



MINUTES
REGULAR MEETING OF THE CITY COUNCIL
Tuesday, October 06, 2026
6:00 PM CST
Council Chambers, City Hall

Call to Order.

At 6:00 p.m. Mayor Liese called the meeting to order.

Invocation - Councilmember Sheppard

Pledge of Allegiance

Roll Call

PRESENT

Mayor Anna Liese

Councilmember-At-Large Gerard Maher

Ward 1 Shane Finley

Ward 2 Ricky Sheppard

Ward 3 Jessie Harwood

Ward 4 Austin Clark

Confirm or Adjust Agenda Order

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to adjust the agenda adding to the consent agenda:

18a. 2026-222: Motion to authorize revision to the Employee Handbook regarding Sworn Law Enforcement Personnel - On Call Policy effective October 1, 2026.

And to table action item:

19. 2026-202: Request to let golf carts and LSV's properly registered be allowed on all streets in Diamondhead, following traffic laws including stop signs and speed limits. To update City ordinances to reflect this, and to remove signs throughout DH saying where Golf carts are not allowed. In addition, to express this change on city digital sign, eblast on website. If this needs to be presented first to P&Z then to make this a request for next P& Z meeting. (Maher)

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Presentation Agenda.

- a. The next Regular Meeting of the City Council will be held Tuesday October 20, 2026 at 6:00 p.m. in the Council Chambers located at City Hall.

The next Regular Meeting of the City Council will be held Tuesday October 20, 2026 at 6:00 p.m. in the Council Chambers located at City Hall.

- b. The 14th Annual Blessing of the Classics will be Wednesday, October 7th from 1 p.m. - 7 p.m. at City Hall. Cruisers, live music and food on the Town Green. Cruisers' parade to the blessing circle will be from 4 p.m. - 5 p.m.

The 14th Annual Blessing of the Classics will be Wednesday, October 7th from 1 p.m. - 7 p.m. at City Hall. Cruisers, live music and food on the Town Green. Cruisers' parade to the blessing circle will be from 4 p.m. - 5 p.m.

City Manager's Report.

CITY MANAGER REPORT

October 06, 2026

1. Gazebo – The town green gazebo repairs are complete. Public Works will paint the gazebo once the treated wood has had time to dry.
2. Bank Stabilization – The contract is for 180 days with a current end date of April 10th, 2027. The notice to proceed date has been set for October 12, 2026. This will allow the contractor to start working after the Blessing of the Classics event. The contractor will start with draining the duck pond to provide some time to dry before proceeding with dredging the area.
3. Pelican Cove – The contract is for 150 days with a current end date of April 01st, 2027. The notice to proceed date has been set for November 02, 2026. The POA had a few large golf tournaments scheduled in October, and because of this, the contractor is willing to delay the start of the project.
4. Canal Dredging – The contract is for 240 days with the current end date of October 24th. The city has determined that additional time is all the contract allows. The engineer is preparing a letter today to formally tell the contractor that only time is being granted. This letter also requests that the contractor remobilize and begin working on the project.
5. Jourdan River Boardwalk – The contract is for 180 days with the current end date of October 17th. On tonight's agenda, the contractor is requesting 15 additional days due to weather delays during the project. MDEQ has already agreed to this time extension. If approved, the new end date will be November 1st.
6. Montjoy Creek Nature Trail – The contract is 210 calendar days with a current end date of November 09th. The contractor is finishing the boardwalk section and currently working on the gravel portion of the trail. Once again, all residents need to stay off the trail while construction is being performed.
7. Unit Price Contracts
Ewa St @ Hilo Way – The contractor is completing this project this week. The road will be given time to settle before the crosscuts are repaved.

No additional updates on remaining projects.

8. Fitness Park – The city received the exercise equipment. Public Works will start working on installing everything.
9. East Aloha Drive – The MDOT meeting scheduled for August 19th is usually the final step before bidding/construction can begin. The design is complete and ready to be submitted for advertisement.
10. West Aloha Drive – I am working with American Towers to finalize the egress into the driveway access to North Bay Auto and AutoZone.

