



City Council Meeting Minutes

October 21, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Invocation and Pledge

PRESENT

Councilman At-Large Larry Smith

Councilman Ward 1 Jordan Bradford

Councilwoman Ward 2 Nancy Moynan

Councilwoman Ward 3 Phalba Holmes

Councilman Ward 4 Kyle Lewis

Councilwoman Ward 5 Linda Kay Davis

ABSENT

Councilman Ward 6 Josh DeSalvo

Agenda Amendments if Needed

Announcements

1. October 28, 2025 - Workshop for Chamber Lease
2. November 4, 2025 - Next City Council Meeting
3. November 11, 2025 - Veteran's Day City Hall Closed
4. December 2, 2025 - Public Hearing for No Wake Zone

Guests

Minutes Approval

5. Motion to approve the Minutes of October 7, 2025.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

6. Motion to approve the workshop minutes of October 13, 2025.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

Public Hearing - Parcel 137R-0-44-043.001

5:33pm Public Hearing opened.

Keith Breland spoke regarding the property in question.

5:50pm Public Hearing closed

7. Motion to approve the resolution of the mayor and City Council of the city of Bay St. Louis, Mississippi authorizing the cleaning of private property and making provision for collection.

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.
Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

Public Forum

Ellis Roby spoke regarding fill dirt of a neighboring property.

Tad Black spoke regarding the council procedure ordinance.

Terri Velardi spoke regarding military presence in the city.

Terri Hughes spoke regarding the Breland property.

Katie Hood spoke against the North 2nd St. zoning application.

Sonny Buhler spoke against the North 2nd St. zoning application.

Planning and Zoning

8. Motion to follow Planning and Zoning's recommendation and approve the application to reconfigure a parcel into two parcels needing a variance of 1,463 sq. ft. resulting in a total of 9,037 sq. ft. to the lot area, and a variance of 15.5' resulting in a total 59.5' to the minimum lot width to Parcel A and a variance of 1,765 sq.ft. resulting in a total of 8,735 sq. ft. to the lot area and a variance of 15.5' resulting in a total of 59.5' to the total lot width to Parcel B submitted by Juliet Liuzza located at 211 St. Francis Street. Parcel 149E-0-29-395.000. APR 4-1

Juliet Liuzza spoke regarding the application.

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.
Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis
Voting Nay: Councilwoman Ward 3 Holmes

APPROVED

9. Motion to follow Planning and Zoning's recommendation and approve the application for a variance of 114%, resulting in an accessory structure that is 164% size of the primary dwelling to construct a pole barn submitted by Laura Knoll located at 325 Daffodil Street. Parcel 138A-0-46-218.001. APR 5-0

Laura Knoll spoke regarding the application

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

10. Motion to follow Planning and Zoning's recommendation and approve the application for a special exception to construct a boat storage facility on C-3 property submitted by Kennon Sales located at the 3300 Block of Longfellow Drive. Parcel 138G-0-46-163.000. APR 5-0.

Anthony Kennon spoke regarding the application.

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

11. Motion to follow Planning and Zoning's recommendation and approve the application for a special exception to construct an accessory dwelling in the rear yard submitted by Charles Bonner located at 703 Hancock Street. Parcel 149N-0-30-052.001. APR 4-0

Motion made by Councilman Ward 4 Lewis, Seconded by Councilman At-Large Smith.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

12. Motion to follow Planning and Zoning's recommendation and approve the application for special exception to construct a boat storage facility on C-3 property submitted by Robert Boudin Jr. located at 9700 block of Highway 603. Parcel 138G-0-46-161.000. APR 4-1.

Robert Boudin spoke regarding the application.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman

Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis,
Councilwoman Ward 5 Davis

APPROVED

6:27pm Council Member Holmes recused herself for the vote.

13. Motion to follow Planning and Zoning's recommendation and approve the application for sketch plat and final plat approval for a proposed reconfiguration of 5 parcels into 4 parcels submitted by Matt Stieffel and Louie Liokis located along the 400 Block of Labat Street, 400 Block of Sycamore Street, and 500 Block of St. Francis Street. Parcels 149M-1-30-126.001, 137J-0-44-057.000, 137J-0-44-053.000, 137J-0-44-056.000 & 149M-1-30-094.000. APR 5-0.

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.
Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

Recused: Holmes

APPROVED

6:28pm Council Member Holmes returned.

14. Motion to follow Planning and Zoning's recommendation and deny the application for a variance to Subdivision Regulation Section 314.4 for a proposed replat of one existing parcel into two separate parcels with one of the parcels not fronting a dedicated public street and allow access via a recorded easement providing sufficient ingress/egress submitted by L&H Holdings LLC located at 717 North 2nd Street. Parcel 149C-0-20-074.000. APR 4-0.

