes on Pabst Rd, PIDN: 60127170.000
Attachments: Petition to Ocean Springs, MS Board of Aldermen(1-8).xlsx

Attached is a Petition with comments concerning the sketch plat approval of PIDN 60127170.00 (Holly Grove Townhomes off Pabst) that will be discussed at the Board of Alderman Meeting on 01/06/26

The petition was signed digitally through Microsoft Forms and administered by the Vice President of Magnolia Bayou HOA, Rhett McNorton.

Even though the document contains only 9 signatures, there are many more separate petitions/documents sent prior, and it is anticipated a full house of 100+ concerned residents at the BOA meeting on 01/06/26.

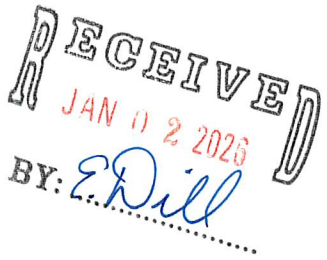
PLEASE KEEP THE PEOPLE OF OCEAN SPRINGS, THAT YOU REPRESENT, IN YOUR MINDS, WHEN FORMING YOUR DECISIONS ON THIS VERY IMPORTANT MATTER.

The petition is to:

1. Change PIDN 60127170.000 zoning from R1A to R1 or Civic

2. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Spri

3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for exis



RECEIVED
JAN 02 2026
BY: E. Dill

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 or Civic

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.

PETITION ORGANIZERS

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

Rhett McNorton
3505 Sandpiper Ct.
251-591-4355
rmcnorto@gmail.com
39564

#	Completion time	NAME (PRINT)	WARD	ADDRESS	COMMENTS	SIGNATURE (DIGITAL)
1	11/25/25 20:00:45	Marty Capalbo	5	808 Magnolia Bayou Blvd	Object to any approval of the Holly Grove development. Neither water, sewerage or road infrastructure is currently capable of supporting such development.	Marty Capalbo
2	11/26/25 6:58:34	Stephanie Akan		3608 Point Clear Dr		Stephanie Akan
3	11/26/25 8:17:57	Robert W Zittleman, Sr.	5	900 Magnolia Bayou Blvd, Ocean Springs, MS 39	Duplicate to my signing of the paper copy that Norma and Sarah brought through the neighborhood on Nov 16th.	Robert Zittleman Sr ***President of Magnolia Bayou HOA***
4	11/26/25 8:31:04	Vana Perry	5	3505 Redwood Lane Ocean Springs Ms		Vana Perry
5	11/26/25 8:32:08	Robert Perry	5	3505 Redwood Lane Ocean Springs MS		Robert Perry
6	11/26/25 10:38:30	Daniel and Cheryl Seevers	5	3503 Cherry Blossom Ln	Congestion is already a challenge. We echo and are in agreement with all points raised by our neighbors at the first meeting.	Daniel and Cheryl Seevers
7	11/26/25 19:02:54	David Lapointe	5	904 Magnolia Bayou Blvd	If there is ingress and egress on Pabst Rd., Magnolia Bayou Blvd will see a substantial increase in traffic and speeding. People will use it to avoid school zones. This will have a major negative impact on our neighborhood. Including but not limited to safety and speeding concerns. We don't deserve this kind of blatant disregard for the integrity of our neighborhood. The consequences of this project have not been well thought out by our city planners and engineers.	David G Lapointe
8	12/3/25 9:13:51	Kimberly A Davis		3819 Point Clear Drive	Traffic and Pabst Road is already unsafe. I do NOT support this development. Infrastructure changes and traffic pattern assessments need to be completed prior to any proposed construction or such an extensive addition of housing and traffic	Kimberly A Davis
9	1/2/26 9:24:00	Rhett McNorton	5	3505 Sandpiper Ct.	I would like to issue a complaint with the city in allowing such a large scale, neighborhood uncharacteristic project, to move forward at such haste without consideration of the people it affects. It is logical, and stated in the Comprehensive Plan, that townhome/apartment complexes should be adjacent to commercial corridors or outsid the heart of the city. While I understand there is a commercial corridor consisting of the Rouses Shopping center adjacent to the site, that shopping center has hard boundaries and buffers from the residences off of Pabst. The reason apartnent/townhomes complexes are desired to be outside of established residential areas is due to the rapid depreciation of that complex which will affect the well-established value of the the surrounding neighborhoods. The complex will look glossy and finished when new, but try and find a 20yr old complex that was sable to maintain it's initial look and appeal. PLEASE RECONSIDER APPROVING THIS PROJECT, IN SUCH HASTE, WITHOUT A FULL AND DETAILED COMPRESHENSIVE REPORT ON IT'S POSITIVE AND NEGATIVE AFFECTS on the city and residents.	Rhett McNorton ***Vice President of Magnolia Bayou HOA*** Rhett McNorton

Subject: Letter of Opposition – Holly Grove Development

RECEIVED
JAN 05 2026
BY: E. Dill

To Whom it may concern: January 2, 2026

After attending the first meeting regarding the Holly Grove Development, our concerns have been confirmed. As residents of Magnolia Bayou Subdivision in Ocean Springs, we will be severely impacted in many ways. 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. The drainage plans, which we learned about at the first meeting, send water North to the one small ditch on Pabst Road which already overflows during rainy days. This can overflow into our back yard and others, which back up to Pabst Road.

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

Amanda Crose

From: Greg Dion <gdion5060@gmail.com>
Sent: Monday, January 5, 2026 10:17 PM
To: Amanda Crose
Subject: Holly Grove Townhomes

To the OS Leadership (Mayor, Alderman, and Planning Commission)

The proposed housing development of Holly Grove Townhomes should not be approved, that the property in question be rezoned from R1-A to more acceptable density of R1. By rezoning this property it could provide the time and ability for the proper upgrades, improvement to be completed if found to be correct/suitable. It appears that the city of Ocean Springs has not properly planned for the growth and impacts stemming from the Board decision of 1987 approving the R1A rating for the parcel. I contend that further studies of infrastructure and services (water supply/treatment/hydrants, electrical, fire/police, road traffic capacities and conditions, be done to determine current capabilities-limitations for OS leadership to evaluate and ensure current residents and future residents not be adversely impacted by loss/interruption of services during and post construction, overpopulation, ultimately leading to the denigrating of small town community aspects Ocean Springs is known for.

Of particular note is the (4) way traffic light at Ocean Springs Rd/Government has become insufficient (safety, efficient flow) of handling traffic at peak traffic amounts, with the ultimate potential of hundreds of vehicles at the peak times, how then would/will the construction further degrade traffic impacted by train schedules, construction of turning lanes to the neighboring citizens that will be experienced from the construction. It is my opinion that the traffic study provided by Southeastern Construction LLC, was insufficient in capturing an accurate reflection of peak periods (time/day) to expose current traffic stoppages, impact of long lines building up, limited by lane widths due train crossing (safety issue), commuting for work, school bus schedules, tourism events that reroute due to HWY 90 overflow.

Take this moment to put a pause on future development of the property in question seems appropriate, so as to ensure the best solution for the future of the next generation of OS citizens.

Greg Dion
Tara Lane, Beverly Place, (resident since 1998) Ward 4

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, January 6, 2026 1:06 PM
To: Amanda Crose
Subject: Fw: HOLLY GROVE

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: colleen lange <clange.lange@gmail.com>
Sent: Tuesday, January 6, 2026 12:03:44 PM
To: kwade@oceansprings-ms.gove <kwade@oceansprings-ms.gove>; Rob Blackman <rblackman@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; kstennis@oceansprings-ms.go <kstennis@oceansprings-ms.go>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; stilliss@oceansprings-ms.gov <stilliss@oceansprings-ms.gov>
Subject: HOLLY GROVE

Colleen and William Lange, and Ann Miller are going on the record to ask to vote no on moving the entirely UNTENABLE Holly Grove Development forward for obvious reasons:
INCREASED AND DANGEROUS TRAFFIC AT THE ALREADY VERY WORST INTERSECTION IN THE CITY.
THE DANGEROUS CREATION OF AN INEVITABLE PASS-THOUGH IN MAGNOLIA BAYOU RESULTING IN A LOG-JAM TO GOVERNMENT, DANGER TO FAMILIES WITH SMALL CHILDREN,, POTENTIAL DEVALUATION OF THE PROPERTIES IN MAGNOLIA BAYOU (WHO WOULD WANT TO PURCHASE A PROPERTY THAT WILL BE RENDERED VIRTUALLY INACCESSIBLE?, WOULD YOU?).
INACCESSIBILITY OF EMS, FIRE, AND POLICE EMERGENCY SERVICES TO THAT ENTIRE AREA. CAN WE SAY THAT THIS IS A CATASTROPHE WAITING TO HAPPEN WITH ATTENDING LAWSUITS? THAT'S A REALITY, NOT A POSSIBILITY!
INCREASED TRAFFIC BECAUSE OF THE FREIGHT TRAIN SCHEDULE AND NOW THE ADDITION OF THE AMTRAK LINE VIRTUALLY BRINGING TRAFFIC TO A STANDSTILL SEVERAL TIMES A DAY, AND YOU WANT TO ADD TO THAT QUAGMIRE? THIS IS ALSO A SAFETY ISSUE BECAUSE OF LIMITED ACCESS TO OCEAN SPRINGS HOSPITAL. AGAIN, TOTAL MADNESS.
SCHOOLS: INCREASED TRAFFIC AROUND ALL OF THE SCHOOLS ON GOVERNMENT, ESPECIALLY MAGNOLIA ELEMENTARY. INCREASED BUS TRAFFIC WHICH IS ALREADY A NIGHTMARE. THE SCHOOLS WERE BUILT THERE BECAUSE THEY WERE AWAY FROM HWY 90 AND LOCATED IN ONE AREA, AND

NOW YOU WANT TO COMPROMISE THE LOGIC OF THAT INTENTION AND PUT SCHOOL CHILDREN IN HARM'S WAY? AGAIN, TOTAL MADNESS.

INFRASTRUCTURE

GOVERNMENT AND PABST CANNOT SUPPORT THE INCREASED AND NECESSARY INFRASTRUCTURE WHICH WOULD HAVE TO BE INSTALLED TO SUPPORT A DEVELOPMENT OF THIS SIZE. AT ALL.YOU ALL KNOW IT, AND SO DO WE. THERE ARE FAR MORE SUITABLE PLACES TO BULD HOLLY GROVE, BUT NOT AT THE VERY WORST INTERSECTION IN THE CITY AND WHERE ALL OF THE SCHOOL TRAFFIC IS LOCATED.

THE MEETING IN NOVEMBER WAS GALVANIZING AND EXTREMELY REVEALING. FOR THE ENTIRE BOARD TO SIT THERE AND FEIGN CONCERN AND INTEREST IN LISTENING TO THE OVERFLOW OF CITIZENS WHO ATTENDED TO PROTEST HOLLY GROVE (HALF OF WHOM HAD TO BE EVACUATED BECAUSE OF FIRE CODES), SHOULD CERTAINLY TELL YOU JUST HOW BADLY RESIDENTS DO NOT WANT THIS DEVELOPMENT. DID YOU LISTEN? NO. INSTEAD, YOU ("CURIOUSLY") TOOK A UNANIMOUS VOTE IN FAVOR OF MOVING HOLLY GROVE ALONG. IT BEGS THE QUESTION,...I'M ORIGINALLY FROM CHICAGO, AND WHEN SOMETHING LIKE THIS "OCCURS", PEOPLE JUST SAY FTM; I'M QUITE SURE YOU CAN INTUIT WHAT THAT MEANS. EVERYONE IS THINKING IT. SO, PROVE US WRONG BY DEMONSTRATING THAT YOU ARE INDEED A GROUP OF REPRESENTATIVES WITH INTEGRITY AND INTEREST IN WHAT THE VAST MAJORITY OF VOTERS IN OCEAN SPRINGS OPPOSES: THE DEVELOPMENT OF HOLLY GROVE. FIND ANOTHER, MORE SUITABLE LOCATION. WHICH WOULD NOT PUT YOUR CITIZENS IN HARM'S WAY. COLLEEN AND WILLIAM LANGE, ANN MILLER, AND THE ENTIRETY OF THOSE WHO LIVE ALONG PABST WHO NEED ACCESS TO THEIR HOMES AND ASSURANCE THAT EMERGENCY SERVICE WILL BE AVAILABLE IF NEEDED.

Amanda Crose

From: Rob Blackman
Sent: Tuesday, January 6, 2026 12:26 PM
To: Amanda Crose
Subject: Fwd: Holly Grove Development

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:

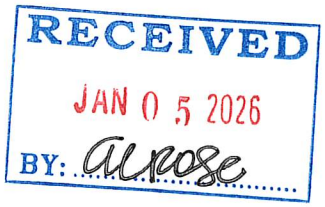
> **From:** Deborah Parker <debparker73@gmail.com>
> **Date:** January 6, 2026 at 10:15:04 AM CST
> **To:** Karen Stennis <kstennis@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Kevin Wade <kwade@oceansprings-ms.gov>, Rob Blackman <rblackman@oceansprings-ms.gov>, Julie Messenger <jmessenger@oceansprings-ms.gov>, Bobby Cox <bobbycox228@gmail.com>
> **Subject: Holly Grove Development**
>
> Dear Mayor and OS BOA,
> I am asking and hoping that you all will find a way to disapprove the proposed Holly Grove Townhome development. Despite the traffic study we all know adding 200 automobiles entering and exiting this area will result in a traffic nightmare. Traffic in this area can already back up at certain times and this will add to that problem. I have never understood how these traffic studies always seem to say it won't impact the area. I could take a pencil and paper and hand count cars and come up with a more accurate study. However, it seems that enough money can buy whatever report is needed.
> Please put yourself in the Woodhaven, Magnolia Bayou, Heron Park, and Zettel Rd areas; is this what you'd want? Not to mention when this turns into a complete rental property.
> You all know I live in East OS and it shouldn't matter to me. As a lifelong OS resident, anything OS matters to me. Everything I'm involved in is in OS so I travel down Government almost daily. So yes, I too will be affected.
> Think of the infrastructure issues this could add. It seems you all have been having enough of those problems lately.

Please listen to residents and vote NO tonight!

Thanks,
Deborah Parker
Sent from my iPhone

Amanda Crose

From: Greg Dion <gdion5060@gmail.com>
Sent: Monday, January 5, 2026 10:17 PM
To: Amanda Crose
Subject: Holly Grove Townhomes



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Greg Dion
Tara Lane, Beverly Place, (resident since 1998) Ward 4

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, January 6, 2026 1:05 PM
To: Amanda Crose
Subject: Fw: the 123-townhouse development off Pabst Rd and Government Street.

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: judi good <judig1987@yahoo.com>
Sent: Tuesday, January 6, 2026 1:03:31 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: the 123-townhouse development off Pabst Rd and Government Street.

Good afternoon Shannon,

I am writing you concerning the 123-townhouse development off Pabst Rd and Government Street. This project will be horrible for the infrastructure of Ocean Springs. We have been conned into thinking more is good for the "community", yet our taxes keep going UP and we are loosing green spaces all over town. South of the tracks has over grown its own infrastructure and ability to maintain what we already have. Our roads are horrible, and are unable to support more traffic that this development will bring. The houses for sale are not selling because prices are already too high. The schools are not able to support this, There are many more reasons this project should be NULL and Void, Please put me down for a huge NO!!!

Judi Good

CITY OF OCEAN SPRINGS
ORDINANCE 2026-XXX

AN AMENDMENT TO ORD 2020-06 APPENDIX A – FLOOD DAMAGE PREVENTION ORDINANCE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI; TO CLARIFY VARIANCE AND APPEAL PROCEDURES IN ARTICLE 6, INCLUDING THE RECOMMENDATION ROLE OF THE ZONING AND ADJUSTMENT BOARD AND FINAL DECISION AUTHORITY OF THE BOARD OF ALDERMEN

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 adopted Appendix A – Flood Damage Prevention Ordinance on February 18, 2020; and

WHEREAS, the existing Ordinance identifies the Zoning and Adjustment Board in connection with variance and appeal requests under Article 6, and the City desires to clarify the advisory and recommending role of the Zoning and Adjustment Board and the final decision-making authority of the Board of Aldermen; and

WHEREAS, Article 6, Sections A, B, D, and G are revised to clarify that the Board of Aldermen serves as the final decision-making authority on appeals and variances following recommendation by the Zoning and Adjustment Board; and

WHEREAS, the amended provisions of Article 6 of Appendix A – Flood Damage Prevention Ordinance, attached hereto as Exhibit A, reflect the revisions adopted by this ordinance; and

WHEREAS, the Appendix A shall be revised and replaced in its entirety 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 in the best interest of the City of Ocean Springs to revise Article 6, Sections A, B, D, & G of Appendix A to the Unified Development Code; and

WHEREAS, all other provisions of Appendix A – Flood Damage Prevention Ordinance not expressly amended herein shall remain in full force and effect.

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

CITY OF OCEAN SPRINGS
ORDINANCE 2026-XXX

EXHIBIT A
Article 6 – Variance Procedures
Appendix A – Flood Damage Prevention Ordinance

ARTICLE 6. VARIANCE PROCEDURES.

SECTION A. DESIGNATION OF VARIANCE AND APPEALS BOARD.

~~The Zoning and Adjustment Board of the City of Ocean Springs shall hear and decide appeals and requests for variances from requirements of this ordinance.~~

The Zoning and Adjustment Board shall serve as the initial hearing body for all variance and appeal requests arising under Appendix A – Flood Damage Prevention Ordinance and shall review such requests and make a written recommendation for approval or denial to the Board of Aldermen.

The Board of Aldermen of the City of Ocean Springs shall serve as the final decision-making authority on all appeals and variance requests under this ordinance and shall approve, deny, or modify any recommendation submitted by the Zoning and Adjustment Board.

SECTION B. DUTIES OF VARIANCE AND APPEALS 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 Jackson County Circuit Court, as provided in Mississippi Code Annotated, § 11-51-75 (1972).~~

Upon recommendation from the Zoning and Adjustment Board, the Board of Aldermen shall hear and decide appeals and requests for variances when it is alleged an error in any requirement, decision, or determination is made by the Zoning and Adjustment Board and/or the Floodplain Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the Board of Aldermen may appeal such decision to the Jackson County Circuit Court, as provided in Mississippi Code Annotated, § 11-51-75 (1972).

SECTION C. VARIANCE PROCEDURES.

In passing upon such applications, the Zoning and Adjustment Board shall consider all technical evaluations, relevant factors, and 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 and the community;

(6) The importance of the services provided by the proposed facility to the community;

(7) The necessity of the facility to be at 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 transport of the floodwaters 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 and culverts.

(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;

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) The provisions of this ordinance are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ordinance, considering the flood hazard, to afford relief. In the instance of a Historic Structure, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(See Article 6, Section F.)

(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.

(4) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and Mississippi Emergency Management Agency upon request. (See Article 6 Section E.)

~~(5) Upon consideration of the factors listed above 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.~~

(5) Upon consideration of the factors listed above and the purposes of this ordinance, the Zoning and Adjustment Board may attach such conditions to their recommendation to the Board of Aldermen. The Board of Aldermen will review the recommendation as it deems necessary to further the purposes of this ordinance.

(6) Variances shall not be issued "after the fact."

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 up to amounts as high as $25 for $100 of 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 in the Office of the Chancery Clerk and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances to the Federal Emergency Management Agency and the Mississippi Emergency Management Agency upon request.

SECTION F. HISTORIC STRUCTURES.

Variances may be issued for the repair or rehabilitation of "historic structures" only upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a "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.~~

Upon consideration of the factors listed in Article 6, and the purposes of this ordinance, the Board of Aldermen 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 within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

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

Alderman Tillis	_____
Alderman Stennis	_____
Alderman Wade	_____
Alderman Pfeiffer	_____
Alderman Blackman	_____
Alderman Messenger	_____
Alderman Hinton	_____

BY THE ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the _____ day of _____, 2026.

_____ MAYOR COX

_____ CITY CLERK C. MILLARD

MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Appeal of Short-Term Rental Permit Renewal Denial - 1238 Iberville Drive (STR Permit No. R-29)

Section: NEW BUSINESS

Meeting Date: February 18, 2026

The purpose of this memorandum is to present to the Mayor and Board of Aldermen the appeal submitted by property owners Dianne and Donald del Cid of 1238 Iberville Drive, concerning the Planning Department's denial of the renewal of their Short-Term Rental (STR) permit.

The STR permit for the property located at 1238 Iberville Drive expired on January 3, 2026. Prior to the expiration date, the property owners did not submit a renewal application, nor was the required inspection scheduled or completed. Consequently, on February 2, 2026, the Planning Department issued a formal notice of termination to the property owners, advising that the STR permit was terminated effective immediately and would not be renewed.

Based on the failure to submit a timely renewal application and the failure to complete required inspections prior to permit expiration, staff recommends that the Mayor and Board of Aldermen uphold the termination of the STR permit.

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 RENEWAL

Application Date: 1-3-25

Submittal Requirements:

- [x] ***FEES: $501*** ~ ***Application Fee Effective 10/1/2024*** – *$25 must be paid at the time application is submitted, Remaining $476 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*
- [ ] IF ANY CHANGES: *Copy of Proposed Rental Agreement, Proposed Parking Plan, Copy of rules, including trash management, to be posted inside unit*
- [ ] **Permits are renewed annually and are not nontransferable..**
- [ ] **Renovations must be complete within 30 days or you will be put back on the wait list.**

REQUIRED: RENTAL PROPRTY INFORMATION:

- **Address of Rental Property:** 1238 Iberville Dr.
- PERMIT #: _____ Number of bedrooms: _____
- Proposed maximum # guests: _____ Number of existing off-street parking spaces: _____
- **Have the Rules/Agreement documents changed subsequent to approval/prior to renewal?**
  ☐ Yes ☐ No ~ If yes, please attachment updated documents ~

PROPERTY OWNER – Name: DIANNE & DONALD DEL CID

Address: 1238 IBERVILLE DR.

Phone No. 214-418-4754 Email: TWINOAKSTINYHOUSE@yahoo.com

LOCAL PROPERTY MANAGER – *[Must RESIDE within two (2) miles of the OS City Limits]*

Name: Same as above

Address: "

Phone No. " Email: dzlCid-Dianne@att.net

Is the Property Manager OR the Owner the best contact for scheduling Inspections? Same

SIGNATURE: Dianne dzlCid ☐ *Property Owner* ☐ *Property Manager*

Physical Inspection of Property:

- Inspection will review condition of the home to ensure continued compliance. (per *most current* Inspection Checklist dated: **02/08/2018**)

OCEAN SPRINGS
MISSISSIPPI

RESIDENTIAL SHORT-TERM RENTAL
PERMIT

Per Ordinance 2015-11, 2018-02, 2019-19, 2021-25, and 2023-07 this permit is for a short-term rental permit to allow usage for less than 30 days.

Property Address: 1238 Iberville Drive

Property Owner: Dianne del Cid

Maximum Occupants: 4 *Maximum Vehicles:* 4

Date Approved: January 2, 2018

Renewal Date: January 3, 2026

For information on this permit call the Planning Department – 228-875-4415

Issued by: _____

Permit No. R-29

Rae Williams

From: OS Planning
Sent: Monday, December 1, 2025 12:36 PM
To: delcid_dianne@att.net
Subject: STR Renewal- 1238 Iberville Dr
Attachments: STR Online Payment Instructions.pdf; Residential STR Renewal Application.pdf

Dear Dianne,

This is a reminder that your Residential Short-Term Rental Permit (#R-29) for 1238 Iberville Dr will expire on 1/3/26.

Please find the updated renewal application attached. Submit the completed form, $501.00 fee payment, and all required attachments listed on the application. Payment can be made online (see attached instructions) or by check.

If you have any questions or wish to confirm your continued participation in the STR program, please contact our office at 228-875-4415.

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

Rae Williams

From: OS Planning
Sent: Monday, December 15, 2025 8:49 AM
To: 'delcid_dianne@att.net'
Subject: 2nd Notice- STR -1238 Iberville
Attachments: Residential STR Renewal Application.pdf; STR Online Payment Instructions.pdf

Dear Dianne,

This is the 2nd reminder that your Residential Short-Term Rental Permit (#R-29) for 1238 Iberville expires on 1/3/26.

Please find the updated renewal application attached. Submit the completed form, $501.00 fee payment, and all required attachments listed on the application. Payment can be made online (see attached instructions) or by check.

If you have any questions or wish to confirm your continued participation in the STR program, please contact our office at 228-875-4415.

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

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Rae Williams

From: OS Planning
Sent: Tuesday, December 30, 2025 8:24 AM
To: delcid_dianne@att.net
Subject: Final Notice- STR - 1238 IBERVILLE

Good morning,

According to our records your short-term rental renewal application is not received as of **12/30/25**. I can give you **30 days from today** to submit the required documentation and pass the inspection. If you do not get me the documents needed and pass the inspection before **1/29/26**. I will have to deny the renewal and revoke your STR permit. If you choose not to continue with the short-term rental process, please let me know ASAP.

Thank you,

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

Rae Williams

From: Rae Williams
Sent: Monday, February 2, 2026 8:58 AM
To: 'delcid_dianne@att.net'
Cc: 'delcid_dianne@att.net'
Subject: STR Permit Termination - 1238 Iberville Drive
Attachments: STOP_ORDER_1238 Iberville Drive_20260202.pdf

Dear Dianne del Cid,

This email is to formally notify you of the status of the Short-Term Rental (STR) permit for 1238 Iberville Drive.

Timeline Summary:
No renewal was received for this permit.

As of today, the permit renewal process remains incomplete, the required inspection has not been passed, and the permit has been expired since January 3, 2026.

Due to the STR permit expiring on January 3, 2026, and the renewal process not being completed within the required timeframe, the Short-Term Rental Permit for 1238 Iberville Drive is hereby terminated.

Effective immediately:

- The property may not be rented, listed, or operated as a short-term rental under the expired permit.
- The owner/property manager will be required to restart the STR application process with the City of Ocean Springs Planning Department.
- All required application and inspection fees must be paid in accordance with the City's adopted fee schedule. Fees paid are non-refundable.

Please be advised:
- The City of Ocean Springs currently has a Moratorium on Residential Short-Term Rentals.
- We are not accepting new STR applications at this time.
- Once the moratorium is lifted, if you wish to resume STR operations at this property, you will be required to:
  - o Submit a new STR application through the Planning Department;
  - o Pay all required fees (non-refundable)
  - o Complete all required inspections; and
  - o Obtain all approvals before any STR activity resumes.

No STR activity is permitted until a new STR permit is approved and a new permit is issued.

If you have any questions regarding this notice or the application process, please contact the Planning Department at (228) 875-4415.

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

Date: February 2, 2026
To: Dianne del Cid – Owner
Cc: – Property Manager
Property Address: 1238 Iberville Drive
Permit No.: R-29

STOP WORK ORDER

This Stop Order is issued pursuant to the City of Ocean Springs Unified Development Code (UDC) and the City's adopted Short-Term Rental (STR) regulations. The property listed above is prohibited from operating, advertising, renting, or hosting guests as a Short-Term Rental effective immediately.

Reason for Stop Order / Termination

This Stop Order is being issued for the following reason(s):

- The STR permit expired on January 3, 2026 and the renewal process remains incomplete beyond the required timeframe.
- The required inspection has not been passed as of the date of this notice.

ORDER

Effective immediately Cease all STR activity, including accepting bookings, hosting guests, or advertising the property, remove or deactivate all online listings and booking calendars, no guests may occupy the property under STR use.

Failure to Comply

Failure to comply with this Stop Order may result in citations, fines, legal action, and additional enforcement by the City of Ocean Springs. The property may be monitored for compliance.

Issued By:
City of Ocean Springs
Planning Department
1014 Porter Ave
Ocean Springs, MS 39564

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

Return Service Requested

quadient
FIRST-CLASS MAIL
IMI
$000.74[2]
02/02/2026 ZIP 39566
043M31221186

US POSTAGE

Dianne & Donald del Cid
1238 Iberville Dr
Ocean Springs, MS 39564

RECEIVED
FEB 02 2026
BY:

Dianne and Donald del Cid
Tiny House BNB
1238 Iberville Dr.
Ocean Springs, MS

February 2, 2026

To: Board of Alderman.
% Planning Department.
% City of Ocean Springs, Mississippi.

Re: Appeal for Extension/Reinstating of Operating Permit:
Tiny House BnB; Permit # R-29, 1238 Iberville Dr., Ocean Springs.

To Whom it May Concern,

Tiny House BnB located at 1238 Iberville Dr. Oceans Springs, has been in operation since 2018 always complying with Rules and Regulations established by The City of Ocean Springs, Jackson County, and the State of Mississippi. Permits, Payments, and Taxes have been paid on-time, and visitors, and returning customers have been rating the service and operation of the BnB as *'Super-Host* (Excellent Service)'.

Unfortunately, the end of the year 2025 turned complicated for the Owners/Operators.

Herin, '*Dianne and Donald del Cid, full-time residents of Ocean Springs, and managers/operators of the 'Tiny House BnB' respectfully Appeals/Requests The Board of Alderman of The City of Ocean Springs to extend into the year 2026 the terminated permit from the year 2025.'*

The paperwork was compromised due to a collection of happenings in the Del-Cid's house-hold. Herein are some of the reasons that the Permit was not completed on-time:

Please be kind and understanding to the Owners/Operators of the 'Tiny House BnB' since most of the reasons that the paperwork was interrupted was caused by ether services provided by Internet/Telecommunications, and/or Digital Systems' providers. There are as follow:

- **Positiveness**: Dianne del Cid (Manager) is a most organized and responsible person.
- **Adversities:** Complications with Digital Telecommunications (*e-mails not received*).
  Complex Family Complications.

A. Digital Telecommunications:

a. Yahoo email was the selected telecommunications/digital service providers for the Tiny House BnB communications/internet which was listed with the AirBnB System (to separate from personal email and our main business email).

b. Yahoo Email merged with ATT last year and without enough information, the Yahoo mail for the Tiny House ceased to operate functionally.

i. The lapse was discovered by us when we no longer received e-mail from the State of Mississippi in regards to Tax Revenue and brought all accounts current in fall 2025.

ii. The City of Ocean Springs was not notified by the systems operators (*Yahoo and/or ATT*) of the changes in the Yahoo System, thus, any messages sent by the Department of Revenue were not received.

c. The City of Ocean Springs had and kept the address of the BnB Tiny House in its files as *'P.O. Box 421, Ocean Springs, MS, 39564'.*

d. Unfortunately, **The US Postal Service increased the cost** of the rental of the P.O. Box from $ 15.00 per semester, to $ 45.00 per half-year, and lately to **$ 90.00 per half year,** which forced many patrons/consumers to stop the service provided by The Postal Service.

i. During the 2/2/26 visit to the Planning Department of the City of OS regarding the permit issue, fortunately, the envelop that was to be sent to Tiny House BnB has been addressed to: *'P.O. Box 421, Ocean Springs, MS, 39564'*, and the Secretary/Receptionist was able to change the address from the P.O. Box to the physical address of the property: 1238 Iberville Dr. O.S. (The Tiny House address is 1238 Iberville Dr., Cottage #1, O.S.)

ii. The included information was in reference to the *'Termination of the Permit'* which could not have been received by the Owners/Operators.

e. Furthermore, the **Home-Office 's laptop computer died**, and a new larger computer had to be purchased:

i. Information was lost.

ii. Systems had to be changed.

i. A professional technician was employed to change and install the systems.

ii. Required a whole new system of electronics and set-ups.

iii. A new system of computer operating had to be learned/up-dated.

B. Yearly Permitting Process:

a. Property Taxes were paid in January 2026.

b. The City of Ocean Springs Business License for the AirBnB was paid on January 20, 2026.

c. Preparations for the yearly Fire Marshal Inspection were initiated.

i. The required fire extinguisher was inspected and certified by Southern Fire Safety, a professional supplier. The certification was paid on January 20, 2026.

ii. The Owners/Operators were waiting for information yearly sent by The City and The Fire Marshal for inspections. With the wrong digital address (Yahoo was not able to be accessed), the information sent by The City was not seen by the Owners/Operators on-time.

d. The information sent by The City via e-mail in late 2025 and early 2026 was not received via the normal channels by the Owners/Operators.

C. Personal Circumstances:

a. **Surgery**: Dianne del Cid, the Manager and operator of the Tiny House underwent knee replacement and physical therapy in the Fall of 2025 interrupting activities.

b. **Illness**: Dianne unfortunately had back-to back severe cold/influenza in early winter of 2025, after Christmas and again less than a month later, so was behind on communications.

c. Complicated/absorbing extended family concerns for the last part of 2025 affected the process. Issues, remain still unresolved.

d. Unfortunately, the notification of terminating the permit was finally received and read the morning of February 2, 2026, hours away from allowed time ending at the mid-night date of February 1, 2026. Immediately we visited the Planning Department of the City of O S where we were informed of the occurrence, and the Appeal Process.

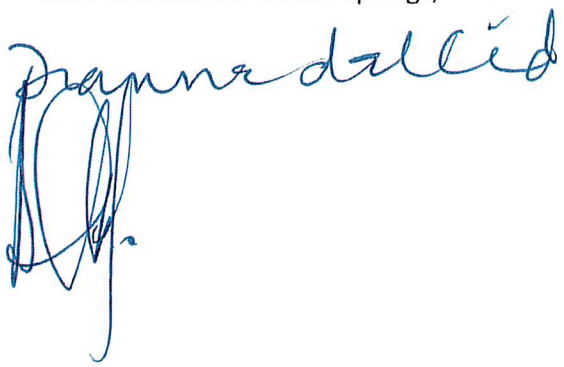
D. Appeal:

"Hereby we kindly request that The Board of Aldermen extends/reinstates the Permit for Operating the Tiny House BnB short-term rental for the on-coming year."

We await for a positive response.

Sincerely,

Dianne and Donald del Cid.
% Tiny House BnB; Permit # R-29.
1238 Iberville Dr. Ocean Springs, MS.



MEMORANDUM

To: Mayor & Board of Aldermen

From: Sara Stevenson, Parks Administrator

Re: Ratify the rescheduling of the February 5th American Red Cross's blood drive to Wednesday, February 18, 2026, due to unforeseen circumstances that prevented the blood drive from taking place; to advertise the resources of the city

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

To the Mayor and Board of Aldermen,

Please authorize and waive all associated costs for the rescheduling of the American Red Cross' blood drive that was to take place on Thursday, February 5, 2026, to Wednesday, February 18, 2026; to advertise the resources of the city.

The Ocean Springs Parks and Recreation does not have any conflicting events that would prohibit the Red Cross' use of the Civic Center on Wednesday, February 18, 2026.

Thank you,

Sara

American Red Cross
Southeast Mississippi

John McCarty
Executive Director
john.mccartyiii
@redcross.org

Gulfport Office and Chapter Headquarters
612 E. Pass Road
Gulfport, MS 39507
(228) 896-4511

Hattiesburg Office
2020 Hardy Street
Hattiesburg, MS 39401
(601) 582-8151

Laurel Office
401 W. Oak Street
Laurel, MS 39440
(601) 426-9071

Meridian Office
1815 Hwy 39 N, Suite C
Meridian, MS 39301
(601) 485-5151

Pascagoula Office
2210 Market Street
Pascagoula, MS 39567
(228) 762-2455

Philadelphia Office
1016 Saxon Airport Road
Philadelphia, MS 39350
(601) 781-4930

February 5, 2026

To: Ocean Springs Mayor and Board of Alderman

Dear Mayor and Board of Aldermen,

We had previously requested a February blood drive date for Thursday, February 5, 2026, due to unforeseen circumstances we had to cancel the drive, and we are requesting to move the blood drive to Wednesday, February 18, 2026.

Thank you to the City of Ocean Springs for partnering with us to run these vital blood drives. The City of Ocean Springs and the Community support has allowed us to continue to fulfill our life saving mission even during critical times, bad weather and blood supply shortages. Please let me know if there are any further questions or information needed.

Sincerely,

Denise M. Smith

Denise M. Smith
Strategic Business Planning Manager
American Red Cross, Alabama/Mississippi Region
BioMedical Services
Denise.smith2@redcross.org
228-209-0966

Tickets for 2026 Annual Banquet now available!

The Ocean Springs Chamber of Commerce-Main Street-Tourism Bureau will hold its Annual Banquet on Thursday, February 26 at Beau Rivage Resort & Casino located at 875 Beach Blvd, Biloxi.

Tickets are $70 per person and can be purchased at the Ocean Springs Chamber offices or online at oceanspringschamber.square.site/. Sponsor tables are available. Seating is limited. The event will include a cocktail hour beginning at 5 p.m. The presentation will begin at 6 p.m. and will feature the annual community of Ocean Springs awards, light music, and delicious food.

The Annual Banquet serves to bring together the leadership and membership of the Ocean Springs Chamber of Commerce-Main Street-Tourism Bureau to celebrate the accomplishments of the past year and to recognize the Chamber of Commerce Board of Directors for the current calendar year. During the event, community members and volunteers will be recognized for their outstanding accomplishments and support of our mission.

Ocean Springs Chamber of Commerce has been serving the community since 1947. Its Main Street and Tourism organizations joined the company in 1989. Now with more than 400 members coast-wide and beyond, this organization serves as the marketing arm to the City of Ocean Springs and is the official tourism entity for the community of Ocean Springs.

To reserve a sponsor table, please email mail@oceanspringschamber.com

Updates to seating will be posted on our Facebook page, @oceanspringschamber.

Click Here to Purchase Tickets

OCEAN SPRINGS CHAMBER OF COMMERCE
MAIN STREET - TOURISM BUREAU

Annual Banquet

FEB | THURSDAY 26 | 2026

6:00 P.M.

Cocktail Hour at 5:00 P.M.

BEAU RIVAGE RESORT & CASINO
875 BEACH BLVD

TICKETS: $70

SPONSORSHIP TABLES: $1000

To reserve a sponsorship table, please email mail@oceanspringschamber.com

SEATING AVAILABILITY UPDATES WILL BE POSTED ON OUR FACEBOOK PAGE

MAIL@OCEANSPRINGSCHAMBER.COM | 228-875-4424

Ocean Springs Chamber of Commerce-Main Street-Tourism Bureau
1000 Washington Avenue, Ocean Springs, MS 39564
www.oceanspringschamber.com
228-875-4424

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Laurri Garcia, Executive Administrator & Public Affairs Officer
Re:	Approve the Special Event Permit Application for the Mosaic Student Ministry Kickball tournament on March 27, 2026, from 6:00 p.m. to 7:30 p.m., at Freedom Field at no cost to the City; the applicant pays the associated event cost
Section:	CONSENT AGENDA
Meeting Date:	February 18, 2026

I respectfully request approval of the following Application:

Event:	The Mosaic Student Ministry Kickball Tournament
Date:	March 27, 2026
Time:	6:00 p.m. to 7:30 p.m.
Location:	Freedom Field
Participants:	100
Organization:	Mosaic Church
Applicant:	Sarah Jones
Insurance:	To be provided upon approval
Payment:	Fee to be paid upon approval

MEMORANDUM

To:	Mayor & Board of Aldermen
From:	Laurri Garcia, Executive Administrator & Public Affairs Officer
Re:	Approve the Special Event Permit Application for First Presbyterian Church Easter Sunrise Service on April 5, 2026, from 6:30 a.m. to 7:30 a.m., at Fort Maurepas, at no cost to the City; the applicant pays the associated event cost
Section:	CONSENT AGENDA
Meeting Date:	February 18, 2026

I respectfully request approval of the following Application:

Event:	First Presbyterian Church Easter Sunrise Service
Date:	April 5, 2026
Time:	6:00 a.m. to 7:30 a.m.
Location:	Fort Maurepas
Participants:	150
Organization:	First Presbyterian Church
Applicant:	Greg Worch
Insurance:	To be provided upon approval
Payment:	To be paid upon approval

MEMORANDUM

To: Mayor & Board of Aldermen

From: Sara Stevenson, Parks Administrator

Re: Authorize and waive all associated rental fees for the Mississippi Senior Games to host a qualifying tournament at Ryan Youth Center for the National Senior Games being held in Tulsa, OK, on Friday, April 17, 2026, from 7:00-4:00 p.m.; to advertise the resources of the city

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

To the honorable Mayor Cox and Board of Aldermen,

I respectfully request the authorization and waiver of all fees for the MS Senior Games to utilize Ryan Youth Center on Friday, April 17, 2026, for a qualifying tournament in hopes of advancing to the National Senior Games being held in Tulsa, OK.

Ocean Springs Parks and Recreation does not have any conflicting events that would prohibit the use of Ryan Youth Center on Friday, April 17th. No further resources from the city would be warranted.

Thank you,

Sara Stevenson

February 12, 2026

To: Mayor Robert "Bobby Cox" and Board of Aldermen

Ocean Springs City Hall

1018 Porter Avenue

Ocean Springs, MS 39564

Subject: Request Waiver of Fees for use of the Ryan Youth Center on April 17, 2026

To the Honorable Mayor Bobby Cox and Members of the Board of Aldermen,

On behalf of the Mississippi Senior Games, I am requesting a waiver of rental fees for the Ryan Youth Center on Friday, April 17, 2026, from 7:00 am – 4:00 pm. 2026 is a qualifying year for the National Senior Games to be held in Tulsa, OK. The Mississippi Senior Games provides senior citizens from all over the state to compete against other senior residents both in state and out of state while possibly qualifying and representing Mississippi on the national stage in 2027. The Mississippi Senior Games is a non-profit organization that promotes a healthy, active and social environment for our senior citizens athletes state-wide.

The Ryan Youth Center location has been requested by the group of Table Tennis athletes that play there regularly on Monday evenings. They have volunteered to operate the national qualifying tournament for the Mississippi Senior Games. The waiver of rental fees will allow for desperately needed funds to be redirected to provide for our senior athletes' nourishment, equipment, supplies, etc. The use of the Ryan Center will benefit the city of Ocean Springs as athlete's travel from out of state in addition to long distances within the state to compete which in turn provides positive economic impact to local businesses.

We wholeheartedly appreciate your consideration in this matter and welcome any further inquiries the city may have. The Mississippi Senior Games is grateful for any support the city of Ocean Springs provides in improving the health and well-being of our Mississippi senior citizens.

Sincerely,

Andrea S. Robertson

President/Registrar

Mississippi Senior Games

Mississippi Senior Games – 2110 Pass Rd. P.O. Box 4415, Biloxi, MS 39535 – (228) 669-2582 – www.msseniorgames.com – msseniorgames@gmail.com

400 Alice Street, Ocean Springs MS 39564
Ph: (228)875-8665 FX: (228)872-5001
www.OceanSprings-ms.gov

GYM RENTAL AGREEMENT

Ryan Youth Center

You must be at least 21 years of age to rent the facility and sign this contract.
Rentals are for a twelve (12) hour consecutive period of time unless otherwise specified:

IMPORTANT NOTICE
THE ENTIRE FACILITY IS TOBACCO FREE.
THERE WILL BE NO EXCEPTIONS.
IF THIS POLICY IS NOT ENFORCED WITH YOUR GUESTS, YOU WILL FORFEIT YOUR DEPOSIT.

PLEASE READ CAREFULLY BEFORE SIGNING AGREEMENT:
Lessee represents that it is fully aware of all of the applicable laws and ordinances pertaining to the use of this property and lessee will fully abide by all such laws, rules and ordinances.

Lessee further represents that it will not conduct nor allow to be conducted any improper or unlawful act or deed in or on the premises of the facility and specifically that it will not violate such laws, Rules, or Ordinances concerning curfew, minors rights, disorderly conduct, sale or use of alcoholic beverages, or any other like or similar activities, or deed and in consideration of lease of premises does further indemnify and hold harmless the City of Ocean Springs and/or its officers, agents and employees.

Food and Drinks are not allowed on the gym floor. The only drinks allowed in the gym are Powerade and water.

Lessee agrees that it is at Full discretion of the City of Ocean Springs as to whether or not the gym is available.

ALL City of Ocean Springs facilities are NON-SMOKING.

NOTE: All rental fees are due no later than 7 days prior to start of event.

Lessee Signature

Date 4/3/25

Gym Name Ryan Youth Center

Dates to be rented: 4/17/26 **Time:** 7am - 4pm

(*PLEASE ATTACH ADDITIONAL DATES, TIMES AND FIELDS IF NECESSARY)

DESCRIPTION / DETAILS OF RENTAL USAGE: Mississippi Senior Games 2026 National Qualifier Table Tennis Tournament

RENTAL FEES

DEPOSIT AMOUNT: $250.00/Event or Tournament
Scheduled RENTAL FEE: $250.00/ Per Day

The deposit is due the DAY THE FACILITY IS BOOKED
(Deposit is NON-REFUNDABLE if event or tournament is cancelled at ANYTIME prior)
OSPR will NOT schedule staff to clean all restrooms and pick up trash around the facility; cleaning of the Facility will be the responsibility of the Tournament/Event Staff. In the event the Facility has not been cleaned, the Deposit becomes NON-REFUNDABLE.