11. Commercial District – The engineer is completing the final design. Additional sewer realignment is needed to finish the project.
12. Landscaping Project – Keep Diamondhead Beautiful and their landscape architect company are working on the project scope. The city has expressed that the landscaping cannot obstruct driver's view.
13. Unit Price Contracts
Crooked Stick – A design has been created. A work directive will be submitted.
Mauna Loa Drive – A design has been created. A work directive will be submitted.
Koula Drive – A design has been created. An OPC has been issued for budget needs.
14. Hazard Mitigation Grant Program – The kickoff meeting with FEMA was held two weeks ago for the Outdoor Emergency Siren System. The project is waiting on a period of performance extension from FEMA. The bid advertisement and specifications will be on the agenda at the next council meeting for your review and approval.
15. Rotten Bayou Nature Trail – The engineer is working on final design and permitting. I have moved the expected advertisement for bids on this project to October. This agenda includes a request to extend the grant from MOSTF for six months due to the permitting process not being completed.

Public Comments on Agenda Items.

Gary Diagle - Monument Sign

Bill Atkinson - Variance for accessory structure

Council Comments.

Policy Agenda.

Minutes:

1. Motion to approve September 15, 2026 Regular Meeting Minutes.
Motion made by Ward 2 Sheppard, Seconded by Ward 4 Clark to approve September 15, 2026 Regular Meeting Minutes.
Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Ordinances:

2. **2026-215:** Motion to adopt Ordinance 2026-002 thereby authorizing the establishment and collection of fees for reports and services provided by the Diamondhead Police Department and for other related purposes.
Motion made by Ward 1 Finley, Seconded by Ward 3 Harwood to adopt Ordinance 2026-002 thereby authorizing the establishment and collection of fees for reports and services provided by the Diamondhead Police Department and for other related purposes.
Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Resolutions:

3. **2026-204:** Motion to adopt Resolution 2026-031 thereby reappointing Louis Ertel (Ward 2) to serve as Commissioner on the Diamondhead Water & Sewer District Board of Commissioner for a term of five (5) years expiring September 28, 2031.

Motion made by Ward 2 Sheppard, Seconded by Mayor Liese to adopt Resolution 2026-031 thereby reappointing Louis Ertel (Ward 2) to serve as Commissioner on the Diamondhead Water & Sewer District Board of Commissioner for a term of five (5) years expiring September 28, 2031.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

4. **2026-216:** Motion to adopt Resolution 2026-032 thereby establishing the fee schedule for reports and services provided by the Diamondhead Police Department and for other related purposes.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to adopt Resolution 2026-032 thereby establishing the fee schedule for reports and services provided by the Diamondhead Police Department and for other related purposes.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

5. **2026-217:** Motion to adopt Resolution 2026-033 of the Mayor and City Council of the City of Diamondhead urging the Mississippi Legislature to enact legislation prohibiting the manufacture, distribution, sale, and possession of kratom and kratom-derived products throughout the State of Mississippi, including concentrated, enhanced, semisynthetic, and synthetic products containing mitragynine, 7-hydroxymitragynine, or related kratom-derived compounds and for other related purposes.

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to adopt Resolution 2026-033 of the Mayor and City Council of the City of Diamondhead urging the Mississippi Legislature to enact legislation prohibiting the manufacture, distribution, sale, and possession of kratom and kratom-derived products throughout the State of Mississippi, including concentrated, enhanced, semisynthetic, and synthetic products containing mitragynine, 7-hydroxymitragynine, or related kratom-derived compounds and for other related purposes.

Voting Yea: Mayor Liese, Ward 1 Finley, Ward 2 Sheppard

Voting Nay: Councilmember-At-Large Maher, Ward 3 Harwood, Ward 4 Clark

MOTION FAILED

Consent Agenda:

Motion made by Ward 1 Finley, Seconded by Ward 2 Sheppard to approve the following consent items:

6. **2026-198:** Motion to approve Municipal Compliance Questionnaire for fiscal year end September 30, 2026.
7. **2026-199:** Motion to approve Pay Application 5 in the amount of \$162,212.50 to Gill's Crane & Dozer Services, for the Jourdan River Boardwalk Project.
8. **2026-200:** Motion to approve payments to Covington Civil & Environmental, LLC in the amount of \$122.50 for On-Call Survey Services, in the amount of \$3,175.00 for Site Development Plan, in the

amount of \$20,350.00, in the amount of \$2,874.47 for East Aloha Phase II Sidewalks, and in the amount of 8,400.00 for West Aloha Roadway Improvements Project.