Motion made by Councilman Ward 1 Bradford, Seconded by Councilwoman Ward 3 Holmes.

Voting Yea: Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan,
Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

Voting Nay: Councilman At-Large Smith

APPROVED

15. Motion to follow Planning and Zoning's recommendation and approve a variance of 5', resulting in 5' to the landscape perimeter submitted by 507 on Main LLC located at 507 Main Street. APR 4-1

Andrew Harwell & Ty Densford spoke regarding the application.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 3 Holmes.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis,
Councilwoman Ward 5 Davis

APPROVED

16. Motion to follow Planning and Zoning's recommendation and approve a variance of one parking spot to the required 23 spaces, resulting in 22 spaces located at 507 Main Street. APR 5-0

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

17. Motion to follow Planning and Zoning's recommendation and deny the variance to allow 9' by 18' parking spaces at 507 Main Street. APR 5-0

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 2 Moynan.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

18. Motion to follow Planning and Zoning's recommendation and approve the variance to allow a minimum of 648sf dwelling units at 507 Main Street. APR 4-1.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 3 Holmes.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

19. Motion to follow Planning and Zoning's recommendation and approve the major site plan review for a condominium submitted by 507 on Main LLC located at 507 Main Street. Parcel 149E-0-29-293.000 APR 5-0

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 2 Moynan.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

Mayor's Report

Council Business

20. Motion to approve City Council Procedure Ordinance 675-10-2025 adopting policy and procedures of city council meetings.

Louie spoke regarding the ordinance.

Approved with amendments

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 2 Moynan, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

7:01pm Council Member Nancy Moynan left the meeting.

21. After action plan: CTC-Burnout Mitigation KL

Project Updates

City Clerk's Report

22. Motion to approve Docket of Claims 25-054n in the amount of \$656,389.42 dated October 21, 2025.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

7:40pm Holmes recused herself for the vote

23. Motion to approve the Docket of Claims 25-057 Special dated October 21, 2025 in the amount of \$132.00.

Motion made by Councilman At-Large Smith, Seconded by Councilman Ward 4 Lewis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

Recused: Holmes

7:41 Holmes returned

Consent Agenda

24. Motion to approve the IT Service Agreement with Northshore Computer Services and authorize the administration to execute the contract.
25. Motion to approve the resolution in support of funding completion of the lower Mississippi River Comprehensive Management Study and requesting congress to hold a field hearing regarding Bonnet Carre Spillway impacts on the Mississippi Sound and the proposed Northern Gulf Estuary Protection Act.
26. Motion to approve annual renewal fee to Samsara Inc. for 36 GPS units for Police Department vehicles in the amount of \$8,424.00.
27. Motion to approve the purchase of 2 user software licenses from BlueBeam Inc. at an annual rate of \$706.20 for the building department.

28. Motion to purchase four (4) 2026 Dodge Durango Police PPV from Direct Auto CDJR through State Contract: 8200083285 pricing of \$38,506.00 per vehicle with a total purchase price of \$154,024.00 using lease purchase financing.
29. Motion to approve the quote from Applied Concepts Stalker Radar in the amount of \$6,796.00 at State Contract Pricing 8200067146 for (4) 2026 Dodge Durango PPV Vehicles.
30. Motion to approve the purchase of graphics kits from Graphic Design International in the amount of \$2,717.00 for (4) 2026 Dodge Durango PPV Vehicles.
31. Motion to approve the quote to install the graphics kits from Gumbo Print Co. in the amount of \$1,800.00 for (4) 2026 Dodge Durango PPV Vehicles.
32. Motion to include Stalker Radar in the amount of \$6,796.00, Graphic Designs International in the amount of \$2,717.00, Gumbo Print Co. in the amount of \$1,800.00, and police vehicle equipment cost Estimated from Southern Connection in the amount of \$46,374.68 into the lease purchase including the four (4) Dodge Durango Police PPV in the amount of \$154,024.00. The total amount for lease purchase financing will be \$211,711.68.
33. Motion to accept the donation from Community Bank in the amount of \$400.00 for Christmas in the Bay event.
34. Motion to approve the Special Event Permit for Dunbar Village on Dunbar Ave on October 21, 2025 starting at 5:30pm for the Halloween Trunk or Treat event.
35. Motion to approve the street closure on Henley Place on October 31, 2025 from 5:00pm to 10:00pm for trick or treating.
36. Motion to approve the street closure on Tenth Street on October 31, 2025 from 6:00pm to 9:00pm for Halloween block party.
37. Motion to approve the following street closures in Jackson Height subdivision on the evening of October 31, 2025 for trick or treating:
 - Spanish Acres @ Old Spanish Trail
 - Jackson Street @ Felicity Street
 - Corinth Drive @ Dunbar
 - Demontluzin @ Dunbar
 - Demontluzin @ Necaise
 - Demontluzin @ Toulme
 - Highland Drive @ Dunbar
 - Highland Drive @ Ranch
 - Highland Drive @ Harry Street
 - Highland Drive @ Rampart St
38. Motion to approve payment application 5 from Gulf Pride Paving LLC in the amount of \$7,310.25 for work completed on the Old Town Depot Revitalization Parking Improvements Project.
39. Motion to approve Modification No. 5 for the Sunset to Dunbar Sewer Project (MDEQ Agreement #20-00145) to increase the local funding amount to \$180,777.93, out of the