UNLIMITED NUMBER OF PARTICIPANTS - PER SPORTING EVENT

Additional Dates, times must be approved in advance. All rental fees must be paid prior to the date of the event. Failure to pay fees two (1) full week in advance will result in cancellation of the rental agreement.

*The deposit is due the DAY THE FACILITY IS BOOKED. The balance will be due seven (7) DAYS prior to the event. (The deposit is REFUNDABLE after the event provided there is no damage to the facility. If the event is cancelled before the rental date, the deposit is NON-REFUNDABLE)

Leslie A Robertson
LESSEE SIGNATURE

11/3/25
DATE

There will be a technician employed by the City of Ocean Springs available at all times when the facility is reserved. This employee will be available by phone, but is not required to be on site at the facility at all times.

RENTAL PROCEDURES

- The facility must be completely vacated by the time specified on this rental contract unless otherwise requested in this contract. The City of Ocean Springs will **NOT** be responsible for any items left, misplaced, or stolen in the facility during this event, or following the conclusion of the reserved event.
- It is the responsibility of the renter to maintain the cleanliness of the restroom facilities at this facility during the dates and times of rental specified in this contract.

- Gambling in any form is strictly prohibited.
- Maintaining order and control over all persons or guests attending this event, and encouraging them to abide by all the policies and procedures of this facility during the reserved period of time is the renter's responsibility.

FAILURE TO COMPLY WITH THESE REGULATIONS MAY RESULT IN LOSS OF ALL OR PORTIONS OF THE DEPOSIT TO COVER APPLICABLE FEES.

Renters are responsible for the cost and repair or replacement of any Ocean Springs Facility property (e.g. buildings, grounds, contents, or equipment) which is damaged or destroyed by the renter or anyone attending the function during an event covered by the rental contract. The cost of such repair or replacement will be determined by the City and deducted from the deposit. Any remaining costs not covered by the deposit will be paid in full by the renter up to the amount of the insurance policy deductible. Any damage to any property of the City of Ocean Springs must be reported to the event technician immediately.
It is the renter's responsibility to contact the City of Ocean Springs Parks & Recreation Department to make any and all set-up arrangements at 228-875-8665. If an emergency were to occur, please call 228-218-6015.

ALCOHOL

No persons or group renting this facility will be permitted to SELL ALCOHOLIC BEVERAGES to the public. Groups / Individuals are NOT permitted to bring alcoholic beverages for their Personal Consumption.
IF ANY TYPE OF ALCOHOL IS PRESENT ON THE PREMISES OF THIS FACILITY, YOU WILL FORFEIT YOUR DEPOSIT. IF THIS POLICY IS NOT ENFORCED WITH YOUR GUESTS, YOU WILL FORFEIT YOUR DEPOSIT.

Candace Robertson
LESSEE SIGNATURE

11/3/25
DATE

228-669-2582
CONTACT PHONE #

2282823289
ALT. PHONE #

2110 Pass Rd #415
ADDRESS
Biloxi, MS 39535

MSseniorgames@gmail.com
EMAIL ADDRESS

FOR OFFICE USE ONLY
Deposit Amount_____ _____ **Paid Cash/Check#**_____ **Paid Date**_____
Rental Amount _____ **(TO BE PAID NO LATER THAN 14 DAYS PRIOR TO EVENT)**
Paid Cash/Check# _____ **Paid Date** _____
Security Required (Y or N) _____ **Security Confirmed** _____
Amount of Deposit Returned _____ **Reasoning** _____
Date Keys Issued _____ **Date Keys Returned** _____
OSPL Comments: _____

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Mississippi Senior Olympics, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

377 Hiller Dr.

Requester's name and address (optional)

6 City, state, and ZIP code

Biloxi, MS 39531

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

6	4	–	0	9	3	3	8	1		

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Glenda Cook | **Date** 5-21-2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
RECESS MEETING OF JANUARY 20, 2026 - 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 January 20, 2026. 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 Assistant Director Duvale Brown, Mary C. O'Keefe Center Director Sarah Qarqish, and Executive Administrator & Public Affairs Officer Laurri Garcia were also present.

The Mayor called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

Dr. Mike Barnett from First Baptist Church gave the invocation and Alderman Wade led the Pledge of Allegiance.

A motion was made by Alderman Wade, seconded by Alderman Pfeiffer, and unanimously carried to accept the agenda.

PROCLAMATION

a. Arbor Day 2026

The Building Official accepted a proclamation from the Mayor proclaiming February 7, 2026, as Arbor Day. He reminded those present that the City will be hosting a tree giveaway on Saturday, February 7, 2026, at 9:00 a.m. at the Ocean Springs Dog Park.

AGENDA PUBLIC COMMENT

Lanis Noble, agenda item 5-a, stated that his property has been devalued as a result of annexation and its inclusion within the floodway. He expressed concern that the City could be liable for the devaluation of properties located within the floodway.

OLD BUSINESS

a. **DEFERRED PER WORK SESSION** - Consideration of an Amendment to the Floodway Ordinance

A motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to authorize the City Attorney to draft an ordinance amending Ordinance No. 2020-06 to designate the Board of Aldermen as the final decision-making authority, with the Zoning and Adjustment Board serving in a recommending capacity.

Alderman Pfeiffer stepped out of the Boardroom at 6:12 p.m.

b. Holly Grove Townhomes Sketch Plat Deferral Date

A motion was made by Alderman Blackman, seconded by Alderman Wade, and unanimously carried to approve the deferral of the consideration of the sketch plat for the Holly Grove Townhome Subdivision from the February 3, 2026, Regular Meeting to the February 18, 2026, Recess Meeting.

CONSENT AGENDA

A motion was made by Alderman Blackman, seconded by Alderman Hinton, and unanimously carried to approve the consent agenda, excluding item 6-g, pulled by Alderman Blackman, and item 6-ee, pulled by Alderman Stennis.

Alderman Pfeiffer returned to the Boardroom at 6:14 p.m. and confirmed that she did not have any items to pull from the consent agenda.

Mayor:

a. Approve the Special Event Permit Application for the OS Elks Mardi Gras Parade on Saturday, January 31, 2026, from 1:00 p.m. to 4:00 p.m.; regular Parade Route; there will be overtime costs to the City, the applicant pays other associated event costs

b. **AMENDED:** Authorize and waive all associated costs for the Mississippi Gulf Coast YMCA to host a community baby shower at the Civic Center on Thursday, March 26, 2026, from 2:00-6:00 p.m.; to advertise the resources of the city

c. Approve the Special Event Permit Application for the Hibernia Irish Society St. Patrick's Day Parade on March 14, 2026, from 1:00 p.m. to 4:00 p.m., regular Parade Route with staging taking place on Front Beach; overtime costs will be incurred by the city

d. Authorize and waive all associated costs for the American Red Cross to host ten blood drives in the Civic Center for the year 2026; to advertise the resources of the city

Mary C. O'Keefe Cultural Center:

e. Authorize the Mayor and the Mary C. O’Keefe Center Director to execute the MOU's with Molly Shea, Jordan West, McKenzie Perry, Adam Meadows and

the renewal MOU's with Barbi Beatty, Katherine MacMahon, Bryan Milling and Christian Bailey

Police Department:

f. Accept OSPD Monthly Report for December 2025 and Annual Report for 2025

g. Authorize Employee #1686 for Out-of-State travel to Atlanta, GA for court proceedings January 26, 2026 until released

A motion was made by Alderman Blackman, seconded by Alderman Wade, and unanimously carried to table Out-of-State travel to Atlanta, GA for Employee #1686.

h. **ADDED:** Authorize the Police Chief to execute the General Agreement with the United States Department of the Interior National Park Service Gulf Islands National Seashore

Fire Department:

i. Accept OSFD Monthly Report for December 2025

j. Accept OSFD 2025 Annual Fire Report

k. Authorize Employees #2253 and #2866 for Out-of-State travel to Pueblo, CO for the Highway Response Specialist Course on February 1 – 7, 2026; all associated costs to be paid by FEMA/DHS

l. **ADDED:** Authorize the Fire Chief to execute the First Due no cost add-on agreement

Human Resources/Risk Management:

m. Authorize removing Patrolman Jastiny Bell from probationary status to full time status, effective January 22, 2026

n. Authorize employment of Anthony Haden, Firefighter, effective February 2, 2026; $13.64 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

o. Authorize employment of Timothy Lawson, Parks Grounds Maintenance, effective January 21, 2026; $15.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

p. Authorize employment of Manual Hernandez, Drainage Laborer, effective January 21, 2026; $15.50 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

q. Authorize employment of Steven Benson, Public Works Maintenance Laborer, effective February 2, 2026; $15.50 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

r. Authorize employment of Cameron Ewing, Public Works Maintenance Laborer, effective January 21, 2026; $15.50 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

s. Authorize employment of Kyle Dressback, Public Works Maintenance Technician, effective January 21, 2026; $17.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

t. Authorize employment of Trent Jeffcoat, Public Works Maintenance Technician, effective January 21, 2026; $17.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

u. Authorize employment of Armetrius Green, Street Laborer, effective January 21, 2026; $15.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

v. Authorize employment of Jared Barr, Street Laborer, effective January 21, 2026; $15.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

w. Authorize employment of April Easley, Street Laborer, effective January 21, 2026; $15.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

x. Authorize employment of Nelson Fitzpatrick, Water Laborer, effective January 21, 2026; $16.00 hourly rate; one-year probationary status, pending successful completion of all pre-employment requirements

Planning Commission (PC):

y. Accept Amended PC Minutes for December 9, 2025 Meeting

Historic Preservation Commission (HPC):

z. Accept HPC Minutes for October 16, 2025 Meeting

aa. Approve a request for a Certificate of Appropriateness (COA) to construct a 3'-tall white painted picket fence, 6'-tall wood privacy fence, and a 3.8' x 6' wall mounted sign at 1007 Iberville Drive - PIDN: 60119172.000; HPC recommends approval

bb. Approve a request for a Certificate of Appropriateness (COA) to construct an 882-square-foot irregular shaped concrete pad for parking located at the rear of the house at 908 Calhoun Street – PIDN: 60137404.000; HPC recommends approval

Building Department:

cc. Approve the Building Official's recommendations for the tree applications received through January 13, 2026

dd. Accept the Building Department Permit Report for December 2025

ee. Accept Code Enforcement Report through January 14, 2026

Alderman Stennis inquired about 1209 Iola Road listed on the Code Enforcement Report, stating that she had received complaints alleging the property was being used

as a laydown yard for another site despite having an active demolition permit, and that the dumpster had been removed and later returned. The Building Official responded that the dumpster had been relocated on the property and that the demolition permit remains valid. A motion was made by Alderman Stennis, seconded by Alderman Pfeiffer, and unanimously carried to accept the Code Enforcement Report through January 14, 2026.

DEPARTMENT REPORTS

a. Finance: 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 Stennis, seconded by Alderman Wade, 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 Hinton, seconded by Alderman Wade, and unanimously carried to adjust the water/sewer accounts listed, with the finding that the customers did not receive the benefit of the utility and excess usage was due to unforeseen circumstances.

GENERAL PUBLIC COMMENT

Justin Sutton thanked the Board for approving the St. Patrick’s Day Parade as part of the Consent Agenda and invited everyone to attend the event on March 14, 2026.

MAYOR AND ALDERMEN'S FORUM

Alderman Tillis stated that the Mississippi Municipal League (MML) conference held in Jackson the previous week was very informative and that he enjoyed the Capitol tour and the keynote address by Attorney General Lynn Fitch.

Alderman Stennis expressed concern that paving on Rayburn Avenue is not complete and that drainage issues remain. The Mayor responded that Jackson County has been contacted to determine whether an additional overlay of the roadway will be performed.

Alderman Pfeiffer stated that she is excited about the Hibernia St. Patrick’s Day Parade, noting that it will be held in Ocean Springs for the first time.

Alderman Blackman stated that the pedestrian bridge replacement at Heron Bayou has

begun.

Alderman Messenger thanked Macedonia Church for the invitation to its Martin Luther King Jr. Day presentation and for the choir's performance.

Alderman Hinton reminded the public of the Mardi Gras Day Parade on January 31 and thanked City staff for their efforts.

The Mayor stated that he attended Macedonia Church's Wild Game Day on Monday, described the event as enjoyable, and encouraged the Aldermen to attend next year. He reiterated that the MML conference was very productive.

EXECUTIVE SESSION

None.

ADJOURN UNTIL 6:00 P.M. on FEBRUARY 3, 2026

A motion was made by Alderman Blackman, seconded by Alderman Stennis, and unanimously carried to adjourn.

The meeting ended at 6:30 p.m.

_____ _____

Mayor Bobby Cox City Clerk Christine Millard

CITY OF OCEAN SPRINGS - MAYOR & BOARD OF ALDERMEN
REGULAR MEETING OF FEBRUARY 3, 2026 - 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 February 3, 2026. 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, Deputy Fire Chief Samuel Guin, Building Official Darrell Stringfellow, Public Works Director Allan Ladnier, Human Resources & Risk Management Director Mindy McDowell, Grants Administrator Carolyn Martin, Planning Office Administrator Rae Williams, 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 Blackman led the Pledge of Allegiance.

A motion was made by Alderman Blackman, seconded by Alderman Messenger, and unanimously carried to remove item 5-b and accept the amended agenda.

AGENDA PUBLIC COMMENT

Ralph Humphrey, agenda item 5-c, President of the Mississippi Gulf Fishing Banks, stated that the donation of reef balls would be greatly appreciated.

Glen Miller, agenda item 6-aa, stated that he submitted a public records request regarding the number of tree removal applications since 2024 and expressed concern over an increase in the number of protected trees being removed for development and due to insurance requirements. He stated that he, along with his organization, A Voice of the Trees, are requesting a six-month moratorium on protected tree cutting within the City. He further stated that the City has a responsibility to take a position opposing insurance-driven tree removal in order to protect homeowners' ability to maintain insurance coverage.

OLD BUSINESS

a. Ordinance Introduction: An Amendment to Ord 2020-06 Appendix A – Flood Damage Prevention Ordinance of the Unified Development Code of the City of Ocean Springs, Mississippi; To Clarify Variance and Appeal Procedures

In Article 6, Including the Recommendation Role of the Zoning and Adjustment Board And Final Decision Authority of the Board of Aldermen

No amendments were offered to the introduced ordinance. The ordinance will be considered for adoption at the Recess Meeting.

b. Discussion to extend Residential Short Term Rental Moratorium 6-months
Aldermen Stennis and Hinton recused themselves and exited the Boardroom at 6:10 p.m.

The Planning Office Administrator provided an overview of the Short-Term Rental (STR) waitlist, stating that there are six (6) applications on the waiting list within the Residential Density Zone and twenty-three (23) applications on the waiting list within the Citywide Residential Zone. Aldermen Tillis and Pfeiffer requested that a written breakdown of the waitlist be provided following the meeting.

A motion was made by Alderman Tillis and seconded by Alderman Pfeiffer to adopt a Resolution **(RES 2026-01)** extending the Residential Short-Term Rental Moratorium for six (6) months, effective February 19, 2026, through August 18, 2026. The motion carried with the following vote:

Aye: Alderman Tillis, Alderman Wade, Alderman Pfeiffer, Alderman Messenger
Nay: Alderman Blackman
Recused: Alderman Stennis, Alderman Hinton

Aldermen Stennis and Hinton returned to the Boardroom at 6:15 p.m.

NEW BUSINESS

a. The City of Ocean Springs Annual Independence Day Celebration Fireworks Show on July 3, 2026 — Accept Barge Donation from Signet Maritime and Vice Construction — Adopt Resolutions to request assistance from Jackson County — and select a fireworks provider presented from quotes received

A motion was made by Alderman Blackman, seconded by Alderman Pfeiffer, and unanimously carried to accept the barge donation from Signet Maritime and Vice Construction for use in launching the fireworks during the July 3, 2026 Independence Day Celebration.

A motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to adopt Resolutions (**RES 2026-02 and RES 2026-03**) requesting financial assistance from Jackson County Supervisor Randy Bosarge and Jackson County Supervisor Troy Ross for the Independence Day Fireworks display on July 3, 2026.

A motion was made by Alderman Stennis, seconded by Alderman Wade, and unanimously carried to select Pyro Shows as the fireworks provider at a cost of $20,475.00.

b. Consideration of Ocean Springs School District Request to Adjust Board Appointment Schedules

Item removed prior to agenda approval.

c. Authorize permission to donate five concrete reef balls to Mississippi Gulf Fishing Banks, Inc.

A motion was made by Alderman Hinton, seconded by Alderman Blackman, and unanimously carried to authorize permission to donate five concrete reef balls to Mississippi Gulf Fishing Banks, Inc.

CONSENT AGENDA

A motion was made by Alderman Blackman, seconded by Alderman Stennis, and unanimously carried to approve the consent agenda except item 6-x pulled by Alderman Messenger.

Mayor/BOA:

a. Authorize the installation of a streetlight on an existing pole at 524 Jackson Avenue and approve the increase of the MS Power bill by $12.00 per month

b. Authorize and waive the rental fee to allow YoungLife to host a Christian ministry to high school students in the Parks and Recreation building on Monday evenings for the dates requested; to advertise the resources of the city

c. Approve the Special Event Permit Application for the City of Ocean Springs Easter Egg Hunt on March 21, 2026, from 9:00 a.m. to 12:00 p.m., at Freedom Field

d. Approve the Special Event Permit Application for the 12th Annual Feed the Need Fish Fry and Music Festival on Sunday, March 22, 2026, from 10:00 a.m. to 7:00 p.m., inside and outside the Government Street Grocery, including the public parking lot, 1210 Government Street. Waive fees for trashcans ($40) and barricades ($180); city sponsorship to advertise resources of the city

e. Authorize and waive the rental fee for the Ocean Springs High School girls' softball program to host an end of the year banquet at the Civic Center on Monday, May 18, 2026, from 5:30 - 7:30 p.m.; to advertise the resources of the city

f. Authorize and waive the rental fee for the Mississippi Gulf Coast YMCA to host their 2026 preschool graduation at the Civic Center on Friday, May 22, 2026, from 8:00 a.m. - 1:00 p.m.; to advertise the resources of the city

g. Approve the Special Event Permit Application for the Independence Day Celebration on July 3, 2026, from 12:00 p.m. to 11:00 p.m., City event, over-time costs and event support costs apply

City Clerk:

h. Approve **REVISED** Minutes: Regular Meeting January 6, 2026

i. Approve Minutes: Special Work Session January 16, 2026

j. Accept the January 2026 Aged Receivables Report

k. Ratify electronic payments made to Amazon and Walmart to avoid late fees

l. **ADDED:** Adopt Resolution Enrolling a Lien for Demolition Cost for 126 and 18 Earle Taylor Lane **(RES 2026-04)**

Police Department:

m. Authorize Employee #2848 for Out-of-State travel to Stapleton, AL for Refresher Course in Report Writing for Law Enforcement from April 20-21, 2026

Human Resources/Risk Management:

n. Authorize promotion of Dispatcher Chasity McLendon to Lead Dispatcher, effective February 14, 2026; $20.60 hourly rate; six months probationary status

o. Authorize a pay adjustment for Parks Maintenance Supervisor Scott Dossett to $24.67 hourly rate due to grade reclassification, to ensure consistency with other supervisor classifications, effective February 14, 2026

p. Authorize a pay adjustment for Public Works Maintenance Supervisor Ed Lamb to an hourly rate of $23.95 due to increased supervisory responsibilities resulting from an increase in department crew size, effective February 14, 2026

q. Authorize promotion of Equipment Operator Ethan Ewing to Drainage Supervisor, effective February 14, 2026; $23.95 hourly rate; six months probationary status

r. Authorize promotion of Drainage Laborer Frederick Jansky to Heavy Equipment Operations Supervisor, effective February 14, 2026; $20.29 hourly rate; six months probationary status

s. Authorize promotion of Drainage Laborer John Rodenkirch to Drainage Equipment Operator, effective February 14, 2026; $18.04 hourly rate; six months probationary status

t. Authorize transfer of Street Laborer Ruban Price to the Beautification Department, as a Beautification Laborer, effective February 14, 2026

u. Authorize transfer of Street Department Truck Driver Matthew Forehand to the Drainage Department, effective February 14, 2026

v. Accept termination of Public Works employee #2876, effective January 27, 2026; authorize to begin the process of filling the vacant position

Planning Commission (PC):

w. Approve the request for a Residential Short-Term Rental Permit at 28 Davis Bayou Circle - PIDN: 61066028.000; PC recommends approval

x. Approve the request for Final Plat of the Savannah Estates Subdivision, Phase II – PIDN: 60123050.000; PC recommends approval

Alderman Messenger inquired about the wetlands delineation and requested a paper copy for review, as well as confirmation that all required materials had been submitted and reviewed. The Planning Office Administrator stated that all items on the checklist were submitted prior to the Planning Commission meeting and that the Planning Commission reviewed the materials and recommended approval of the final plat.

A motion was made by Alderman Pfeiffer, seconded by Alderman Messenger, and unanimously carried to approve the request for Final Plat of the Savannah Estates Subdivision, Phase II – PIDN: 60123050.000.

Grants Administration:

y. Authorize Award of Construction Contract and Execution of Agreement – Washington Avenue Roadway and Drainage Improvements (Front Beach Drive to Lafontaine Avenue) – GOMESA Funding to JE Talley Construction, Inc. for $673,253.75

Building Department:

z. Accept Code Enforcement Report through January 28, 2026

aa. Approve the Building Official's recommendations for the tree applications received through January 28, 2026

Parks & Recreation Department:

bb. Approve the Facility Use Agreement of the Ocean Springs Baseball Organization Use of Highway 57 Sports Complex, Alice Street, Pine Street, and Clay Boyd from February 1st until May 14th

cc. Approve the Facility Use Agreement of Ocean Springs Girls Softball Use of Highway 57 Sports Complex and Gay Lemon from February 1st until June 15th

dd. Approve the Facility Use Agreement of P360 Performance Sports, for the use of Highway 57 Sports Complex and Alice Street from February 1st until June 1st

ee. **ADDED:** Authorize Facility Use Agreement with DEN Theatrics for use of the Ocean Springs Civic Center at a discounted rate of $50.00/day due to the City / Mary C. O'Keefe Cultural Center partnership

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 Hinton, seconded by Alderman Wade, 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 Pfeiffer, seconded by Alderman Stennis, and unanimously carried to accept the monthly budget report.

GENERAL PUBLIC COMMENT

Brian Rose stated that he submitted a one-sentence public records request seeking applications received by the City for the City Attorney position. He said that applications from five of the six applicants were released to the public with redactions; however, the sitting City Attorney, David Harris, filed a court action objecting to the release of his application. Mr. Rose stated that Mr. Harris argues his application should not be released and has further requested that all communications between himself and the City be deemed protected under attorney–client privilege.

Mr. Rose stated that attorney–client privilege belongs to the City, not the individual attorney. He expressed concern that the lawsuit was filed against him personally as a resident and journalist and that such action could deter citizens from submitting public records requests due to fear of litigation. He further stated that an employment application is not legal advice or work product, but rather a resumé, and that asserting attorney–client privilege in this context is concerning.

Mr. Rose stated that the City is not a party to the lawsuit and that the action was filed by Mr. Harris as an individual through a private law firm against a private resident, but that the case seeks a determination related to the City's attorney–client privilege. He requested that the Board of Aldermen considers whether this situation reflects the message they wish to convey and whether the courts are being misused in this matter.

MAYOR AND ALDERMEN'S FORUM

The Mayor requested that the City of Ocean Springs participate in an effort to “adopt a community” in Ashland, Mississippi, which was impacted by a recent winter storm. He stated that Ashland is a small rural community in need of donations, including gift cards, toiletries, Ensure nutritional drinks, hygiene products, blankets, and adult diapers. Donations will be collected at the City’s fire stations and at City Hall, with delivery anticipated on February 16 or 17, 2026. The Mayor also announced that the March of the Mayors initiative is underway, with Ocean Springs collecting canned fruit through February 27, 2026, at City Hall and the fire stations. Additionally, the Mayor stated that infrastructure studies have been forwarded to Public Works to identify completed items. The information will then be reviewed by the Project Manager to identify additional projects before being sent to Neel-Schaffer for updates. He further noted that a capacity study of the City’s sewer lift stations will also be completed.

Alderman Tillis announced a fundraiser scheduled for February 14, 2026, in which Aldermen, City employees, and Jackson County officials will participate in a basketball game against the Harlem Wizards at Ocean Springs High School to benefit the Boys & Girls Club.

Alderman Stennis responded to Brian Rose’s public comment, stating that if the order were granted by the judge, it would prohibit citizens from accessing communications involving the City Attorney and members of the Board. She noted that many of the Aldermen ran on transparency and expressed that such an order would not align with those principles.

A motion was made by Alderman Wade, seconded by Alderman Blackman, and unanimously carried to amend the prior approval for the Alice Street Ball Fields lighting project to authorize the purchase of light poles only from Mississippi Power and to further authorize the City to purchase LED light fixtures and contract the installation separately in order to upgrade the field lighting from HID to LED.

Alderman Wade stated that the Inner Harbor Park light timer is being tampered with and that lights and loud music are occurring after 10:00 p.m. The Parks and Recreation Director responded that the timer will be chained and locked nightly. Alderman Wade also thanked Public Works, Police Department, and Fire Department staff for the success of the Mardi Gras Day parade.

Alderman Pfeiffer announced that Historic Ocean Springs Association (HOSA) will be planting trees at the Civic Center near the Dog Park on Saturday, February 7, at 9:00 a.m. She also responded to Brian Rose’s public comment, stating that she has concerns when a resident submits a public records request and is subsequently involved in litigation. She stated that attorney-client privilege exists to protect communications, not relationships, and that it cannot be used to shield an entire category of records from the Public Records Act, as doing so could expose the City to future litigation.

Alderman Blackman requested that the Parks Director obtain estimates and identify funding sources to repair tripping hazards on the walking track at the Civic Center. He also commended Alderman Wade for cleaning up beads following the parade on Government Street and thanked him for his dedication.

Alderman Messenger reiterated Alderman Tillis's announcement and encouraged the public to attend and support the Boys & Girls Club fundraiser against the Harlem Wizards at the High School on February 14th.

Alderman Hinton inquired about the status of hiring a new Fire Marshal. The Fire Deputy Chief responded that interviews had been conducted and that the top applicant was contacted earlier that day, with the expectation that the item will be placed on the next agenda. Alderman Hinton again thanked City staff for their efforts in ensuring the success of the Mardi Gras parade despite cold weather conditions. He then asked the City Attorney if he wished to respond to Brian Rose's public comment.

The City Attorney responded that the City is not a party to the matter referenced and that it is a private matter. He stated that the Mississippi Public Records Act establishes the procedure for classifying information as private, commercial, or privileged, and that such determinations are addressed through chancery court. He further explained that attorney-client privilege cannot be waived by the attorney but may only be waived by the client, and therefore the Board of Aldermen could take action to waive attorney-client privilege if it so chooses.

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 going into an executive session.

The City Clerk returned to the meeting and announced that a motion was made by Alderman Wade, seconded by Alderman Messenger, and unanimously carried to remain in executive session for litigation updates regarding Securix and Upton.

A motion was made by Alderman Pfeiffer, seconded by Alderman Stennis, and unanimously carried to return to open session. No action was taken during the executive session.

RECESS UNTIL 6:00 P.M. on WEDNESDAY, FEBRUARY 18, 2026

A motion was made by Alderman Pfeiffer, seconded by Alderman Hinton, and unanimously carried to recess.

The meeting ended at 6:57 p.m.

_____ _____

Mayor Cox City Clerk Christine Millard

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: Steven Dye, Police Chief

Re: Accept OSPD monthly report for January 2026

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

Please accept the following monthly report for the month of January 2026. The Ocean Springs Police Department responded to **1,588** incidents from 9-1-1 calls, citizen-initiated calls, walk-in reports, and officer-initiated activities. Officers made 53 arrests for 85 offenses.

TYPE	January 2026		TYPE	January 2026
Traffic Stops	497		Disorderly Conduct Calls	1
Suspicious Pers/Vehicle	163		Juvenile Problems	8
Medical Calls	141		Traffic Problems	8
Community Contacts/Open	0		Fraud Reports	11
Area Checks	28		Harassment Reports	4
Alarms	94		Building Checks/Closed	3
Traffic Accidents	84		Assault Reports	4
Welfare Concerns	35		Warrant Service	13
Follow-Up Investigations	28		Hit & Run Calls	12
Animal Control Calls	45		DUI Reports	1
Theft Reports	25		Burglary Reports	10
Reckless Driver Calls	13		Malicious Mischief Calls	3
Trespassing Calls	22		Auto Theft Reports	0
Domestic Disturbance Calls	42		Traffic Details	9
Parking Violations	7		Medical OD Calls	2
Disturbing the Peace Calls	27		Armed Robbery	1
Motorist Checks	43		Indecent Exposure Reports	1
Fight Calls	11		Other Calls/Activities	192
Drug Violation Reports	0			

	January 2026
Totals	1,588
Daily Average	51.23

MEMORANDUM

To: Mayor & Board of Aldermen

From: A. J. Fitch, Fire Chief

Re: Accept OSFD Monthly Report for January 2026

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

Training:
In-House – **238**
Fire Academy – **80**
Pre-Incident/ Incident Management Training **- 48**
Training Hours Total **– 309**

Public Relations/ Community Involvement Activities/Events- 5

Fire Inspections:

FM Inspections - **63**
Plan Reviews - **6**
Request for Information - **0**
Hood Suppression Test - **1**
Sprinkler Inspections - **7**
Re-inspections – **5**
Pre-plans**- 59`**
Inspections Total –141

Incident Response Summary:

Fire – **5**
Overpressure Rupture, Explosion, Overheat - **0**
Rescue and Emergency Medical Services - **86**
Hazardous Condition/ Release**- 9**
Service Calls / Lift Assists - **23**
Motor Vehicle Accidents**- 11**
False Alarm & False Calls **-28**
Special Incidents - **3**
Incident Response Total – 165

SULLIVAN
LAW FIRM, PLLC

101 Rouselle Place, Suite B
Ocean Springs, MS 39564
228.334.5122

February 12, 2026

Mayor and Board of Aldermen
City of Ocean Springs

RE: Civil Service Resignation

Mayor and Board:

It has been a pleasure to serve on the City's Civil Service Commission for the past few years; however, I believe my time as a commissioner should come to an end. This letter should serve as my letter of resignation effective March 1, 2026 unless sooner terminated by the Board. I believe the duties of this Commission are an integral part of the City and protecting its wonderful employees. My time is limited these days with a new baby, a business and other volunteer boards, so it is with deep regret that I must resign. "Quitting" is not in my vocabulary, but I ultimately feel pressured to do what is best for my family, my business and the City.

Sincerely,

Nicole W. Sullivan

City of Discovery
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TO: Honorable Mayor and Board of Aldermen
FROM: Steve Dye, Chief of Police
DATE: February 18, 2026
RE: Authorization of Internship

Please authorize the 6-month non- paid internship of the following individual enrolled in the DOD Skillbridge Program. This is an unpaid position and city benefits will not be provided.

The DOD SkillBridge program is an opportunity for service members to gain valuable civilian work experience through specific industry training, apprenticeships, or internships during the last 180 days of service. DOD SkillBridge connects transitioning service members with industry partners in real-world job experiences.

For service members, DOD SkillBridge provides an invaluable chance to work and learn in civilian career areas. For industry partners, DOD SkillBridge is an opportunity to access and leverage the world's most highly trained and motivated workforce at no cost. Service members participating in DOD SkillBridge programs continue receiving their military compensation and benefits, while industry partners provide the civilian training and work experience.

Name:	Levi McCoy Rainbolt
Position:	Patrolman Internship
Rate of Pay:	N/A
Duration:	6 Months

Thank you.

mp

City of Discovery
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TO: Honorable Mayor and Board of Aldermen
FROM: Steven Dye, Chief of Police
MEETING DATE: January 18, 2026
RE: Approve Promotion for Captain

Please approve the following promotion to fill supervisor vacancy:

Promote: Lt. Brian Kestner to the rank of Captain
Rate of Pay: $32.22/hour (Captain Step One)

Effective Date: February 28, 2026 (new pay period)
Probation: Six months

They will be eligible for a Step Scale increase in October 2026.

Thank you.

mp

P. O. Box 1800, Ocean Springs, MS 39566 | 1018 Porter Ave Ocean Springs, MS 39564

City of Discovery
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TO: Honorable Mayor and Board of Aldermen
FROM: Steve Dye, Chief of Police
DATE: February 18, 2026
RE: Authorize to Hire

Please authorize the employment of the following individual, contingent upon successful completion of all pre-employment requirements.

Name:	Jessica Lynn Torries
Position:	Patrolman
Rate of Pay:	$24.72 (Patrolman, Step 4)
Probation:	12 months
Hire/Start:	on or about February 19, 2026

Thank you.

mp

P. O. Box 1800, Ocean Springs, MS 39566 | 1018 Porter Ave Ocean Springs, MS 39564

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Julie Messenger | Alderman Ward 6

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TO: Honorable Mayor and Board of Aldermen
FROM: Steve Dye, Chief of Police
DATE: February 18, 2026
RE: Authorize to Hire

Please authorize the employment of the following individual, contingent upon successful completion of all pre-employment requirements.

Name:	Connor Allen Johnson
Position:	Patrolman
Rate of Pay:	$21.00 (Patrolman, Step 1)
Probation:	12 months
Hire/Start:	on or about February 19, 2026

Thank you.

mp

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Kevin Wade | Alderman Ward 3
Shannon Pfeiffer | Alderman Ward 4
Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

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TO: Honorable Mayor and Board of Aldermen
FROM: Steve Dye, Chief of Police
MEETING DATE: February 18, 2026
RE: Authorization to Hire

Please authorize the employment of the following individual as a Part-Time Police Officer contingent upon successful completion of all pre-employment requirements.

Name: Rodney Beasley
Position: Part-Time Patrolman
Rate of Pay: $20.00/hour
Probation: NA – part-time
Hire/Start: on or about February 19, 2026

Thank you.

MP

P. O. Box 1800, Ocean Springs, MS 39566 | 1018 Porter Ave Ocean Springs, MS 39564

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

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

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Board of Aldermen

From: Stephen Glorioso

Re: Michael Calderon, Custodian

Section: Resignation

Meeting Date: February 18th, 2026

I respectfully request the Mayor and Board of Alderman accept the resignation of Parks Employee Michael Calderon effective February 2nd, 2026.

I also respectfully request to move forward to fill 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

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday January 13, 2026

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, January 13, 2026. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Marshall Johnson, and Nicolaus Geiser. Absent was Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, Sirrae Williams - Planning Office Administrator, and David Harris - City Attorney.

Chaiman Phelan started the meeting by announcing that all official correspondence will be sent to official email addresses only. If anyone needs assistance setting up or accessing their email to contact Kat Johnson, HR/IT Specialist.

2. Approval of Minutes:

- December 9, 2025

Commissioner Smith stated that his name is spelled incorrectly on item number 7.

Amanda Crose stated she can amend the minutes to reflect the correct name.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to amend the minutes from December 9, 2025, with corrections. The motion carried unanimously.

3. Old Business:

- None

4. New Business:

a) Public Hearing: 28 Davis Bayou Circle – PIDN: 61066028.000 – Angelo Dalgo – Requesting approval of a Short-Term Rental permit

A motion was made by Marshall Johnson, 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 located at 28 Davis Bayou Circle and is zoned R-1 Low Density Single-Family Residential with a single-family dwelling. The property is located within the City-Wide Zone for short-term rentals and would represent 55 of 60 available permits. She stated that the Property Manager/Owner, Angelo Dalgo, lives within two (2) miles of the city limits. A copy of the rental agreement was included with the application.

Public hearing notices were mailed on December 12, 2025, to 18 property owners within 500 feet of the subject property. Notice of the public hearing was advertised at least fifteen (15) days prior to the meeting, published on December 28, 2025, and a yard sign was placed on December 10, 2025.

The short-term rental inspection was conducted on December 4, 2025. A maximum occupancy of eight (8) people was approved by the Fire Marshal, and a maximum of four (4) vehicles was approved by the Building Official. Guest Rules were posted and visible during inspection. No code violations were reported, and no public comments were received by the Planning Office prior to the meeting.

Chairman Phelan inquired whether the reduction in available permits was due to non-renewals.

Sirrae Williams explained that some property owners did not submit renewal documentation.

Commissioner O'Connell asked whether the city notifies owners when permits are not renewed

Ms. Williams stated renewal notices are sent 30 days prior to expiration and that owners have 30 days after expiration to begin renewal. If the process is not initiated, the permit is terminated.

- Angelo Dalgo, applicant, Ward 5, was in attendance but didn't have anything to add to the case at the current time.

- Timothy J. Trepagnier, Ward 5, spoke in opposition and presented subdivision covenants for Davis Bayou Subdivision, identifying two provisions of concern.

Chairman Phelan read the flagged covenant provisions into the record:

- 4. Lots Nos. 1-1-29, both inclusive and Lots Nos. 31-35, both inclusive, in said tract or subdivision shall be known and described as residential lots; and lot 36, together with any part of the land in said tract or subdivision that may be set aside for use by lot owners as park or recreational purposes shall be exempt and are hereby excepted from this Agreement and Protective Covenant; and lot 30 is to be known as a community lot as hereinafter provided for.

- 9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance to the neighborhood.

Mr. Trepagnier stated that the public notice indicated that the Homeowner's Association (HOA) may be required.

Commissioner McArdle inquired about the public notice, specifically what it must have approval for.

Commissioner O'Connell read item 13 of the public notice regarding properties with active HOAs.

- Public Notice – 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 the 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 the ACTIVE HOA where applicable.

Commissioner O'Connell asked if there was an active HOA.

Ms. Crose stated the application indicated proper documentation of any restrictive covenants and/or HOA support had been provided and that no active HOA exists.

Commissioner O'Connell stated the covenants require residential use but does not prohibit rentals.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to accept the covenant documents provided by Mr. Trepagnier into the record. The motion carried unanimously.

The covenant documents were provided to David Harris, City Attorney, for review.

Mr. Dalgo stated the previous owner indicated there was no HOA and that he was unaware of any covenants when he purchased the property.

Commissioner McArdle questioned if this is the first time staff was notified about the covenants.

Ms. Crose confirmed this was the first time staff had been made aware of the covenants.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to close the public hearing. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Michael Smith, to table Agenda Item (a) to allow the City Attorney time to review the covenant. The motion carried unanimously.

b) Riley Road – PIDN: 60123050.000 – Savannah Estates Phase II – Meritage Homes of Mississippi – Requesting Final Plat approval of a 56-lot subdivision.

Chairman Phelan recused himself from agenda item at 6:14 pm.

Amanda Crose, Planning Director, presented the request for final plat approval for

Phase II of Savannah Estates, the final step prior to plat recording and issuance of building permits.

Savannah Estates is a two-phase subdivision. Phase I is fully developed. Phase II infrastructure, including streets and drainage, has been completed. The subdivision received sketch plat approval on October 20, 2020, and preliminary plat approval on June 7, 2022. The project was originally approved under Elliott Homes and later acquired by Meritage Homes.

Phase II is zoned R-3 Medium Density Residential, consists of approximately 23.4 acres, and complies with all zoning standards. Lots are approximately 55 feet by 140 feet, with rear-loaded homes and landscaped easements contributing to the required 20% open space.

All departmental reviews were completed. Public Works approved as-built plans and reported no objections. Engineering and Fire Department had no comments. No public comments were received. Required maintenance and infrastructure bonds were submitted.

Commissioner McArdle inquired about DOH and DEQ approvals and City capacity.

Ms. Crose clarified that MSDH approved water service, MDEQ approved sewer service, and Public Works reviewed capacity and completed a site walkthrough.

Commissioner Michael Smith asked whether common areas were public.

Ms. Crose stated the central area is common space with a pavilion, pickleball court, and dog park, approved as part of open space requirements.

Commissioner O’Connell stated that this request represents the final plat approval and that the applicant has met all required conditions and code requirements following prior reviews.

- Bobby Heinrich, Heinrich and Associates stated that he represented the applicant and worked with staff throughout the entire process to ensure that all requirements were met for the final plat approval.

- Jordan Burch, Director of Land for Meritage Homes, clarified that the common area will be owned by the HOA and remain open and ungated.

A motion was made by Marshall Johnson, seconded by Michael Smith, to recommend approval of the Savannah Estates Phase II Final Plat consisting of 56 single-family residential lots based on compliance with the UDC and consistency with prior approvals. The motion carried unanimously.

Commissioner O’Connell advised the applicant the item would be heard by the Board of Aldermen on February 3, 2026.

Chairman Phelan returned at 6:27 p.m.

Return to Agenda Item (a)
28 Davis Bayou Circle – PIDN: 61066028.000 – Angelo Dalgo – Agenda item a was resumed following the motion of agenda item b.

David Harris, City Attorney, provided legal analysis, stating that short-term rentals are defined under the Unified Development Code (UDC) as residential use. He stated the covenants require residential use but do not prohibit short-term rentals and that no active HOA exists to enforce approvals. He advised the owner to review the recorded covenants carefully.

Chairman Phelan reminded the Commission that it serves as a recommending body, and the item would proceed to the Board of Aldermen on February 3, 2026.

Commissioners discussed covenant intent, residential use, and nuisance protections.

Chairman Phelan noted there have been no police reports or violations associated with the property. Guest rules include quiet hours beginning at 10:00 p.m., prohibition of parties, and no smoking, aligning with City ordinances.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to recommend approval of the short-term rental permit at 28 Davis Bayou Circle, subject to annual renewal and compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously

5. **General Public Comment**

- None

6. **Commissioners Forum**

Commissioner Marshall Johnson initiated discussion regarding the City's short-term rental ordinance within Ward 6 and other annexed areas of the city. He inquired whether properties located in recently annexed areas are subject to the City's short-term rental regulations or whether prior county regulations remain in effect.

Amanda Crose, Planning Director, stated that the City has not adopted a new comprehensive plan since the annexation and that, as a result, properties within the annexed areas continue to operate under Jackson County regulations until such time as new zoning or an updated comprehensive plan is adopted by the City. She further noted that Jackson County does not currently have a short-term rental ordinance.

David Harris, City Attorney, provided additional clarification, stating that the Board of Aldermen previously adopted the existing comprehensive plan as an interim measure for annexed areas. He explained that, under standard municipal practice, zoning

classifications and regulations in effect at the time of annexation typically remain applicable until formally amended by the City. He stated that, to his knowledge, no formal action has been taken to extend the City's short-term rental ordinance to annexed areas at this time.

Commissioner Johnson clarified that, under the current framework, the City's short-term rental ordinance does not apply to annexed areas and acknowledged that the issue remains an area of ongoing discussion.

Ms. Crose further stated that the city currently has a moratorium on new residential short-term rental applications, which remain in effect. She advised that a Unified Development Code (UDC) review committee has been established and has begun meeting to review and identify inconsistencies, conflicts, and potential revisions within the UDC. She noted that this process may result in future ordinance amendments, including clarification of short-term rental regulations and annexation-related zoning issues.

Commissioner Johnson inquired about the status of the City's Comprehensive Plan.

Ms. Crose stated that a new Comprehensive Plan has not yet been adopted.

Commissioners requested that staff provide brief status updates at future meetings regarding the progress of the UDC review process, annexation-related zoning matters, and the Comprehensive Plan.

Chairman Andy Phelan encouraged Commissioners to submit any identified inconsistencies, conflicts, or areas of concern within the Unified Development Code to the Planning Director so they may be reviewed by the UDC committee as part of the ongoing evaluation process.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Kevin O'Connell to adjourn the meeting. The motion carried unanimously.

The meeting ended at 6:43 pm.

The Minutes of the City of Ocean Springs
Special Call Zoning & Adjustment Board
Wednesday, December 17, 2025

1. Call meeting to order

A Special Call Meeting of the City of Ocean Springs Zoning and Adjustment Board was called to order by Chairman Nick Gant at 5:00 p.m. on Wednesday, December 17, 2025. Members present were Nick Gant, William Thompson, Lethel Bowden, and Don Atwell. Also present were Amanda Crose, Planning Director; Sirrae Williams, Planning Administrator; Elizabeth Dill, Planning Technician; Darrell Stringfellow, Building Official; and David Harris, City Attorney.

2. Approval of Special Call Agenda

A motion was made by Don Atwell, seconded by William Thompson, to approve the agenda for the Special Call Meeting as presented. The motion was unanimously carried.

3. Approval of Minutes

a) November 12, 2025

A motion was made by William Thompson, seconded by Don Atwell, to approve the minutes of the November 12, 2025, meeting as presented. The motion was unanimously carried.