9. **2026-201:** Motion to approve payment to Chiniche Engineering & Surveying in the amount of \$13,986.00 and in the amount of \$11,643.00 for Rotten Bayou Nature Trail in the amount of \$11,810.50 for Montjoy Creek Nature Trail and in the amount of \$6,576.50 for Pond 6 Remediation.
10. **2026-203:** Motion to approve change order #2 in the net amount of -\$52,211.11 for a total contract amount of \$647,585.89, Final Pay Application #6 in the amount of \$35,331.42 to Gulf Pride Paving, LLC., and closeout documents for the Diamondhead Paving Project 2026.
11. **2026-205:** Motion to approve Change Order No. 1 for fifteen (15) additional days to the contract with Gill's Crane & Dozer Services, Inc. for the Jourdan River Boardwalk project with no change to the contract price.
12. **2026-206:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$30,000.00 for the Support for 2027 Annual Unit Price Contract.
13. **2026-207:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$35,000.00 for the On-Call Survey Services FY2027.
14. **2026-208:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$25,000.00 for the Site Development Plan Reviews FY2027.
15. **2026-209:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$30,000.00 for the Traffic Engineer Services FY2027.
16. **2026-210:** Motion to approve Addendum of Time Extension to the Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC from December 31, 2026 to March 31, 2027 for East Aloha Phase II Sidewalks.
17. **2026-220:** Motion to approve Work Assignment under the Master Service Agreement with Chiniche Engineering & Surveying in the amount not to exceed \$6,000.00 for GIS System Maintenance for FY27 as needed.
18. **2026-221:** Motion to approve amended Work Assignment #3 under the Master Service Agreement with Chiniche Engineering and Surveying Environmental in the amount not to exceed \$500,000 for the Design, Permitting, Bidding, Construction Administration and Observation for the Rotten Bayou Nature Trail Phase I Project. (Tidelands)
- 18a. **2026-222:** Motion to authorize revision to the Employee Handbook regarding Sworn Law Enforcement Personnel - On Call Policy effective October 1, 2026.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Action Agenda.

20. **2026-211:** Motion to approve the application Steven and Sandra Ricks thereby granting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

Motion made by Ward 4 Clark, Seconded by Ward 1 Finley to approve the application Steven and Sandra Ricks thereby granting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

21. **2026-212:** Motion to approve the application from Tara Corp, represented by Jim Grotkowski, and Purcell Corp, represented by Carl Joffe, and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use), ADTH(Aloha District Townhome), and ADCC (Aloha District Conventional Commercial), with the restriction that the ADCC zoned properties will be restrict any long-term residential use. The properties are the Purcell and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-165.000. The Case File Number is 202600721.

Motion made by Councilmember-At-Large Maher, Seconded by Ward 4 Clark to approve, with additional findings, the application from Tara Corp, represented by Jim Grotkowski, and Purcell Corp, represented by Carl Joffe, and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use), ADTH(Aloha District Townhome), and ADCC (Aloha District Conventional Commercial), with the restriction that the ADCC zoned properties will restrict any long-term residential use. The properties are the Purcell and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-165.000. The Case File Number is 202600721.

The Findings adopted and recommended by the P&Z Commission are:

These Findings are based on the information contained in the Joint Application and from letters and objections received from The Oaks HOA and DWSD, plus others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and needs of the city; hold charettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021 the City of Diamondhead approved its new Comprehensive Plan which provided the following:
 - a. A new future use map was created,
 - b. New Zoning Districts were established creating form-based mix-use districts,
 - c. New design standards for commercial development and setbacks for development adjoining residential district were established
3. Thereafter, the Council updated it's Tree Ordinance; established a full-time position for Code-Enforcement to enforce ordinances, such as the Stormwater Ordinance, and set up an Architectural Review process for all new commercial development in the city.
4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.
5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the town center vision and form-based development in the existing Commercial District. But that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.
6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.
7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.
8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.
9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.
10. The Diamondhead Water and Sewer District relocated its Sewer Treatment Plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.
11. The City has new buffer rules, a strong Stormwater Ordinance, setback requirements, buffers, the revised Tree Ordinance, drainage and subdivision rules which will place more rules on development than previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development than ever before.
12. A public hearing was held on September 22, 2026 where residents were able to speak and present information to the Commissioners.
13. For the property adjacent to the DWSD Treatment Plant, the recommendation will be to change the zoning to Aloha Conventional Commercial; with the exception that there can be no long-term residential housing on those parcels.
14. For property on Noma adjacent to The Oaks – specifically Lots 1 - 11, the recommendation would be to rezone to Aloha District Town Home.
15. The properties adjacent to The Oaks subdivision and the DWSD and all the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

