



Mayor Schafer IV	
Councilmember L'Ecuyer	At-Large
Councilmember Depreo	Ward 1
Councilmember Moran	Ward 2
Councilmember Morgan	Ward 3
Vacant	Ward 4

MINUTES
REGULAR MEETING OF THE CITY COUNCIL
Tuesday, March 03, 2020
6:00 PM CST
Council Chambers, City Hall

Call to Order.

Invocation- Councilmember L'Ecuyer

Pledge of Allegiance

Roll Call

Confirm or Adjust Agenda Order

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan to approve the agenda with the addition of Consent Agenda Item I as follows:

I: 2020-069: Motion to authorize travel to Jackson as needed during the current Legislative Session for the Mayor, Councilmembers and City Manager to support proposed legislation and grant application(s).

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

Presentation Agenda.

Council Comments.

1. The next Regular Meeting of the City Council will be held Tuesday, March 17, 2020 in Council Chambers in City Hall at 5000 Diamondhead Circle.
2. Robert Barber, Orion Planning +Design - Comprehensive Plan

City Manager's Report.

1. Special Election – Today was the special election to fill the vacated seat for the Ward 4 council member. Our city clerk and deputy city clerk will be leaving the meeting tonight to count votes and announce the winner. There were two candidates running for office. Polls close at 7pm and voting is at the community center.
2. Kayak Event – I want to start planning a kayak event. I have met with the owners of the Lazy Gator and they are eager to help. We discussed having two events (one being a fun day of kayaking, race, paddling etc.) and the other being a kayak fishing rodeo. If you are interested in assisting with the planning, please let me know. We could use some volunteers to make this a great event for our community.
3. Elliott Homes Subdivision – Since 2017, Elliott Homes has been working to build a new subdivision in the City of Diamondhead. There have been necessary revisions to the plans for various reasons over the last 2 and a half years. During this process, I have been very impressed with the professionalism of the developer, and their desire to work with the city administration, residents and various other entities.

They have designed a larger project in Diamondhead than they originally planned using low impact development techniques. The sketch plan that is presented tonight comes with a unanimous recommendation to approve as presented by the Planning and Zoning Commission as well as your city administration. Here are some highlights. This is a significant development in the city with 210 new homes in the subdivision. The capital investment is over \$7 million by Elliott Homes to build the roads, drainage, sidewalks, sewerage and water infrastructure. The subdivision includes a 6 ft sidewalk on one side of the road, which we do not currently have in the city. Once the project is built out, this will add over \$52 million in assessed value to the city tax base and provide over \$500K in new annual property taxes to the schools, city and county. In addition, there will be 17 acres of parks and greenspace in the subdivision, which is 22% of the development. While the developer could have utilized a different sketch to add more houses, there plan only calls for 55% of the allowable number of homes in this area. So, it is less dense than they could have legally designed. The average lot size is also more than 35% greater than required. The average price of the home will be \$250K. Yes, there are 7 parcels that will require small variances, but we believe that the overall subdivision development with 210 new homes is a great addition to the city. It is in keeping with the look and feel of this community and does not hinder any existing property owners. It is all their development. Finally, we all know that new homes are needed to recruit new businesses to Hancock County. This type of housing brings jobs to the community. We recommend approval of the sketch plan as presented and approved by the Planning and Zoning Commission.

4. Update on projects.

Public Comments on Agenda Items. None.

Policy Agenda.

Minutes:

- a. Motion to approve February 18, 2020 Minutes.

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

Resolutions:

- a. **2020-063:** Motion to adopt Resolution 2020-012 thereby approving a text amendment for off-street parking requirements in Table 8.1 of the Zoning Ordinance for "Restaurants with Drive=Thru or Drive-On". Change to 1 per 2 seats and (1) 9' x 50' queuing space beginning at pick up station*. ***All queuing shall be contained on private property and shall not be allowed on public.** Eliminate in its entirety the current language.

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer,

Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

- b. 2020-064:** Motion to approve Resolution 2020-010 thereby appointing John Rubar to serve as Planning & Zoning Commissioner for a four (4) year term beginning March 1, 2020 and expiring March 2024.