4. Old Business

a) None

5. New Business

a) **236 Holcomb Blvd - PIDN: 61180025.000 - Request approval of a variance for a side setback form 10’ to 7’-10” on the south side of the property for an addition to the existing house – Jonathan Jandorf**

Amanda Crose, Planning Director, introduced the proposal. She stated that the property is zoned R-2 Low-Medium Density Residential and contains an existing single-family dwelling. The applicant is proposing an addition on the south side of the residence. Ms. Crose explained that the property meets the minimum lot area requirement but does not meet the minimum lot width requirement of the R-2 zoning district, as the recorded plat reflects a width of seventy-seven (77) feet rather than the required eighty (80) feet.

She further noted that a side yard setback variance was approved in 2021 for the north side of the property; however, that variance was not fully utilized by the previous owner. She confirmed that all public notice requirements had been met and that no written comments were received prior to the meeting.

Jon Jandorf, applicant, addressed the Board. He explained that the proposed addition is intended to provide functional bedroom space suitable for older children. He stated that the requested encroachment of approximately twenty-six (26) inches is necessary to maintain reasonable bedroom and closet dimensions. Mr. Jandorf explained that relocating the addition further into the rear yard would require a longer interior hallway, inefficient use of space, and additional exterior demolition, including window removal. He stated that the proposed location minimizes disruption to the existing structure and would not negatively impact the adjacent property to the south.

Jim Sonnier, owner of the adjacent property at 234 Holcomb Boulevard, addressed the Board in opposition. He stated that he was not opposed to property improvements but questioned the necessity of the variance. Mr. Sonnier stated that, based on his professional experience in engineering and architectural design, the addition could be redesigned to comply with the ten-foot setback requirement. He expressed concern regarding precedent and consistent application of zoning standards.

Nick Gant asked Mr. Jandorf to clarify why the addition could not be relocated further toward the rear of the property while maintaining compliance with the required setback.

Jon Jandorf responded that relocating the addition rearward would require an extended interior hallway, reduce usable living space, and necessitate additional demolition of exterior walls and windows, increasing construction impacts and cost.

William Thompson asked whether reducing the size of the proposed bedrooms could eliminate the need for a variance.

Jon Jandorf responded that the proposed room sizes were selected to accommodate older children and that further reductions would primarily affect closet space, resulting in non-standard and functionally inadequate storage.

Lethel Bowden asked whether the addition could be placed on the opposite side of the residence near the master bathroom area.

Jon Jandorf responded that the existing layout and offsets of the house do not allow for a reasonable addition on that side without significant interior reconfiguration.

Don Atwell asked staff whether the nonconforming lot width contributed to the variance request.

Amanda Crose responded that the recorded lot width of seventy-seven (77) feet does not meet the minimum requirement and that this nonconformity was a factor considered in the review.

Nick Gant stated that the Board must evaluate the request based on statutory variance criteria, including whether strict application of the ordinance would result in undue hardship, whether reasonable alternatives exist, and whether the request represents the minimum relief necessary.

A motion was made by Don Atwell to recommend approval of the variance. The motion died for lack of a second.

A second motion was made by William Thompson, seconded by Lethel Bowden, to recommend denial of the requested variance. The motion carried by a vote of four (4) to one (1), with Don Atwell voting Nay and all other members voting in favor of denial.

b) **7616 Trout Street – PIDN: 63013030.000 – Jason Miller – Request appeal of the Building Official's decision regarding the construction of a 3,889 sq ft house and a 40'x60' pole barn in a floodway zone – Signature Building, Applicant**

Amanda Crose, Planning Director, introduced the appeal. She explained that the applicants are appealing the Building Official's determination denying construction of a proposed 3,889-square-foot single-family residence and a 40' x 60' pole barn due to encroachment within a regulatory floodway. Ms. Crose stated that the subject property is located within an AE floodplain and that a regulatory floodway bisects the parcel, resulting in portions of the proposed development being located within the floodway boundary. She reviewed the City's Flood Damage Prevention Ordinance (Appendix A) and explained that new construction within a regulatory floodway is prohibited unless variance criteria are met. Ms. Crose noted that the Zoning & Adjustment Board serves as the appeals authority and that the Board's decision constitutes final City action.

Darrell Stringfellow, Building Official and Floodplain Administrator, provided additional background. He explained the distinction between floodplain and floodway areas, noting that floodways are intended to convey floodwaters and debris during major storm events and are considered high-hazard areas. Mr. Stringfellow stated that under the City's ordinance, any portion of a structure encroaching into the floodway renders the entire structure noncompliant, including roof overhangs or accessory elements. He further explained that while FEMA establishes minimum standards, the City has adopted more restrictive regulations to maintain Community Rating System (CRS) points, which provide flood insurance premium reductions citywide.

Elizabeth Miller, appellant, addressed the Board in support of the appeal. She stated that the property was purchased and initially permitted under Jackson County regulations prior to annexation by the City of Ocean Springs. Ms. Miller explained that FEMA and the County allow construction within a floodway when supported by a

certified “no-rise” engineering analysis and stated that the applicants obtained such certification. She stated that relocating the proposed residence outside the floodway would significantly diminish the functional use of the property, including loss of waterfront access and outdoor living space. Ms. Miller also questioned the ordinance’s definition of hardship and stated that annexation resulted in the application of regulations that were not contemplated at the time the property was purchased.

Jason Miller, appellant, added that the property was intended to be the family’s permanent residence and stated that denial of the appeal would significantly impact the value and reasonable use of the property.

Nick Gant asked staff to clarify whether the proposed structures could be relocated on the lot in a manner that would allow construction to proceed in compliance with the ordinance.

Darrell Stringfellow responded that relocation could be permissible only if all portions of the structures, including any overhangs, remained entirely outside the floodway boundary. He stated that even minimal encroachment into the floodway would render the structures noncompliant.

William Thompson asked whether relocating the residence closer to Trout Street could remove the structure from the floodway.

Darrell Stringfellow responded that relocating the residence toward the front of the property could potentially allow construction to proceed, provided the structure remained fully outside the floodway and complied with required zoning setbacks.

William Thompson further asked whether subdivision of the parcel could resolve the floodway issue.

Amanda Crose responded that subdivision alone would not eliminate floodway restrictions, as floodway regulations apply regardless of zoning classification or parcel configuration.

Lethel Bowden asked the applicants to explain why relocating the residence toward the front of the property was not feasible.

Elizabeth Miller responded that relocation toward Trout Street would significantly diminish the intended use of the property, including loss of waterfront views and outdoor living space, which were primary considerations in the design and purchase of the property.

Don Atwell asked staff to explain the difference between FEMA floodplain standards and the City’s floodway regulations.

Darrell Stringfellow responded that FEMA establishes minimum requirements but allows local governments to adopt more restrictive standards. He stated that the City's ordinance exceeds FEMA minimums in order to improve flood resilience and maintain CRS standing, which benefits the broader community through reduced insurance premiums.

Nick Gant opened the floor for public comment

Cody Crane, 7800 Trout St, spoke in support of the appeal and stated that he owns property in the same annexed area affected by the regulatory floodway designation. He explained that his home was constructed under Jackson County regulations prior to annexation and was intended as a long-term investment and future residence. He expressed concern that denial of the appeal would significantly diminish property values and marketability for properties along Trout Street. He stated that if rebuilding or substantial improvement is prohibited due to floodway restrictions, financial institutions may be unwilling to lend on such properties, effectively rendering them unsellable. Mr. Crane emphasized that property owners relied on county regulations in place at the time of construction and did not request annexation into the City. He urged the Board to consider the broader neighborhood impacts of floodway restrictions beyond the subject property.

Lanis Noble, 411 Bechtel Boulevard (Owner of 7704 Trout Street), stated that he and his wife own the property immediately west of the Miller property and have resided there for approximately ten years. He noted that the residence and large accessory structure on his property were constructed decades ago and have existed without documented interference with floodwaters. He expressed concern that denial of the appeal could negatively impact existing property owners who are now subject to City taxes while facing restrictions that limit rebuilding or resale. He stated that the application of new floodway regulations to annexed properties creates inequities between long-standing structures and new development. Mr. Noble voiced support for the appeal and encouraged the Board to consider the cumulative effects of the ordinance on annexed neighborhoods.

Amy Zinder, 7824 Trout Street, addressed the Board in support of the appeal and stated that she owns multiple parcels at the end of Trout Street and has lived in the area since 2011. She described flooding conditions in the area as primarily storm-surge related rather than prolonged riverine flooding and stated that floodwaters typically recede quickly. She expressed concern that strict floodway restrictions could prevent property owners from rebuilding after significant damage, resulting in loss of homes and long-term financial hardship. She stated that denial of the appeal could negatively affect many residents in the annexed area and urged the Board to consider both regulatory intent and lived experience in the neighborhood.

Tony Miller, 9108 Dixie Street (Builder for the Applicant), stated that he is the licensed builder for the proposed residence and has experience with floodplain and elevated construction. He expressed concern regarding how the City's floodway ordinance is

being applied to properties that were developed or planned under county regulations prior to annexation. He questioned how existing floodway structures are treated under the City's floodplain management program and whether those structures were incorporated into Community Rating System (CRS) calculations at the time of annexation. He expressed concern that new construction is being prohibited while existing structures remain, creating inconsistent treatment among properties in the same area. Mr. Miller encouraged the Board to consider fairness, consistency, and long-term impacts on property owners.

Nick Gant asked David Harris, City Attorney, to clarify how annexation affects application of City ordinances.

David Harris responded that ordinances of general application become effective upon annexation and apply uniformly to all properties within City limits. He stated that prior county approvals do not exempt property from compliance with City ordinances and that any appeal of the Board's decision would be reviewed based on the administrative record created during the hearing.

Nick Gant closed public comment portion of the hearing.

A motion was made to recommend approval of the appeal and overturn the Building Official's decision denying construction within the regulatory floodway. The motion was made by Lethel Bowden, but no second was offered. As a result, the motion died for lack of a second and was not considered further.

A second motion was made to recommend denial of the appeal and uphold the Building Official's determination. The motion was initiated by William Thompson and seconded by Chairman Nick Gant. The motion was put to a vote but failed to receive a majority vote and therefore did not carry.

Following the failure of the denial motion, further discussion occurred among Board members regarding the need for additional information in order to fully evaluate the appeal. Board members discussed the potential need for more detailed documentation regarding floodway impacts, CRS implications, and whether the hardship criteria under the Flood Damage Prevention Ordinance could be met.

The previous motion made by William Thompson was withdrawn

A third motion was then made by Don Atwell to table the appeal in order to allow the applicants time to submit additional information and for staff to further evaluate the request. The motion to table was seconded by David Hayden. The motion was carried by a vote of four (4) to one (1), with William Thompson voting Nay and all other members voting in favor of tabling the appeal.

6. Audience Request

N Gant opened the floor for audience requests.

Cody Crane, 7800 Trout Street, asked whether the Zoning & Adjustment Board has the authority to reconsider or revise floodway regulations that affect properties located within recently annexed areas of the City, particularly as those regulations relate to rebuilding rights and long-term property value.

Nick Gant responded that the Zoning & Adjustment Board's authority is limited to hearing appeals and variance requests under the existing ordinances and that the Board does not have the authority to amend or revise City regulations.

Lance Noble, 411 Bechtel Boulevard (owner of 7604 Trout Street), asked how property owners in annexed areas could seek relief or clarification regarding floodway restrictions and whether there is a process to request review of the City's flood damage prevention regulations.

Amanda Crose, Planning Director, responded that any changes to floodplain or floodway regulations would require an ordinance amendment adopted by the Board of Aldermen. She explained that property owners may submit concerns or requests through City staff or participate in public hearings when ordinance amendments are proposed.

Amy Zinder, 7824 Trout Street, asked how existing homes and structures currently located within the regulatory floodway are treated under the ordinance and whether those properties are allowed to remain or be rebuilt following damage.

Darrell Stringfellow, Building Official and Floodplain Administrator, responded that existing structures within the floodway may remain as legal nonconformities, subject to limitations outlined in the Flood Damage Prevention Ordinance. He explained that expansion, reconstruction, or rebuilding after substantial damage may trigger additional regulatory requirements, including compliance with floodway restrictions.

Tony Miller, 9108 Dixie Street, asked whether existing floodway structures were considered in the City's floodplain management and Community Rating System (CRS) calculations and expressed concern about how pre-annexation and post-annexation properties are regulated.

Darrell Stringfellow responded that existing structures are accounted for in floodplain management records and that variances and development activity within floodways must be documented and reported. He stated that multiple floodway variances could potentially impact the City's CRS standing, which affects flood insurance premiums citywide.

Nick Gant clarified that the Audience Request portion of the meeting is intended to allow general questions and comments, but that no formal action may be taken by the Board during this agenda item.

Nick Gant closed the Audience Request portion of the meeting.

7. Adjourn

A motion was made by Nick Gant, seconded by William Thompson 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: Approve a variance for a side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system located at 1217 Sunset Ave — PIDN: 60119030.110; ZAB recommends approval

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Zoning and Adjustment Board (ZAB) considered a request for a variance of a side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system located at 1217 Sunset Ave on February 10, 2026.

The applicant/owner, Jeremy Holland, stated the proposed platform would allow him to elevate the HVAC, electrical system, and generator for the purpose of flooding and insurance. He presented the ZAB an elevation of the proposed porch, indicating it would be consistent with the existing front and rear porch.

Dr. and Mrs. Joshua Coker, property owners at 1212 Sunset Ave, emailed a letter of opposition to the Planning office on February 10, 2026. The letter was sent after the agenda was posted; however, it was added to each ZAB members' packet at the meeting. Chairman Gant, read the letter aloud and a motion was made to accept the letter in the official meeting minutes.

After considering the information provided by the planning staff, the homeowner, and public feedback, a motion to recommend approval of the variance request passed with a 4-1 vote.

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

ZONING AND ADJUSTMENT BOARD REPORT

MEETING DATE:	February 10, 2026
APPLICANT:	Jeremy Holland
OWNER:	Jeremy & Melissa Holland
REQUESTED ACTION:	Variance Request
DATE OF APPLICATION:	January 5, 2026
LOCATION:	1217 Sunset Ave
PARCLE NUMBER:	60119030.110

Figure 1. 1217 Sunset Ave

I. REQUEST SUMMARY:

The applicant, Jeremy Holland, is requesting a variance of the side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system as shown on the site plan below.

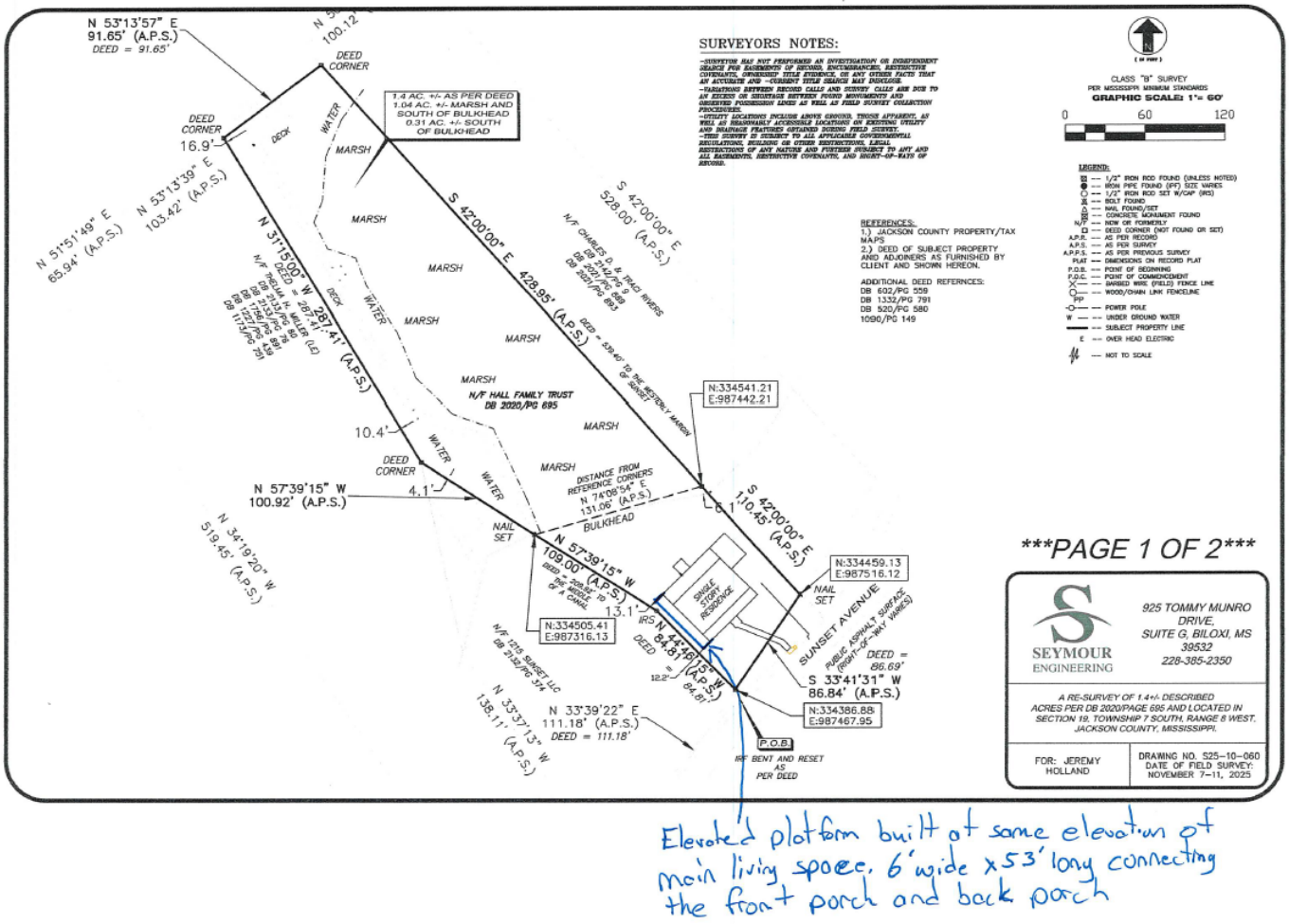


Figure 2. Site Plan – Proposed Variance

II. ZONING/LAND USE:

- The subject property is zoned R-1, Low Density Single-Family Residential
  - Min. lot area – 13, 500 (lot meets minimum requirements)
  - Min. lot width – 100' (survey reflects 86')
  - Front Setback – 25'
  - Side Setback – 10'
  - Rear Setback – 25'
- Located within the Marble Springs Historic District (if a variance is granted, the applicant would next apply to the Historic Preservation for approval)

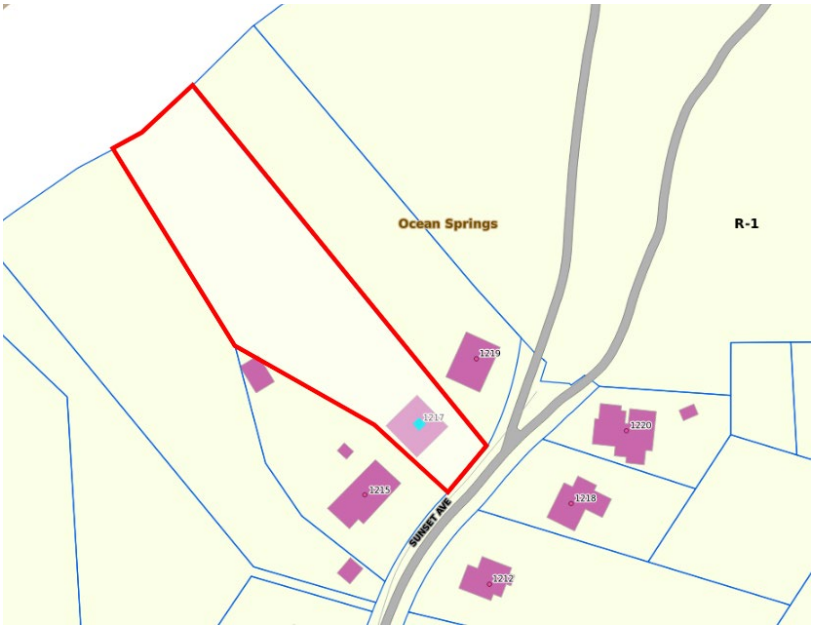


Figure 3. Photograph Showing Subject Property and Adjacent Zoning Districts

III. FINDINGS:

- Under R-1 zoning requirements, the property meets the minimum lot area requirement of 13,500 square feet, but does not meet the lot minimum lot width of 100'.
- The applicant is requesting a 6' side yard setback instead of the required 10' resulting in a 40% variance request.
- The property is located within the Marble Springs Historic District. If the requested variance is approved by the Board of Aldermen, the application will also require review and approval by the Historic Preservation Commission (HPC).

IV. ZAB APPROVAL 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.
- If the above criteria are met, 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.

V. PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on January 25, 2026.
- Zoning and Adjustment Board signs were posted on the property January 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on January 21, 2026.

Figure 4. ZAB signs posted on property January 26, 2026.

VI. PUBLIC FEEDBACK:

None received to date.

VII. POTENTIAL MOTIONS:

A motion to recommend approval of a variance to reduce the required southwest side setback from 10 feet to 6 feet to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system at 1217 Sunset Ave. (State the basis for the motion)

-OR-

A motion to recommend denial of a variance request to reduce the required southwest side setback from 10 feet to 6 feet at 1217 Sunset Ave.

City of Ocean Springs Planning Department

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

RECEIVED
JAN 05 2026
BY: E. Dill

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.*

applicant is responsible for all cost related to public mailers

Date: 1-5-2026

Name of Applicant: Jeremy Holland

Address: 1217 Sunset Ave Zone: R1

Phone No. 228-314-0271 Email Address: wireman101301@gmail.com

---

Parcel Identification Number: 6011903O.110

Property Owner *(if different from Applicant)*:

Property Location for the Variance: 1217 Sunset Ave

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)

side setback (requesting 6' on side instead of 10')

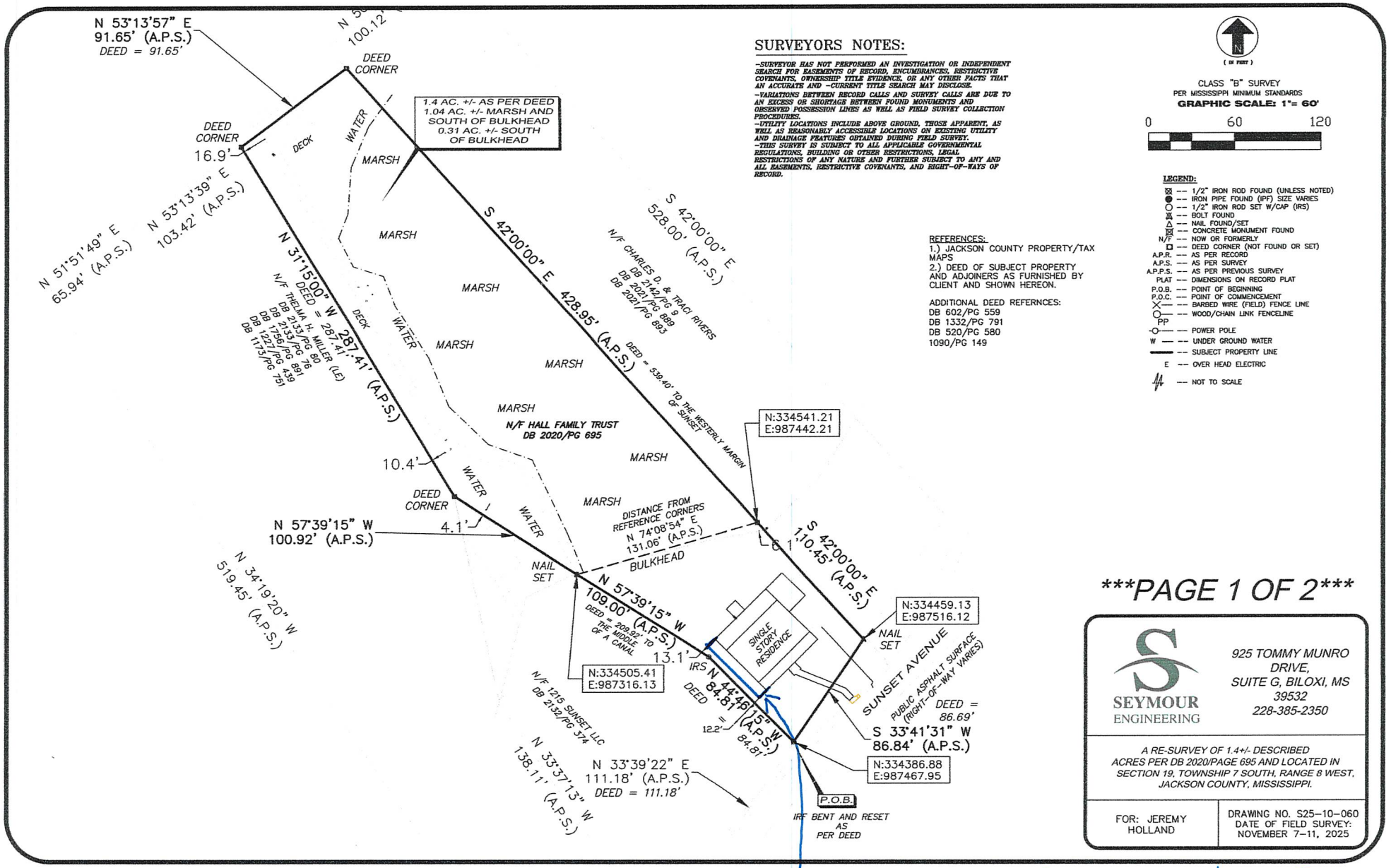
The purpose of this variance is to consider an application to allow:

The construction of raised platform to elevate main electrical service, generator, and HVAC equipment to same elevation as living space.

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 house is located only 12' from the south west lot line. The main electical service and HVAC equipmat are located on south west side of house. Building the elevated platform on the SW side of the house would allow critical mechanical + electrical systems to be elevated out of harms way from most floods.

Applicant Signature: Date: 1-5-2026



SURVEYORS NOTES:

-SURVEYOR HAS NOT PERFORMED AN INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND -CURRENT TITLE SEARCH MAY DISCLOSE.
-VARIATIONS BETWEEN RECORD CALLS AND SURVEY CALLS ARE DUE TO AN EXCESS OR SHORTAGE BETWEEN FOUND MONUMENTS AND OBSERVED POSSESSION LINES AS WELL AS FIELD SURVEY COLLECTION PROCEDURES.
-UTILITY LOCATIONS INCLUDE ABOVE GROUND, THOSE APPARENT, AS WELL AS REASONABLY ACCESSIBLE LOCATIONS ON EXISTING UTILITY AND DRAINAGE FEATURES OBTAINED DURING FIELD SURVEY.
-THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHT-OF-WAYS OF RECORD.

REFERENCES:
1.) JACKSON COUNTY PROPERTY/TAX MAPS
2.) DEED OF SUBJECT PROPERTY AND ADJOINERS AS FURNISHED BY CLIENT AND SHOWN HEREON.

ADDITIONAL DEED REFERNCES:
DB 602/PG 559
DB 1332/PG 791
DB 520/PG 580
1090/PG 149

(IN FEET)

CLASS "B" SURVEY
PER MISSISSIPPI MINIMUM STANDARDS
GRAPHIC SCALE: 1"= 60'

0 60 120

LEGEND:
⊠ -- 1/2" IRON ROD FOUND (UNLESS NOTED)
● -- IRON PIPE FOUND (IPF) SIZE VARIES
○ -- 1/2" IRON ROD SET W/CAP (IRS)
⊠ -- BOLT FOUND
△ -- NAIL FOUND/SET
⊠ -- CONCRETE MONUMENT FOUND
N/F -- NOW OR FORMERLY
□ -- DEED CORNER (NOT FOUND OR SET)
A.P.R. -- AS PER RECORD
A.P.S. -- AS PER SURVEY
A.P.P.S. -- AS PER PREVIOUS SURVEY
PLAT -- DIMENSIONS ON RECORD PLAT
P.O.B. -- POINT OF BEGINNING
P.O.C. -- POINT OF COMMENCEMENT
-X- -- BARBED WIRE (FIELD) FENCE LINE
-O- -- WOOD/CHAIN LINK FENCELINE
PP -- POWER POLE
W -- UNDER GROUND WATER
-- SUBJECT PROPERTY LINE
E -- OVER HEAD ELECTRIC
-- NOT TO SCALE

PAGE 1 OF 2

SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE,
SUITE G, BILOXI, MS
39532
228-385-2350

A RE-SURVEY OF 1.4+/- DESCRIBED ACRES PER DB 2020/PAGE 695 AND LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI.

FOR: JEREMY HOLLAND

DRAWING NO. S25-10-060
DATE OF FIELD SURVEY: NOVEMBER 7-11, 2025

Elevated platform built at same elevation of main living space, 6' wide x 53' long connecting the front porch and back porch

LEGAL DESCRIPTION(S):

RECORD LEGAL DESCRIPTION AS PER DEED BOOK 2020/PAGE 695:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF IBERVILLE AVENUE AND WASHINGTON AVENUE IN THE CITY OF OCEAN SPRINGS, PRIOR TO THE WIDENING THEREOF AND AS THE SAME CORNER EXISTED ON FEBRUARY 10, 1977; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH MARGIN OF IBERVILLE AVENUE FOR A DISTANCE OF 1128 FEET TO AN OLD FENCE MARKING THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF JACK GARRARD; THENCE RUN NORTH 02°27' EAST FOR A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 166, CITY MAP OF OCEAN SPRINGS, SAID CORNER ALSO BEING KNOWN AS THE NORTHWEST CORNER OF NOW OR FORMERLY OF CLAUDE HENRY ROBERTS, ET UX, AS DESCRIBED IN WARRANTY DEED DATED NOVEMBER 1, 1977, RECORDED IN DEED BOOK 602, PAGE 559; THENCE RUN SOUTH 87°33' EAST ALONG THE NORTH LINE OF SAID ROBERTS PROPERTY FOR A DISTANCE OF 120.60 FEET TO A POINT ON THE WESTERLY MARGIN OF SUNSET AVENUE; THENCE RUN ALONG SAID WESTERLY MARGIN THE FOLLOWING BEARINGS AND DISTANCES, TO-WIT: NORTH 18°08' EAST 262.60 FEET; NORTH 19°20'26" EAST 131.74 FEET; NORTH 22°56' EAST 67.60 FEET AND NORTH 33°39'22" EAST 111.18 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 44°46'16" WEST 84.81 FEET TO A POINT; THENCE RUN NORTH 57°39'19" WEST FOR A DISTANCE OF 209.92 FEET TO THE MIDDLE OF AN EXISTING CANAL; THENCE RUN NORTH 31°14'54" WEST ALONG THE MIDDLE OF SAID CANAL FOR A DISTANCE OF 287.41 FEET TO A POINT IN OLD FORT BAYOU; THENCE RUN NORTH 53°13'39" EAST ALONG SAID BAYOU FOR A DISTANCE OF 91.65 FEET TO A POINT; THENCE RUN SOUTH 42°00'00" EAST FOR A DISTANCE OF 539.40 FEET TO A POINT ON THE WESTERLY MARGIN FOR A DISTANCE OF 86.69 FEET TO THE POINT OF BEGINNING, CONTAINING 62,877 SQUARE FEET, OR 1.44 ACRES, APPROXIMATELY.

LEGAL DESCRIPTION AS PER CURRENT SURVEY:

THE FOLLOWING SURVEY IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID NORTH (NAD 83-2011: MISSISSIPPI EAST ZONE), ALL IN GRID DISTANCES AND DIRECTIONS AND HAVING STATE PLANE COORDINATE VALUES OF (NORTHING = 334386.88' EASTING = 987467.95') IN U.S. SURVEY FEET USING A CONVERGENCE ANGLE OF 00°00'18.61" AND A SCALE FACTOR OF 0.99995001 AT A 1/2" IRON ROD SET WITH CAP "SAUCIER 2939" IN PLACE OF A FOUND BUT DISTURBED 1/2" IRON ROD AT THE FOLLOWING POINT OF BEGINNING AS DESCRIBED AT DEED BOOK 2020/PAGE 695 ALSO BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND IS BASED ON A SURVEY PERFORMED BY LARRY P. SAUCIER, MISSISSIPPI REGISTRATION NUMBER 2939 DATED NOVEMBER 11, 2025.

BEGINNING AT THE ABOVE DESCRIBED CORNER ON THE APPARENT WESTERLY MARGIN OF SUNSET AVENUE; THENCE PROCEED N 44°46'15" W DEPARTING SAID APPARENT MARGIN FOR A DISTANCE OF 84.81' TO A 1/2" IRON ROD SET WITH CAP "SAUCIER 2939"; THENCE PROCEED N 57°39'15" W FOR A DISTANCE OF 109.00' TO A MAGNETIC NAIL SET IN A BULKHEAD AS A REFERENCE CORNER; THENCE CONTINUE N 57°39'15" W FOR A DISTANCE OF 100.92' TO DEED CORNER AS DESRCIBED IN THE MIDDLE OF A CANAL; THENCE PROCEED N 31°15'00" W ALONG A DEED LINE AS DESCRIBED ALONG THE MIDDLE OF A CANAL FOR A DISTANCE OF 287.41' TO A POINT AS DESCRIBED TO A DEED CORNER IN OLD FORT BAYOU; THENCE PROCEED N 53°13'57" E AS DESCRIBED ALONG SAID BAYOU FOR A DISTANCE OF 91.65' TO A DEED CORNER; THENCE PROCEED S 42°00'00" E FOR A DISTANCE OF 428.95' TO A 1/2" IRON ROD FOUND AS A POINT OF REFERENCE; THENCE PROCEED S 42°00'00" E FOR A DISTANCE OF 110.45' TO A MAGNETIC NAIL SET IN CONCRETE AS DESCRIBED ON THE APPARENT WESTERLY MARGIN OF SAID SUNSET AVENUE; THENCE PROCEED S 33°41'31" W ALONG SAID APPARENT MARGIN FOR A DISTANCE OF 86.84' TO THE POINT OF BEGINNING. SAID PARCEL HAVING AN AREA OF 62918.6 SQUARE FEET OR 1.4 ACRES, APPROXIMATELY.

FLOOD DATA This property is in Zone(s) "X, AE (B.F.E. 16' & 17')" of the Flood Insurance Rate Map,Community Panel No. 28059C 0287-G AS SHOWN BY GRAPHIC PLOTTING ONLY, which has an effective date of MARCH 16, 2009,and IS CONSIDERED in a minimal Flood Hazard Area. Field surveying was not performed to determine this zone. An evaluation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

LARRY P. SAUCIER LICENSED PROFESSIONAL SURVEYOR PLS-2939 STATE OF MISSISSIPPI

THIS IS TO CERTIFY THAT THE PARCELS SHOWN AND DESCRIBED HEREON WERE SURVEYED ON THE GROUND AND THE PLAT AND DESCRIPTIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY P. SAUCIER, P.L.S. # 2939

IF THIS SURVEY IS NOT SIGNED AND SEALED IN RED INK, IT IS A REPRODUCTION AND CANNOT BE BE RELIED UPON FOR ACCURACY.

SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE, SUITE G, BILOXI, MS 39532
228-385-2350

A RE-SURVEY OF 1.4+/- DESCRIBED ACRES PER DB 2020/PAGE 695 AND LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI.

FOR: JEREMY HOLLAND

DRAWING NO. S25-10-060
DATE OF FIELD SURVEY: NOVEMBER 7-11, 2025

Index as: **Section 19, Township 7 South, Range 8 West, Jackson County, MS**

Prepared By and Return To:

Sarah D. Rimes
1000 North Halstead Road, Suite B
Ocean Springs, MS 39564
(228) 875-2307
MS Bar No. 101555

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, **Jeffrey B. Hall and Ellen J. Hall, Trustees of the Hall Family Trust, dated May 8, 2015**, 765 W. 600 N., Alpine, UT 84004, 714-728-6565, do hereby sell, convey and warrant unto **Jeremy R. Holland and Melissas Holland, as joint tenants with full rights of survivorship and not as tenants in common**, 1217 Sunset Ave., Ocean Springs, MS 39564, 228-314-0271, 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 HERETO

The above described property constitutes no part of the homestead of the Grantor(s) above.

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other 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 prorated 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 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

Jeffrey B. Hall
Trustee

Ellen J. Hall
Trustee

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, 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, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 202.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: 4/17/2028

Parcel Number: 60119030.110

STATE OF MISSISSIPPI
SARAH RIMES
NOTARY PUBLIC
Jackson County
Commission Expires
April 17, 2028
COMMISSION NUMBER 101933

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard: thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

Certification of Trust for the Hall Family Trust, dated May 8, 2015

Pursuant to Section 91-9-7 of the Mississippi Code of 1972 (as amended), this Certification of Trust is signed by the currently acting Trustees of Hall Family Trust, dated May 8, 2015, who declare as follows:

1. The Grantors of the trust were Jeffrey B. Hall and Ellen J. Hall. The trust is revocable by the Grantor.

2. The trustees of the trust are Jeffrey B. Hall and Ellen J. Hall.

3. The description of the real property conveyed to the trust is as follows:

   A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

   Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard: thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

4. Excerpts from the trust agreement that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.

5. The terms of the trust agreement provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.

6. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

WITNESS OUR SIGNATURES this the 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

Jeffrey B. Hall, Trustee

Ellen J. Hall, Trustee

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, 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, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 2025.

(AFFIX SEAL)

STATE OF MISSISSIPPI
SARAH RIMES
NOTARY PUBLIC
Jackson County
Commission Expires
April 17, 2028
COMMISSION NUMBER 101083

NOTARY PUBLIC

My commission expires: _____

Property Link

JACKSON COUNTY, MS

Current Date **1/ 7/2026**

Tax Year 2023

Records Last Updated **1/ 6/2026**

PROPERTY DETAIL

OWNER	HALL FAMILY TRUST	**ACRES :**	1.44
	1217 SUNSET AVE	**LAND VALUE :**	239590
		IMPROVEMENTS :	316440
	OCEAN SPRINGS MS 39564	**TOTAL VALUE:**	556030
		ASSESSED :	55603
PARCEL	60119030.110		
ADDRESS	1217 SUNSET		

TAX INFORMATION

YEAR 2023	**TAX DUE**	**PAID**	**BALANCE**
COUNTY	2422.47	2422.47	0.00
CITY	1391.14	1391.14	0.00
SCHOOL	3191.63	3191.63	0.00
TOTAL	7005.24	7005.24	0.00

LAST PAYMENT DATE 1 / 10 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE		**LEGAL**	CCOM NEC INT IBERVILLE & WASHI
HOMESTEAD CODE	O65		NG
TAX DISTRICT	4660		TON ELY 1128' N 2*E 200 S87*E
PPIN	056631		12
SECTION	19		0.60 N18*E 262.60 N19*E 131.74
TOWNSHIP	7		N
RANGE	8		22*E 67.60 N33*E 111.18 TO POB
			N
Book	**Page**		

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	**Sold To**	**Redeemed Date/By**
NO TAX SALES FOUND		

Back

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, February 10, 2026 @ 5:00 PM

Regarding the following:

- **1217 Sunset Ave– PIDN: 60119030.110 – Jeremy Holland – Request approval for a variance of the side setback from 10' to 6' on the southwest side of the home for the construction of a platform to house critical mechanical and electrical systems**

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 rwilliams@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public meeting.

New uncovered porch constructed of pressure treated material. Porch will match elevation of existing, be six feet in width and approximately fifty feet in length. Porch will allow the relocation of critical mechanical and electrical systems out of the flood zone. Construction will match existing front and back porch. Hand rails, rim boards, and deck boards will be painted grey to match house. Columns and pickets will be painted white.

RECEIVED
FEB 10 2026
BY: E. Dill

Dear members of the Ocean Springs Planning Department, The City of Ocean Springs Zoning and Adjustment Board, Board of Aldermen, Et. Al.,

I am writing to formally express my opposition to the requested zoning variance for the property located at 1217 Sunset Ave. Ocean Springs, MS 39564.

• 1217 Sunset Ave – PIDN: 60119030.110 – Jeremy & Melissa Holland - Requesting a variance of the side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical System

The proposed variance raises several significant concerns that I believe are inconsistent with the intent of the current zoning regulations and the established character of our historic street. First, the requested variance would hinder existing sightlines and views from our home at 1212 Sunset Ave. This is our only view of the back bay waterfront and it's a very valuable part of why we chose to live on this beautiful street.

Second, the variance has the potential to negatively impact our property values. Homes in this neighborhood were developed with the understanding that zoning standards — including setbacks — would be upheld. Granting this variance decreases our home's water view and could adversely affect its market value.

Third, the proposal would result in increased encroachment between homes in a neighborhood intentionally designed with oversized lots. The generous lot sizes are a defining characteristic of the area. Allowing construction that diminishes these separations erodes the very qualities that distinguish this neighborhood from more densely developed areas. In addition, the requested variance is incompatible with the historical character and planning principles of our beautiful street. Granting this variance would set a precedent that could invite further deviations, gradually altering the character of the area in ways that are difficult to reverse.

Lastly, I don't believe adding a wrap around, 50 foot deck is the necessary size and scale for trying to raise HVAC utilities. I believe finding an alternate location or solution would be in the best interest of everyone.

For these reasons, I respectfully urge the Board to deny the requested variance and to uphold the zoning standards that protect the interests of the broader community.

Thank you for your time, consideration, and service.

Sincerely,
Dr. and Mrs. Joshua A. Coker
1212 Sunset Ave.
Ocean Springs, MS 39564

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, January 15, 2026

1. Call meeting to order

Chairman Bonnie Munro, called the meeting to order on Thursday, January 15, 2026, at 6:00 p.m. Commission members present were Kathy Stafford, Owen White, Charles Fowler, and Robert Brown. Absent, Susan Wooten and Karen Chewning. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, and Sirrae Williams - Planning Office Administrator.

2. Approval of Minutes

a. October 16, 2025

A motion was made by Owen White, seconded by Charles Fowler to accept October 16, 2025, minutes. The motion carried unanimously.

3. Old Business

a. None

4. New Business

a. **1007 Iberville Blvd – PIDN: 60119172.000 – Marble Springs Hotel, LLC** – Request for Certificate of Appropriateness (COA) to construct a 3'-tall white painted picket fence, 6'-tall wood privacy fence, and a 3.8' x 6' wall mounted sign.

Chairman Munro called for anyone representing the application and due to the applicant not being present a motion was introduced to table the agenda item to be considered after item b.

A motion was made by Bonnie Munro, seconded by Owen White, to table agenda item a to be brought back up after agenda item b. The motion carried unanimously.

b. **908 Calhoun Street – PIDN: 60137404.000 – Keri & Daniel Green** – Request for Certificate of Appropriateness (COA) to construct an irregular-shaped concrete pad, approximately 882 square feet, located at the rear of the property behind the principal structure.

Kristen Kapiotis, was present to represent Kelly & Daniel Green. She stated the parking pad will have minimum visibility as it will be behind the residence. There will only be a small portion that is visible from the street.

A motion was made by Kathy Stafford, seconded by Robert Brown, to recommend approval of a Certificate of Appropriateness (COA) for the construction of an irregular-shaped concrete parking pad, approximately 882 square-feet, located at the rear of the property behind the principal structure located at 908 Calhoun Street. The motion

carried unanimously.

1007 Iberville Blvd – PIDN: 60119172.000 – Marble Springs Hotel, LLC – Agenda item a was resumed following the motion of agenda item b.

Marques Thomas, applicant, was present and answered questions regarding the size of the proposed wall-mounted sign. He confirmed the sign was not one rectangular shape measuring 23 square feet, instead the sign was confirmed to be no larger than 12 square feet when assembled on the building.

A motion was made by Owen White, seconded by Charles Fowler, to recommend approval of a Certificate of Appropriateness (COA) for the installation of a 3-foot-tall white painted wood picket fence, a 6-foot-tall wood privacy fence installed in a horizontal configuration, and a wall-mounted sign on the east side of the building not to exceed 12 square feet. The motion carried unanimously.

5. Audience Request

6. Administrative

7**. Adjourn**

A motion was made by Kathy Stafford, seconded by Robert Brown, to adjourn the meeting. The motion carried unanimously.

The meeting ended at 6:12 pm

MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Approve a request for a Certificate of Appropriateness (COA) to construct a 750-square-foot concrete addition to the existing driveway at 1315 Bowen Avenue - PIDN: 60137066.000; HPC recommends approval

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Historic Preservation Commission (HPC) considered a request for a Certificate of Appropriateness (COA) to add a 750 square-foot concrete addition to the existing driveway at 1315 Bowen Ave.

The applicant, Charles Galle, was present to answer questions about the application.

A motion was made by Charles Fowler, seconded by Robert Brown, to recommend approval of a Certificate of Appropriateness (COA) to add a 750 square-foot concrete addition to the existing driveway at 1315 Bowen Ave. The motion carried with a 3-1 vote (3 members were absent).