The Council approves the following additional Findings:

Additional finding and condition with respect to the properties adjacent to the Diamondhead Water and Sewer Treatment Plant – The Planning Commission recommended that the property be rezoned to Aloha District – Conventional Commercial District; given that the chart of uses for said district does not have as many uses as the applied for C-1 District; the Council rules that while the properties will be rezoned to Aloha District Conventional Commercial, the zoning for said properties will include all uses allowed in the C-1 Zoning District. This will ensure development form that conforms to the new Aloha District standards while giving the property owner the maximum allowable uses set forth in the C-1 District.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

- 22. 2026-213:** Motion to approve the application from Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use). The physical address is 5310 Noma Drive. The tax parcel number is 132A-2-03-026.003. The Case File Number is 202600597.

Motion made by Ward 1 Finley, Seconded by Ward 2 Sheppard to approve the application from Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use). The physical address is 5310 Noma Drive. The tax parcel number is 132A-2-03-026.003. The Case File Number is 202600597.

The Findings recommended and adopted by the P&Z Commission are:

These Findings are based on the information contained in the Joint Application and from letters and objections received from The Oaks HOA and DWSD, plus others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Applications.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and needs of the city; hold charettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021 the City of Diamondhead approved its new Comprehensive Plan which provided the following:
 - a. A new future use map was created,
 - b. New Zoning Districts were established creating form-based mix-use districts,
 - c. New design standards for commercial development and setbacks for development adjoining residential district were established

3. Thereafter, the Council updated it's Tree Ordinance; established a full-time position for Code-Enforcement to enforce ordinances, such as the Stormwater Ordinance, and set up an Architectural Review process for all new commercial development in the city.
4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.
5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the town center vision and form-based development in the existing Commercial District. But that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.
6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.
7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.
8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.
9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.
10. The Diamondhead Water and Sewer District relocated its Sewer Treatment Plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.
11. The City has new buffer rules, a strong Stormwater Ordinance, setback requirements, buffers, the revised Tree Ordinance, drainage and subdivision rules which will place more rules on development than previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development than ever before.
12. A public hearing was held on September 22, 2026 where residents were able to speak and present information to the Commissioners.
15. The properties adjacent to The Oaks subdivision and the DWSD and all the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up those property owners to develop them.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

23. **2026-214:** Motion to approve the application from Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADCC (Aloha District Conventional Commercial). The property location is generally described as Purcell properties located north of Noma Drive. The tax parcel number are 132G-0-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to approve with additional findings the application from Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADCC (Aloha District Conventional Commercial). The property location is

generally described as Purcell properties located north of Noma Drive. The tax parcel number are 132G-0-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

The Findings recommended and adopted by the P&Z Commission are:

These Findings are based on the information contained in the Joint Application and from letters and objections received from The Oaks HOA and DWSD, plus others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and needs of the city; hold charettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021 the City of Diamondhead approved its new Comprehensive Plan which provided the following:
 - a. A new future use map was created,
 - b. New Zoning Districts were established creating form-based mix-use districts,
 - c. New design standards for commercial development and setbacks for development adjoining residential district were established
3. Thereafter, the Council updated it's Tree Ordinance; established a full-time position for Code-Enforcement to enforce ordinances, such as the Stormwater Ordinance, and set up an Architectural Review process for all new commercial development in the city.
4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.
5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the town center vision and form-based development in the existing Commercial District. But that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.
6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.
7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.
8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.
9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.
10. The Diamondhead Water and Sewer District relocated its Sewer Treatment Plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.
11. The City has new buffer rules, a strong Stormwater Ordinance, setback requirements, buffers, the revised Tree Ordinance, drainage and subdivision rules which will place more rules on development than

previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development than ever before.

12. A public hearing was held on September 22, 2026 where residents were able to speak and present information to the Commissioners.