Motion made by Ward 1 Depreo, Seconded by Councilmember-At-Large L'Ecuyer.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

- c. 2020-066:** Motion to adopt Resolution 2020-011 thereby accepting as a donation real property from donor Rouse Land Company, LLC and for other related purposes.

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

Consent Agenda:

Motion made by Ward 1 Depreo, Seconded by Councilmember-At-Large L'Ecuyer to approve Consent Agenda Items A - I by consent.

- a. 2020-042:** Motion to declare surplus property and proceed with proper disposal.
- b. 2020-055:** Motion to accept Substantial Completion as of January 29, 2020, approve Change Order 1 in the amount of \$1,000 and approve final pay application in the amount of \$13,123.14 to J.E. Borries, Inc for the Devil's Elbow Dredging Project.
- c. 2020-056:** Motion to approve payment in the amount of \$2,662.50 to James J. Chiniche for professional services related to Shepard's Square Design.
- d. 2020-057:** Motion to approve payment in the amount of \$3,804.35 to James J. Chiniche for CEI services for East Aloha Widening.
- e. 2020-058:** Motion to approve final payment to James J. Chiniche in the amount of \$1,125.00 for Montjoy Creek Improvements.
- f. 2020-059:** Motion to approve payment to James J. Chiniche in the amount of \$2,156.25 for the design of East Aloha Improvements Phase 1.

- g. 2020-060:** Motion to authorize travel and related expenses for Aaron Jones of the Hancock County Sheriff's Office Diamondhead Division to attend Mississippi Command College in Jackson.
- h. 2020-065:** Motion to establishment compensation for election workers and officials for the March 3, 2020 Ward 4 Special Election.
- i. 2020-069:** Motion to authorize travel to Jackson as needed during the current Legislative Session for the Mayor, Councilmembers and City Manager to support proposed legislation and grant application(s).

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

Action Agenda.

- a. 2020-061:** Motion to approve the rear yard setback variance as requested by Sharon I. Gerchow to construct a covered patio (12'11" x 24') within 18' of the southwest corner and 14' of the southeast of the rear property line on parcel 067K-1-36-138.000. The property address is 8812 Manoo Street. The tax parcel number is 067K-1-36-138.000.

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

- b. 2020-062:** Motion to approve the conditional use permit requested by Mini Meanie, LLC, owner Frederick Larry Tomlinson to allow a "concrete sub-contracting and consulting firm" in a C-1 district. The conditions set forth by the Planning Commission are: to allow a contractor's yard for a temporary time not to exceed 11-30-2021 for the storage of materials, equipment, vehicles and utility trailers; construct a wooden privacy fence 6' in height completely surrounding this area to obstruct view from all sides. An occupancy inspection shall be conducted by the Building Department and compliance required i.e. minimum parking spaces.

Motion made by Mayor Schafer, IV, Seconded by Ward 1 Depreo.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

- c. 2020-067:** Motion to approve the conditional recommendation of the Planning Commission for "the Master Sketch Plat for Diamondhead Lakes", a 210 lot development by Elliott Homes. Motion to approve the recommendation of the Planning Commission to approve the variance request as petitioned for Lots 11 and 12, Northern Section-Minimum Road Frontage; Lots 28 and 33-Southern Section-Lot Width at Setback Line; Lots 38, 43 and 106 Southern Section-Minimum Lot Width (Corner Lot)

Motion made by Councilmember-At-Large L'Ecuyer, Seconded by Ward 1 Depreo.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer

Voting Abstaining: Mayor Schafer, IV

MOTION CARRIED

Routine Agenda.

Motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan to approve Routine Agenda Items A & B.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

a. Motion to approve the Docket of Claims (Claims DKT156892- DKT156924) in the amount of \$72,973.88.

b. Motion to accept the January 2020 Financial Report.

MOTION CARRIED UNANIMOUSLY

Public Comments on Non-Agenda Items. None.

Adjourn/Recess.

At 6:30 p.m. and with no further matters to come before the Council, motion made by Ward 1 Depreo, Seconded by Ward 3 Morgan, to adjourn.

Voting Yea: Ward 1 Depreo, Ward 2 Moran, Ward 3 Morgan, Councilmember-At-Large L'Ecuyer, Mayor Schafer, IV

MOTION CARRIED UNANIMOUSLY

Thomas E. Schafer, IV
Mayor

Jeannie Klein
City Clerk