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: February 12, 2026

APPLICANT: Charles Galle

OWNER: Charles L Galle II
Wendy Roper

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF REQUEST: January 6, 2026

LOCATION: 1315 Bown Ave
Bowen Ave Historic District

PARCEL NUMBER: 60137066.000

Figure 1. Historic Preservation Commission Signage at 1315 Bowen Ave

I. REQUEST SUMMARY:

The applicant, Charles Galle, is requesting a Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway.

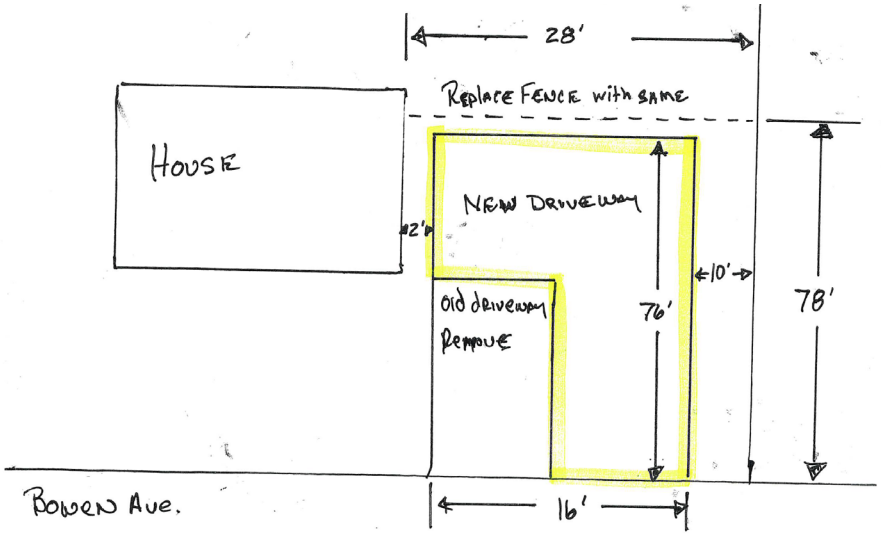


Figure 2. Site Plan – Proposed Driveway Addition

II. ZONING/LAND USE:

The subject property is zoned R-2, Low-Medium Density Residential. The zoning district is intended to accommodate low to medium density, single-family detached dwellings at a density of approximately 2-4 dwellings units per acre and is consistent with traditional neighborhoods.

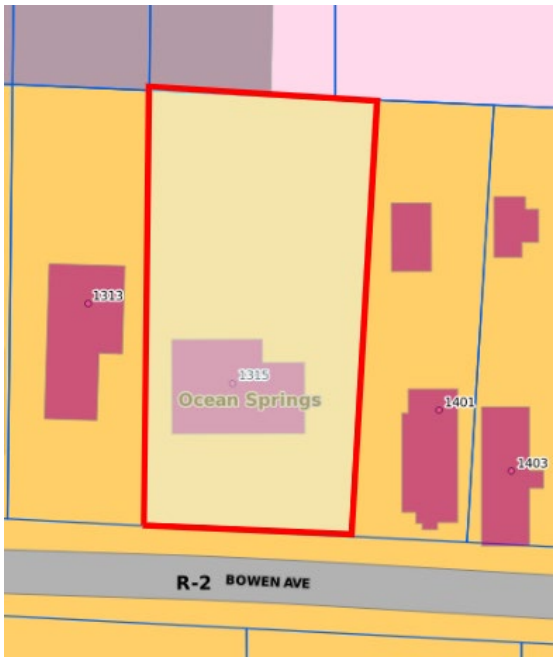


Figure 3. Subject Property and Adjacent Zoning District

Figure 4. Bowen Ave Historic District

III. BOWEN AVENUE HISTORIC DISTRICT:

The Bowen Avenue Historic District encompasses a linear area of three blocks of Bowen Avenue, which runs east-west between Ward and Washington Avenues. The district is composed of the frontage properties along Bowen Avenue between General Pershing and Bellande Avenues.* As a middle-class development, these street-oriented dwellings reveal the diversity of influences within a prestigious resort community.

The district is significant for its cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The residences of this street, which remains narrow and tree shaded, are isolated from through traffic and newer areas of development.

IV. MS DEPARTMENT OF ARCHES AND HISTORY RESOURCES INVENTORY:

Brief Description: One-story, frame, six-bay-wide (ww-d-ww-ww-w-w) side-gable Ranch house. Bay 2 is a modern decorative-oval light over three-panel door. Bays 5 and 6 are an addition. Windows are 2/2 aluminum double-hung-sash and two light fixed aluminum sash. The house has a concrete slab foundation, brick veneer cladding, and a pressed metal roof with wide eaves.

V. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

Pavement & Parking: Driveways and parking areas should minimize visual and site impacts by using the narrowest possible straight driveway from the street to the rear yard, avoiding front-yard or semicircular drives, locating all off-street parking to the side or rear of the property and never between the building façade and the street, relocating any inappropriate existing parking prior to new improvements, and using traditional or low-impact paving materials such as washed aggregate, gravel, crushed stone or shells, brick, or approved porous pavers, while prohibiting asphalt.

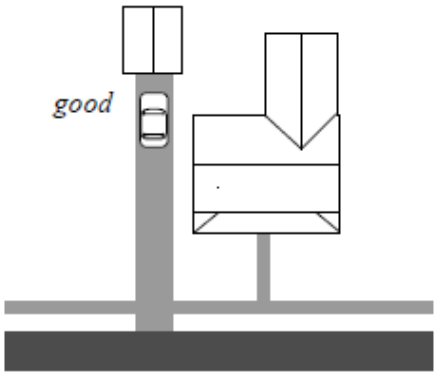


Figure 5. Ocean Springs Historic District Design Guidelines – Page 445

VI. FINDINGS:

- NR Status: Contributing – Contributing buildings are essential to the district's sense of place and help maintain the architectural and historic significance of the district.
- The current concrete driveway, shed slab, and fence will be removed and replaced due to material deterioration, with the replacement constructed like-for-like in both material and size.
- The proposed work will match the existing driveway in material, finish, and placement, and will not alter the historic character of the property or streetscape.

VII. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on the property on January 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on January 21, 2026.

VIII. PUBLIC FEEDBACK:

Daryl & Donna Dryden – Received February 6, 2026

IX. POTENTIAL MOTION:

To recommend **approval** of Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway at 1315 Bowen Ave.

-OR-

To recommend **denial** of Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway at 1315 Bowen Ave.

RECEIVED
JAN 06 2026
BY: EDill

City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— Certificate Of Appropriateness Application —

Application Date: 1/6/2026

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

****** APPLICANT MUST ATTEND HEARING ******

APPLICANT IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH PUBLIC MAILERS

Property Address: 1315 Bowen Ave

Property Owner(s): Charles Galle + Wendy Roper

Parcel ID Number: 6013 7066.000 **Approximate Age of Home:** 62yrs

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ ***Check here*** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant *[Check one]:* ☐ Architect ☐ Contractor ☒ Owner ☐ Other _____

Name: Charles Galle

Address: 1315 Bowen Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228.365.5980 Email: chuckgalle@hotmail.com

Property Owner *[if Different]*:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- ☒ New Construction, Additions, Extensive Renovation / Repair
- ☒ Minor Renovation / Repair
- ☐ Exterior Painting (Contributing Structures Only)
- ☒ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☐ Demolition

PLEASE CHECK DISTRICT/LISTING

☒ **BOWEN**	☐ **MARBLE SPRINGS**	☐ **SHEARWATER**
☐ **INDIAN SPRINGS**	☐ **OLD OCEAN SPRINGS**	☐ **SULLIVAN-CHARNELY**
☐ **LOVER'S LANE**	☐ **RAILROAD**	☐ **INDIVIDUAL LISTING**

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- ***SIGN:*** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a $ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Charles Galle
Printed Name of Owner

Charles Galle
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

1/6/2026
Date

******** APPLICANT MUST ATTEND HEARING ********

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
   a. _____ Elevations;
   b. _____ Floor Plans; and
   c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: Remove and Replace driveway. Floods during rain and is broken toward street. See photos.
Replace fence.
Pour new slabe for shed in backyard.

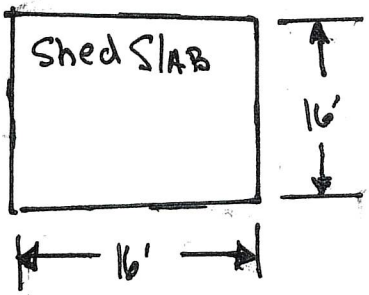
— Attach Additional Sheets if Needed —

Murky B-B-Q | Quickly | Azul LLC.

Charles Galle
Wendy Roper
1315 Bowen Ave

PIDN # 60137066.000
YBLT 1964

Matthew Mayfield
1202 Bowen



Property line

28'

Replace Fence with same

House

New Driveway

2'

10'

76'

78'

old driveway
Remove

16'

Bowen Ave.

WASTE PRO

200524176 3 PGS

OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: $11.00
#200524176 BK:1392 PG:258-260
09/26/2005 10:19 AM 3 PGS
ANDERSON,DC Receipt #016825

(3)

STATE OF MISSISSIPPI

COUNTY OF JACKSON

Indexing: Pt. Lots 11 & 12, Blk. 30, Culmsieg Map, City of Ocean Springs, AND 37-7-8 AND 30-7-8, Jackson County, MS

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, JANICE GALLE PEPPER, 8932 Davis Street, Ocean Springs, Mississippi, 39564; CHARLES LAWRENCE GALLE, SR., 1301 Bayou Court, Ocean Springs, Mississippi; and CARL WAYNE GALLE, 9120 Dixie Street, Ocean Springs, Mississippi, 39564, do hereby sell, convey and warrant unto CHARLES W. GALLE, II, 1315 Bowen Avenue, Ocean Springs, Mississippi, 39564, the property situated and being in JACKSON County, State of MISSISSIPPI, described as follows, to wit:

> Commencing at the Northeast corner of the Widow LaFontaine Claim Section No. 37, Township 7 South, Range 8 West; running thence due South 396.5 feet to a point in Pershing Avenue; thence North 86°38' West along the North margin of Bowen Avenue 299.1 feet to a point on the North margin of Bowen Avenue and the South line of Lot 11, Block 30 of the Culmseig Map of the Town of Ocean Springs, the point of beginning; thence continuing along the North margin of Bowen Avenue 93.9 feet to the Southeast corner of the property now or formerly of Charles Seymour; thence running North 0°30' West 180.5 feet; thence East a distance of 93.9 feet; thence South 0°30' West 180 feet to the point of beginning on the North margin of Bowen Avenue.

Inez A. Galle, who reserved a life estate in and to the above described property in Warranty Deed dated January 8, 1998, recorded in Book 1131, Page 86, Land Deed Records of Jackson County, Mississippi, is deceased, her date of death being April 10, 2005, as is evidenced by Certificate of Death attached hereto.

Ad valorem taxes have been prorated as of the date of this conveyance, and are assumed by the Grantee herein.

This conveyance is subject to any and all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of Jackson County, Mississippi..

WITNESS THE SIGNATURES of the undersigned on this the 26th day of August, 2005.

Janice Galle Pepper
JANICE GALLE PEPPER

Charles Lawrence Galle Sr.
CHARLES LAWRENCE GALLE, SR.

Carl Wayne Galle
CARL WAYNE GALLE

STATE OF MISSISSIPPI

COUNTY OF JACKSON

Personally came and appeared before me, the undersigned authority, in and for the above named County and State, the within named Janice Galle Pepper, Charles Lawrence Galle, Sr., and Carl Wayne Galle, who acknowledged to me that they signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 26th day of August, 2005.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 8, 2006

Grantor's Telephone Numbers: (228) 875-5734 (Janice)
(228) 875-3002 (Larry)
(228) 875-9694 (Carl)

Grantee's Telephone Number: (228) 365-5980

PREPARED BY:
C. Thomas Anderson, Attorney
918 Washington Avenue
Ocean Springs, Mississippi 39564
(228) 875-0176

bjm

Property Link

JACKSON COUNTY, MS

Current Date **1/ 6/2026**

Tax Year 2023

Records Last Updated **1/ 5/2026**

PROPERTY DETAIL

OWNER	GALLE CHARLES L II	**ACRES :**	.39
	ROPER WENDY	**LAND VALUE :**	119510
	1315 BOWEN AVE	**IMPROVEMENTS :**	102750
	OCEAN SPRINGS MS 39564	**TOTAL VALUE:**	222260
		ASSESSED :	22226
PARCEL	60137066.000		
ADDRESS	1315 BOWEN		

TAX INFORMATION

YEAR 2023	**TAX DUE**	**PAID**	**BALANCE**
COUNTY	969.30	969.30	0.00
CITY	642.78	642.78	0.00
SCHOOL	1324.70	1324.70	0.00
TOTAL	2936.78	2936.78	0.00

LAST PAYMENT DATE 1 / 25 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE		**LEGAL**	COM N/M BOWEN AVE & W/M PERSHI
HOMESTEAD CODE	REG		NG
TAX DISTRICT	4660		AVE W 299.1' FOR POB W 93.9'
PPIN	057808		N
SECTION	30		180.5' E 93.9' S 180' TO POB B
TOWNSHIP	7		EI
RANGE	8		NG PT LOTS 11 & 12 BLK 30 CULM
			SE
Book	**Page**		

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	**Sold To**	**Redeemed Date/By**
	NO TAX SALES FOUND	

Back

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

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

PUBLIC NOTICE

is hereby given that the City of Ocean Springs Historic Preservation Commission 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 on

Thursday, February 12, 2026 @ 6:00 P.M.

Regarding the following:

- **1315 Bowen Ave - PID# 60137066.000 – Charles Galle and Wendy Roper – Requesting a Certificate of Appropriateness to add a 750 square foot concrete addition to the existing driveway.**

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 rwilliams@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public meeting.

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

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

PUBLIC NOTICE

is hereby given that the City of Ocean Springs Historic Preservation Commission 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 on

Thursday, February 12, 2026 @ 6:00 P.M.

Regarding the following:

- **1315 Bowen Ave - PID# 60137066.000 – Charles Galle and Wendy Roper – Requesting a Certificate of Appropriateness to add a 750 square foot concrete addition to the existing driveway.**

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.

We have lived two doors from 1315 Bowen for 48 years and this certificate should be approved. Chuck and Wendy are great neighbors!

Dryden,
Daryl + Donna
1316 Bowen

Ocean Springs Planning

Page 69 of 156

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: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Authorize Amendment #1 for Construction Contract for the STORM DRAIN IMPROVEMENTS: WEEKS BAYOU, HALSTEAD BAYOU – American Rescue Plan Act (ARPA) / MS Municipality and County Water Infrastructure Grant (MCWI) – MDEQ Agreement # 470-2-SW-5.6 – Couvillion Group, LLC – Inclusion of Required Contract Attachments

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

This project will improve the storm drain systems that impact Davidson and Calhoun. Activity is funded through ARPA and the State MCWI program, with match provided by Jackson County.

Following review of the contract awarded to Couvillion Group, LLC as part of the July 1, 2025 agenda, it was determined that a required attachment was missing from the document. In order to complete the project, the attached amendment is required. This does not change any other requirements or amounts previously approved.

I respectfully request authorization to execute the attached amendment as described.

AMENDMENT NO. 1
TO THE
CONTRACT FORM LABOR, MATERIALS AND SUPPLIES
BETWEEN
THE CITY OF OCEAN SPRINGS, MISSISSIPPI
AND
COUVILLION GROUP, LLC

THIS Amendment No. 1 ("Amendment"), is entered into on this ____ day of _____, 2026, by and between:

The CITY OF OCEAN SPRINGS, MISSISSIPPI, acting by and through its Mayor, herein referred to as "*Owner*" and COUVILLION GROUP, L.L.C., with offices at 1701 Engineers Road, Belle Chasse, LA 70037**,** herein referred to as "*Contractor*".

WHEREAS, Owner and the Contractor are parties to a Contract for Construction and Associated Services executed on July 29, 2025 (the "**Agreement**") for the Contractor to provide construction services for STORM DRAIN IMPROVEMENTS: DAVIDSON AND CALHOUN for the City of Ocean Springs, Mississippi (the "**Project**").

NOW THEREFORE, Owner and Contractor desire to fully incorporate into the terms of Agreement, the following:

1) attached "BYRD ANTI-LOBBYING AMENDMENT;
2) attached "ATTACHMENT C, SUBAWARD TERMS AND CONDITIONS FOR CONTRACTED PARTIES"
3) 2 CFR 200 Appendix II provisions:
    a. If contract exceeds $75,000 (commodities/equipment/construction) or $250,000 (Professional Services), administrative, contractual or legal remedies for contractor violations or breaches (2 CFR Appendix-II-to-Part-200(A))
        i. Contracts for more than the simplified acquisition threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.
    b. If contract exceeds $10,000, termination for cause and for convenience (2 CFR Appendix-II-to-Part-200(B))
        i. All contracts in excess of $10,000 must address termination for cause

and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

c. Equal Employment Opportunity (2 CFR Appendix-II-to-Part-200(C))
    i. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
d. If contract exceeds $2,000, Copeland Anti-Kickback. If contract exceeds $10 million, Davis-Bacon.(2 CFR Appendix-II-to-Part-200(D))
    i. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
e. If contract exceeds $100,000, Contract Work Hours and Safety Standards Act (2 CFR Appendix-II-to-Part-200(E))
    i. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal

entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

f. If contract exceeds $150,000, Clean Air Act and Federal Water Pollution Control Act (2 CFR Appendix-II-to-Part-200(G))
    i. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
g. Debarment and Suspension: clause and/or certification is sufficient. Awarded contractors CANNOT be on the debarred or suspended list. (2 CFR Appendix-II-to-Part-200(H))
    i. Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
h. If contract exceeds $100,000, Byrd Anti-Lobbying Amendment: Contractors that apply or bid for an award exceeding $100,000 must file the required certification (2 CFR Appendix-II-to-Part-200(I))
    i. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization

for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

i. If contract exceeds $10,000 and purchase of materials is in excess of $10,000, SOLID WASTE DISPOSAL ACT (2 CFR Appendix-II-to-Part-200(J))
    i. A recipient or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.
    ii. The recipient or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. See Executive Order 14057, section 101, Policy.

j. Domestic Preference (2 CFR Appendix-II-to-Part-200(L))
    i. The recipient or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.
    ii. For purposes of this section:
        1. “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
        2. “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals

such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

iii. Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preferences set forth in 2 CFR part 184.

k. NOTE: Subsection C of 2 CFR 200.322 does not apply to this program.

The remaining provisions of the Agreement are unchanged.

(Signatures on following page)

State of Mississippi

County of Jackson

THUS, DONE**,** entered into and signed in the presence of the witnesses whose names are inscribed opposite each respective signature, on and as of this _____ day of _____, 2026.

WITNESSES:

_____

Signature

_____

Printed

_____

Signature

_____

Printed

CITY OF OCEAN SPRINGS:

BY:_____

Bobby Cox,
Mayor

WITNESSES:

_____

Signature

_____

Printed

_____

Signature

_____

Printed

COUVILLION GROUP, L.L.C

BY:_____

Jamie Colgin,
Sr. Project Manager

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: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – Jamile & Milo Hugh Pepper – PID# 61262027.030 in the Amount of $767.00

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Riley Road Improvement project is ready to move forward. As part of the final review, a small portion of property is needed from several properties along the project length to create compliant turning radius and utility placement.

The attached Resolution will allow the city to make the formal offer to purchase a small portion of property as indicated for purposes of this project and as agreed upon by the property owner. Both a Title Opinion and Appraisal has been produced to formulate the offer:

- Owners: Jamile & Milo Hugh Pepper
- PID# 61262027.030
- Area of Donation: 465 square feet
- **Valuation for Purchase: $ 767.00**

If receipt of this area of property is acceptable for inclusion in the public ROW as presented, I respectfully request approval of the attached Resolution and that the finding be made that acceptance of the land will not violate public policy and will not be a financial detriment to the city, thus allowing this change to be submitted to Jackson County Land Records.

RESOLUTION AUTHORIZING THE MAYOR AND CITY OF OCEAN SPRINGS TO PURCHASE REAL PROPERTY AND AUTHORIZING BOARD TO PROCEED WITH CLOSING OF SALE IN THE RILEY ROAD PROJECT AREA

COMES NOW, the Mayor and Board of Aldermen for the City of Ocean Springs and finds that:

WHEREAS, both a Title Opinion and Appraisal Report have been produced and the results presented to the property owners of record, resulting in an acceptance by the property owners of the parcel identified in Exhibit "A" attached hereto of a reasonable amount of consideration as just compensation for the acquisition of portions of the owner's property needed for the project; and

WHEREAS, JAMILE & MILE HUGH PEPPER currently own the property with PID Number 61262027.030 ("The Property"); and

WHEREAS, JAMILE & MILE HUGH PEPPER have accepted the offer for the City of Ocean Springs to purchase a portion of The Property to the City for use as Right-of-Way, same being more particularly described on Exhibit 'A'; and

WHEREAS, the Mayor and Board of Aldermen have determined that the aforementioned property can be utilized as part of a right of way that will benefit the citizens of Ocean Springs; and

WHEREAS, the Mayor and Board of Aldermen have determined that purchasing the aforementioned property will not result in financial hardship to the City or violate public policy.

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

The Board and appropriate employees of the City, in conjunction with the contractors and

sub-contractors engaged on behalf of the City in the Ocean Springs Streetscape project, are hereby authorized to purchase for the Board the portion of the real property identified in Exhibit "A" attached hereto by payment of the sums indicated to the property owner, or to the owner of record at the time of the transfer of title. The Board, appropriate city employees, and those contractors and sub-contractors assisting the Board in the Riley Road Improvement project are hereby authorized and directed to take such further actions as are necessary to implement both the directive and intent of this resolution.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the _____ day of _____, 2026.

_____ **ATTEST**: _____

MAYOR **CITY CLERK**

EXHIBIT "A"

BOUNDARY DESCRIPTION: RIGHT-OF WAY

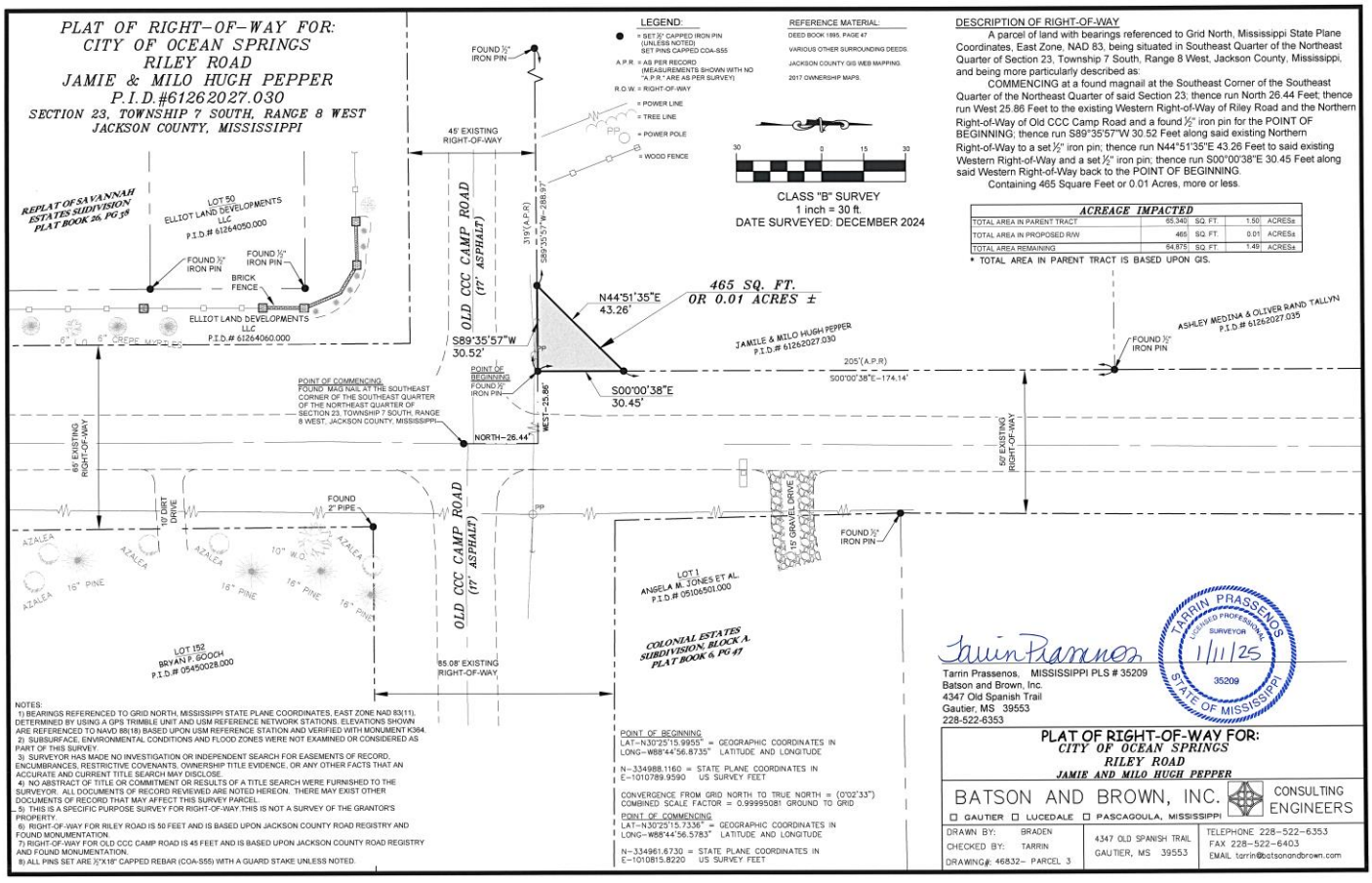
A parcel of land with bearings referenced to Grid North, Mississippi State Plane Coordinates, East Zone, NAO 83, being situated in Southeast Quarter of the Northeast Quarter of Section 23, Township 7 South, Range 8 West, Jackson County, Mississippi, and being more particularly described as:

COMMENCING at a found magnail at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 23; thence run North 26.44 Feet; thence run West 25.86 Feet to the existing Western Right-of-Way of Riley Road and the Northern Right-of-Way of Old CCC Camp Road and a found½" iron pin for the POINT OF BEGINNING; thence run S89°35'57"W 30.52 Feet along said existing Northern Right-of-Way to a set½" iron pin; thence run N44°51 '35"E 43.26 Feet to said existing Western Right-of-Way and a set½" iron pin; thence run S00°00'38"E 30.45 Feet along said Western Right-of-Way back to the POINT OF BEGINNING.

Containing 465 Square Feet or 0.01 Acres, more or less.

ACREAGE IMPACTED				
TOTAL AREA IN PARTENT TRACT	65,350	SQ. FT.	1.50	ACRES±
TOTAL AREA IN PROPOSED R/W	465	SQ. FT.	0.01	ACRES±
TOTAL AREA REMAINING	64,875	SQ. FT.	1.49	ACRES±

* TOTAL AREA IN PARENT TRACT IS BASED UPON GIS.



City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
Steve Tillis | Alderman Ward 1
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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: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – Victory Full Gospel Baptist Church – PID# 60123050.050 in the Amount of $1,460.00

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Riley Road Improvement project is ready to move forward. As part of the final review, a small portion of property is needed from several properties along the project length to create compliant turning radius and utility placement.

The attached Resolution will allow the city to make the formal offer to purchase a small portion of property as indicated for purposes of this project and as presented to the property owner. Both a Title Opinion and Appraisal has been produced to formulate the offer:

- Owners: Victory Full Gospel Baptist Church
- PID# 60123050.050
- Area of Donation: 885 square feet
- **Valuation for Purchase: $ 1,460.00**

If receipt of this area of property is acceptable for inclusion in the public ROW as presented, I respectfully request approval of the attached Resolution and that the finding be made that acceptance of the land will not violate public policy and will not be a financial detriment to the city, thus allowing this change to be submitted to Jackson County Land Records pending formal acceptance of the offer by the property owner of record.

RESOLUTION AUTHORIZING THE MAYOR AND CITY OF OCEAN SPRINGS TO PURCHASE REAL PROPERTY AND AUTHORIZING BOARD TO PROCEED WITH CLOSING OF SALE IN THE RILEY ROAD PROJECT AREA

COMES NOW, the Mayor and Board of Aldermen for the City of Ocean Springs and finds that:

WHEREAS, both a Title Opinion and Appraisal Report have been produced and the results presented to the property owners of record of the parcel identified in Exhibit "A" attached hereto of a reasonable amount of consideration as just compensation for the acquisition of portions of the owner's property needed for the project; and

WHEREAS, VICTORY FULL GOSPEL BAPTIST CHURCH currently owns the property with PID Number 60123050.050 ("The Property"); and

WHEREAS, VICTORY FULL GOSPEL BAPTIST CHURCH is considering the offer for the City of Ocean Springs to purchase a portion of The Property to the City for use as Right-of-Way, same being more particularly described on Exhibit 'A'; and

WHEREAS, the Mayor and Board of Aldermen have determined that the aforementioned property can be utilized as part of a right of way that will benefit the citizens of Ocean Springs; and

WHEREAS, the Mayor and Board of Aldermen have determined that purchasing the aforementioned property will not result in financial hardship to the City or violate public policy.

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

The Board and appropriate employees of the City, in conjunction with the contractors and sub-contractors engaged on behalf of the City in the Ocean Springs Streetscape project, are hereby

authorized to purchase for the Board the portion of the real property identified in Exhibit "A" attached hereto by payment of the sums indicated to the property owner, or to the owner of record at the time of the transfer of title. The Board, appropriate city employees, and those contractors and sub-contractors assisting the Board in the Riley Road Improvement project are hereby authorized and directed to take such further actions as are necessary to implement both the directive and intent of this resolution.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the _____ day of _____, 2026.

_____ **ATTEST**: _____

MAYOR **CITY CLERK**

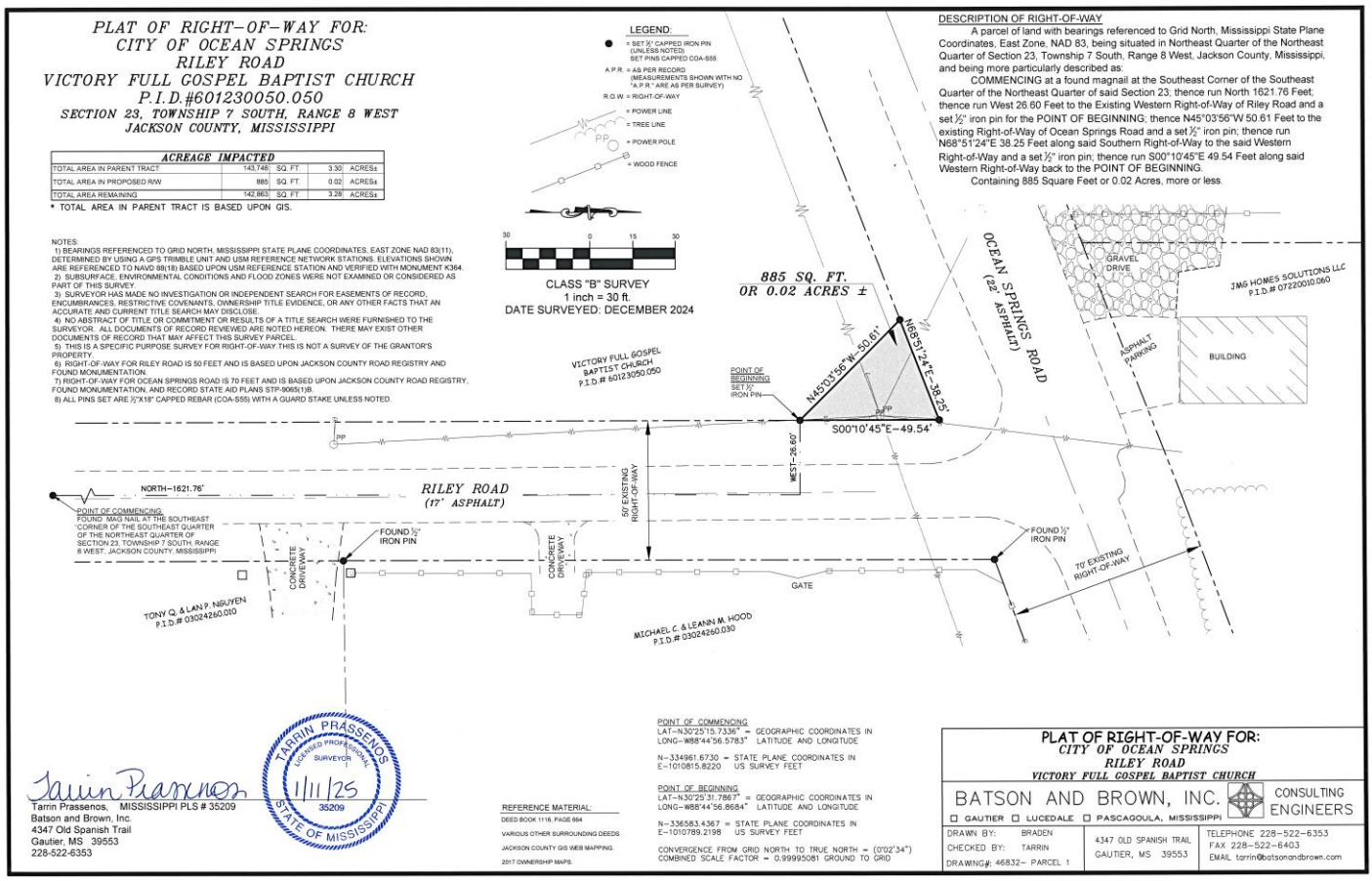
EXHIBIT "A"

BOUNDARY DESCRIPTION: RIGHT-OF WAY

A parcel of land with bearings referenced to Grid North, Mississippi State Plane Coordinates, East Zone, NAD 83, being situated in Northeast Quarter of the Northeast Quarter of Section 23, Township 7 South, Range 8 West, Jackson County, Mississippi, and being more particularly described as:

COMMENCING at a found magnail at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 23; thence run North 1621. 76 Feet; thence run West 26.60 Feet to the Existing Western Right-of-Way of Riley Road and a set½" iron pin for the POINT OF BEGINNING; thence N45°03'56"W 50.61 Feet to the existing Right-of-Way of Ocean Springs Road and a set½" iron pin; thence run N68°51 '24"E 38.25 Feet along said Southern Right-of-Way to the said Western Right-of-Way and a set½" iron pin; thence run S00°10'45"E 49.54 Feet along said Western Right-of-Way back to the POINT OF BEGINNING.

Containing 885 Square Feet or 0.02 Acres, more or less.



City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Bobby Cox | Mayor
Matthew Hinton | Alderman at Large
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Rob Blackman | Alderman Ward 5
Julie Messenger | Alderman Ward 6

228.875.4236 | www.oceansprings-ms.gov

MEMORANDUM

To: Mayor & Board of Aldermen

From: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Adopt a Resolution for Right-of-Way Purchase: Riley Road Improvement Project – St. Elizabeth Seton's Catholic Church/Joseph Brunini Trustee – PID# 61104041.000 in the Amount of $6,075.00

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Riley Road Improvement project is ready to move forward. As part of the final review, a small portion of property is needed from several properties along the project length to create compliant turning radius and utility placement.

The attached Resolution will allow the city to make the formal offer to purchase a small portion of property as indicated for purposes of this project and as presented to the property owner. Both a Title Opinion and Appraisal have been produced to formulate the offer:

- Owners: St. Elizabeth Seton's Catholic Church/Joseph Brunini Trustee
- PID# 61104041.000
- Area of Donation: 1,721 square feet
- **Valuation for Purchase: $6,075.00**

If receipt of this area of property is acceptable for inclusion in the public ROW as presented, I respectfully request approval of the attached Resolution and that the finding be made that acceptance of the land will not violate public policy and will not be a financial detriment to the city, thus allowing this change to be submitted to Jackson County Land Records pending formal acceptance of the offer by the property owner of record.

RESOLUTION AUTHORIZING THE MAYOR AND CITY OF OCEAN SPRINGS TO PURCHASE REAL PROPERTY AND AUTHORIZING BOARD TO PROCEED WITH CLOSING OF SALE IN THE RILEY ROAD PROJECT AREA

COMES NOW, the Mayor and Board of Aldermen for the City of Ocean Springs and finds that:

WHEREAS, both a Title Opinion and Appraisal Report have been produced and the results presented to the property owners of record of the parcel identified in Exhibit "A", attached hereto of a reasonable amount of consideration as just compensation for the acquisition of portions of the owner's property needed for the project; and

WHEREAS, ST. ELIZABETH SETON'S CATHOLIC CHURCH/JOSEPH BRUNINI TRUSTEE currently owns the property with PID Number 61104041.000 ("The Property"); and

WHEREAS, ST. ELIZABETH SETON'S CATHOLIC CHURCH/JOSEPH BRUNINI TRUSTEE is considering the offer for the City of Ocean Springs to purchase a portion of The Property to the City for use as Right-of-Way, same being more particularly described on Exhibit 'A'; and

WHEREAS, the Mayor and Board of Aldermen have determined that the aforementioned property can be utilized as part of a right of way that will benefit the citizens of Ocean Springs; and

WHEREAS, the Mayor and Board of Aldermen have determined that purchasing the aforementioned property will not result in financial hardship to the City or violate public policy.

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

The Board and appropriate employees of the City, in conjunction with the contractors and sub-contractors engaged on behalf of the City in the Ocean Springs Streetscape project, are hereby

authorized to purchase for the Board the portion of the real property identified in Exhibit "A" attached hereto by payment of the sums indicated to the property owner, or to the owner of record at the time of the transfer of title. The Board, appropriate city employees, and those contractors and sub-contractors assisting the Board in the Riley Road Improvement project are hereby authorized and directed to take such further actions as are necessary to implement both the directive and intent of this resolution.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean Springs, Mississippi, on this the _____ day of _____, 2026.

_____ **ATTEST**: _____

MAYOR **CITY CLERK**

EXHIBIT "A"

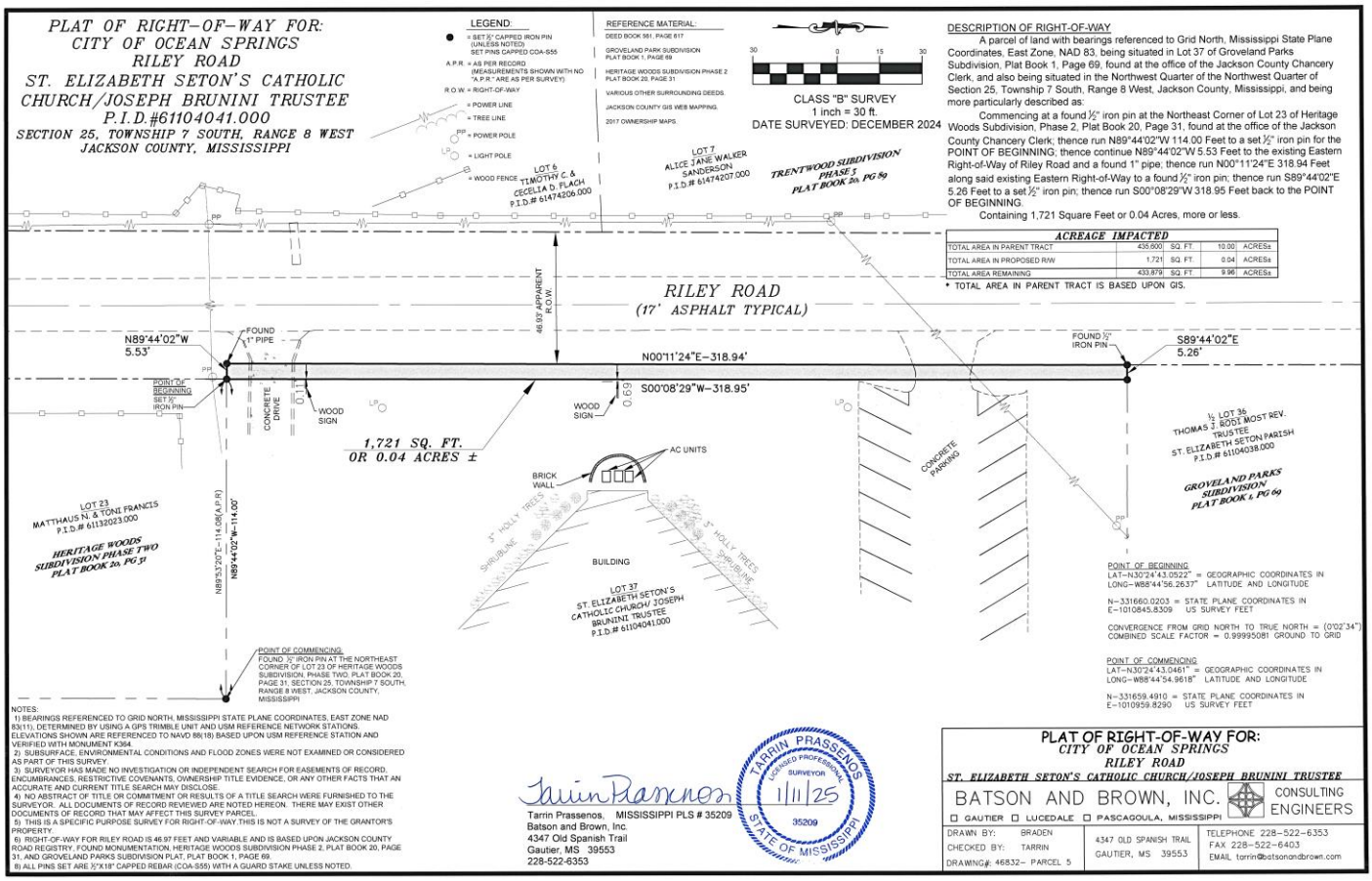
BOUNDARY DESCRIPTION: RIGHT-OF WAY

A parcel of land with bearings referenced to Grid North, Mississippi State Plane Coordinates, East Zone, NAO 83, being situated in Lot 37 of Groveland Parks Subdivision, Plat Book 1, Page 69, found at the office of the Jackson County Chancery Clerk, and also being situated in the Northwest Quarter of the Northwest Quarter of Section 25, Township 7 South, Range 8 West, Jackson County, Mississippi, and being more particularly described as:

Commencing at a found½" iron pin at the Northeast Corner of Lot 23 of Heritage Woods Subdivision, Phase 2, Plat Book 20, Page 31, found at the office of the Jackson County Chancery Clerk; thence run N89°44'02"W 114.00 Feet to a set½" iron pin for the POINT OF BEGINNING; thence continue N89°44'02"W 5.53 Feet to the existing Eastern Right-of-Way of Riley Road and a found 1" pipe; thence run N00° 11 '24"E 318.94 Feet along said existing Eastern Right-of-Way to a found½" iron pin; thence run S89°44'02"E 5.26 Feet to a set½" iron pin; thence run S00°08'29"W 318.95 Feet back to the POINT OF BEGINNING.

Containing 1,721 Square Feet or 0.04 Acres, more or less.

ACREAGE IMPACTED				
TOTAL AREA IN PARTENT TRACT	435,600	SQ. FT.	10.00	ACRES±
TOTAL AREA IN PROPOSED R/W	1,721	SQ. FT.	0.04	ACRES±
TOTAL AREA REMAINING	433,879	SQ. FT.	9.96	ACRES±



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: Carolyn Martin, Grants Administrator
Sarah Harris, Project Manager

Re: Authorize Summary Change Order and Project Closeout – Jackson Brothers Construction Services – Taconi Gym Window Replacement – Funded with State Appropriations in HB1353

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

The Taconi Gym Window Replacement project is complete. The Final Pay Application in the amount of $34,767.75 is included in the docket on this agenda. The attached Summary Change Order reflects an underrun of $2,418,78. The warranty has been received for this work and materials and provided to the City Clerk's office for maintenance.

Authorization is respectfully requested to execute the attached Change Order#1 and accept Project Closeout with Jackson Brothers Construction Services as described above.

JACKSON BROTHERS CONSTRUCTION

Date: 01/19/2026

CERTIFICATION OF PROJECT COMPLETION

The project Taconi Gym Window Replacement Project has been completed in accordance with all contract documents.