15. The properties adjacent to The Oaks subdivision and the DWSD and all the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

The City Council approves the following additional Findings:

Additional finding and condition with respect to the Noma properties – The Planning Commission recommended that the property be rezoned to Aloha District – Conventional Commercial District; given that the chart of uses for said district does not have as many uses as the applied for C-1 District; the Council rules that while the properties will be rezoned to Aloha District Conventional Commercial, the zoning for said properties will include all uses allowed in the C-1 Zoning District. This will ensure development form that conforms to the new Aloha District standards while giving the property owner the maximum allowable uses set forth in the C-1 District.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

24. **2026-218:** Motion to impose a temporary moratorium on the approval, permitting, or installation of monument signs and other commercial signage within residential zoning districts, pending review of the City's current sign regulations; and to direct the Planning and Zoning Administration to place this matter on the agenda for consideration at its next meeting, recommend any appropriate amendments to the City's sign ordinance, and schedule a public hearing if required. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to impose a temporary moratorium on the approval, permitting, or installation of monument signs and other commercial signage within residential zoning districts, pending review of the City's current sign regulations; and to direct the Planning and Zoning Administration to place this matter on the agenda for consideration at its next meeting, recommend any appropriate amendments to the City's sign ordinance, and schedule a public hearing if required. (Liese)

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

25. **2026:219:** Motion for discussion and consideration of the current zoning classifications applicable to the two Diamondhead golf courses, including the potential creation of a new zoning district specifically for golf courses. The Planning and Zoning is requested to undertake this review at its earliest opportunity and to schedule a public hearing on the matter as soon as possible. (Liese, Sheppard)

Motion made by Mayor Liese, Seconded by Councilmember-At-Large Maher for discussion and consideration of the current zoning classifications applicable to the two Diamondhead golf courses, including the potential creation of a new zoning district specifically for golf courses. The Planning and Zoning is requested to undertake this review at its earliest opportunity and to schedule a public hearing on the matter as soon as possible.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Routine Agenda.

Claims Payable

26. Motion to approve Docket of Claims (DKT234113-DKT234149) in the amount of \$351,833.03.

Motion made by Councilmember-At-Large Maher, Seconded by Ward 1 Finley to approve Docket of Claims (DKT234113-DKT234149) in the amount of \$351,833.03.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

27. Motion to approve Payroll Payables PRCLAIM281 in the amount of \$31,353.36, PRCLAIM282 in the amount of \$31,866.91, PRCLAIM283 in the amount of \$30,061.12, PRCLAIM284 in the amount of \$3,030.37, DKT234005 in the amount of \$90.72, DKT234035 in the amount of \$90.72, DKT234069 in the amount of \$90.72, DKT234101 in the amount of \$90.72 and DKT234102-DKT234111 in the amount of \$48,615.69.

Motion made by Ward 1 Finley, Seconded by Ward 2 Sheppard to approve Payroll Payables PRCLAIM281 in the amount of \$31,353.36, PRCLAIM282 in the amount of \$31,866.91, PRCLAIM283 in the amount of \$30,061.12, PRCLAIM284 in the amount of \$3,030.37, DKT234005 in the amount of \$90.72, DKT234035 in the amount of \$90.72, DKT234069 in the amount of \$90.72, DKT234101 in the amount of \$90.72 and DKT234102-DKT234111 in the amount of \$48,615.69.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Department Reports

Motion made by Ward 4 Clark, Seconded by Ward 3 Harwood to approve the following department reports.

- a. August 2026 Financials

- b. Court

Code Enforcement

Building

Court

Code Enforcement

Building

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Public Comments on Non-Agenda Items - None

Council Closing Comments

Executive Session - If Necessary

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to enter closed session to determine the need for executive session.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to enter executive session pursuant to MS Code 25-41-7(4)(a): Personnel matters regarding the City Manager and City Clerk.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

City Attorney, Derek Cusick, announced to the Public that the City Council had voted to go into executive session pursuant to MS Code Sec. 25-41-7(4)(a): Personnel matters regarding the City Manager and City Clerk.

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to exit executive session.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Liese, Seconded by Ward 2 Sheppard to exit closed session.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

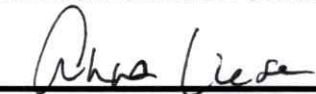
Attorney Cusick announced that during executive session that no official action of record was taken.

Adjourn/Recess.

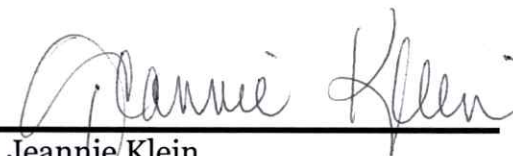
At 7:47 p.m. with no further business to come before the council, motion made by Ward 4 Clark, Seconded by Ward 2 Sheppard to adjourn.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY



Anna Liese
Mayor



Jeannie Klein
City Clerk