



July 21, 2026 City Council Meeting Agenda

July 21, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Roll Call and Establishment of Quorum

Invocation and Pledge of Allegiance

1. **Approval of Agenda**

Agenda amendments if needed

2. **Announcements**

a. July 23, 2026 - Budget Workshop

b. August 4, 2026 - Next City Council Meeting

3. **Guests**

4. **Public Forum - Agenda Items Only (Three Minute Time Limit)**

5. **Minutes Approval**

a. Motion to approve the Minutes of July 7, 2026

b. Motion to approve the minutes of July 13, 2026 Budget Workshop.

6. **Consent Agenda**

a. Motion to spread the proclamation of existing local emergency due to flooding and severe weather related to tropical depression two on July 20, 2026.

b. Motion to approve the lease agreement between the city of Bay St. Louis and Donald Gavagnie leasing a small section of land at Martin Luther King Recreational Park directly behind the lessee property on Citizen Street for a ten year lease term at \$100.00 annually.

c. Motion to approve the lease agreement between the city of Bay St. Louis and Matthew Stieffel leasing a small section of land at Martin Luther King

Recreational Park directly behind the lessee property on Citizen Street for a ten year lease term at \$100.00 annually.

- d.** Motion to approve the resolution of the mayor and city council of the city of Bay St. Louis, Mississippi authorizing and approving the submission of a funding request for FY 2027 MDA Gulf Coast Restoration Fund to make certain improvements to McDonald Park and commit matching funds to such project.
- e.** Motion to approve the purchase of a 16' by 28' portable storage building from lowest and best quote, Graceland Portable Buildings, in the amount of \$14,995.00 for the fire department.
- f.** Motion to authorize the city engineer to advertise and receive bids for the Highway 603 turning lane extension project.
- g.** Motion to authorize the administration to execute the second Amended and Restated Grant Agreement between the City of Bay St. Louis and the Mississippi Development Authority for the ADA Boardwalk Project for Gulf Coast Restoration Fund Grant (GCRF-23-64).
- h.** Motion to approve the certificate of substantial completion from Bottom 2 Top construction for work completed on the Ramoneda Street sanitary sewer improvements project.
- i.** Motion to approve additional Non-NRCS Funded Bid Items in the amount of \$170,050 to the Main Drain Debris Removal for the installation of an 8' x 5' concrete box culvert on Perniciaro Lane and a double barrel 65" x 40" RCAP Bouslog Street, utilizing Cap X Fund 125.
- j.** Motion to approve Change Order No. 1 to the Main Drain Debris Removal in the amount of \$66, 500 for drainage improvement projects for Bay View Court, McDonald Lane, and 2032 Highway 90, with payment being paid from the Road and Bridge Fund 350.
- k.** Motion to approve change order 1 from Warren Paving in the amount of \$537,607.50 for work completed on the Hurricane Ida Road repairs improvement project.
- l.** Motion to approve Change Order 5 from BLD Services, LLC in the amount of \$145,300.00 for the Bay St. Louis Citywide Sewer Improvement Project for a

sewer manhole replacement at the intersection of Main Street and Necaise Avenue.

- m.** Motion to extend the existence of a local emergency caused by Hurricane Zeta to August 26, 2026.
- n.** Motion to approve the certification letter for Docket of Claims 26-036 and 26-037 Special dated July 21, 2026.
- o.** Motion to approve Bay St. Louis payroll in the amount of \$241,276.95 dated July 10, 2026.
- p.** Motion to spread the request for reimbursement #12 from MEMA for the SWIFT grant FMA-PJ-04-MS-2022-008 for Tetra Tech totaling \$7,500.00.
- q.** Motion to spread the special event permit on the minutes.
- r.** Motion to spread the request for reimbursement #13 from MEMA for the SWIFT grant FMA-PJ-04-MS-2022-008 for Tetra Tech totaling \$2,455.00.
- s.** Motion to spread the workshop notice for July 13, 2026 Budget Workshop
- t.** Motion to spread the following reports on the minutes: Cash Balances, Wage & Hours Report

7. Planning and Zoning Applications

- a.** Motion to follow Planning and Zoning's recommendation and approve the variance of 9' resulting in a 14' setback to the front yard and a variance of 13' resulting in a 7' setback to the rear yard to construct a single-family dwelling submitted by Ryan Fitzsimmons located at 4051 4th Avenue. Parcel 138D-0-47-143.000. APR 4-0
- b.** Motion to follow Planning and Zoning's recommendation and approve the variance of 9' resulting in a 16' setback to the front yard and a variance of 14' resulting in a 6' setback to the rear yard, but not allowing the 2' side yard variance submitted by Aaron Davis located at the 400 block of Webster Street. Parcel 149E-0-29-025.000. APR 4-0
- c.** Motion to follow Planning and Zoning's recommendation and approve the application for major site plan review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company located at 298 Highway 90. Parcel 149D-3-29-003.000. APR 4-0

8. Project Updates

9. Ordinances

- a. Motion to approve Ordinance 681-07-2026 an ordinance of the mayor and city of Bay St. Louis, Mississippi, formally repealing and replacing Article III Tree preservation of the of the city Code of Ordinances with section 1011 - Tree Preservation of the city of Bay St. Louis Zoning Ordinance; confirming the intent of the 2017 Zoning Ordinance to supersede and replace prior inconsistent tree preservation provisions; providing for codification; providing for severability; and for related purposes.
- b. Motion to approve Ordinance 682-07-2026 an ordinance of the city of Bay St. Louis, Mississippi, amending section 1011.7 of the city of Bay St. Louis Zoning Ordinance to strengthen the requirements for the replacement of protected trees; establishing replacement requirements based upon the diameter of removed trees; establishing minimum size, species, planting, maintenance, survival, and financial-security requirements; providing enhanced mitigation for the unauthorized removal of protected trees; providing for severability, repeal of conflicting provisions, codification, and an effective date; and for related purposes.
- c. Motion to approve Ordinance 683-07-2026 an ordinance of the city of Bay St. Louis, Mississippi, amending section 1206.1 of the city of Bat St. Louis Zoning Ordinance to increase the maximum fine for a violation from one hundred dollars to one thousand dollars; providing that each day a violation continues shall constitute a separate offense; providing for severability, repeal of conflicting provisions, codification, and an effective date; and for related purposes.

10. City Clerk's Report

- a. Motion to approve the Docket of Claims 26-036 dated July 21, 2026 in the amount of \$534,957.70.
- b. Motion to approve the docket of claims 26-037 special dated July 21, 2026 in the amount of \$381,474.58.

11. Mayor's Agenda

- a. Motion to ratify the mayors reappointment of Joan Bennett to the Housing Authority for a five year term.

- b.** Motion to approve the engagement letter from Dee Dee Munro to provide accounting consulting services beginning July 27, 2026 at an hourly rate of \$140.00.

12. Council Business

Old and New Business

13. Public Forum - Non Agenda Topics (Three Minute Time Limit)

14. Attorney's Report

15. Executive Session If Needed

16. Adjournment

- a.** Motion to adjourn the meeting of July 21, 2026