DATE: 01/20/2026

NOTARY
STATE OF: MS

COMPANY NAME: Jackson Brothers Construction Services LLC

COUNTY OF: Lamar

BY: Brandon L Jackson

SUBSCIBED AND SWORN BEFORE ME THIS DAY OF: 01-19-2026

ITS: Owner/Manager

NOTARY PUBLIC:

SIGNATURE: Brandon L Jackson

MY COMMISSION EXPIRES: 11-17-2029

JACKSON BROTHERS CONSTRUCTION

1002 Walker Rd, Sumrall, MS 39482

Phone: 601-516-2522 | Email: jbservices@contractor.net
Website: welikeconstruction.com

AIA Document G701® - 2017

Change Order

PROJECT: *(name and address)*
Taconi Gymnasium Window Replacement Project

CONTRACT INFORMATION:
Date: August 12, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 1
Date: February 3, 2026

OWNER: *(name and address)*
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

ARCHITECT: *(name and address)*
Allred Architectural Group, PA
711 Church Street
Ocean Springs, MS 39564

CONTRACTOR: (name and address)
Jackson Brothers Construction Services
1002 Walker Road
Sumrall, MS 39482

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Schedule of Allowances:
Contingency Allowance $10,000.00

1. PCO#3 – Add brake metal flashing to the sills of all the exterior windows. Add $3,582.00
2. CCD#1 $8,836.78

TOTAL CHANGES: $2,418.78

The original Contract Sum was:	$89,958.75
The net change by previously authorized Change Orders:	-0-
The Contract Sum prior to this Change Order was:	$89,958.75
The Contract Sum will be increased by this Change Order in the amount of:	$2,418.78
The new Contract Sum including this Change Order will be:	$92,377.53

Substantial Completion date remains unchanged at January 19, 2026.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Allred Architectural Group, PA	Jackson Brothers Construction, Services	City of Ocean Springs
ARCHITECT	CONTRACTOR	OWNER
SIGNATURE	Brandon L Jackson SIGNATURE	SIGNATURE
Hoppy Allred, AIA PRINTED NAME AND TITLE	Brandon Jackson, Owner PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
2/3/2026 DATE	2/3/2026 DATE	DATE

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JACKSON BROTHERS CONSTRUCTION

CHANGE ORDER PROPOSAL #3

Project: Taconi Gym Replacement Project
Location: 711 Magnolia Ave, Ocean Springs, MS
General Contractor: Jackson Brothers Construction
Architect: Allred Stolarski Architects, PA
Owner: City of Ocean Springs
Date: December 4, 2025

Description of Change

Provide all labor, materials, and equipment necessary to add brake metal flashing to the sills of all the exterior windows

Proposed Adjustment to Contract

Description	Amount
Additional work per above scope CO#3	$3,582.00

Time Adjustment

No change in contract time.

Approvals

Submitted by Contractor	Reviewed/Approved by Owner or Architect
By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

AIA Document G714™ – 2017

Construction Change Directive

PROJECT: *(name and address)*
Taconi Gymnasium Window Replacement Project

OWNER: *(name and address)*
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

CONTRACT INFORMATION:
Contract For:
Date: August 12, 2025

ARCHITECT: *(name and address)*
Allred Stolarski Architects
711 Church Street
Ocean Springs, MS 39564

CCD INFORMATION:
Directive Number: One (1)
Date: November 3, 2025

CONTRACTOR: *(name and address)*
Jackson Brothers Construction Services
1002 Walker Road
Sumrall, MS 39482

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Schedule of Allowances:

Contingency Allowance	$10,000.00

Changes in this CCD (Deducted from Allowances):

PCO #1 – Remove and replace unidentified window on first floor.	$4,098.06
PCO #2 – Remove deteriorated wood and add transom frame to front entry.	$4,738.72
Amount of CCD#1	$8,836.78
Contingency Remaining	**$1,163.22**

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price:
   - X The contract amount will be unchanged
   - ☐ Unit Price of $ per
   - ☐ Cost, as defined below, plus the following fee:
     (Insert a definition of, or method/or determining, cost)
2. The Contract Time will remain unchanged.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

ARCHITECT *(Firm name)*	OWNER *(Firm name)*	CONTRACTOR *(Firm name)*
Allred Stolarski Architects	City of Ocean Springs	Jackson Brothers Construction Services
SIGNATURE	SIGNATURE	SIGNATURE
Hoppy Allred, AIA , President	Bobby Cox Mayor	Brandon Jackson, Owner
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
11/3/2025	11-03-2025	11/03/2025
DATE	DATE	DATE

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JACKSON BROTHERS CONSTRUCTION

CHANGE ORDER PROPOSAL #1

Project: Taconi Gym Replacement Project
Location: 711 Magnolia Ave, Ocean Springs, MS
General Contractor: Jackson Brothers Construction
Architect: Allred Stolarski Architects, PA
Owner: City of Ocean Springs
Date: October 27, 2025

Description of Change

Provide all labor, materials, and equipment necessary to remove and replace one (1) unidentified window Type "2" located on the first floor. This window type was not included in the original contract documents. Work shall comply with Specification Sections 08800 (Glazing) and 084115 (Impact-Resistant Fixed Aluminum Storefront Frames).

Reason for Change

The additional window Type "2" was not identified or shown in the original bid documents and was therefore not included in the original scope of work.

Proposed Adjustment to Contract

Description	Amount
Additional work per above scope CO#1	$4,098.06

Time Adjustment

No change in contract time.

Approvals

Submitted by Contractor	Reviewed/Approved by Owner or Architect
By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

JACKSON BROTHERS CONSTRUCTION

CHANGE ORDER PROPOSAL #2

Project: Taconi Gym Replacement Project
Location: 711 Magnolia Ave, Ocean Springs, MS
General Contractor: Jackson Brothers Construction
Architect: Allred Stolarski Architects, PA
Owner: City of Ocean Springs
Date: October 27, 2025

Description of Change

Provide all labor, materials, and equipment necessary to add a transom frame to the front entry and extend side lites to the ceiling. Work shall comply with Specification Sections 08800 (Glazing) and 084115 (Impact-Resistant Fixed Aluminum Storefront Frames).

Reason for Change

Existing fur-down at the entry area has wood rot.

Proposed Adjustment to Contract

Description	Amount
Additional work per above scope CO#2	$4,738.72

Time Adjustment

No change in contract time.

Approvals

Submitted by Contractor	Reviewed/Approved by Owner or Architect
By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

MEMORANDUM

To: Mayor & Board of Aldermen

From: Rachel Johnson, Building Admin

Re: Accept the Building Department Permit Report for January 2026

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

Dear Mayor and Board, Please see the attached Permit Totals Report for the month of January 2026.

December 2026

	# Permits	Valuation	Total Fees Collected
Building	82	$6,136,857.00	$33,899.00
Electrical	23		$1,060.00
Mechanical	21		$2,015.00
Plumbing	17		$1,982.00
Signs	1		$51.00
Land Work	0		$0.00
Trees	1		$26.00
Planning	37		$13,241.60
Bonfires	45		$1,170.00
Food Truck	1		$251.00
TOTALS	228	$6,136,857.00	$53,695.60

City of Ocean Springs
Building Department & Code Enforcement
1014 Porter Avenue-P.O. Box 1800
Ocean Springs, MS. 39564
-Code report through February 12, 2026-

Ward #1

- **1332 Diller Road-** Concrete slab poured without a permit; found while on patrol 02/09/2026. **STOP WORK** was posted to the front door 02/10/2026. Will continue to monitor.

- **1220 Wellington Lane-** Privacy fence installed without a permit. Found while on patrol 02/03/2026. First notice mailed 02/04/2026.

- **1210 Hammersmith Lane-** Inoperable vehicle parked in driveway, has not moved in weeks. First notice mailed 1/21/2026. Property compliant as of 1/26/2026; 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#. **Owner is still in limbo, will be donating the boat but until he receives the new vin # for the trailer he cannot move it. I have a direct line of communication with the owner and will continue to monitor.**

Ward #2

- **1411 Calhoun Ave-** No permit for a 3ft fence in the front of the property; found while on patrol 02/02/2026. First notice mailed 02/03/2026. Owner called into the office on 2/11/2026 stating she is out of the country. Will pull a permit when she is back stateside.

- **707 Bienville Blvd-** Called and spoke with owner on 01/26/2026 about the trash/junk in front of the property. Owner is in the process of selling the house and moving. Instructed to at least clean up the parts of the property that are visible from the public domain. Said everything should be completed and will have help within two weeks to have the entire property compliant. **FINAL NOTICE** mailed 2/10/2026. Giving the property two weeks to comply or charges will be filed.

- **1928 Bienville Blvd-** While on patrol 1/15/2026 it was found that the property has removed a concrete wall without a permit. First notice mailed 1/16/2026. First notice was returned to the office on 2/10/2026.

- **1200 Cove Ave-** Inoperable vehicle parked in the driveway of the property. Found while on patrol 1/12/2026. First notice mailed 1/13/2026. Second notice mailed 1/27/2026. All notices returned to the office and labeled "VACANT". Original notice posted to front door of property 02/03/2026.

- **425 Jackson Ave-** Inoperable vehicle found while on patrol 1/09/2026. First notice mailed 1/12/2026. Property compliant as of 1/20/2026.

- **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. Building official spoke with the contractor on 02/10/2026 about moving the dump trailer.

- **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. Reached out to the summons officer as to why this case is not moving forward. There have been several attempts to get the person served through phone calls and in person. Will continue to monitor the situation. **As of 02/11/2026 property is still non-compliant.**

- **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

- **113 Earle Taylor Lane-** Deep freezer left by the road for PW pickup; found while on patrol 1/29/2026. First notice mailed 1/30/2026. Property compliant as of 02/04/2026; case closed.

- **140 Keri Cove-** Land clearing without a permit, found while on patrol 1/29/2026. Permit pulled same day; case closed.

- **510 Seymour Ave-** Carport installed without a permit. Called in complaint 02/02/2026 and verified the same day. First notice mailed 02/04/2026. Permit applied for 02/06/2026; case closed.

- **207 Woodland Circle-** Inoperable black Toyota Camry with flat tires parked in the front yard of the property. First notice mailed 1/20/2026. **Property is compliant as of 1/29/2026; case closed.**

- **205 Woodland Circle-** Complaint of the property being occupied without power. Code enforcement called Mississippi power on 1/20/2026 to find out. Property does not have power proving it inhabitable according to the IPMC. First notice mailed to resident and owner 1/21/2026. Second notice mailed 1/30/2026. **CONDEMNED notice posted to front door of the property on 02/11/2026. Resident answered the door and was told to vacate the property.**

- **302 Simon Blvd-** received a called in complaint on 1/09/2026 about the trash cans being left roadside continuously. First notice mailed 1/12/2026. **Property compliant as of 1/20/2026;case closed.**

- **132 Woodland Circle-** Inoperable vehicle in front yard of property. First notice mailed 1/07/2026. Second notice mailed 1/21/2026. **CHARGES FILED 2/12/2026.**

- **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. **Received a phone call on 02/02/2026 from a neighbor reaching out (seen the letter posted to the front door). Stated he will "do some digging and reach back out to the code office". 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. Reached out to the summons officer as to why this case is not moving forward. There have been several attempts to get the person served through phone calls and in person. Will continue to monitor the situation. **Summons officer has not been able to locate the individual as of 1/28/2026.**

Ward #4

- **132 Holcomb Blvd-** Privacy fence in violation of city code. Found while on patrol 02/06/2026. First notice mailed 02/09/2026.

- **3605 Reeves Lane-** Inoperable vehicle found while on patrol 1/14/2026. Vehicle is a green Geo Tracker with both rear tires flattened; parked in the driveway. First notice mailed 1/15/2026. **Property compliant as of 2/11/2026; case closed.**

- **202 Morris Noble Rd-** Inoperable vehicle found while on patrol 1/08/2026. First notice mailed 1/09/2026. Second notice mailed 1/28/2026. **Final notice was posted to front door of the property 2/11/2026.**

- **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. Reached out to the summons officer as to why this case is not moving forward. There have been several attempts to get the person served through phone calls and in person. Will continue to monitor the situation. **Owner has been served, awaiting a court date.**

- **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. Reached out to the summons officer as to why this case is not moving forward. There have been several attempts to get the person served through phone calls and in person. Will continue to monitor the situation. **Owner has been served, awaiting a court date.**

Ward #5

- **105 Heron Cove-** Light pollution complaint emailed into the office on 2/02/2026. Excessive lighting complaint. First notice was mailed on 2/03/2026. Owner called and stated that the letter needed to go to the neighbor instead. First letter was sent to 106 instead of 105. Corrected letter mailed 2/10/2026.

- **411Woodward Drive-** F150 with multiple flat tires parked in driveway of the property; first notice mailed 2/12/2026.

- **6417 Palmetto Pointe Drive-** Privacy fence installed without a permit found while on patrol 02/04/2026. First notice mailed 02/05/2026. Property compliant as of 2/09/2026; case closed.

- **4006 Lacroux Ct-** Privacy fence being installed without a permit. Found while on patrol 1/28/2026. Permit pulled the same day; case closed.

- **1200 Magnolia Bayou Blvd.-** Patrol 1/21/2026 property has installed a new six-foot privacy fence without obtaining a permit. First notice mailed 1/22/2026. **Permit pulled 02/06/2026; case closed.**

- **1010 Magnolia Bayou Blvd.-** Patrol 1/21/2026 property has installed a new six-foot privacy fence without obtaining a permit. First notice mailed 1/22/2026. **Permit pulled 02/04/2026; case closed.**

- **106 Booth Circle-** Siding being installed without obtaining a permit. First notice mailed 1/16/2026. Permit obtained 1/20/2026; case closed

- **111 Industrial Park Circle**- received a complaint via e-mail the morning of 1/06/2025 concerning inoperable vehicles on the property. While on patrol the complaint was verified. There are eight (8) inoperable vehicles located on the side of the property. The sign posted at the corner of highway 90 is not permitted to be there also. First notice mailed 1/07/2025. Owner called the office on the afternoon of 1/13/2025 requesting an extension. One week extension granted. Will continue to monitor. **Seven of the vehicles have been removed from the property, trash remains. Keeping the case active until fully compliant.**

- **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. Reached out to the summons officer as to why this case is not moving forward. There have been several attempts to get the person served through phone calls and in person. Will continue to monitor the situation. **Owner has been served, awaiting a court date.**

- **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
    - **Waiting for a new trial date; municipal judge had to recuse himself due to conflict of interest**

- **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
- **Waiting for a new trial date; municipal judge had to recuse himself due to conflict of interest**

Ward #6

- **4202 Yosemite Drive-** Appliance containing freon left in the front yard of the property 2/10/2026. First notice mailed 2/21/2026.

- **5525 Hand Sheber Street**- Uninhabitable abandoned trailer on property. First notice mailed 1/27/2026. Trailer has been scrapped; property compliant as of 02/20/2026; case closed.

- **462 Palm Breeze Drive-** Inoperable gold Altima parked in driveway of property; found while on patrol 1/27/2026. Both rear tires are flat. First notice mailed 1/28/2026. **CHARGES FILED 2/11/2026.**

- **44 Lakeview Drive-** Renovations including siding and windows have been completed on the property. Found while on patrol 1/20/2026. First notice mailed 1/21/2026. Property compliant as of 1/26/2026; case closed.

- **115 Yellowstone Circle-** Washing machine in driveway found while on patrol 1/13/2026. First notice mailed 1/14/2026. Property compliant as of 1/20/2026; case closed.

- **108 Augustine Ct-** Renovations being made without obtaining a permit. First notice mailed 1/14/2026. Permit applied for on 1/21/2026; case closed.

- **4708 Gibson Road (Highland Park)-** Approximately eight (8) tires dumped in the ditch directly across from the entrance to the trailer park; found while on patrol 12/30/2025. First notice mailed 12/31/2025. Second notice mailed 1/14/2026. OSPD is involved with the tenant about removing the tires from the ditch. Will continue to monitor. **Property compliant as of 01/16/2026; 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. Second notice mailed 1/14/2026; fence is installed but there are no gates. Fence must be enclosed. Owner called into the office on the morning of 01/20/2026 and stated the contractor was busy and couldn't get back to finish. Said the work will be done this week. Will continue to monitor. **Property compliant; case closed as of 1/27/2026.**

City of Discovery
OCEAN SPRINGS
Code Enforcement

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 February 12, 2026

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

Dear Mayor and Board:

Please see attached tree application for the following address:

1.) 2712 Catherine Drive

Tree Application Report
Findings from the review of applications and site visits

1) Application for 2712 Catherine Dr **Owner: Debra Littlepage**

Request: Remove 1 Live Oak from front yard that is dying. Tree is in decline with less than 20% foliage.

Building Official: Recommend approving removal of Live Oak. The remaining leaves are dying and falling off.

#10958

RECEIVED
FEB 12 2026
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: 2/10/26

Address/Location of Work to be Performed: 2712 Catherine Dr.

Applicant Information:

Name: Southern Tree Surgery Email:

Phone: 228 369-5521 Alt Phone:

Owner Information (if different than applicant):

Name: Email:

Phone: Alt Phone :

Tree Contractor Information (if applicable):

Name: Todd Lipps Email: toddgci@yahoo.com

Phone: 228 369-5521 Alt Phone :

Description of work or alteration to be performed:

Remove one live oak from front yard that is dying. Tree is in decline with less than 20% ~~foliage~~ foliage.

Recommend Approving Removal of Live OAK, The Remaing Leaves Are Dying And Falling Off.

David [signature]
2/12/26

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)**

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: Stephen Glorioso, Director of Parks & Recreation

Re: Authorize and waive rental fee to allow Ocean Springs Chamber -Main Street to use the Senior Center during Spring Art Festival March 27- 29, 2026

Section: CONSENT AGENDA

Meeting Date: February 18, 2026

Authorize and waive the rental fee to allow Ocean Springs Chamber-Main Street to use the Senior Center during Springs Arts Festival March 27-29,2026

Thank You in advance for your consideration of this matter.

Ocean Springs
MISSISSIPPI
CHAMBER OF COMMERCE
MAINSTREET · TOURISM BUREAU

1000 Washington Avenue
Ocean Springs, MS 39564
Ph: 228-875-4424 Fax: 228-875-0332
www.oceanspringschamber.com
www.peterandersonfestival.com
www.facebook.com/oceanspringschamberofcommerce
Email: mail@oceanspringschamber.com

2026 Board of Directors

Dan Mobley
C. H. Fenstermaker
Chairman

Will Taylor
Glory Bound/The Lady May
Vice Chairman

Chris Crocker
Crocker Heating & Air
Secretary

Laken Maschmeier
Treasurer

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Trey Brennan
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Sandra Carter

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Jason Lowery
LSI Holdings, LLC

Dr. Bill Moore
MS Coast OB-Gyn

Zane Wells
Edward Jones

Carole Marie Stuart
Legacy Member

Shirley Leroy
Legacy Member

Cynthia Sutton
President & CEO

February 6, 2026

Re: Request to waive facility fees – Senior Citizen Center for Spring Arts

Dear Parks & Recreation Department Team,

On behalf of the Ocean Springs Chamber–Main Street, I would like to respectfully request consideration of waiving the facility usage fees for the Ocean Springs Senior Center in support of our upcoming Spring Arts Festival.

The Spring Arts Festival is scheduled to take place in downtown Ocean Springs on Saturday, March 28, and Sunday, March 29. We are requesting use of the Senior Center under a facility use agreement spanning Friday, March 27 through Sunday, March 29, to serve as our vendor hospitality space during the festival weekend. This space is essential for supporting our participating artists and vendors and contributes to the overall success and smooth operation of the event.

We sincerely appreciate your consideration of this request and your ongoing support of community events in Ocean Springs. Please let me know if you need any additional information or documentation from us.

Thank you for your time and consideration.

Warm regards,

Cynthia Sutton

Cynthia Sutton
CEO & President
Ocean Springs Chamber-Main Street
Tourism Bureau

Ocean Springs Senior Citizens Center Rental Agreeme

514 Washington Avenue, Ocean Springs, MS 39564
228-875-8665

You must be at least 21 years of age to rent the facility and sign this contract.
Prices are for a ten (12) hour period. This is a TOBACCO FREE facility.

Name: Cynthia Sutton Organization: O.S. Chamber-Main Stre

Address: 1000 Washington Ave. City: OS State: MS Zip: 39564

Date of Event: March 28 & 29 Type of Event: Spring Arts Fest.

Start Time: 9am End Time: 5pm

# of People: Vendor Hospitality (Maximum Capacity – 80)

Phone: Cell- 228-326-2668 Home- 228-875-4202 Work- 228-875-4424

OFFICIAL USE ONLY

Date Paid: Amount Paid:

Method of Payment: Check # Cash CC

Receipt #: Accepted By:

Balance Due:

Final Payment Due on or before:

Date Paid: Amount Paid:

Method of Payment: Check Cash CC

Receipt #: Accepted By:

Paid in Full:
Signature Date

RENTAL FEES

Facility Rental Fee	$200.00
*Deposit	$200.00

- Additional hours must be approved in advance. There will be a charge of $50.00/hour with a minimum of two (2) hours. Note: No additional hours can be purchased Monday-Friday.
- All rental fees must be paid prior to the date of the function. Failure to pay fees two (2) full weeks in advance will result in cancellation of the rental agreement.
- The deposit is due the DAY THE FACILITY IS BOOKED. The balance will be due two (2) weeks prior to the event.
- The deposit is REFUNDABLE after the event, provided there is no damage to the facility or its contents. If the event is cancelled before the rental date, or on the day of the event, the deposit is NON-REFUNDABLE.
- Deposit refund checks may take up to 30 days to be issued.

PLEASE INITIAL GDS

ALCOHOL

- No persons or group renting this facility will be permitted to SELL ALCOHOLIC BEVERAGES to the public unless the seller is Licensed and Bonded by the State of Mississippi. Groups are permitted to bring alcoholic beverages **for their Personal Consumption Only**.
- NO ONE UNDER THE AGE OF 21 WILL BE ALLOWED TO CONSUME ALCOHOL IN A CITY FACILITY (NO EXCEPTIONS).
- IF ANY TYPE OF ALCOHOL IS PRESENT ON THE PREMISES OF THIS FACILITY, YOU ARE REQUIRED TO HAVE SECURITY PRESENT.

SECURITY GUARDS AND CHAPERONES

FAILURE TO PROVIDE SECURITY WILL BE GROUNDS FOR IMMEDIATE CANCELLATION OF THE RESERVATION AND POSSIBLE FORFEITURE OF THE DEPOSIT.

The renter will be obligated to contact and select a security provider from a list of pre-approved security companies whose business license and bonds are on file with the City of Ocean Springs.

The security contract is strictly between the renter and selected security company.

Proof of a signed agreement with your selected security provider must be submitted to Ocean Springs Parks and Recreation no later than 30 days prior to your event.

There will be a City of Ocean Springs employee present at all times when the facility is reserved or occupied. This employee will be there to open and close the facility, and will control all equipment located on the premises of this facility; however, the City employee on duty will not handle or move property owned by those other than the City. THIS CITY EMPLOYEE WILL NOT ACT AS A CHAPERONE FOR ANY GROUP.

PLEASE INITIAL GDS

KITCHEN

There is a 220 sq. ft. kitchen with a three compartment pot sink, hand wash sink, 40lb. ice machine, stove with four gas burners, grill and convection oven available at no additional charge.

DECORATING

Decorating must be done during the time period you have reserved this facility. (If you wish to decorate the day before the event, you must pay the rental fee of $200.00).

- Materials such as tacks, nails, staples, glue, etc. may not be used to attach decorations to walls or tables. 3M packing tape may be used for applying decorations to wood surfaces. NO TAPE ON SHEETROCK WALLS.
- Damage to walls will result in loss of deposit and possible additional fees and charges.
- Decorations of any kind may not be attached to the ceiling tiles and/or grids.
- Rice and birdseed are permitted outdoors.
- Under no circumstances are tables, chairs, or any equipment/furniture to be removed from this facility.
- If serving food and/or drinks, all tables must be covered with some type of tablecloth.
- No spray glue, bottled bubbles, smoke machines, spray glitter, spray paint, or any type of aerosol adhesives will be allowed in the facility.
- Changing the appearance of this building other than normal decorating is NOT PERMITTED.

TABLES AND CHAIRS AVAILABLE

Twelve (12) 8 Ft. Rectangular Tables	80 Chairs

CAPACITY AND SEATING

80 Banquet / Auditorium	or	200 Standing

RENTAL PROCEDURES

- Any food remaining from the event must be removed from the facility. If any food is left, it will be disposed of immediately after the event.
- All functions **must shut down one hour prior to end time** for cleaning, removing food, decorations, and equipment/ furniture belonging to the renter. This includes shutting down music and stop serving alcohol. The City of Ocean Springs will not be responsible for any items left in the facility following the conclusion of the reserved event.
- Gambling in any form is strictly prohibited.
- No animals other than service dogs are allowed in the facility.
- Maintaining order and control over all persons or guests in the group and encouraging them to abide by all the policies and procedures of this facility during the reserved period of time is the renter's responsibility.

FAILURE TO COMPLY WITH THESE REGULATIONS MAY RESULT IN LOSS OF ALL OR PORTIONS OF THE DEPOSIT TO COVER APPLICABLE FEES.

Renter, including his/her/its heirs, member, assigns, agents, and/or representatives, agrees that The City shall not be liable for any injury or damages, whether to person or property, originating in contract, tort, equity, or otherwise, associated with Renter's use of the facility, inside or outside the subject building. Renter further agrees to hold harmless, defend, release, covenant not to sue, and indemnify The City for any and all liability, claims, demands, actions, and causes of action whatsoever arising out of or related to any loss, damage, or injury that may be sustained by Renter, a third party, and/or any other person, whether based in tort, contract, or equity, whether caused by the negligence of The City or otherwise, that is in any way associated with Renter's use of the Facility.

PLEASE INITIAL CDS

Renters are responsible for the cost and repair or replacement of any Senior Citizens Center property (e.g. buildings, grounds, contents, or equipment) which is damaged or destroyed by the renter or anyone attending the function during an event covered by the rental contract. The cost of such repair or replacement will be determined by the City and deducted from the deposit. Any remaining costs not covered by the deposit will be paid in full by the renter up to the amount of the insurance policy deductible. Any damage to any property of the City of Ocean Springs must be reported to the event technician immediately.

PLEASE INITIAL CDS

Rental Facilities Department
228-875-8665.

In case of emergency please call:
Stephen Glorioso *662-721-3873*

IMPORTANT NOTICE

THE ENTIRE FACILITY IS TOBACCO FREE, INCLUDING NO ELECTRONIC SMOKING DEVICES. THERE WILL BE NO EXCEPTIONS. IF THIS POLICY IS NOT ENFORCED WITH YOUR GUESTS, YOU WILL FORFEIT YOUR DEPOSIT.

Please indicate below if alcohol will be served at this event.

Alcohol Served (Y/(N))

E-SIGNATURE

Cynthia Sutton/OS Chamber 2/6/26

Responsible Party's Signature Date

Cynthia Sutton/OS Chamber cynthia@oceansprings chamber.com

Printed Name (for Hand-filled Forms only) Email

CHAPERONE LIST

Name	Phone Number

RES 2026-DRAFT

RESOLUTION OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI TO SELL SURPLUS PERSONAL PROPERTY WITH A VALUE OF LESS THAN ONE THOUSAND DOLLARS ($1000.00)

WHEREAS, Mississippi Code Annotated Section 17-25-25 permits the City to dispose of personal property with a value of less than One Thousand Dollars ($1000.00) through private sale; and

WHEREAS, the City, through its Public Works Department, has accumulated scrap metal with an estimated value of Nine Hundred Ninety-Nine Dollars ($999.00); and

WHEREAS, the City has determined that the removal of said scrap metal from the Public Works Department grounds is necessary and appropriate; and

WHEREAS, the Mayor and Board of Aldermen find that it is in the best interest of the citizens of Ocean Springs to sell the scrap metal at private sale in accordance with Section 17-25-25; and

WHEREAS, the proceeds of the sale shall be deposited in a properly approved depository to the credit of the appropriate fund; and

WHEREAS, the Board of Aldermen has determined that no official or employee of the City shall derive any personal economic benefit from this sale;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi on the 18th day of February 2026.

_____ _____

Mayor Bobby Cox **City Clerk Christine Millard**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 03845 - ABC GLASS					
ABC GLASS	2.2.26	plexiglass for windows at Ryan Youth Center	Pre-cut tinted plexiglass for windows at RYC	001-552-630-0000	1,153.86
				Vendor 03845 - ABC GLASS Total:	**1,153.86**
Vendor: 04470 - ACE DATA STORAGE					
ACE DATA STORAGE	0205550	SHREDDING SERVICES FOR CITY HALL & COURT	COURT DEPT SHREDDING SERVICE	001-110-600-0600	55.00
ACE DATA STORAGE	0205550	SHREDDING SERVICES FOR CITY HALL & COURT	CITY HALL SHREDDING SERVICES	001-140-600-0600	55.00
				Vendor 04470 - ACE DATA STORAGE Total:	**110.00**
Vendor: 05775 - ACLARA TECHNOLOGIES LLC					
ACLARA TECHNOLOGIES LLC	446289077	ACLARAONE MAINTENANCE RENEWAL JAN - DEC 2026	ACLARAONE MAINTENANCE RENEWAL JAN - DEC 2026	401-710-918-0000	44,559.00
				Vendor 05775 - ACLARA TECHNOLOGIES LLC Total:	**44,559.00**
Vendor: 038101 - ADAM MEADOWS					
ADAM MEADOWS	INV0034216	LOBBY CONCIERGE 1/6 - 1/29	LOBBY CONCIERGE 1/6 - 1/29	001-196-688-0000	160.00
				Vendor 038101 - ADAM MEADOWS Total:	**160.00**
Vendor: 04580 - AGJ SYSTEMS & NETWORKS INC					
AGJ SYSTEMS & NETWORKS I...	129017LIT	IN-HOUSE EMAIL SEARCH - LITIGATION	IN-HOUSE EMAIL SEARCH - LITIGATION	001-120-600-0603	150.00
AGJ SYSTEMS & NETWORKS I...	129018	MCOK Network-Wireless Internet	8 Port PoE Lite Switch	336-190-901-0000	283.40
AGJ SYSTEMS & NETWORKS I...	129018	MCOK Network-Wireless Internet	MCOK Network/Wireless - WiFi Access Point	336-190-901-0000	1,163.50
AGJ SYSTEMS & NETWORKS I...	129018	MCOK Network-Wireless Internet	Professional Services	336-190-901-0000	562.50
AGJ SYSTEMS & NETWORKS I...	129018	MCOK Network-Wireless Internet	Shipping	336-190-901-0000	25.00
AGJ SYSTEMS & NETWORKS I...	129018	MCOK Network-Wireless Internet	UPS 1500 - 2U Rack or Tower	336-190-901-0000	1,645.74
AGJ SYSTEMS & NETWORKS I...	129019	Print Server	Print Server	001-140-602-0000	2,110.50
AGJ SYSTEMS & NETWORKS I...	129019	Print Server	Print Server	401-300-602-0000	1,039.50
AGJ SYSTEMS & NETWORKS I...	129020	12ft printer cord	12ft printer cord	001-200-603-0000	15.98
AGJ SYSTEMS & NETWORKS I...	128714	AGJ IT MONTHLY CONTRACT	EMAIL HOSTING AGREEMENT	001-140-602-0000	1,444.12
AGJ SYSTEMS & NETWORKS I...	128714	AGJ IT MONTHLY CONTRACT	EMAIL HOSTING AGREEMENT	401-300-602-0000	481.38
AGJ SYSTEMS & NETWORKS I...	128715	AGJ IT MONTHLY CONTRACT	AGREEMENT BACKUP & DISASTER RECOVERY SERVER	001-140-602-0000	487.50
AGJ SYSTEMS & NETWORKS I...	128715	AGJ IT MONTHLY CONTRACT	ADDITIONAL BACKUP & DISASTER RECOVER	001-140-603-0000	150.75
AGJ SYSTEMS & NETWORKS I...	128715	AGJ IT MONTHLY CONTRACT	AGREEMENT BACKUP & DISASTER RECOVERY SERVER	401-300-602-0000	162.50
AGJ SYSTEMS & NETWORKS I...	128715	AGJ IT MONTHLY CONTRACT	ADDITIONAL BACKUP & DISASTER RECOVER	401-300-603-0000	74.25
AGJ SYSTEMS & NETWORKS I...	128716	AGJ IT MONTHLY CONTRACT	MFA FOR AD AGREEMENT	001-140-602-0000	475.12
AGJ SYSTEMS & NETWORKS I...	128716	AGJ IT MONTHLY CONTRACT	MFA FOR AD AGREEMENT	401-300-602-0000	158.38
AGJ SYSTEMS & NETWORKS I...	MSP-128713	AGJ IT MONTHLY CONTRACT	MSP COMPLETE CARE AGREEMENT	001-140-602-0000	7,650.00
AGJ SYSTEMS & NETWORKS I...	MSP-128713	AGJ IT MONTHLY CONTRACT	ONSITE RESOURCEE AT PD	001-200-600-0600	2,500.00
AGJ SYSTEMS & NETWORKS I...	MSP-128713	AGJ IT MONTHLY CONTRACT	MSP COMPLETE CARE AGREEMENT	401-300-602-0000	2,550.00
				Vendor 04580 - AGJ SYSTEMS & NETWORKS INC Total:	**23,130.12**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 03536 - AIRGAS GULF STATES, INC.					
AIRGAS GULF STATES, INC.	5522325805	Cylinder Rental Acetylene/Argon/OxygenOct25 -Sept26	Cylinder Rental Acetylene/Argon/OxygenOct24 -Sept25	001-350-635-0000	1,170.61
				Vendor 03536 - AIRGAS GULF STATES, INC. Total:	**1,170.61**
Vendor: 032781 - ALLRED STOLARSKI ARCHITECTS					
ALLRED STOLARSKI ARCHITEC...	202527-03	TACONI GYM WINDOW REPLACEMENT	TACONI GYM WINDOW REPLACEMENT	336-190-901-0000	356.24
				Vendor 032781 - ALLRED STOLARSKI ARCHITECTS Total:	**356.24**
Vendor: 06040 - AMAZON CAPITAL SERVICES					
AMAZON CAPITAL SERVICES	1JW3-YLHP-FRM4	1099 NEC TAX FORM	1099 NEC TAX FORM ENVELOPES 100 ENVELOPES	001-140-560-0000	36.71
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Hasbro Gaming Life board game (supermario edition)	001-550-540-0540	17.50
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Asmodee Ticket to Ride board game	001-550-540-0540	27.99
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	SchoolSmart white paper craft roll 36"x1000	001-550-540-0540	61.94
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	ANJAYLIA 20 LED star string lights 10ft	001-550-540-0540	7.99
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Wooden Face changing magic cube game	001-550-540-0540	15.00
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Connect 4 Frenzy game	001-550-540-0540	9.52
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Apluses 45pcs magnetic blocks	001-550-540-0540	16.56
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Hasbro Gaming Clue Junior board game	001-550-540-0540	17.13
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Guess the Gibberish card game	001-550-540-0540	19.99
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	Tower Stack game	001-550-540-0540	9.50
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	yeesport 48pcs stacking cups game	001-550-540-0540	27.88
AMAZON CAPITAL SERVICES	1FT7-QQFK-NL1Q	Games and activities for after school program	USA map tapestry 40"x30"	001-550-540-0540	9.89
AMAZON CAPITAL SERVICES	1WVR-GFLX-HPMV	SHARP TONER FOR BUILDING	MX3050 ALL COLORS	001-191-560-0000	146.53
				Vendor 06040 - AMAZON CAPITAL SERVICES Total:	**424.13**
Vendor: 03798 - AMERICAN GLASS SERVICES, LLC					
AMERICAN GLASS SERVICES, L...	74068	Windshield repair for Truc...	DW01658GBY - Windshield Truck #22	401-751-630-0000	285.00
				Vendor 03798 - AMERICAN GLASS SERVICES, LLC Total:	**285.00**
Vendor: 05785 - AMERICAN MUNICIPAL SERVICES					
AMERICAN MUNICIPAL SERVI...	157595	COURT COLLECTION FEES JAN 2026	COURT COLLECTION FEES JAN 2026	001-001-130-0053	55.00
AMERICAN MUNICIPAL SERVI...	62870	COLLECTION FEES - WATER DEPT	PAYMENTS MADE DIRECTLY TO CITY THROUGH 10/4/24	401-001-020-0001	482.86
				Vendor 05785 - AMERICAN MUNICIPAL SERVICES Total:	**537.86**
Vendor: 00281 - AMERICAN PLANNING ASSOCIATION					
AMERICAN PLANNING ASSOCI...	0007477	APA MEMBERSHIP FEES - S. WILLIAMS	APA MEMBERSHIP FEES - S. WILLIAMS	001-190-686-0000	104.00
				Vendor 00281 - AMERICAN PLANNING ASSOCIATION Total:	**104.00**
Vendor: 05962 - ARISTA INFORMATION SYSTEMS, INC					
ARISTA INFORMATION SYSTE...	INV-AIS-0013507	WATER BILL PDF, PRINTING, POSTAGE JAN 2026	WATER BILL PDF	401-710-606-0000	137.50
ARISTA INFORMATION SYSTE...	INV-AIS-0013507	WATER BILL PDF, PRINTING, POSTAGE JAN 2026	WATER BILL POSTAGE	401-710-606-0000	4,525.65
ARISTA INFORMATION SYSTE...	INV-AIS-0013507	WATER BILL PDF, PRINTING, POSTAGE JAN 2026	WATER BILL PRINTING	401-710-606-0000	1,050.00
				Vendor 05962 - ARISTA INFORMATION SYSTEMS, INC Total:	**5,713.15**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 05619 - AT&T MOBILITY					
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - WARD 2	001-001-023-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - WARD 4	001-001-023-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - MAYOR IPAD	001-120-611-0000	40.73
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - MAYOR	001-120-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - MAYOR ASST	001-120-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - CITY CLERK	001-140-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - K. JOHNSON	001-180-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - BLDG	001-191-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - FIRE MARSHALL	001-260-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - FIRE CHIEF	001-260-611-0000	46.57
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - FIRE IPADS	001-260-611-0000	81.46
AT&T MOBILITY	842X02052026	FIRSTNET SERVICES THROUGH 1/27/26	FIRSTNET SERVICES - PW ADMIN	001-300-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES PROJECT MGR	001-120-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES HUMAN RESOURCES	001-180-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	PLANNING DIRECTOR	001-190-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES BUILDING	001-191-611-0000	139.71
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES ANIMAL CONTROL	001-200-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	IPAD 228-282-0587	001-260-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	FIRE INSPECTOR IPAD	001-260-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	FIRE IPAD 228-278-8146	001-260-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES PW ADMIN	001-300-611-0000	46.57
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES STREET	001-301-611-0000	17.53
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES DRAINAGE	001-352-611-0000	64.10
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	DRAINAGE IPAD 8195090	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	M7 PRO HOTSPOT	001-550-611-0000	12.33
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES PARKS DEPT	001-550-611-0000	279.42
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	HOTSPOT	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	GAY LEMON	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	NETGEAR NIGHTHAWK	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	HOTSPOT - 3271656	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	GROUND PARKS IPAD	001-550-611-0000	12.33
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	BUILDING MAINT IPAD	001-550-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	WATER IPAD 4	401-710-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	WATER IPAD 3	401-710-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	WATER IPAD 1	401-710-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	WATER IPAD 2	401-710-611-0000	40.73
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES WATER BILLING	401-710-611-0000	93.14
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES WATER DEPT	401-750-611-0000	93.14
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	CITY CELL PHONES SEWER DEPT	401-751-611-0000	93.14
AT&T MOBILITY	929X02052026	CITY CELL PHONES JAN 2026	SEWER IPAD	401-751-611-0000	40.73
				Vendor 05619 - AT&T MOBILITY Total:	**2,195.80**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 04938 - ATCO INTERNATIONAL					
ATCO INTERNATIONAL	I0653869	Nitty Gritty hand wipes for pw depts	4915 Nitty-Gritty Hand wipes (6 per case)	001-301-560-0000	487.50
ATCO INTERNATIONAL	I0653869	Nitty Gritty hand wipes for pw depts	4915 Nitty-Gritty Hand wipes (6 per case)	401-750-560-0000	487.50
ATCO INTERNATIONAL	I0653869	Nitty Gritty hand wipes for pw depts	4915 Nitty-Gritty Hand wipes (6 per case)	401-751-560-0000	975.00
				Vendor 04938 - ATCO INTERNATIONAL Total:	**1,950.00**
Vendor: 00943 - AUTO TRUCK & TRAILER PARTS INC					
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750037 washer	001-352-563-0000	3.20
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750042 washer	001-352-563-0000	3.60
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750042	001-352-563-0000	2.55
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750008 nut	001-352-563-0000	16.20
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750007	001-352-563-0000	10.65
AUTO TRUCK & TRAILER PARTS..	327159	Repair parts for drainag...	8750038 lock	001-352-563-0000	1.10
AUTO TRUCK & TRAILER PARTS..	328402	Repair part for Dump Truck #111	D-2 Governor #111 Dump Truck	001-352-563-0000	19.95
AUTO TRUCK & TRAILER PARTS..	329234	Repair part for #121 Drainage	KN13111X air compressor #121	001-352-563-0000	1,450.00
				Vendor 00943 - AUTO TRUCK & TRAILER PARTS INC Total:	**1,507.25**
Vendor: 06158 - AUTOZONE PARTS, INC					
AUTOZONE PARTS, INC	00216887187	NOCO JUMP STARTER	NOCO 4250 AMPS 12 VOLT ULTRASAFE JUMP STARTER	001-301-548-0000	665.98
AUTOZONE PARTS, INC	00216887187	NOCO JUMP STARTER	NOCO 4250 AMPS 12 VOLT ULTRASAFE JUMP STARTER	001-352-548-0000	332.99
AUTOZONE PARTS, INC	00216887187	NOCO JUMP STARTER	NOCO 4250 AMPS 12 VOLT ULTRASAFE JUMP STARTER	401-750-548-0000	332.99
AUTOZONE PARTS, INC	00216887187	NOCO JUMP STARTER	NOCO 4250 AMPS 12 VOLT ULTRASAFE JUMP STARTER	401-751-548-0000	332.99
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 27DC-DL Duralast / Group Size 27 TRL 12	001-301-563-0000	127.99
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 26-DL ProPower Plus / Battery #90	001-301-563-0000	118.55
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: U1R-3 Battery Installation / Battery Stadi	001-301-563-0000	65.99
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 31-950 ProPower Plus/Battery 194 &101	001-301-563-0000	314.06
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 65-DLG ProPower Ultra/Battery 16,31,44,52	001-301-563-0000	337.98
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 24-DLG ProPower Ultra / Battery #47 Street	001-301-563-0000	145.99
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 65-DLG ProPower Ultra/Battery 16,31,44,52	001-351-563-0000	168.99
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 31-950 ProPower Plus/Battery 194 &101	401-750-563-0000	157.03
AUTOZONE PARTS, INC	00216908191	Replacement Batteries for PW Vehicles & equipment	Part #: 65-DLG ProPower Ultra/Battery 16,31,44,52	401-750-563-0000	168.99
				Vendor 06158 - AUTOZONE PARTS, INC Total:	**3,270.52**
Vendor: 04613 - BEARD EQUIPMENT COMPANY					
BEARD EQUIPMENT COMPANY	2219287	JOHN DEERE 5055D TRACTOR CLUTCH	clutch repair	001-550-560-0000	313.75
				Vendor 04613 - BEARD EQUIPMENT COMPANY Total:	**313.75**
Vendor: 03467 - BILOXI TENT & AWNING CO, INC.					
BILOXI TENT & AWNING CO, I...	1.29.26	LIBRARY AWNING	INSTALL AWNING OVER REAR DOOR	101-510-630-0000	2,750.00
				Vendor 03467 - BILOXI TENT & AWNING CO, INC. Total:	**2,750.00**
Vendor: 04289 - BOBBY TYSON'S TIRE & AUTOMOTIVE					
BOBBY TYSON'S TIRE & AUTO...	361640	12/9/24 REPAIRS TO PARKS UNIT 12	SERPENTINE BELT AND ALTERNATOR	001-550-630-0000	668.04
				Vendor 04289 - BOBBY TYSON'S TIRE & AUTOMOTIVE Total:	**668.04**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 06210 - BOTTOM 2 TOP CONSTRUCTION LLC					
BOTTOM 2 TOP CONSTRUCTI...	18238-3	LIFT STATION 68 AND EAST SIDE SEWER 12/16 - 1/15	LIFT STATION 68 AND EAST SIDE SEWER	324-331-911-0000	236,145.68
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Construction Foreman	336-190-901-0000	7,920.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Equipment Operator	336-190-901-0000	7,200.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	3/4" Ton Pickup Truck	336-190-901-0000	4,500.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Dump Truck	336-190-901-0000	7,200.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Pipe Layer	336-190-901-0000	6,120.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Laborer	336-190-901-0000	5,400.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Ground Penetrating Radar Locator	336-190-901-0000	3,000.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	LABOR-waterline-Russell - WORK ORDER	336-190-901-0000	2,500.00
BOTTOM 2 TOP CONSTRUCTI...	1921	Russell-Waterline Replacement LABOR	Mini Excavator	336-190-901-0000	7,200.00
BOTTOM 2 TOP CONSTRUCTI...	1922	Russell Waterline Materials	Water Service (EA)	336-190-901-0000	4,384.55
BOTTOM 2 TOP CONSTRUCTI...	1922	Russell Waterline Materials	ADDITIONAL MATERIAL COST	336-190-901-0000	11,726.09
BOTTOM 2 TOP CONSTRUCTI...	1922	Russell Waterline Materials	RussellAveWaterline - 10" C900 (LF)	336-190-901-0000	14,300.00
BOTTOM 2 TOP CONSTRUCTI...	1922	Russell Waterline Materials	Inserta Valve (EA)	336-190-901-0000	21,523.98
				Vendor 06210 - BOTTOM 2 TOP CONSTRUCTION LLC Total:	**339,120.30**
Vendor: 039301 - BRIAN THOMPSON					
BRIAN THOMPSON	INV0034217	WINTER BASKETBALL REFEREE 1/12 - 1/27	WINTER BASKETBALL REFEREE 1/12 - 1/27	001-550-688-0000	70.00
BRIAN THOMPSON	INV0034388	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	245.00
				Vendor 039301 - BRIAN THOMPSON Total:	**315.00**
Vendor: 04540 - BROWN, MITCHELL & ALEXANDER, INC					
BROWN, MITCHELL & ALEXA...	26806	GENERAL ENGINEERING JAN 2026	GENERAL ENGINEERING JAN 2026	001-120-600-0612	1,153.75
BROWN, MITCHELL & ALEXA...	26807	DEANA RD IMPROVEMENTS JAN 2026	DEANA RD IMPROVEMENTS JAN 2026	100-301-911-0000	2,925.00
BROWN, MITCHELL & ALEXA...	26808	FORT BAYOU STORM DRAIN JAN 2026	FORT BAYOU STORM DRAIN	324-334-911-0000	9,350.00
				Vendor 04540 - BROWN, MITCHELL & ALEXANDER, INC Total:	**13,428.75**
Vendor: 01362 - BSN SPORTS SPORT SUPPLY GROUP INC					
BSN SPORTS SPORT SUPPLY G...	932970255	Outdoor Basketball Rims	OUTDOOR FLEX GOAL GMC=5"X5"	008-550-916-0000	1,049.95
				Vendor 01362 - BSN SPORTS SPORT SUPPLY GROUP INC Total:	**1,049.95**
Vendor: 03204 - C SPIRE WIRELESS					
C SPIRE WIRELESS	INV0034464	ACCT 0030078484	ROCKET MODEMS FOR POLICE CARS	001-200-611-0000	1,517.12
				Vendor 03204 - C SPIRE WIRELESS Total:	**1,517.12**
Vendor: 035791 - CAMERON ROBINSON					
CAMERON ROBINSON	INV0034389	WINTER BASKETBALL SCOREKEEPING 1/28 - 2/10	WINTER BASKETBALL SCOREKEEPING 1/28 - 2/10	001-550-688-0000	60.00
				Vendor 035791 - CAMERON ROBINSON Total:	**60.00**
Vendor: 01471 - CENTER FOR GOVERNMENT AND COMMUNITY DEVELOPMENT					
CENTER FOR GOVERNMENT A...	INV0034218	SPRING CMC PROGRAM C. MILLARD	SPRING CMC PROGRAM C. MILLARD	001-140-605-0607	325.00
CENTER FOR GOVERNMENT A...	INV0034219	SPRING CMC PROGRAM - A. CARTER	SPRING CMC PROGRAM - A. CARTER	001-140-605-0607	325.00
				Vendor 01471 - CENTER FOR GOVERNMENT AND COMMUNITY DEVELOPMENT Total:	**650.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 00039 - CENTRAL PIPE SUPPLY, INC.					
CENTRAL PIPE SUPPLY, INC.	S100441037.001	New PW Waterline Materials	DI MJ TEE HEAD BOLT W/ NUT3/4" X 3 1/2" Pn: 1846	336-190-901-0000	447.00
CENTRAL PIPE SUPPLY, INC.	S100441037.001	New PW Waterline Materials	TylerUnionLockingGland 6"_PVC PipeTurfgrip#113942	336-190-901-0000	329.28
CENTRAL PIPE SUPPLY, INC.	S100441037.001	New PW Waterline Materials	NEW PW Waterline: DI MJ 45 ELL 6", Pn: 2276	336-190-901-0000	594.00
				Vendor 00039 - CENTRAL PIPE SUPPLY, INC. Total:	**1,370.28**
Vendor: 05654 - CHANCELLOR, INC.					
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI RB-100/75 3/4TO1/2 RED BUSHING	001-301-566-0000	1.29
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	PVC 3/4-PVC-2-HOLE-COND-CLAMP	001-301-566-0000	2.47
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	CON 21120700 3/4 RIGID CON CPLGS GAL	001-301-566-0000	1.82
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	CON 25020701 3/4 X CL COND NIP GAL	001-301-566-0000	1.75
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	PVC 3/4-PVC-TERM-ADPT	001-301-566-0000	0.46
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI SLN-75 3/4 STL LOCKNUT	001-301-566-0000	0.46
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	PVC 3/4-PVC-COND-CPLG	001-301-566-0000	0.24
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI SLN-100 1IN STL LOCKNUT	001-301-566-0000	0.20
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI EC-75 3/4 AL SVC ENTR CAP	001-301-566-0000	4.07
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ILS CGRC-58 5/8 GRND ROD CLAMP	001-301-566-0000	4.08
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI ON-100 1IN OFFSET NIPPLE	001-301-566-0000	2.56
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI WH-75 3/4 ZINC W/T HUB	001-301-566-0000	8.07
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	MIL A7515 1-1/4 UNIT HUB	001-301-566-0000	9.54
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	WIR BARE-SD-4-SOL-CU-1000R WIRE	001-301-566-0000	10.93
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	GEI TL412R1 125A LD-CNTR	001-301-566-0000	55.69
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	MIL U7487-RL-TG 125A 4MTR SKT	001-301-566-0000	66.29
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	GEI THQL1120 1P 20A 120V PLUG-IN CB	001-301-566-0000	8.45
CHANCELLOR, INC.	030290577-01	Repair parts for School Flashing Lights	ORI RB-125/75 1-1/4X3/4 RED BSHG	001-301-566-0000	2.64
CHANCELLOR, INC.	040181226-01	Electrical supplies/repair parts for Lift stationa	SQD QOU240 MINIATURE CIRCUIT	401-751-571-0000	468.04
CHANCELLOR, INC.	040181226-01	Electrical supplies/repair parts for Lift stationa	SQD 8910DPA43V02 CONTACTOR 600VAC	401-751-571-0000	651.60
CHANCELLOR, INC.	030293071-01	Electrical repair parts	TOP P473 1IN GRY NYL L/T CONN	001-351-563-0000	27.36
CHANCELLOR, INC.	030293071-01	Electrical repair parts	NSI VM-A-48 NSI SPECIAL	001-351-563-0000	237.50
				Vendor 05654 - CHANCELLOR, INC. Total:	**1,565.51**
Vendor: 00326 - CHEMSEARCH					
CHEMSEARCH	9379373	CHEETAH PRO WEED Killer for city wide use	12093593 CHEETAH PRO, 2 X 2.5 GL	001-301-543-0000	4,180.95
CHEMSEARCH	9447879	(Citraflow)Drain Maintenance Agreement Oct25-Sep26	Citraflow(Drain Maintenance Agreement)Oct25-Sept26	401-751-543-0000	3,622.80
CHEMSEARCH	9474545	Drain Maintenance (Ecoflow) Oct2025-Sept2026	Ecoflow Drain Maintenance Oct 2025 - Sept 2026	401-751-543-0000	2,436.76
				Vendor 00326 - CHEMSEARCH Total:	**10,240.51**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 06150 - CINTAS CORPORATION					
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	200.78
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	37.56
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	28.36
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.55
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	113.25
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.50
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	RESTOCKING FEE - 0023	401-300-535-0530	12.00
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.42
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4257183930	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.52
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.24
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	208.25
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	27.71
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	36.70
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.21
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.22
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.42
CINTAS CORPORATION	4257926320	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	98.31
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	001-300-535-0530	7.63
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	001-300-535-0530	27.71
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	001-300-535-0530	36.70
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	001-300-535-0530	201.09
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	001-300-535-0530	13.24
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	EMBLEM ADVANTAGE	401-300-535-0530	4.42
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	4 X 6 BLACK MAT	401-300-535-0530	7.62
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	UNIFORM SERVICE PUBLIC WORKS	401-300-535-0530	108.57
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	RESTOCKING FEE - 0023	401-300-535-0530	6.00
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	UNIFORM ADVANTAGE	401-300-535-0530	12.22