Utility Capital Maintenance fund 402, which is the amount of the project exceeding the GOMESA project funding of \$925,000.

40. Motion to authorize and approve registration and travel expenses for Nancy Moynan to attend the Disaster Leadership Conference on November 11-14.
41. Motion to extend the existence of a local emergency caused by Hurricane Zeta to November 26, 2025.
42. Motion to spread the continuing disclosure for the city of Bay St. Louis for FY 2023/2024 from Butler Snow LLC.
43. Motion to approve the Utility Refund Check Register #25-055, dated October 21, 2025, in the amount of \$1,866.68 and spread the Bay St Louis Certification Letter dated October 21, 2025 on the Minutes.
44. Motion to approve the Utility Refund Check Register #25-056, dated October 21, 2025, in the amount of \$2,344.17 and spread the Bay St Louis Certification Letter dated October 21, 2025 on the Minutes.
45. Motion to approve the certification letters for Docket of Claims 25-054 and 25-057 dated October 21, 2025.
46. Motion to approve the Bay St Louis payroll dated October 3, 2025 in the amount of \$225,379.04 on the Minutes.
47. Motion to approve the Bay St Louis payroll dated October 17, 2025 in the amount of \$247,157.10 on the Minutes.
48. Motion to spread the following reports on the minutes: Cash Balances, RG Revenue Report, GL Listing 3399, GL Listing 3401, Revenue & Expense Report, Sept. Chamber Meeting Report, Wage & Hours Report for 10-03 & 10-17, Gaming and Sales Tax Report.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 3 Holmes.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

Attorney's Report

49. Mississippi Safe Solicitation Act

Executive Session (If Needed)

Adjourn

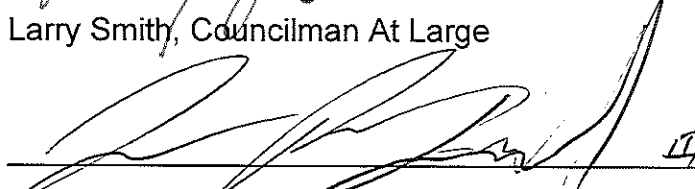
50. Motion to adjourn the meeting of October 21, 2025.

Motion made by Councilman At-Large Smith, Seconded by Councilwoman Ward 5 Davis.

Voting Yea: Councilman At-Large Smith, Councilman Ward 1 Bradford, Councilwoman Ward 3 Holmes, Councilman Ward 4 Lewis, Councilwoman Ward 5 Davis

APPROVED

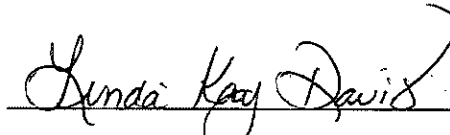

Larry Smith, Councilman At Large
11/4/25
Date

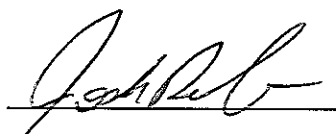

Jordan Bradford, Councilman Ward 1
11/4/2025
Date

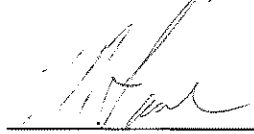

Nancy Moynan, Councilman Ward 2
11/4/2025
Date

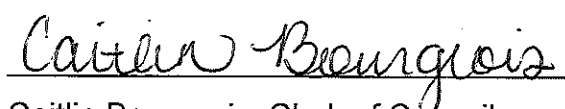

Phalba Holmes, Councilman Ward 3
11-4-2025
Date

Kyle Lewis, Councilman Ward 4
Date


Linda Davis, Councilwoman Ward 5
Nov 4, 2025
Date


Josh DeSalvo, Councilman Ward 6
11-4-2025
Date


Mike Favre, Mayor
Date


Caitlin Bourgeois, Clerk of Council
11-4-25
Date