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
CINTAS CORPORATION	4258666785	UNIFORM SERVICE PUBLIC WORKS	PREP ADVANTAGE	401-300-535-0530	9.21
				Vendor 06150 - CINTAS CORPORATION Total:	**1,306.91**
Vendor: 00051 - COAST CHLORINATOR & PUMP CO INC					
COAST CHLORINATOR & PUMP..	79737	Chlorine Service Contract Water Wells Oct25-Sept26	Chlorine Servicet Water Wells Oct 2025 - Sept 2026	401-750-630-0000	647.00
				Vendor 00051 - COAST CHLORINATOR & PUMP CO INC Total:	**647.00**
Vendor: 06156 - COAST ELEVATORS					
COAST ELEVATORS	25-0080	MONTHLY ELEVATOR MAINTENANCE FEBRUARY 2026	MONTHLY ELEVATOR MAINTENANCE FEBRUARY 2026	001-196-630-0000	341.37
				Vendor 06156 - COAST ELEVATORS Total:	**341.37**
Vendor: 01714 - COASTAL FIRE AND SAFETY, LLC					
COASTAL FIRE AND SAFETY, LLC	38109	MONTHLY FIRE / BURGLAR ALARM MONITORING	CITY HALL	001-140-600-0600	95.00
COASTAL FIRE AND SAFETY, LLC	38109	MONTHLY FIRE / BURGLAR ALARM MONITORING	COMMUNITY CENTER	001-194-600-0600	70.00
COASTAL FIRE AND SAFETY, LLC	38109	MONTHLY FIRE / BURGLAR ALARM MONITORING	CIVIC CENTER	001-195-600-0600	70.00
COASTAL FIRE AND SAFETY, LLC	38109	MONTHLY FIRE / BURGLAR ALARM MONITORING	Alarm Monitoring	001-196-600-0600	70.00
COASTAL FIRE AND SAFETY, LLC	38109	MONTHLY FIRE / BURGLAR ALARM MONITORING	LIBRARY	101-510-630-0000	45.00
				Vendor 01714 - COASTAL FIRE AND SAFETY, LLC Total:	**350.00**
Vendor: 035481 - COASTAL PAINTING & GENERAL CONTRACTING INC					
COASTAL PAINTING & GENER...	1060	Gov. St. Boardwalk Repair	GOV ST Boardwalk - Treated Decking 600' Resurface	336-190-901-0000	45,250.00
				Vendor 035481 - COASTAL PAINTING & GENERAL CONTRACTING INC Total:	**45,250.00**
Vendor: 00618 - CONSOLIDATED PIPE & SUPPLY CO INC					
CONSOLIDATED PIPE & SUPPL...	MS03714226	MATERIALS AND SUPPLIES	REED COUPLING CP15 COUPLING	401-710-548-0000	52.00
CONSOLIDATED PIPE & SUPPL...	MS03714226	MATERIALS AND SUPPLIES	REED PUMP STICK	401-710-548-0000	354.00
CONSOLIDATED PIPE & SUPPL...	MS03714226	MATERIALS AND SUPPLIES	REEDC HOSE 7FT	401-710-548-0000	170.00
CONSOLIDATED PIPE & SUPPL...	MS03714226	MATERIALS AND SUPPLIES	REED PUMP STICK	401-750-548-0000	354.00
CONSOLIDATED PIPE & SUPPL...	MS03714226	MATERIALS AND SUPPLIES	REED HAND PUMP MP175-6	401-750-560-0000	1,089.00
CONSOLIDATED PIPE & SUPPL...	MS03714637	DWF 36-1-LID HEAVY DUTY	DWF 36M-1-LID HEAVY DUTY	401-710-918-0000	550.00
				Vendor 00618 - CONSOLIDATED PIPE & SUPPLY CO INC Total:	**2,569.00**
Vendor: 03224 - COURTNEY FARMS					
COURTNEY FARMS	11545	Plant Material for city wide use	4" Viola flat	001-353-546-0000	90.00
COURTNEY FARMS	11545	Plant Material for city wide use	6" viola	001-353-546-0000	66.00
COURTNEY FARMS	11545	Plant Material for city wide use	1 gal Lantana	001-353-546-0000	40.00
COURTNEY FARMS	11545	Plant Material for city wide use	4" petunia	001-353-546-0000	50.00
COURTNEY FARMS	11545	Plant Material for city wide use	4" pw Alyssum	001-353-546-0000	60.00
				Vendor 03224 - COURTNEY FARMS Total:	**306.00**
Vendor: 06049 - CROCKER HEATING & AIR INC					
CROCKER HEATING & AIR INC	I-22797-1	New heat kit for heater at Taconi Headstart	Commercial diagnostics	551-551-630-0000	125.00
CROCKER HEATING & AIR INC	I-22797-1	New heat kit for heater at Taconi Headstart	Rheem heat kit	551-551-630-0000	240.00
CROCKER HEATING & AIR INC	I-22801-1	RYC voting precinct AC/Heat repairs	compressor replacement cont'd	001-140-643-0000	100.00
CROCKER HEATING & AIR INC	I-22801-1	RYC voting precinct AC/Heat repairs	Refrigerant	001-140-643-0000	400.00
CROCKER HEATING & AIR INC	I-22801-1	RYC voting precinct AC/Heat repairs	Compressor replacement	001-552-630-0000	400.00
CROCKER HEATING & AIR INC	I-22801-1	RYC voting precinct AC/Heat repairs	Compressor	001-552-630-0000	1,400.00
CROCKER HEATING & AIR INC	I-22760-1	Repairs to heater at Moving Arts Center/pottery	Commercial diagnostics	001-550-630-0000	125.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
CROCKER HEATING & AIR INC	I-22760-1	Repairs to heater at Moving Arts Center/pottery	heat exchanger replacement	001-550-630-0000	325.00
				Vendor 06049 - CROCKER HEATING & AIR INC Total:	**3,115.00**
Vendor: 037481 - DAVID N. HARRIS LAW FIRM, PLLC					
DAVID N. HARRIS LAW FIRM, ...	57	PROFESSIONAL LEGAL SERVICES FEB 2026	PROFESSIONAL LEGAL SERVICES	001-120-600-0602	9,840.00
DAVID N. HARRIS LAW FIRM, ...	57	PROFESSIONAL LEGAL SERVICES FEB 2026	PROFESSIONAL LEGAL SERVICES	401-750-600-0602	1,080.00
DAVID N. HARRIS LAW FIRM, ...	57	PROFESSIONAL LEGAL SERVICES FEB 2026	PROFESSIONAL LEGAL SERVICES	401-751-600-0602	1,080.00
				Vendor 037481 - DAVID N. HARRIS LAW FIRM, PLLC Total:	**12,000.00**
Vendor: 037271 - DELTA UTILITIES					
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	7455154-0 / 1018 PORTER AVE A	001-140-625-0000	58.82
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3049209-4 / 516 WASHINGTON AVE	001-193-625-0000	178.40
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	13833124-4 / 1600 GOVERNMENT ST (MARY C)	001-196-625-0000	50.14
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	6537669-1 / 503 DEWEY AVE GENERATOR	001-200-625-0000	46.86
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	9069605-5 / 3820 BIENVILLE BLVD	001-260-625-0000	349.02
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3137039-8 / 2830 GOVERNMENT (BEAUGEZ FIRE STATION)	001-260-625-0000	130.56
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3086932-5 / 1226 BIENVILLE BLVD	001-260-625-0000	152.29
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3074142-5 / 724 PINE DR	001-301-625-0000	1,302.74
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	7984159-9 / 1018 PORTER AVE B	001-301-625-0000	53.39
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	6400671650-6 / 710 MAGNOLIA AVE	001-550-625-0000	64.26
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3062130-4 / 1409 MIDDLE AVE	001-550-625-0000	138.16
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	6400415252-2 / 400 ALICE ST	001-550-625-0000	381.59
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	3068913-7 / 720 PINE DR	401-751-625-0000	46.86
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	6400671651-4 / 611 MAGNOLIA AVE	551-551-625-0000	409.91
DELTA UTILITIES	INV0034324	NATURAL GAS CHARGES	6400671646-4 / 1612 GOVERNMENT S...	551-551-625-0000	329.47
				Vendor 037271 - DELTA UTILITIES Total:	**3,692.47**
Vendor: 030991 - DEVIN CARTER					
DEVIN CARTER	INV0034377	SOCIAL MEDIA SCHEDULING 1/29 - 2/9	SOCIAL MEDIA SCHEDULING	001-196-610-0000	127.50
				Vendor 030991 - DEVIN CARTER Total:	**127.50**
Vendor: 05068 - DONNIE MCCLAIN'S TREE EXPERTS					
DONNIE MCCLAIN'S TREE EXP...	1.20.26	Remove 2 trees 3711Government & 1314 Diller	Remove 2 trees 3711Government & 1314 Diller	001-191-689-0000	3,800.00
DONNIE MCCLAIN'S TREE EXP...	2.5.26	Remove 4 large oaks behind 140 Keri Cove	Remove 4 large oaks behind 140 Keri Cove	001-191-689-0000	4,800.00
				Vendor 05068 - DONNIE MCCLAIN'S TREE EXPERTS Total:	**8,600.00**
Vendor: 00864 - DPS CRIME LAB					
DPS CRIME LAB	90170049	ANALYTICAL FEES JAN 2026	ANALYTICAL FEES JAN 2026	001-200-699-0000	300.00
				Vendor 00864 - DPS CRIME LAB Total:	**300.00**
Vendor: 03112 - DUNAWAY SIGNS, INC.					
DUNAWAY SIGNS, INC.	46794	Graphics Lettering for Silver Charger	Graphics City Of Ocean Springs on Silver Police Ch	001-200-630-0000	195.00
				Vendor 03112 - DUNAWAY SIGNS, INC. Total:	**195.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 03206 - DUNCAN AUDIO & PRODUCTION SERVICES, LLC					
DUNCAN AUDIO & PRODUCTI...	INV0034382	LIGHTING - MICHAEL VINCENT MUSIC VIDEO	LIGHTING - MICHAEL VINCENT MUSIC VIDEO	001-196-108-0000	200.00
				Vendor 03206 - DUNCAN AUDIO & PRODUCTION SERVICES, LLC Total:	**200.00**
Vendor: 05394 - EAGLE ENERGY INC.					
EAGLE ENERGY INC.	49591	Gas for PD FY 25-26	GAS FOR PD FY 25-26	001-200-525-0000	2,404.61
EAGLE ENERGY INC.	49682	Gas for PD FY 25-26	GAS FOR PD FY 25-26	001-200-525-0000	4,325.55
				Vendor 05394 - EAGLE ENERGY INC. Total:	**6,730.16**
Vendor: 037941 - EASTON BAHR					
EASTON BAHR	INV0034390	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	80.00
				Vendor 037941 - EASTON BAHR Total:	**80.00**
Vendor: 036031 - EBONY WEBER					
EBONY WEBER	INV0034442	WINTER BASKETBALL 1/15	WINTER BASKETBALL 1/15	001-550-688-0000	70.00
EBONY WEBER	INV0034391	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	700.00
				Vendor 036031 - EBONY WEBER Total:	**770.00**
Vendor: 03790 - ESRI - ENVIROMENTAL SYSTEMS RESEARCH					
ESRI - ENVIROMENTAL SYSTE...	900190177	ARCGIS ONLINE CREATOR/VIEWER 3/11/26 - 3/10/27	ARCGIS ONLINE CREATOR/VIEWER 3/11/26 - 3/10/27	001-140-699-0000	825.00
				Vendor 03790 - ESRI - ENVIROMENTAL SYSTEMS RESEARCH Total:	**825.00**
Vendor: 039331 - EVAN HOWARD					
EVAN HOWARD	INV0034220	WINTER BASKETBALL REFEREE 1/12 - 1/27	WINTER BASKETBALL REFEREE 1/12 - 1/27	001-550-688-0000	70.00
EVAN HOWARD	INV0034393	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	105.00
				Vendor 039331 - EVAN HOWARD Total:	**175.00**
Vendor: 00419 - FAST EDDIE'S, INC					
FAST EDDIE'S, INC	126745	OIL CHANGE FOR POLICE FLEET	OIL CHANGE FOR POLICE FLEET2305	001-200-525-0000	78.50
FAST EDDIE'S, INC	126746	OIL CHANGE FOR POLICE FLEET	OIL CHANGE FOR POLICE FLEET6482	001-200-525-0000	87.88
FAST EDDIE'S, INC	126783	OIL CHANGE FOR POLICE FLEET	OIL CHANGE FOR POLICE FLEET1806	001-200-525-0000	50.88
FAST EDDIE'S, INC	126786	OIL CHANGE FOR POLICE FLEET	OIL CHANGE FOR POLICE FLEET2002	001-200-525-0000	78.50
FAST EDDIE'S, INC	126790	OIL CHANGE FOR POLICE FLEET	OIL CHANGE FOR POLICE FLEET2206	001-200-525-0000	87.88
				Vendor 00419 - FAST EDDIE'S, INC Total:	**383.64**
Vendor: 04945 - G & O SUPPLY CO., INC.					
G & O SUPPLY CO., INC.	G18869	Drainage Material for Hwy 57 Sport's Plex Ditch	10"x10"x10" Tee wt	001-352-906-0000	1,523.48
G & O SUPPLY CO., INC.	G18869	Drainage Material for Hwy 57 Sport's Plex Ditch	10" 45 DEGREE BEND WT	001-352-906-0000	129.95
G & O SUPPLY CO., INC.	G18869	Drainage Material for Hwy 57 Sport's Plex Ditch	10"x20' HDPE	001-352-906-0000	212.60
				Vendor 04945 - G & O SUPPLY CO., INC. Total:	**1,866.03**
Vendor: 05718 - GLOBAL VALUATION SERVICES					
GLOBAL VALUATION SERVICES	25-3069	1515 GOVERNMENT RESTRICTED APPRAISAL REPORT	1515 GOVERNMENT RESTRICTED APPRAISAL REPORT	001-120-699-0000	2,000.00
				Vendor 05718 - GLOBAL VALUATION SERVICES Total:	**2,000.00**
Vendor: 02624 - GRAHAM CONSTRUCTION					
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	10" Line Stops	334-190-901-0000	7,000.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Dump Truck	334-190-901-0000	1,290.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Rubber Track Skid Steer	334-190-901-0000	1,855.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Vacuum Excavator	334-190-901-0000	2,520.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Russell-Bowen Waterline: MOB / DEMOB	334-190-901-0000	725.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Foreman	334-190-901-0000	7,050.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Mini Excavator	334-190-901-0000	5,092.50
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Gang Truck	334-190-901-0000	4,500.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Pickup Truck	334-190-901-0000	3,000.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Operators	334-190-901-0000	12,600.00
GRAHAM CONSTRUCTION	2025.33	Russell-Bowen Water Line	Laborer	334-190-901-0000	15,750.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe Mini Excacator (9.5 hrs @ $35)	401-750-924-0910	332.50
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe Gang Truck (9.5hrs @ $30)	401-750-924-0910	285.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	Vacuum Excavator (3@70)	401-750-924-0910	210.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe Laborer (38 hrs @ $35)	401-750-924-0910	1,330.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Point…	401-750-924-0910	475.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe FORMAN (9.5hrs @ $47)	401-750-924-0910	446.50
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe Pickup Truck (9.5hrs @ $20)	401-750-924-0910	190.00
GRAHAM CONSTRUCTION	2026.1	8" water meter & tie in @Camelia Pointe	@Camelia Pointe Operator (9.5hrs @ $42)	401-750-924-0910	399.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Mini Excavator	324-330-257-0000	332.50
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Operator	324-330-257-0000	798.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	455 PointRepair-LoversLn - MOB / DEMOB	324-330-257-0000	475.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Foreman	324-330-257-0000	470.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Medium Track Excavator	324-330-257-0000	380.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Trench Box	324-330-257-0000	212.50
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Laborer	324-330-257-0000	997.50
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Pickup Truck	324-330-257-0000	190.00
GRAHAM CONSTRUCTION	2026.2	PointRepair - ARPA - DT Sewer - LoversLn	Gang Truck	324-330-257-0000	285.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown MOB/DEMOB	001-352-906-0000	725.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown TRENCH BOX (55.5hrs @ $25/hr)	001-352-906-0000	1,387.50
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown PICKUP TRUCK(152.5hrs@ $20/hr)	001-352-906-0000	3,050.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown MED Excavator(82hrs @ $40/hr)	001-352-906-0000	3,280.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 ParktownMINI EXCAVATOR(110hrs @ $35/hr)	001-352-906-0000	3,850.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown FOREMAN (152.50hrs @ $47/hr)	001-352-906-0000	7,167.50
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown OPERATOR (243.50hrs @ $42/hr)	001-352-906-0000	10,227.00
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown LABORERS (394.0hrs @ $40/hr)	001-352-906-0000	13,790.00

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
GRAHAM CONSTRUCTION	2026.3	Remove/Replace 155LF Drainage @1306/1308 Parktown	@1306/1308 Parktown DUMP TRUCK (72hrs @ $30/hr)	001-352-906-0000	2,160.00
				Vendor 02624 - GRAHAM CONSTRUCTION Total:	**114,828.00**
Vendor: 01819 - GT INSTRUMENTS					
GT INSTRUMENTS	12.6.25	Electrical work city wide	11-30-25 Govt St 4.5 HRS	001-301-630-0000	270.00
GT INSTRUMENTS	12.6.25	Electrical work city wide	12-9-25 Govt/ Villa Maria 3 HRS	001-301-630-0000	180.00
GT INSTRUMENTS	12.6.25	Electrical work city wide	12-1-25 Flagged lights to repair 3 HRS	001-301-630-0000	180.00
GT INSTRUMENTS	12.6.25	Electrical work city wide	12-5-25 Lift Station #83 3 HRS	401-751-630-0000	180.00
GT INSTRUMENTS	12.6.25	Electrical work city wide	12-3-25 Lift Station #24 3 HRS	401-751-630-0000	180.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-12-25 MISSION AND MARY C LIGHTS	001-196-630-0000	120.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-20-25 ELECT BOC/ST LIGHTS 6 HRS	001-301-630-0000	360.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-16-25 RELOCATE KEY READER STREETS	001-301-630-0000	180.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-19-25 RE DOC WET WELL WATER 3.5 HRS	401-750-630-0000	210.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-13-25 LIFT STATION #24 MISSION	401-751-630-0000	650.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-13-25 LIFT STATION #24 NEW PANEL	401-751-630-0000	1,875.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-21-25 #22 HOLCOMB LIFT STATION	401-751-630-0000	270.00
GT INSTRUMENTS	12.21.26	Electrical work city wide	12-12-25 MISSION AND MARY C LIGHTS	401-751-630-0000	120.00
				Vendor 01819 - GT INSTRUMENTS Total:	**4,775.00**
Vendor: 02172 - GUARDIAN ALLIANCE TECHNOLOGIES, INC.					
GUARDIAN ALLIANCE TECHNO…	32647	SOCIAL MEDIA SCREENINGS JAN 2026	SOCIAL MEDIA SCREENINGS JAN 2026	001-200-602-0000	230.00
				Vendor 02172 - GUARDIAN ALLIANCE TECHNOLOGIES, INC. Total:	**230.00**
Vendor: 00313 - GULF COAST BUSINESS SUPPLY CO INC					
GULF COAST BUSINESS SUPPLY..	363748-0	custodial supplies	Tork mini jumbo toilet paper (12/case)	001-550-510-0000	863.10
GULF COAST BUSINESS SUPPLY..	363748-0	custodial supplies	Sheila Shine stainless steel polish 10oz (12/case)	001-550-510-0000	114.07
GULF COAST BUSINESS SUPPLY..	363748-0	custodial supplies	Tork hand towel rolls (6/case)	001-550-510-0000	1,179.00
GULF COAST BUSINESS SUPPLY..	363748-0	custodial supplies	Genuine Joe heavy duty 55 gallon trash bags	001-550-510-0000	292.80
GULF COAST BUSINESS SUPPLY..	364287-0	Janitorial and Office Supplies	Handheld Pencil Sharpeners	001-260-500-0000	4.49
GULF COAST BUSINESS SUPPLY..	364287-0	Janitorial and Office Supplies	File Folders	001-260-500-0000	12.36
GULF COAST BUSINESS SUPPLY..	364287-0	Janitorial and Office Supplies	Tri-fold Paper Towels (carton)	001-260-510-0000	65.51
GULF COAST BUSINESS SUPPLY..	364287-0	Janitorial and Office Supplies	Purex Liquid Laundry Detergent (carton of 6)	001-260-510-0000	57.65
GULF COAST BUSINESS SUPPLY..	364287-0	Janitorial and Office Supplies	Pine-Sol Multi-Surface Cleaner (carton of 3)	001-260-510-0000	37.67
GULF COAST BUSINESS SUPPLY..	364287-1	Janitorial and Office Supplies	All-Purpose Foaming Cleaner (carton of 12)	001-260-510-0000	52.06
GULF COAST BUSINESS SUPPLY..	364287-2	Janitorial and Office Supplies	Hand Soap (carton of 6)	001-260-510-0000	22.37
				Vendor 00313 - GULF COAST BUSINESS SUPPLY CO INC Total:	**2,701.08**
Vendor: 01301 - GULF HYDRAULICS & PNEUMATICS INC					
GULF HYDRAULICS & PNEUM…	196784	REPAIR TO #61 CAT 308 MAIN LIFT CYLINDER	REPAIR TO #61 CAT 308 MAIN LIFT CYLINDER	001-352-630-0000	1,785.95
GULF HYDRAULICS & PNEUM…	197012	Repair for brush cutter	LABOR FOR REPAIR 2 HRS @ $95/HR	001-301-630-0000	190.00
GULF HYDRAULICS & PNEUM…	197012	Repair for brush cutter	MOTOR REPAIR KIT	001-301-630-0000	145.65
GULF HYDRAULICS & PNEUM…	197665	Repair for E60 Brush cutter pump seal	Repair for E60 Brush cutter pump seal	001-352-630-0000	95.00
				Vendor 01301 - GULF HYDRAULICS & PNEUMATICS INC Total:	**2,216.60**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 02158 - GULF SALES & SUPPLY INC					
GULF SALES & SUPPLY INC	1084224	Supplies for building and grounds maintenance	Pump hand utility pump 36"	001-550-548-0000	148.58
GULF SALES & SUPPLY INC	1084224	Supplies for building and grounds maintenance	cable ties 7.9" black 100pk 120lb cap	001-550-560-0000	187.43
GULF SALES & SUPPLY INC	1084224	Supplies for building and grounds maintenance	Gloves maxiflex nitrile coated XL	001-550-560-0000	114.20
				Vendor 02158 - GULF SALES & SUPPLY INC Total:	**450.21**
Vendor: 01053 - HANCOCK WHITNEY BANK CREDIT CARD CENTER					
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN JACKSON - TILLIS	001-100-605-0607	332.28
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN JACKSON - WADE	001-100-605-0607	298.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN - MESSENGER	001-100-605-0607	298.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN JACKSON - STENNIS	001-100-605-0607	258.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN JACKSON - PFEIFFER	001-100-605-0607	258.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	HILTON GARDEN INN JACKSON - HINTON	001-100-605-0607	155.04
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	CITY VEHICLE PARKING - JACKSON, MS	001-100-605-0607	6.35
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO	001-110-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO	001-120-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-120-602-0000	29.98
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	THE WESTIN JACKSON	001-120-605-0607	598.32
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	THE WESTIN JACKSON	001-120-605-0607	140.24
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	WASH IT EXPRESS - MAYOR	001-120-686-0000	20.95
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	IMPRINT.COM - GOLF CART "FEB" STICKERS X 500	001-140-560-0000	75.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-140-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO	001-140-602-0000	47.98
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO	001-180-602-0000	23.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	INDEED JOB POSTING - FIRE MARSHALL	001-180-610-0000	128.33
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	CHAT GPT	001-180-686-0000	20.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO	001-190-602-0000	71.97
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	MELLOW MARSH FARM - ARBOR DAY TREES	001-191-560-0000	1,074.72
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT PRO - R. JOHNSON UPGRADE	001-191-602-0000	19.35
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-191-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ASSOCIATION OF FLOODPLAIN MGRS - R. STRINGFELLOW	001-191-686-0000	75.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	MICHAELS - MARDI GRAS DECORATIONS	001-196-560-0000	289.90
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	THE WEBSTAURANT STORE - REPAIR PART	001-196-560-0000	240.22
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE CREATIVE CLOUD ALL APPS	001-196-602-0000	89.99

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 1600 GOVT	001-196-625-0000	142.18
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	BEST BUY - 55" LG LED	001-200-560-0000	249.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	BEST BUY - LG 32" LED HD	001-200-560-0000	124.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	BEST BUY - BATTERY BACKUP	001-200-603-0000	49.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	EMBASSY SUITES - S. DYE	001-200-605-0607	820.00
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 3810 BIENVILLE INTERNET	001-200-613-0000	73.20
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 3810 BIENVILLE CABLE	001-200-625-0000	55.50
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	WASH IT EXPRESS - POLICE CHIEF	001-200-686-0000	20.95
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-260-602-0000	29.98
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	WASH IT EXPRESS - FIRE CHIEF	001-260-686-0000	20.95
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-300-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 712A PINE DRIVE	001-300-625-0000	5.78
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	ADOBE ACROBAT STANDARD	001-550-602-0000	14.99
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 400 ALICE ST	001-550-625-0000	16.28
HANCOCK WHITNEY BANK CR...	INV0034416	CITY CREDIT CARD CHARGES THROUGH 1/27/26	SPARKLIGHT 405 HALSTEAD	001-550-625-0000	152.51
				Vendor 01053 - HANCOCK WHITNEY BANK CREDIT CARD CENTER Total:	**6,469.83**
Vendor: 032121 - HAWKINS LAWN AND LANDSCAPE, LLC					
HAWKINS LAWN AND LANDS...	5328	LAWN AND TURF MAINTENANCE AND MANAGEMENT	1600 GOVERNMENT ST - MARY C	001-353-600-0601	600.00
HAWKINS LAWN AND LANDS...	5328	LAWN AND TURF MAINTENANCE AND MANAGEMENT	1104 BIENVILLE BLVD - CITY MARQUEE	001-353-600-0601	266.00
				Vendor 032121 - HAWKINS LAWN AND LANDSCAPE, LLC Total:	**866.00**
Vendor: 039061 - JACKSON BROTHERS CONSTRUCTION SERVICES LLC					
JACKSON BROTHERS CONSTR...	2	TACONI GYM WINDOW REPLACEMENT PROJECT	TACONI GYM WINDOW REPLACEMENT PROJECT	336-190-901-0000	34,767.75
				Vendor 039061 - JACKSON BROTHERS CONSTRUCTION SERVICES LLC Total:	**34,767.75**
Vendor: 06238 - JACKSON COUNTY ADULT DETENTION CENTER					
JACKSON COUNTY ADULT DET...	INV0034325	PRISONER HOUSING JAN 2026	PRISONER HOUSING JAN 2026	001-200-520-0000	6,765.00
				Vendor 06238 - JACKSON COUNTY ADULT DETENTION CENTER Total:	**6,765.00**
Vendor: 04290 - JACKSON COUNTY CHAMBER OF COMMERCE					
JACKSON COUNTY CHAMBER ...	35319	FIRST RESPONDERS AWARDS LUNCHEON TICKETS	FIRST RESPONDERS AWARDS LUNCHEON TICKETS	001-120-703-0000	240.00
				Vendor 04290 - JACKSON COUNTY CHAMBER OF COMMERCE Total:	**240.00**
Vendor: 01479 - JACKSON COUNTY UTILITY AUTHORITY					
JACKSON COUNTY UTILITY AU...	317376	WATER SUBSCRIBERS WHOLESALE JAN 2026	WATER SUBSCRIBERS WHOLESALE JAN 2026	401-750-691-0000	13,706.88
JACKSON COUNTY UTILITY AU...	317376	WATER SUBSCRIBERS WHOLESALE JAN 2026	WATER SUBSCRIBERS WHOLESALE JAN 2026	401-750-691-0001	165.68
				Vendor 01479 - JACKSON COUNTY UTILITY AUTHORITY Total:	**13,872.56**
Vendor: 01738 - JACOB JONES					
JACOB JONES	INV0034225	EMT RECERTIFICATION FEE	EMT RECERTIFICATION FEE	001-260-605-0607	25.00
				Vendor 01738 - JACOB JONES Total:	**25.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 036051 - JACOLBY BAILEY					
JACOLBY BAILEY	INV0034395	WINTER BASKETBALL SCOREKEEPING 1/28 - 2/10	WINTER BASKETBALL SCOREKEEPING 1/28 - 2/10	001-550-688-0000	60.00
				Vendor 036051 - JACOLBY BAILEY Total:	**60.00**
Vendor: 036361 - JAIRON PICHON					
JAIRON PICHON	INV0034396	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	70.00
				Vendor 036361 - JAIRON PICHON Total:	**70.00**
Vendor: 039361 - JAMES PARKER					
JAMES PARKER	INV0034327	REIMBURSE FUEL FOR CITY VEHICLE	FUEL CARD MALFUNCTION	001-200-525-0000	33.83
				Vendor 039361 - JAMES PARKER Total:	**33.83**
Vendor: 036061 - JAVIS FRANKLIN					
JAVIS FRANKLIN	INV0034397	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	210.00
				Vendor 036061 - JAVIS FRANKLIN Total:	**210.00**
Vendor: 038141 - JOE'S SEPTIC CONTRACTORS, INC					
JOE'S SEPTIC CONTRACTORS, ...	7494846	RESTROOM TRAILER - PETER ANDERSON FESTIVAL	RESTROOM TRAILER - PETER ANDERSON FESTIVAL	401-320-688-0000	2,000.00
JOE'S SEPTIC CONTRACTORS, ...	7494848	PORTABLE TOILET RENTAL AND SERVICE PETER ANDERSON	PORTABLE TOILET RENTAL AND SERVICE PETER ANDERSON	401-320-688-0000	3,195.00
JOE'S SEPTIC CONTRACTORS, ...	7495087	SERVICE CITY-OWNED PORTABLE TOILETS	END OF ALICE ST 10/24 - 11/14	401-320-688-0000	120.00
JOE'S SEPTIC CONTRACTORS, ...	7495088	SERVICE CITY-OWNED PORTABLE TOILETS	FREEDOM FIELD 10/24 - 10/31	401-320-688-0000	120.00
JOE'S SEPTIC CONTRACTORS, ...	7495321	SERVICE CITY-OWNED PORTABLE TOILETS	END OF ALICE ST 11/21 - 12/12	401-320-688-0000	90.00
JOE'S SEPTIC CONTRACTORS, ...	7495598	SERVICE CITY-OWNED PORTABLE TOILETS	END OF ALICE ST 12/19 - 1/9	401-320-688-0000	120.00
JOE'S SEPTIC CONTRACTORS, ...	7495700	SERVICE CITY-OWNED PORTABLE TOILETS	BEFORE AND AFTER NEW YEARS EVE EVENT	401-320-688-0000	900.00
				Vendor 038141 - JOE'S SEPTIC CONTRACTORS, INC Total:	**6,545.00**
Vendor: 03492 - JOHNSON DIESEL INC					
JOHNSON DIESEL INC	76907	E-3 Repair	E-3 repair-transmission, Turbocharger actuator	001-260-630-0000	4,219.62
				Vendor 03492 - JOHNSON DIESEL INC Total:	**4,219.62**
Vendor: 02295 - JON THOMAS					
JON THOMAS	INV0034465	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	350.00
				Vendor 02295 - JON THOMAS Total:	**350.00**
Vendor: 039341 - JUAN IRIAS					
JUAN IRIAS	INV0034226	WINTER BASKETBALL REFEREE 1/12 - 1/27	WINTER BASKETBALL REFEREE 1/12 - 1/27	001-550-688-0000	210.00
JUAN IRIAS	INV0034399	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	175.00
				Vendor 039341 - JUAN IRIAS Total:	**385.00**
Vendor: 038591 - JUMEAUX INC.					
JUMEAUX INC.	1294-5	DOWNTOWN SEWER SYSTEM REHAB THROUGH 1/31/26	DOWNTOWN SEWER SYSTEM REHAB THROUGH 1/31/26	324-330-911-0000	149,833.34
				Vendor 038591 - JUMEAUX INC. Total:	**149,833.34**
Vendor: 00476 - K & R SERVICES INC					
K & R SERVICES INC	52346	HEATER REPAIR & PARTS FOR HANDY WELL	DF - MS LABOR MS Service	401-750-571-0000	220.00
K & R SERVICES INC	52346	HEATER REPAIR & PARTS FOR HANDY WELL	DEF - MS MILE... MS Mileage	401-750-571-0000	1.05
K & R SERVICES INC	52346	HEATER REPAIR & PARTS FOR HANDY WELL	XMISC Misc Shop Supplies	401-750-571-0000	5.00
K & R SERVICES INC	52346	HEATER REPAIR & PARTS FOR HANDY WELL	3309063 Block Heater 750W 120V	401-750-571-0000	195.25
				Vendor 00476 - K & R SERVICES INC Total:	**421.30**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 038041 - KEITH SMITH					
KEITH SMITH	INV0034400	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	210.00
				Vendor 038041 - KEITH SMITH Total:	**210.00**
Vendor: 06219 - KING'S SPRINKLER SYSTEMS INC					
KING'S SPRINKLER SYSTEMS I...	3279	Gay Lemon irrigation repair valve to football	Materials used	001-550-630-0000	476.00
KING'S SPRINKLER SYSTEMS I...	3279	Gay Lemon irrigation repair valve to football	Labor	001-550-630-0000	500.00
KING'S SPRINKLER SYSTEMS I...	3279	Gay Lemon irrigation repair valve to football	Labor service call	001-550-630-0000	110.00
KING'S SPRINKLER SYSTEMS I...	3280	Fort Maurepas irrigation repair	Labor	001-550-630-0000	375.00
KING'S SPRINKLER SYSTEMS I...	3280	Fort Maurepas irrigation repair	Service call	001-550-630-0000	110.00
KING'S SPRINKLER SYSTEMS I...	3280	Fort Maurepas irrigation repair	Material - pipe, fitting and glue	001-550-630-0000	15.00
				Vendor 06219 - KING'S SPRINKLER SYSTEMS INC Total:	**1,586.00**
Vendor: 038821 - KIWI BREACHING PRODUCTS LLC					
KIWI BREACHING PRODUCTS L...	3266	Strike Face Dynamic Ram for Patrol	Shipping	001-200-560-0000	52.00
KIWI BREACHING PRODUCTS L...	3266	Strike Face Dynamic Ram for Patrol	HDPE Strike Face Dynamic Ram	001-200-560-0000	575.00
				Vendor 038821 - KIWI BREACHING PRODUCTS LLC Total:	**627.00**
Vendor: 06227 - KLOUD7 LLC					
KLOUD7 LLC	30489	CITYWIDE PHONE SERVICE FEB 2026	CITYWIDE PHONE SERVICE FEB 2026	001-140-612-0000	3,567.06
				Vendor 06227 - KLOUD7 LLC Total:	**3,567.06**
Vendor: 06183 - LANE CONSTRUCTION COMPANY OF MS, INC					
LANE CONSTRUCTION COMP...	24-3899A-11	FORT BAYOU STORM DRAIN	FORT BAYOU STORM DRAIN	324-334-911-0000	157,707.63
				Vendor 06183 - LANE CONSTRUCTION COMPANY OF MS, INC Total:	**157,707.63**
Vendor: 039371 - LARRY DAVIS					
LARRY DAVIS	INV0034403	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	140.00
				Vendor 039371 - LARRY DAVIS Total:	**140.00**
Vendor: 05705 - LEVI BROWN, JR.					
LEVI BROWN, JR.	INV0034406	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	35.00
				Vendor 05705 - LEVI BROWN, JR. Total:	**35.00**
Vendor: 037061 - LIONEL TURNER					
LIONEL TURNER	INV0034407	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	315.00
				Vendor 037061 - LIONEL TURNER Total:	**315.00**
Vendor: 00510 - LOWE'S HOME CENTERS INC					
LOWE'S HOME CENTERS INC	996883	Craftsman tool chest for grounds maintenance shop	Cut to fit drawer liners	001-550-548-0000	44.14
LOWE'S HOME CENTERS INC	996883	Craftsman tool chest for grounds maintenance shop	Craftsman 2000 series 5 drawer steel toolchest	001-550-548-0000	435.10
LOWE'S HOME CENTERS INC	996883	Craftsman tool chest for grounds maintenance shop	Craftsman 2000 series 5 drawer steel toolchest	001-550-548-0000	511.10
LOWE'S HOME CENTERS INC	996371	BLINDS FOR MAYORS OFFICE	BLINDS FOR JOANN & LAURRI OFFICE	001-120-501-0000	117.76
LOWE'S HOME CENTERS INC	999679	Rubber Wall Base Floor Moulding Trim	Flexco Chocolate 1/8in x 4in x 48in Moulding	001-260-901-0915	16.74
				Vendor 00510 - LOWE'S HOME CENTERS INC Total:	**1,124.84**
Vendor: 06315 - MASON HOLLAND					
MASON HOLLAND	INV0034228	STAGE MANAGER AND MAINTENANCE 12/19 - 1/30	STAGE MANAGER AND MAINTENANCE 12/19 - 1/30	001-196-688-0000	420.67
				Vendor 06315 - MASON HOLLAND Total:	**420.67**
Vendor: 003128 - MASSETT SUPPLY COMPANY INC.					
MASSETT SUPPLY COMPANY I...	860582	December 2025 Statement recap	860582 #G25170-1210 HYD HOSE FITTINGS #193	001-301-563-0000	48.99

2/18/26 DOCKET OF CLAIMS

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MASSETT SUPPLY COMPANY I...	860582	December 2025 Statement recap	860582 #G25165-1210 COUPLINGS #193	001-301-563-0000	45.99
MASSETT SUPPLY COMPANY I...	860582	December 2025 Statement recap	860582 #G25165-1212 HYD HOSE FITTINGS #193	001-301-563-0000	79.98
MASSETT SUPPLY COMPANY I...	860582	December 2025 Statement recap	860582 #70327 12MXTXREEL #193	001-301-563-0000	65.96
MASSETT SUPPLY COMPANY I...	860624	December 2025 Statement recap	860624 #727621 HEAT SHRINK TUBING #101	001-301-563-0000	9.56
MASSETT SUPPLY COMPANY I...	860624	December 2025 Statement recap	860624 #736112 BAT/CABL #101	001-301-563-0000	66.36
MASSETT SUPPLY COMPANY I...	861057	December 2025 Statement recap	861057 #AR6117 NAPA ECHLIN ACCESSORY RELAY #101	001-301-563-0000	62.86
MASSETT SUPPLY COMPANY I...	861574	December 2025 Statement recap	861574 #1372 NAPAGOLD OIL FILTER CD1	001-350-560-0001	5.45
MASSETT SUPPLY COMPANY I...	861574	December 2025 Statement recap	861574 #2793 AIR FILTER CD1	001-350-560-0001	13.12
MASSETT SUPPLY COMPANY I...	861616	December 2025 Statement recap	861616 #VS50579R 2005 FORD ESCAPE VALVE COVER GAS	001-350-560-0001	47.95
MASSETT SUPPLY COMPANY I...	861709	December 2025 Statement recap	861709 #4017 CABIN AIR FILTER 15	001-301-563-0000	12.25
MASSETT SUPPLY COMPANY I...	861709	December 2025 Statement recap	861709 #9756 NAPAGOLD AIR FILTER #15	001-301-563-0000	19.09
MASSETT SUPPLY COMPANY I...	861780	December 2025 Statement recap	861780 #H459 TUBING #1	001-300-563-0000	2.58
MASSETT SUPPLY COMPANY I...	862406	December 2025 Statement recap	862406 #70283 8MXTXREEL #126	001-301-563-0000	26.97
MASSETT SUPPLY COMPANY I...	862406	December 2025 Statement recap	862406 #G251700808 #126	001-301-563-0000	55.98
MASSETT SUPPLY COMPANY I...	862563	December 2025 Statement recap	862563 #G251700810 8G-10FJX #85	401-751-563-0000	59.98
MASSETT SUPPLY COMPANY I...	862563	December 2025 Statement recap	862563 #70283 8MXTXREEL #85	401-751-563-0000	44.95
MASSETT SUPPLY COMPANY I...	862712	oil & heater thermostat for 57 sports complex van	Check valve	001-550-563-0000	11.60
MASSETT SUPPLY COMPANY I...	862712	oil & heater thermostat for 57 sports complex van	NAPA 5W20 5 Quart	001-550-563-0000	13.99
MASSETT SUPPLY COMPANY I...	862853	70" belt for John Deere Zero turn	70" belt for John Deere Zero Turn	001-550-563-0000	14.76
MASSETT SUPPLY COMPANY I...	862880	January 2026 Statement Recap	862880 #16700Z6LP4832 FUEL PUMP stadium vac	001-301-563-0000	59.99
MASSETT SUPPLY COMPANY I...	862894	belt for John Deere mower at Sports Complex	Special belt 5V 5/8" x 201	001-550-563-0000	94.15
MASSETT SUPPLY COMPANY I...	862932	Headlights for E1	2A1 Headlight	001-260-563-0000	25.18
MASSETT SUPPLY COMPANY I...	862936	January 2026 Statement Recap	862936 #SW52 SWITCH #40	401-750-563-0000	76.83
MASSETT SUPPLY COMPANY I...	862936	January 2026 Statement Recap	862936 #SW52 SWITCH #40	401-750-563-0000	76.83
MASSETT SUPPLY COMPANY I...	862936	January 2026 Statement Recap	862936 #NR2711C 2009 DOGE RAM DIESEL RADIATOR #40	401-750-563-0000	276.37
MASSETT SUPPLY COMPANY I...	862974	Degreaser hand cleaner for Sports Complex shop	Banana hand cleaner	001-550-560-0000	38.89
MASSETT SUPPLY COMPANY I...	863044	January 2026 Statement Recap	863044 #7768036 FAN CLUTCH WRENCH SET SHop	001-350-548-0000	114.99
MASSETT SUPPLY COMPANY I...	863229	January 2026 Statement Recap	863229 #1424 NAPA BAR CHN OIL GAL streets	001-301-560-0000	107.96
MASSETT SUPPLY COMPANY I...	863230	January 2026 Statement Recap	863230 #7525FE .25OZ TAPE-A-WEIGHT Shop	001-350-560-0000	54.75
MASSETT SUPPLY COMPANY I...	863466	January 2026 Statement Recap	863466 #6012A 12IN EXACTFIT-REAR REd Sweep	001-301-563-0000	10.98
MASSETT SUPPLY COMPANY I...	863499	motor oil for mowers	NAPA 10W30 QT	001-550-563-0000	47.88
MASSETT SUPPLY COMPANY I...	863503	Water Pump for B1	Water Pump- B1 Part #43559	001-191-630-0000	145.41
MASSETT SUPPLY COMPANY I...	863544	Repair Parts for B-1 Building Dept	863544 25060795 NBH Belt - Serpentine B1	001-350-560-0001	35.08
MASSETT SUPPLY COMPANY I...	863544	Repair Parts for B-1 Building Dept	863544PM2036145 Thermostat - Premium - OE Temp B1	001-350-560-0001	27.09

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MASSETT SUPPLY COMPANY I...	863579	Repair Parts for B-1 Building Dept	865379 76005 NOE Antenna Mast B1	001-350-560-0001	29.79
MASSETT SUPPLY COMPANY I...	863581	belt for 950 zero turn for grounds maintenance	bladerunner belt	001-550-563-0000	78.85
MASSETT SUPPLY COMPANY I...	863620	Repair Parts for B-1 Building Dept	863620 38323 NBH Belt Tensioner Assembly B1	001-350-560-0001	75.84
MASSETT SUPPLY COMPANY I...	863621	January 2026 Statement Recap	863621 #9848 3YR WTY BAT #36	001-301-563-0000	207.62
MASSETT SUPPLY COMPANY I...	863673	January 2026 Statement Recap	863673 #1001AP3535 MIRROR #41	401-751-563-0000	76.47
MASSETT SUPPLY COMPANY I...	864199	January 2026 Statement Recap	864199 #80574 2009 CHEVY DOOR HANDLE #103	001-351-563-0000	43.83
MASSETT SUPPLY COMPANY I...	864199	January 2026 Statement Recap	864199 #80594 INTERIOR DOOR HANDLE #103	001-351-563-0000	29.90
MASSETT SUPPLY COMPANY I...	864259	Fire Truck Fluids	Diesel Emission Fluid	001-260-560-0000	77.94
MASSETT SUPPLY COMPANY I...	864259	Fire Truck Fluids	Shell Rotella Antifreeze Concentrate Gallon	001-260-560-0000	89.96
MASSETT SUPPLY COMPANY I...	864293	January 2026 Statement Recap	864293 #70276 6MXTXREEL #126	001-301-563-0000	17.98
MASSETT SUPPLY COMPANY I...	864293	January 2026 Statement Recap	864293 #70283 8MXTXREEL #126	001-301-563-0000	17.98
MASSETT SUPPLY COMPANY I...	864293	January 2026 Statement Recap	864293 #G251700608 6G-8F JX #126	001-301-563-0000	47.98
MASSETT SUPPLY COMPANY I...	864293	January 2026 Statement Recap	864293 #G251700808 8G-8F JX #126	001-301-563-0000	55.98
MASSETT SUPPLY COMPANY I...	864384	January 2026 Statement Recap	864384 #MF101 MAGNETIC FLAG HOLDER streets	001-301-560-0000	61.16
MASSETT SUPPLY COMPANY I...	864458	WD40 and 10W30 oil for mowers at Sports Complex	WD40 8oz spray aersol	001-550-560-0000	9.49
MASSETT SUPPLY COMPANY I...	864458	WD40 and 10W30 oil for mowers at Sports Complex	NAPA 10W30 5 QT	001-550-563-0000	13.99
			Vendor 003128 - MASSETT SUPPLY COMPANY INC. Total:		**2,835.51**
Vendor: 030961 - MCCLATCHY COMPANY LLC					
MCCLATCHY COMPANY LLC	103791	LEGALS AND PUBLIC NOTICES	0308024 - ZAB MEETING 2/10/26	001-190-610-0000	25.25
			Vendor 030961 - MCCLATCHY COMPANY LLC Total:		**25.25**
Vendor: 01393 - MICRO METHODS, INC.					
MICRO METHODS, INC.	2601336-448	Water sample testing as needed 10/25-9/26	Water sample testing as needed 10/25-9/26	401-750-630-0000	100.00
			Vendor 01393 - MICRO METHODS, INC. Total:		**100.00**
Vendor: 02610 - MID SOUTH UNIFORM & SUPPLY, INC.					
MID SOUTH UNIFORM & SUPP...	664928	Pants With Gold Stripe For Admin Ceremonies	Pant With Gold Stripe	001-200-535-0531	178.80
MID SOUTH UNIFORM & SUPP...	664928	Pants With Gold Stripe For Admin Ceremonies	Braid Gold Stripe	001-200-535-0531	17.25
MID SOUTH UNIFORM & SUPP...	664928	Pants With Gold Stripe For Admin Ceremonies	Shipping	001-200-535-0531	20.00
			Vendor 02610 - MID SOUTH UNIFORM & SUPPLY, INC. Total:		**216.05**
Vendor: 03111 - MISSISSIPPI DEVELOPMENT AUTHORITY					
MISSISSIPPI DEVELOPMENT A...	INV0034229	GMS: 50466	GMS: 50466	401-800-810-0005	70.33
MISSISSIPPI DEVELOPMENT A...	INV0034229	GMS: 50466	GMS: 50466	401-800-820-0005	1,801.27
			Vendor 03111 - MISSISSIPPI DEVELOPMENT AUTHORITY Total:		**1,871.60**
Vendor: 00289 - MISSISSIPPI MUNICIPAL LEAGUE					
MISSISSIPPI MUNICIPAL LEAG...	42394	18TH ANNUAL YOUTH CONFERENCE	18TH ANNUAL YOUTH CONFERENCE	001-120-605-0607	330.00
			Vendor 00289 - MISSISSIPPI MUNICIPAL LEAGUE Total:		**330.00**
Vendor: 04056 - MISSISSIPPI POWER					
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	11912-91032 1018 PORTER CHRISTMAS LIGHTS	001-301-625-0000	71.43

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	21030-05065 1409 GOVERNMENT ST METER FOR LIGHTS	001-301-625-0000	75.58
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	17231-93281 2230 GOVT ST, TACONI BB LIGHTING	001-301-625-0000	166.80
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	40636-48013 2230 GOVERNMENT ST NEW SCHOOL CROSSIN	001-301-625-0000	71.27
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	01267-96030 3199 GOVERNEMENT ST TRAFFIC LIGHT	001-301-625-0000	70.83
MISSISSIPPI POWER	INV0034230	CITY OF OCEAN SPRINGS ELECTRIC INVOICES	00739-95034 1702 DR JESSEE L TROTTER ST RESTROOM	001-550-625-0000	69.76
				Vendor 04056 - MISSISSIPPI POWER Total:	**525.67**
Vendor: 00156 - MISSISSIPPI POWER COMPANY					
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03451-61042 1014 PORTER ST	001-140-625-0000	254.60
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03661-61006 1018 PORTER ST	001-140-625-0000	796.02
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02191-61001 512 WASH AVE SENIOR CENTER	001-193-625-0000	292.76
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	43938-12027 1600 GOVT ST. MARY O KEEFE	001-196-625-0000	2,438.92
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	39097-91021 MARY C OUTDOOR LIGHTS	001-196-625-0000	114.43
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	06561-63012 500 BIENVILLE BLVD	001-197-625-0000	81.47
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	09418-25010 731 WASHINGTON AVE	001-197-625-0000	57.06
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	04291-61008 523 DEWEY AVE	001-200-625-0000	418.69
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	12021-63005 1226 BIENVILLE BLVD	001-260-625-0000	460.89
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	56971-62007 2850 GOVT ST. - FD	001-260-625-0000	248.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	23191-63009 712 PINE DRIVE UNIT A	001-300-625-0000	631.75
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22771-63016 710 PINE DRIVE	001-300-625-0000	391.55
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22981-63016 726 PINE DR	001-300-625-0000	640.30
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	23821-63002 712 PINE DR	001-300-625-0000	318.90
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22351-62028 712 PINE DR	001-300-625-0000	88.84
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08550-38041 919 CASH ALLEY	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	11445-27007 / 927 WASHINGTON AVE TEMP POLE	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	10299-70019 690 WASHINGTON AVE	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22924-14005 STREET LIGHTS OSU2	001-301-625-0000	201.28
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08852-33170 1010 GOVT STREET	001-301-625-0000	76.11
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	46681-63008 2850 GOVT STREET CAUTION LIGHT	001-301-625-0000	75.15
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	23857-94009 725 PINE DR	001-301-625-0000	75.95
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08435-88152 500 FRONT BEACH DR	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	53601-61007 3000 BIENVILLE	001-301-625-0000	76.32

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	59394-34031 927 WASHINGTON AVE	001-301-625-0000	76.46
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	04081-61017 520 DEWEY AVE	001-301-625-0000	76.67
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03753-61078 1103 BRISTOL BLVD	001-301-625-0000	75.05
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05434-88053 1017 DESOTO ST	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	39331-62007 158 LAFAYETTE CIRCLE SCHOOL CAUTION	001-301-625-0000	71.16
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	16987-49004 19 GENERAL PERSHING AVE SHEARWATER	001-301-625-0000	73.65
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	91431-61003 1005 THORN SCHOOL	001-301-625-0000	71.55
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05432-61187 3101 BREEZY HILL LN	001-301-625-0000	71.44
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	64321-63003 3420 GOVT ST	001-301-625-0000	71.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	24456-60017 98 FRONT BEACH DRIVE	001-301-625-0000	77.13
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	39541-62007 436 HANLEY RD - SCHOOL CAUTION	001-301-625-0000	71.00
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02014-61047 400 HOLCOMB BLVD TRAFFIC LIGHT	001-301-625-0000	70.88
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	18210-80112 100 EARLE TAYLOR	001-301-625-0000	64.27
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	27570-71026 590 WASHINGTON AVE	001-301-625-0000	40.61
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	01834-84166 1802 GOVT STREET	001-301-625-0000	37.77
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	20051-64001 714 PINE DRIVE	001-301-625-0000	386.88
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	67681-51002 499 FRONT BEACH DR	001-301-625-0000	585.79
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	14171-36005 / 100 FRONT BEACH - OS/BILOXI BRIDGE	001-301-625-0000	2,241.85
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	20681-64001 STREET LIGHTS	001-301-625-0000	28,496.36
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02417-20052 920 CASH ALLEY	001-301-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	14791-62001 1802 GOVT STREET	001-301-625-0000	77.23
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08716 - 53039 / 927 WASHINGTON AVE	001-301-625-0000	77.59
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	18214-06027 1599 BIENVILLE BLVD	001-301-625-0000	77.53
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	17221-52008 2014 BIENVILLE BLVD TRAFFIC LIGHT	001-301-625-0000	99.75
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	29711-61021 / 1000 WASHINGTON AVE (MARSHALL PARK)	001-301-625-0000	101.76
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	79011-61007 1504 BIENVILLE BLVD	001-301-625-0000	104.91
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	09291-63002 1102 BIENVILLE BLVD	001-301-625-0000	107.69
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	36122-11009 1403 GOVT STREET	001-301-625-0000	249.54
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	32449-80008 809 WASHINGTON AVE	001-301-625-0000	110.45
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	81991-61001 918 CALHOUN ST	001-301-625-0000	121.38
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03457-56023 1314 GOVERNMENT ST	001-301-625-0000	96.64
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	46389-82004 499 FRONT BEACH DR	001-301-625-0000	247.40

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00911-62042 312 ALICE ST	001-301-625-0000	129.96
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	57831-62000 417 HOLCOMB BLVD	001-301-625-0000	130.58
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	10041-29089 98 FRONT BEACH METERED LIGHTING	001-301-625-0000	167.88
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	18099-70073 598 FRONT BEACH DR	001-301-625-0000	219.95
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	04097-78132 297 FRONT BEACH DR	001-301-625-0000	178.63
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22141-61003 1400 MIDDLE AVE	001-301-625-0000	215.09
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	18934-23063 1600 GOVT STREET	001-301-625-0000	209.31
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	01117-60046 1101 DESOTO ST	001-301-625-0000	124.52
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	09399-64084 3155 BIENVILLE BLVD	001-301-625-0000	94.99
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	14196-61145 712 PINE DR	001-301-625-0000	93.63
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	09555-13014 619 WASHINGTON AVE	001-301-625-0000	92.80
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	25770-40023 1104 GOVT STREET	001-301-625-0000	190.82
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	45432-83007 1015 DESOTO ST	001-301-625-0000	78.04
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	19352-15205 702 CHURCH ST	001-301-625-0000	78.75
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	43430-85025 2901 GOVT TRAFFIC	001-301-625-0000	78.75
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	89121-61005 801 HOLCOMB BLVD	001-301-625-0000	78.75
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	51741-62018 2339 GOVT STREET	001-301-625-0000	80.51
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	33475-02017 916 MLK JR	001-301-625-0000	81.16
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	01239-32141 2651 GOV'T ST	001-301-625-0000	81.18
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	99841-61005 317 CALHOUN ST	001-301-625-0000	81.56
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	59901-61008 1103 BRISTOL BLVD	001-301-625-0000	83.97
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	66831-61002 2107 BIENVILLE	001-301-625-0000	83.97
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	62841-61008 2701 BIENVILLE	001-301-625-0000	84.93
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	21879-95000 1101 BOWEN AVE	001-301-625-0000	87.06
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	41176-44018 / 1025 GOVERNMENT ST	001-301-625-0000	87.56
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	80521-62006 511 WASHINGTON AVE	001-301-625-0000	88.47
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03799-68019 1102 BIENVILLE BLVD	001-301-625-0000	90.37
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	28595-76017 / 1226 BIENVILLE BLVD	001-301-625-0000	90.37
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	04398-10027 95 ASHLEY PLACE	001-301-625-0000	77.26
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05790-80041 1600 GOVT ST UNIT B	001-301-625-0000	108.16
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	47301-61005 1109 IBERVILLE DR	001-301-625-0000	27.06
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	43111-61005 214 MORRIS NOBLE RD	001-550-625-0000	458.30

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	47511-61005 499 FRONT BEACH	001-550-625-0000	138.98
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00692-18033 711 MAGNOLIA AVE GYM	001-550-625-0000	447.68
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	24451-62007 1425 PORTER ST	001-550-625-0000	404.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	54249-57018 400 ALICE ST SHED	001-550-625-0000	1,012.85
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	11109-44003 214 MORRIS NOBLE RD PUMP/SPRAY PARK	001-550-625-0000	71.44
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	12759-08061 HALSTEAD TENNIS	001-550-625-0000	385.93
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05236-50008 214 MORRIS NOBLE RD	001-550-625-0000	70.83
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	47721-61005 1805 KENSINGTON AVE INNER HARBOR	001-550-625-0000	68.52
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	61201-62018 PARK COMM 902 MLK	001-550-625-0000	85.14
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	28621-61002 214 MORRIS NOBLE RD	001-550-625-0000	17.25
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	32201-62008 407 HALSTEAD RD	001-550-625-0000	15.36
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22361-64008 317 CALHOUN ST	001-550-625-0000	11.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	22571-64008 1805 KENSINGTON AVE	001-550-625-0000	222.58
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	16635-10013 1221 BRISTOL BLVD	001-550-625-0000	94.73
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00931-24022 1409 MIDDLE AVE	001-550-625-0000	165.57
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00701-62006 400 ALICE ST	001-550-625-0000	757.20
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	23401-63002 726 PINE DR	001-550-625-0000	145.76
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	21311-64006 902 MLK JR	001-550-625-0000	125.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	10679-55016 405-B HALSTEAD RD TENNIS PAVILLION	001-550-625-0000	108.62
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	46491-63015 1805 KENSINGTON AVE	001-550-625-0000	133.30
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00701-62006 400 ALICE ST	008-550-603-0001	1,160.00
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	24451-62007 LEASE 1425 PORTER ST (FREEDOM FIELD)	008-550-603-0003	3,970.00
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08435-88152 500 FRONT BEACH / BEACH LIGHT LEASE	008-550-603-0004	1,170.00
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	15631-59054 712 - C PINE STREET	401-750-625-0000	397.46
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02401-61004 512 WASH AVE.	401-750-625-0000	2,589.57
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02990-62016 405 HALSTEAD	401-750-625-0000	75.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	66871-62005 824 HANDY AVE	401-750-625-0000	2,158.95
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	31781-62003 405 HALSTEAD WELL 8	401-750-625-0000	3,426.26
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00874-01009 LS 75 - RUE RIVAGE ST	401-751-625-0000	76.84
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	92921-62003 LS 4 / 202 CLEVELAND	401-751-625-0000	133.63
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	41231-62009 LS 20 / 113 HALSTEAD	401-751-625-0000	131.17
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	42281-63008 LS 21 / 100 HOLCOMB	401-751-625-0000	129.42

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	28611-62005 LS9 / 3227 CUMBERLAND RD	401-751-625-0000	367.03
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03049-85028 LS 94 - 813 IBERVILLE DR	401-751-625-0000	76.11
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	13195-70012 LS 76/ RUE DAUPHINE	401-751-625-0000	78.61
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02551-67009 LS 7-1319 IBERVILLE DR	401-751-625-0000	311.45
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	51081-61007 LS 11 / 19 NOTTINGHAM RD	401-751-625-0000	302.89
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	66001-63000 LS 12 / 3400 GOVT ST	401-751-625-0000	452.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	81971-62000 LS 18 / 300 BRUMBAUGH RD	401-751-625-0000	268.49
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	39161-64007 LS 50 / 1309 COVE PLACE	401-751-625-0000	75.95
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	00691-62009 LS 14 - 424 WHISPERING PINES	401-751-625-0000	137.84
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	81131-62000 LS 56 / 112 MYRTLE AVE	401-751-625-0000	75.65
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	91411-63009 LS 23 / 111 WINCHESTER	401-751-625-0000	131.31
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	08871-63019 LS 83/ 1104 BIENVILLE BLVD	401-751-625-0000	108.21
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05721-63001 LS 81/ 500 BIENVILLE BLVD	401-751-625-0000	79.20
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	19181-62009 LS 19- 611 E BEACH DR	401-751-625-0000	123.02
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03411-63013 LS 32-1338 DILLER RD	401-751-625-0000	149.62
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	25723-62006 LS73 / 503 RUE MAUREPAS	401-751-625-0000	110.20
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	89961-62002 LS 23 / 215 MITCHELL	401-751-625-0000	106.61
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	25071-63002 LS22/120 HOLCOLMB	401-751-625-0000	169.24
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	71451-61009 LS 30 / 1203 NELSON DR	401-751-625-0000	101.22
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	71671-62000 LS 47 / BREEZY HILL LN	401-751-625-0000	172.86
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	76541-62005 LS 2 / 422 MARTIN AVE	401-751-625-0000	98.85
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	06666-53014 LS 27/ 703 E BEACH DR	401-751-625-0000	98.47
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	16646-41044 LS 90/ 700 HIDDEN OAKS DR	401-751-625-0000	96.59
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	24421-62005 LS28/2826 BELMONT DR	401-751-625-0000	176.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	58241-62008 LS 48 / 507 BRUMBAUGH RD	401-751-625-0000	112.41
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	71041-62000 LS 13 / 102 BRYANT	401-751-625-0000	179.10
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	18961-63000 LS 15/ 509 SHADOWLAWN	401-751-625-0000	197.56
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	26541-63016 LS67 / 4 CHANDELUER COVE	401-751-625-0000	92.37
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	42101-64000 LS 49 / 1302 FORT AVE	401-751-625-0000	113.00
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	59481-63009 LS 10 / 2950 BIENVILLE	401-751-625-0000	225.12
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	61791-61003 LS 55 / 2709 BIENVILLE	401-751-625-0000	87.74
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	36851-61007 LS 5 / 647 JACKSON AVE	401-751-625-0000	253.17

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	30521-62001 LS 16 / 120 WOODLAND CIRCLE	401-751-625-0000	122.01
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05916-40005 LS 74/401 RUE CHATEAUGUAY	401-751-625-0000	122.62
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	01814-13016 LS 86/400 HANLEY RD	401-751-625-0000	85.27
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	30711-63000 LS 8 / 2000 BIENVILLE BLVD	401-751-625-0000	257.54
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	24241-63004 712 PINE DR/BARN SEWER	401-751-625-0000	245.35
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	62051-64009 LS 6 / 261 LOVERS LANE	401-751-625-0000	140.66
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	13230-40143 LS1/204 WASHINGTON AVE	401-751-625-0000	804.05
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	71661-61009 LS 77 / 1212 NELSON DR	401-751-625-0000	74.50
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	03878-70000 LS 3 - 1310 HARBOR RD	401-751-625-0000	74.49
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	09101-62024 LS 60/107 HALSTEAD RD	401-751-625-0000	74.44
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	66671-64003 LS 43 / 320 LOVERS LANE	401-751-625-0000	74.33
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	02534-53011 LS 88/ 1112 HELLMERS LN	401-751-625-0000	823.26
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	05318-68087 LS 95-706 MAGNOLIA	401-751-625-0000	75.19
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	75471-62002 LS 39 / 110 SIMON BLVD	401-751-625-0000	72.44
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	51721-62001 LS 57 / 703 PINE HILLS RD	401-751-625-0000	71.16
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	58461-62002 LS 24 / 417 HOLCOMB	401-751-625-0000	71.21
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	27637-29024 711 MAGNOLIA AVE YMCA	551-551-625-0000	882.42
MISSISSIPPI POWER COMPANY	INV0034231	SB27411-43002 CITY ELECTRIC CHARGES	11431-62048 711 MAGNOLIA AVE HEADSTART	551-551-625-0000	908.49
				Vendor 00156 - MISSISSIPPI POWER COMPANY Total:	**76,181.55**
Vendor: 031061 - MONARCH TRACKING LLC					
MONARCH TRACKING LLC	16092	GPS TRACKERS FOR PARKS 9 AND 15	GPS TRACKERS FOR PARKS 9 AND 15	001-550-630-0000	238.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-120-600-0600	22.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-191-600-0600	88.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-200-600-0600	176.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-260-600-0600	132.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-300-600-0600	825.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	001-550-600-0600	506.00
MONARCH TRACKING LLC	INV140303	GPS MONTHLY SERVICE	GPS MONTHLY SERVICE	401-300-600-0600	495.00
				Vendor 031061 - MONARCH TRACKING LLC Total:	**2,482.00**
Vendor: 04667 - NEEL-SCHAFFER					
NEEL-SCHAFFER	1113168	RILEY RD IMPROVEMENTS JAN 2026	RILEY RD IMPROVEMENTS JAN 2026	335-190-901-0000	631.97
NEEL-SCHAFFER	1113171	WASHINGTON DRAINAGE IMPROVEMENTS JAN 2026	WASHINGTON DRAINAGE IMPROVEMENTS JAN 2026	328-300-911-0002	2,602.50
NEEL-SCHAFFER	1113174	LIFT STATION 68 AND EAST SIDE SEWER	LIFT STATION 68 AND EAST SIDE SEWER	324-331-911-0000	7,748.79
				Vendor 04667 - NEEL-SCHAFFER Total:	**10,983.26**
Vendor: 039311 - NUCLEUS SCULPTURE STUDIO, LLC					
NUCLEUS SCULPTURE STUDIO,...	020926-1	PUBLIC GATEWAY SCULPTURE DESIGN AND ENGINEERING	PUBLIC GATEWAY SCULPTURE DESIGN AND ENGINEERING	316-330-911-0000	35,400.00
				Vendor 039311 - NUCLEUS SCULPTURE STUDIO, LLC Total:	**35,400.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 06095 - OCCUPATIONAL HEALTH CENTER INC					
OCCUPATIONAL HEALTH CEN…	424410	DOT PHYSICAL AND CARD FEE	DOT PHYSICAL AND CARD FEE	001-180-604-0000	80.00
			Vendor 06095 - OCCUPATIONAL HEALTH CENTER INC Total:		**80.00**
Vendor: 00176 - OCEAN SPRINGS LUMBER CO					
OCEAN SPRINGS LUMBER CO	2512-248060	OS Lumber Dec 2025 Statement	2718633 0479 LAMP CORD BLK 250' 18/2 SPT-1	001-301-560-0000	212.50
OCEAN SPRINGS LUMBER CO	2512-248598	OS Lumber Dec 2025 Statement	6856785 BR270R 70A DBL POLE BREAKER	001-301-560-0000	69.99
OCEAN SPRINGS LUMBER CO	2512-249185	OS Lumber Dec 2025 Statement	230 FT 6388953 0477 CORD-LAMP 18/2 BRN 250'	001-301-560-0000	204.70
OCEAN SPRINGS LUMBER CO	2512-249451	OS Lumber Dec 2025 Statement	NBS MISC FASTENERS	001-351-563-0000	0.38
OCEAN SPRINGS LUMBER CO	2512-249451	OS Lumber Dec 2025 Statement	21241 21241 12 X 2 SL HEX WASH SMS(A)	001-351-563-0000	2.39
OCEAN SPRINGS LUMBER CO	2512-249451	OS Lumber Dec 2025 Statement	NBS MISC FASTENERS	001-351-563-0000	0.44
OCEAN SPRINGS LUMBER CO	2512-251521	OS Lumber Dec 2025 Statement	4251179 1/2X18 GALV. NIPPLE	001-351-563-0000	9.99
OCEAN SPRINGS LUMBER CO	2512-255490	New door handle for Inner Harbor Park bathroom	CL100197 CTL Passage Gr2 Lever Adj	001-550-630-0001	42.99
OCEAN SPRINGS LUMBER CO	2512-255681	HVAC Filters for All Stations	18x18 air filter	001-260-560-0000	33.48
OCEAN SPRINGS LUMBER CO	2512-255681	HVAC Filters for All Stations	14x25 EZ Air Fitler	001-260-560-0000	5.58
OCEAN SPRINGS LUMBER CO	2512-256312	joint compound and taping knife	Taping knife flex 14" Level	001-140-643-0000	16.99
OCEAN SPRINGS LUMBER CO	2512-256312	joint compound and taping knife	50 lb joint compound	001-140-643-0000	12.60
OCEAN SPRINGS LUMBER CO	2601-257322	Paint (picked up by Parks and Rec)	Satin White Paint	001-260-901-0915	54.99
OCEAN SPRINGS LUMBER CO	2601-257322	Paint (picked up by Parks and Rec)	Eggshell Base Paint	001-260-901-0915	51.99
OCEAN SPRINGS LUMBER CO	2601-258031	Padlock for Overhead Door	M1XKADLF 1-3/4IN PADLOCK	001-196-560-0000	14.99
OCEAN SPRINGS LUMBER CO	2601-258433	Scuff-X for building floors	3XG Gal Ultra spec Scuff-X	001-140-643-0000	78.99
OCEAN SPRINGS LUMBER CO	2601-258433	Scuff-X for building floors	1XG Ultra spec scuff- x int	001-140-643-0000	78.99
OCEAN SPRINGS LUMBER CO	2601-258746	Jan 2026 Statement Recap	2601-258746 NBS MISC FASTENERS	001-351-560-0000	3.56
OCEAN SPRINGS LUMBER CO	2601-259678	NYLON ROPE	36351 BRAID NYLON RPE 3/16 X 100	001-196-560-0000	15.99
OCEAN SPRINGS LUMBER CO	2601-260020	Paint & materials for City Hall	PT Fast and final	001-140-643-0000	23.98
OCEAN SPRINGS LUMBER CO	2601-260020	Paint & materials for City Hall	1 Gal multapply ACR, white tint	001-140-643-0000	113.98
OCEAN SPRINGS LUMBER CO	2601-260020	Paint & materials for City Hall	1 GAL White Eggshell finish ultra spec 500	001-140-643-0000	155.97
OCEAN SPRINGS LUMBER CO	2601-261241	Jan 2026 Statement Recap	K1 KEY CUT-SINGLE OR DBL SIDED	001-300-560-0000	37.34
OCEAN SPRINGS LUMBER CO	2601-261241	Jan 2026 Statement Recap	K1 KEY CUT-SINGLE OR DBL SIDED	001-301-560-0000	18.68
OCEAN SPRINGS LUMBER CO	2601-261241	Jan 2026 Statement Recap	K1 KEY CUT-SINGLE OR DBL SIDED	001-351-560-0000	18.68
OCEAN SPRINGS LUMBER CO	2601-261310	NEW KEYS FOR CITY HALL	2X FLAT BLACK	001-140-643-0000	6.99
OCEAN SPRINGS LUMBER CO	2601-261310	NEW KEYS FOR CITY HALL	KEY CUT	001-140-643-0000	19.92
OCEAN SPRINGS LUMBER CO	2601-261310	NEW KEYS FOR CITY HALL	LOCKSET WITH KEY	001-140-643-0000	36.00
OCEAN SPRINGS LUMBER CO	2601-262120	Jan 2026 Statement Recap	2601-262120 6946198 96151 EMT 1HOLE SNAPSTRAP 1/2	001-351-560-0000	1.39
OCEAN SPRINGS LUMBER CO	2601-262128	materials for building maintenance	Propane torch kit self light	001-550-548-0000	39.99
OCEAN SPRINGS LUMBER CO	2601-262128	materials for building maintenance	Slow Set glue sticks 4in	001-550-548-0000	4.99
OCEAN SPRINGS LUMBER CO	2601-262128	materials for building maintenance	70710 Pick set repair 4wy 4pc	001-550-548-0000	15.99
OCEAN SPRINGS LUMBER CO	2601-263676	Paint and Paint Supplies for Duckett Gallery	T545-01 5G U/SPEC 500 SAT/PEARL WHITE	001-196-645-0001	233.99
OCEAN SPRINGS LUMBER CO	2601-263676	Paint and Paint Supplies for Duckett Gallery	R728-9'' ROLLER COVER 3/8 NAP	001-196-645-0001	8.99

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
OCEAN SPRINGS LUMBER CO	2601-263676	Paint and Paint Supplies for Duckett Gallery	2090-1.88' X 60YD SCOTCH BLUE MASKING TAPE	001-196-645-0001	8.69
OCEAN SPRINGS LUMBER CO	2601-263676	Paint and Paint Supplies for Duckett Gallery	2JC912 9X12 JIFFY COVER 2MIL	001-196-645-0001	5.99
OCEAN SPRINGS LUMBER CO	2601-263676	Paint and Paint Supplies for Duckett Gallery	R402 11 METAL TRAY	001-196-645-0001	5.69
OCEAN SPRINGS LUMBER CO	2601-263766	Drain Cleaner, Bulbs, and Filters	Liquid Fire 32 oz	001-260-510-0000	10.99
OCEAN SPRINGS LUMBER CO	2601-263766	Drain Cleaner, Bulbs, and Filters	20x20x1 HVAC Filters	001-260-560-0000	33.48
OCEAN SPRINGS LUMBER CO	2601-263766	Drain Cleaner, Bulbs, and Filters	40-watt Appliance Bulb	001-260-560-0000	3.29
OCEAN SPRINGS LUMBER CO	2601-263766	Drain Cleaner, Bulbs, and Filters	G13 Fluorescent Bulb for St. 3 Sink Light	001-260-560-0000	14.89
OCEAN SPRINGS LUMBER CO	2601-264008	Paint for Local Creative Gallery	T535-3X GAL U/SPEC 500 FLAT PASTEL BASE	001-196-645-0001	43.99
OCEAN SPRINGS LUMBER CO	2601-264160	Paint for Duckett Gallery	0200-3X 1/2PINT BS 3 SAMPLE BM	001-196-645-0001	6.99
OCEAN SPRINGS LUMBER CO	2601-264160	Paint for Duckett Gallery	0200-2X 1/2PINT BS 2 SAMPLE BM	001-196-645-0001	6.99
OCEAN SPRINGS LUMBER CO	2601-264361	reciprocating blades and misc fasteners	Reciprocating saw blades 9"	001-140-643-0000	25.99
OCEAN SPRINGS LUMBER CO	2601-264361	reciprocating blades and misc fasteners	Reciprocating saw blades 8"	001-140-643-0000	22.99
OCEAN SPRINGS LUMBER CO	2601-264361	reciprocating blades and misc fasteners	Misc fasteners	001-140-643-0000	1.05
OCEAN SPRINGS LUMBER CO	2512-251790	Hose Bib repair city wide	Hose Bib repair city wide	401-750-563-0000	115.41
OCEAN SPRINGS LUMBER CO	2512-253051	OS Lumber Dec 2025 Statement	8812T 8X8-12' .80 CCA TREATED ROUGH	401-750-563-0000	220.44
OCEAN SPRINGS LUMBER CO	512-255615	Jan 2026 Statement Recap	2512-255615 K1 KEY CUT-SINGLE OR DBL SIDED	001-351-560-0000	4.98
				Vendor 00176 - OCEAN SPRINGS LUMBER CO Total:	**2,180.26**
Vendor: 00775 - OFFICE DEPOT INC					
OFFICE DEPOT INC	455799923001	Clorox clean-up for custodial	Clorox clean-up w/ bleach 128 oz bottle	001-550-510-0000	110.39
				Vendor 00775 - OFFICE DEPOT INC Total:	**110.39**
Vendor: 06229 - OVERSTREET AND ASSOCIATES, PLLC					
OVERSTREET AND ASSOCIATES..	4131	GENERAL ENGINEERING JAN 2026	GREASE INTERCEPTORS AND DT SEWER PROJECT	401-750-600-0611	308.50
OVERSTREET AND ASSOCIATES..	4132	DOWNTOWN SEWER REHAB JAN 2026	DOWNTOWN SEWER REHAB	324-330-911-0000	13,410.00
				Vendor 06229 - OVERSTREET AND ASSOCIATES, PLLC Total:	**13,718.50**
Vendor: 04408 - PAC-MAC/HOL-MAC EQUIPMENT, INC.					
PAC-MAC/HOL-MAC EQUIPM...	407784	Repairs and parts for #122 Debris Truck	00.625|11|NUT HX|05|ZN	001-301-630-0000	49.20
PAC-MAC/HOL-MAC EQUIPM...	407784	Repairs and parts for #122 Debris Truck	HY MOTOR|WHITE GRAPPLE MOTOR	001-301-630-0000	1,166.38
PAC-MAC/HOL-MAC EQUIPM...	407784	Repairs and parts for #122 Debris Truck	WSHR SL|0.63|ASME|1.08|.16|CZ	001-301-630-0000	31.95
PAC-MAC/HOL-MAC EQUIPM...	407784	Repairs and parts for #122 Debris Truck	0.625x11x01.750|BOLT PL|O8|PL	001-301-630-0000	67.35
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-6912 SHIMS FOR XTRA LARGE NYLON	001-301-630-0000	5.70
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-0112-B TOGGLE SWTCH MAINTAINED ON/OFF	001-301-630-0000	15.03
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	GE-00008 FILTER ELEMENT RL-20	001-301-630-0000	52.68
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	GE-00453 CHANGE INDICATOR GAUGE-20	001-301-630-0000	53.36
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-3468 1/4" BRAKE DISC 3.86 X 1.56	001-301-630-0000	61.03
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-2701 PAD, NYLON	001-301-630-0000	125.90

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-0409 TUBE ASSEMBLY	001-301-630-0000	142.64
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-0613 CUTTING EDGE, GRAPPLE	001-301-630-0000	353.42
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	LABOR (8 HRS FOR 3 REPAIRS $1656.00) /3=$552 EACH	001-301-630-0000	552.00
PAC-MAC/HOL-MAC EQUIPM...	407810	Repair to #122 Debris Truck Parts & Labor	KB-0530 NYLON PAD 1"X4"X6"	001-301-630-0000	64.28
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-2712 KBF20H SPIN ON FILTER ELEMENT	001-301-630-0000	46.11
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-0128 LUBEFTG|.125|27|NPT|00|0.66|ZN	001-301-630-0000	1.96
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	GE-00453 CHANGE INDICATOR GAUGE-20	001-301-630-0000	53.36
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-2802 EXT BOOM STOP BLOCK, UHMW	001-301-630-0000	55.54
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB=0530 NYLON PAD, 1" X 4"X 6"	001-301-630-0000	64.28
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-3468 1/4" BRAKE DISC 3.88 X 1.56	001-301-630-0000	122.07
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB=2701 PAD, NYLON	001-301-630-0000	125.90
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-3464 HEX BOLT W/ COTTER PIN HOLE	001-301-630-0000	151.49
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	LABOR (8 HRS FOR 3 REPAIRS $1656.00) /3=$552 EACH	001-301-630-0000	552.00
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-0613 CUTTING EDGE GRAPPLE	001-301-630-0000	353.42
PAC-MAC/HOL-MAC EQUIPM...	407811	Repair to #124 Debris Truck Parts & Labor	KB-2885 BODY DUMP CYL WAS KB-2565,2830	001-301-630-0000	4,098.48
			Vendor 04408 - PAC-MAC/HOL-MAC EQUIPMENT, INC. Total:		**8,365.53**
Vendor: 04785 - PARIS ACE HARDWARE					
PARIS ACE HARDWARE	41535466	2 gallon sprayer for round-up	Garden sprayer 2gal	001-550-560-0000	26.20
PARIS ACE HARDWARE	41536442	Flashlights for parks lock-up truck	Flashlight LED BLK 350lm	001-550-560-0000	19.79
PARIS ACE HARDWARE	41536442	Flashlights for parks lock-up truck	LED flashlight 25L 4pk	001-550-560-0000	19.99
PARIS ACE HARDWARE	41537681	repair parts for Freedom Field bathroom door	Hillman each fasteners	001-550-563-0000	3.68
PARIS ACE HARDWARE	41537681	repair parts for Freedom Field bathroom door	Hillman each fasteners	001-550-563-0000	1.52
PARIS ACE HARDWARE	41537681	repair parts for Freedom Field bathroom door	Hillman each fasteners	001-550-563-0000	5.52
PARIS ACE HARDWARE	41537927	Repairs to Taconi Gym basketball goal	Anchor shacle galvanized 3/8"	001-550-563-0000	5.39
PARIS ACE HARDWARE	41537927	Repairs to Taconi Gym basketball goal	Bolt eye w/ nut 1/2"x8"	001-550-563-0000	6.29
PARIS ACE HARDWARE	41538513	Lockbox for Civic Center & keys for Taconi	Keycrafter #98 brass	001-550-560-0000	4.08
PARIS ACE HARDWARE	41538513	Lockbox for Civic Center & keys for Taconi	Knob key safe	001-550-560-0000	36.97
PARIS ACE HARDWARE	41538960	MONSTER 6FT POWER STRIP	MONSTER 6FT POWER STRIP	401-710-500-0000	41.99
PARIS ACE HARDWARE	41539940	Paint for police patrol room	C+K Int Egg NB 1G Paint	001-200-560-0000	124.17
PARIS ACE HARDWARE	41540070	nuts and bolts for John Deere tires	Hillman Each Fasteners	001-550-563-0000	15.96
PARIS ACE HARDWARE	41540070	nuts and bolts for John Deere tires	Hillman each fasteners	001-550-563-0000	2.36
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Beding Fork 10TN Fiberglass Handle	001-550-548-0000	37.79
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Plugin oil hawaii breeze 2pk	001-550-560-0000	7.99
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Glade plug in oil warmer	001-550-560-0000	5.18
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Ace Gloves Latex Coated L	001-550-560-0000	4.04
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Plugin oil clean linen 2pk	001-550-560-0000	7.99

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	oil warmer airfresh 2pk	001-550-560-0000	5.93
PARIS ACE HARDWARE	41540207	Pitch Fort & plug-ins for OSPR	Odor eliminator ocean breeze 8.8 oz	001-550-560-0000	4.99
PARIS ACE HARDWARE	41540856	Bulbs For Police Dept.	Bulb T8 G13 CW 24" 17W	001-200-560-0000	17.98
PARIS ACE HARDWARE	41540941	Slip joint pliers 6"	Slip joint pliers 6"	001-550-548-0000	6.27
PARIS ACE HARDWARE	41540950	Styrofoam covers for pipes	Faucet cover styrofoam	001-140-643-0000	59.40
PARIS ACE HARDWARE	41541905	Grinding discs for welder	MTL CUT T1 4.5x.045x7/8	001-550-560-0000	15.09
PARIS ACE HARDWARE	41541947	Painter Tape/Paint For Police Dept.	C&K Int Egg NB 1G Paint	001-200-560-0000	74.50
PARIS ACE HARDWARE	41541947	Painter Tape/Paint For Police Dept.	PTR Tape BL	001-200-560-0000	7.73
PARIS ACE HARDWARE	41543760	Paint and brush for polic…	C&K Int Egg NB 1G Paint	001-200-560-0000	74.50
PARIS ACE HARDWARE	41543760	Paint and brush for polic…	Ace better brush 4 pack	001-200-560-0000	7.77
PARIS ACE HARDWARE	41543798	Trench shovel and brake cleaner	Trench shovel 4" w WD handle	001-550-548-0000	33.29
PARIS ACE HARDWARE	41543798	Trench shovel and brake cleaner	Braker cleaner 19oz CRC	001-550-563-0000	8.63
PARIS ACE HARDWARE	41543853	New door handle and keys for back shop	Entry know tulip ss	001-550-563-0000	17.99
PARIS ACE HARDWARE	41543853	New door handle and keys for back shop	Key Kwikset KW1- ACE	001-550-563-0000	6.56
PARIS ACE HARDWARE	41543920	New latch entry for broken door on back shop	Latch entry 6way polbrs	001-550-563-0000	6.54
PARIS ACE HARDWARE	41544073	LED linear lamp 18w for building maintenance	LED linear lamp 18W (2pk)	001-550-548-0000	53.98
				Vendor 04785 - PARIS ACE HARDWARE Total:	**778.05**
Vendor: 04348 - POWER SYSTEMS OF MS, LLC					
POWER SYSTEMS OF MS, LLC	11275	SERVICE CALL	INSPECTED & TESTED GENERATOR AT CITY HALL	001-140-630-0000	325.00
				Vendor 04348 - POWER SYSTEMS OF MS, LLC Total:	**325.00**
Vendor: 039261 - PROTECT YOUR ASSETS, LLC					
PROTECT YOUR ASSETS, LLC	20264404A	SchoolSt - rumble strips	School St. - rumble strips - 12" wide - 2800 LF	336-190-901-0000	4,404.00
				Vendor 039261 - PROTECT YOUR ASSETS, LLC Total:	**4,404.00**
Vendor: 03695 - PUCKETT RENTS					
PUCKETT RENTS	1166212-0001	Repair to Genie Lift	*PARTS 101174GT JOYSTICK	001-301-630-0000	467.91
PUCKETT RENTS	1166212-0001	Repair to Genie Lift	0802 ALAN ANDRES DRIVE TIME	001-301-630-0000	160.00
PUCKETT RENTS	1166212-0001	Repair to Genie Lift	MILEAGE CHARGE 30.00 Miles	001-301-630-0000	132.00
PUCKETT RENTS	1166212-0001	Repair to Genie Lift	0802 ALAN ANDRES	001-301-630-0000	175.00
				Vendor 03695 - PUCKETT RENTS Total:	**934.91**
Vendor: 00125 - PVS DX INC					
PVS DX INC	217002084-25	Sept 2025 invoices for Chlorine delivery @ wells	Chlorine delivery 217002084-25 Sept 2025	401-750-571-0000	1,252.03
PVS DX INC	217002085-25	Sept 2025 invoices for Chlorine delivery @ wells	Chlorine delivery 217002085-25 Sept 2025	401-750-571-0000	751.22
PVS DX INC	217002086-25	Sept 2025 invoices for Chlorine delivery @ wells	Chlorine delivery 217002086-25 Sept 2025	401-750-571-0000	751.22
PVS DX INC	217002087-25	Sept 2025 invoices for Chlorine delivery @ wells	Chlorine delivery 217002087-25 Sept 2025	401-750-571-0000	1,252.03
PVS DX INC	217002088-25	Sept 2025 invoices for Chlorine delivery @ wells	Chlorine delivery 217002088-25 Sept 2025	401-750-571-0000	751.22
PVS DX INC	217000266-26	Chlorine Cylinder Delivery wells Jan2026-Sept2026	Chlorine Cylinder Delivery Oct 2025 - Sept 2026	401-750-543-0000	500.81
PVS DX INC	217000268-26	Chlorine Cylinder Delivery wells Jan2026-Sept2026	Chlorine Cylinder Delivery Oct 2025 - Sept 2026	401-750-543-0000	751.22
PVS DX INC	217000271-26	Chlorine Cylinder Delivery wells Jan2026-Sept2026	Chlorine Cylinder Delivery Oct 2025 - Sept 2026	401-750-543-0000	1,001.62
PVS DX INC	217000275-26	Chlorine Cylinder Delivery wells Jan2026-Sept2026	Chlorine Cylinder Delivery Oct 2025 - Sept 2026	401-750-543-0000	1,502.43

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
PVS DX INC	217000276--26	Chlorine Cylinder Delivery wells Jan2026-Sept2026	Chlorine Cylinder Delivery Oct 2025 - Sept 2026	401-750-543-0000	1,752.84
				Vendor 00125 - PVS DX INC Total:	**10,266.64**
Vendor: 21-0025 - QUADIENT FINANCE USA INC					
QUADIENT FINANCE USA INC	INV0034232	POSTAGE METER FUNDING 1/23/26	POSTAGE METER FUNDING 1/23/26	001-190-606-0000	500.00
QUADIENT FINANCE USA INC	INV0034232	POSTAGE METER FUNDING 1/23/26	POSTAGE METER FUNDING 1/23/26	001-191-606-0000	500.00
				Vendor 21-0025 - QUADIENT FINANCE USA INC Total:	**1,000.00**
Vendor: 00889 - REDD PEST CONTROL CO OF GULFPORT MS					
REDD PEST CONTROL CO OF ...	INV0034233	1018 PORTER TERMITE RENEWAL	1018 PORTER TERMITE RENEWAL	001-140-600-0600	285.00
REDD PEST CONTROL CO OF ...	INV0034234	525 DEWEY AVE - LIBRARY TERMITE RENEWAL	525 DEWEY AVE - LIBRARY TERMITE RENEWAL	101-510-630-0000	560.00
				Vendor 00889 - REDD PEST CONTROL CO OF GULFPORT MS Total:	**845.00**
Vendor: 038561 - SHANNON GRACE PFEIFFER					
SHANNON GRACE PFEIFFER	INV0034319	MILEAGE AND PARKING JACKSON, MS 1/13 - 1/15	MILEAGE (374 X 0.205/MILE)	001-100-924-0904	76.67
SHANNON GRACE PFEIFFER	INV0034319	MILEAGE AND PARKING JACKSON, MS 1/13 - 1/15	PARKING	001-100-924-0904	63.59
				Vendor 038561 - SHANNON GRACE PFEIFFER Total:	**140.26**
Vendor: 04889 - SINGING RIVER HEALTH SYSTEM					
SINGING RIVER HEALTH SYST...	10000823	ACCT 33021503 PD PHYSICAL EXAM 12/8/25	ACCT 33021503 PD PHYSICAL EXAM 12/8/25	001-180-604-0000	197.00
SINGING RIVER HEALTH SYST...	10000828	Nondot Physicals for Fire Academy	King, James - Physical	001-260-605-0607	68.00
SINGING RIVER HEALTH SYST...	10000828	Nondot Physicals for Fire Academy	Wicker, Dawson - Physical	001-260-605-0607	68.00
				Vendor 04889 - SINGING RIVER HEALTH SYSTEM Total:	**333.00**
Vendor: 03213 - SORG PRINTING					
SORG PRINTING	109917	Business Cards	Business Cards Morvant, Parker, Osburn 500/person	001-200-560-0000	120.00
SORG PRINTING	109933	Business Cards	Case Cards - Business Cards uncoated 3000 cards	001-200-560-0000	255.00
				Vendor 03213 - SORG PRINTING Total:	**375.00**
Vendor: 00639 - SOUTH MISSISSIPPI BUSINESS MACHINES					
SOUTH MISSISSIPPI BUSINESS...	496912	PRINTING CONTRACT - PUBLIC WORKS	PRINTING CONTRACT - SHARP MX-3071 COLOR	001-300-600-0600	167.91
SOUTH MISSISSIPPI BUSINESS...	496912	PRINTING CONTRACT - PUBLIC WORKS	PRINTING CONTRACT - SHARP MX-3071 BLACK/WHITE	001-300-600-0600	21.51
SOUTH MISSISSIPPI BUSINESS...	496912	PRINTING CONTRACT - PUBLIC WORKS	PRINTING CONTRACT - SHARP MX-3071 BLACK/WHITE	401-300-600-0600	21.52
SOUTH MISSISSIPPI BUSINESS...	496912	PRINTING CONTRACT - PUBLIC WORKS	PRINTING CONTRACT - SHARP MX-3071 COLOR	401-300-600-0600	167.90
				Vendor 00639 - SOUTH MISSISSIPPI BUSINESS MACHINES Total:	**378.84**
Vendor: 039351 - STEPHANIE LATTIMORE					
STEPHANIE LATTIMORE	R00451650	ALICE ST DEPOSIT REFUND	ALICE ST DEPOSIT REFUND	001-001-108-0000	200.00
				Vendor 039351 - STEPHANIE LATTIMORE Total:	**200.00**
Vendor: 036771 - SUN AUTO TIRE & SERVICE INC					
SUN AUTO TIRE & SERVICE INC	701809410	Tires, Alignments for police vehicles	Tires, Alignments for police vehicles	001-200-570-0000	1,769.86
SUN AUTO TIRE & SERVICE INC	701809850	Tires, Alignments for police vehicles	Tires, Alignments for police vehicles	001-200-570-0000	1,048.96
				Vendor 036771 - SUN AUTO TIRE & SERVICE INC Total:	**2,818.82**
Vendor: 04266 - SUNBELT RENTALS, INC.					
SUNBELT RENTALS, INC.	176027448-0002	Additional Rental of Manlift due to PW Lift down	Additional Rental of Manlift due to PW Lift down	007-140-560-0000	1,625.00
SUNBELT RENTALS, INC.	176027448-0003	Additional Fuel charge for Manlift rental	Additional Fuel charge for Manlift rental 20 gal	007-140-560-0000	190.00
				Vendor 04266 - SUNBELT RENTALS, INC. Total:	**1,815.00**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 04814 - SUNCOAST INFRASTRUCTURE, INC.					
SUNCOAST INFRASTRUCTURE, ..	S24137-06	FT BAYOU STORM DRAIN	FT BAYOU STORM DRAIN	324-334-911-0000	423,263.00
				Vendor 04814 - SUNCOAST INFRASTRUCTURE, INC. Total:	**423,263.00**
Vendor: 036141 - TAURIAN HAYNES					
TAURIAN HAYNES	INV0034409	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF	001-550-688-0000	210.00
				Vendor 036141 - TAURIAN HAYNES Total:	**210.00**
Vendor: 00008 - TAYLOR AUTOMOTIVE INC					
TAYLOR AUTOMOTIVE INC	86272	Fuel pump R/R on unit 1704	Labor to R/R Fuel Pump On Unit 1704	001-200-630-0000	634.50
TAYLOR AUTOMOTIVE INC	86272	Fuel pump R/R on unit 1704	Fuel Pump	001-200-630-0000	499.50
TAYLOR AUTOMOTIVE INC	86306	Fuel Injector R/R Unit 1702	Labor	001-200-630-0000	283.50
TAYLOR AUTOMOTIVE INC	86306	Fuel Injector R/R Unit 1702	Fuel Injector	001-200-630-0000	130.48
				Vendor 00008 - TAYLOR AUTOMOTIVE INC Total:	**1,547.98**
Vendor: 06209 - TEMCO OF GULF COAST, INC.					
TEMCO OF GULF COAST, INC.	101777	AAON Machine Replacement Police/Court	RN00830GAAYV021AAAON 8 Ton AAON HVAC Police	008-260-916-0000	56,827.25
TEMCO OF GULF COAST, INC.	101778	AAON Machine Replacement Police/Court	RN00630GABYV021000AAAON 6 Ton AAON HVAC Court	008-260-916-0000	53,475.00
TEMCO OF GULF COAST, INC.	101779	AAON Machine Replacement Police/Court	Material/Crane Fee/Permit/Set Up/Program/Labor	008-260-916-0000	24,404.90
				Vendor 06209 - TEMCO OF GULF COAST, INC. Total:	**134,707.15**
Vendor: 05956 - TRANSUNION RISK & ALTERNATIVE DATA					
TRANSUNION RISK & ALTERN...	293141-202601-1	CURRENT AND CONTRACT CHARGES JAN 2026	CURRENT AND CONTRACT CHARGES JAN 2026	001-200-602-0000	458.10
				Vendor 05956 - TRANSUNION RISK & ALTERNATIVE DATA Total:	**458.10**
Vendor: 01476 - UNIFIRST HOLDINGS, INC					
UNIFIRST HOLDINGS, INC	1530280902	FLOOR MAT AND UNIFORM SERVICE	FLOOR MAT AND UNIFORM SERVICE	001-550-535-0531	226.78
				Vendor 01476 - UNIFIRST HOLDINGS, INC Total:	**226.78**
Vendor: 036341 - UNITI FIBER GULFCO LLC					
UNITI FIBER GULFCO LLC	636309	CITYWIDE FIBER INTERNET FEB 2026	CITYWIDE FIBER INTERNET FEB 2026	001-140-613-0000	2,425.00
				Vendor 036341 - UNITI FIBER GULFCO LLC Total:	**2,425.00**
Vendor: 03011 - WALMART COMMUNITY					
WALMART COMMUNITY	00cd7555	Custodial cleaning supplies	Clorox disinfecting liquid bleach 121oz (3/pack)	001-550-510-0000	32.96
WALMART COMMUNITY	74c71540	Custodial cleaning supplies	Clorox disinfecting liquid bleach 121oz (3/pack)	001-550-510-0000	24.72
WALMART COMMUNITY	74c71540	Custodial cleaning supplies	Lysol disinfectant wipes, 80 count (3/pack)	001-550-510-0000	51.88
WALMART COMMUNITY	74c71540	Custodial cleaning supplies	Master toilet plunger heavy duty	001-550-510-0000	47.16
WALMART COMMUNITY	90cf5ecc	Custodial cleaning supplies	Clorox disinfecting liquid bleach 121oz (3/pack)	001-550-510-0000	41.20
WALMART COMMUNITY	d6c2bae4	Custodial cleaning supplies	Lysol disinfectant spray, 10 oz (7/pack)	001-550-510-0000	115.98
WALMART COMMUNITY	491946d5	Cordless Phone for Station 1	Cordless Phone for upstairs At Station 1	001-260-501-0000	39.58
				Vendor 03011 - WALMART COMMUNITY Total:	**353.48**
Vendor: 04346 - WASTE PRO GAUTIER					
WASTE PRO GAUTIER	94292	RESIDENTIAL WASTE & RECYCLE	MSW & RECYCLE SERVICE	401-320-686-0000	217,424.76
WASTE PRO GAUTIER	94292	RESIDENTIAL WASTE & RECYCLE	RESIDENTIAL CART RENTAL	401-320-686-0000	9,120.00
				Vendor 04346 - WASTE PRO GAUTIER Total:	**226,544.76**

Vendor Name	Payable Number	Description (Payable)	Description (Item)	Account Number	Amount
Vendor: 036161 - WAYNE BASILIO					
WAYNE BASILIO	INV0034410	WINTER BASKETBALL REF 1/28 - 2/10	WINTER BASKETBALL REF 1/28 - 2/10	001-550-688-0000	280.00
				Vendor 036161 - WAYNE BASILIO Total:	**280.00**
Vendor: 04784 - WEX BANK					
WEX BANK	110359050	CITY FUEL CHARGES JAN 2026	CITY FUEL CHARGES JAN 2026	001-200-525-0000	610.30
				Vendor 04784 - WEX BANK Total:	**610.30**
Vendor: 003118 - WHITE CAP, LP					
WHITE CAP, LP	50035213593	Zip ties for barricades (Parade)	168BL24H0L 24.1" 175LB UV BK CABLE TIE	001-301-560-0000	355.19
				Vendor 003118 - WHITE CAP, LP Total:	**355.19**
Vendor: 032331 - WOERNER LANDSCAPE GULFPORT					
WOERNER LANDSCAPE GULF…	397482	Brown Mulch for city wide landscaping	110120 Brown Mulch Bulk	001-353-546-0000	836.00
WOERNER LANDSCAPE GULF…	397482	Brown Mulch for city wide landscaping	740648 Super Sack Bags for Bulk (Non Refundable)	001-353-546-0000	407.00
WOERNER LANDSCAPE GULF…	397482	Brown Mulch for city wide landscaping	DELIVERY FEE GULFPORT ZONE 2	001-353-546-0000	165.00
				Vendor 032331 - WOERNER LANDSCAPE GULFPORT Total:	**1,408.00**
Vendor: 00234 - WYNTON'S PEST CONTROL					
WYNTON'S PEST CONTROL	294206	MONTHLY PEST SERVICES	525 DEWEY AVE	101-510-630-0000	20.00
WYNTON'S PEST CONTROL	294207	MONTHLY PEST SERVICES	1018 PORTER AVE	001-140-600-0600	70.00
WYNTON'S PEST CONTROL	294208	MONTHLY PEST SERVICES	1014 PORTER AVE	001-190-600-0600	35.00
WYNTON'S PEST CONTROL	294208	MONTHLY PEST SERVICES	1014 PORTER AVE	001-191-600-0600	35.00
WYNTON'S PEST CONTROL	294346	MONTHLY PEST SERVICES	3820 BIENVILLE BLVD	001-260-600-0600	50.00
WYNTON'S PEST CONTROL	294595	MONTHLY PEST SERVICES	712 PINE DR	001-300-600-0600	100.00
WYNTON'S PEST CONTROL	294597	MONTHLY PEST SERVICES	711 MAGNOLIA AVE	551-551-630-0000	100.00
				Vendor 00234 - WYNTON'S PEST CONTROL Total:	**410.00**
				Grand Total:	**2,040,394.98**

Report Summary

Fund Summary

Fund	Expense Amount
001 - GENERAL	235,130.78
007 - TOURISM FUND	1,815.00
008 - FOOD AND BEVERAGE TAX 2%	142,057.10
100 - MODERNIZATION USE TAX	2,925.00
101 - LIBRARY	3,375.00
316 - GCRF - MARY C O'KEEFE	35,400.00
324 - MCWI GRANTS	1,001,598.94
328 - TIDELANDS GRANTS	2,602.50
334 - SB2971 WATER/SEWER/DRAINAGE	61,382.50
335 - HB1353 - RILEY RD IMPROVEMENTS	631.97
336 - HB 1353 - WATER/SEWER/INFRASTRUCTURE	192,803.03
401 - UTILITY ENTERPRISE	357,677.87
551 - TACONI BUILDING	2,995.29
Grand Total:	**2,040,394.98**

Account Summary

Account Number	Account Name	Expense Amount
001-001-023-0000	DUE FROM EMPLOYEE	93.14
001-001-108-0000	FACILITY RENTAL DEPOS…	200.00
001-001-130-0053	AMS Collection Fee / Pa…	55.00
001-100-605-0607	TRAVEL/TRAINING/SEM…	1,605.67
001-100-924-0904	WARD 4 CAPITAL IMPR…	140.26
001-110-600-0600	CONTRACTUAL SERVICES	55.00
001-110-602-0000	COMPUTER SOFTWARE …	47.98
001-120-501-0000	OFFICE FURNITURE & E…	117.76
001-120-600-0600	CONTRACTUAL SERVICES	22.00
001-120-600-0602	ATTORNEY FEES	9,840.00
001-120-600-0603	Attorney - Non Contract	150.00
001-120-600-0612	ENGINEERING FEES	1,153.75
001-120-602-0000	COMPUTER SOFTWARE …	77.96
001-120-605-0607	TRAVEL/TRAINING/SEM…	1,068.56
001-120-611-0000	TELEPHONE	180.44
001-120-686-0000	DUES/MEMBERSHIPS/S…	20.95
001-120-699-0000	OTHER SERVICES & CHA…	2,000.00
001-120-703-0000	MISC PROMOTIONS	240.00
001-140-560-0000	MATERIALS & SUPPLIES	111.71
001-140-600-0600	CONTRACTUAL SERVICES	505.00
001-140-602-0000	COMPUTER SOFTWARE …	12,230.21
001-140-603-0000	COMPUTER HARDWARE	150.75
001-140-605-0607	TRAVEL/TRAINING/SEM…	650.00
001-140-611-0000	TELEPHONE	46.57
001-140-612-0000	TELEPHONE - KLOUD 7	3,567.06
001-140-613-0000	CITYWIDE INTERNET SER…	2,425.00
001-140-625-0000	UTILITIES	1,109.44
001-140-630-0000	GENERAL REPAIRS & MA…	325.00
001-140-643-0000	CITY WIDE BUILDING MA…	1,153.84
001-140-699-0000	OTHER SERVICES & CHA…	825.00
001-180-602-0000	COMPUTER SOFTWARE …	23.99
001-180-604-0000	PHYSICAL EXAMS & TEST…	277.00
001-180-610-0000	ADVERTISING	128.33
001-180-611-0000	TELEPHONE	93.14
001-180-686-0000	DUES/MEMBERSHIPS/S…	20.00
001-190-600-0600	CONTRACTUAL SERVICES	35.00
001-190-602-0000	COMPUTER SOFTWARE …	71.97
001-190-606-0000	POSTAGE	500.00
001-190-610-0000	ADVERTISING	25.25
001-190-611-0000	TELEPHONE	46.57

Account Summary

Account Number	Account Name	Expense Amount
001-190-686-0000	DUES/MEMBERSHIPS/S…	104.00
001-191-560-0000	MATERIALS & SUPPLIES	1,221.25
001-191-600-0600	CONTRACTUAL SERVICES	123.00
001-191-602-0000	COMPUTER SOFTWARE …	34.34
001-191-606-0000	POSTAGE	500.00
001-191-611-0000	TELEPHONE	186.28
001-191-630-0000	GENERAL REPAIRS & MA…	145.41
001-191-686-0000	DUES/MEMBERSHIPS/S…	75.00
001-191-689-0000	TREE REMOVAL AND MA…	8,600.00
001-193-625-0000	UTILITIES	471.16
001-194-600-0600	CONTRACTUAL SERVICES	70.00
001-195-600-0600	CONTRACTUAL SERVICES	70.00
001-196-108-0000	RENTAL PAYMENTS	200.00
001-196-560-0000	MATERIALS & SUPPLIES	561.10
001-196-600-0600	CONTRACTUAL SERVICES	70.00
001-196-602-0000	COMPUTER SOFTWARE …	89.99
001-196-610-0000	ADVERTISING - WEBSITE…	127.50
001-196-625-0000	UTILITIES	2,745.67
001-196-630-0000	GENERAL REPAIRS & MA…	461.37
001-196-645-0001	GALLERIES	321.32
001-196-688-0000	SPECIAL SERVICES - MAR…	580.67
001-197-625-0000	UTILITIES	138.53
001-200-520-0000	PRISONER COSTS	6,765.00
001-200-525-0000	GAS AND OIL	7,757.93
001-200-535-0531	UNIFORMS	216.05
001-200-560-0000	MATERIALS & SUPPLIES	1,683.63
001-200-570-0000	TIRES AND TUBES	2,818.82
001-200-600-0600	CONTRACTUAL SERVICES	2,676.00
001-200-602-0000	COMPUTER SOFTWARE …	688.10
001-200-603-0000	COMPUTER HARDWARE	65.97
001-200-605-0607	TRAVEL/TRAINING/SEM…	820.00
001-200-611-0000	TELEPHONE	1,563.69
001-200-613-0000	INTERNET SERVICE - POL…	73.20
001-200-625-0000	UTILITIES	521.05
001-200-630-0000	GENERAL REPAIRS & MA…	1,742.98
001-200-686-0000	DUES/MEMBERSHIPS/S…	20.95
001-200-699-0000	OTHER SERVICES & CHA…	300.00
001-260-500-0000	OFFICE SUPPLIES	16.85
001-260-501-0000	OFFICE FURNITURE & E…	39.58
001-260-510-0000	CLEANING & JANITORIAL…	246.25
001-260-560-0000	MATERIALS & SUPPLIES	258.62
001-260-563-0000	REPAIR PARTS & SUPPLI…	25.18
001-260-600-0600	CONTRACTUAL SERVICES	182.00
001-260-602-0000	COMPUTER SOFTWARE …	29.98
001-260-605-0607	TRAVEL/TRAINING/SEM…	161.00
001-260-611-0000	TELEPHONE	296.79
001-260-625-0000	UTILITIES	1,341.26
001-260-630-0000	GENERAL REPAIRS & MA…	4,219.62
001-260-686-0000	DUES/MEMBERSHIPS/S…	20.95
001-260-901-0915	IMPROVEMENTS TO BUI…	123.72
001-300-535-0530	UNIFORM ALLOWANCES…	867.78
001-300-560-0000	MATERIALS & SUPPLIES	37.34
001-300-563-0000	REPAIR PARTS & SUPPLI…	2.58
001-300-600-0600	CONTRACTUAL SERVICES	1,114.42
001-300-602-0000	COMPUTER SOFTWARE …	14.99
001-300-611-0000	TELEPHONE	93.14
001-300-625-0000	UTILITIES	2,077.12
001-301-543-0000	CHEMICALS	4,180.95

Account Summary

Account Number	Account Name	Expense Amount
001-301-548-0000	SMALL TOOLS & EQUIP…	665.98
001-301-560-0000	MATERIALS & SUPPLIES	1,517.68
001-301-563-0000	REPAIR PARTS & SUPPLI…	2,023.06
001-301-566-0000	SIGNS AND SIGN MATER…	181.01
001-301-611-0000	TELEPHONE	17.53
001-301-625-0000	UTILITIES	40,290.59
001-301-630-0000	GENERAL REPAIRS & MA…	10,806.09
001-350-548-0000	SMALL TOOLS & EQUIP…	114.99
001-350-560-0000	MATERIALS & SUPPLIES	54.75
001-350-560-0001	SUPPLIES - CITY VEHICLE…	234.32
001-350-635-0000	RENTALS	1,170.61
001-351-560-0000	MATERIALS & SUPPLIES	28.61
001-351-563-0000	REPAIR PARTS & SUPPLI…	520.78
001-352-548-0000	SMALL TOOLS & EQUIP…	332.99
001-352-563-0000	REPAIR PARTS & SUPPLI…	1,507.25
001-352-611-0000	TELEPHONE	64.10
001-352-630-0000	GENERAL REPAIRS & MA…	1,880.95
001-352-906-0000	DRAINAGE PROJECTS	47,503.03
001-353-546-0000	LANDSCAPE MATERIALS…	1,714.00
001-353-600-0601	CONTRACTUAL - LANDS…	866.00
001-550-510-0000	CLEANING & JANITORIAL…	2,873.26
001-550-535-0531	UNIFORMS	226.78
001-550-540-0540	AFTER SCHOOL SUMMER..	240.89
001-550-548-0000	SMALL TOOLS & EQUIP…	1,331.22
001-550-560-0000	MATERIALS & SUPPLIES	822.00
001-550-563-0000	REPAIR PARTS & SUPPLI…	355.66
001-550-600-0600	CONTRACTUAL SERVICES	506.00
001-550-602-0000	COMPUTER SOFTWARE …	14.99
001-550-611-0000	TELEPHONE	548.46
001-550-625-0000	UTILITIES	5,763.93
001-550-630-0000	GENERAL REPAIRS & MA…	2,942.04
001-550-630-0001	GENERAL REPAIRS AND …	42.99
001-550-688-0000	SPECIAL SERVICES	3,665.00
001-552-630-0000	GENERAL REPAIRS & MA…	2,953.86
007-140-560-0000	DOWNTOWN DECORATI…	1,815.00
008-260-916-0000	MACHINERY & EQUIPM…	134,707.15
008-550-603-0001	ALICE ST LIGHT LEASE	1,160.00
008-550-603-0003	FREEDOM FIELD LIGHT L…	3,970.00
008-550-603-0004	BEACH WALKWAY/STRE…	1,170.00
008-550-916-0000	MISC PARK EQUIPMENT…	1,049.95
100-301-911-0000	DEANA ROAD IMPROVE…	2,925.00
101-510-630-0000	GENERAL REPAIRS & MA…	3,375.00
316-330-911-0000	MARY C O'KEEFE EXTERI…	35,400.00
324-330-257-0000	GRANT - MCWI DT WAT…	4,140.50
324-330-911-0000	CONSTRUCTION COST - …	163,243.34
324-331-911-0000	CONSTRUCTION COST - …	243,894.47
324-334-911-0000	CONSTRUCTION COST - …	590,320.63
328-300-911-0002	CONSTRUCTION - WASH.…	2,602.50
334-190-901-0000	CAPITAL IMPROVEMENT	61,382.50
335-190-901-0000	CAPITAL IMPROVEMENT	631.97
336-190-901-0000	CAPITAL IMPROVEMENT	192,803.03
401-001-020-0001	ACCOUNTS RECEIVABLE …	482.86
401-300-535-0530	UNIFORMS	439.13
401-300-600-0600	CONTRACTUAL SERVICES	684.42
401-300-602-0000	COMPUTER SOFTWARE …	4,391.76
401-300-603-0000	COMPUTER HARDWARE	74.25
401-320-686-0000	GARBAGE & TRASH RE…	226,544.76
401-320-688-0000	COMFORT STATIONS	6,545.00

Account Summary

Account Number	Account Name	Expense Amount
401-710-500-0000	OFFICE SUPPLIES	41.99
401-710-548-0000	SMALL TOOLS & EQUIP…	576.00
401-710-606-0000	POSTAGE	5,713.15
401-710-611-0000	TELEPHONE	256.06
401-710-918-0000	WATER METERS AND RE…	45,109.00
401-750-543-0000	CHEMICALS	5,508.92
401-750-548-0000	SMALL TOOLS & EQUIP…	686.99
401-750-560-0000	MATERIALS & SUPPLIES	1,576.50
401-750-563-0000	REPAIR PARTS & SUPPLI…	1,091.90
401-750-571-0000	UTILITY SYSTEMS PARTS…	5,179.02
401-750-600-0602	ATTORNEY FEES - CONT…	1,080.00
401-750-600-0611	ENGINEERING - PUBLIC …	308.50
401-750-611-0000	TELEPHONE	93.14
401-750-625-0000	UTILITIES	8,647.57
401-750-630-0000	GENERAL REPAIRS & MA…	957.00
401-750-691-0000	WATER SERVICE JCUA	13,706.88
401-750-691-0001	WATER SERVICE (JCUA) -…	165.68
401-750-924-0910	WATER SYSTEM IMPRO…	3,668.00
401-751-543-0000	CHEMICALS	6,059.56
401-751-548-0000	SMALL TOOLS & EQUIP…	332.99
401-751-560-0000	MATERIALS & SUPPLIES	975.00
401-751-563-0000	REPAIR PARTS & SUPPLI…	181.40
401-751-571-0000	UTILITY SYSTEMS PARTS…	1,119.64
401-751-600-0602	ATTORNEY FEES - CONT…	1,080.00
401-751-611-0000	TELEPHONE	133.87
401-751-625-0000	UTILITIES	8,835.33
401-751-630-0000	GENERAL REPAIRS & MA…	3,560.00
401-800-810-0005	INTEREST - WATER IMP…	70.33
401-800-820-0005	PRINCIPAL - WATER IMP…	1,801.27
551-551-625-0000	UTILITIES - TACONI	2,530.29
551-551-630-0000	GENERAL REPAIRS & MA…	465.00
	Grand Total:	**2,040,394.98**

Project Account Summary

Project Account Key		Expense Amount
None		2,040,394.98
	Grand Total:	**2,040,394.98**

Ocean Springs, MS

Payroll Distribution Register

Earning Expense Account Summary

For Pay Period: 01/17/2026 - 01/30/2026

2/16/26
Bi Weekly

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01589-01.17.26 to 01.30.26 PD 02.06.26

Fund	Account Number	Account Name	Amount
001	001-110-420-0000	SALARIES	$4,377.60
001	001-120-420-0000	SALARIES	$4,349.40
001	001-140-420-0000	SALARIES	$7,288.76
001	001-180-420-0000	SALARIES	$3,131.30
001	001-190-420-0000	SALARIES	$4,302.31
001	001-191-420-0000	SALARIES	$9,117.46
001	001-196-420-0000	SALARIES	$4,369.61
001	001-200-410-0000	SALARY - SCHOOL CROSSING GUARD	$2,880.00
001	001-200-420-0000	SALARIES	$95,393.06
001	001-200-421-0000	SALARIES - AUXILIARY	$1,634.00
001	001-200-430-0402	OVERTIME PAY	$13,398.98
001	001-200-446-0000	GRANT-FBI O/T	$916.56
001	001-200-447-0000	OCCUPANT SAFETY GRANT O/T	$920.58
001	001-260-420-0000	SALARIES	$70,926.20
001	001-260-430-0402	OVERTIME PAY	$15,111.75
001	001-300-420-0000	SALARIES	$4,239.35
001	001-300-430-0402	OVERTIME PAY	$289.80
001	001-301-420-0000	SALARIES	$22,973.20
001	001-301-421-0000	GRASS-LANDSCAPING P/T HELP	$731.50
001	001-301-430-0402	OVERTIME PAY	$550.11
001	001-350-420-0000	SALARIES	$2,963.00
001	001-351-420-0000	SALARIES	$6,063.21
001	001-351-430-0402	OVERTIME PAY	$243.11
001	001-352-420-0000	SALARIES	$6,547.20
001	001-352-430-0402	OVERTIME PAY	$987.61
001	001-353-420-0000	SALARIES	$4,008.00
001	001-550-420-0000	SALARIES	$33,283.63
001	001-550-420-0003	SALARIES - INSTRUCTORS	$726.00
001	001-550-422-0001	PART TIME - CAMP COUNSELORS	$2,663.57
001	001-550-422-0002	PART TIME - REC AIDES	$917.50
001	001-550-422-0003	PART TIME - GRASS CUTTERS	$2,828.00
001	001-550-430-0402	OVERTIME PAY	$779.52
401	401-300-420-0000	SALARIES	$17,654.98
401	401-320-420-0000	SALARIES	$5,800.00
401	401-320-430-0400	CITY DUMP OVERTIME PAY	$410.92
401	401-320-430-0402	OVERTIME PAY	$87.13
401	401-320-430-0403	OVERTIME - WEEKEND TRASH PICKUP	$914.47
401	401-710-420-0000	SALARIES	$6,248.80
401	401-710-430-0402	OVERTIME PAY	$162.69
401	401-750-420-0000	SALARIES	$8,356.00
401	401-750-430-0402	OVERTIME PAY	$2,115.23
401	401-751-420-0000	SALARIES	$7,973.60
401	401-751-430-0402	OVERTIME PAY	$64.50
		Earnings Expense Account Summary Totals	**$378,700.20**

Ocean Springs, MS

Payroll Distribution Register

Accounts Payable Posting Recap

For Pay Period: 01/17/2026 - 01/30/2026

Payroll Set: 01-Payroll Set 01
Packet: PYPKT01589-01.17.26 to 01.30.26 PD 02.06.26

	Deduction	Contribution	Employer Total
Posted			
Regular Payable Process			
Federal W/H - Federal Income Tax Withholding	$20,644.11		$20,644.11
FLEX CHILD - CHILD CARE	$323.33		$323.33
FLEX MEDICAL - MEDICAL	$1,245.76		$1,245.76
MC - Medicare	$5,249.72	$5,249.72	$10,499.44
PERS - RETIREMENT	$32,926.95	$67,317.22	$100,244.17
PERS RETIREE - RETIREE RETIREMENT		$575.55	$575.55
SS - Social Security	$22,447.20	$22,447.20	$44,894.40
State W/H - State Income Tax Withholding	$8,911.00		$8,911.00
TSA - TSA DEFERRED COMPENSATION	$3,647.00		$3,647.00
Total Regular Payable Process	**$95,395.07**	**$95,589.69**	**$190,984.76**
Total Posted	**$95,395.07**	**$95,589.69**	**$190,984.76**
Not Posted			
3 MEDICAL (C) - NON-HEALTH SINGLE	$1,425.00	$7,684.74	$9,109.74
30 AFLAC - AFLAC	$477.79		$477.79
31 AFLAC (C) - AFLAC (C)	$456.61		$456.61
41 AFLAC - GROUP ACCIDENT (C)	$588.11		$588.11
42 AFLAC - GROUP CRITICAL ILLNESS (N)	$422.01		$422.01
50 MEDICAL (C) - CATCH UP	$37.50		$37.50
51 MEDICAL (C) - NON-HEALTH KIDS	$1,072.50	$4,442.62	$5,515.12
52 MEDICAL (C) - NON-HEALTH SPOUSE	$663.00	$2,595.84	$3,258.84
53 MEDICAL (C) - NON-HEALTH FAMILY	$3,030.00	$11,186.80	$14,216.80
80 MEDICAL (C) - HEALTH SINGLE	$450.00	$8,180.28	$8,630.28
81 MEDICAL (C) - HEALTHY KIDS	$747.50	$4,767.62	$5,515.12
82 MEDICAL (C) - HEALTHY SPOUSE	$513.00	$2,745.84	$3,258.84
83 MEDICAL (C) - HEALTHY FAMILY	$1,897.50	$8,765.10	$10,662.60
90 MEDICAL - CATCH UP EMPLOYER		$202.23	$202.23
91 LOCKARD - CATCH UP EMPLOYER		$105.00	$105.00
CELL PHONE OVERAGE - CELL PHONE OVER USAGE	$18.50		$18.50
CHILD SUPPORT (2 CKS - CHILD SUPPORT (2 CKS) 60	$915.90		$915.90
CHILD SUPPORT (26CK) - CHILD SUPPORT (ALL CHECKS) 62	$152.50		$152.50
DENTAL (C) - DENTAL	$3,748.35		$3,748.35
DENTAL CATCH UP - CATCH UP (C)	$49.43		$49.43
DUE FROM EMPLOYEE 26 - DUE FROM EMPLOYEE ALL CHECKS 126	$1,531.78		$1,531.78
LOCKARD BIWEEKLY - BI WEEKLY 57		$5,040.00	$5,040.00
MUTUAL OF OMAHA BI - MOO LIFE INSURANCE BI-WEEKLY	$593.50		$593.50
ROTH - IRA - ROTH - IRA	$150.00		$150.00
UNITED WAY - UNITED WAY	$17.50		$17.50
VISION - VISION C)	$716.40		$716.40
VISION CATCH UP - CATCH UP (C)	$14.12		$14.12
WOODMAN LIFE - WOODMAN LIFE	$34.15		$34.15
Total Not Posted	**$19,722.65**	**$55,716.07**	**$75,438.72**
AP Recap Totals	**$115,117.72**	**$151,305.76**	**$266,423.48**

MEMORANDUM

To: Mayor & Board of Aldermen

From: Eddie Hibbard, City Hall Water Supervisor

Re: Authorize the adjustment of water/sewer accounts due to a finding that the customers did not receive the benefit of the utility and the excess usage was due to unforeseen circumstances

Section: DEPARTMENT REPORTS

Meeting Date: February 18, 2026

LEAK ADJUSTMENTS FOR FEBRUARY 18, 2026

ABC Rental at 3399 Bienville Blvd. $639.48 / 114,194 gallons. Jerry's Plumbing service repaired a busted spicket and connection to the water line. The water line has been fixed and the spicket has been moved to a different location to avoid being run over. It has been determined the water did not go through the sewer.

Leak: 114, 194
Adj.: $639.48

CITY OF OCEAN SPRINGS

Water Department
P. O. Box 1890
Ocean Springs 39566-1890

City Hall: 1018 Porter Avenue
Phone: 228-875-4176
Fax: 228-875-7249

EH

REQUEST FOR MITIGATION OF SANITARY SEWER CHARGES

Date of Request: 1/20/26

Account Number: 01-009200-00

Name of Water/Sewer Customer: ABC RENTAL

Phone Number: (228) 872-5577

Property Address: 3399 Bienville Blvd Ocean Springs, Ms 39564

Period of Mitigation: 11/20/25 12/20/25

Basis for Request:

WATER LINE AND FAUCET LEAK FROM BREAKAGE. WATER LINE WAS REPAIRED AND FAUCET MOVED TO ANOTHER LOCATION. LEAK WAS NOT DISCOVERED DUE TO CONTINUED RAIN DURING THIS TIME PERIOD. LOOK AS IF SOMEONE RAN OVER THE FAUCET AND DAMAGED IT AT THE BOTTOM WERE IT CONNECTED TO THE MAIN LINE

Proof of Mitigating Circumstances (i.e., receipts of plumber, statement of work done by owners, etc.)

ATTACHED IS A PLUMBING INVOICE FROM JERRY'S PLUMBING

I hereby certify that the above and foregoing is true and correct under penalty of law.

William L Coulter
Signature of Applicant

Date: 1/20/26

(Please attach receipt or invoice of proof leak has been fixed)

Subject: You received a new invoice (#0196)
From: Jerry's Plumbing Service <messenger@messaging.squareup.com>
Date: 1/16/2026, 3:48 PM
To: will@abcrental.com

Image

Jerry's Plumbing Service

New Invoice

$314.35

Due on January 16, 2026

Pay Invoice

ABC Rental/Ocean Springs
Invoice #0196
January 16, 2026

Customer
Will Carter
ABC Rental
will@abcrental.com
(228) 872-5577
3399 Bienville Blvd.
Ocean Springs, MS 39563

Date of service
January 14, 2026

Download Invoice PDF

Leak: 114,194
Adj.: $639.48
EAT

Search By Page Name

MDM

Account Search 4

Consumption 4

Events 3 2

Summary Dashboard

AclaraONE / MDM / Account Search / Account Detail >

Account Detail - 01009200

Customer Name ABC RENTAL

Address 3399 BIENVILLE BLVD, OCEAN SPRINGS, MS, 39564

- Customer Info
- Consumption (Water)
- Events

Date Range 05/01/2025 to 02/11/2026

Device Meter: 86590205

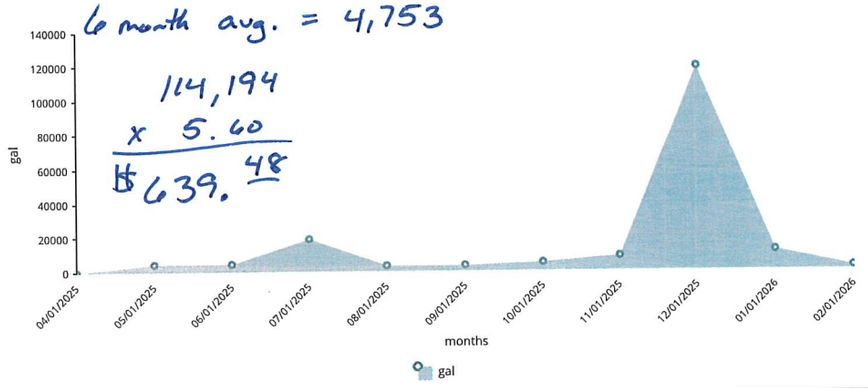
Interval

- ○ Hourly
- ○ Daily
- ◉ Monthly
- ○ Meter Interval

Customer Consumption for Water Meter: 86590205

6 month avg. = 4,753

114,194
x 5.60
$639.48



CSV Export

Read Date	Consumption (gal)
02/01/2026	2,259.09
01/01/2026	11,538.30
12/01/2025	118,947.20
11/01/2025	8,385.60
10/01/2025	4,886.29
09/01/2025	3,261.70
08/01/2025	3,208.19
07/01/2025	18,960.00
06/01/2025	4,421.69
05/01/2025	4,362.10
04/01/2025	1.89

1 25 items per page 1 - 11 of 11 items

CSV Export

About the AclaraONE® Platform